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2 May 2016

Leanne Heldenfels, Liaison
Board of Adjustment
City of Austin

RE: C15-2016-0039; 2529 Winsted Lane

Board of Adjustment:

The Board of Directors (BoD) of West Austin Neighborhood Group (WANG) met with the applicant in this variance request at our regularly scheduled meeting on 4 April 2016. At that meeting, it was voted on to not oppose the variance but with the condition that the detached structure not be used as a second living space.

Our non-opposition was based on the facts that there appears to have been some confusion in regards to surveys and that the immediate neighbor to this property to the rear is the Mo-Pac Expressway. In addition, the only known to us at this time concern about the variance is that down the road the secondary structure could be converted to a separate living space. Having two living structures on this lot would be in violation to recorded deed restrictions.

It is understood that the City of Austin has purposefully elected to not countenance and enforce recorded deed restrictions, but the neighborhood association is respectfully asking the Board of Adjustment to take the deed restrictions into consideration and condition the variance, if granted.

Attached to this email is a copy of the referenced recorded deed restrictions as well as a copy of a District Court judgment from 2006 in which the recorded deed restrictions were enforced.

A member of the neighborhood association will be in attendance at the hearing.

Sincerely;

Blake Tollett-WANG

that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, on this the 25th day of March, A.D. 1941.

Catherine Bailley

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for record Mar 26, 1941 at 4:30 P.M.-- Recorded Mar 28, 1941 at 8:00 A.M.

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STATE OF TEXAS

COUNTY OF TRAVIS.

KNOW ALL MEN BY THESE PRESENTS:

That Enfield Realty & Home Building Company, a private corporation chartered and existing under the laws of the State of Texas, with its principal office at Austin, Travis County, Texas, acting herein by and through its President, Margaret Graham Crummann, thereto duly authorized, hereby imposes the following restrictions upon Lots Four (4) to Two Hundred Fifteen (115) inclusive in Tarry-Town Oaks, a subdivision of a part of the George W. Spear League, in the City of Austin, Travis County, Texas, according to the plat of said addition recorded in Vol. 4, pages 146-147 of the Travis County Plat records:

(a) No structure shall be erected on Lots Four (4) to Two Hundred Fifteen (115) inclusive in Tarry-Town Oaks except one one-family house, not to exceed two stories in height.

(b) No building on Lots Four (4) to Two Hundred Fifteen (115) incl. of Tarry-Town Oaks, or any part of said lots, shall be nearer than twenty-five (25) feet to, nor farther than forty (40) feet from, the front line of the lot on which such building is erected, nor, in the case of inside lots, nearer than five (5) feet to any side lot line, provided, however, that the side-line restrictions shall not apply to a garage located on the rear one-fourth of an inside lot. No separate garage shall be erected on any corner lot in the addition nearer than thirty-five (35) feet to the property line on the side street of such lot. It is further provided that any residence erected on the following corner lots shall face as hereinafter set out:

On Lots Twenty-one (21), Thirty-seven (37) and One Hundred Eighty-five (185) any residence shall face Margarita Crescent;

On Lots Thirty-eight (38), Fifty-four (54), Ninety-six (96), and One Hundred Twenty-seven (127), any residence shall face Scott Crescent;

On Lots One Hundred Forty-three (143), One Hundred Forty-four (144) and One Hundred Fifty-four (154), any residence shall face McCullough Street;

On Lots Seventy-four (74), Seventy-nine (79) and One Hundred Sixty-six (166), any residence shall face St. Anthony Street;

On Lots One Hundred Eleven (111) and One Hundred Twelve (112), any residence shall face Sunny Slope Drive;

On Lots Eighty (80) and Fifty-five (55), any residence shall face Greenlee Drive;

On Lot Twenty (20), any residence shall face Copo Avenue, and on Lot One Hundred Sixty-five (165), any residence shall face Bonita Street.

