


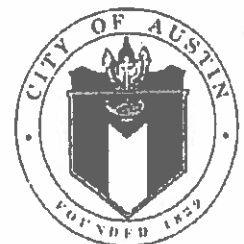




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0035
8401, 8313, 8403 &
8409 S 1ST 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" = 375'

L5
2

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 11, 2016

CASE NUMBER: C15-2016-0035

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff 2nd the Motion
☐ O ☐ Melissa Hawthorne (OUT)
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen Motion to PP to June 13, 2016
☐ Y ☐ Kelly Blume (Alternate)

APPLICANT: Joel M. Wixson P.E.

OWNER: Herman Cardenas

ADDRESS: 8401, 8403, 8409, 8313 1ST STREET

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to:

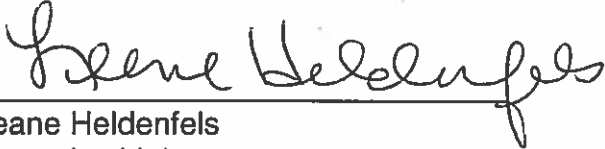
- A. (B) decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located or on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 20 feet (requested); and to
- B. (C) (1) increase the height and story limitation for a structure from two stories and 30 feet, if the structure is 50 feet or less from property in an SF-5 or more restrictive zoning district (required) to three stories and 36 feet (requested); and to
- C. (C) (2) increase the height and story limitations from three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property in a SF-5 or more restrictive zoning district (required) to three stories and 45 feet (requested); and to
- D. 1067 (G) (Design Regulations) to decrease the distance a parking or driveway area may be constructed from a lot in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 0 feet (requested) in order to construct new multi-family dwelling units in an "LR-MU-CO and SF-6-CO", Neighborhood Commercial – Mixed Use – Conditional Overlay and Multifamily residence highest density - Conditional Overlay zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to June 13, 2016, Board Member Eric Goff second on a 10-0 vote; POSTPONED TO JUNE 13, 2016.

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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



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2016-CO35 ROW # 11500458 Tax # 0428 110108
TEAD

Section 1: Applicant Statement

Street Address: 8401 South 1st Street (incl. 8313, 8403, & 8409)

Subdivision Legal Description:

Lots 1-A and 1-B, Resubdivision of Lot 1 of the P.F. Orr Subdivision, of Travis County, Texas
recorded in Volume 43, Page 25 of Travis County, Texas

Lot(s): 1-A and 1-B Block(s): _____

Outlot: _____ Division: Resub of Lot 1, P.F. Orr

Zoning District: LR-MU-CO (front) and SF-6-CO (rear)

I/We Joel Wixson, P.E. on behalf of myself/ourselves as
authorized agent for 8401 Venture, by IMPACT Developers affirm that on
Month February, Day 22, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Mixed-use (retail, live-work, and multi-family residential) buidings

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) which is triggered by the zoning and uses of the southwest commercial property at 8405 S 1st Street and the residential properties along the northeast (8311 S 1st, 8200 Block of Alcorn Circle, & 8301 Orr Drive) and east (8200-8400 Blocks of Beaver Brook Lane) as follows: <Continued Page 8>

Section 2: Variance Findings

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 supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

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

The approved zoning case prohibits residential vehicular access to Orr Drive and requires a neighborhood commercial - mixed use along South 1st Street (front zoning). The variances to Section 25-2-1063 are necessary to provide vehicular access and develop a transitional multi-family product, a use which is consistent with the... <Continued Page 8>

Hardship

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

As a stipulation of the approved zoning case, vehicular site access to Orr Drive is limited to emergency ingress and egress. Geometric design challenges incurred by existing offsite driveways, street intersections, and boundary heritage trees limit potential commercial driveway locations on South 1st Street (an arterial roadway). In addition, existing... <Continued Page 8>

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

The approved rezoning along South 1st Street allows for 'mixed-use' and specifically identified the need for a transitional residential project between the arterial roadway and the existing single-family subdivision. Additionally, the majority of the area south of the property is zoned for commercial or industrial uses, but without an isolated single-family... <Continued Page 8>

Area Character

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 proposed uses for the property are in agreement with the approved zoning case and development goals along an arterial roadway, particularly in regards to controlled access and a transition in land use between commercial and single-family residences. The character of the area will be preserved and strengthened by addressing the perimeter... <Continued Page 8>

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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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

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:

N/A

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

N/A

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

N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

Section 3: Applicant Certificate

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

Applicant Signature: _____

Date: 02/22/2016

Applicant Name (typed or printed) Joel M Wixson, P.E.

Applicant Mailing Address: 10814 Jollyville Road, Bldg 4 Suite 300

City: Austin State: Texas Zip: 78759

Phone (will be public information): (512) 418-1771

Email (optional – will be public information): joel.wixson@kimley-horn.com

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Section 4: Owner Certificate

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

Owner Signature:  Date: _____

Owner Name (typed or printed): Herman Cardenas for 8401 Venture, LP

Owner Mailing Address: 6000 S. Congress Avenue, #101

City: Austin State: Texas Zip: 78745

Phone (will be public information): (512) 237-7500

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Joel M Wixson, P.E.

Agent Mailing Address: 10814 Jollyville Road, Bldg 4 Suite 300

City: Austin State: Texas Zip: 78759

Phone (will be public information): (512) 418-4525

Email (optional – will be public information): joel.wixson@kimley-horn.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Please see next page for continuation.

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Additional Space (continued)

> Variances Sought, continued:

1. 25-2-1063(c)(1): Request variance to increase the quantity of allowed stories from two (required) to three (requested).
2. 25-2-1063(c)(1): Request variance to increase height limitation from 30 feet (required) to 36 feet (requested).
3. 25-2-1063(c)(2): Request variance to increase height limitation from three stories and 40 feet (required) to three stories and 45 feet (requested).

> Reasonable Use, continued:

... housing type diversification and affordability goals of the approved zoning case and City, with the necessary internal circulation and fire protection in a manner consistent with other applicable zoning regulations including Subchapter E, tree preservation, and cut/fill limitations.

