

Highland

St. Johns

St. John's is a very important land use issue in the Highland Neighborhood. Nearly all the lots on St. Johns were created for single-family uses. These properties have always been used as single-family homes and this condition still exists today.

St. John's has had a significant amount of traffic for some time. The last time that St. John's was analyzed it was determined to carry about 9,000 vehicle trips a day. The Highland neighborhood stakeholders believe that the traffic on St. Johns is increasing. Some of this is due to general increases in traffic in Austin, and some appears to be related to the closure of the Anderson Lane exit on IH-35. The neighborhood stakeholders are concerned that with this increasing amount of traffic, St. Johns is becoming incompatible with low-density single-family land uses. The stakeholders are further concerned that if low-density single-family is not viable, but it is the only land use that is allowed, properties will not be invested in, and they will deteriorate.

The vision for St. Johns is to encourage investment in the properties on the street by allowing some higher density residential uses that will be viable for the long term, while also ensuring that those uses are compatible with adjacent single-family homes. The plan also recommends small office uses at intersections, as well as a node of neighborhood serving retail.

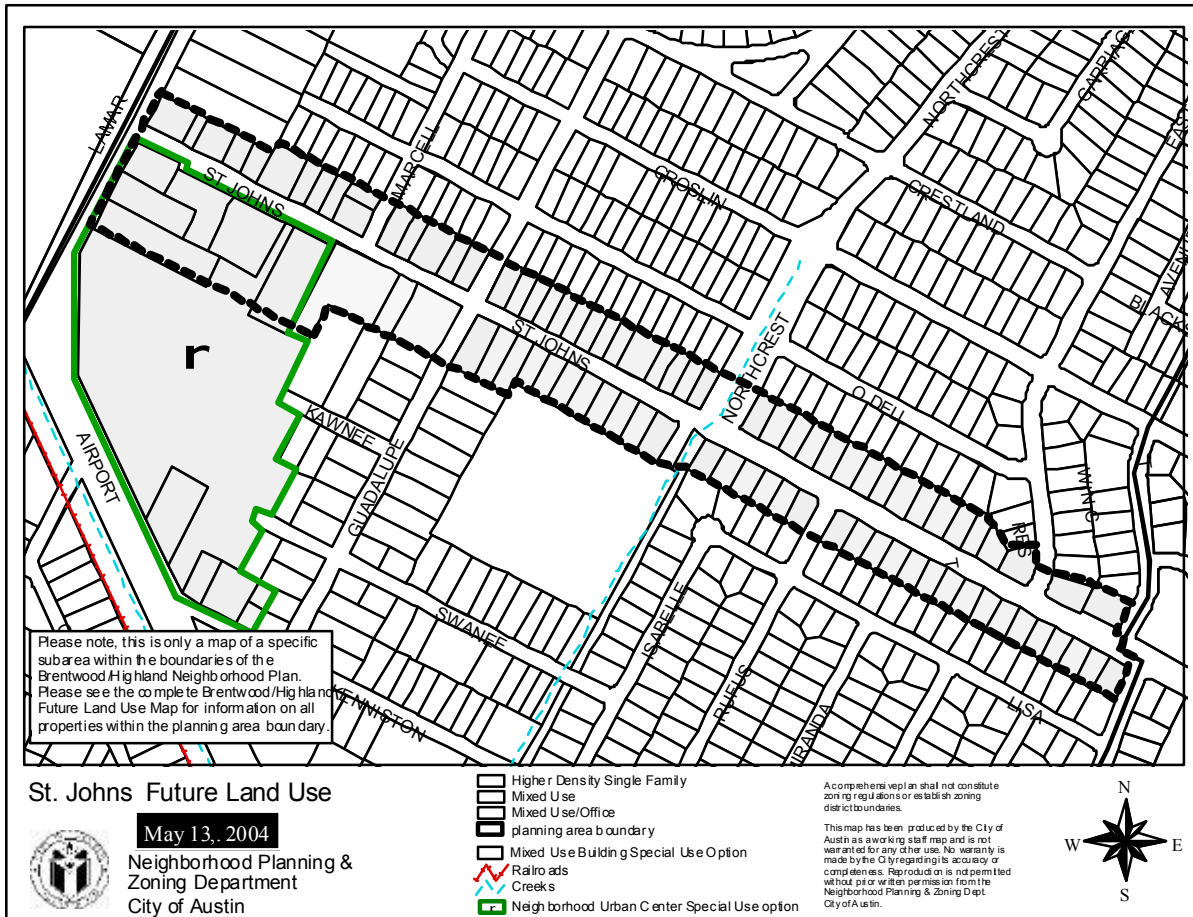
Townhouses and Condominiums

The Future Land Use Map designates all of the mid-block properties on St. Johns as High-Density Single Family. The desired land use for mid-block properties is for small-scale townhouses and condominiums



This is an example of the type of townhouses that are desired on St. Johns.

