




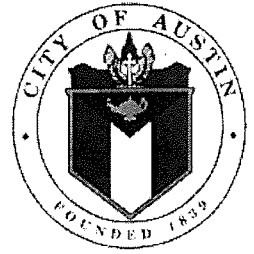
24



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2016-0011  
3406 E 17TH STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 333'

46  
2

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday, February 8, 2016**

**CASE NUMBER: C15-2016-0011**

\_\_\_Y\_\_\_ Brooke Bailey Motion to PP to March 14, 2016  
\_\_\_Y\_\_\_ Michael Benaglio  
\_\_\_Y\_\_\_ William Burkhardt  
\_\_\_Y\_\_\_ Eric Goff 2<sup>nd</sup> the Motion  
\_\_\_Y\_\_\_ Melissa Hawthorne  
\_\_\_Y\_\_\_ Don Leighton-Burwell  
\_\_\_Y\_\_\_ Rahm McDaniel  
\_\_\_Y\_\_\_ Melissa Neslund  
\_\_\_Y\_\_\_ James Valadez  
\_\_\_Y\_\_\_ Michael Von Ohlen  
\_\_\_-\_\_\_ Kelly Blume (Alternate)

**APPLICANT: Jim Bennett**

**OWNER: Jeff Bridgewater**

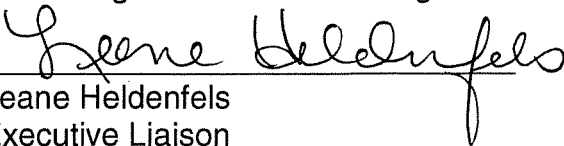
**ADDRESS: 3406 17TH ST**

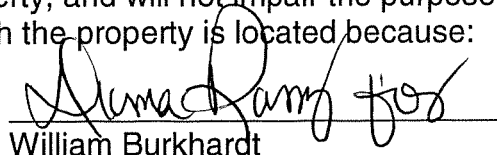
**VARIANCE REQUESTED:** The applicant has requested variance(s) from Section 25-2-1063 (B) (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested) in order to construct 18 new dwelling units in an "MF-3- NP", Multifamily residence medium density – Neighborhood Plan zoning district. (MLK)

**BOARD'S DECISION: FEB 8, 2016** The public hearing was closed on Board Member Brooke Bailey motion to Postpone to March 14, 2016, Board Member Eric Goff second on a 10-0 vote; **POSTPONED TO MARCH 14, 2016.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
Leane Heldenfels  
Executive Liaison

  
William Burkhardt  
Chairman

Revised

CASE# \_\_\_\_\_  
ROW# \_\_\_\_\_  
TAX# \_\_\_\_\_

1/3

**CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE**

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.**

STREET ADDRESS: 3406 E. 17th Street Austin Texas 78721

LEGAL DESCRIPTION: Subdivision – 1.36AC OF OLT 23 DIVISION B

Lot(s) 6 Block \_\_\_\_\_ Outlot 23 Division B I/

Jim Bennett

for

Bridgewater Custom Homes Inc. affirm that on Dec, 17, 2015

hereby apply for a hearing before the Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Land Development  
Code you are seeking a variance from)**

☒ ERECT \_\_\_\_\_ ☐ ATTACH \_\_\_\_\_ ☐ COMPLETE \_\_\_\_\_ ☐ REMODEL \_\_\_\_\_ ☐ MAINTAIN

18 boutique detached condos providing a comparability set back of 10'-0" on the rear and 5'-0" on the side of property, and providing a compatibility height of 32'-0" on the rear property and 28'-0" on the east and west property lines.

in a MF-3 district.  
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

From:

December 17, 2015

**SHED design+consulting co.**

cc: Jesus Prairie, Managing Member  
9600 Escarpment Blvd. Suite 745, PMB 129 Austin Texas 78749  
jesus.prairie@shedatx.com  
[www.shedatx.com](http://www.shedatx.com)  
512.757.7192

On Behalf of:

**Bridgewater Custom Homes**

cc: Jeff Bridgewater  
4424 Gaines Ranch Loop #431 Austin Texas 78749  
512.809.9109  
jeff@bridgewaterhomesinc.com

To: City of Austin Board of Adjustment

cc: **Leane Heldenfels**

One Texas Center  
505 Barton Springs Road, Austin, Tx. 78735  
512.974.2202  
leane.heldenfels@austintexas.gov

For:

Consideration for the variance and removal of the Subchapter F Compatibility Standards (25-2-1063) imposed on the developers MF-3 zoned property located at **3406 E. 17th Street, Austin Texas 78721.**

#### **VARIANCE FINDINGS:**

I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

#### **REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

**HARDSHIP:** The Property Located at 3406 E. 17th Street is zoned (MF-3-NP) Multi-Family, the said property is surrounded on 2-1/4 sides by St. James Missionary Baptist Church, the zoning in which is SF-3-NP as well. Due to the Civic reality of the Church, the current property adversely affects the property at 3406 E. 17th Street.

2. (a) The hardship for which the variance is requested is unique to the property in that:

The church being Civic with a zoning of SF-3-NP presents a non-typical effect on the MF-3-NP property, because St. James Missionary Baptist Church is civic and adjacent to the MF-3-NP property the compatibility standards implied in 25-2-1063 should not be enforced. The Compatibility Standards in effect are to protect adjacent SF-3 properties from larger developments, the church will not be affected by the removal of the 25'-0" no-build set backs including the 32'-0" height limitations that would indeed comply with the neighborhood plan. The intent of the compatibility standards is to protect adjacent residential use zoned properties and NOT CIVIC USE.

(b) The hardship is not general to the area in which the property is located because:

The property at 3406 E. 17th Street was previously occupied by Johnson Custodial Home; a 10,452 Square Foot nursing home that was conditionally and appropriately outlasted its useful life. The neighboring properties and neighborhood is majority Single Family Residences.

5/5

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The New Boutique, affordable housing, Condos will be private in nature and will overlook the green space to the west of the property, the Condo design and development will compliment all adjacent properties. In addition this new development will complement the neighboring properties by removing the previous building previously occupied by Johnson Custodial Home, this building has become an eye sore in the neighborhood. The new development will also bring more affordable housing to the area.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_ Mail Address 11505 Ridge Drive

City, State & Zip Austin Texas 78748

Printed Jim Bennett Phone 512-282-3079 Date January 19, 2016

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jeff Bridgewater Mail Address 4424 Gaines Ranch Loop #431

City, State & Zip Austin Texas 78735

Printed Jeff Bridgewater Phone 512-809-9109 Date January 19, 2016



Jeff Bridgewater <jeff@bridgewaterhomesinc.com>

6/6

**3406\_E17th\_ST\_AE\_BOA\_20160122**

2 messages

Fri, Jan 22, 2016 at 2:44 PM

Kellogg, Eben <Eben.Kellogg@austinenergy.com>

To: Jesus Prairie [REDACTED]

Cc: Jeff Bridgewater <jeff@bridgewaterhomesinc.com>, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov>, "Ramirez, Diana" <Diana.Ramirez@austintexas.gov>

Jesus Prairie, Managing Member

SHED Design

9600 Escarpment Blvd.

Suite 745, PMB 129

Austin Texas 78749

512.757.7192

For - Jeff Bridgewater

Bridgewater Custom Homes -

Re: 3406 E. 17<sup>th</sup> Street

Austin TX, 78721

Dear Jesus,

January 22, 2016

Austin Energy (AE) has reviewed your application for the above referenced property, requesting variances from the following land development regulations; Site Compatibility - (25-2-1063) - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

1. to decrease the minimum side yard building line of 25' (required) to 5' (requested);
2. to decrease the minimum rear yard building line of 25' (required) to 10'

2/6

(requested);

3. to increase the height limit from 30' (required) from to 32' (requested) in order to erect eighteen (18) single town homes, located in the "MF-3-NP" district. (MLK)

Austin Energy does not oppose your application for the above variances, which is shown on the attached electronic stamped sketch, provided that any proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

It is recommended, due to the nature of this proposed use, that you contact Austin Energy's design lead, **Jim Rowin**, at 512-505-7665, (St. Elmo Service Center) who will be able to delineate the clearance requirements of Austin Energy, NESC and OSHA, in order for AE to safely provide service to your project.

