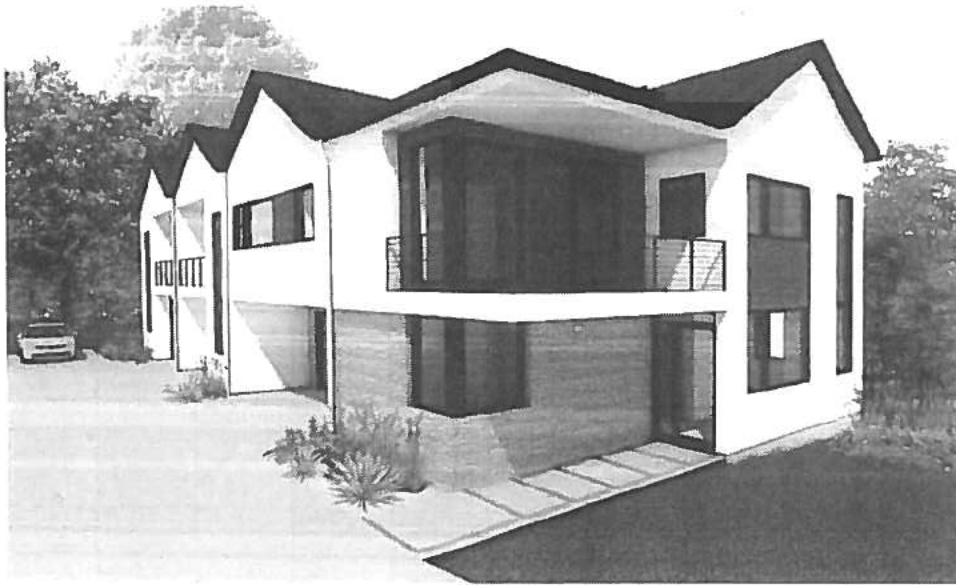


PREPARED BY <div style="text-align: center; font-size: 2em; opacity: 0.5;">E-FACTA</div>		
PROPERTY ADDRESS: 804 WINFLO DRIVE AUSTIN, TEXAS 78703		SURVEY NUMBER: 1501.0193-01
FIELD WORK DATE: 3/16/2016 REVISION DATE(S): RE: 0 3/21/2016		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>1501.0193-01 BOUNDARY, TREE & TOPO SURVEY TRAVIS COUNTY</p> </div> <div style="width: 50%;"> <p>NOTES:</p> <ol style="list-style-type: none"> 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOL. 5, PG. 58, PLAT RECORDS, VOL. 1040, PG. 326 (LOTS 1-58), DEED RECORDS, TRAVIS COUNTY, TEXAS. 2.) SUBJECT TO BUILDING SETBACK LINES AND EASEMENT RIGHTS RECORDED IN VOL. 1040, PG. 326, DEED RECORDS, TRAVIS COUNTY, TEXAS. 3.) SUBJECT TO BUILDING SETBACK LINES, PER THE CITY OF AUSTIN'S NEIGHBORHOOD PLANNING GUIDE, FOR THIS LOT WHICH IS CURRENTLY ZONED "MP-3-NP". <p style="text-align: center;">C-1</p> <p> $R = 133.66(PM)$ $L = 51.94(P) \ 51.44(M)$ $\Delta = 22^\circ 15' 32''(C) \ 22^\circ 02' 59''(M)$ $S \ 29^\circ 25' W, \ 51.60(P)$ $S \ 29^\circ 42' 24'' W, \ 51.12(M)$ </p> </div> </div> <div style="margin-top: 20px;"> <p>NOTES:</p> <p> FENCE OWNERSHIP NOT DETERMINED P.U.E. = PUBLIC UTILITY EASEMENT P.U.P.L.E. = PUBLIC UTILITY POLE LINE EASEMENT THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH GEOMETRIX GPS/GNSS NETWORKS AND ARE ON NAVD 1983 DATUM *ELEVATION INDICATES ELEVATION ON NAVD 1983 DATUM </p> <p> ORIGINAL SURVEY ON 1/7/2015 BY R.L.M., RPLS 63561 REV. UPDATE, TOTO AND TREES 3/16/2016 BY P.M.V., RPLS 5559 </p> <div style="display: flex; align-items: center;"> <div style="margin-left: 10px;"> <p>I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 07th DAY OF JANUARY 2015 AND THE 16th DAY OF MARCH, 2016; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, OF NO. 1428514-KC8, EFFECTIVE DECEMBER 24, 2014, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.</p> </div> </div> <div style="margin-top: 10px;"> <p>Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.</p> </div> </div>		
FLOOD INFORMATION: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 01/06/2016.		POINTS OF INTEREST (1) WOOD FENCE OVER 5' ESMTS
CLIENT NUMBER: _____ DATE: 3/21/2016		<p>www.surveystars.com</p>
BUYER: WILLIAM GREGORY SCHAUB AND PATRICIA MARIE SCHAUB		
SELLER: _____		
CERTIFIED TO: WILLIAM GREGORY SCHAUB AND PATRICIA MARIE SCHAUB; INDEPENDENCE TITLE COMPANY		<div style="text-align: center; font-size: 2em; opacity: 0.5;">E-FACTA</div>
This is page 1 of 2 and is not valid without all pages.		



804 Winflo Drive
Patti and Greg Schaub
schaubtex@aol.com
(512) 695-5486



804 Winflo Drive
Patti and Greg Schaub
schaubtex@aol.com
(512) 695-5486

PROPOSED
TRI-POK

Heldenfels, Leane

From: Scott M [REDACTED]
Sent: Thursday, March 23, 2017 12:30 PM
To: [REDACTED]
Subject: Fwd: 804 Winflo (Case#SP-2016-0329C)
Attachments: 0028_001.pdf

Leane,

Attached please find the Old West Austin Neighborhood Association opposition to the variance for 804 Winflo, case #SP-2016-0329C.

Scott Marks

This e-mail and/or attachment is for the sole use of the intended recipient(s) and may contain confidential and/or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

**Old West Austin Neighborhood Association
PO Box 2724
Austin, Texas 78768**

TO: Board of Adjustment
FROM: Scott Marks, President of OWANA *Sm*
SUBJECT: Opposition to Variance for 804 Winflo (Case #SP-2016-0329C)
DATE: March 22, 2017

The Old West Austin Neighborhood Association (OWANA) zoning committee, steering committee, and general membership all voted to oppose the variance requested by the owners of 804 Winflo. While OWANA supports density under appropriate circumstances, the circumstances of this case do not merit a variance. To meet the high standard for a variance, the owner must show a unique hardship, and that the variance would not impair the use of adjacent property.

OWANA believes there is no hardship unique to this property. There are many substandard lots zoned MF-3 in our neighborhood. While we do not understand why the City zoned so many lots MF-3 even though they were less than 8,000 square feet, the fact is we have a large number in our neighborhood. If the hardship is that the minimum lot size does not match the zoning classification, that hardship is not unique to 804 Winflo. It is a zoning pattern more generally characteristic of our neighborhood.