Brentwood/Highland Combined Neighborhood Plan



Brentwood/Highland Combined Neighborhood Plan

Guadalupe Mixed Residential Area

The Guadalupe mixed-residential area is along Guadalupe between Kenniston and St. Johns, as well as the smaller streets off of Guadalupe, which include Kenniston, Swanee, and Kawnee. This area currently has a mix of single-family and multi-family uses. The existing single-family is primarily duplexes, and the existing multi-family is primarily small buildings with 3 or 4 units rather than large buildings or complexes. The vision for this area is to encourage re-development, a diversity of housing types, and residents that have diverse incomes, ages, and lifestyles. It is very important to stress that the plan recommends maintaining the existing character and scale of the area.

The Future Land Use Map designates this area as a mix of High-Density Single-Family and Multi-Family. However, the FLUM specifically attempts to prevent numerous adjoining multi-family properties in order to prevent the possibility of large apartment buildings and complexes. The plan also strongly suggests that new multi-family developments in this area follow the design guidelines for multi-family projects. These guidelines help ensure that multi-family developments will be consistent with adjacent single-family uses (Urban Design Objective 3, page 116).

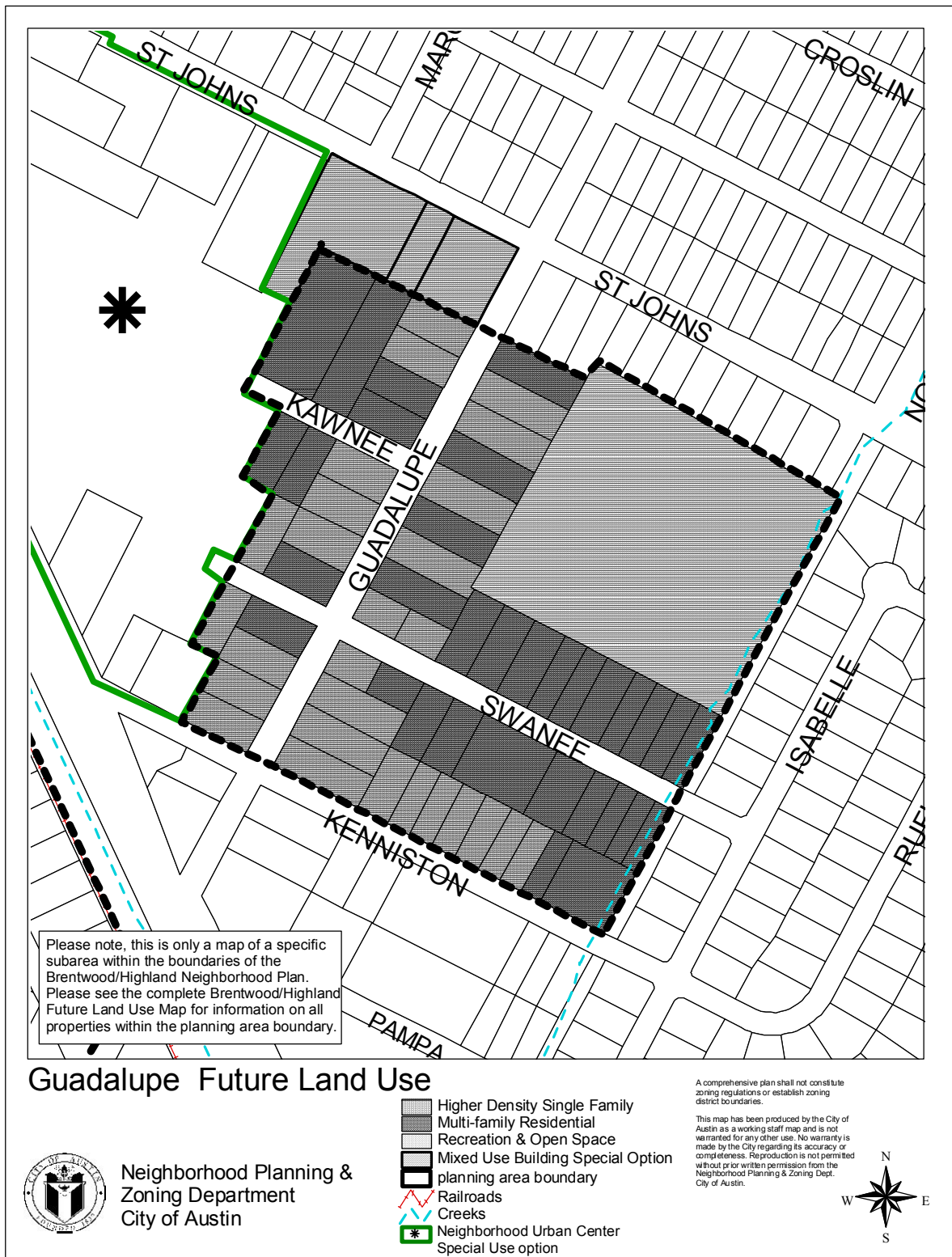


This triplex is example of the type of small multi-family that currently exists in the area.



This recently constructed four-unit apartment building is an example of the type of small multi-family that is in keeping with the current scale and character of the area.

Brentwood/Highland Combined Neighborhood Plan



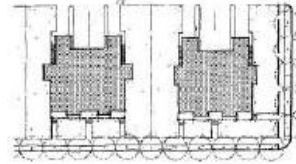
Brentwood/Highland Combined Neighborhood Plan

OBJECTIVE 3: Redevelopment of multi-family residential projects should be compatible with adjacent single-family areas.

Guideline 3.1: Multi-family buildings less than 100 feet in width on any street facing side are more in keeping with the scale of the neighborhood. Building facades that express the interior organization of suites or structural bays relate better to the scale of single-family houses.



Guideline 3.2: Landscaped front yards with porches or balconies and a walkway connecting the building to the street sidewalk are neighborhood characteristics. Front doors and windows facing the street encourage neighborliness and enhance security by putting “eyes on the street”. Ground floor suites should have exterior doors facing the street.



Guideline 3.3: Multi-family developments in or facing a single-family area, should mirror scale and feel of homes.