> Hardship Part A, continued:

... heritage trees and offsite drainage, which passes around and through the site before adversely impacting the adjacent residential subdivision, further encumber the property and reduces the geometric footprint for detached multi-family development. With a setback and height variance, the proposed condominium development can obtain adequate fire access and potentially improve downstream conditions through controlled conveyance and partial storage of offsite stormwater.

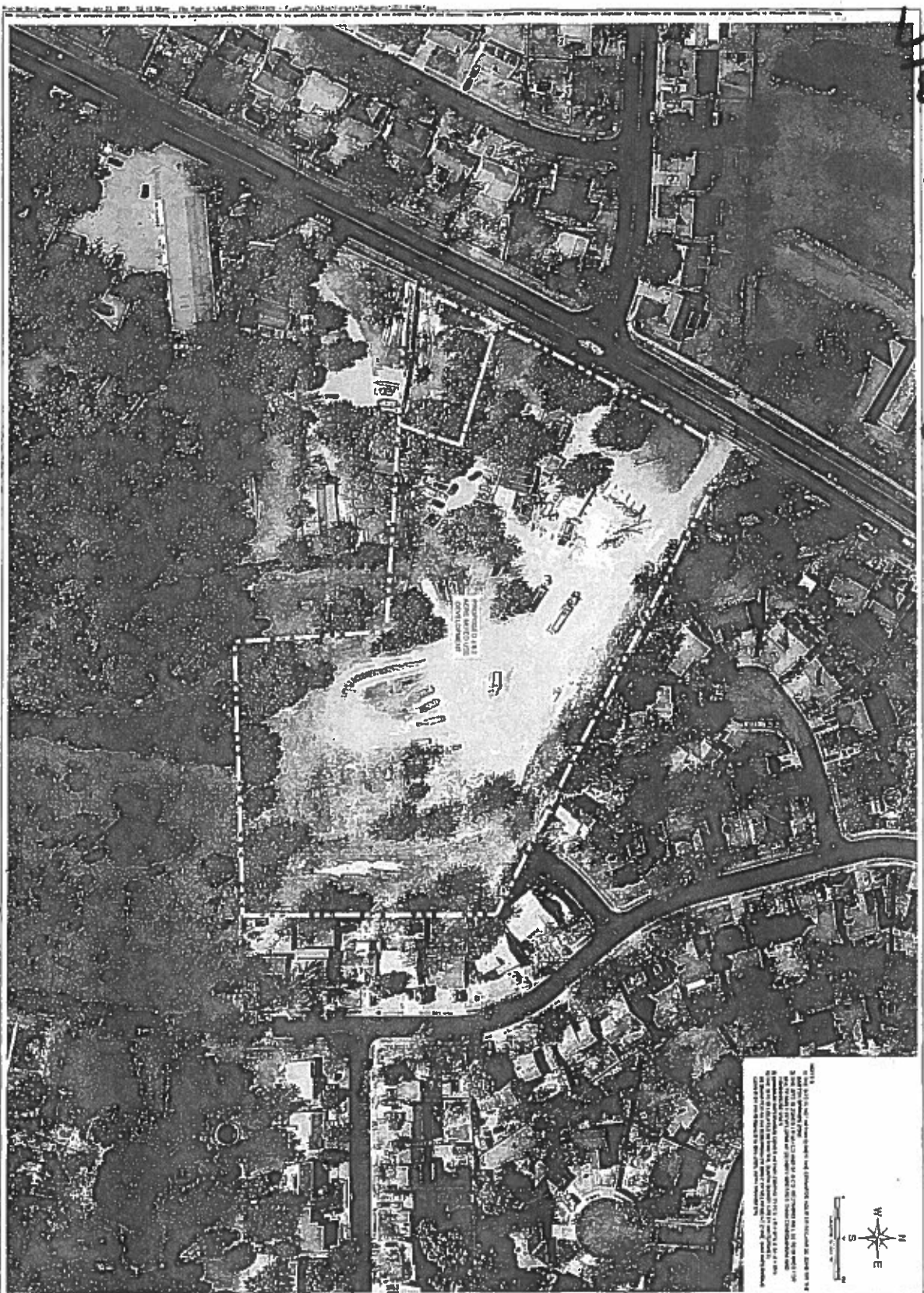
> Hardship Part B, continued:

... zoned parcel triggering compatibility requirements as is the case with 8405 S 1st Street.

> Area Character, continued:

... fencing, landscape screening, and drainage concerns identified in the approved zoning case and reiterated by current adjacent property owners in recent neighborhood conversations.

SAVE



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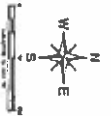
8401 S. 1ST STREET
CITY OF AUSTIN
TRAVIS COUNTY TEXAS

SITE LOCATION
MAP

SEA PROJECT
2015
DATE
APRIL 2015
SCALE AS SHOWN
REVISED BY S.P.
DRAWN BY J.P.
CHECKED BY J.P.

Kimley»Horn

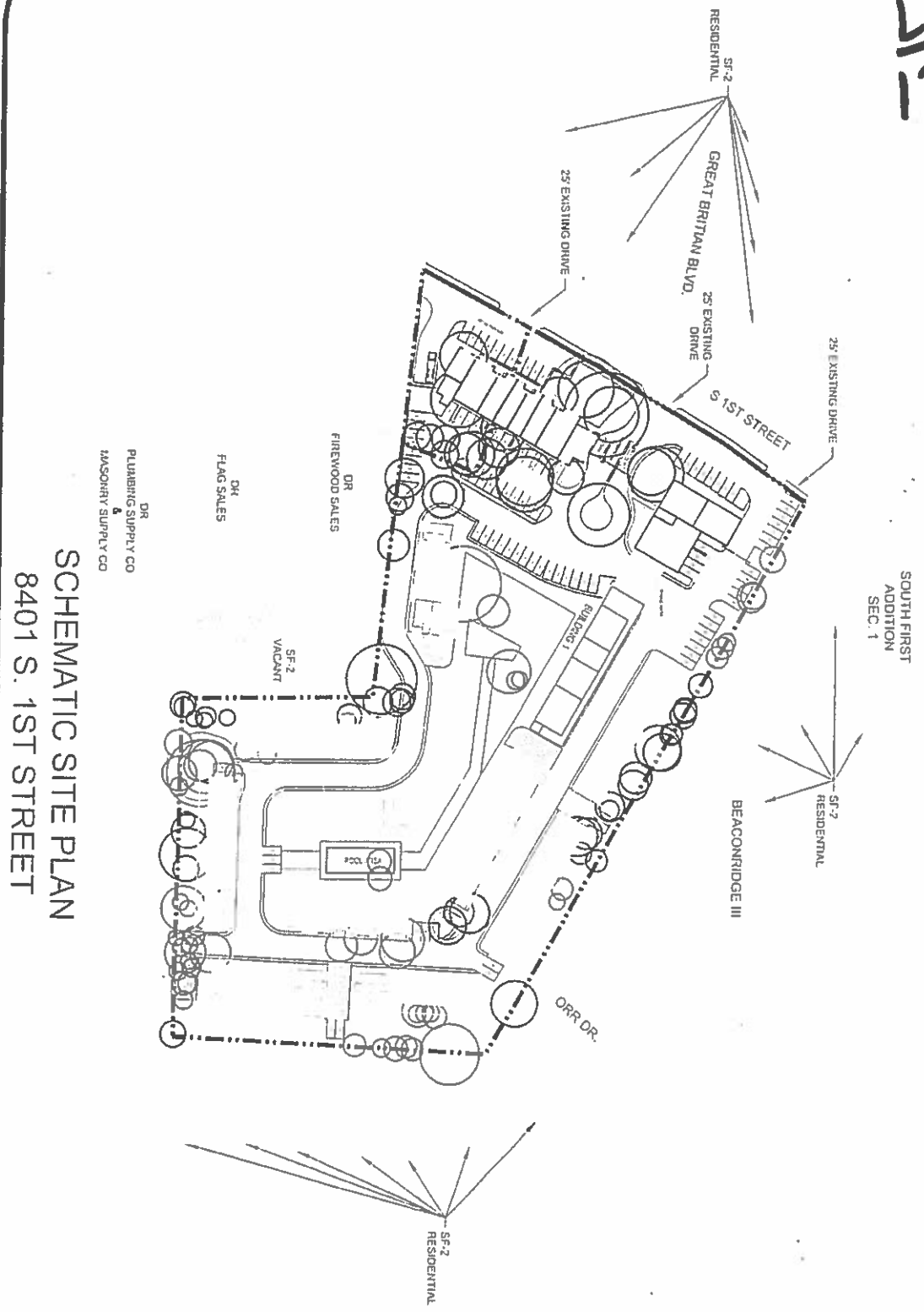
100% CONSULTING ENGINEERS IN AUSTIN, TEXAS
PHONE: 512-476-1771 FAX: 512-476-1781
WWW.KIMLEYHORN.COM
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
8000 N. Mopac Exp. W. Ste. 200 Austin, TX 78730



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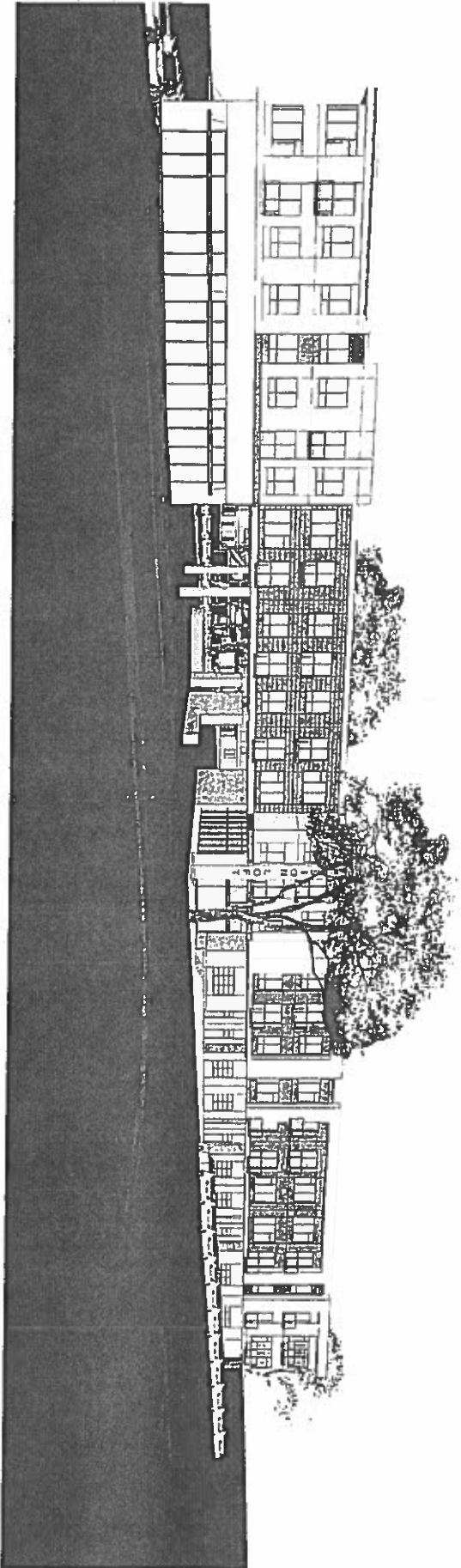


SCHEMATIC SITE PLAN
8401 S. 1ST STREET

DR
PLUMBING SUPPLY CO
&
MASONRY SUPPLY CO

5/13/15

SCHEMATIC DESIGN - SUBJECT TO CHANGE

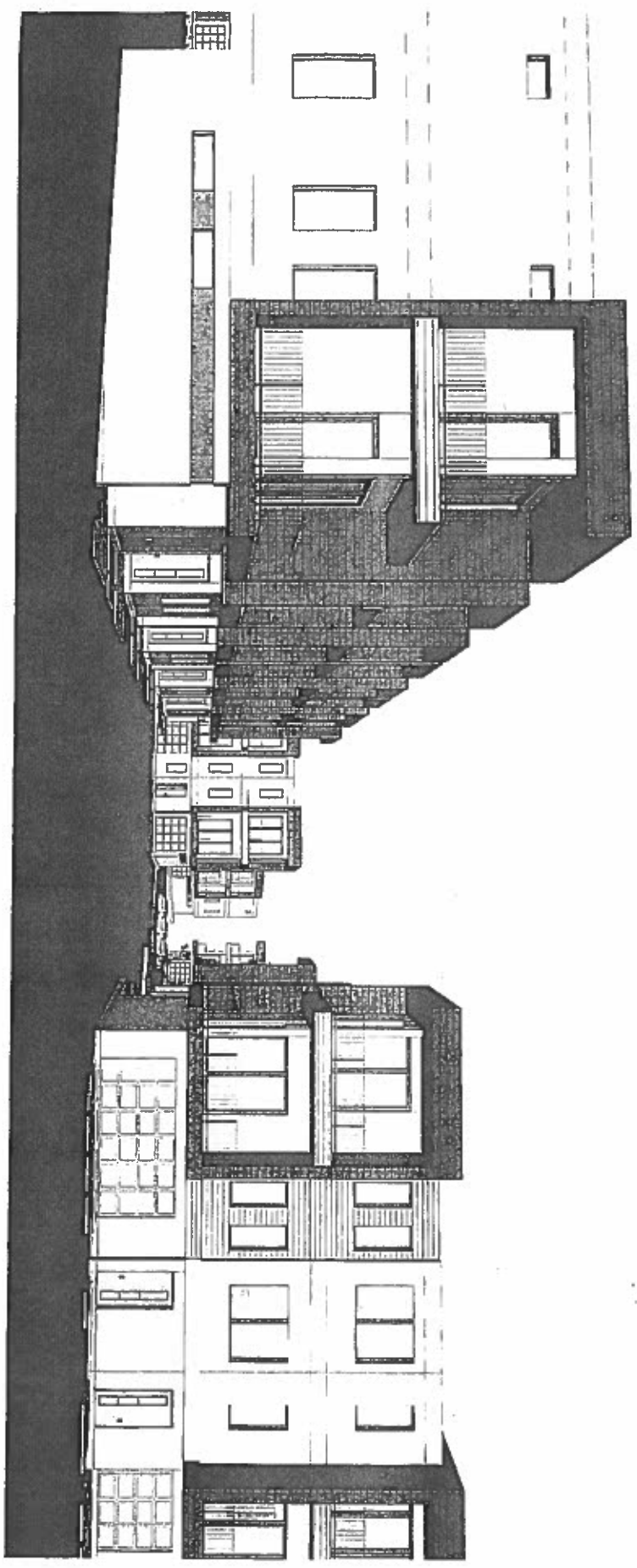


PROPOSED BUILDING

PROPOSED BUILDING

5/15

SCHEMATIC DESIGN - SUBJECT TO CHANGE

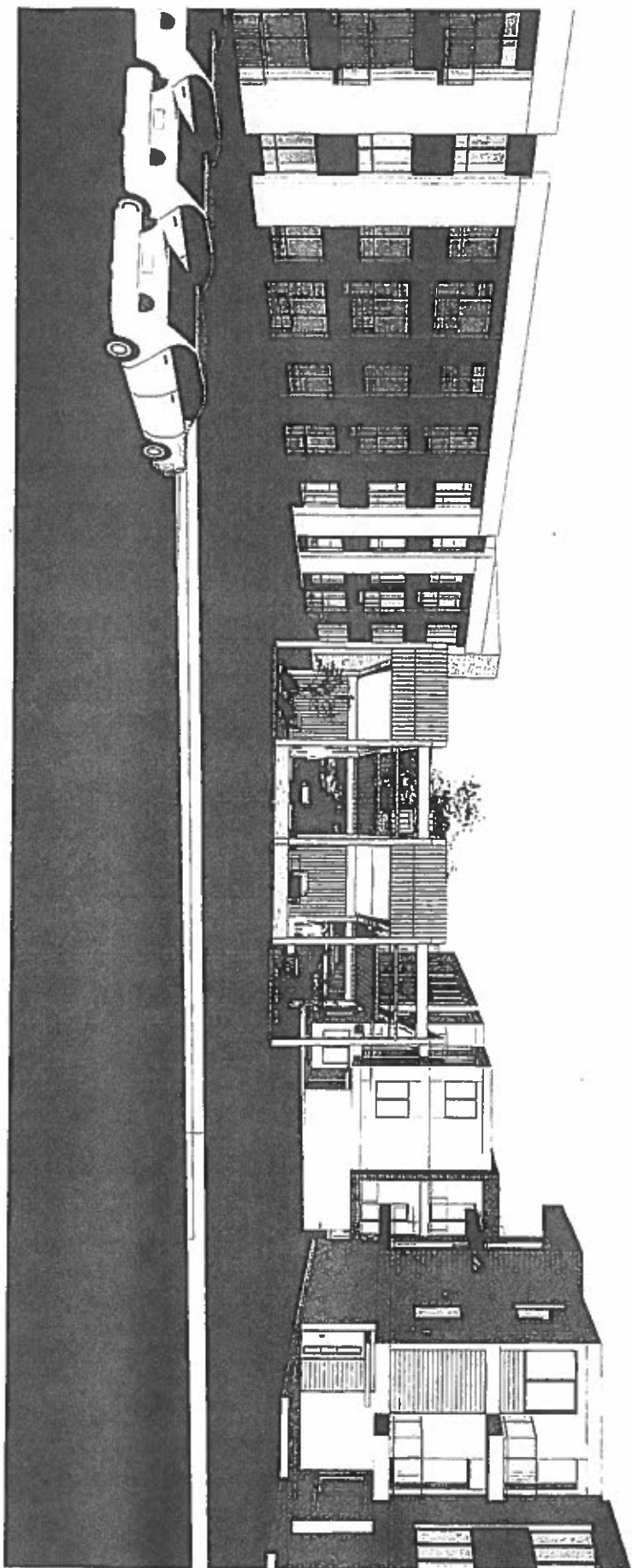


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SCHEMATIC DESIGN - SUBJECT TO CHANGE



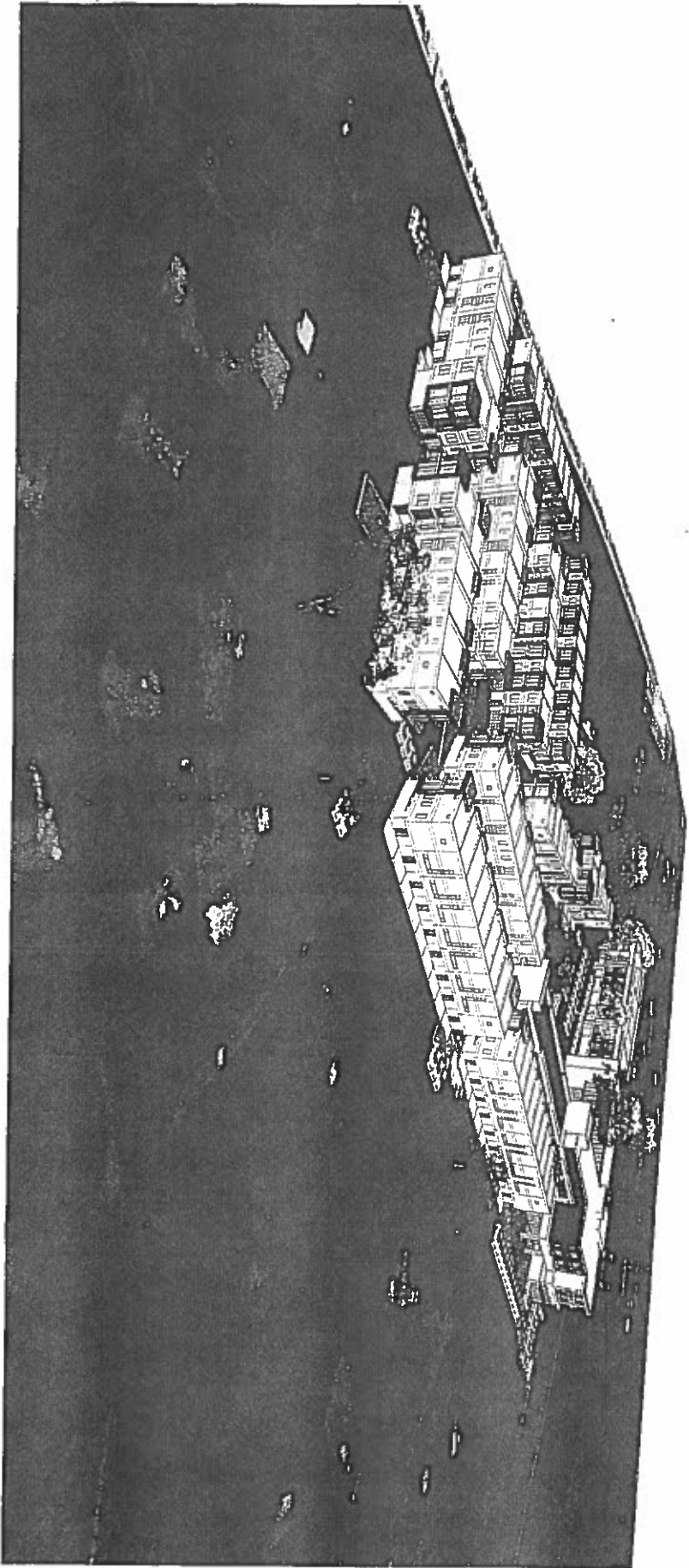
PHOTOGRAPHY

PHOTOGRAPHY

PHOTOGRAPHY

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SCHEMATIC DESIGN - SUBJECT TO CHANGE



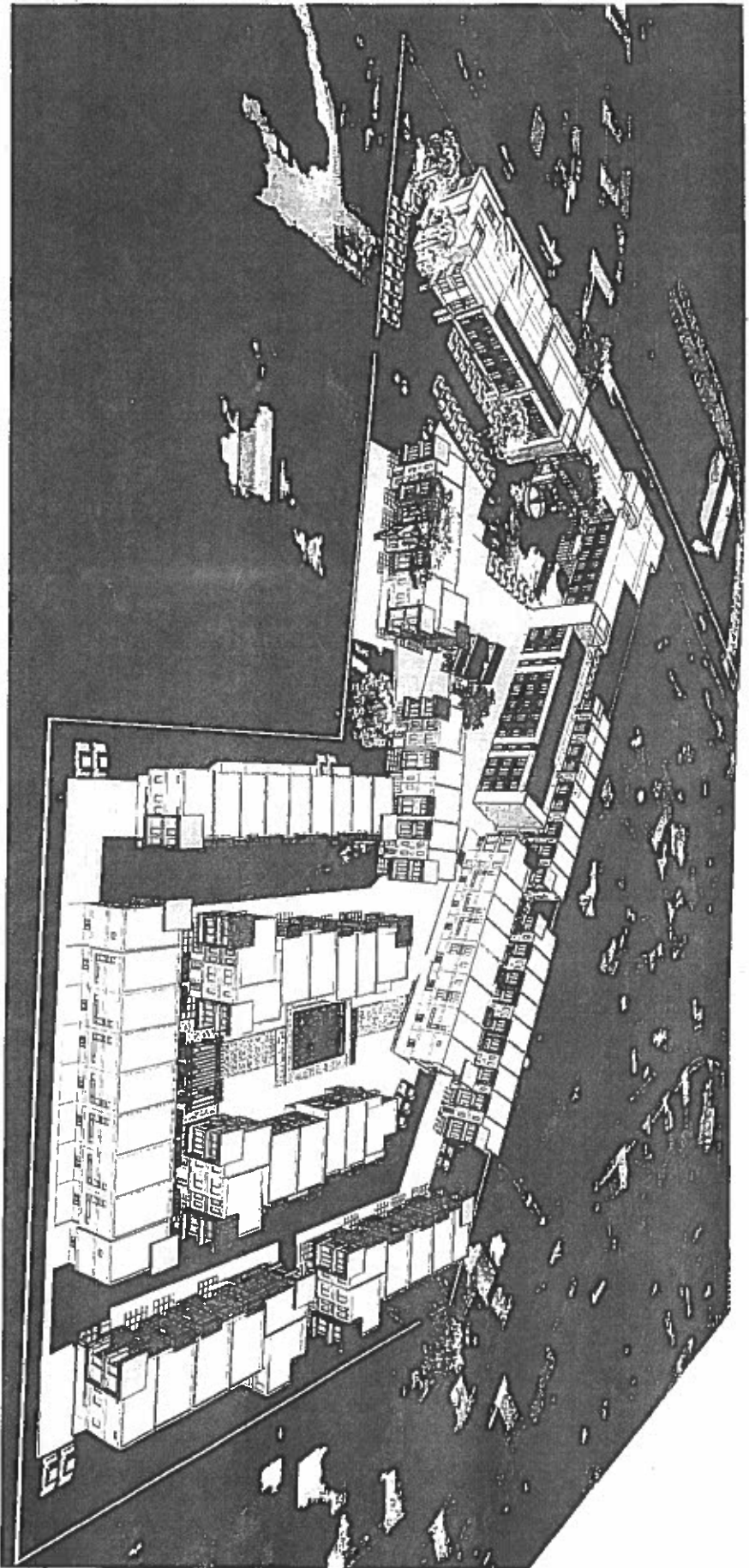
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5/15