(c) No building plot shall have an area of less than six thousand square feet (6000 sq. ft.) or a width of less than seventy-five (75) feet each, except in the case of the following corners; Lots Twenty (20), Thirty-eight (38), Fifty-four (54), Fifty-five (55), Seventy-four (74), Eighty (80), One Hundred Eleven (111), One Hundred Twelve (112), One Hundred Forty-three (143), One Hundred Forty-four (144), One Hundred Sixty-five (165).

and One Hundred Sixty-six (166).

(d) All of Lots Four (4) to Two Hundred Fifteen (215) incl., shall be used for residence purposes only, and none of the said lots nor any part thereof shall ever be used for a business or commercial purpose, or for the carrying on of any trade or profession; and no noxious or offensive trade shall be carried on upon any of the said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No trailer, basement, tent, shack, garage, garage apartment, garage bungalow, barn, or other outbuilding erected on Lots Four (4) to Two Hundred Fifteen (215), incl. of Tarry-Town Oaks shall at any time be used as a residence, temporarily or permanently nor shall any residence of a temporary character be permitted, but this provision shall not prevent the erection of servants' quarters in connection with garage or the use thereof by servants of the persons occupying the dwelling house on said lot.

(f) No persons of any race other than the white race shall use or occupy any building or any of the lots heretofore described except that this covenant shall not prevent occupancy by domestic servants of a different race, domiciled with an owner or tenant.

(g) No structure shall be moved onto any of the heretofore described lots unless it shall conform to and be in harmony with existing structures on any of the said lots.

(h) The ground floor square-foot area of any one-story structure shall not be less than One Thousand square feet (1000 sq. ft.) nor less than Seven Hundred square feet (700 sq. ft.) for a one and one-half or two-story structure.

(i) No one-story dwelling costing less than Five Thousand Dollars (\$5000.00), and no two-story dwelling costing less than Seven Thousand Dollars (\$7000.00) shall be permitted on Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, and 165.

(j) No one-story dwelling costing less than Four Thousand Dollars (\$4000.00), and no two-story dwelling costing less than Six Thousand Dollars (\$6000.00) shall be permitted on Lots 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194 and 195.

(k) No residence erected on the following lots shall be more than one story, nor cost less than Four Thousand Dollars (\$4000.00): Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, and 165.

(l) These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1991, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless, by a vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

(m) The foregoing restrictions and covenants shall be deemed to be covenants running with the land, and by the acceptance of a deed to any lot in said subdivision the grantee shall thereby bind himself, his heirs, legal representatives, and assigns, that he, his heirs, legal representatives, and assigns, will forever faithfully observe, all and each of

the foregoing restrictions, and conditions, and in the event any person shall at any time violate, or attempt to violate, or shall fail to perform or observe any of the foregoing restrictions or conditions, then any person owning land in Tarry-Town Oaks shall be authorized to enjoin such violation or proposed violation or to recover damages or other dues for such violation, or to institute and prosecute such other proceedings at law or in equity against the person violating or about to violate such restrictions as may be appropriate; or Enfield Realty & Home Building Company, its successors and assigns, if it deems it proper, without, however, being compelled to do so, may institute and prosecute such proceedings; it being understood that such violation or attempted violation may be enjoined without a showing of actual damage therefrom, and that violations of such covenants and restrictions by other persons in Tarry-Town Oaks shall not constitute any defense to any such suit.

(n) Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions, all of which shall remain in full force and effect.

(o) It is understood and agreed that any one of the Lots in Tarry-Town Oaks, Numbers Four (4) to Two Hundred Fifteen (215) Incl., prior to the sale thereof, may be used by the Enfield Realty & Home Building Company on which to erect a sales office, any such lot to be used for that purpose for a period of not more than eighteen (18) months from date hereof.

(p) It is understood and agreed that in the event a building site is sold wherein a portion of said site is under one restriction and the other portion of said site is under a different restriction that the higher restriction shall prevail.

In Testimony Whereof, Enfield Realty & Home Building Company has caused these presents to be executed this 6th day of March, A.D. 1941.

