

**From:** [REDACTED]  
**To:** [Ramirez, Elaine](#)  
**Subject:** Re: 4320 James Casey C15-2019-0046  
**Date:** Saturday, February 29, 2020 4:32:35 PM  
**Attachments:** [image001.png](#)  
[20200229SP expired 4320 James Casey.png](#)

Thanks for adding my October 21st and February 12th emails to the backup. I am going attend the March 9th BoA meeting to represent the contact team's position and answer any questions the commissioners might have about the emails.

The latest news is that the site plan never made it out of CC and has now expired.

PERMIT INFORMATION							
	Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
1	<a href="#">2020-030077 DA</a>	C81-2020-0043		Land Status Determination /	4320 JAMES CASEY STREET	Accepted	No
2	<a href="#">2020-005043 SP</a>	SP-2020-0022CS	The applicant proposes construction of a parking lot and proposed change from residential to commercial with all associated improvements.	Site Plan Administrative Small Project / Consolidated	4320 James Casey Office	Expired	No
3	<a href="#">2019-000041 BA</a>	C15-2019-0046	LDC 25-2-1067 (H) - Compatibility setback variance	BOA Variance / Commercial	4320 JAMES CASEY STREET	Awaiting Hearing	No

Ray Collins  
Chair  
SMNP contact team

On Thu, Feb 13, 2020 at 7:19 AM Ramirez, Elaine <[Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)> wrote:

Good morning Ray,

The e-mail below has been added to the packet for the above case

**Respectfully,**

**Elaine Ramirez**

*Planner Senior / Board of Adjustment Liaison*

[City of Austin Development Services Department](#)

One Texas Center / 505 Barton Springs Rd / 1<sup>st</sup> Floor

Office: 512-974-2202



**PER CITY ORDINANCE:** All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

*Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)*

---

**From:** Ray Collins [mailto: [REDACTED]]  
**Sent:** Wednesday, February 12, 2020 6:07 PM  
**To:** Ramirez, Elaine <[Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)>  
**Cc:** s [REDACTED]  
**Subject:** Re: 4320 James Casey C15-2019-0046

\*\*\* External Email - Exercise Caution \*\*\*

Following up on and updating my October 21st email, Ms. Nelson brought an engineer, Jerry Perales, to the November 7th contact team meeting. They both presented. There was agreement that the only way forward for this property was via a site plan application. This based on what DSD wrote when it denied [2018-129959 DA](#), what the BoA commissioners said at their August 12th meeting, and the SMNP contact team's policy that votes on variances will only occur after DSD's site plan review. Mr. Perales stated he could submit a site plan to DSD before Thanksgiving. My personal observation was that the owner, Dr. Wu, put the property up for sale instead. As you are well aware, Mr. Perales submitted a site plan on January 13th prior to that evening's BoA meeting at which you presented this case as part of a discussion of multiple postponements. See the link.

[https://youtu.be/OVfpiuyv\\_xU](https://youtu.be/OVfpiuyv_xU)

Yesterday, Ms. Nelson sent me an email requesting a letter of no objection for the March 9th BoA meeting. I reminded her of the outcome of the November contact team meeting, related my knowledge of events since that meeting, and informed her that her variance request

would not appear on a SMNP contact team agenda until after DSD's site review. As of close of work on February 12th, Amanda shows that Mr. Perales' January 13th site plan application has failed its completeness check. My personal observation while driving down James Casey on February 10th is that the property is once again up for sale.

In summary, last fall Ms. Nelson asked me for a letter of no objection to her parking variance, I put her on the agenda for our November 7th meeting, and yesterday she once again asked me for a letter of no objection as if the contact team's November meeting and subsequent events had never occurred.

Ray Collins

Chair

SMNP contact team

On Mon, Oct 21, 2019 at 6:33 PM Ray Collins [REDACTED] wrote:

Ms. Lila Nelson, agent for owner Benjamin Wu, presented this variance request to the Board of Adjustment on August 12th. See video clip in link.

<https://youtu.be/gujvbdodXOE>

The board considered the request "speculative" and suggested contacting the neighborhood.

Ms. Nelson is scheduled to present to the South Manchaca Neighborhood Plan contact team on November 7th. This agenda item will be informational only, with no vote to approve or disapprove her request. Based on the contact team's previous experience, we agree with the BoA that her request is premature and will schedule her for a future meeting and a vote after the applicant has filed a site plan and that SP has progressed to at least update 2.

Should the SMNP contact team eventually support the applicant's variance request, I am recommending to the team that approval be contingent upon written agreement that the setback variance is for parking only, and not for building expansion.

If and when the team votes on this variance request. you will be informed of the result by the contact team Secretary, as per our bylaws.

Ray Collins

Chair

SMNP contact team

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).