Substandard lots are common in Old West Austin, so a variance for this substandard lot will create a slippery slope for our neighborhood. Granting a variance here would lead to variances for those other properties. Going down such a slippery slope would nullify the 8,000 square-foot minimum lot size for many lots in our neighborhood.

The minimum lot size of 8,000 square feet has been part of our land development code for a very long time. Owners and their design professionals should be knowledgeable of these rules and design accordingly. If our growing city wants to change its rules to promote greater density in the urban core, the fair way to accomplish that goal is through public engagement and a legislative process involving broader citizen input, such as the proposed

Code Next effort, rather than through granting variances under the existing land development code for substandard lots.

The owner must also show that a variance would not impair adjacent property. A number of nearby neighbors have expressed concerns about storm water drainage on Winflo, a potential impairment of their property that could be worsened by granting this variance. Attached is a photo showing some flooding in this part of our neighborhood after a storm.

For these reasons, we urge you to vote against the variance for 804 Winflo. If you have questions, please do not hesitate to contact us.

9TH ST FLOODING



Heldenfels, Leane

From: Ellen Justice [REDACTED]
Sent: Wednesday, March 22, 2017 7:30 PM
To: Heldenfels, Leane
Subject: SP-2016-0329c photo for online BoA members
Attachments: Fiery_Color_002.pdf

where Winflo deadends at West Austin Park.

9th St Flooding



Heldenfels, Leane

From: Ellen Justice [REDACTED]
Sent: Tuesday, March 21, 2017 6:49 PM
To: Heldenfels, Leane; Ellen Justice
Subject: for SP-2016-0329c
Attachments: DOC003.pdf

Leane,

Here is a two page item to include in our packet for the Board members who get items online. It is a map of our neighborhood with the properties whose owners have sent opposition messages or letters dotted with red dots. There is also a list of these owners, with the addresses of the properties they own. I will give you color-printed pages for the other members. I'll get them to you before Friday.

I will scan the additional letters I have and send them to you tomorrow. There are two, from Jay Bunda and P.Elizondo.

Thank you for your help,

— Ellen Justice

LETTERS OR MESSAGES FROM THESE OWNERS WHO ARE
OPPOSED TO THE VARIANCE FOR 804 WINFLO DRIVE:

1 of 2

802 Winflo Drive - Ellen Justice and Eric Leibrock - Interested Party

800 Winflo Drive - Mike Banghart - Interested Party

803 Winflo Drive - Mike Banghart

700 Winflo Drive - Bret Strauss

702 Winflo Drive - James Robbins

716 Brownlee Circle - Gerald and Kim Harter

702 Brownlee Circle - Mary Blockley

701 Brownlee Circle - Clark and Angie Bickley

707 Brownlee Circle - Gabriel and Elizabeth Krajicek

709 Brownlee Circle - Nancy Garrett

717 Brownlee Circle - Chris Schorre and Julie Paasche - Interested
Party

804 Pressler Street - Perry Heitman and Todd Canon

807 Pressler Street - Brian Birzer

801 Winflo Drive - Ginger Ellen Scott

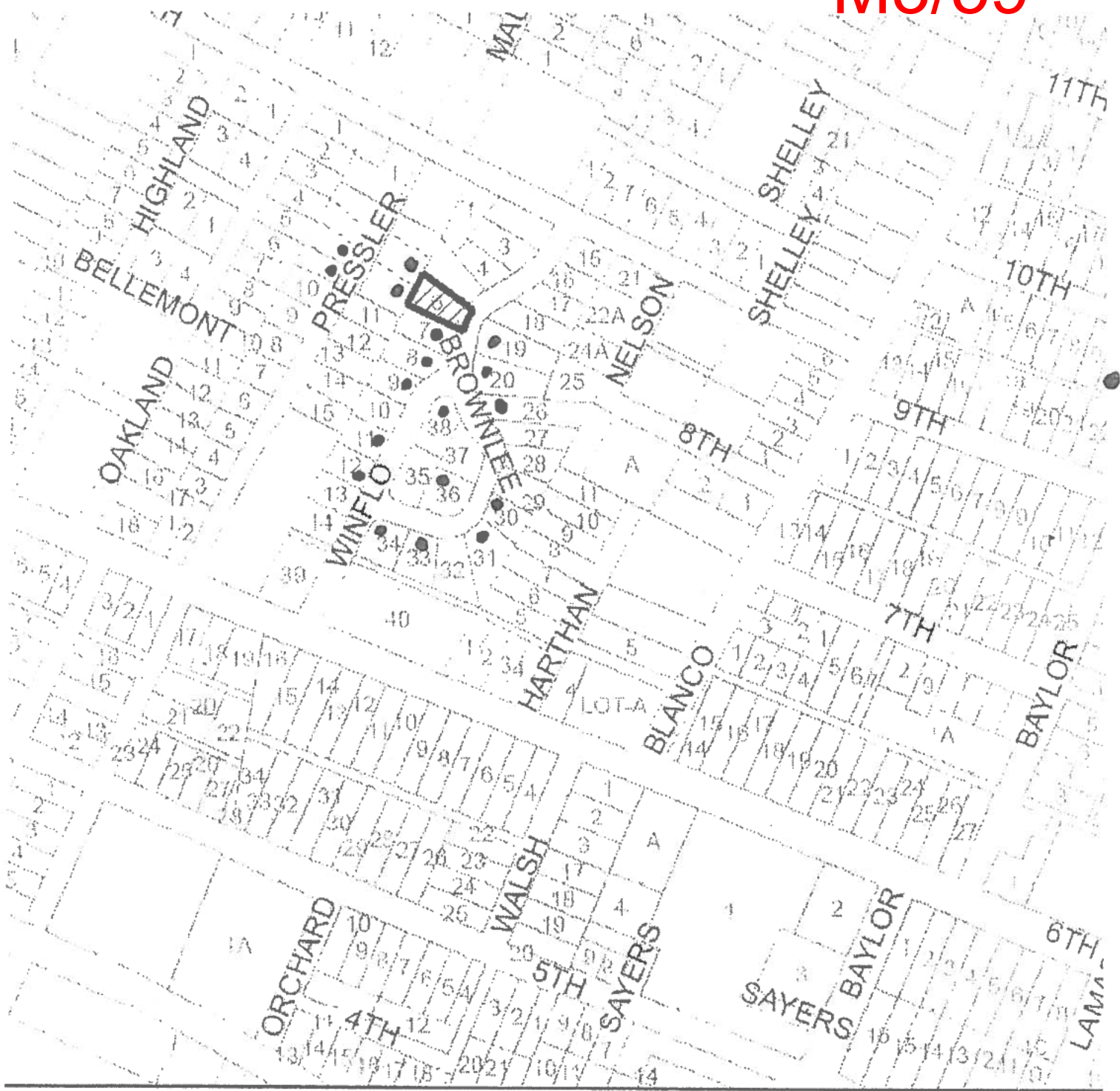
1301 West 9 1/2 Street - Peggy Pickle - Interested Party

809 Pressler Street, Sisto Ramirez

703 Brownlee Circle, Kim Overton

802 Pressler Street, Pedro Pablo Elizondo

716 Winflo Drive, Jay Bunda



Subject Tract

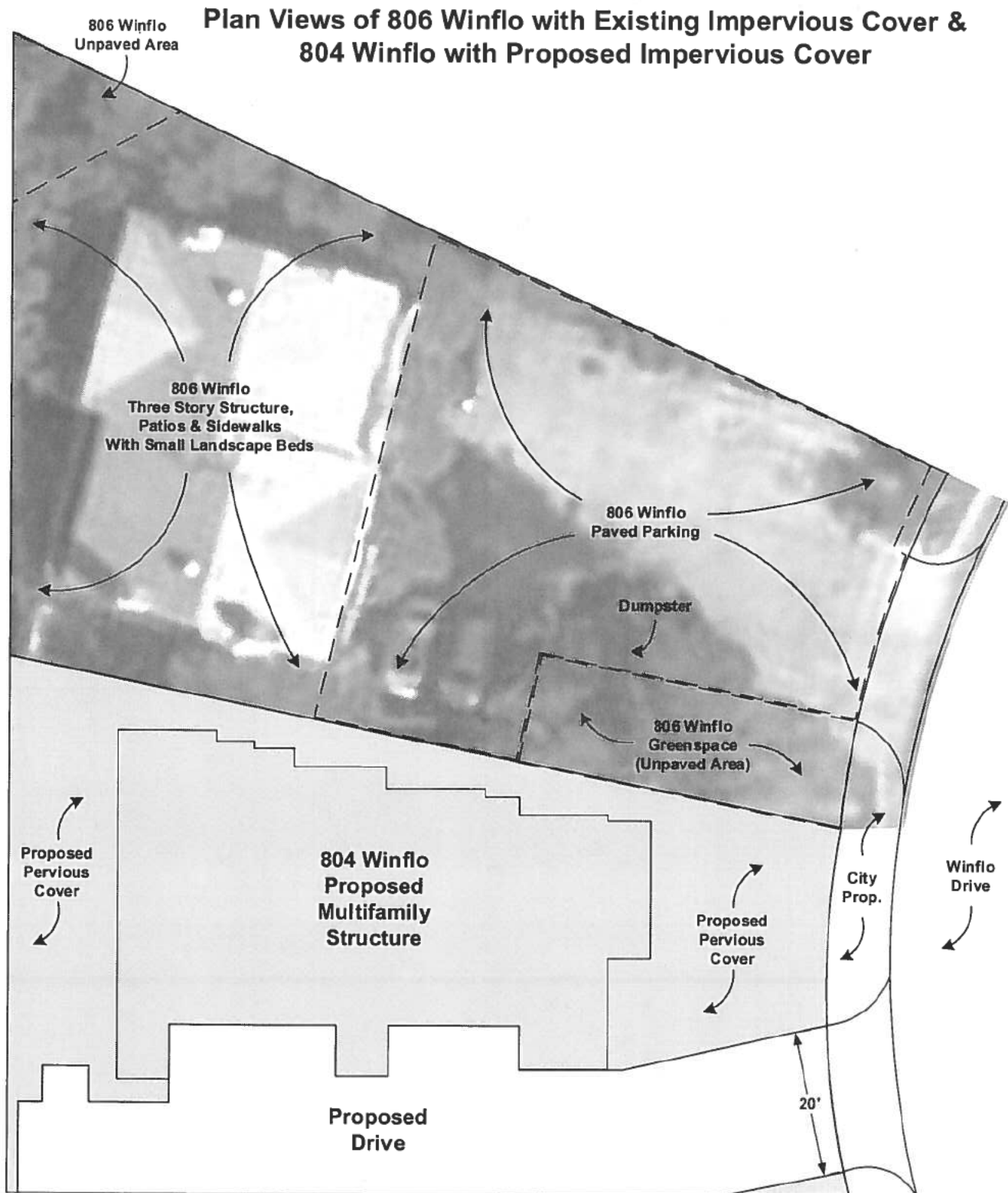
CASE#: SP-2016-0329C

Base Map

ADDRESS: 804 WINFLO DRIVE



LETTERS OR MESSAGES FROM THESE OWNERS WHO ARE
OPPOSED TO THE VARIANCE FOR 804 WINFLO DRIVE:



Property lines were taken from TCAD Plat Maps.

Improvements for 804 Winflo Drive were taken from plans submitted to the city for permitting.

Existing development for 806 Winflo Drive was taken from satellite photos lined up with fence lines and other landmarks.

Subject: from Patti 806/804 Winflo
Date: July 28, 2016 at 11:43 AM
To: ellen@winflo.com

Hi Ellen,

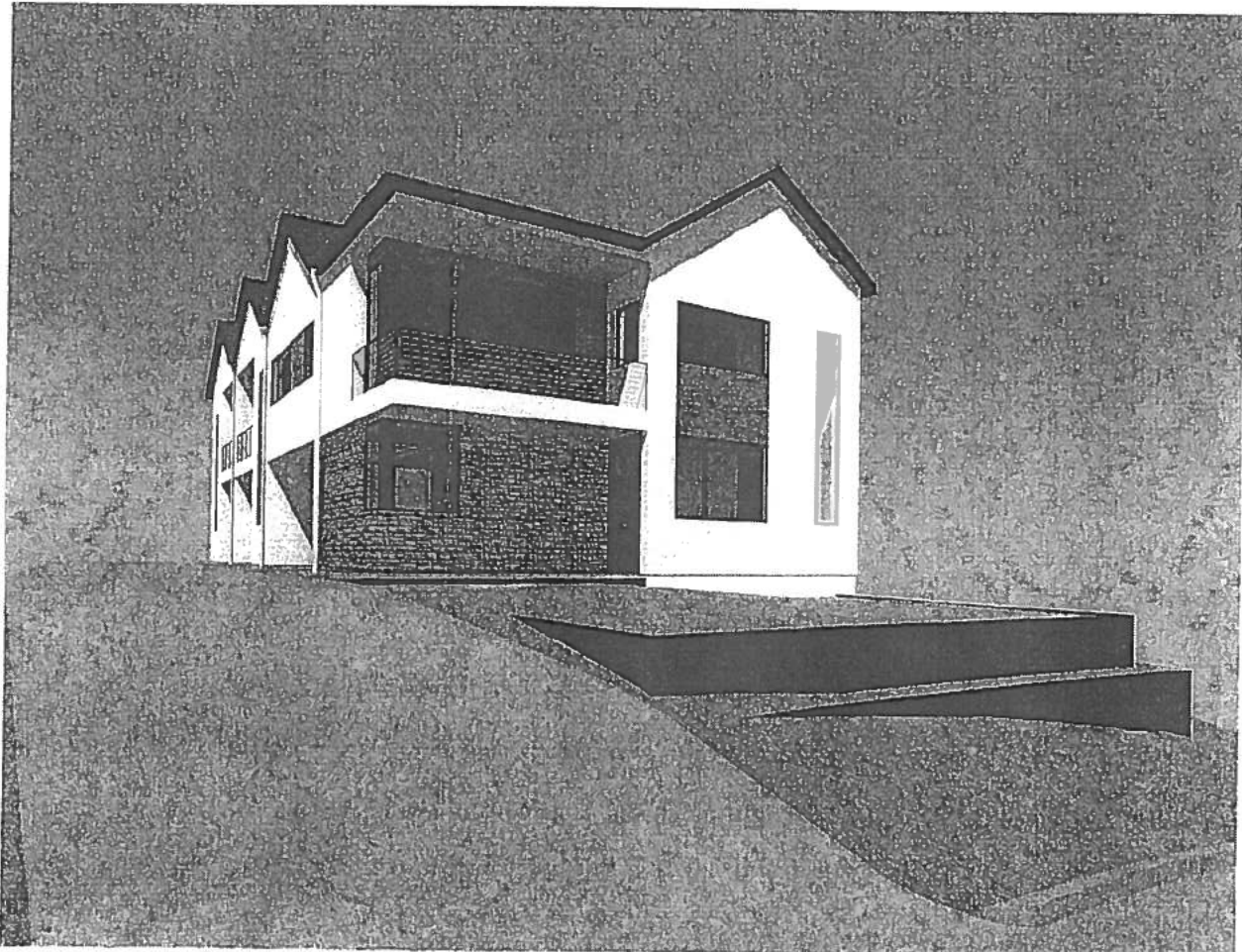
We haven't crossed paths in awhile, so I wanted to give you an update on our plans for the 804 lot. This has been and will be a long process, but nothing we haven't expected given the requirements of the City and the busyness of the Austin market in general.

Our feasibility study revealed that we could build as many as four units on the property, but we opted to do three so they will be much nicer. I've attached a rendering to this email. It's a two story building, and our unit (the one that we're keeping for ourselves) is the largest (1800 sq ft) and is in the front. Our two rental units are behind ours and will each be 2 bdr/2 baths. From our experience at 806, we're fully expecting to get "good" tenants in both of these, as the rents are high and we can be pretty picky (and no undergraduates ever!)

The south side of the building (next to your house) is where our driveway and garages will be. I'm hoping you'll find that to be a good buffer zone between our properties. Here at our home in Dallas, the old house next door was knocked down and a three story is going up literally on top of us (10 ft away I think). That's progress of course, but it's made us extra conscious of what we do at Winflo and how we go about it. Our contractor there has assured us he will introduce himself to the neighbors, will do his best to minimize noise and disruption, and be available for any concerns that might arise (hopefully there will be none!) As for now, things at 804 will be quiet. Because permitting is such a long process, we might not be breaking ground until early 2017. I'll keep you posted.

Hope all is well with you Ellen and we'll see you in the neighborhood!

Patti (and Greg) Schaub
(512) 695-5486



Heldenfels, Leane

From: Chris Schorre [REDACTED]
Sent: Monday, March 20, 2017 3:19 PM
To: Heldenfels, Leane
Subject: Fwd: SP-2016-0329C
Attachments: 804 Winflo zoning - case SP-2016-0329C.pdf

Hi Leanne,

I would like to ensure the attached document is included in the packet reviewed by Commissioners.

I would also like to speak on April 10 and will present this document.

Regards,

Chris Schorre adn Julie Paasche
717 Brownlee Circle
Austin, TX 78703
Mobile/text: +1.512.731.1520
[REDACTED]

----- Forwarded message -----

From: **Heldenfels, Leane** <Leane.Heldenfels@austintexas.gov>
Date: Mon, Feb 27, 2017 at 11:14 AM
Subject: RE: SP-2016-0329C
To: Julie Paasche [REDACTED]

Thanks for sending in your comments, I will include them in the boards advance packet for the 4/10 hearing, the case has been moved to that date.

Take care,

Leane Heldenfels, Senior Planner

Board of Adjustment Liaison

City of Austin Development Services Department

One Texas Center, 1st Floor, Development Assistance Center

505 Barton Springs Road

Office: 512-974-2202

PARK VIEW SUBDIVISION

ZONING CASE: SP-2016-0329C
804 Winflo Drive

Core concern: Allowing 804 Winflo Drive to be developed on a substandard lot size sets precedent for other properties in red to be developed as multi-family even though they are far too small for the zoning they are endowed. Properties in red also ripe for redevelopment.

804 WINFLO - Lot size: 7,354sf



All lot size data pulled from Travis Central Appraisal District website.

614 WINFLO - Lot size: 6,441sf

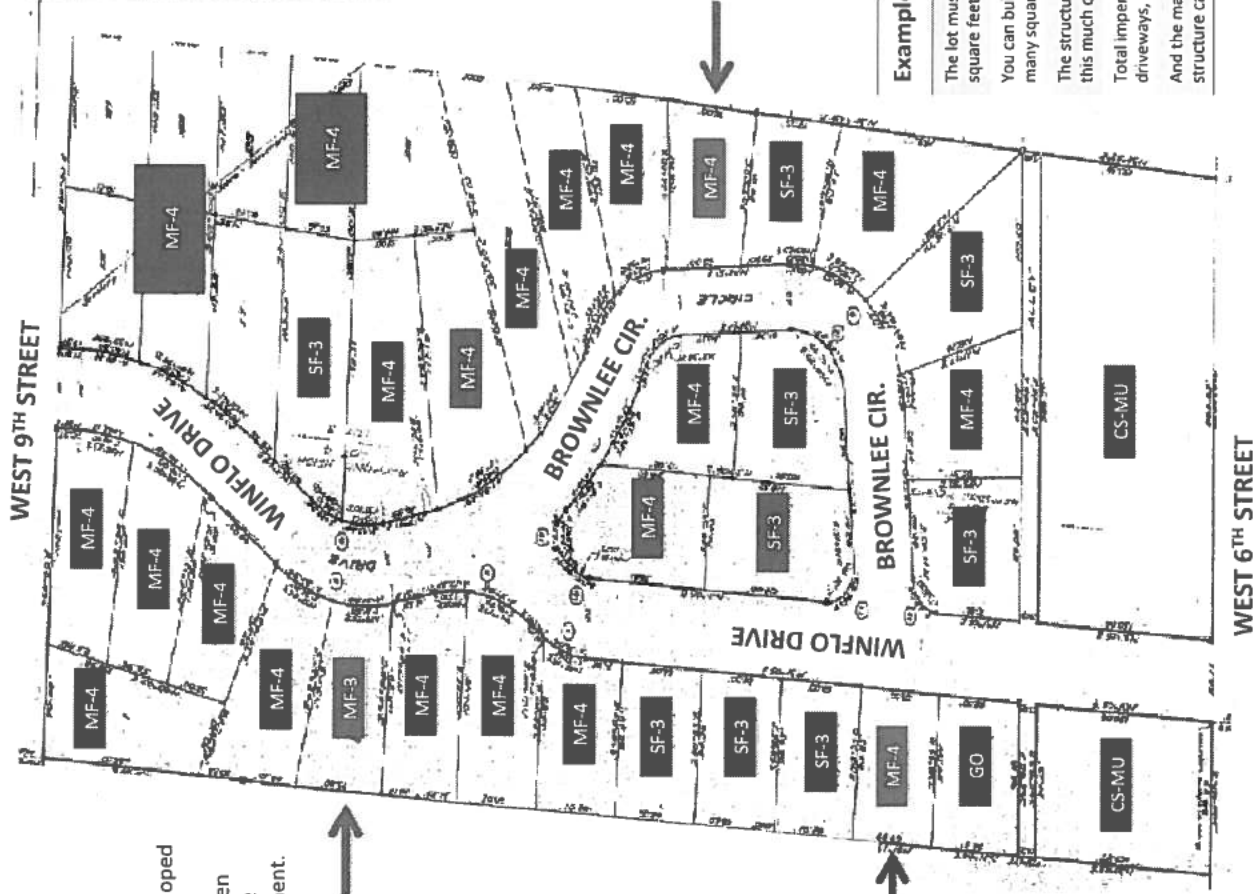


RED

Lot is 600+ square feet under minimum lot size requirements for this zoning.

GREEN

Lot exceeds minimum size requirements or is within 5% of the minimum lot size for MF zoning.



711 BROWNLEE Lot size: 6,914sf

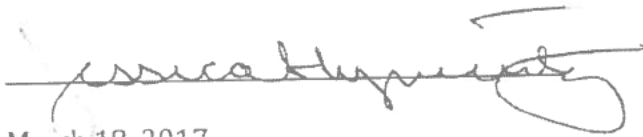


Example for 8,000sf lot	SF-3	MF-3	MF-4
The lot must be at least this many square feet:	5,750	8,000	8,000
You can build a structure up to this many square feet on 8,000sf lot:	3,200	6,000	6,000
The structure itself can cover up to this much of the lot:	40%	55%	60%
Total impervious cover (structure, driveways, etc.) cannot exceed:	45%	65%	70%
And the maximum height of the structure cannot exceed:	32'	40'	60'

RE: SP-2016-0329C 804 Winflo Drive

I am opposed to the Board of Adjustment granting a Variance to the developers of 804 Winflo Drive, which would allow the construction of a multi-family structure on a lot that is less than 8,000 square feet in area.

Jessica Hymowitz, owner of 803 Pressler

A handwritten signature in black ink, appearing to read "Jessica Hymowitz", written over a horizontal line. The signature is stylized with a large loop at the end.

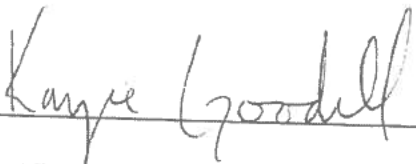
March 18, 2017

RE: SP-2016-0329C 804 Winflo Drive

I withdraw my previous support for the granting of a variance for 804 Winflo Drive since I have since learned more about the project.

I am opposed to the Board of Adjustment granting a Variance to the developers of 804 Winflo Drive, which would allow the construction of a multi-family structure on a lot that is less than 8,000 square feet in area.

Kaysee Goodell - owner of 812 Winflo Drive, Apartment C

A handwritten signature in black ink, reading "Kaysee Goodell", is written over a horizontal line.

March 15, 2017

RE: SP-2016-0329C, 804 Winflo Drive

I am opposed to the Board of Adjustment granting a Variance to the developers of 804 Winflo Drive, which would allow the construction of a multi-family structure on a lot that is less than 8,000 square feet in area.

Pedro Pablo Elizondo, Owner - 802 Pressler Street

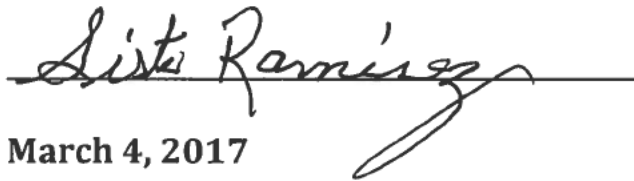
A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, is written over a horizontal line. The signature is positioned above the date "March 4, 2017".

March 4, 2017

RE: SP-2016-0329C, 804 Winflo Drive

I am opposed to the Board of Adjustment granting a Variance to the developers of 804 Winflo Drive, which would allow the construction of a multi-family structure on a lot that is less than 8,000 square feet in area.

Sisto Ramirez, owner of 809 Pressler Street

A handwritten signature in cursive script, reading "Sisto Ramirez", is written over a horizontal line. The signature is fluid and extends slightly below the line.

March 4, 2017

Heldenfels, Leane

From: Brian Birzer [REDACTED]
Sent: Monday, February 27, 2017 9:03 PM
To: Heldenfels, Leane
Cc: ellenjustice@mac.com
Subject: SP-2016-0329C, 804 Winflo Drive

RE: SP-2016-0329C, 804 Winflo Drive

I am opposed to the Board of Adjustment granting a Variance to the developers of 804 Winflo Drive which would allow the construction of a multi-family structure on a lot that is less than 8,000 square feet in area.

Brian Birzer
owner
807 Presser St 78703

Heldenfels, Leane

From: Julie Paasche [REDACTED]
Sent: Saturday, February 25, 2017 11:25 AM
To: Heldenfels, Leane
Subject: SP-2016-0329C

Hello Leane,

I have owned the property located at 717 Brownlee Circle for 14+ years and am writing to express my opposition to a variance request for 804 Winflo. One of my concerns with this proposed project relates to impervious cover. I do not know the final impervious cover calculations on this site but I do know that the proposed project would cover a large portion of the site. Water runoff from surrounding properties is a problem on Winflo, resulting in flooding at 9th and Winflo. I understand that a water retention system has been proposed but I am still concerned about so much building and payment covering the property. I would feel better about this project if the City allowed the Schaub's to make the flat portion of their driveway crushed granite instead of cement or asphalt. I understand that cannot be done on the sloping entrance to the driveway.

To be clear, I have no personal issues with the Schaub's. I do not believe the Schaub's themselves were deceptive in their plan, although I do believe their architects should have done due diligence to confirm that the site met minimum MF-3 site requirements before proceeding into design. Nonetheless, the city made an error in rezoning this property many years ago and now the neighbors are being asked to acquiesce and allow a multi-family project to be built on a lot that is only 7,400sf.

Regards,
Julie

Julie Paasche
717 Brownlee Circle, Austin, TX 78703
[REDACTED]

RE: SP-2016-0329C, 804 Winflo Drive

I am opposed to the Board of Adjustment granting a Variance to the developers of 804 Winflo Drive which would allow the construction of a multi-family structure on a lot that is less than 8,000 square feet in area.

Peggy Pickle, 1301 West 9 1/2 Street, INTERESTED PARTY

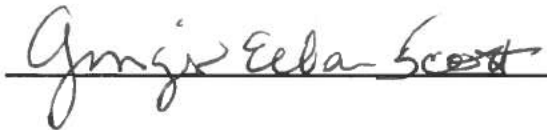
 Feb. 23, 2017

RE: SP-2016-0329C, 804 Winflo Drive

I withdraw my previous support for the granting of a Variance to the developers of 804 Winflo Drive.

I am now opposed to the Board of Adjustment granting a Variance to the developers of 804 Winflo Drive which would allow the construction of a multi-family structure on a lot that is less than 8,000 square feet in area.