(Below is the link for our clearances.)

[https://www.municode.com/library/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE](https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE)

If you have any further questions, please contact our office.

Thank you,

**Eben Kellogg | Property Agent**

Austin Energy

Public Involvement | Real Estate Services

2500 Montopolis Drive

Austin, TX 78741


512.322.6050

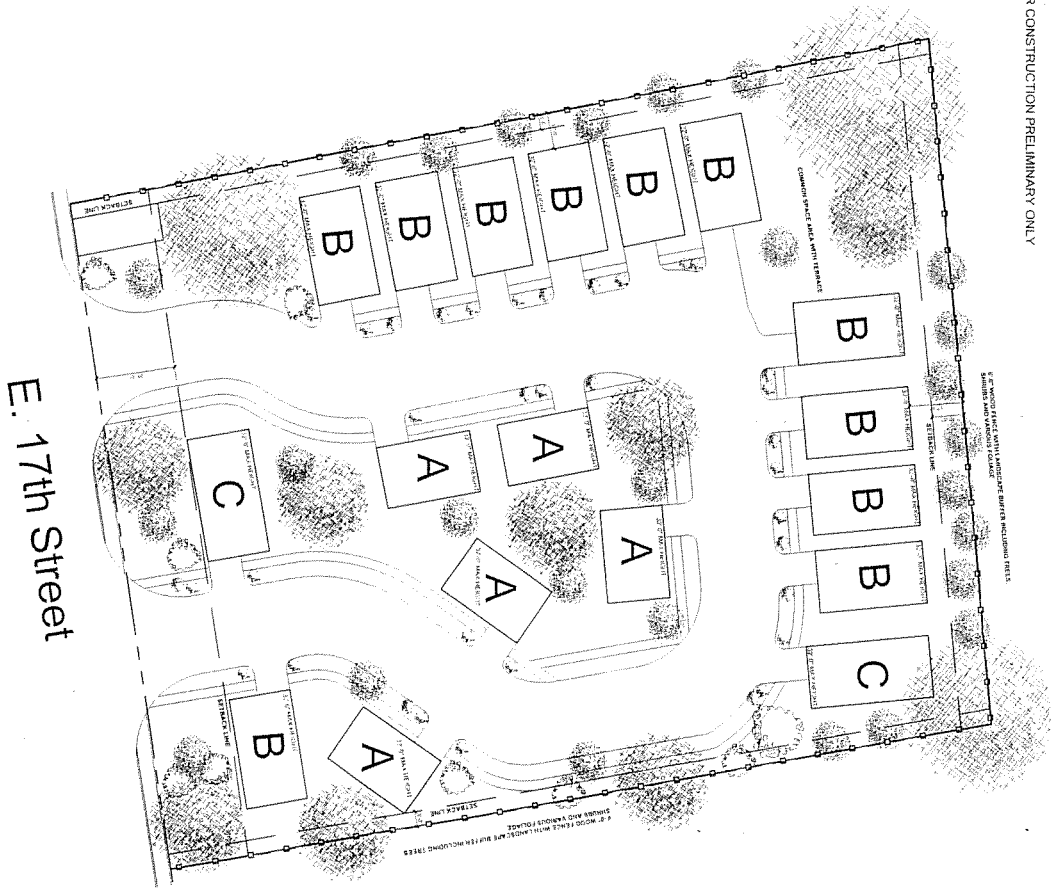
2/18

NOT FOR CONSTRUCTION PRELIMINARY ONLY

**REVIEWED**  
By Eileen Kelleigh at 2:28 pm, Jan 22, 2016

**APPROVED BY**  
AUSTIN ENERGY  
FOR BOA

DATE: 



E. 17th Street

UNITS		
Number of Unit Types		
3		
Description:		Unit Count:
Type A 1000sf		5
Type B 1200sf		11
Type C 1350 sf		2
Totals		18 Total Units



**SHED**  
design + consulting llc

**A1.0**

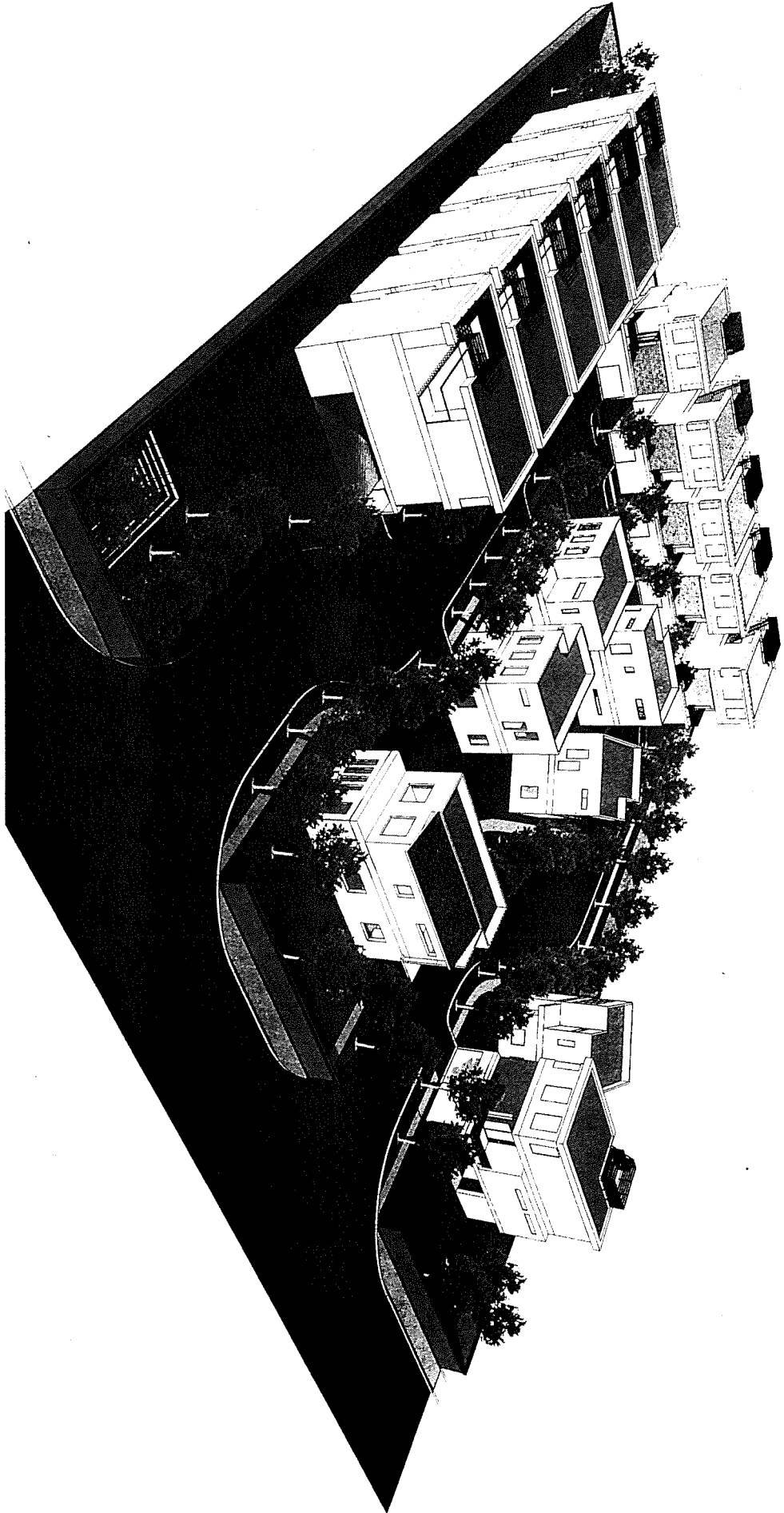
Preferred  
Site Plan #1

Drawing Title

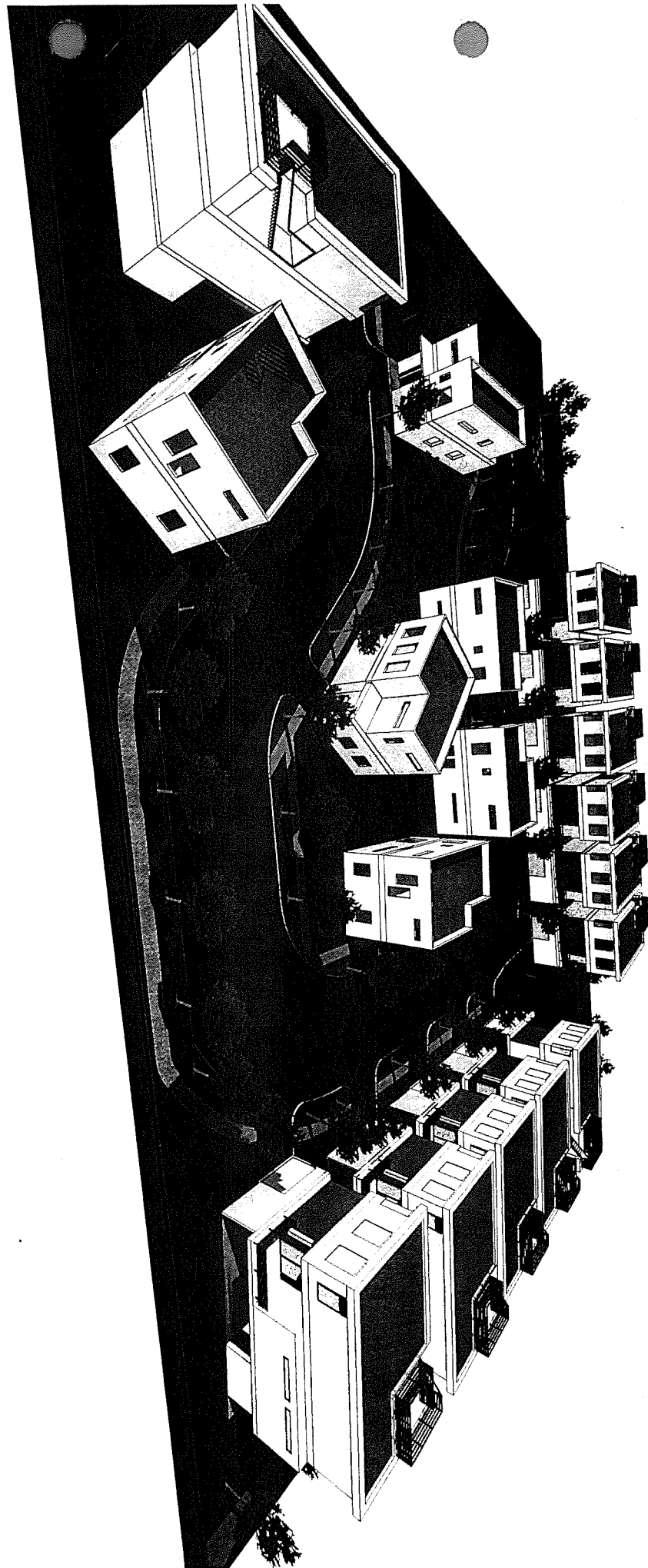
Project  
Bridgewater Homes  
3406 E. 17th Street  
Austin, TX 78721  
November XX, 2015



2/6



10/6



PROJECT No.	200201
DATE	5/11/02
BY	J. J. J.
CHECKED BY	
SCALE	
SHEET	1 OF 1

2/2

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# CITY OF AUSTIN DEVELOPMENT WEB MAP

26  
13



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

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14

# Property Search Results > 202489 JOHNSON CUSTODIAL HOME INC for Year 2014

## Property

### Account

Property ID: 202489 Legal Description: 1.36AC OF OLT 23 DIVISION B  
 Geographic ID: 0211170401 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

### Location

Address: 3406 E 17 ST Mapsco: 586K  
 TX 78721  
 Neighborhood: 75NUR Map ID: 021011  
 Neighborhood CD: 75NUR

### Owner

Name: JOHNSON CUSTODIAL HOME INC Owner ID: 185696  
 Mailing Address: % Ownership: 100.0000000000%  
 3406 E 17TH ST  
 AUSTIN , TX 78721-1106

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$382,166	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$103,674	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$485,840	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$485,840	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$485,840	

## Taxing Jurisdiction

Owner: JOHNSON CUSTODIAL HOME INC  
 % Ownership: 100.0000000000%  
 Total Value: \$485,840

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.222000	\$485,840	\$485,840	\$5,936.96
02	CITY OF AUSTIN	0.480900	\$485,840	\$485,840	\$2,336.41
03	TRAVIS COUNTY	0.456300	\$485,840	\$485,840	\$2,216.88
0A	TRAVIS CENTRAL APP DIST	0.000000	\$485,840	\$485,840	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.126400	\$485,840	\$485,840	\$614.10
68	AUSTIN COMM COLL DIST	0.094200	\$485,840	\$485,840	\$457.67
Total Tax Rate:		2.379800			

Taxes w/Current Exemptions: \$11,562.02  
 Taxes w/o Exemptions: \$11,562.02

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15

**Improvement / Building**

**Improvement #1:** REST/NURSE HOME **State Code:** F1 **Living Area:** 10452.0 sqft **Value:** \$382,166

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1970	10452.0
011	PORCH OPEN 1ST F	* - 4		1970	42.0
011	PORCH OPEN 1ST F	* - 2+		1970	100.0
051	CARPORT DET 1ST	* - 2		1970	400.0
320	OBS DRIVEWAY	SDA - *		1970	1.0
491	SPRINKLER HEADS	* - *		1970	10452.0
531	OBS FENCE	CSL - *		1970	1.0
551	PAVED AREA	AA - *		1970	3000.0
581	STORAGE ATT	M - 2		1970	25.0
SO	Sketch Only	SO - *			140.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	1.3600	59242.00	0.00	0.00	\$103,674	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$383,712	\$177,726	0	561,438	\$0	\$561,438
2014	\$382,166	\$103,674	0	485,840	\$0	\$485,840
2013	\$380,897	\$103,674	0	484,571	\$0	\$484,571
2012	\$380,713	\$103,674	0	484,387	\$0	\$484,387
2011	\$399,042	\$103,674	0	502,716	\$0	\$502,716

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/20/2015	SW	SPECIAL WARRANTY DEED	AUSTIN RP-FOUR LTD	BRIDGEWATER CUSTOM HOMES INC			2015134319
2	4/28/2015	SW	SPECIAL WARRANTY DEED	JOHNSON CUSTODIAL HOME INC	AUSTIN RP-FOUR LTD			2015065513
3	7/30/1976	WD	WARRANTY DEED	JOHNSON JOE	JOHNSON CUSTODIAL HOME INC	05533	00767	

**Questions Please Call (512) 834-9317**

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16

# § 25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

(A) This section applies to a site that has:

- (1) an area that exceeds 20,000 square feet; or
- (2) a street frontage that exceeds 100 feet.

(B) In this section, the term "structure" excludes a rain garden using no concrete that is designed in accordance with the Environmental Criteria Manual. A person may not construct a structure 25 feet or less from property:

- (1) in an urban family residence (SF-5) or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(C) The height limitations for a structure are:

- (1) two stories and 30 feet, if the structure is 50 feet or less from property:
  - (a) in an SF-5 or more restrictive zoning district; or
  - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located; or
- (2) three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property:
  - (a) in an SF-5 or more restrictive zoning district; or
  - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located;
- (3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive; or
- (4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Source: Section 13-2-734; Ord. 990225-70; Ord. 000309-39; Ord. 031211-11; Ord. 20060216-043; Ord. 20060309-058; Ord. 20060622-022; Ord. 20060928-022; Ord. 20131017-046.



# Bridgewater Custom Homes, Inc.

3/15



CASE# C19-2016-0011  
ROW# 11460764  
TAX# 0211170401  
TCAD ✓

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18

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.

STREET ADDRESS: 3406 E. 17th Street Austin Texas 78721

LEGAL DESCRIPTION: Subdivision – 1.36AC OF OLT 23 DIVISION B

Lot(s) 6 Block \_\_\_\_\_ Outlot 23 Division B I/

Bridgewater Homes Inc. on

behalf of myself/ourselves as authorized agent for

Bridgewater Homes Inc. affirm that on Dec. 7, 2015

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development  
Code you are seeking a variance from)

☒ ERECT \_\_\_\_\_ ATTACH \_\_\_\_\_ COMPLETE \_\_\_\_\_ REMODEL \_\_\_\_\_ MAINTAIN

18 Boutique style Town Homes, with 3 distinct types ranging from 1000 to 1350 square feet,  
replacing the existing Johnson Custodial Home Structure which has outlasted its useful life.

in a MF-3 - NP district. (MLK)  
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence  
supporting the findings described below. Therefore, you must complete each of the applicable  
Findings Statements as part of your application. Failure to do so may result in your application  
being rejected as incomplete. Please attach any additional support documents.