Guidelines 3.4: Parking lots along the street detract from the pedestrian-oriented character of the neighborhood. Locate parking lots to the side or behind the building, or buffer the lot from street view by a fence or hedge, low enough to screen the cars but allowing visibility for security, helps to preserve the quality of the streetscape.



Guideline 3.5: Service areas for trash disposal, air conditioners, and utility meters are best located behind the building or screened from public view.



From: [Alex Papavasiliou](#)
To: [Ramirez, Diana](#); [Heldenfels, Leane](#)
Subject: Please support Agenda Item M-5 C15-2017-0016
Date: Monday, April 10, 2017 11:03:59 AM
Attachments: [brent-highland-np excerpts.pdf](#)

Diana and Leane, please forward the following remarks to the commissioners .

Commissioners,

The compatibility setback variance request is a sensible request and should be approved as proposed as there are multiple reasons to support the request; I will highlight three. The alternative is probably a duplex where each unit will be priced at \$500,000 or greater. Lastly, this is a small step to enhance the land use near one of the most visible red line stops.

- Compatibility setbacks have discouraged the achievement of stated goals in our Neighborhood Plan, please see excerpts from our Neighborhood Plan below (associated pages attached). Compatibility Setbacks also prohibit the realization of TOD zoning, thus what is the point of having a base zoning if it cannot be utilized?

- Land Use Goals of Brentwood/Highland NP (pg. 48)

- The neighborhood stakeholders are concerned that with this increasing amount of traffic, **St. Johns is becoming incompatible with low-density single-family land uses. The stakeholders are further concerned that if low-density single-family is not viable**, but it is the only land use that is allowed, properties will not be invested in, and they will deteriorate.
 - **The vision for St. Johns is to encourage investment in the properties on the street by allowing some higher density residential uses that will be viable for the long term**, while also ensuring that those uses are compatible with adjacent single-family homes.
 - **The Future Land Use Map designates all of the mid-block properties on St. Johns as High-Density Single Family. The desired land use for mid-block properties is for small scale townhouses and condominiums**
- Compatibility setbacks force property owners to pursue larger projects by

acquiring lots that have a less intensive use but have a more intensive zoning. This leads to larger scale projects, which is counter to the Neighborhood Plan goals. This explicitly called out on page 54 for the area immediately adjacent to St. Johns, but the goal is still applicable.