Ginger Ellen Scott, 801 Winflo Drive

 Feb. 20, 2017

RE: SP-2016-0329C, 804 Winflo Drive

I am opposed to the Board of Adjustment granting a variance to the developers of 804 Winflo Drive which would allow the construction of a multi-family structure on a lot that is less than 8,000 square feet in area.

Jay Bunda, 706 Winflo Drive

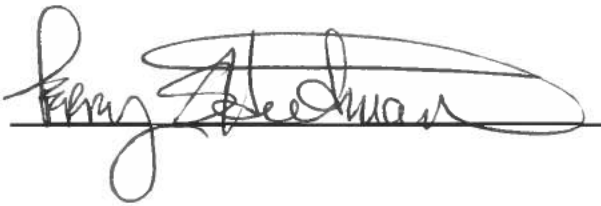
_____

Feb. 12, 2017

RE: SP-2016-0329C, 804 Winflo Drive

I am opposed to the Board of Adjustment granting a variance to the developers of 804 Winflo Drive which would allow the construction of a multi-family structure on a lot that is less than 8,000 square feet in area.

Todd Canon or Perry Heitman, 804 Pressler Street

A handwritten signature in black ink, appearing to read "Perry Heitman", written over a horizontal line.

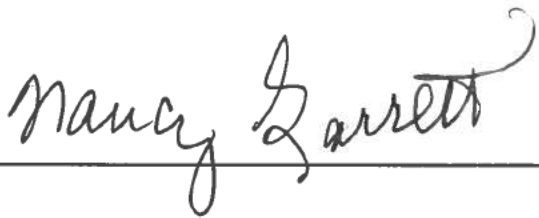
Feb. 12, 2017

RE: SP-2016-0329C, 804 Winflo Drive

I am opposed to the granting of a variance that would allow the construction of multi-family residences on this too-small (less than 8,000 square feet) lot.

This would probably add to the parking problem in our neighborhood.

Nancy Garrett, 709 Brownlee Circle, Austin 78703

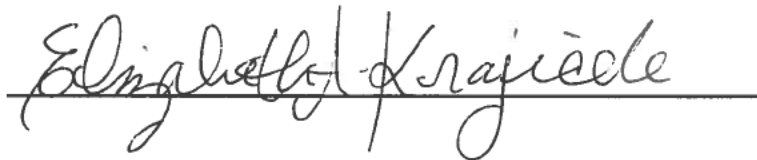


Feb. 9, 2017

RE: SP-2016-0329C, 804 Winflo Drive

I am opposed to a variance being granted for construction of a multi-family building on a lot that is smaller than 8,000 square feet.

**Gabriel or Elizabeth Krajicek
707 Brownlee Circle**

A handwritten signature in black ink, appearing to read "Elizabeth Krajicek", is written over a horizontal line.

Feb. 9, 2017

Heldenfels, Leane

From: bret strauss [REDACTED]
Sent: Tuesday, January 17, 2017 10:45 PM
To: Heldenfels, Leane
Cc: ellenjustice@mac.com
Subject: Case Number: SP-2016-0329C

Hereby registering opposition to the city granting a variance for the construction of a multi-family residence on a lot less than 8,000 square feet :

Bret K Strauss
700 Winflo Drive
Austin, Texas
78703

Heldenfels, Leane

From: Gerald Harter <[REDACTED]>
Sent: Monday, January 16, 2017 11:36 AM
To: Heldenfels, Leane
Cc: ellenjustice@mac.com
Subject: 804 Winflo Drive Case Number: SP-2016-0329C

January 16, 2017
Case Number: SP-2016-0329C

Dear Board of Adjustments;
We strongly oppose the triplex project at 804 Winflo Drive. It is zoned MF-3-NP, however construction requires 8,000 square feet. Their lot is 683 square feet too small. If this variance is passed it opens the door for more over building in the neighborhood.

Gerald and Kimberly Harter

716 Brownlee Circle
Austin TX 78703

Mailing address
PO Box 5101
Austin TX 78763

Tel 512 474-4953
Fax 512 692-2902

Email
[REDACTED]

Heldenfels, Leane

From: Mike Banghart [REDACTED]
Sent: Sunday, January 15, 2017 5:44 PM
To: Heldenfels, Leane
Subject: 804 Winflo Drive Variance

January 15, 2017

Case Number: SP-2016-0329C

Dear Board of Adjustments,

I own two properties near 804 Winflo Drive. I am opposed to granting a variance for them to build a triplex on a lot of less than 8,000 square feet. There other properties in the neighborhood that could ask for a similar variance and I think it would set a bad precedent. Traffic and parking are already an issue.

Thank you,

Mike Banghart

800-B Winflo Drive

512 423 5387

mb@gte.net

Heldenfels, Leane

From: Blockley, Mary E [REDACTED]
Sent: Sunday, January 15, 2017 5:42 PM
To: Heldenfels, Leane
Cc: ellenjustice@mac.com
Subject: opposition to variance Case Number SP-2016-0329C

I oppose the idea of any variance granted in Park View to allow the construction of a multi-family residence on a lot of less than 8,000 square feet.

Mary Blockley
702 Brownlee Circle
Austin TX 78703-5215

re: Case Number SP-2016-0329C

Sent Sunday, January 15, 2017

Heldenfels, Leane

From: Clark.Bickley [REDACTED]
Sent: Sunday, January 15, 2017 11:16 AM
To: Heldenfels, Leane
Cc: ellenjustice@mac.com
Subject: Opposed to Case Number SP-2016-0329C

Dell - Internal Use - Confidential

I am opposed to the City of Austin granting a variance for the construction of a multi-family residence in a too-small lot, a lot less than 8,000 square feet. Additionally, street parking is very limited in our neighborhood, and I am concerned this will further exacerbate that problem.

Branden Clark Bickley
701 Brownlee Circle
Austin, TX, 78703

Sent 15 January, 2017
Case Number SP-2016-0329C

Heldenfels, Leane

From: Angenette.Bickle [REDACTED]
Sent: Sunday, January 15, 2017 9:27 AM
To: Heldenfels, Leane
Cc: ellenjustice@mac.com
Subject: 804 Winflo Drive

January, 15, 2016

Hello, I'm writing this email to document my opposition to the City granting a variance for the construction of a multi-family residence on a lot that is less than 8000 sq ft at 804 Winflo Drive. This variance is documented as Case Number: SP-2016-0329C.

I am a neighbor of this property and do not think the lot size is sufficient for more than it is zoned for under the current code. I am EXTREMELY concerned about the implications this might have to parking on the street (ie' Winflo and Brownlee Circle). These streets already have too many cars parking in the street making it difficult for residents, guests and delivery vehicles to navigate the road and makes it almost impossible to park on the street even though we live here.

To reiterate, I oppose the city Thank you, granting a variance allowing a multi-family residence on 804 Winflo Drive.

Angie Bickley
701 Brownlee Circle
Austin TX 78703

Heldenfels, Leane

From: Jim Robbins [REDACTED]
Sent: Saturday, January 14, 2017 3:21 PM
To: Heldenfels, Leane
Cc: ellenjustice@mac.com
Subject: Case SP-2016-0329C

January 14th, 2017

Case #: SP-2016-0329C

I am opposed to the City of Austin granting a variance for the construction of a multi-family residence on a too-small lot. This lot does not meet the minimum of 8000 square feet.

