

Heldenfels, Leane

From: Jef Page [REDACTED]
Sent: Monday, February 08, 2016 10:42 AM
To: Heldenfels, Leane
Subject: Case C15-2016-0011
Attachments: C15-2016-0011.pages.zip [REDACTED]

m/23

5 FEBRUARY 2016
CASE NUMBER: C15-2016-0011, 3406 E. 17TH ST
CONTACT: LEANE HELDENFELS

TO WHOM IT MAY CONCERN:

My name is Jef Page and I live at 1601 E M Franklin Ave and I am **opposed** to the variance requested at 3406 E 17th street by Jim Bennett and Jeff Bridgewater.

First of all, from a landscape contractor's standpoint, the proposed development is very dense and contains a lot of impervious cover. Based on the site plan I don't see any water diversion or containment ponds or catchment. This development is at the top of a hill and the problems it creates will be sent to all the neighbors downhill. With recent flooding events, and the promise of more flooding to come, this density poses a risk for the entire neighborhood.

Secondly, I think allowing this variance puts an unplanned stress on the city's infrastructure. City planners don't expect developers to try and build more densely than allowed; that is one reason we have these rules, so that others can make plans based on expected outcomes. Allowing the additional units puts unplanned and unnecessary stress on the infrastructure that the developer doesn't care about, but that the citizens will have to pay for in the long run. Personally, I don't want to pay additional taxes to build or replace infrastructure because developers were allowed to break the rules and stress the system.

I personally think that these developers should simply follow the rules that are outlined by the code. I am personally tired of developers parading around as if they're doing the city a favor by providing housing; they are building densely for their own self-interest, namely, to line their pockets with more profit. If you hear the excuse 'We simply can't make the numbers work', then realize that as a complete lie. As a contractor, I know that building profitably while following the rules is possible; if they can't make the numbers work, they are simply bad at their job.

Finally, if the City still believes this project to be in our best interest, we should attach additional requirements to the construction. If we allow them a variance, we should ACTUALLY get something in return — the developers should build something we're proud of. As a compromise to my position of opposition, I would be in favor of a variance if this developer participated in the Austin Energy Green Building Program and met the 5-Star LEED Platinum Standard requirements. Additionally, require them to build a net zero structure — install a full solar PV array for electricity, solar thermal array for hot water, and a rainwater catchment system for landscape irrigation. In addition, all employees and sub-contractors, and subcontractors of subcontractors would be paid a living wage of \$15 minimum per hour and should have worker's compensation insurance.

Sincerely,

Jef Page
1601 E M Franklin Ave
512.576.9564

A signed copy is attached.

PUBLIC HEARING INFORMATION

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- is the record owner of property within 500 feet of the subject property or proposed development; or
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For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

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Case Number: C15-2016-0011, 3406 E. 17th Street

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

Public Hearing: Board of Adjustment, February 8, 2016

MR. Rodney Hilliard

Your Name (please print)

3505 E. 17th B[#]

Your address(es) affected by this application

112 Rodney Hilliard 2-6-16

Signature

Date

Daytime Telephone: 512-792-1173

Comments:

DONOT WANT NOTHING
CHANGE IN MY LIVING AREA
I BEEN LIVING IN MY
HOME FOR 60 YRS
AND LIKE IT TO STAY
SAME
PLEASE PLEASE DONOT CHANGE

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Mail (Note - comments returned by mail may not be received timely if postmarked closer than 5 days to the hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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

Public Hearing: Board of Adjustment, February 8, 2016

Ms. Bertha LYNAN MENDEZ

Your Name (please print)

3505 E. 17th A

☐ I am in favor
☒ I object

Your address(es) affected by this application

116 Bertha LYNAN MENDEZ 2-6-16

Signature

Date

Daytime Telephone: 512-820-4859

Comments:

I would like my NE
Area which I been in for
61 years. I Love my
Friends and the Area
I Live in just the way
is. Thanks

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2/3/16

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

Public Hearing: Board of Adjustment, February 8, 2016

Heather Roy
Your Name (please print)

☐ I am in favor
☒ I object

1411 Greenwood

Your address(es) affected by this application

[Signature]

Signature

2/6/16
Date

Daytime Telephone: 512-831-9227

Comments: This neighborhood is not well suited for more traffic. neither of the streets are thruway streets, the capacity of the apartments would put undue stress on the neighborhood. Please do not allow such a large complex to be built. houses would be OK but apartments would be excessive.