ENFIELD REALTY & HOME BUILDING COMPANY

(Corp Seal)

By Margaret Graham Crusemann
President

Attest: Thomas A. G. Graham
Secretary

STATE OF TEXAS

COUNTY OF TRAVIS. I, PEYERE VE, the undersigned authority, on this day personally appeared Margaret Graham Crusemann, President of Enfield Realty & Home Building Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 6th day of March, A.D. 1941.

Marion Darvin

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for record Mch 28, 1941 at 4:40 P.M. --- Recorded Mch 29, 1941 at 8:30 A.M.

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THE STATE OF TEXAS

COUNTY OF TRAVIS. I KNOW ALL MEN BY THESE PRESENTS:

That I, Jennette Bennett Rayner, joined herein by my husband, C. B. Rayner, of the County of Travis, State of Texas, for and in consideration of the full face value of the note hereinafter mentioned paid to me in cash by R. L. Slaughter, receipt thereof being hereby acknowledged, do hereby transfer and assign, without recourse on us, to the said R. L. Slaughter of Austin, Texas, one certain promissory note signed by J. W. Wheeler,

NOTICE MAILED

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CAUSE NO. D-1-GN-06-001052

JIM VOLLERS and JOHN L.
CARSON, ET. AL.

Plaintiffs,

In the District Court

vs.

261st Judicial DistrictAUSTIN CITY HOMES, L.L.C., and
DANIEL R. FAWCETT

Defendants.

Travis County, Texas

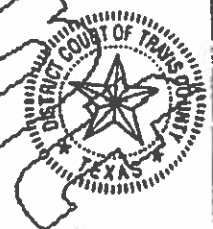
FINAL JUDGMENT

On the 8th and 9th days of November, 2006, came on to be heard the above-entitled and numbered cause. The Plaintiffs, Jim Vollers and others, appeared in person and by their attorney of record and announced ready for trial. The Defendants, Austin City Homes, L.L.C. and Daniel R. Fawcett, appeared in person and by their attorney of record and announced ready for trial. After hearing evidence, arguments of counsel and the announcement by all parties that the presentation of evidence was closed, this Court enters the following Final Judgment:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff have and recover judgment against Defendant the amount of \$14,335.20 for civil penalties for violations of the restrictive covenants beginning April 26, 2005 and running through July 11, 2006 at \$32.58 per day.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff have and recover judgment against Defendant pursuant to Tex. Prop. Code § 5.006 for attorney fees through August 9, 2006 in the amount of \$6,000.00.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendant have declaratory judgment that the present structure as modified by Defendants, located at 2204 Westover Road, situated on Lot 9, Block 4 of the Herman Brown Addition is a "one, single-family residence" and, as such, is in full compliance with the applicable restrictive covenants and requirements and the City of Austin rules and regulations governing single-family structures.



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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendant is permanently enjoined from using or selling the structure as anything other than one single-family residence as enforced by applicable restrictive covenants.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendant have and recover judgment against Plaintiff pursuant to the Texas Declaratory Judgment Act, Tex. Civ. P. & Rem. Code § 37.009 for attorney fees from August 10, 2006 through trial in the amount of \$14,334.32.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that a copy of this Judgment be entered into the Deed Records of Travis County, Texas relevant to Lot 9, Block 4 of the recorded deed restrictions for the Herman Brown Addition, so that henceforth all will know and be made aware that Lot 9, Block 4 may not be used for any purpose other than a one, single family residence, which is its current use.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff have and recover costs of court pursuant to Tex. R. Civ. P. 131.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all writs and processes for the enforcement and collection of this Final Judgment and costs of Court may issue as necessary.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this Final Judgment finally disposes of all parties and all claims and is appealable.

SIGNED this the 20th day of November, 2006.