James Robbins

702 Winflo Dr, Austin, Tx 78703
512-658-7985

Dear Members of the Board of Adjustment:

We are opposed to the granting of a variance that would allow multifamily construction at 804 Winflo Drive. File # SP-2016-0329C; Case # 2016-081733 SP.

The owners would like to build three units on the lot, but construction of a multifamily use on this property doesn't comply with the minimum lot size, as per Code. The minimum required lot size is 8,000 square feet in an MF-3-NP zoning district, and 804 Winflo Drive is only 7,317 square feet in site area. The lot is 683 square feet too small.

Please note that the development is improperly named "Winflo Townhomes." It is multifamily rentals that are to be built, and not townhouses or condominiums.

Winflo neighbors who oppose the multifamily construction at 804 Winflo are not opposed to having a rental property there so long as it is a duplex (45% impervious cover), instead of a triplex (65% impervious cover). Neighbors have told the owners that we would welcome a duplex, but they have insisted that they must have a triplex.

The owners have worked with an architect, contractor and engineer since buying the lot in 2015, and submitted their plans for permit approval in July of 2016. But, they are only now seeking a variance. Possibly their professionals did not inform them of the lot's insufficiency, or they chose to believe that a variance would easily be granted. In either case, our neighborhood should not have to suffer from what would be too much construction on this too-small lot. And, it would set a precedent if a variance were granted for multifamily construction on this substandard lot.

All the properties from 805 and 806 Winflo north to W. 9th Street are multifamily properties. Almost all of them are rental properties. However, the six-unit complex at 806 Winflo (where the owners of 804 currently own four of the units) are condominiums—presumably built before the current lot-size standards were in place. Parking, trash, and upkeep are problems on this part of the street (please see photos attached).

The very wide driveway, which is 20-feet at the property line, is required for multifamily construction. It appears to threaten a large volume of water rushing into the street during a heavy rain. Lack of pervious area is a glaring feature of the multifamily structures from 806 Winflo down to West 9th Street. They were built back when the impervious cover standards were not so protective as they now are. Please see the enclosed photo of flooding on West 9th Street, beside the West Austin Park at the foot of Winflo Drive.

Housing infill in areas near downtown may be a good idea in many areas, but

not in those where drainage, trash, and parking (!) will likely be very adversely affected.

Please do not grant this variance.

Best wishes,

Ellen Justice and Eric Leibrock
802 Winflo Drive

March 20, 2017

PLEASE SEE PHOTOS on this page and on pages 3 and 4.



806 Winflo Dr. trash, Aug. 1, 2016, 12:43 p.m.



Winflo Drive parking, looking south from 802 Winflo Dr.,
March 17, 2016. 9:35 a.m.



Winflo Drive parking, looking south from W. 9th St.,
Dec. 31, 2016, 5:08 p.m.



**Winflo Drive parking, looking north from W. 6th St.,
March 10, 2015, 2:42 p.m.**

M3/87

9TH ST FLOODING



From: [REDACTED]
Subject: from Patti 806/804 Winflo
Date: July 28, 2016 at 11:43 AM
To: ellenjustice@mac.com
Cc: schaubtex@gmail.com

Hi Ellen,

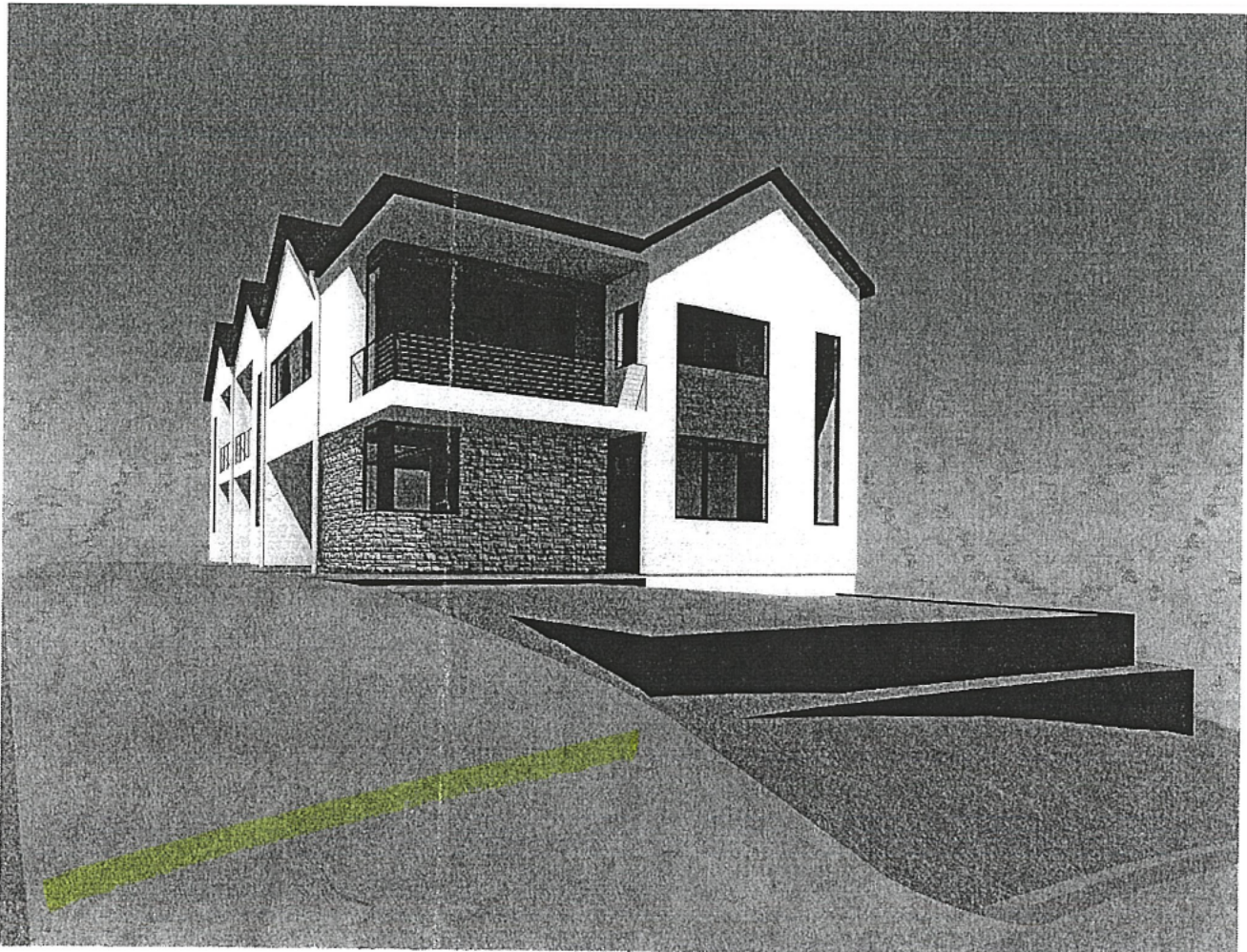
We haven't crossed paths in awhile, so I wanted to give you an update on our plans for the 804 lot. This has been and will be a long process, but nothing we haven't expected given the requirements of the City and the busyness of the Austin market in general.

