

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**F-3**

**DATE: Monday May 09, 2022**

**CASE NUMBER: C15-2022-0043**

\_\_\_\_ Thomas Ates  
 \_\_\_\_ Brooke Bailey  
 \_\_\_\_ Jessica Cohen  
 \_\_\_\_ Melissa Hawthorne  
 \_\_\_\_ Barbara McArthur  
 \_\_\_\_ Rahm McDaniel  
 \_\_\_\_ Darryl Pruett  
 \_\_\_\_ Agustina Rodriguez  
 \_\_\_\_ Richard Smith  
 \_\_\_\_ Michael Von Ohlen  
 \_\_\_\_ Nicholl Wade  
 \_\_\_\_ Kelly Blume (Alternate)  
 \_\_\_\_ Carrie Waller (Alternate)  
 \_\_\_\_ Marcel Gutierrez-Garza (Alternate)

**APPLICANT: Lisa Gray**

**OWNER: Red Door LLC**

**ADDRESS: 509 E 38TH ST**

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum rear yard setback from 10 feet (required) to 9 feet (requested) in order to maintain an existing Single-Family residence in a “SF-3-CO-NP”, Single-Family-Conditional Overlay-Neighborhood Plan zoning district (Hancock Neighborhood Plan)

**BOARD’S DECISION: BOA MEETING MAY 9, 2022 POSTPONED TO JUNE 13, 2022 BY STAFF (AE DENIAL) AND THE NEIGHBORS ALSO REQUESTED A POSTPONEMENT UNTIL THEY SPEAK WITH THE APPLICANT**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
  - (b) The hardship is not general to the area in which the property is located because:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Elaine Ramirez

Elaine Ramirez  
Executive Liaison

Diana A. Ramirez for

Jessica Cohen  
Madam Chair



May 11, 2022

Lisa Gray  
3530 Bee Caves Rd #218  
Austin TX, 78746

Property Description: 100X140FT BLK 3 OLT 7-8 DIVISION C

**Re: C15-2022-0043**

Dear Lisa,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance from LDC 25-2-492 at 509 E 38<sup>th</sup> Street.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

**Cody Shook, Planner II**

Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
(512) 322-6881

# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2022-0043

**BOA DATE:** May 9<sup>th</sup>, 2022

**ADDRESS:** 509 E 38<sup>th</sup> St

**COUNCIL DISTRICT:** 9

**OWNER:** Red Door LLC, Lisa Gray

**AGENT:** N/A

**ZONING:** SF-3-CO-NP (Hancock NP)

**LEGAL DESCRIPTION:** 100X140FT BLK 3 OLT 7-8 DIVISION C

**VARIANCE REQUEST:** decrease the minimum rear yard setback from 10 feet to 9 feet

**SUMMARY:** maintain an existing Single-Family Residence

**ISSUES:** structure(s) is an existing non-complying structure

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3-CO-NP	Single-Family
<i>North</i>	SF-3-CO-NP	Single-Family
<i>South</i>	SF-3-CO-NP	Single-Family
<i>East</i>	SF-3-CO-NP	Single-Family
<i>West</i>	SF-3-CO-NP	Single-Family

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

CANPAC

Central Austin Community Development Corporation

Friends of Austin Neighbors

Hancock Neighborhood Assn.

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group





May 5, 2022

Lisa Gray  
3530 Bee Caves Rd  
Austin TX, 78746

Property Description: 100X140FT BLK 3 OLT 7-8 DIVISION C

**Re: C15-2022-0043**

Dear Lisa,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance from LDC 25-2-492 at 508 E 38<sup>th</sup> Street.

Austin Energy cannot release the rear yard setback at this time due to our existing facilities along the rear of this site. Any permanent structure on this lot is required to meet 10' clearance from the outside conductor of the overhead electric distribution line along the rear lot line. To approve this variance request, AE will need proof (site plan or survey showing distances, etc.) that this clearance will be met. Also, any proposed or existing improvements must follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

**Cody Shook, Planner II**

Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
[cody.shook@austinenergy.com](mailto:cody.shook@austinenergy.com)  
(512) 322-6881



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2022-0043

LOCATION: 509 E 38TH STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 250'



# Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

## WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

## For Office Use Only

Case # C15-2022-0043 ROW # 12912218 Tax # 0217061206

## Section 1: Applicant Statement

Street Address: 509 East 38th Street, Austin, Texas 78705

Subdivision Legal Description:

100X140FT Block 3 OLT 7-8 Division C

Lot(s): \_\_\_\_\_ Block(s): 3

Outlot: \_\_\_\_\_ Division: C

Zoning District: SF-3-CO-NP

I/We Lisa Gray on behalf of myself/ourselves as

authorized agent for \_\_\_\_\_ affirm that on

Month April, Day 6, Year 2022, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Residential Single Family

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Land Development Code section 25-2-492 Site Development Regulations for a Rear  
Yard setback of 10-FT (required) to 9-ft (requested)

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## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The lot is 14,027-SF with a 1954 home. We are subdividing the property into two lots. We  
would like to preserve the existing home. But as per code, the required lot width will make  
the existing home within the new 10-FT rear setback because the back of the home will be  
9'-4" from the rear property line. Please see attached Exhibit A. We are requesting a variance  
from the 10-FT rear setback to allow for the 8" encroachment. This actually is an  
improvement over the 5'-7" encroachment of the garage into the existing rear setback (see  
Exhibit B).

