

**From:** [Heldenfels, Leane](#)  
**To:** [Ramirez, Diana](#)  
**Subject:** c15-2018-0022, 4004 Valley View june late back up  
**Date:** Monday, June 11, 2018 10:23:40 AM

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**From:** [REDACTED]  
**Sent:** Monday, June 11, 2018 10:09 AM  
**To:** Heldenfels, Leane  
**Cc:** [REDACTED]  
**Subject:** 4004 Valley View

Dear Leane,

South Lamar Neighborhood Association requests a postponement for the 4004 Valley View case. The applicant has not had any discussions with the neighborhood association or parties that have previously expressed interest in this case.

Kim Johnson Secretary.

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Kim Johnson

[REDACTED]  
512-657-0675

**From:** [REDACTED]  
**To:** [Heldenfels, Leane](#)  
**Cc:** [REDACTED]  
**Subject:** Re: Case number C15-2018-0022, 4004 Valley View Road  
**Date:** Thursday, June 07, 2018 4:27:46 PM  
**Attachments:** [image001.png](#)

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Dear Leane,

Thank you for submitting these comments for us. I live at 4008 Valley View, Unit E.

I'd like to add that with the development of the property at the end of Valley View, which to my understanding will be an apartment complex, we will most definitely see an upturn in the volume of traffic on this street. In addition, there are both a pre-school and a senior center between these 2 properties that generate a lot of foot traffic. I have concerns for the safety of both populations traveling on foot on a narrow street lined with parked cars on both sides. As it is, visibility is very poor for a driver; I've been surprised by pedestrians more than once coming out from between cars, and this will only get worse under the proposed variance for the 4004 property.

Thank you and kind regards,  
Katherine Daniel

On Thu, Jun 7, 2018 at 3:29 PM, Heldenfels, Leane <[Leane.Heldenfels@austintexas.gov](mailto:Leane.Heldenfels@austintexas.gov)> wrote:

Thanks for submitting your comments to the Board.

I will include them in the Board's late back up packet that they receive on the dais at Monday's meeting.

Take care,

**Leane Heldenfels**

*Planner Senior – Board of Adjustment Liaison*

[City of Austin Development Services Department](#)

One Texas Center, 505 Barton Springs Road, [1st Floor](#), Development Assistance Center

Walk-in hours 9a-12p M-F

Office: 512.974.2202 Cell: 512.567.0106 (*personal, for meeting day & after hours emergency use only*)



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**From:** [REDACTED]  
**Sent:** Wednesday, June 06, 2018 3:23 PM  
**To:** Heldenfels, Leane  
**Cc:** [REDACTED]  
**Subject:** Case number C15-2018-0022, 4004 Valley View Road

Case number: C15-2028-0022. 4004 Valley View Road

Contact: Leane Heldenfels, 512-974-2002, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

Public Hearing: Board of Adjustment, June 11, 2011

Name: Judy Lambert, 4008 Valley View Road, Unit B (speaking for both 4006 (2 units), 4008 (6 units))

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Daytime Phone: 512-796-1525

Comments:

Valley View Road is a narrow road and often parked on both sides of the street only allowing one way traffic.

This application states that the dorm residents will not have cars, but the applicant cannot guarantee that they will

not...plus in the plans it states they are providing 12 parking spaces not to be used by dorm residents.  
Providing no

no provision for parking is unacceptable. In addition, the applicant cannot guarantee that the dorm residents will not

share with additional students to defray the cost of rent. In likelihood, the residential count would exceed 20.

The lot at 4004 Valley View is very narrow and current plan does not remove the existing structure which all

construction vehicles would have to navigate around if they could fit in at all. I believe the current structure needs

to come down to provide adequate access for the construction of a 7400 sq ft building and removal of this structure would

provide space for needed parking. The current structure is an eye sore anyway.

We don't believe the statement that this new structure 'will generate less traffic than adjacent residential developments' is true.

We are an adjacent 8 unit property. Adding a 20-resident dorm, library, and museum with only access in and out on Valley

View would potentially generate more traffic than all adjacent properties.

**From:** [REDACTED]  
**To:** [Heldenfels, Leane](mailto:Leane.Heldenfels@austintexas.gov)  
**Cc:** [REDACTED]  
**Subject:** Case number C15-2018-0022, 4004 Valley View Road  
**Date:** Wednesday, June 06, 2018 3:23:34 PM

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Case number: C15-2028-0022. 4004 Valley View Road  
Contact: Leane Heldenfels, 512-974-2002, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)  
Public Hearing: Board of Adjustment, June 11, 2011

Name: Judy Lambert, 4008 Valley View Road, Unit B (speaking for both 4006 (2 units), 4008 (6 units))

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Daytime Phone: 512-796-1525

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