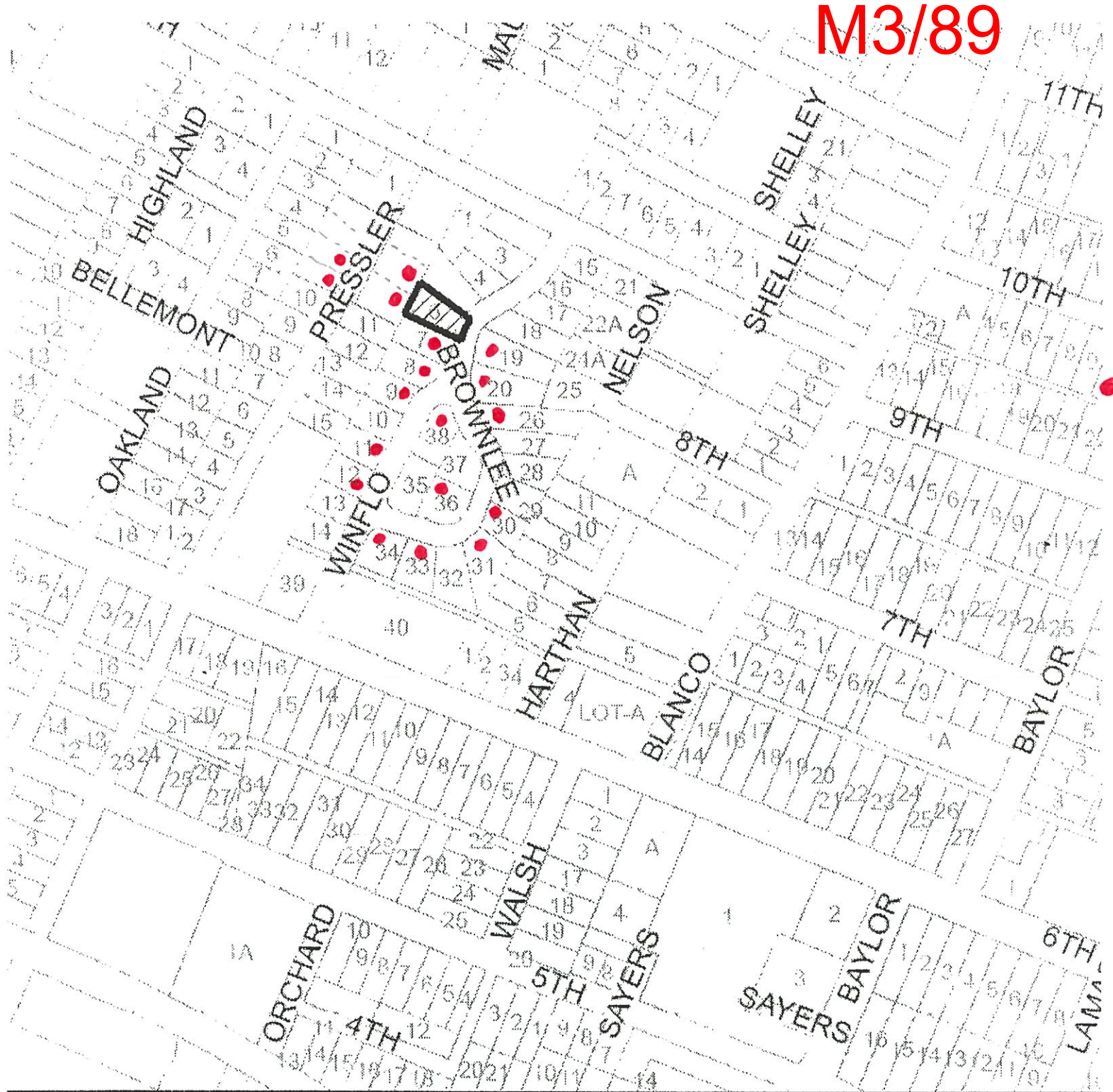
Our feasibility study revealed that we could build as many as four units on the property, but we opted to do three so they will be much nicer. I've attached a rendering to this email. It's a two story building, and our unit (the one that we're keeping for ourselves) is the largest (1800 sq ft) and is in the front. Our two rental units are behind ours and will each be 2 bdr/2 baths. From our experience at 806, we're fully expecting to get "good" tenants in both of these, as the rents are high and we can be pretty picky (and no undergraduates ever!)

The south side of the building (next to your house) is where our driveway and garages will be. I'm hoping you'll find that to be a good buffer zone between our properties. Here at our home in Dallas, the old house next door was knocked down and a three story is going up literally on top of us (10 ft away I think). That's progress of course, but it's made us extra conscious of what we do at Winflo and how we go about it. Our contractor there has assured us he will introduce himself to the neighbors, will do his best to minimize noise and disruption, and be available for any concerns that might arise (hopefully there will be none!) As for now, things at 804 will be quiet. Because permitting is such a long process, we might not be breaking ground until early 2017. I'll keep you posted.

Hope all is well with you Ellen and we'll see you in the neighborhood!

Patti (and Greg) Schaub
(512) 695-5486





Subject Tract

CASE#: SP-2016-0329C

ADDRESS: 804 WINFLO DRIVE

Base Map



LETTERS OR MESSAGES FROM THESE OWNERS WHO ARE
OPPOSED TO THE VARIANCE FOR 804 WINFLO DRIVE:

LETTERS OR MESSAGES FROM THESE OWNERS WHO ARE
OPPOSED TO THE VARIANCE FOR 804 WINFLO DRIVE:

1 of 2

802 Winflo Drive - Ellen Justice and Eric Leibrock - Interested Party

800 Winflo Drive - Mike Banghart - Interested Party

803 Winflo Drive - Mike Banghart

700 Winflo Drive - Bret Strauss

702 Winflo Drive - James Robbins

716 Brownlee Circle - Gerald and Kim Harter

702 Brownlee Circle - Mary Blockley

701 Brownlee Circle - Clark and Angie Bickley

707 Brownlee Circle - Gabriel and Elizabeth Krajicek

709 Brownlee Circle - Nancy Garrett

717 Brownlee Circle - Chris Schorre and Julie Paasche - Interested
Party

804 Pressler Street - Perry Heitman and Todd Canon

807 Pressler Street - Brian Birzer

801 Winflo Drive - Ginger Ellen Scott

1301 West 9 1/2 Street - Peggy Pickle - Interested Party

809 Pressler Street, Sisto Ramirez

703 Brownlee Circle, Kim Overton

802 Pressler Street, Pedro Pablo Elizondo

716 Winfo Drive, Jay Bunda



Property lines were taken from TCAD Plat Maps.

Improvements for 804 Winflo Drive were taken from plans submitted to the city for permitting.

Existing development for 806 Winflo Drive was taken from satellite photos lined up with fence lines and other landmarks.

Dear Members of the Board of Adjustment:

We are opposed to the granting of a variance that would allow multifamily construction at 804 Winflo Drive. File # SP-2016-0329C; Case # 2016-081733 SP.

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