12/15

From:

December 17, 2015

**SHED design+consulting co.**

cc: Jesus Prairie, Managing Member  
9600 Escarpment Blvd. Suite 745, PMB 129 Austin Texas 78749  
jesus.prairie@shedatx.com  
[www.shedatx.com](http://www.shedatx.com)  
512.757.7192

On Behalf of:

**Bridgewater Custom Homes**

cc: Jeff Bridgewater  
4424 Gaines Ranch Loop #431 Austin Texas 78749  
512.809.9109  
jeff@bridgewaterhomesinc.com

To: City of Austin Board of Adjustment

cc: **Leane Heldenfels**

One Texas Center  
505 Barton Springs Road, Austin, Tx. 78735  
512.974.2202  
leane.heldenfels@austintexas.gov

For:

Consideration for the variance and removal of the Subchapter F Compatibility Standards (25-2-1063) imposed on the developers MF-3 zoned property located at **3406 E. 17th Street, Austin Texas 78721.**

#### **VARIANCE FINDINGS:**

I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

#### **REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

**HARDSHIP:** The Property Located at 3406 E. 17th Street is zoned (MF-3-NP) Multi-Family, the said property is surrounded on 2-1/4 sides by St. James Missionary Baptist Church, the zoning in which is SF-3-NP. Due to the nature and Civic reality of the Church, the current property adversely affects the property at 3406 E. 17th Street.

2. (a) The hardship for which the variance is requested is unique to the property in that:

The church being Civic in nature with a zoning of SF-3-NP presents a non-typical effect on the MF-3-NP property, because St. James Missionary Baptist Church is civic in nature and adjacent to the MF-3-NP property the compatibility standards implied in 25-2-1063 should not be enforced. The Compatibility Standards in effect are to protect adjacent SF-3 properties from larger developments, the church will not be affected by the removal of the 25'-0" no-build set backs including the height limitations that would indeed comply with the neighborhood plan.

(b) The hardship is not general to the area in which the property is located because:

The property at 3406 E. 17th Street was previously occupied by Johnson Custodial Home; a 10,452 Square Foot nursing home that was conditionally and appropriately outlasted its useful life. The neighboring properties and neighborhood is majority Single Family Residences.

7/20

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The New Boutique, affordable housing, Town Homes will be private in nature and will overlook the green space to the west of the property, the Town Home design and development will compliment all adjacent properties. In addition this new development will complement the neighboring properties by removing the previous building previously occupied by Johnson Custodial Home, this building is an eye sore to the neighborhood. The new development will also bring more affordable housing to the area.

**PARKING: (Additional criteria for parking variances only.)**

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

Parking will be on site and structure specific

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Agreed, parking will be on site and structure specific

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

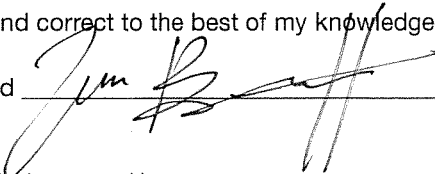
Parking will be on site and structure specific

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed



Mail Address 9600 Escarpement Blvd. STE 745 PMB 129

4/2/15

City, State & Zip Austin Texas 78749

Printed Jim BENNETT Phone 512.282.3079 Date 12/15/2015  
512.784.4961

**OWNERS CERTIFICATE** - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief. 4424 GAINES Ranch Loop 431

Signed Jeffrey D. Bridgewater Mail Address \_\_\_\_\_

City, State & Zip Austin, Texas 78735

Printed Jeffrey D. BRIDGEWATER Phone 512-801-9109 Date 12-15-15

44  
22

12/14/2015

Google Maps

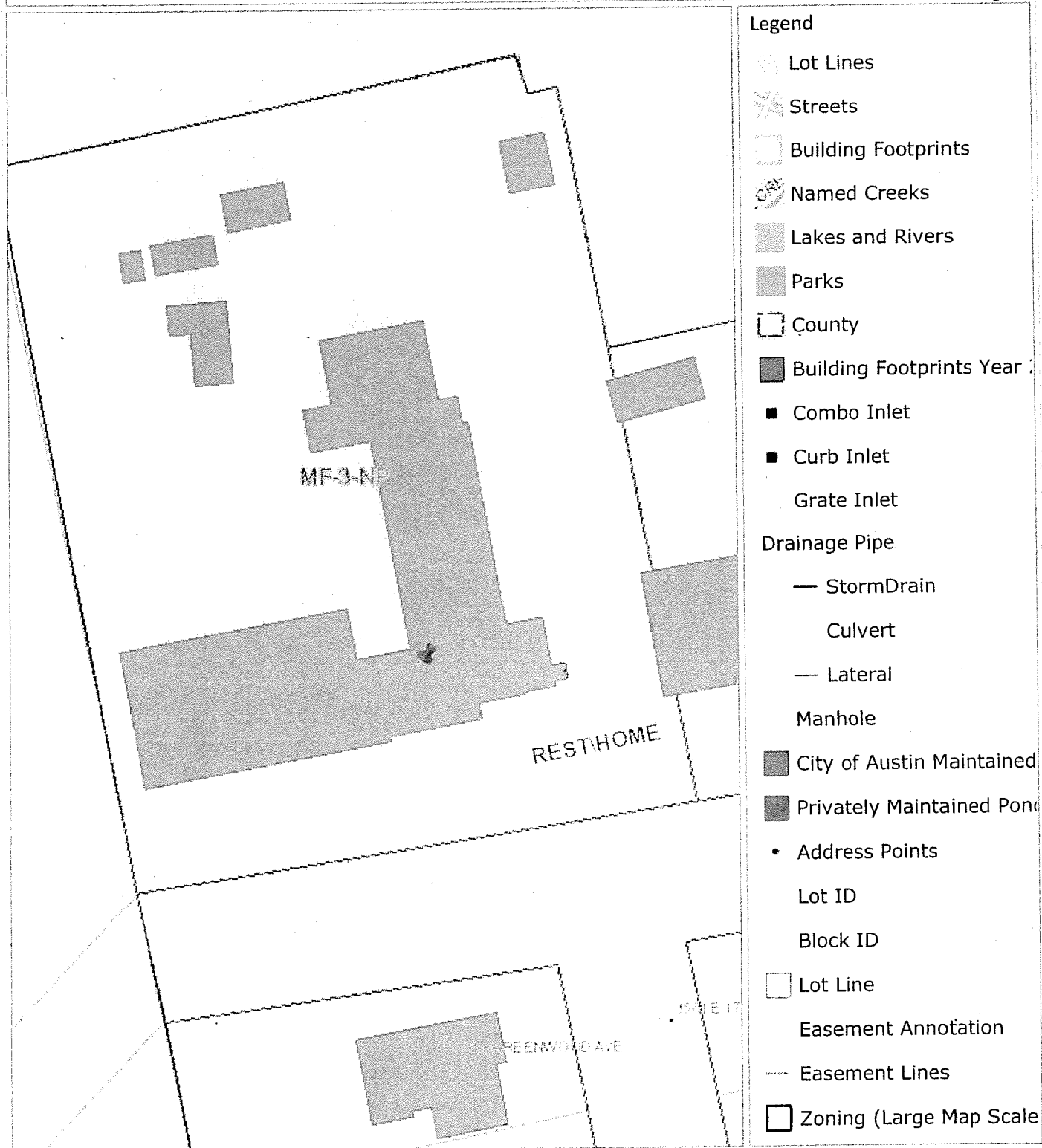
Google Maps



Map data ©2015 Google 200 ft

44  
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# CITY OF AUSTIN DEVELOPMENT WEB MAP

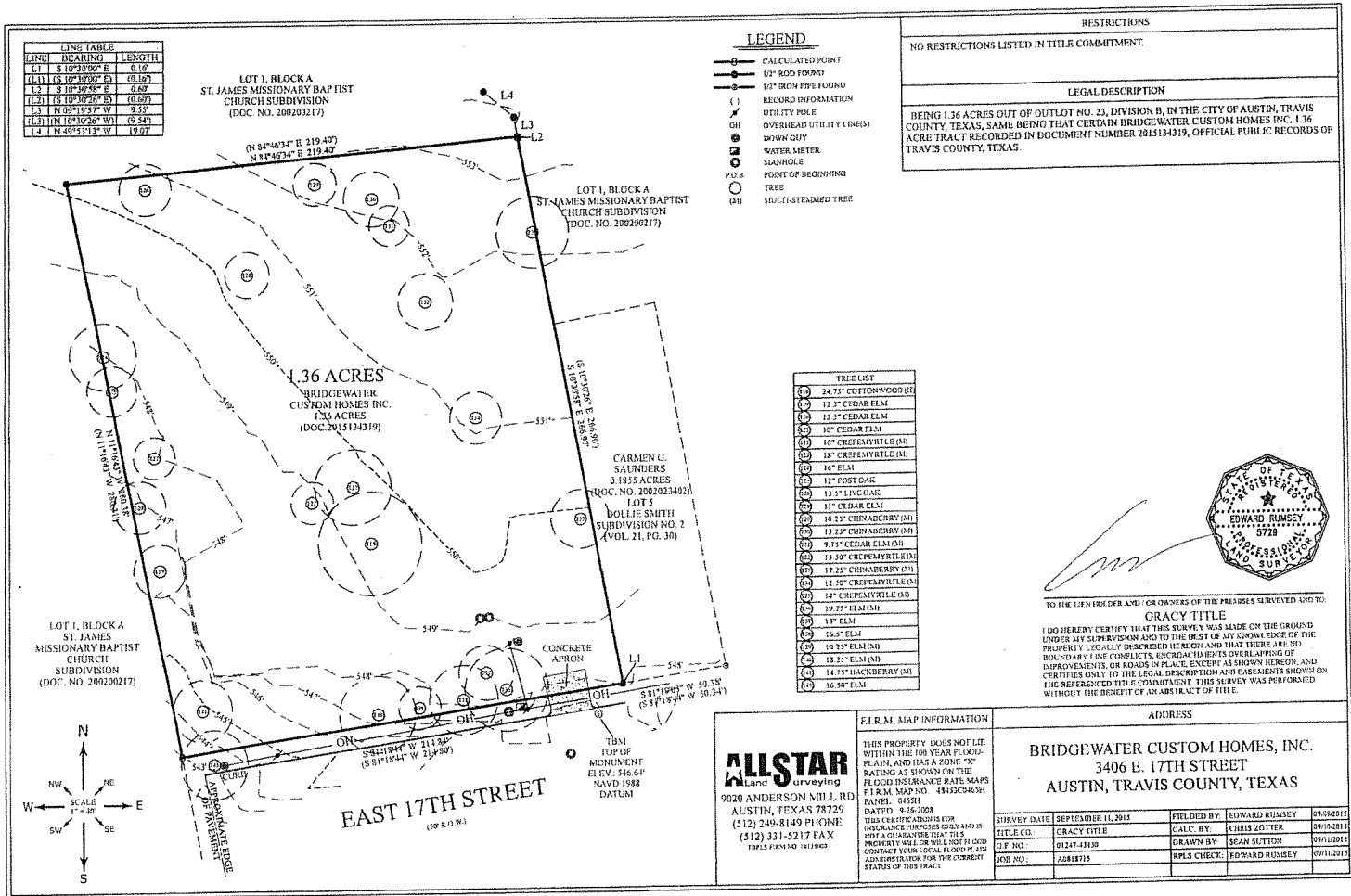


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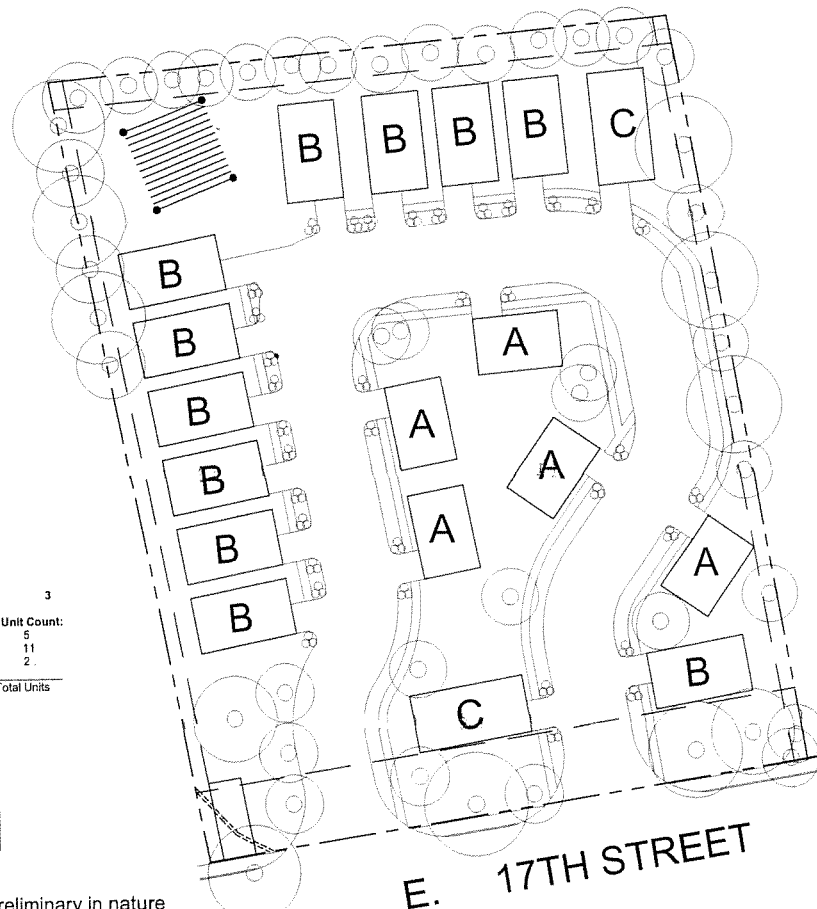




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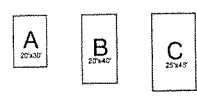


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**UNITS**

Number of Unit Types		3
Description:	Unit Count:	
Type A 1000sf	5	
Type B 1200sf	11	
Type C 1350 sf	2	
<b>Totals</b>	<b>18 Total Units</b>	



not for construction, preliminary in nature

- General Site Notes**
1. See Submittal for all exterior fixture locations.
  2. See Submittal for all yard wall locations.
  3. Provide all exterior lighting for driveway, parking area, and unit entry.
  4. Provide all landscaping in shared areas wherever possible.
  5. Limits of clearing & grading shall be the property lines or +/- 10' from professional of record.
  6. Provide permeable driveway and walkway surfaces where possible for dry use, and use of permeable materials & subdrains, all driveway materials shall be built to the existing grade or otherwise. Contractor shall confirm prior to construction.
  7. Provide new sidewalks as indicated.
  8. Where applicable, all colors shall be per designated vendor development plan.
  9. "NO DISTURBANCE" zones shall be created on existing or proposed areas on the site to protect vegetation and sensitive areas on the site from construction activity.
  10. Contractor and home owner are responsible for maintaining and establishing a grading drainage slope around entire structure.
  11. Reinstallation of any soils exposed for the property shall take precedence over any landscaping in this set of drawings.
  12. All landscape and culture for site.
  13. Contractor to verify and adjust natural grade prior to any concrete being placed. Contractor to coordinate with Engineer.
  14. Contractor to verify all site and development conditions.