- The area immediately south of St Johns, the Guadalupe Mixed Residential Area (pg. 54) states:
 - The vision for this area is to encourage re-development, a diversity of housing types, and residents that have diverse incomes, ages, and lifestyles. It is very important to stress that the plan recommends maintaining the existing character and scale of the area.
 - ***the FLUM specifically attempts to prevent numerous adjoining multi-family properties in order to prevent the possibility of large apartment buildings and complexes.***
- Lastly, the proposed design is in keep in of Urban Design Objective 3 (pg. 123)
 - **OBJECTIVE 3:** Redevelopment of multi-family residential projects should be compatible with adjacent single-family areas.
 - **Guideline 3.1:** Multi-family buildings less than 100 feet in width on any street facing side are more in keeping with the scale of the neighborhood. Building facades that express the interior organization of suites or structural bays relate better to the scale of single-family houses.
 - **Guideline 3.2:** Landscaped front yards with porches or balconies and a walkway connecting the building to the street sidewalk are neighborhood characteristics. Front doors and windows facing the street encourage neighborliness and enhance security by putting “eyes on the street”. Ground floor suites should have exterior doors facing the street.
 - **Guideline 3.3:** Multi-family developments in or facing a single-family area, should mirror scale and feel of homes.

Many thanks for your service.

--

Alex Papavasiliou
512.791.0823

PUBLIC HEARING INFORMATION

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Darien Clary

Your Name (please print)

617 W. Odell Street

Your address(es) affected by this application

[Signature]

Signature

April 10, 2017

Date

Daytime Telephone: 512-507-1565

Comments: I have great concern for the variance requested. Extra units in the 3rd story requested by the developer will make very little impact on achieving TOD goals, yet will negatively affect us permanent residents (voters & homeowners) whose properties share a fence line with any of the TOD lots along St. Johns; loss of privacy w/ balconies & windows looking over our private property, loss of sky view, security lights shining onto properties, etc. The design is in no way compatible w/ the aesthetic of the neighborhood - it is a large box that serves to isolate future residents rather than integrate them into the fabric of our community. Additional units will exacerbate traffic congestion on the overburdened 2-lane street. Also, the variance request for a 0-ft setback is in direct opposition to the City's goals to mitigate the urban heat island effect, as there will be no place for trees to shade the street. Also, how is a street w/ no trees pedestrian friendly? This contradicts the TOD goal. Comments must be returned by noon the day of the hearing in order to 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 must be postmarked by the Wed. prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

M05/33

PUBLIC HEARING INFORMATION

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

KAREN H. CLARY
Your Name (please print)

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

617 W. O'Dell

Your address(es) affected by this application

Leane H. Clary Signature April 9, 2017 Date

Daytime Telephone: 512-852-0853

Comments: OBJECTION: A 3 story apartment building built on a single family sized lot is not a compatible use for this block. IT WOULD DESTROY THE QUALITY OF LIFE FOR the adjoining households and lower real estate values for owners of single family homes, especially on O'Dell where we live. Our quality of life matters, too!

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed. prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

M05/34

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

James H. Clary
Your Name (please print)

617 W. Odell

Your address(es) affected by this application

4/7/2017

Date

James H. Clary

Signature

Daytime Telephone: 210-241-7771

Comments: Approval of this request would set a dangerous precedent for the adjacent neighborhood.

single family residential neighborhood. It would continue the degradation of quality of life of permanent residents (voters) and only support those transient tenants & developers (non-voters) at the expense of neighborhood environment & quality of life.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

M05/35

From: [kirsten.sorensen](#)
To: [Heldenfels, Leane](#)
Subject: Concerns Regarding Construction on 608 W Saint Johns Ave
Date: Friday, April 07, 2017 5:41:58 PM

Hi Leane,

I live at 610 W Saint Johns Ave, right next door to the proposed construction at 608 W Saint Johns Ave, C15-2017-0016. I rent next door, and have plans to stay there long term per our agreement with our landlord, unless the development in the neighborhood continue to the point that living there will feel unsustainable.

I have a lot of concerns regarding the proposed construction, that I'll try to lay out here as best I can.

- 7 units with 5 parking spaces means that everyone will park on Marcell street, which is the my house borders. There is already an excess of parking on that street, as it's the only side street between Lamar and Guadalupe, and it draws traffic from the light rail, small businesses on Saint Johns, as well as the Buddhist center across the street. Due to the bicycle lane on Saint Johns, there is no street parking available elsewhere, including on Guadalupe. A 10 unit condo is in development right across the street, which I am certain will add to an already limited parking situation.
- The entire block is residential, single story homes. A 3-story unit next door will severely limit our privacy, and since our bedroom faces that lot, I have a lot of concerns about noise due to the inevitable comings and goings of however many people will live in those units. It also appears that the drive would be right next to our bedroom window, if the current curb cut is any indication. I also worry about security with the potential high turnover of residents, if they are apartments and not condos.
- We have full sunlight in our back yard, which I currently use in order for a backyard vegetable garden plot that adds significantly to our household food consumption. I've been growing from this garden for three years. Most food plants that grow in Texas require full sunlight. A 3-story unit next door will completely block our available sunlight, which will inhibit our ability to continue to do so.