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

Public Hearing: Board of Adjustment, February 8, 2016

TONY MENDEZ

Your Name (please print)

3505 E. 17th A.

Your address(es) affected by this application

Mr. Tony MENDEZ 2-6-16

Signature

Date

Daytime Telephone:

Comments:

Please please or have
No change in my living area
which my name

No more new

House or Apartment

conds

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

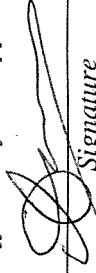
Public Hearing: Board of Adjustment, February 8, 2016

Gustavo Simplicis

Your Name (please print)

1410 Greenwood Ave - Austin 78721

Your address(es) affected by this application



Signature

02/06/16

Date

Daytime Telephone: (512) 619-0778

Comments:

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

2/3

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Case Number: C15-2016-0011, 3406 E. 17th Street

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

Public Hearing: Board of Adjustment, February 8, 2016

Ellen Hutchison

Your Name (please print)

1410 Greenwood Ave.

Your address(es) affected by this application

[Signature]

Signature

2/6/16

Date

Daytime Telephone: 940-368-8570

Comments:

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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

Public Hearing: Board of Adjustment, February 8, 2016

EMSY EARLS

Your Name (please print)

1600 Greenwood Ave

Your address(es) affected by this application

Emmy Earls

Signature

2-6-2016

Date

Daytime Telephone: (512) 926 4353

Comments:

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

Public Hearing: Board of Adjustment, February 8, 2016

Frances M. Fletcher

Your Name (please print)

☐ I am in favor
☒ I object

7100 North East Dr

Your address(es) affected by this application

Leane M. Heldenfels

Signature

Date

Daytime Telephone: (512) 709-2497

Comments: I love Progress but

I'm 100% Against this

Building project in my family's

Neighborhood. It does not

benefit any one but the Comp

or builder's organization that

will gain a profit for themselves

the Apts. Won't be a forable for

the hard working poor people. Thanks

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P. O. Box 1088

Austin, TX 78767-1088

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Email: leana.heldenfels@austintexas.gov

3/13

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Public Hearing: Board of Adjustment, February 8, 2016

Ms. Sammie A. Eppright

Your Name (please print)

1107 Greenwood Ave

Your address(es) affected by this application

Ms. Sammie A. Eppright

Signature

02/06/2016

Date

Daytime Telephone: *(512) 925-6921*

Comments: *I am in favor for progress, but not at the expense of pricing out the working poor and poor. I am not in favor of making East Austin the new West Austin.*

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City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0011, 3406 E. 17th Street

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

Public Hearing: Board of Adjustment, February 8, 2016 5:30 PM

CARMEN G. SAUNDERS

Your Name (please print)

3500 E. 17th ST., Austin, TX 78721 *att 7-730P

Your address(es) affected by this application

Carmen G. Saunders 2/2/2014

(Signature)

Date

Daytime Telephone: (512) 927-8722

Comments: *Driveway Congestion Concern due to dead end. Concern about drainage since 3406 E. 17th is a lot higher than 3500 E. 17th and there are several piles of dirt on 3406 E. 17th St's property being moved there from 4 other houses project down the street on E. M. Franklin.*