SCHEMATIC DESIGN - SUBJECT TO CHANGE

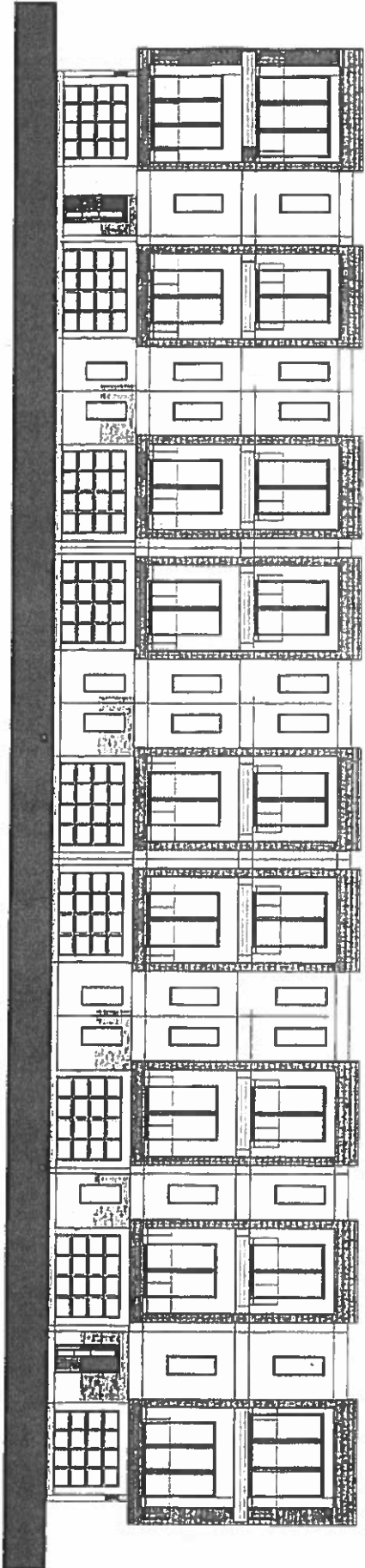
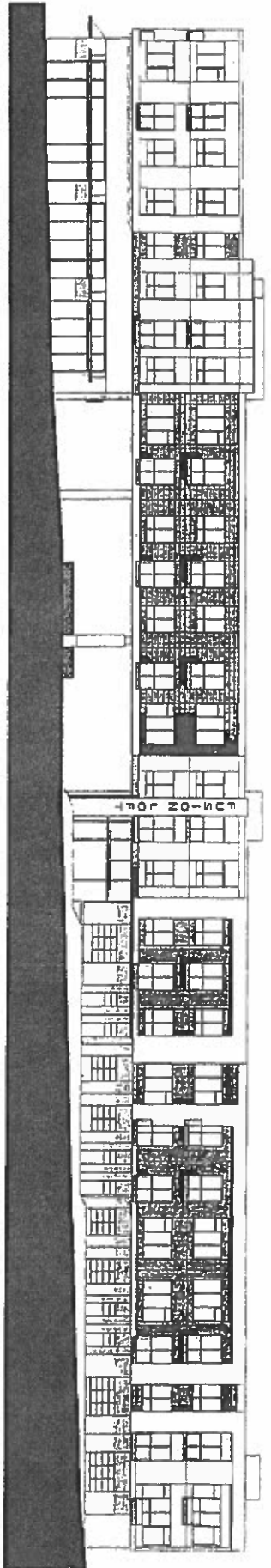


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SCHEMATIC DESIGN - SUBJECT TO CHANGE



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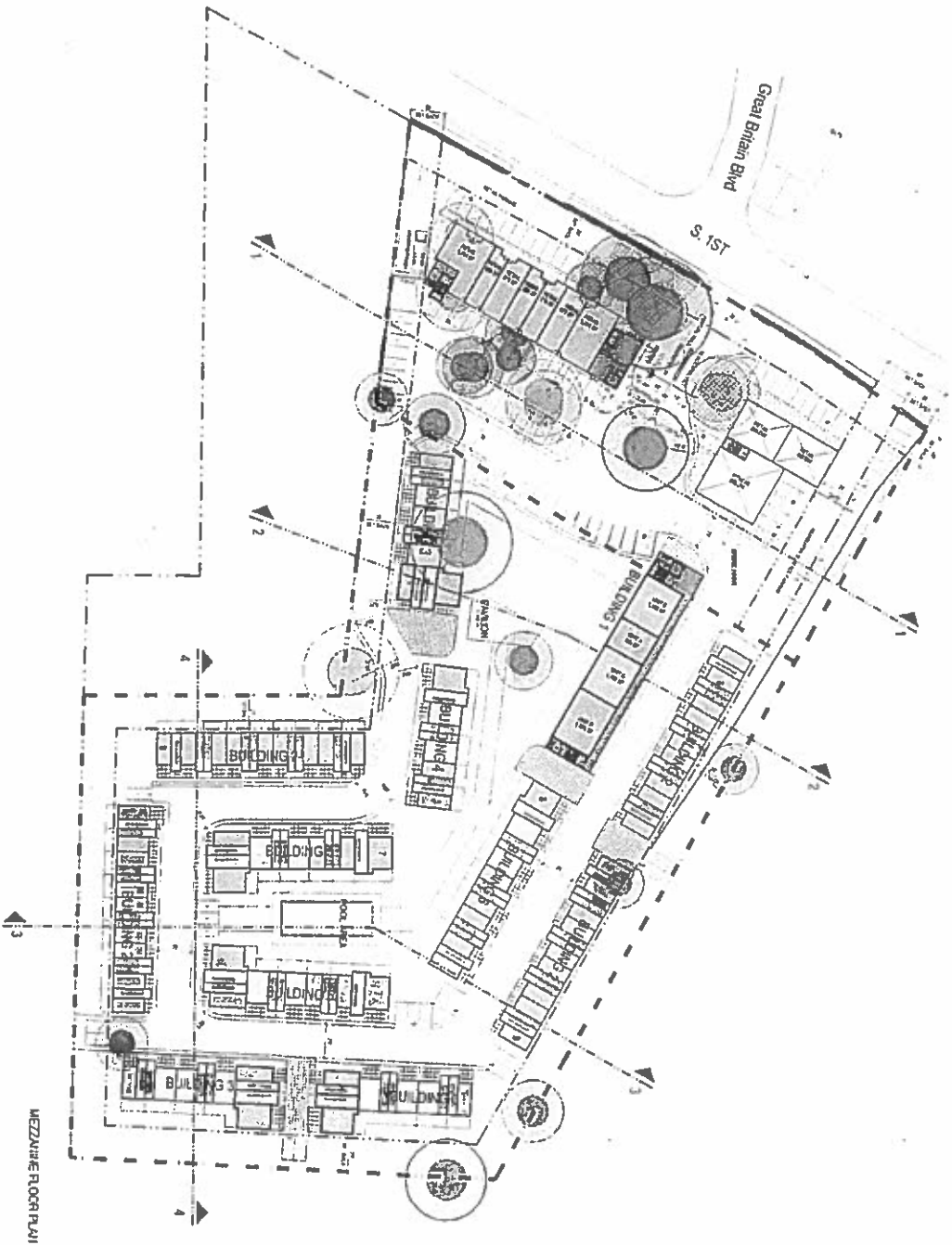
2000 1000 500

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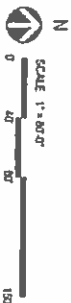
5/20

FUSION FLATS
IMPACT DEVELOPMENT
 HPA #15069

AUSTIN, TX



HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.
 2115 NEW YORK AVENUE, SUITE 200, AUSTIN, TEXAS 78701
 TEL: 512.476.1111 FAX: 512.476.1112
 www.humphreysandpartners.com
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08.05.2015

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

From: "Kellogg, Eben" <Eben.Kellogg@austinenergy.com>

Date: 3/28/2016 11:11 AM (GMT-06:00)

To: "Wixson, Joel" <[REDACTED]>, "Heldenfels, Leane"

<Leane.Heldenfels@austintexas.gov>, "Ramirez, Diana" <Diana.Ramirez@austintexas.gov>

Cc: "Vicknair, Darren" <[REDACTED]>, "Esparza, Christine"

<Christine.Esparza@austinenergy.com>

Subject: 8401_SOUTH_1ST_ST_AE_BOA_20160328

Joel Wixson, P.E. of Kimley Horn on behalf of
Herman Cardenas - 8401 Venture LP
6000 South Congress Ave – Suite 101
Austin, TX 78745

8401 South 1st Street
(8313, 8403 & 8409) –
Lot 1-A & Lot 1-B
The Resubdivision of Lot 1
Of the P.F. Orr Subdivision
Vol. 43, Pg. 25
P.R.T.C.TX

Dear Joel,

March 28, 2016

Austin Energy (AE) has reviewed your application for the above referenced property, requesting variances from the following land development regulations;

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

1. (Section 25-2-1063) (c)(1); to increase the quantity of allowed stories from two (required) to three (requested)
2. (Section 25-2-1063) (c)(1); to increase the height limitation from 30 feet (required) to 36 feet (requested)
3. (Section 25-2-1063) (c)(2); to increase the height limitation from three stories and 40 feet (required) to three stories and 45 feet (requested)

in order to construct a mixed use (retail/live/work/multi-family residential development) which is divided in zones of LR-MU-CO (front) and SF-6-CO (rear) zoning districts and to change its use which differs in allowable use in said zones.

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

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In order to expedite the current needs of your project, you will need to contact Darren Vicknair, AE Design Lead South, at St. Elmo Service Center at 512-505-7636. He will make recommendations about the layout and location of required AE facilities, to provide electric service to your proposed development project. Also, please speak with Christine Esparza, Public Involvement Agent, Southeast, at 512-322-6112, who will work in tandem with Darren and yourself for the required relocation and replacement of the easements, at owner/applicants expense, as there are three (3) existing easements on these two properties, which are in conflict with the proposed development plan.

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

Kimley»Horn

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March 28, 2016


Board of Adjustments
Fusion Flats
8401 S. 1st Street, Austin

To Whom It May Concern:

Meetings were held with the neighborhood group on two occasion to explain the proposed project and to allow for community input. In these meeting we received support from five property owners including 3 immediately adjacent to the development. Please find in this submittal two signature sheets stating support as well as the agenda for the meetings.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC.