I appreciate attention to these concerns, and hope that it will be considered when taking into account whether or not to grant the variance requested.

Regards,

Kirsten Sorensen

From: [Carrie Thompson](#)
To: [Heldenfels, Leane](#)
Subject: Case #C15-2017-0016 (W St. Johns)
Date: Friday, April 07, 2017 12:19:46 PM

Hello, Ms. Heldenfels,

I appreciate the opportunity to comment and hope that my concerns about this requested variance will be heard and respected by the Board.

I am a homeowner on W Odell Street, the street behind St. Johns (my property backs up to a home on St. Johns).

I was not informed about St. Johns being designated TOD when I bought the home in 2014, and only later even learned what the TOD designation could mean for me down the line. I've been very worried about what would happen to my quality of life and property values if the lot behind me were to turn into a two-story multi-use building or restaurant, etc.

So, you can imagine my concern to hear that the City is considering allowing THREE story buildings!

I heartily object to this proposed variance. Though I will only be indirectly affected by this specific site, the precedent would undoubtedly affect me at some point. We are already concerned about the potential issues caused by the two-story buildings likely to go in, which will eliminate the privacy we sought in buying our homes with large back yards. But a third story overlooking my yard and small 1947 house, would make my back yard and home feel like a scary place. As a single woman, living in a high-crime neighborhood, I already feel unsafe much of the time.

Please consider the quality of life in this struggling neighborhood and help us to make it a place that people are proud to live and where they can feel secure in their ownership. Please say "no" to this requested variance.

We, in Highland, feel disproportionately neglected by the City and ask that this be a step in changing that.

Thank you for your service and consideration,
Carrie Thompson
619 W Odell Street (Highland Neighborhood)
512-645-5533

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Rosalio T. Chapa

Your Name (please print)

624 O'Dell St

Your address(es) affected by this application

Rosalio T Chapa

Signature

Date

Daytime Telephone: 512-4526389

Comments:

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: lean.heldenfels@austintexas.gov

M05/38

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

Public Hearing: Board of Adjustment, April 10th, 2017

R.T. + Nickie CHAPA

Your Name (please print)

622 W O'Dell st

Your address(es) affected by this application

R.T. Chapa Nickie Chapa 4-3-17

Signature

Date

Daytime Telephone: 512-452-6389

Comments:

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

M05/39

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

Public Hearing: Board of Adjustment, April 10th, 2017

Robert Russin

Your Name (please print)

620 West Odell St Austin 78752

Your address(es) affected by this application

Robert F. Russin

Signature

Date

Daytime Telephone: *512-422-9785*

Comments: *The proposal is for 3 stories. That is too high. Other buildings/homes are only 1 story. People will be taking into neighbors' yards. Much less privacy. Also increased traffic on St. Johns + around the neighborhood. Limit the height + parking.*

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed. prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

M05/40

PUBLIC HEARING INFORMATION

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Mary Valente

Your Name (please print)

620 West O'Dell St. Austin 78552

Your address(es) affected by this application

Handwritten signature

Signature

Date

Daytime Telephone: *512-422-9319*

Comments:

The plan is not in keeping with the rest of the neighborhood. At 3 stories high residents of the building will be looking down into the yards of all surrounding homes, this is a privacy intrusion. If more buildings of this design - all the way to the sidewalk, it will eventually create a wind tunnel effect. Also will tend to increase congestion on St. John's and surrounding streets with more cars.

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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

M05/41

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Case Number: C15-2017-0019, 304 W. Milton St.

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

Public Hearing: Board of Adjustment, April 10th, 2017

CAROLINE CHAMBERLAIN

Your Name (please print)

1512 EVA ST AUSTIN TX 78704

Your address(es) affected by this application

Leane T. Chamberlain 4-4-2017

Signature

Date

Daytime Telephone: (512) 815-0021

Comments: Whenever built out the 2nd floor space

illegally did so with the knowledge that they were
violating the original variance request. The lot
is simply too small to accommodate the current
square footage and so I oppose granting a new
variance. Please require the owners to return the
house to the size/configuration allowed in the
original 2014 variance. Thank you!

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

M05/42

PUBLIC HEARING INFORMATION

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Case Number: C15-2017-0019, 304 W. Milton St.