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The subdivision for this property uniquely has the the existing home to be within 8" of  
compliance; in addition, the surrounding properties have numerous similar encroachments.  
We are not asking for extra FAR or impervious cover. The only reason for this variance is to  
allow us to keep the existing home that will encroach into the new 10' setback. This will be  
less of an encroachment than the existing garage is at now, which is encroaching 5'-7" into the  
10-FT rear setback.

b) The hardship is not general to the area in which the property is located because:

Several of the properties in the area are less than 10-FT from the rear lot line. See Exhibit C.  
In fact, our lot itself is not complying with the rear setback in its original configuration with  
the detached garage at 4.4' per survey (4'-5") from the rear lot line. See Exhibit B.

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**Area Character**

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Several of the properties within blocks is not complying with their rear setback. See Exhibit C.

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**Parking** (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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### Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 4/7/2022

Applicant Name (typed or printed): Lisa Gray

Applicant Mailing Address: 3530 Bee Caves Road #218

City: Austin State: TX Zip: 78746

Phone (will be public information): 512-767-5710

Email (optional – will be public information): \_\_\_\_\_

### Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 4/7/2022

Owner Name (typed or printed): Red Door LLC, Lisa Gray

Owner Mailing Address: 3530 Bee Caves Road #218

City: Austin State: TX Zip: 78746

Phone (will be public information): 512-767-5710

Email (optional – will be public information): 

### Section 5: Agent Information

Agent Name: Lisa Gray

Agent Mailing Address: 3530 Bee Caves Road #218

City: Austin State: TX Zip: 78746

Phone (will be public information): 512-767-5710

Email (optional – will be public information): 

### Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

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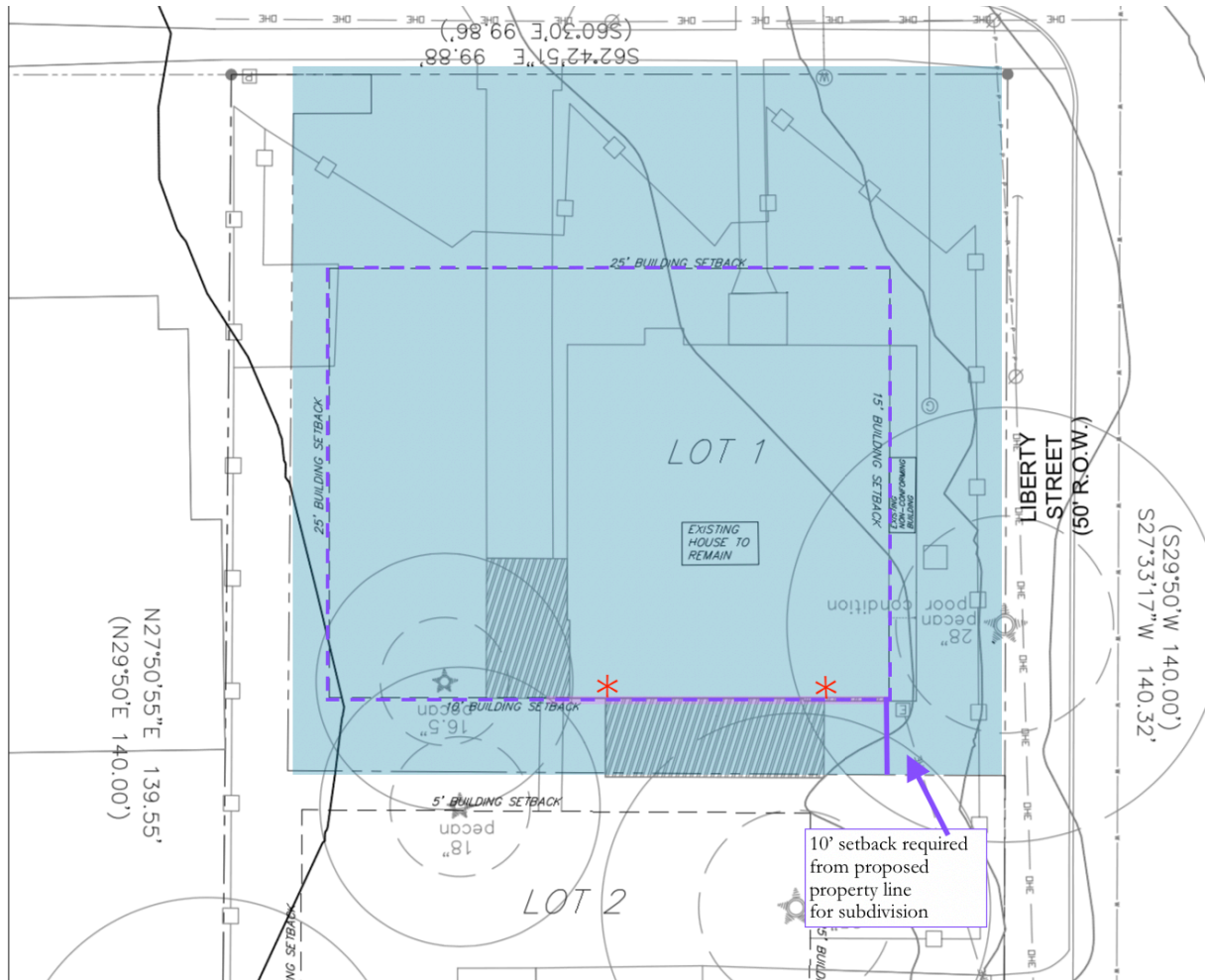
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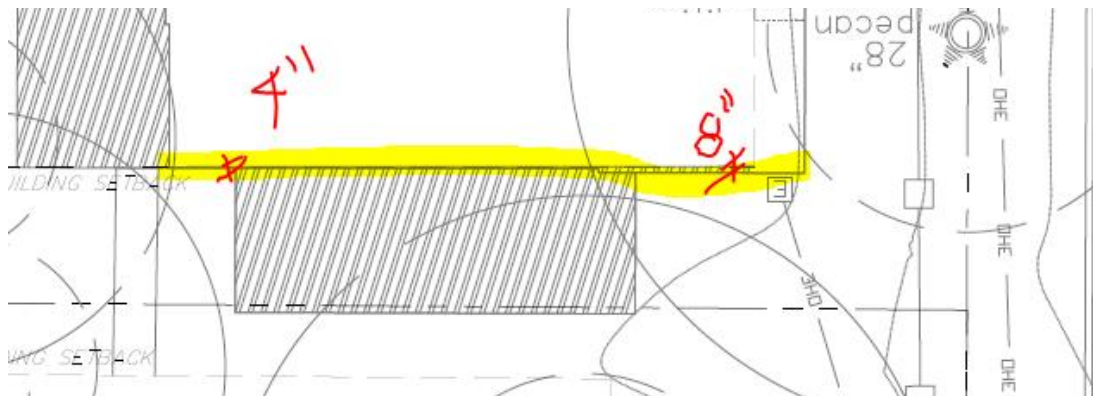
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# Exhibit A - 509 E 38th Rear Set back Encroachment