PICTURES ATTACHED
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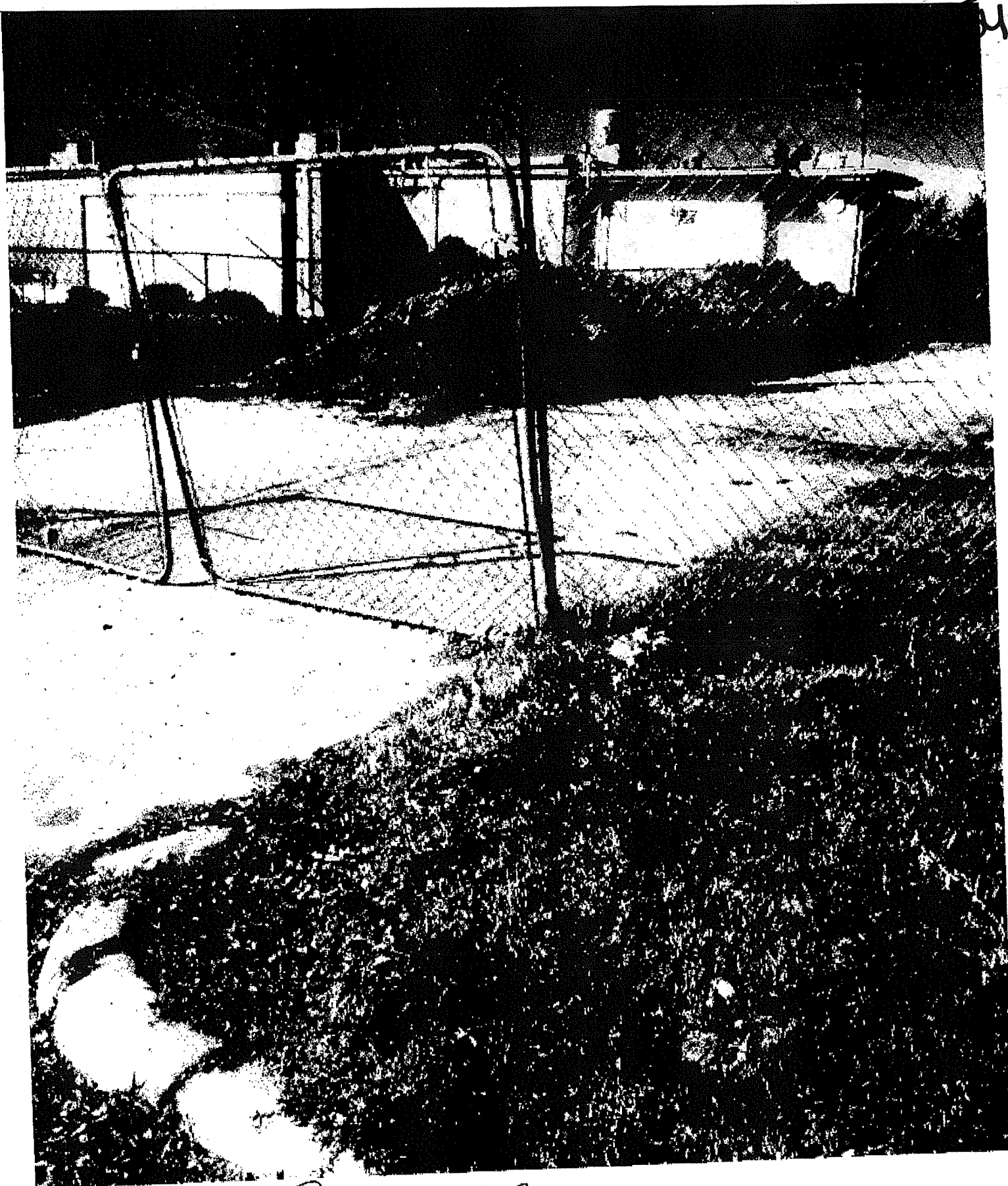
Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leana.heldenfels@ausintexas.gov