Joel M Wixson, P.E.
Project Manager

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Open Neighborhood Meeting

to discuss the proposed

Fusion Flats

Mixed-Use (Commercial and Multi-Family) Project

to be held on

Monday, February 29, 2016 from 7:00-8:00

at the

Dittmar Recreational Center

1009 W. Dittmar Road, Room AB

Austin, Texas 78745

Project Name and Address:

Fusion Flats

8401 S 1st Street

Austin, Texas 78745

Preliminary Agenda:





- | | | |
|-----------|---|--|
| 7:00-7:10 | — | Introduction of Development & Design Team |
| 7:10-7:25 | — | Project Overview & Examples of Design Concepts |
| 7:25-7:40 | — | Board of Adjustment Request |
| 7:40-8:10 | — | Open Question & Answers |
| 8:10-8:15 | — | Conclusion |

Fusion Flats - 8401 S 1st Street

I, Herman Cardenas for Impact Developers, am applying for a variance from the Board of Adjustment regarding Section 25-2-1063 of the Land Development Code. The variances would allow me the ability to:

- A) increase the quantity of allowed stories from two (required) to three (requested);
- B) increase the height limitation from 30 feet (required) to 36 feet (requested);
- C) increase the height limitation from three stories and 40 feet (required) to three stories and 45 feet (requested).

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Kirk Collier	8306 Beaver Brook Ln.	
Linda McWhorter	658 Mauro St 78748	
Margaret Valenti	7704 Peaceful Hill Lane	
Dale Barnard	8304 Beaver Brook Ln 78748	

25/25

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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: C15-2016-0035, 8401, 03, 09 and 13 South 1st St.

Contact: Leane Heldenfels, 512-974-2282, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, April 11th, 2016

Amy Barth

Your Name (please print)

☐ I am in favor
☒ I object

8210 Alcorn Circle, Austin, TX 78748

Your address(es) affected by this application

Amy K. Barth

Signature

4-8-16
Date

Daytime Telephone: 512-784-2370

Comments: Please see attached.

If you use this form to comment, it may be returned via:

Mail: 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

Note: comments received after noon the day of the hearing will not be seen by the Board at this hearing. mailed comments postmarked on the TH prior to the hearing or later will not be accepted.

From: Amy Barth, 8210 Alcorn Circle, Austin, TX 78748

RE: Case Number C15-2016-0035, 8401, 03, 09, and 13 South 1st Street.

I object to the requested variances.

The zoning laws and land development codes are in place to protect homeowners from the overreach of commercial properties that impact the quality of life of neighboring homes and neighborhoods, as well as property values and privacy.

My house is downhill from the property that is requesting variances to build closer to my property and higher than the current codes allow. I personally enjoy my view of the sky and fear that taller and closer buildings behind my home will take it away altogether—the issue being exacerbated by the downhill aspect of my home. I also don't favor having the potential for any number of neighbors to be able to see directly into my backyard from their decks and windows. To allow such variances not only allows these builders to impact the sky view (which has its own intrinsic value), but also allows the resulting buildings to detract from the property value of my home. No one wants to live with up to 10 or more families peering over them from 20 feet (instead of 25) away—which will only be easier to do with the added height (36 feet rather than 30 OR 45 rather than 40) and the downhill setting of my property.

Add in the potential for increased traffic with a variance requesting to be ZERO feet from an adjoining property and my property is now exposed to traffic noise and becomes "peer-into-able" from any number of passing vehicles as well! I feel like my privacy is being taken away whether I like it or not, and AT LEAST I should be able to have the current set of city codes to protect me as much as possible.

Allowing these variances is doing the opposite of protecting me and my neighbors from such encroachment. These homes have been here since the late 1970s and I feel as if the homeowners living here should be able to expect the city to protect our interests as much as possible.

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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: C15-2016-0035, 8401, 03, 09 and 13 South 1st St.
Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, April 11th, 2016

☐ I am in favor
☒ I object

Gritches McIntyre
 Your Name (please print)

8301 Belclaire Circle

Your address(es) affected by this application

Gritches McIntyre 04/02/16
 Signature Date

Daytime Telephone: 512-291-0949

Comments: Two Story Height Limit

If you use this form to comment, it may be returned via:

Mail: 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

Note: comments received after noon the day of the hearing will not be seen by the Board at this hearing, mailed comments postmarked on the TH prior to the hearing or later will not be received timely.

29/5

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: C15-2016-0035, 8401, 03, 09 and 13 South 1st St.
Contact: Leane Heidenfels, 512-974-2202, leane.heidenfels@austintexas.gov
Public Hearing: Board of Adjustment, April 11th, 2016

Leane Heidenfels
 Your Name (please print)

8301 Belchire Circle
 Your address(es) affected by this application

LMH 4/2/16
 Signature Date

Daytime Telephone: 512.291.0949

Comments: No more than 2 story height limit.

Thank you

If you use this form to comment, it may be returned via:

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

Leane Heidenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leane.heidenfels@austintexas.gov

Note: comments received after noon the day of the hearing will not be seen by the Board at this hearing, mailed comments postmarked on the TH prior to the hearing or later will not be received timely.

30/15

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: C15-2016-0035, 8401, 03, 09 and 13 South 1st St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, April 11th, 2016

Barbara Borman

Your Name (please print)

8207 Alcorn Circle

Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

Date

Daytime Telephone: 512-633-2609

Comments: I respectfully ask the Board of Adjustment to reject the petition for a variance to the original rezoning decision (December 1912) of this property.

In this rezoning decision the city considered the expressed concerns of this neighborhood in terms of building height, egress, density, etc. in rezoning of the property. It is disheartening to see the re-petition by the current property owner for variances which would negate the zoning restrictions compatibility standards along boundary lines adjoining our neighborhood: "No structure be built within 25 feet of the property line; No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line; No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line; No parking or driveways are allowed within 25 feet of the property line." Please consider the impact of the request for land development code variance on our quiet, peaceful neighborhood.

If you use this form to comment, it may be returned via: 315

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