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

Public Hearing: Board of Adjustment, April 10th, 2017

GARZA DAVID TRIPPE / Nan A. Broussard
Your Name (please print)

☐ I am in favor
☒ I object

401 W MONROE ST. 78704

Your address(es) affected by this application

David Trippe Garza / [Signature]
Signed

4/3/2017

Date

Daytime Telephone: 512-442-6262

Comments: *APPEALED to further congestion to an already overly congested neighborhood. Further limitations to lot size encourages congestion and the illegal actions that resulted in the problem of 304. They should be made to follow the rules that are designed to protect the integrity of the neighborhood. Especially as they do not live in the structure and do not suffer from their illegal building but protected from the violation only 2 years ago. In addition they were paying only 1/2 the taxes. Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent via: the property owner and no hotel takes on their short term rental. We vehemently object.*

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior the hearing to be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

M05/43

PUBLIC HEARING INFORMATION

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Leane Heldenfels

Your Name (please print) _____
☐ I am in favor
☒ I object

609 Wodeell St Austin TX 78714

Your address(es) affected by this application

Leane Heldenfels 4/8/17

Signature _____ Date _____

Daytime Telephone: 512 905 2146

Comments: *See Attachment*

M05/44

Comments must be returned by noon the day of the hearing in order to be seen by the Board at this hearing. They may be returned via:

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 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

The requested variance for 608 W St Johns Ave is not in keeping with the intent of the TOD Live/Work NP zoning because: see (p. 5 & 6 of application-Hardship & Area Character)

1. The individual small lot sizes are only amenable to duplex development or small secondary dwellings, not more than SF3. The “hardship” the developers argue “should be specific to the property for which the variance is being requested,” and their argument is not.

The TOD Live/Work NP zoning is only for the north side of the 600 and 700 block of W St Johns Ave, and these lots all back up to single family or duplex housing that is not included in the TOD zoning change. Currently, there is not even a single two story building located on any lot on the north side of St Johns Ave. from Guadalupe St to Lamar Blvd.

2. Area Character: Their argument that a 3 story, 7 unit apartment building with only 5 parking spaces “will not alter the character of the area adjacent to the property” and “will not impair the purpose of regulations of the zoning district in which the property is located” is invalid.

As owners or utility account holders within 500 ft. of 608 W St Johns Ave., we do not agree that the area character is not impaired by the proposed plan which is not consistent with the Live/Work Flex TOD Intent as outlined in Articles 3 and 4. This area is also zoned a Pedestrian Priority Street and Marcel St is the only side street between Lamar and Guadalupe. Already, Marcel St serves as a major pedestrian connection from all the housing north of W St Johns Ave.

Allowing the requested variance would establish an incompatible precedent for all future development of this 2 block Live/Work Flex TOD zone.

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Billy Joe Harvard

Your Name (please print)

605 West Odell St

Your address(es) affected by this application

Billy Joe Harvard

Signature

4 B-17

Date

Daytime Telephone: _____

Comments: See Attachment

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Email: leaneheldenfels@austintexas.gov

M05/46

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Jesse Castro

Your Name (please print)

603 West Odell St, Austin

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone:

See Attached

Comments:

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Email: leane.heldenfels@austintexas.gov

M05/48

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Sam Goldson

Your Name (please print)

608 W. St. Johns Ave

Your address(es) affected by this application

[Signature]

Signature

4/8/17

Date

Daytime Telephone: _____

Comments: See Attachment

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Leane Heldenfels

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Email: leane.heldenfels@austintexas.gov

M05/50

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Derek Zorniak

Your Name (please print)

604 W ST. Johns Ave

Your address(es) affected by this application

[Signature]

Signature

4/8/17

Date

Daytime Telephone: _____

Comments: See Attached

Concerned about cars backing out into cyclists.

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed. prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

M05/52

The requested variance for 608 W St Johns Ave is not in keeping with the intent of the TOD Live/Work NP zoning because: see (p. 5 & 6 of application-Hardship & Area Character)

1. The individual small lot sizes are only amenable to duplex development or small secondary dwellings, not more than SF3. The "hardship" the developers argue "should be specific to the property for which the variance is being requested," and their argument is not.

The TOD Live/Work NP zoning is only for the north side of the 600 and 700 block of W St Johns Ave, and these lots all back up to single family or duplex housing that is not included in the TOD zoning change. Currently, there is not even a single two story building located on any lot on the north side of St Johns Ave. from Guadalupe St to Lamar Blvd.

