

# D-6/1-LATE BACKUP

**From:** Absolute Stornlok  
**To:** [Ramirez, Elaine](#)  
**Subject:** Re: Question about Case Number C15-2022-0060  
**Date:** Thursday, July 07, 2022 4:05:03 PM  
**Attachments:** [image001.png](#)

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Hello, my name is Kevin Chrane, I am the owner of the property at 1607 Matthews Lane, which is next door to the property at 1609 Matthews Lane that is the subject of case number C15-2022-0060.

I am writing to express my opposition to Variance Request A. This variance is asking to lessen the amount of distance that may be built upon, in relation to the edge of the property lines. The code is currently set at 25 feet. The applicant wants to lessen this distance to only 7 feet from the eastern property line, and 13 feet from the southern one. I feel that the requested distances are too close to the property border for building, especially the one requesting only 7 feet!

I would like to express my opposition to those items, am fine with the requests from Variance B.

Thank you for taking my opinion as the next door landowner into consideration,

Kevin Chrane  
(512) 694-2046  


On Thursday, July 7, 2022 at 03:25:22 PM CDT, