

#2 - Re-faxed on 8/14/17 @ 9:28 am M02/14

8-13-17

TO: City of Austin Development Center

**ATTN: LEANE HELDENFELS-phone 512-974-2202**

For the Board Of Adjustment hearing 8-14-17

FAX#: 512-974-6305

From: Abbe Waldman

CELL #: 512-736-5802

RE: Case #: C-15-2017-0040

7513 and 7603 Cooper Lane

4 Page Fax includes Cover

Thanks!

Please notify me that this was received

Thanks

[REDACTED]  
512-736-5802-cell

Perez Family Against Variance Case C-15-2017-0040  
Board of Adjustments Hearing 8-14-17

- The Perez Estate owns land contiguous to this tract. There will potentially be some type of development of this property in the future and protecting the value of that development is an important consideration for the estate. Michael Perez and his family live next door in this (point to picture) home and have immediate concerns in this same regard. In addition, his mother owns a tract located behind the Michael Perez home.
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**M02/16**

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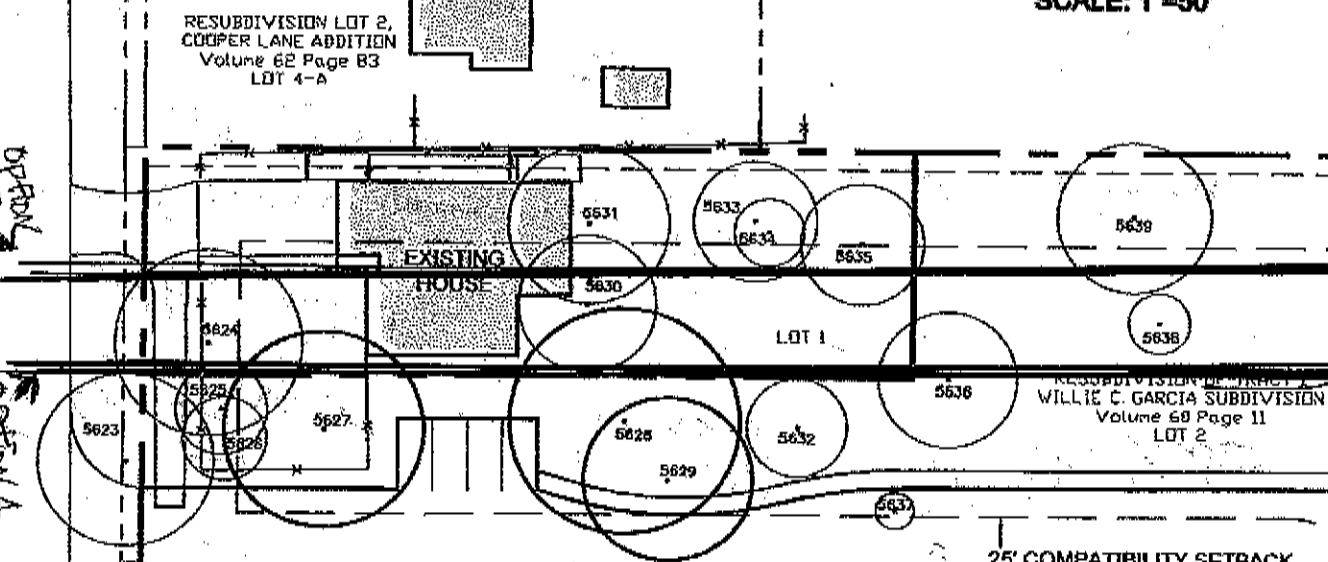
Abbe Waldman-Consultant for the Estate Of Ignacio and Rosa Perez  
Michael Perez-Administrator

512-736-5802  
[REDACTED]

Alternate Driveway Options



SCALE: 1"=50'



TREE LIST	
5623	14" Hackberry
5624	11", 12" and 13" Arizona Ash (24.5" total)
5625	6" and 12" Live Oak
5626	11" Live Oak
5627	4", 11", 13" and 14" Live Oak (28" total)
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5629	22" Arizona Ash
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5632	13" Pecan
5633	16" American Elm
5634	9" American Elm
5635	15" Chinaberry
5636	18" American Elm
5637	4" and four 7" Cedar Elm
5638	5", 7" and 8" Catalpa
5639	20" American Elm
5640	4", 7" and 10" Hackberry

Warranty Deed Vol. 12223 Pg. 947 Jose Esquivel (0.207 Acre)

APPROVED BY  
AUSTIN ENERGY  
FOR BOA

DATE:

REVIEWED:

7513 & 7603 COOPER LANE  
BOA EXHIBIT

**Thruway Design**  
 P.O. BOX 41567 • AUSTIN, TEXAS 78704 • (512) 476-4456  
**LAND PLANNERS**

**From:** [REDACTED]  
**Subject:** BOA-Submission C-15-2017-0040  
**Date:** Sunday, August 13, 2017 11:00:16 PM  
**Attachments:** [Perez-Cooper Ln. BOA.odt](#)

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Thanks so much for all your assistance Leane! Talking points are pasted in following my contact information....

Best Regards,

Abbe Waldman-Realtor  
Broker Associate  
Kaleido Properties  
Certified Negotiation Specialist  
512-736-5802-Cell  
512-892-3569-Fax

[REDACTED]  
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TREC License #318731

Texas Law requires Information About Brokerage Services be presented at the first communication between an agent and a consumer: <http://www.trec.state.tx.us/pdf/contracts/IABS1-0.pdf>

Perez Family Against Variance Case C-15-2017-0040  
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Abbe Waldman-Consultant for the Estate Of Ignacio and Rosa Perez, Michael Perez-Administrator  
512-736-5802





**From:**



**Subject:**

Picture #2 & #3 BOA Case C-15-2017-0040 TownBridge Perez Family

**Date:**

Sunday, August 13, 2017 10:54:59 PM

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Picture #2 & #3

Thanks Leane! See as follows....

Abbe Waldman





M02/22



M02/23







M02/25



Sent from my iPhone







M02/27





**From:** [REDACTED]  
**Subject:** Attached remarks-BOA case# C-15-2017-0040--7513 & 7603 Cooper Lane  
**Date:** Sunday, August 13, 2017 10:37:22 PM  
**Attachments:** [Perez-Cooper Ln. BOA.odt](#)  
**Importance:** High

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**Broker Associate**  
**Kaleido Properties**  
**Certified Negotiation Specialist**  
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Abbe Waldman-Consultant for the Estate Of Ignacio and Rosa Perez, Michael Perez-Administrator  
512-736-5802



**From:** [REDACTED]  
[REDACTED]  
[REDACTED]  
**Date:** Friday, August 11, 2017 4:15:23 PM Monday, August 14th

---

August 11, 2107

Concerning the Zoning Variance requested by Townbridge Homes, we'd like to be sure that the Board of Adjustment is aware of and will recognize a previous set-back agreement.

The agreement was made between Townbridge Homes and my husband Jon Ogden and me in October 2015. Our property borders the Townbridge Homes property on the northeast side (our lot is marked as Horticulture on City maps although it is a personal residence.) What was agreed upon for that shared property line was a 10' vegetative buffer with privacy fencing along with 25' building set-back (by code). This agreement was supposed to be included in the Zoning and Platting Commission's minutes approving SF-6 zoning for the project. We do not wish to have any modifications made to this set-back agreement for driveways or other changes.

Thank you and I've included an email below from Ron Thrower which references my notes above (although he incorrectly mentioned us as being on the "southern property line".

Regards, Molly McDonald-Ogden

---

Molly McDonald-Ogden  
7611 Cooper Ln  
Austin, TX 78745

[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Proposed Condition of Zoning Change for Townbridge Homes, 7603 Cooper Lane, Austin, TX

Molly,

Yes, it was good to talk with you too. Thank you for contacting us so we can talk through the issues.

My client is in agreement to preserve the trees in the fenceline. We can find a way to make that happen with a 10' natural vegetation buffer provided and maintained along the southern property line. As to fencing – yes we can coordinate with you on the fencing placement. The City Code requires a screening element between the two uses and this screening can be accomplished with vegetation and / or fencing. Obviously vegetation would not keep the coyotes out so fencing would be necessary and tree preservation to the greatest extent feasible would be important so that both elements can coexist to provide for greater screening. Please let me know if this is agreeable to you.

I'm sure this can get put into the ordinance as a condition.

The code already requires a 25' building setback from our common property line. So there will be 25' of actual greenspace in that area. There is not any reason to state a 25' setback because that is what the Compatibility Code requires and we will not seek to modify that provision to allow for a lessor setback. Wendy is copied herein and can confirm the 25' setback. FYI - Under a rezoning of the type we are seeking, that Compatibility Code cannot be modified through that process. It would be a separate process, which we would not pursue.

If you have any questions, please feel free to contact me at any time.

**Ron Thrower**

*Thrower Design*

510 South Congress Avenue, Suite 207

**Mail:** P.O. Box 41957

Austin, Texas 78704

512-476-4456 office

#2 - Re-faxed on 8/14/17 @ 9:28 am

M02/33

8-13-17

TO: City of Austin Development Center

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7513 and 7603 Cooper Lane

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[REDACTED]

Alternate Driveway Options



SCALE: 1"=50'

RESUBDIVISION LOT 2,  
COOPER LANE ADDITION  
Volume 62 Page 83  
LOT 4-A

EXISTING  
HOUSE

EXISTING  
HOUSE

LOT 1

RESUBDIVISION TRACT 2  
WILLIE C. GARCIA SUBDIVISION  
Volume 60 Page 11  
LOT 2

25' COMPATIBILITY SETBACK

PROPOSED DRIVEWAY

COOPER LANE

EXISTING  
HOUSE

Warranty Deed Vol. 12223 Pg. 947  
Jose Esquivel (0.297 Acre)

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APPROVED BY  
AUSTIN ENERGY  
FOR BOA

DATE:

REVIEWED:

By: Ellen Kell...

7513 & 7603 COOPER LANE  
BOA EXHIBIT

**Thruover Design**  
P.O. BOX 41857 • AUSTIN, TEXAS 78704 • (512) 478-4456  
**LAND PLANNERS**