2. Area Character: Their argument that a 3 story, 7 unit apartment building with only 5 parking spaces "will not alter the character of the area adjacent to the property" and "will not impair the purpose of regulations of the zoning district in which the property is located" is invalid.

As owners or utility account holders within 500 ft. of 608 W St Johns Ave., we do not agree that the area character is not impaired by the proposed plan which is not consistent with the Live/Work Flex TOD Intent as outlined in Articles 3 and 4. This area is also zoned a Pedestrian Priority Street and Marcel St is the only side street between Lamar and Guadalupe. Already, Marcel St serves as a major pedestrian connection from all the housing north of W St Johns Ave.

Allowing the requested variance would establish an incompatible precedent for all future development of this 2 block Live/Work Flex TOD zone.

PUBLIC HEARING INFORMATION

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Jennifer Lowry
Your Name (please print)

604 W. SAINT JOHNS AVENUE

Your address(es) affected by this application

[Signature]
Signature

Signature

Daytime Telephone: 512-797-1856

Date

4/8/2017

Comments: As the property owner adjacent to this project, I strenuously object to the height and set back variance requested. This will encroach on my property - construction and construction crews will be trespassing on my property. The building itself will overbear on my one-story home. The seven unit project is also way too large for the lot size.

Comments must be returned by noon the day of the hearing in order to 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 must be postmarked by the Wed. prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

M05/54

PUBLIC HEARING INFORMATION

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

JACK & MARSHA LEE HOWARD

Your Name (please print)

610 W Saint Johns Ave 78152

Your address(es) affected by this application

Marsha Lee Howard

Signature

4-8-17

Date

Daytime Telephone: **512-923-8110**

Comments: **See Attachment**

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P. O. Box 1088
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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

M05/55

The requested variance for 608 W St Johns Ave is not in keeping with the intent of the TOD Live/Work NP zoning because: (p. 5 & 6 of application-Hardship & Area Character)

1. The individual small lot sizes are only amenable to duplex development or small secondary dwellings, not more than SF3. The "hardship" they argue "should be specific to the property for which the variance is being requested," and their argument is not.

The TOD Live/Work NP zoning is only for the north side of the 600 and 700 block of W St Johns Ave, and these lots all back up to single family or duplex housing that is not included in the TOD zoning change. Currently, there is not even a single two story building located on any lot on the north side of St Johns Ave. from Guadalupe St to Lamar Blvd.

2. Area Character: Their argument that a 3 story, 7 unit apartment building with only 5 parking spaces "will not alter the character of the area adjacent to the property" and "will not impair the purpose of regulations of the zoning district in which the property is located" is invalid.

* As owner of the adjacent corner property of 610 W St Johns Ave for 18 plus years, even though not under "homestead" exemption, it is family occupied and provides affordable housing for family members and have no plans on selling.

This area is also zoned a Pedestrian Priority Street and Marcel St is the only side street between Lamar and Guadalupe. Already, Marcel St serves as a major pedestrian connection from all the housing north of W St Johns Ave.

We do not agree that the area character is not impaired and the proposed plan is not consistent with the Live/Work Flex TOD Intent as outlined in Articles 3 and 4.

Allowing the requested variance would establish a precedent for all future development of this Live/Work Flex TOD.

M. L. H.

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Michael Gallo IV

Your Name (please print)

☐ I am in favor
☒ I object

611 west ocell st

Your address(es) affected by this application

7021/12

Signature

Daytime Telephone:

512-789-8989

Date

4/9/17

Comments:

Please see attachment.

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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 must be postmarked by the Wed. prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

M05/57

The requested variance for 608 W St Johns Ave is not in keeping with the intent of the TOD Live/Work NP zoning because: see (p. 5 & 6 of application-Hardship & Area Character)

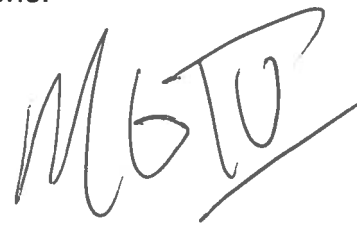
1. The individual small lot sizes are only amenable to duplex development or small secondary dwellings, not more than SF3. The "hardship" the developers argue "should be specific to the property for which the variance is being requested," and their argument is not.

The TOD Live/Work NP zoning is only for the north side of the 600 and 700 block of W St Johns Ave, and these lots all back up to single family or duplex housing that is not included in the TOD zoning change. Currently, there is not even a single two story building located on any lot on the north side of St Johns Ave. from Guadalupe St to Lamar Blvd.

