

Heldenfels, Leane

From: Chris Robinson
Sent: Monday, September 14, 2015 12:40 PM
To: Heldenfels, Leane; mike mchone; Sarah and Chris Robinson
Subject: Re: FW: case #c15-2015-0125.

2500 Hidalgo

my
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Leane:

Thanks again for reaching out. I spoke with Mike and we both agreed it would be best for us to have met with the neighborhood committee prior to our application, so we would like to postpone. What does the reschedule look like?

Thanks in advance,

On Mon, Sep 14, 2015 at 10:21 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Chris – see message I received below.

Do you want to postpone your case tonight so you can first go to neighborhood assoc meeting ahead of coming to the Board, or do you want to proceed tonight? Many times the Board will postpone a case if there is nothing in writing from a neighborhood association, even though it's not an application requirement but rather suggested evidence – but it's your call if you want to proceed tonight.

Take care,

Leane Heldenfels

Board of Adjustment Liaison

City of Austin

From: Gloria Moreno [<mailto:gjmoreno@hotmail.com>]
Sent: Monday, September 14, 2015 1:06 AM
To: Heldenfels, Leane
Subject: RE: case #c15-2015-0125.

Dear leane,

Pls make sure chris Robinson gets this email as I do not have his email.

If he can build a small affordable home for a simple family to rent it will give him a nice monthly income. But if he plans to build an STR, well, then we object. He should attend our community meeting thursday at 7 pm at zaragoza recreation center at 2608 Gonzales street. Or he may call me, Gloria moreno at 512-698-6475.

Heldenfels, Leane

From: Gloria Moreno [REDACTED]
Sent: Monday, September 14, 2015 1:06 AM
To: Heldenfels, Leane
Subject: RE: case #c15-2015-0125.

2500 Hidalgo

my
25

Dear leane,

Pls make sure chris Robinson gets this email as I do not have his email.

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Thank you.

Gloria moreno, president
Pedernales neighborhood association

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Gloria Moreno <[REDACTED]>

Date: 09/13/2015 12:56 PM (GMT-06:00)

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: STR TYPE 2's

To:.....Dimitri and Nick,

I want you both to know that I have been learning all about the Short Term Rental Concept.



Our little community has been here since the 1930's and we are proud of where we live. We are not an entertainment district as the previous Austin City Council has labeled us. We are a small community and enjoy living here. All of us are close to so many businesses on E. 7th Street and the grocery store, restaurants, and gasoline. Why would we leave? Hey guys, guess what? "Our

Heldenfels, Leane

From: David Cox [REDACTED]
Sent: Friday, September 11, 2015 11:34 AM
To: Heldenfels, Leane
Subject: C15-2015-0125 - 2500 Hidalgo
Attachments: C15-2015-0125 Objection - 622 Pedernales.pdf; C15-2015-0125 Objection - 2416 E 6th St.pdf

my
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Leane,

I tried to reach out to Mike McHone regarding this case. I really hate to object to the applicant's request, but based on the current LDC, a single family use would result in stricter compatibility standards for two properties that we represent.

The properties at 2416 E. 6th Street and 622 Pedernales are owned by two distinct groups of partners, but both are within 100 feet of the subject property. My understanding of LDC 25-2-1063(C)(2)(b) is that even a SF use on a commercial property would reduce the allowable height.

If there is a way to process this without impacting the tracts we represent, I am certainly open to discussing.