Shaded area is the proposed re-subdivided Lot 1:



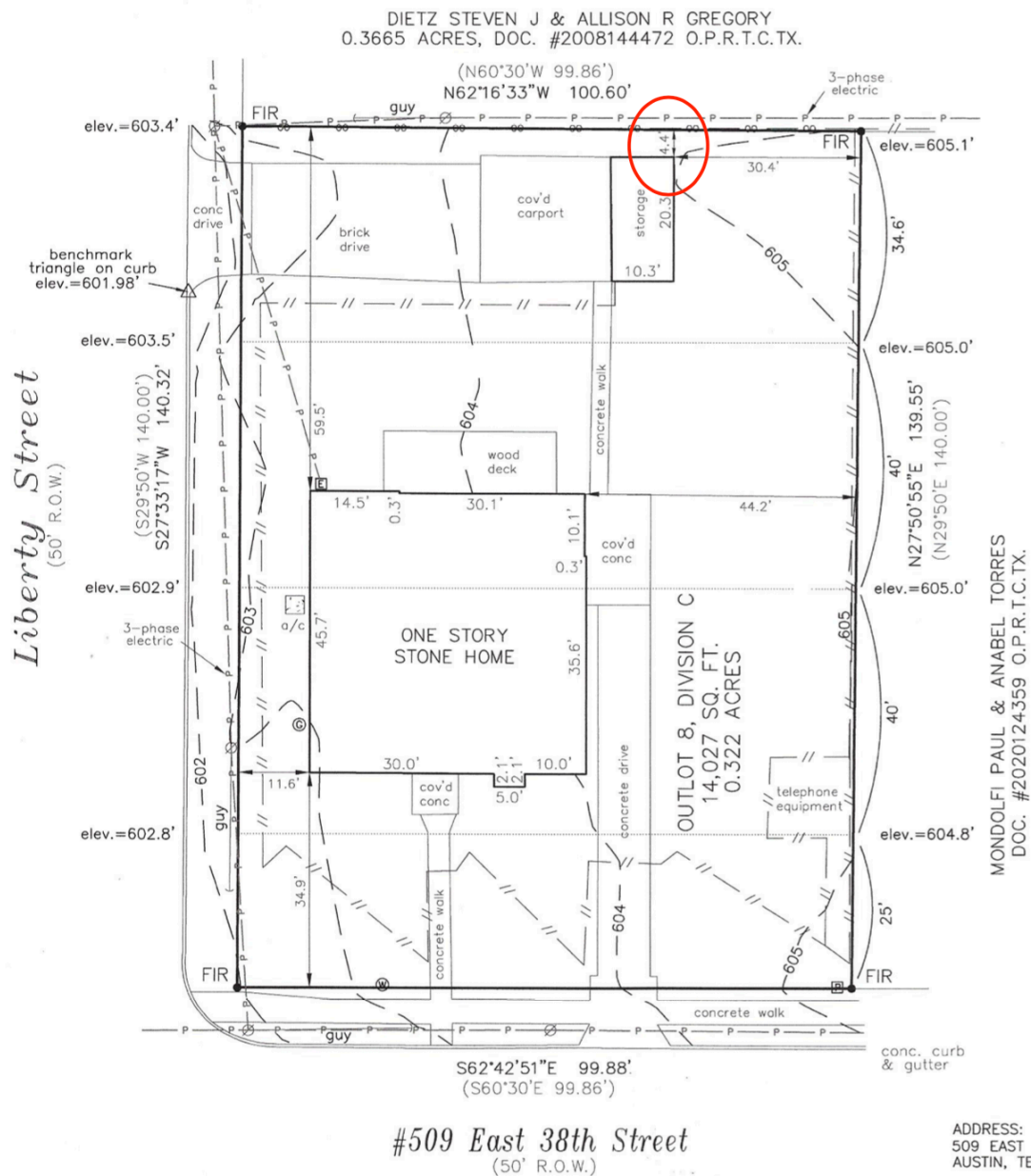
Below is the zoomed-in location of encroaching part of existing home into 10' setback, which is 4-8" of encroachment:





## Exhibit B - Existing Rear Setback Encroachment

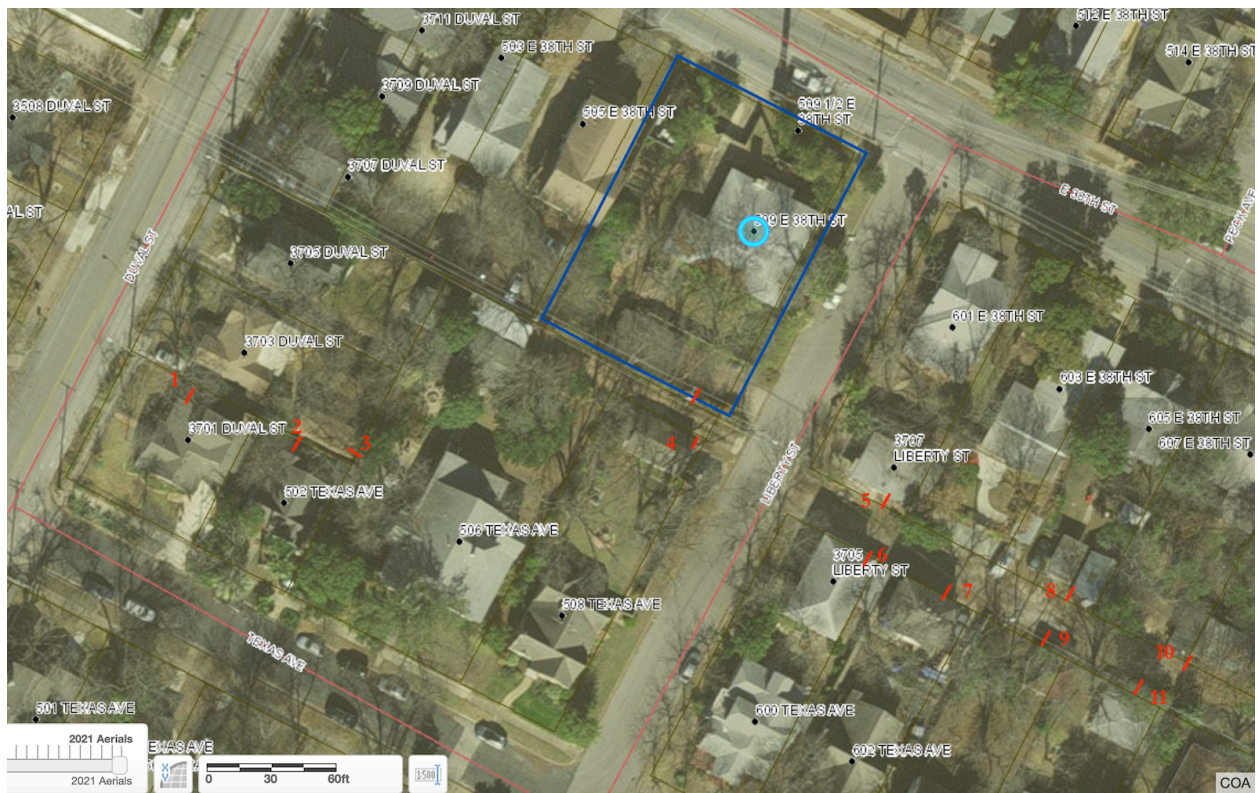
Existing rear garage is 4.4' (aka 4'-5") from the rear property line, which is a 5'-7" encroachment into the 10-FT rear setback.





## Exhibit C - Neighboring Setback Encroachments

Shown below with the red lines are properties with rear setbacks in the area that are less than 10'. Within a couple blocks of the subject property, there at least 10 properties that encroach into the 10-FT rear setback:





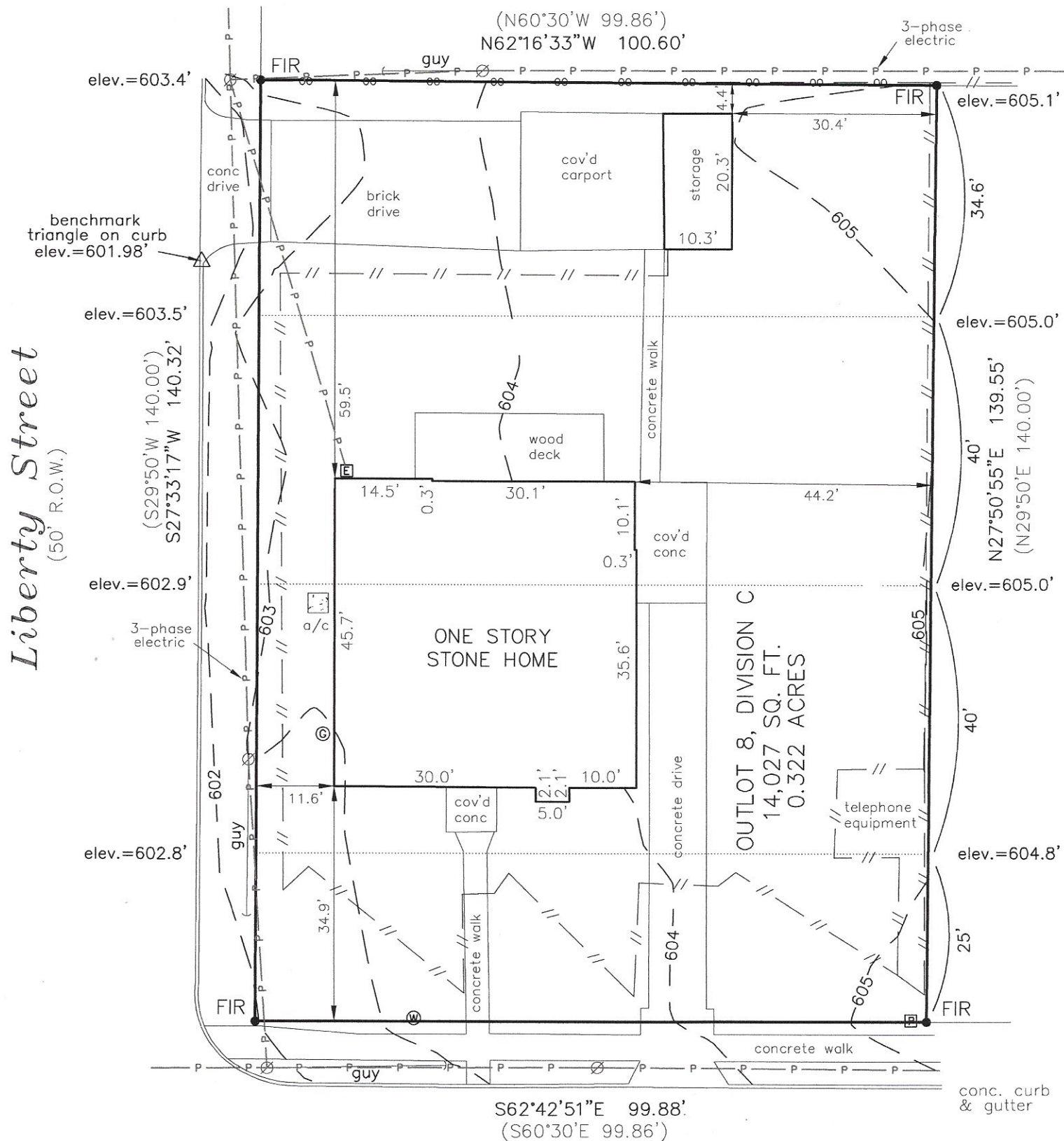
# COMMERCIAL ENGINEERING, PLLC

## SURVEY PLAT

## LEGAL DESCRIPTION:

0.322 ACRES OF LAND, MORE OR LESS, OUT OF OUTLOT 8, DIVISION C, OF THE CITY OF AUSTIN, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED BY METES AND BOUNDS IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 11245, PAGE 1321 OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

DIETZ STEVEN J & ALLISON R GREGORY  
0.3665 ACRES, DOC. #2008144472 O.P.R.T.C.TX.



MONDOLFI PAUL & ANABEL TORRES  
DOC. #2020124359 O.P.R.T.C.TX.

#509 East 38th Street  
(50' R.O.W.)

ADDRESS:  
509 EAST 38TH STREET  
AUSTIN, TEXAS

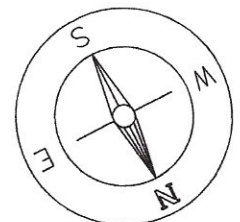
NOTE:  
THIS SURVEY WAS PERFORMED  
WITHOUT THE BENEFIT OF A  
TITLE COMMITMENT AND OTHER  
RIGHTS AND RESTRICTIONS MAY  
APPLY.

## LEGEND

IMPERVIOUS COVER	
HOUSE	2,058 SQ FT
CARPORT & STORAGE	645 SQ FT
WOOD DECK @50%	142 SQ FT
CONCRETE FLATWORK	1,017 SQ FT
BRICK DRIVE	700 SQ FT
TOTAL IMPERVIOUS	4,562 SQ FT
LOT AREA	14,027 SQ FT
IMPERVIOUS COVER %	32.5 %

1/2" FOUND IRON ROD  
RECORD INFORMATION  
WOOD FENCE  
CHAINLINK FENCE  
UTILITY POLE  
UTILITY/POWER LINE  
WATER METER  
ELECTRIC METER  
GUY WIRE  
GAS METER  
ELECTRIC POWER BOX

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0' 10' 20'  
GRAPHIC SCALE  
1" = 20'

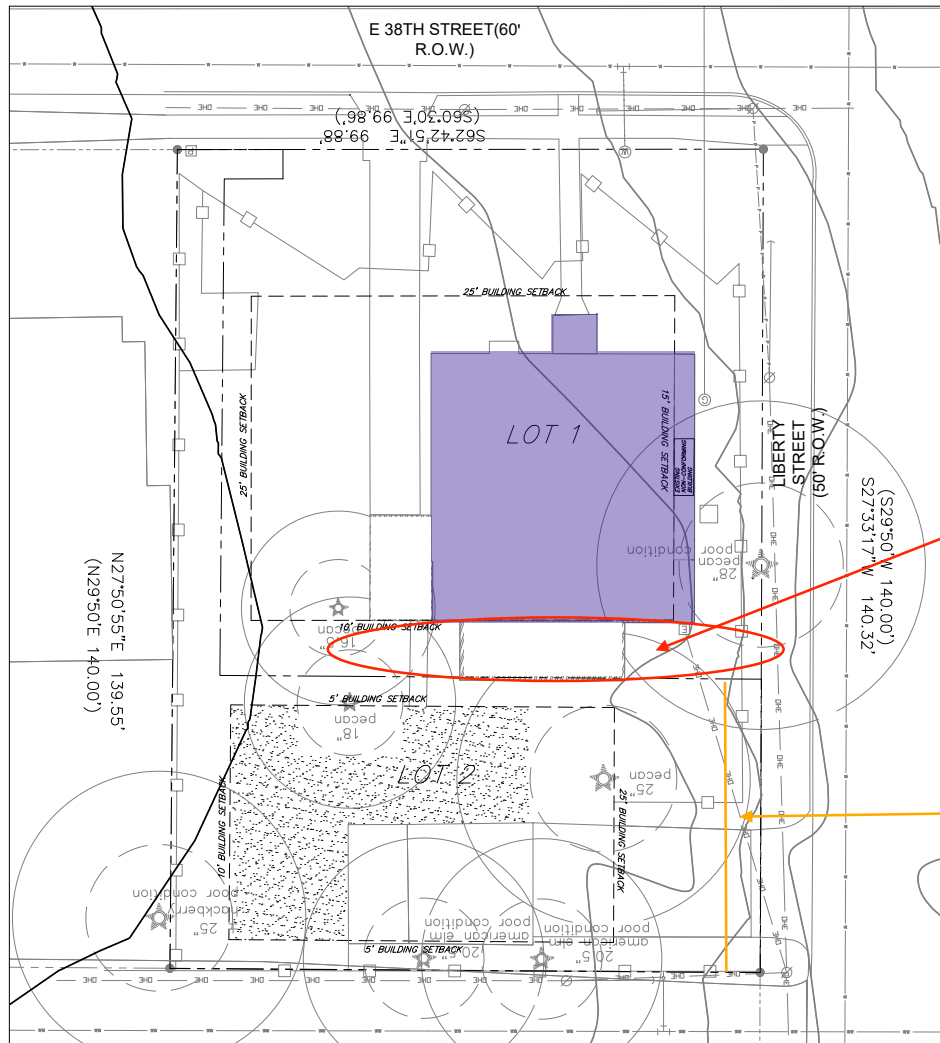
BEARING BASIS:  
TEXAS COORDINATE SYSTEM  
CENTRAL ZONE (4203), NAD83  
U.S. SURVEY FEET (GRID)  
ELEVATIONS ARE BASED ON  
THE N.A.V.D. 88, GEOID 12B.