DARLENE BYRNE
PRESIDING JUDGE



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Return:

Joni Volders
2201 Westover Rd.
Austin, Texas 78703

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 Jul 18 04:19 PM 2007132907

HAYWOODK \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

I, AMALIA RODRIGUEZ-MENDOZA, District Clerk,
Travis County, Texas, do hereby certify that this is
a true and correct copy as same appears of
record in my office. Witness my hand and seal of
office on

AMALIA RODRIGUEZ-MENDOZA

DISTRICT CLERK

By Deputy



Elizabeth Medina

Recorders Memorandum-At the time of recording
this instrument was found to be inadequate for the best
reproduction, because of illegibility, carbon or
photocopy, discolored paper, etc. All blockouts,
additions and changes were present at the time the
instrument was filed and recorded.

1848 10 20 1848 10 20

WIPMAN SPONGE



Heldenfels, Leane

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From: GNDC <[REDACTED]>
Sent: Monday, May 02, 2016 4:06 PM
To: Heldenfels, Leane
Cc: Fayez Kazi; Tana Rogers; Cassandra Ramirez; Paula Salinas; Larry Warshaw; Susan Benz; Letty McGarahan; Emily Little; Dominic; Alexandra Manley; Cristina De La Fuente-Valadez; Julie Wade Levy; Sue Gall; Miguel Guajardo; Suzie Plyler; Tara Anders; Eric Wallenstein; Zach Dachtler; Mary Luna; Jesse Hernandez; Susan Cisneros; Juan Cisneros Jr; Nora Frank; Nick Wilder; Guajardo Mike; David Zapata; Debbie Utley; Lindsay Harris; Juan Cisneros Sr; Dave Scheinfeld; Melissa Scheinfeld; Patty Cannon; Thea Bryant; Nick Rios; Rebekah Fowler; Angela Edwards; Luci Miller; Noah Lit; Becky Renteria; John McCray; Angie Romo; Kristen Carson; Brian Alford; Vaughn Grisham; Jorge Hurtado; Elaine Candelas; Martha George Withers; Timea Chemez; Elizabeth & Nicholas Steinour; John Bender; Linda Johnston; Bill Hardison; Raina Michalovic; Aaron Michalovic; Bob Guajardo; Gina Fuentes; Anne Marie Ocasio; Bri Miriani; Francois Levy; Mark Biechler; Jodi Hayes; Joe Alvarez; David Brown; Susan Harris; Y Aleman; Ramirez, MaryAnn [PAR]; Justin Rodriguez; Brandon Rodriguez; John Salas; Justin Cook; Kaitlin Lonsway; Dana Kull; Andrew Kull; Tom Hatch; Mary Kleypas; Kelly Cooke; Jody Hatch; David West; Carlos O'Docharty; Art Ramirez; Phil Gfell
Subject: C15-2016-0051
Attachments: 1309_E_7th_Variance_protests.pdf

Dear Ms. Heldenfels,

Please find attached the objections regarding six properties within 500 feet of 1309 East 7th Street owned by the Guadalupe Neighborhood Development Corporation (GNDC) . There are six families families, tenants of GNDC, residing at these properties and I write on their behalf, fully aware that nothing about the requested variance will benefit them. On the contrary, the variance, if granted, almost definitely will create problems for these families and their neighbors at some point in the future.

Another cocktail lounge in our area is not something the vast majority of residents of the area desire. Our neighborhood has been plagued for several years now by the problems caused directly and indirectly by nearby cocktail lounges and their clientele. During the past few years, dozens of bar patrons arriving in our neighborhood at late hours and departing in the early morning hours have been robbed and assaulted in front of our homes. Many mornings we find our streets littered with trash-- mostly beer and liquor bottles, fast food bags and cups-- jettisoned by people not wanting to carry these things in their vehicles as they leave our streets between 1:00 and 3:00 in the morning.

Although changing the use at 1309 East 7th Street from office to cocktail lounge may not be the core of the variance being requested, the reduction of parking from a required 9 spaces to 1 space ***absolutely increases the likelihood that the patrons of 1309 East 7th Street will park in our neighborhood. That increases the likelihood that intoxicated people will be outside our residences in the early morning hours.***

Please let the Board Members know that we implore them not to compromise the well-being and safety of our residents for the convenience of those wanting to open a bar without complying with our city's codes.