Consultant

Sheet

DATE: 2015

**Project**  
**Bridgewater Homes**  
**3406 E. 17th Street**  
**Austin, TX 78721**  
**November XX, 2015**

**Notes**  
 1. See also 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 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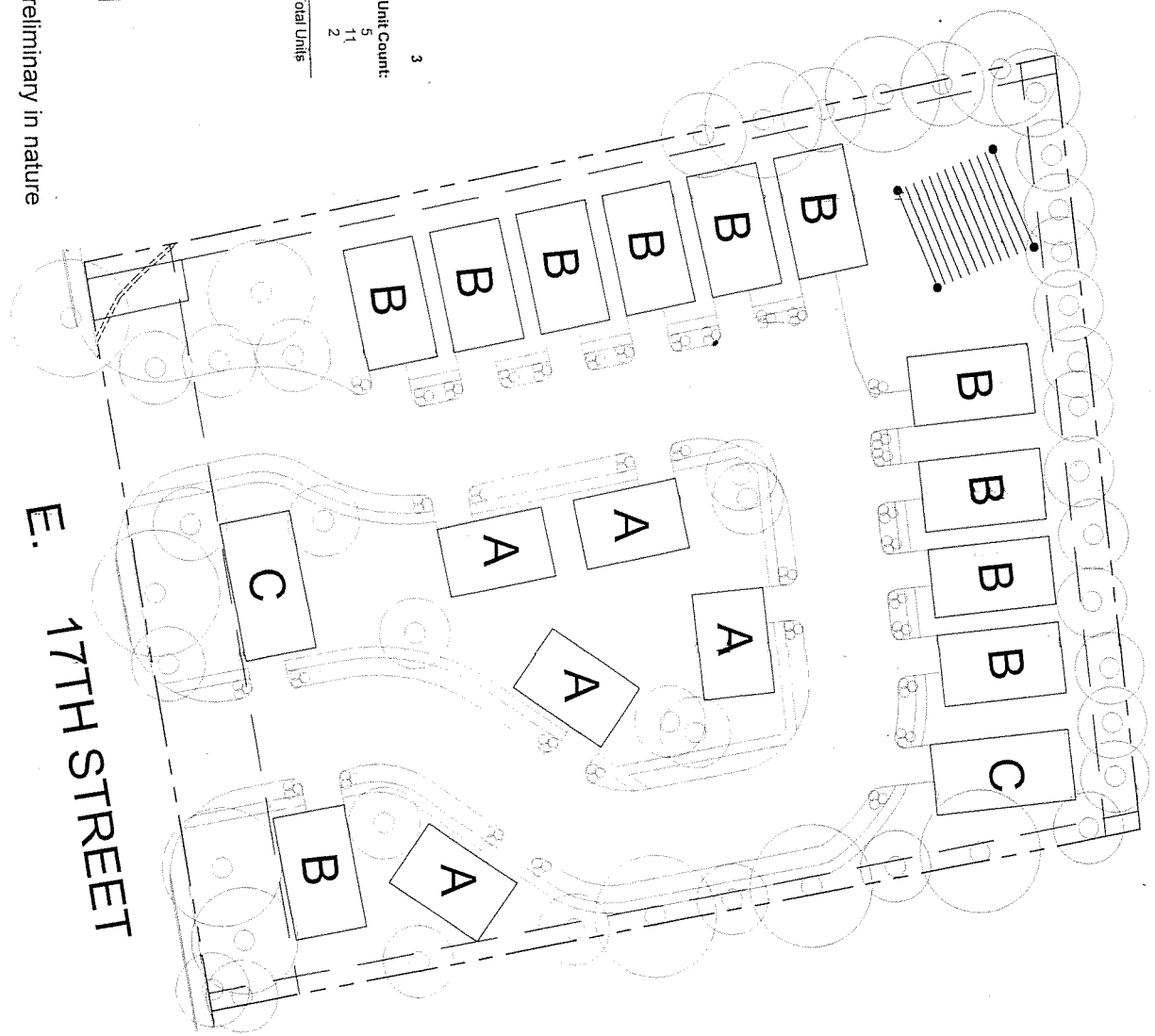
5/12

**UNITS**

Number of Unit Types		3
<b>Description:</b>		
Type A	1000sf	5
Type B	1200sf	11
Type C	1350 sf	2
<b>Totals</b>		<b>18 Total Units</b>



not for construction, preliminary in nature



E. 17TH STREET

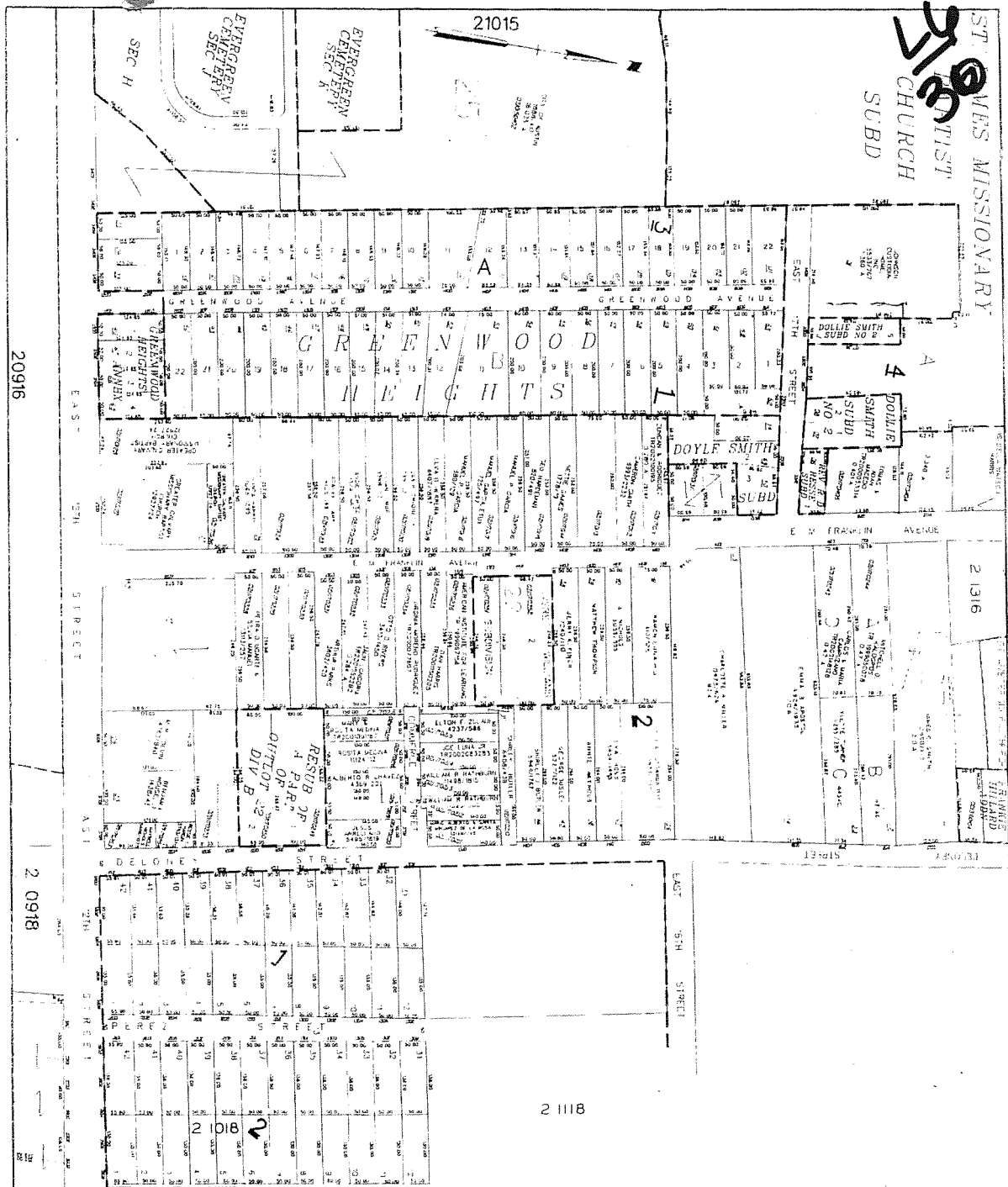
- General Site Notes**
1. Refer to the attached Survey for Network Locations.
  2. See Builders for all soil and well locations.
  3. Provide all fencing @ property lines for duration of construction.
  4. Utilities and be located in a shared trench as shown on drawings.
  5. Utilities and be located in a shared trench as shown on drawings.
  6. Utilities and be located in a shared trench as shown on drawings.
  7. Utilities and be located in a shared trench as shown on drawings.
  8. Utilities and be located in a shared trench as shown on drawings.
  9. Utilities and be located in a shared trench as shown on drawings.
  10. Utilities and be located in a shared trench as shown on drawings.
  11. Utilities and be located in a shared trench as shown on drawings.
  12. Utilities and be located in a shared trench as shown on drawings.
  13. Utilities and be located in a shared trench as shown on drawings.
  14. Utilities and be located in a shared trench as shown on drawings.