*Todd Blenden*  
Todd Blenden, R.P.L.S. 6186  
Commercial Engineering, PLLC

State of Texas:  
County of Travis:  
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A & 6 Condition II Survey. I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Emergency Management Agency, FIRM Flood hazard boundary map revised as per Map Number: 48453C0465K Zone: X Dated: 1/22/2020. Dated this 13th day of April, 2021.

## 509 E 38th St - Subdivision Info



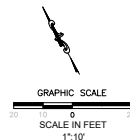
Seeking variance to keep existing 1954 home that would encroach into the 10-FT rear setback required per building code.

For information purposes, this is the 50-FT frontage required for a lot subdivision, which creates the rear lot line for the existing house.

DEMO PLAN

## LEGEND

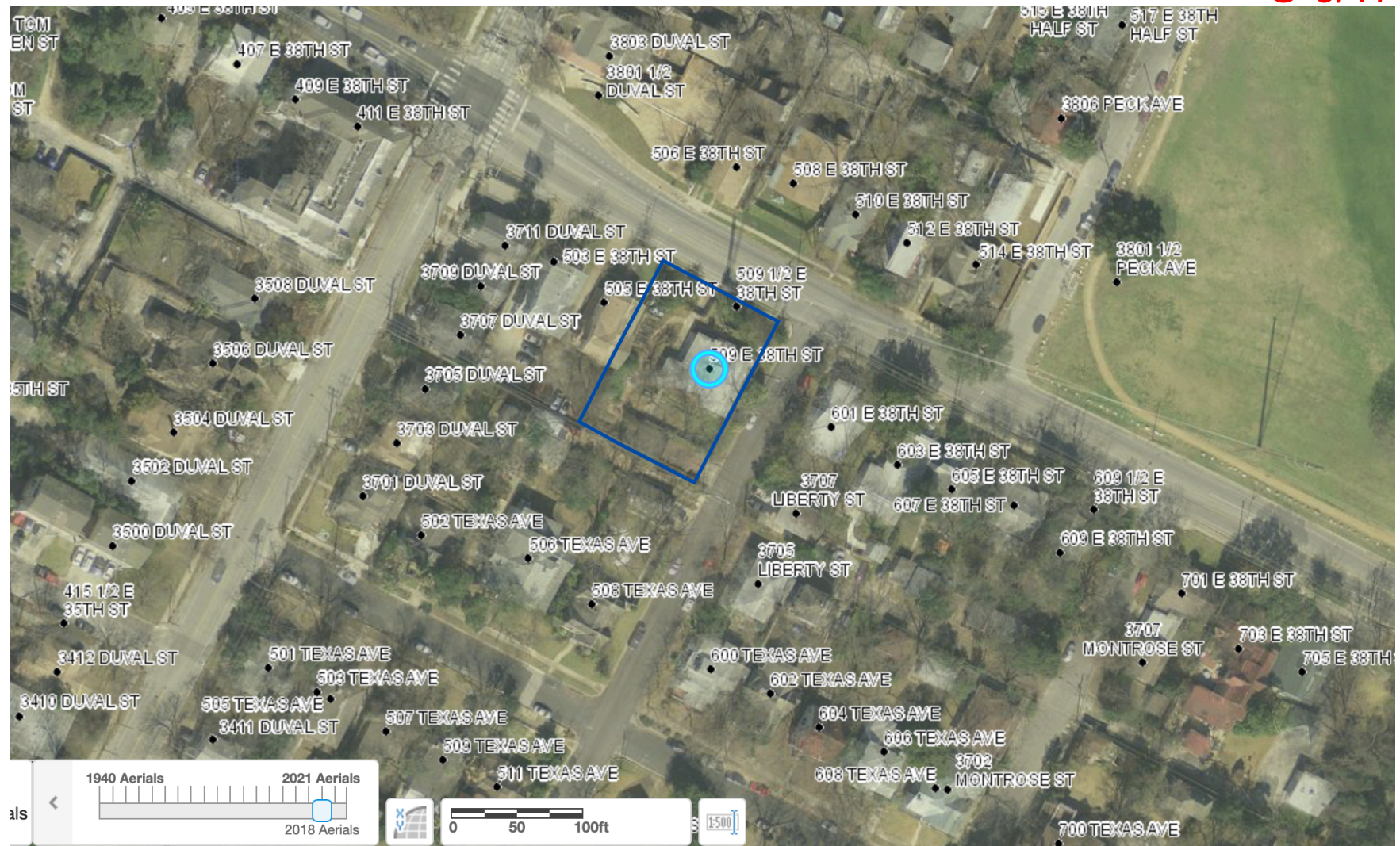
- PROPOSED LOT LINE
- EXISTING CONTOURS
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



### 509 E 38th - Surrounding Properties







From: [REDACTED]  
Subject: [REDACTED]  
Date: Wednesday, May 04, 2022 3:12:54 PM

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

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 [cybersecurity@cityofaustin.org](mailto:cybersecurity@cityofaustin.org).