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Thank you.

Mark C. Rogers, Executive Director
Guadalupe Neighborhood Development Corporation
p 512-479-6275 x3
guadalupendc.org

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

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: C15-2016-0051, 1309 E. 7th Street

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

Public Hearing: Board of Adjustment, May 9th, 2016

Guadalupe Neighborhood Dev. Corp.

Your Name (please print) Mark C. Rogers

☐ I am in favor
☒ I object

701 Waller Street

Your address(es) affected by this application

Mr. Rogers

Signature

5/2/16

Date

Daytime Telephone: 512 479 6275 x3

Comments: Please do not allow reduced

parking for a cocktail lounge. The customers

will park near our homes and there

will be problems in the early morning

hours - 12 midnight to 3:00 AM.

Comments must be received by noon the day of the hearing or will not be seen by the Board at this hearing. They may be returned via-

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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Public Hearing: Board of Adjustment, May 9th, 2016

Guadalupe Neighborhood Dev. Corp
Your Name (please print)

☐ I am in favor
☒ I object

1211 A & B Links Avenue
Your address(es) affected by this application

Mahe Roper Exec. Director 5/2/16
Signature Date

Daytime Telephone: 512 479 6275 x3

Comments: We do not need another cocktail

lounge in the area. But if they are going to
have one they should provide adequate
parking for their customer onsite.

Comments must be received by noon the day of the hearing or will not be seen by the Board at this hearing. They may be returned via-

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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Public Hearing: Board of Adjustment, May 9th, 2016

Gundelup Neighborhood Dev Corp
Your Name (please print) Mark Rogers

☐ I am in favor
☒ I object

1201 A & B East 8th Street

Your address(es) affected by this application

Mark Rogers Director 5/4/16
Signature Date

Daytime Telephone: 512 479 6775 x3

Comments: IF they cannot provide parking for
their customers, they should not locate
there. It's not a problem as an office.
As a cocktail lounge, this variance will
increase problems we are already
experiencing related to late hours liquor
sales.

Comments must be received by noon the day of the hearing or will not be seen by the Board at this hearing. They may be returned via-

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

03/17

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- 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

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: C15-2016-0051, 1309 E. 7th Street

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

Public Hearing: Board of Adjustment, May 9th, 2016

Guadalupe Neighborhood Development Corp.
Your Name (please print) Mark Rogers, Exec. Dir.

☐ I am in favor
☒ I object

705 Lydia Street

Your address(es) affected by this application

Mod. Inc.

Signature

5/2/16

Date

Daytime Telephone: 512 479 6275 x 3

Comments: One of the worst problems we have in the area is crime & disturbances from late hours patrons parking in the residential areas while going to cocktail lounges. Muggings, vandalism, arguments nears homes between 1 and 3:00 a.m.

They really need to park their clients.

Comments must be received by noon the day of the hearing or will not be seen by the Board at this hearing. They may be returned via-

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

347

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
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Case Number: C15-2016-0051, 1309 E. 7th Street

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

Public Hearing: Board of Adjustment, May 9th, 2016

Grande Lopez Neighborhood Dev. Corp.
Your Name (please print)

☐ I am in favor
☒ I object

1202 E. 7th Street

Your address(es) affected by this application

Mar. Lopez

Signature

5/2/16

Date

Daytime Telephone: 512 479 6275 x3

Comments: Please do not grant this variance.

A cocktail lounge at that property is a

poor use. Allowing a bar to provide only

1 parking space would be

absurd.

We've had a huge increase in late

hours crime in our residential neighborhood

largely attributed to bar patrons being

assaulted, their cars burglarized, fights, etc.

Comments must be received by noon the day of the hearing or will not be seen by the Board at this hearing. They may be returned via-

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

35/57