z 1 Site Plan  
1"=10'-0"  
Scale: 1/8"=1'-0"

PROJECT NAME	4330201
LOCATION	ALFA
CORE AREA	35/33
DATE	01/01/01
SHEET	
1 OF 1	



7/19  
CHURCH



19. A. 400.342  
REFERENCE  
p. 1034

MAP NO  
217

0  
Scare

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
 9314 Gross Park Drive P.O. Box 149012  
 Austin, TX 78714 Austin, TX 78714  
 Internet Address [WWW.TRIVISCAD.ORG](http://WWW.TRIVISCAD.ORG)  
 Main Telephone Number (512)834-9317 Appraisal Information (512)834-9131  
 Fax Number (512)835-5371 TDD (512)636-3328

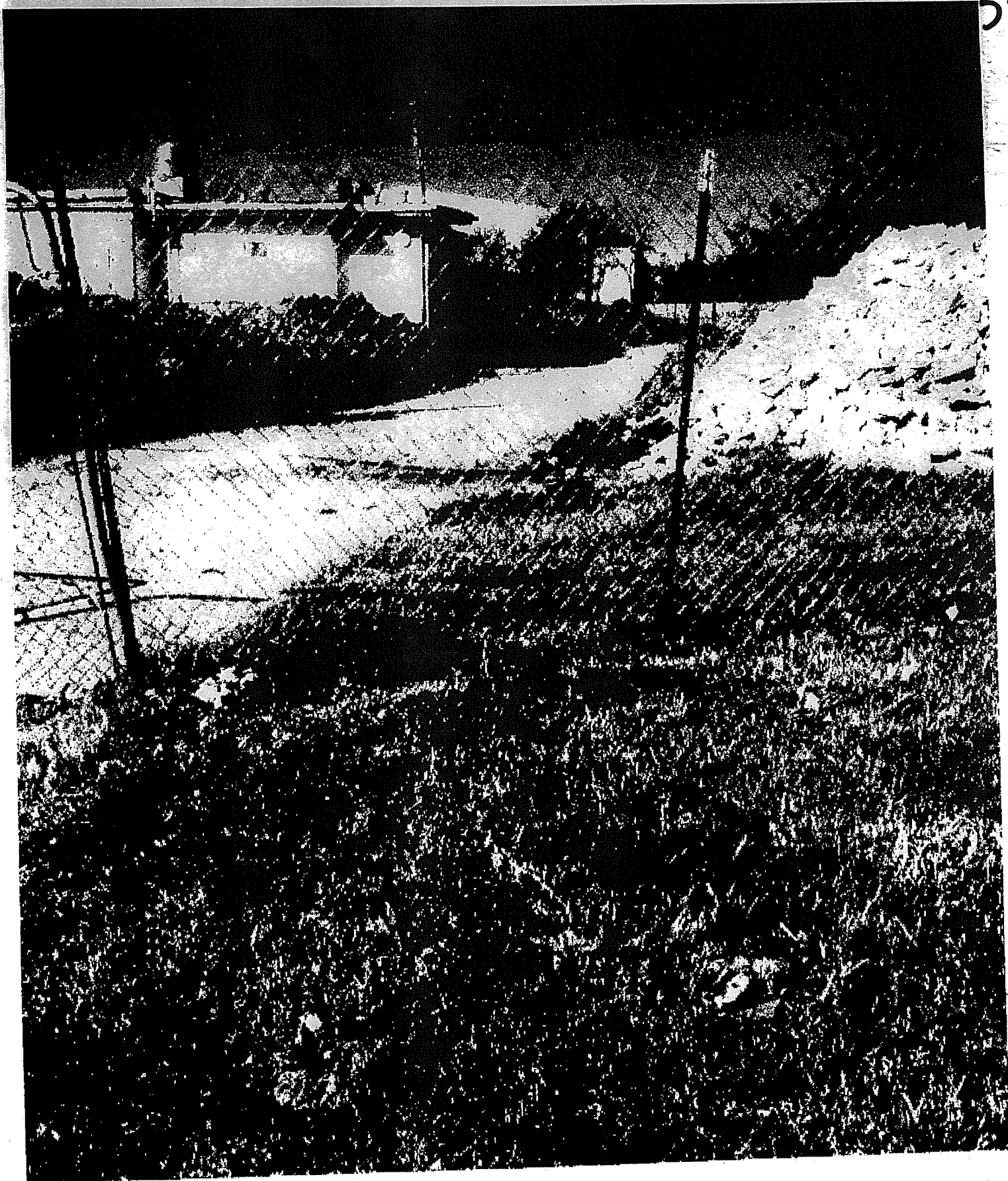
A.C.C.  
 AUSTIN 550  
 CITY OF AUSTIN  
 TRAVIS COUNTY

 $\frac{d}{dt} \left( \frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$



Left to Right 1 of 3

46  
32



2083



44/3



303 3406 E. 17th

→ Drive Wae  
for 3500 E. 17th

C15-2016-001434

**Heldenfels, Leane**

---

**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.get-your-message-out.com)  
<http://www.linkedin.com/pub/mary-reed/2/b10/387>

Heldenfels, Leane

44  
35

**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

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

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices)

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

**Case Number: C15-2016-0011, 3406 E. 17<sup>th</sup> Street**

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing:** Board of Adjustment, February 8, 2016

Mr Sammie A. Eppright  
Your Name (please print)

1107 Greenwood Ave

Your address(es) affected by this application

Mr Sammie A. Eppright

Signature

Daytime Telephone: (512) 923-0921

Date

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.

**Comments must be received by noon the day of the hearing to be seen by the Board at this hearing, they can be returned by either:**

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: [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

32/56

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**Case Number:** C15-2016-0011, 3406 E. 17<sup>th</sup> Street

**Contact:** Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@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

Jan 26.15  
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 camp

or builder's organization that

will gain a profit for themselves

the Apts. Won't be a for-profit

the hard working poor people. Thanks.

Comments must be received by noon the day of the hearing to be seen by the Board at this hearing, they can be returned by either:

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: [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)

3/1/15

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**Case Number: C15-2016-0011, 3406 E. 17<sup>th</sup> Street**

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, February 8, 2016**

*EMSY EARLS*  
Your Name (please print)

☐ I am in favor  
☒ I object

*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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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: [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

*38/6*

## PUBLIC HEARING INFORMATION

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**Case Number: C15-2016-0011, 3406 E. 17<sup>th</sup> Street**

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto: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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**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

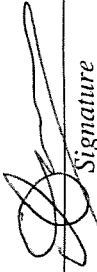
**Public Hearing: Board of Adjustment, February 8, 2016**

GUSTAVO SIMPLIS

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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**2/6**



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**Case Number: C15-2016-0011, 3406 E. 17<sup>th</sup> Street**

**Contact: Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)**

**Public Hearing: Board of Adjustment, February 8, 2016**

**LEANE MENDEZ**

*Your Name (please print)*

**3505 E. 17<sup>th</sup> 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 home**

**NO MORE NEW  
HOUSE OR APARTMENT  
CONDOS**

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Fax: (512) 974-6305

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**E/S**

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**Case Number: C15-2016-0011, 3406 E. 17<sup>th</sup> Street**

**Contact:** Leane Heldenfels, 512-974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, February 8, 2016**

Heather Roy  
Your Name (please print)

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

1411 Greenwood

Your address(es) affected by this application

[Signature]

Signature

2/6/16

Date

Daytime Telephone: 512-831-0227

Comments: This neighborhood is not well suited for more traffic. Neither of the streets are through 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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Public Hearing: Board of Adjustment, February 8, 2016

Ms. Bertha Lynn Mendez

Your Name (please print)

3505 E. 17<sup>th</sup> A.

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Ms. Bertha Lynn Mendez 2-6-16

Signature

Date

Daytime Telephone: 512-820-4859

Comments:

I would like my area which I been in for 61 years. I love my friends and the area I live in just the way it is. Thanks

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3/1/16

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**Case Number: C15-2016-0011, 3406 E. 17<sup>th</sup> Street**

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, February 8, 2016**

MR. Rodney Hilliard

Your Name (please print)

3505 E. 17<sup>th</sup> B<sup>#</sup>

Your address(es) affected by this application

112 Rodney Hilliard

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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5/5

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

24  
/45

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

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Case Number: C15-2016-0011, 3406 E. 17<sup>th</sup> Street

Contact: Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)

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

☐ I am in favor  
☒ I object

CARMEN G. SAUNDERS

Your Name (please print)

3500 E. 17<sup>th</sup> ST., AUSTIN, TX 78721

Your address(es) affected by this application

Carmen G. Saunders

Signature

(512) 927-8722

Daytime Telephone

2/2/2014

Date

Comments: Driveway Congestion Concern

due to dead end. Concern about

drainage since 3406 E. 17<sup>th</sup> is a

bit higher than 3500 E. 17<sup>th</sup> and

there are several piles of dirt on

3406 E. 17<sup>th</sup> St's property being

moved there from 4 other houses

project down the street on E. M. Franklin.

