

Heldenfels, Leane

C15-2016-0051

LS
10

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 McGarrahan; 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 [PARD]; 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.

LS
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Thank you.

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

5/2

PUBLIC HEARING INFORMATION

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

Contact: Leanne Heldenfels, 512-974-2202, leanne.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

Mark Rogers 5/2/16
Signature Date

Daytime Telephone: 512 479 6275 x3

Comments: Please do not allow reduced parking for a cocktail lounge. The customers will park near our houses 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
Leanne 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: leanne.heldenfels@austintexas.gov

LS
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165



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 199'

NOTIFICATIONS

CASE#: C15-2016-0051
LOCATION: 1309 E 7th Street

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Case Number: C15-2016-0051, 1309 E. 7th Street
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, May 9th, 2016

Goodale 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

Mel & Roger Goodale 5/2/16
Signature Date

Daytime Telephone: 512 479 6275 x 3

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: leane.heldenfels@austintexas.gov

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-  N
-  SUBJECT TRACT
-  FENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0051
LOCATION: 1309 E 7th Street



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

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

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

Guideluxe Neighborhood Dev Corp

Your Name (please print) Marc Rogers

1201 A & B East 8th Street

Your address(es) affected by this application

Marc Rogers

(Signature)

Date

Daytime Telephone: 512 479 6775

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

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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: leane.heldenfels@austintexas.gov

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765



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0051
LOCATION: 1309 E 7th Street



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

Contact: Leane Heldentfels, 512-974-2202, leaneheldentfels@austintexas.gov
Public Hearing: Board of Adjustment, May 9th, 2016

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

☐ I am in favor
☒ I object

705 Lydie Street

Your address(es) affected by this application

Mark Rogers
Signature

5/2/16
Date

Daytime Telephone: 512 479 6215 x 3

Comments: One of the worst problems we hear 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 am.

They really need to park their clients.

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

Leane Heldentfels

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: leaneheldentfels@austintexas.gov

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0051
LOCATION: 1309 E 7th Street



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Case Number: C15-2016-0051, 1309 E. 7th Street
Contact: Leanne Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, May 9th, 2016

Good Hope 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. Bojan
 Signature

5/2/16
 Date

Daytime Telephone: 512 478 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 is 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.

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

Leanne 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: leane.heldenfels@austintexas.gov

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165



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 199'

NOTIFICATIONS

CASE#: C15-2016-0051
LOCATION: 1309 E 7th Street

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Heldenfels, Leane

From: Donya Stockton [REDACTED]
Sent: Monday, May 09, 2016 10:49 AM
To: Heldenfels, Leane
Subject: re: case number c15-20160051

LS
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Dear Ms. Heldenfels,

My name is Donya Stockton, I am a managing member of the business located at 1308 East 6th St which would be directly impacted by this variance. My phone number is 512-300-9572.

I am strenuously objecting to this request for a parking variance. The property in question currently has several parking spaces (maybe not nine spaces, but certainly more than one!). I can only assume that they are trying to reallocate their current parking into patio use or to build a larger structure. As a business owner who is required to have parking, I am directly impacted by other nearby businesses that do not have enough. I am constantly having to patrol my parking lot to keep other businesses' customers out of it. Parking is already at a premium in our area and I am extremely reluctant to condone the decrease in required spaces from 15 to 9 much less from 9 to 1. I understand that this may impact their ability to change their use from an office to a cocktail lounge, but seriously, not every building needs to be a cocktail lounge.

I just received this notice last week and realized this morning that it needs to be in your hands by noon today; I hope it makes it to the board in time!

Thank you for your time, please let me know if you have any questions or comments.

Donya Stockton

Heldenfels, Leane

From: Randall Stockton [REDACTED]
Sent: Monday, May 09, 2016 10:55 AM
To: Heldenfels, Leane
Subject: Re: Case number C15-2016-0051, 1309 East 7th St

LS
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Re: Case number C15-2016-0051, 1309 East 7th St

Dear Ms. Heldenfels,

My name is Randall Stockton, I am a managing member of the business located at 1300 East 6th St which would be directly impacted by this variance. My phone number is 512-736-9515.

I am strenuously objecting to this request for a parking variance. The property in question currently has several parking spaces (maybe not nine spaces, but certainly more than one!). I can only assume that they are trying to reallocate their current parking into patio use or to build a larger structure. As a business owner who is required to have parking, I am directly impacted by other nearby businesses that do not have enough. I am constantly having to patrol my parking lot to keep other businesses' customers out of it. Parking is already at a premium in our area and I am extremely reluctant to condone the decrease in required spaces from 15 to 9 much less from 9 to 1. I understand that this may impact their ability to change their use from an office to a cocktail lounge, but seriously, not every building needs to be a cocktail lounge.

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Randall Stockton

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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

Daniel Brooks
Your Name (please print)

1306 East 6th St

Your comments are allowed by this application

5/7/16
Date

Daytime Telephone: (512) 619 0993

Comments: In favor of

☒ I am in favor
☐ I object

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

22/5

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

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

Your Name (please print): Yessenia Burton

☒ I am in favor
☐ I object

Your address(es) affected by this application: 1307 E 7th St. Austin

Signature: Yessenia Burton

Date: 5/8/2016

Daytime Telephone: _____

Comments: _____

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Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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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: C15-2016-0051, 1309 E. 7th Street
Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, May 9th, 2016

Your Name (please print)

Kristian Ulloa

Your address(es) affected by this application

311 E 7th St

Signature

[Signature]

Daytime Telephone:

Comments:

5-08-16
Date

☒ I am in favor
☐ I object

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
Leanne Heldenfels
P. O. Box 1088

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