

Delete circled  
page numbers.

boa pp new info for May 8

1. Email from Eric Leibrock to Leane H and Ellen J, dated Monday, April 17. It begins, "Commissioners, This map shows that the vast majority of properties.."
2. A map of the subject neighborhood, including Winflo Drive, Brownlee Circle, West 9th Street, Pressler Street, etc. This map is mostly yellow. At the bottom, its label says (in part), "ALL YELLOW... and ALL NON-YELLOW..."

Keep

3. Photo of 9th Street flooding

Keep

4. Email from Ellen Justice to Leane Heldenfels, dated April 17th. It begins, "Since there is no neighborhood FLUM..."

Keep

5. Multi-colored graphic/map of the neighborhood (detail of #6). Labeled, "The SINGLE-FAMILY house demolished in 2015 was 'compatible with neighborhood.'"

Keep

6. Multi-colored graphic/map of this whole section of the neighborhood. Its title is "Historic Resource Survey; Old West Austin Neighborhood Plan."

7. Email from Ellen Justice (and Eric Leibrock) that is labeled "REPLY TO ZONING PRESENTATION that was in favor of the variance for 804 Winflo Drive."

8. Email from Chris Schorre to Leane H regarding an attached PPT file.

9. A "Park View Subdivision" colored map (red and green labels). It includes three photos and a chart. Winflo, Brownlee, and West 6th and West 9th streets are depicted.

10. Aerial view of 804 Winflo and surrounding properties. 804 is outlined in red and labeled "Lot now empty."

11. 804 Winflo photo. The label states, "There are no hardships associated with building on this lot."

12. A photo of part of 804 Winflo and all of 806 Winflo and two properties north. Labels state, "These properties are immediately north of 804 Winflo.," and "Multifamily development with high amounts of impervious cover..." and "character of the neighborhood." Two sentences outlined in red are, "Do not allow modifications.." and "has approximately 340 parcels in single-family use."

13. Aerial photo of Winflo, Brownlee, and 9th streets. Title "Case SP-2016-0329C; 804 Winflo Drive; SUMMARY." It shows sections of the neighborhood outlined in red and yellow lines, indicating two areas: "More intensity," and "The core of our neighborhood..."

- Keep 14. Email from Chris Schorre to Leane H regarding an attached PPT file.
- Keep 15. Email from Claudia Corsetti, replying to Ellen Justice
- Keep 16. A "Park View Subdivision" colored map (red and green labels). It includes three photos and a chart. Winflo, Brownlee, West 6th and West 9th streets are depicted. The chart is headed, "Example for 8000sf lot."
- Keep 17. Aerial view of 804 Winflo and surrounding properties. 804 is outlined in red and labeled "Lot now empty." Arrows show water flow. There is also a photo of 9th Street flooding inset on the lower right side of the page.
- Keep 18. 804 Winflo photo. The label states, "There are no 'hardships' associated with building on this lot."
- Keep 19. A photo of part of 804 Winflo and all of 806 winflo and two properties north. One label states, "These properties are immediately north of 804 Winflo., and Multifamily development with high amounts of impervious cover... and "character of the neighborhood." Two sentences outlined in red are, "Do not allow modifications.." and "has approximately 340 parcels in single-family use."
20. Map of Winflo, Brownlee, 9th, and Pressler streets with RED DOTS showing properties whose owners have sent letters or emails opposing the variance. Those persons are also listed on that map page.
- Keep 21. Aerial photo of Winflo, Brownlee, and 9th streets. Title "SUMMARY; Case #, 804 Winflo Drive." It shows sections of the neighborhood outlined in red and yellow lines, indicating three areas: "More intensity," and "The core of our neighborhood..." and "Neighbors don't want..."
- Keep 22. Map of Winflo, Brownlee, 9th, and Pressler streets with RED DOTS showing properties whose oners have sent letters or emails opposing the variance. Those persons are also listed on that map page.
- Keep 23. Email from Eric Leibrock to Leane H and Ellen J, dated Monday, April 17. It begins,, "Commissioners, This map shows that the vast majority..."
- Keep 24. A map of the subject neighborhood, including Winflo Drive, Brownlee Circle, West 9th Street, Pressler Street, etc. This map is mostly yellow. At the bottom, its label says (in part), "ALL YELLOW... and ALL NON-YELLOW..."
- Keep 25. Email from Ellen justice (and Eric Leibrock) that is labeled "REPLY TO ZONING PRESENTATION that was in favor of the variance for 804 Winflo Drive."