PICTURES ATTACHED

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5/6



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**Contact: Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)**

**Public Hearing: Board of Adjustment, February 8, 2016**

*Leane Chen*  
Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

*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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City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

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*5/15*



**St. James**  
MISSIONARY BAPTIST CHURCH  
THE COMMUNITY.

44  
48

To Whom It May Concern:

My name is Thomas J. Owens and I am the representative of the St. James Missionary Baptist Church located at 3417 E Martin Luther King Jr. Blvd., Austin, TX 78721. Our church property abuts the west (left property line facing the property from 17<sup>th</sup> Street), north (rear property line facing the property from 17<sup>th</sup> Street), and 1/4 % of the east property line towards the rear of the property (right property line facing the property from 17<sup>th</sup> Street). Our property is one of two properties neighboring 3406 E. 17<sup>th</sup> Street.

We hereby support the request from Bridgewater Custom Homes, Inc., (hereafter referred to as Developer) for their development project planned next to our property. We support the developer and his request for a variance of the required Compatibility Standards Setbacks and height initiated by the adjacent properties SF-3 zoning. All limitations within the standards should be removed including the 25'-0" side and rear setbacks. We agree that the existing outdated nursing home facility needs to be removed thereby allowing the developer to compliment the neighborhood with a planned detached condo development. With our church, the St. James Missionary Baptist Church, zoned as an SF-3 and being "civic" in nature, we agree the zoning provides the unnecessary hardship the developer is asking the variance to address. We realize that there is land to the west of this property that has no structures whatsoever that should be considered, a substantial distance of the rear property line to the actual church building which far exceeds 25' and no structures whatsoever on the rear portion of the east property line. The developer has presented his 18 detached unit planned development for our review. We support the variance request and the 18 detached unit planned development.

Agreed to by:

Thomas J. Owens  
Representative of St. James Missionary Baptist Church

Thomas J. Owens  
Print above name in this space please.

Jeff Bridgewater  
Jeff Bridgewater, Bridgewater Custom Homes, Inc.

Date 1-21-2016

Title Church Administrator

Date 1-21-16




46/49

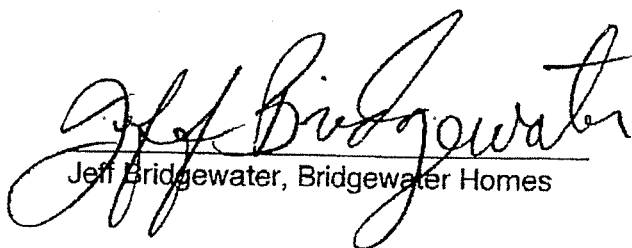
The Martin Luther King Neighborhood Association does hereby support the request from Bridgewater Homes, (Hereafter referred to as Developer,) for the development project within our organization boundaries at 3406 E. 17th Street, Austin Tx. 78721 with a variance of the required compatibility setback and height standards initiated by the adjacent properties with SF-3 zoning. Limitations within the standards should be removed including the 25'-0" side and rear setbacks. We agree that the existing, outdated nursing home facility needs to be removed, allowing the developer to be compliant with the planned detached condo development. We agree that the adjacent SF-3 zoning creates a hardship for the developer and that surrounding property is not usable for additional SF-3 development. Support for this development from the Martin Luther King Neighborhood Association includes the mutual agreement to the following provisions to be completed by developer:

- 1 Developer will provide assistance including consulting and project management, seek out donated materials and supplies needed to build out space at Peace Lutheran Church for use by the church and Foundation for the homeless Interfaith Hospitality family shelter program. The resulting built out space within an existing structure on the property at Peace Lutheran Church shall include six new rooms, a kitchen and a bathroom.
- 2 Developer will participate in the Better Builder Program with the Workers Defense fund as demonstrated by allowing reasonable breaks for workers during the work day without financial penalty, a commitment to maintaining a safe job site for all workers, and to pay workers within a timely manner with a prevailing wage.
- 3 Developer will not exceed 18 units of sizes "A, B, and C" as listed and placed on project sheet attached. Height of structures any structure not to exceed 32 feet.
- 4 Will seek approval from Neighborhood Association before initiating any major deviation from this agreement or attached plan.

Agreed to by:

  
\_\_\_\_\_  
Andrew Bucknall, Vice Chairman,  
Martin Luther King Neighborhood Association

12/19/15  
Date

  
\_\_\_\_\_  
Jeff Bridgewater, Bridgewater Homes

12-19-15  
Date

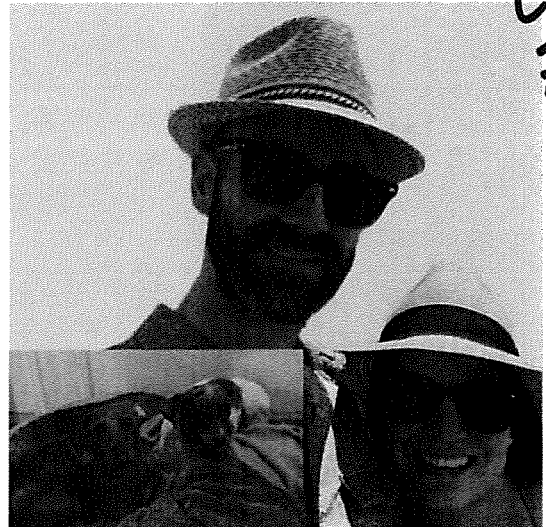
# Paul & Venessa Robichaux

Austin, TX.

46/50

Dear 3111 Powell Cir Owner:

Thanks for the opportunity to view your beautiful home! We loved all the carefully thought out features from the exposed ceiling beams to the quality finishings and the perfectly architected backyard. We've seen a lot of houses in Austin and your attention to every detail did not go unnoticed. From the first step through the red door, we knew you had developed our ideal home!



We are a young couple with Texas roots searching for our first home. After 10 years of living in Boston, Philadelphia, and Detroit, we are happy to say we are finally home. A little more about us: we're from Texas and Louisiana, we have two small rescue dogs (Oscar & Mini), moved to Austin last year, and are ready to never move again! As a hard-working couple, we've been searching for a place that we can come home to everyday and find a respite from the busy world (while making our Austin friends just a little jealous). We love to cook, barbecue, and hang out with family—with the open kitchen and backyard it feels like everyday will be a vacation in your house! And finally, we no longer have to worry about visiting friends or family (we'll certainly enjoy not sharing a bathroom with both our in-laws, haha!). At your house, we're looking forward to hosting holiday gatherings, sipping a frosty beer on the back porch, and having a slow Saturday morning coffee at the kitchen island. After living in cold, dark places for 10 years, we absolutely love the massive amount of natural light brought in by all the windows. We hope our future children feel the same!

In short, we love the house you built and want to call 3111 Powell Cir our home. Please sell it to us and we promise to fill it with all the love and care you've already put into it!

Sincerely,

*Paul Robichaux* *Venessa Pena-Robichaux*

Paul Robichaux & Venessa Pena-Robichaux

PHONE

337-309-5050

EMAIL

[REDACTED]

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices)

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

**Case Number: C15-2016-0011, 3406 E. 17<sup>th</sup> Street**

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto: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: *(214) 649-8591*

Comments: *This street is not a through street, nor 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 anything that size. This will result in such an increase in traffic and this affects all down safety since we have no sidewalks we have to walk in the street.*

**Comments must be received by noon the day of the hearing to be seen by the Board at this hearing, they can be returned by either:**

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

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