Thanks,

David Cox
(512) 904-2216

PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0125, 2500 Hidalgo

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

☐ I am in favor
☒ I object

Your Name (please print)

David Cox

622 PEDERNALES / 2422 HIDALGO ST

Your address(es) affected by this application

DISC

Signature

Date

Daytime Telephone: (512) 904-2216

Comments:

A SINGLE FAMILY USE ON

THIS COMMERCIAL LOT WOULD

TRIGGER COMPATIBILITY

ON PROPERTY WE OWN AND

MAY RE-DEVELOP.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leaneheldenfels@austintexas.gov

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Case Number: C15-2015-0125, 2500 Hidalgo

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

Deirdre Cox

Your Name (please print)

2416 East Sixth Street

Your address(es) affected by this application

[Signature]

Signature

9/10/15

Date

Daytime Telephone: *(512) 904-2216*

Comments:

SINCE FARMER USE WOULD THREATEN

COMPATIBILITY ON PROPERTY WE

OWN BASED ON CURRENT

LOC.

LDC 25-2-1063 (c) (2) (b)

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

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C15-2015-0125

Heldenfels, Leane

From: Jamil Alam [REDACTED]
Sent: Thursday, September 10, 2015 11:47 AM
To: Heldenfels, Leane
Subject: RE: 2425 Pedernales/2500 Hidalgo

my
29

Leane.

Please let this email serve as notice that, as owner of 2425 E 7th Street (which is located cadi corner to 2500 Hidalgo), I object to the requested variance. My objection is a result of the fact that per COA code, a single family home built on a commercially zoned property triggers compatibility against my property.

I don't believe that a single family structure on a commercial zoned property should trigger compatibility. I believe that the COA should first fix City code, and then let this applicant build a house at this location. But, since City code currently creates this unfortunate conflict, it would be highly punitive to my property rights for the City to allow a single family home built on this commercially zoned property and as such, i must regrettably oppose the variance.

Please fix the code!

Jamil Alam
On behalf of Tres Chicas, LP

From: Heldenfels, Leane [mailto:Leane.Heldenfels@austintexas.gov]
Sent: Thursday, September 10, 2015 11:33 AM
To: Jamil Alam; [REDACTED]
Subject: FW: 2425 Pedernales/2500 Hidalgo

Hi Mr. Alam and Mr. Cox – see below response to your questions about a single family home being allowed to be constructed at 2500 Hidalgo if the requested pending variance(s) is approved.

You can send in your written objection via email to me up until noon the day of the hearing for it to be seen by the Board in their late back up packet that they receive on the dais at the hearing.

If you wish to also attend the hearing to voice your objection in person, most likely this case will be heard after 7:30 pm, City Hall Council Chambers, we can validate parking at the staff table.

If you wish to request postponement, submit that request in writing and then postponement requests are discussed at the beginning of the meeting 5:30 if the applicant objects to the postponement – if no objection then no discussion and the postponement will likely be granted since it's first postponement request for this case. But, I'm not sure if a postponement would help clarify anything further in your case.

The agent for the case is Mike McHone if you want to communicate your concerns regarding the case with him. His email is [REDACTED]

Advise if you have further questions –
Leane Heldenfels
Board of Adjustment Liaison
City of Austin

From: Johnson, Christopher [PDRD]
Sent: Thursday, September 10, 2015 10:53 AM

5120 PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0125, 2500 Hidalgo

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

SEIDET WILSON

Your Name (please print)

2401 e. 6th #2030 Austin, TX 78702

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone:

(512) 659 8876

Date

Comments:

I am in opposition to these requested changes at 2500 Hidalgo. The neighborhood and both streets cornering this property and more are currently undergoing major construction projects which bring increases in noise, air pollution, dust, traffic and more. My concern is this change will bring more disruptions.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leane.heldenfels@austintexas.gov

☐ I am in favor
☒ I object

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Case Number: C15-2015-0125, 2500 Hidalgo

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

BUDGET W/LSCN

Your Name (please print)

2401 east sixth st #2030

78702

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone:

(512) 659 8876

Date

Comments:

I object to these

requested changes to 2500 Hidalgo
due to two major construction
projects bordering this location and
my property already. These projects
are massive and will last over a year.
I also object because I'm concerned
about this property being examined with
more or larger hands on this small lot.
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of the hearing to (comments received after noon may not be seen by
the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

☐ I am in favor
☒ I object