2. Area Character: Their argument that a 3 story, 7 unit apartment building with only 5 parking spaces "will not alter the character of the area adjacent to the property" and "will not impair the purpose of regulations of the zoning district in which the property is located" is invalid.

As owners or utility account holders within 500 ft. of 608 W St Johns Ave., we do not agree that the area character is not impaired by the proposed plan which is not consistent with the Live/Work Flex TOD Intent as outlined in Articles 3 and 4. This area is also zoned a Pedestrian Priority Street and Marcel St is the only side street between Lamar and Guadalupe. Already, Marcel St serves as a major pedestrian connection from all the housing north of W St Johns Ave.

Allowing the requested variance would establish an incompatible precedent for all future development of this 2 block Live/Work Flex TOD zone.

A handwritten signature in black ink, appearing to be 'MGTU' with a stylized flourish underneath.

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Marty McCracken

Your Name (please print)

602 W St Johns Ave

Your address(es) affected by this application

Marty McCracken

Signature

4-9-2017

Date

Daytime Telephone: **512-517-1351**

Comments: *** See Attachment**

Water drainage concerns

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Fax: (512) 974-6305

Email: lean.heldenfels@austintexas.gov

M05/59

The requested variance for 608 W St Johns Ave is not in keeping with the intent of the TOD Live/Work NP zoning because: see (p. 5 & 6 of application-Hardship & Area Character)

1. The individual small lot sizes are only amenable to duplex development or small secondary dwellings, not more than SF3. The “hardship” the developers argue “should be specific to the property for which the variance is being requested,” and their argument is not.

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2. Area Character: Their argument that a 3 story, 7 unit apartment building with only 5 parking spaces “will not alter the character of the area adjacent to the property” and “will not impair the purpose of regulations of the zoning district in which the property is located” is invalid.

★ As owners or utility account holders within 500 ft. of 608 W St Johns Ave., we do not agree that the area character is not impaired by the proposed plan which is not consistent with the Live/Work Flex TOD Intent as outlined in Articles 3 and 4. This area is also zoned a Pedestrian Priority Street and Marcel St is the only side street between Lamar and Guadalupe. Already, Marcel St serves as a major pedestrian connection from all the housing north of W St Johns Ave.

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Kirsten Sorensen

Your Name (please print)

610 W Saint Johns Ave 78752

Your address(es) affected by this application

John Sorenson

Signature

Daytime Telephone: 360-271-6558

Date

4/9/17

Comments:

See Attached

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

M05/61

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VS

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

☐ I am in favor
☐ I object

Matia Greza Sto
Your Name (please print)

608 W. 0 del St.
Your address(es) affected by this application

Matia Greza Sto
Signature

4/10/2017
Date

Daytime Telephone: _____

Comments: *See Attached*

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Email: leane.heldenfels@austintexas.gov

M05/63

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Case Number: C15-2017-0016, 608 W. St. Johns

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

Public Hearing: Board of Adjustment, April 10th, 2017

Ray Henderson

Your Name (please print)

7210 Marcell St.

Your address(es) affected by this application

Ray Henderson

Signature

Date

Daytime Telephone: *512-454-4384*

Comments: *See Attached*

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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: leane.heldenfels@austintexas.gov

M05/65

The requested variance for 608 W St Johns Ave is not in keeping with the intent of the TOD Live/Work NP zoning because: see (p. 5 & 6 of application-Hardship & Area Character)

1. The individual small lot sizes are only amenable to duplex development or small secondary dwellings, not more than SF3. The "hardship" the developers argue "should be specific to the property for which the variance is being requested," and their argument is not.

The TOD Live/Work NP zoning is only for the north side of the 600 and 700 block of W St Johns Ave, and these lots all back up to single family or duplex housing that is not included in the TOD zoning change. Currently, there is not even a single two story building located on any lot on the north side of St Johns Ave. from Guadalupe St to Lamar Blvd.

2. Area Character: Their argument that a 3 story, 7 unit apartment building with only 5 parking spaces "will not alter the character of the area adjacent to the property" and "will not impair the purpose of regulations of the zoning district in which the property is located" is invalid.

As owners or utility account holders within 500 ft. of 608 W St Johns Ave., we do not agree that the area character is not impaired by the proposed plan which is not consistent with the Live/Work Flex TOD Intent as outlined in Articles 3 and 4. This area is also zoned a Pedestrian Priority Street and Marcel St is the only side street between Lamar and Guadalupe. Already, Marcel St serves as a major pedestrian connection from all the housing north of W St Johns Ave.

Allowing the requested variance would establish an incompatible precedent for all future development of this 2 block Live/Work Flex TOD zone.

— R H