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C15-2022-0043**

**Contact: Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)**

**Public Hearing: Board of Adjustment; May 9th, 2022**

*Friends of Hyde Park NA*

*Your Name (please print)*

☒ I am in favor  
☐ I object

*Your address(es) affected by this application*

*[Signature]*

*Signature*

*5/4/22*

*Date*

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

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

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



**From:** Sista Irie  
**To:** [REDACTED]  
**Subject:** Easement hearing for May 9  
**Date:** Wednesday, May 04, 2022 4:28:33 PM

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

Hi Elaine,

I was contacted by a close neighbor regarding a new owner on the block who is requesting an easement change from the City and has a hearing slated for May 9. The owner is Red Door LLC. There are three 'side by side' neighbors who live on this block and have some initial objections. I mistakenly threw out my objection form.

We would like to ask for the hearing to be rescheduled so in order to request a meeting with Red Door LLC and ask for more information regarding the project. It is quite possible the meeting will allow us to stop the objections so it is important to everyone that we speak as a group. One of the neighbors who lives right behind them is reaching out to them later today to set up a time.

Please let me know how to delay the hearing while we speak with the applicants and make sure we are all comfortable with any changes to the current City guidelines.

Thank you,

Beverly Shaw  
512.619.1239

Beverly "Sista Irie" Shaw  
Media Professional, Photojournalist, Radio Broadcaster  
Community Radio Consultant  
Majesty Media, Island Stage Magazine, United Reggae  
502 Texas Ave, Austin, Texas 78705  
512.619.1239

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## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

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 during the public hearing.
- If they're subdividing, they're creating the issue of noncomplying rear setback in the application, and:
  - occur; it's mentioned 410 ft rear setback
  - is the property is "common to area". The applicable structures were constructed when the current code wasn't in place, so it isn't a relevant comparison.

A notice of department be available

For additional process, visit

www.austintexas.gov/devservices.

Thank you.  
Abbey

G-3/20

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number:** C15-2022-0043

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Board of Adjustment; May 9<sup>th</sup>, 2022

Abbey Ames  
Your Name (please print)

☐ I am in favor  
☒ I object

508 Texas Ave. Austin, TX 78705  
Your address(es) affected by this application

Abbey Ames  
Signature

5/3/2022  
Date

Daytime Telephone: 713-444-0272

Comments: At this point in time, I have not received a call back from applicant to discuss my questions & concerns. Therefore, if a decision must be made today instead of a postponed meeting, I object to the current proposal. Ultimately, I would strongly prefer they subdivide to an east & west lot (to which I'd be more open to variance exemptions) as it would be visually similar to other lots on 38<sup>th</sup> St. Proposal of lot 2 (inevitable construction) would impact large trees which would negatively impact privacy & aesthetics of neighborhood.

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



**From:** Abbey Ames  
**To:** [Ramirez, Elaine](#)  
**Subject:** Request for delayed hearing; Reference File Name: C15-2022-0043 Address: 509 E 38th Street  
**Date:** Thursday, May 05, 2022 1:46:14 PM

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

Hi Elaine,

I am emailing about the following permit/case:

**Permit/Case:** [2022-000032](#) BA  
**Reference File Name:** C15-2022-0043  
**Address:** 509 E 38th Street

I would like to request a delayed hearing. I have tried to contact the applicant with questions I have regarding her exemption request. I have not heard back, so I do not believe I could give a well-informed opinion at the upcoming meeting about agreement/objection.

Can you let me know you received this? If there is anything else I need to do, please let me know.

Best,

Abbey Ames  
508 Texas Ave. Austin, tx 78705  
[REDACTED]  
713-444-0272

Sent from my iPhone

**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 [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

**From:** Sista Irie  
**To:** [Ramirez, Elaine](#)  
**Cc:** [REDACTED]  
**Subject:** Request for Postponement  
**Date:** Thursday, May 05, 2022 3:39:52 PM  
**Attachments:** [city.pdf](#)

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

Hello Elaine,

Please find attached my copy of a request to postpone the hearing on May 9 regarding an Easement request for Lisa Gray at Red Door LLC. The property in question is at 509 E 38th Street and can be found by Case Number C15-2022-0043.

The request for postponement is being made because the neighbors closest to this property do not feel we have enough information to allow the request to be approved without us further understanding what it is they are proposing to build. There are young children who live right behind this house and long time home owners who greatly value the less density of our neighborhood, keeping the noise to a minimum and to not encourage additional traffic. People already cut through this very intersection to avoid the Duval light. Anything that will encourage more unnecessary residential traffic is a reduction in quality of life while our property taxes increase at a wildly out of control rate.

Please accept this form as my request for a postponement in an effort to allow the impacted neighbors to meet with the applicant in an effort to understand the reason for the request.

Warm regards,

Beverly Gould Show  
Radio host and producer, photojournalist  
Co-owner Majesty Media Publicity  
Texas Ave Homeowner since 1993.  
512-619-1239

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