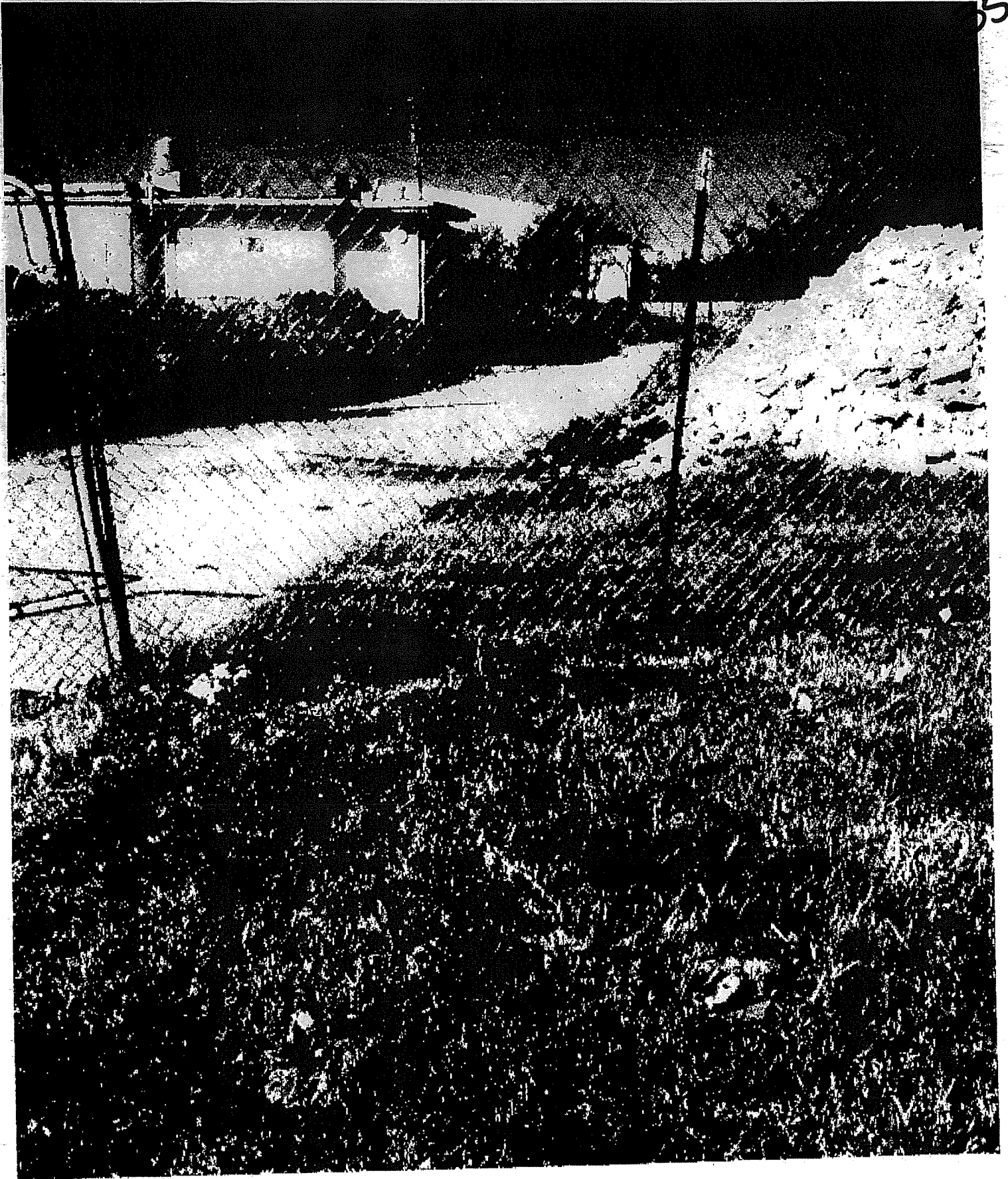
333

m/4



Left 40 Right 1 of 3

MI
55



2083

m/6



303 3406 E. 17th

↑ Drive Way
for 3500 E. 17th

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0011, 3406 E. 17th Street

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

Public Hearing: Board of Adjustment, February 8, 2016

Leana Chen
Your Name (please print)

1606 Delaney
Your address(es) affected by this application

1/31/16
Date

Signature

Daytime Telephone: *512-981-7627*

Comments: *The area is already too condensed with homes. Squeezing additional occupants into smaller areas will negatively impact the well-being of the community.*

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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Case Number: C15-2016-0011, 3406 E. 17th Street

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

Public Hearing: Board of Adjustment, February 8, 2016

Alexa Villalobos

Your Name (please print)

1411 Greenwood Ave

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: *(217) 649-8591*

Comments: *This street is not a through street and is 17th St. We have no sidewalks. Allowing the 20 ft setback variance will increase the number of people living in a space that has no infrastructure to support that. I am not opposed to development, but that location is terrible for someone that size. This will result in such an increase in traffic and this affects all new safety since we have no sidewalks we have to walk in the street.*

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P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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Heldenfels, Leane

C15-2016-0014

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From: Mary Reed <[REDACTED]>
Sent: Monday, February 08, 2016 10:52 AM
To: Heldenfels, Leane
Subject: Variance request for 1612 West 11th.

Hi Leane:

Want you to know that the Clarksville Community Development Corporation supports the variance request related to 1612 West 11th Street. We have worked with the owners and their architect on their plans and they have made changes at our request. We are very pleased that they are saving a home that contributes to the Clarksvill NRHD.

Let me know if you have any questions.

Mary

Mary Reed
MR•PR
1101 Charlotte Street
Austin, TX 78703
512 441 5212
www.get-your-message-out.com
<http://www.linkedin.com/pub/mary-reed/2/b10/387>