



Joseph Warnock,
for Seamless 290 West DE LTD

I, and Seamless GCW LTD, am applying for a variance from the Board of Adjustment regarding Section 25-2-1063(C)(3) of the Land Development Code. The variance would allow me the ability to Build to a height of 60 feet on the Property _____

By signing this form, I understand that I am declaring my support for the variance being requested, but my support is conditioned on the Property Height being restricted to 4 Stories (~50 ft) in the shaded portion of the attached Exhibit A

Property Owner Name <small>(Printed)</small>	Address	Signature
Jewell Street LP	1108 Jewell Street and 1405 S 7th Street	
Whitney Kroenke	1104 Jewell Street	

Ramirez, Diana

From: Heldenfels, Leane
Sent: Thursday, July 05, 2018 3:31 PM
To: Ramirez, Diana
Subject: July late back up packet for C15 - 2018 - 0017, addresses on S. Lamar

From: Dustin Donnell [REDACTED]
Sent: Thursday, July 05, 2018 3:18 PM
To: Heldenfels, Leane; [REDACTED]
Subject: Case C15 - 2018 - 0017

Hi Leane,

I believe you received an email from Michael Neary (cc'd here) earlier, but wanted to make sure that's all you needed from us to memorialize the Property Owner's support of our variance case conditioned on a mutually agreed area not being taller than 4 stories and the Eastern Side of our property not using metal siding and using earthen tone colors on it (we'll clean up some nice exhibits for the hearing itself).

We'll be amending our variance request to incorporate this reduction in our variance requested, and will get our exhibits/filings/presentation updated for Monday's meeting to memorialize things for the hearing. I know we've missed the regular submittal deadline already, so I wanted to also confirm that having all of this amended material to you by Monday morning is enough time to incorporate everything into the late submittal package for the board.

Please let us know if you need anything else from the Property Owner and confirm that Monday AM is okay to get you the new material for Monday night's hearing.

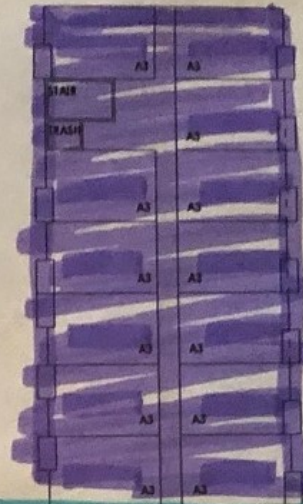
Thank you!


Dustin


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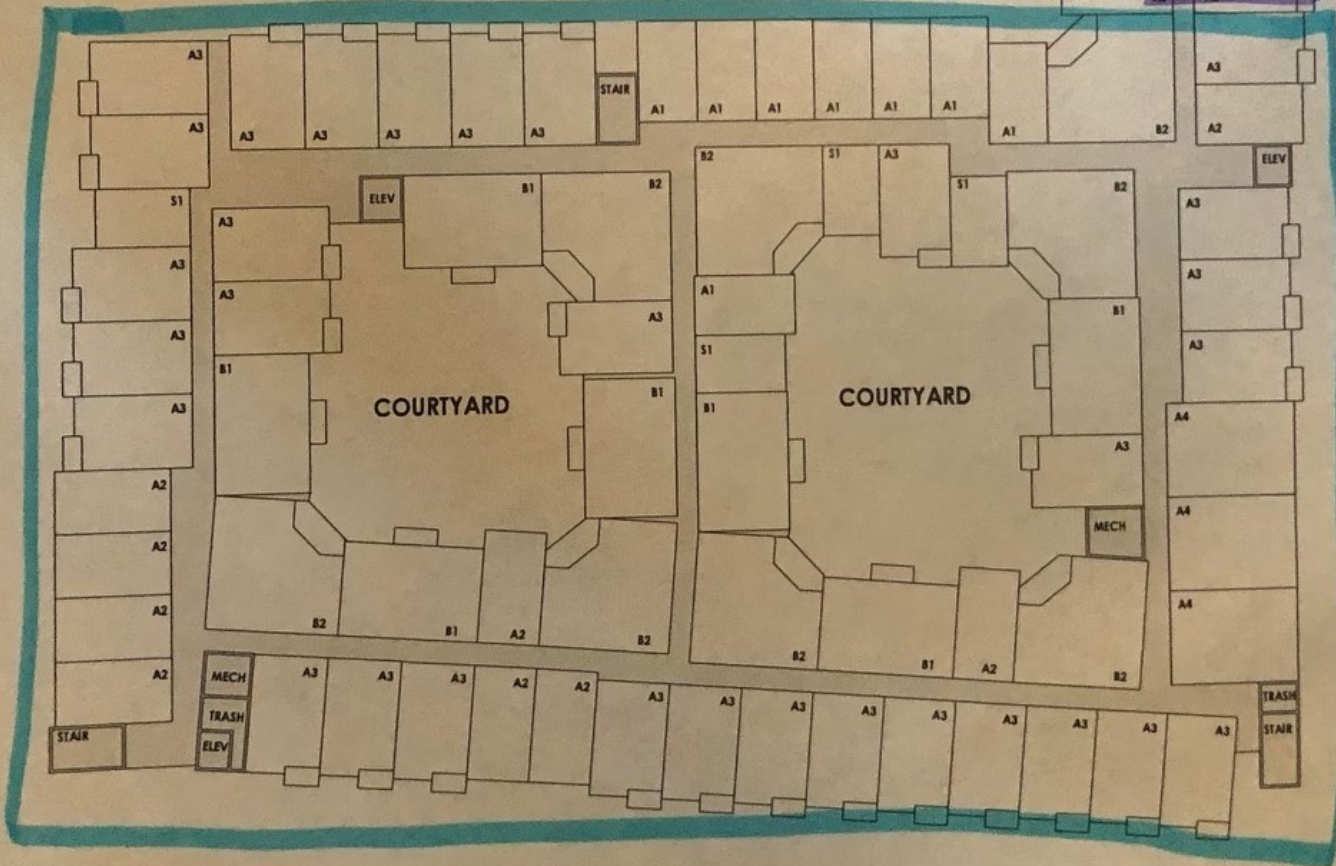
Dustin Donnell
Donnell Development LLC
o) 512.394.4577
m) 512.534.0464
[REDACTED]

