

**Heldenfels, Leane**

---

**From:** OCEAN Contact Team [REDACTED]  
**Sent:** Thursday, September 10, 2015 11:39 AM  
**To:** Heldenfels, Leane  
**Cc:** cda@carterdesign.net  
**Subject:** C15-2015-0114—1134 Chicon Street  
**Attachments:** OCEAN Letter to BOA\_1134 Chicon Street\_09\_10\_2015.pdf; 2015\_0910\_LetterFromJamesHill.pdf

410  
20

Dear Ms. Heldenfels,

Attached please find 1) a letter of support from the Organization of Central East Austin Neighborhoods regarding a request for variance to decrease the minimum lot size for a duplex at 1134 Chicon Street and 2) communication from the property owner/applicant, upon which our letter is in part based.

We ask that you please include both letters in the back-up for this item, scheduled for next Monday's Board of Adjustment meeting.

Thank you for your assistance!

Tracy Witte  
Secretary, Organization of Central East Austin Neighborhoods



21  
40

September 10, 2015

**Re: C15-2015-0114—1134 Chicon Street**

Dear Board of Adjustment,

The Organization of Central East Austin Neighborhoods (OCEAN), which serves as the neighborhood plan/contact team for Central East Austin, supports with qualifications the above-referenced request for variance to decrease the minimum lot size for development of a duplex at 1134 Chicon Street in Blackshear-Prospect Hill Neighborhood.

It is our understanding that 1134 and 1136 Chicon Street will be developed as a “family compound” with a shared driveway, and that there is no intent by the current property owner to use either property for Type 2 short-term rental (Please see attached letter from Mr. and Mrs. James O. Hill). Redevelopment of these MF-4-zoned lots as single-family rather than multifamily housing is a good fit for the adjacent neighbors and responsive to our priority to increase the supply of single-family housing options within the Central East planning area. We would appreciate formal assurance that this variance will not be used to increase the supply of Type 2 short-term rentals via sale of the property and ask for your assistance in establishing that is the case during the public hearing. We are anxious to support our neighbors in their endeavor but emphasize that our support for this variance is to create long-term housing, not hotel rooms.

Additionally, the OCEAN Board underscores that our support for variance to decrease the minimum lot size for a duplex use is specific to this case. With the exception of Blackshear-Prospect Hill, all OCEAN neighborhoods have adopted infill tools to promote single-family density, and we would not support a similar variance in those neighborhoods. Because infill options are not available to the applicant, this variance will enable a longtime Blackshear family the flexibility provided for property owners in other parts of the planning area.

Thank you for your service to our city and for your thoughtful consideration of our concerns in this case.

Sincerely,

Nathan Jones

President, Organization of Central East Austin Neighborhoods

410  
22

**FORT LAUDERDALE, FLORIDA**  
440 NW 34th Ave., Ste. B  
Fort Lauderdale, FL 33311  
Tel: 954.583.6462 / 954.583.1136  
Cell: 954.562.5623



**AUSTIN, TEXAS**  
7211 Providence  
Austin, TX 78752  
Tel: 512.472.0714

**L10**  
**23**

September 5, 2015

Carter Design Associates  
817 West Eleventh Street  
Austin, TX. 78701

Re: Case Number C-15-2015-0114  
Austin Board of Adjustment  
And my previous letter to the Board dated Aug. 17, 2015

Gentlemen,

I wish to further advise the Board Members and other interested bodies that we have no intent to short term lease this property. These units will be utilized for family and/or uses permitted by current city ordinances.

Sincerely,

Mr. & Mrs. James O. Hill

Cc: Board of Adjustment