Keep

26. Ordinance # 85-0228B

Keep

27. Black and white map of a section of (Old) West Austin. Properties are labeled A, B, or C (a few exceptions). These streets are included on this map: West th, 9th, and 8th, Highland, Oakland, Tremeont, Pressler, Winflo, Brownlee, Nelson (and more).

**PUBLIC HEARING INFORMATION**

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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;
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**Case Number:** C15-2016-0084, 2003 Arpdale St.  
**Contact:** Leane Heldenfels, 512-974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)  
**Public Hearing:** Board of Adjustment, May 8th, 2017

**HELEN WEST**  I am in favor  
 I object

Your Name (please print) 2000 AR PDAL E 78204

Your address(es) affected by this application 4-29-17

Daytime Telephone: 210-862-8092

Comments: \_\_\_\_\_

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:

**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](mailto:leane.heldenfels@austintexas.gov)

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**Public Hearing: Board of Adjustment, May 8th, 2017**

Your Name (please print) Leane Heldenfels  
 Your address(es) affected by this application 2101 Arpdale

I am in favor  
 object

Signature [Signature] Date 4-29-17  
 Daytime Telephone: \_\_\_\_\_

Comments: Neighbors do not want money giveaways investors making profits close enough to hear them talking in the hall room. Keep your distance & privacy. Don't come all the ground. Allow water in.

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**Public Hearing: Board of Adjustment, May 8th, 2017**

*Leane S. Heldenfels*  
 Your Name (please print)  I am in favor  
 I object

*2103 Arpdale*  
 Your address(es) affected by this application

*Leane Heldenfels*  
 Signature *4-2-17*  
 Date

Daytime Telephone: \_\_\_\_\_

Comments: *Do not allow further encroachment on the neighbors or setback along on lots.*

*Extending limits on the R-1 a reason.*

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**Public Hearing: Board of Adjustment, May 8th, 2017**

*Leane Heldenfels*  
 Your Name (please print)  I am in favor  
 I object

*Reiss Apple*  
 Your address(es) affected by this application

*Gen S. Apple*  
 Signature Date *4-27-17*

Daytime Telephone: \_\_\_\_\_

Comments: *Citying set back & impervious cover requirements are not for a reason. Further setback and on setbacks & covering plant roots is not good. Aside by citying rules are don't build.*

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**From:** [REDACTED]  
**To:** [Heldenfels, Leane](#)  
**Cc:** [Greg Schaub](#); [Patti Schaub](#); [Javier Barajas](#); [Travis Habersaat](#); [Mike Mchone](#)  
**Subject:** 804 Winflo - postpone to June 12  
**Date:** Friday, May 05, 2017 7:56:36 AM

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Hi Leanne,

We are requesting our BOA meeting be rescheduled to June 12th. Can you confirm that this has been done?

Thank you,

Brian Conant

[NEW LINE CONSTRUCTION](#)

Mailing Address: PO Box 202423, Austin TX 78720

Physical Address: 8204 N. Lamar Blvd. Ste B15, Austin TX 78753

Cell: 512.997.8879

Fax: 512.992.2963

[www.newlineconstruction.com](http://www.newlineconstruction.com)



**From:** [Mike McHone](#)  
**To:** [Heldenfels, Leane](#)  
**Cc:** [Mike McHone](#)  
**Subject:** C15-2017-008: 804 Winflo  
**Date:** Wednesday, May 03, 2017 6:49:59 PM  
**Attachments:** [Untitled.PDF - Adobe Acrobat.pdf](#)

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Leane,

I been asked by the owners to request a postponement of this case until June 12, 2017. We are working on some alternatives that we need to explore with some of the neighbors who have been more supportive.

Thanks,

Mike

**I reconfirm my opposition to the granting of a variance to the Land Development Code's requirement of a lot size of at least 8,000 square feet for the construction of a multi-family residence at 804 Winflo Drive.**

**I withdraw my previous approval of that variance.**

Nancy Garrett

04-14-17  
(date)

**Nancy Garrett (Owner of 709 Brownlee Circle)**