OPTION 2



 - 4 STORIES (50 FEET)

 - 5 STORIES (60 FEET)



From: [Heldenfels, Leane](#)
To: [Ramirez, Diana](#)
Subject: July late back up for C15-2018-0017, 1303, 07, 11 and 1401 South Lamar
Date: Thursday, July 05, 2018 2:36:11 PM
Attachments: [image001.png](#)
[Conditional Variance Support Form for Option 2.pdf](#)
Importance: High

Hi Diana – can you include attached and below in the July late back up packet for the Board’s consideration.

Thanks –
Leane

From: [REDACTED]
Sent: Thursday, July 05, 2018 2:24 PM
To: Heldenfels, Leane
Cc: [REDACTED]
Subject: RE: Board of Adjustments: 0-4 C15-2018-0017
Importance: High

Ms. Heldenfels:

Thank you very much for the guidance on the above referenced Board of Adjustments Matter and for provided clarity on the processes.

Representatives of Seamless 290 West DE Ltd. and Seamless GCY Ltd. have reached out to the Owner of 1104 Jewell Street, 1108 Jewell Street and 1405 S. 7th Street (collectively “Owner”) and provided the [attached Conditional Variance Support Form for Option 2](#). Per the attachment, Option 2 would limit the Height of the highlighted portion of the proposed project to Four stories. The Owner supports the requested Variance provided the building Heights are limited as indicated to Four Stories.

Additionally, the Owner would also like to request that the structure utilizes natural building materials. As the Variance focuses on the permitted Height, when is the appropriate time to introduce our request as it relates to the buildings architectural appearance/features?

As always, if you have questions or need anything further from me, please contact me at any time.

Best regards,

Michael Neary
Direct: (303) 405-1240
Mobile: (314) 922-8080
Email: [REDACTED]

[REDACTED] Heldenfels, Leane [mailto:Leane.Heldenfels@austintexas.gov]

Sent: Tuesday, July 03, 2018 12:31 PM

To: [REDACTED]

Subject: RE: Board of Adjustments: 0-4 C15-2018-0017

Hi Michael – do you have the public notice form in front of you? If so it advises of a link that will take you to the information submitted on the case.

If not, use this one below – or, go to austintexas.gov, click on development then at that page click on the words Public Search that are in a tan/orange color in the 4th paragraph. At that page you can input the case number from the notice (c15-2018-0017) or the case address and click submit. Then open the BA case by clicking on the case number (in blue). Scroll down to the bottom and find attachments there. The application and description should answer the questions about height/what would be permitted w/o variance there.

I think the Zilker NA is opposed but Bouldin NA is not opposed (not necessarily in support, but not opposed).

You can also find all the support/opposition responses we received so far on the case by going to the Board website (if you're interested in seeing those).

At austintexas.gov click on government, then click on Boards and Commissions (small tab on top of –page). Highlight the Board of Adjustment and click on view website, at this page click on agendas. You can see case info from last month and late back up from last month and info submitted at the hearing. You can also watch the meeting video of just that case (it's edited so you don't have to listen/watch the whole meeting).

Take care – if you have follow up questions after reviewing this info circle back and email me again – sometimes my phone gets a lot of messages right before the hearing, so I don't get back to them same day (unfortunately) – but I do try to answer email w/in 24 hrs -

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: Michael Neary [REDACTED]

Sent: Tuesday, July 03, 2018 1:09 PM

To: Heldenfels, Leane

Subject: Board of Adjustments: 0-4 C15-2018-0017

Importance: High

Ms. Heldenfels:

My name is Mike Neary, I left a voice mail at your office as well. The purpose of this email is to request some information related to Matter **0-42018-0017** on the upcoming **Board of Adjustment Agenda**. Given the mid-week holiday and potential time sensitivity due to your Agenda deadline, I wanted to follow up by email as well. I am involved with an adjacent property owner that will be impacted by the proposed development.

Would you mind clarifying exactly what Variance Seamless 290 West DE and Seamless GCW are seeking? A better way to help me understand the matter, what is the current number of stories and/or height that the proposed mixed use/multi-family development can accommodate **without** a Variance? Are they seeking relief from the building setbacks as well. If the Owner is unable to get the Variance they are seeking, what alternative processes or steps are available to the Owner to accomplish the same development height, setback and other goals they are pursuing in the Variance process?

Thank you in advance for any information you can share that would provide clarity.

Best regards,

Michael Neary

Direct: (303) 405-1240

Mobile: (314) 922-8080

Email: [REDACTED]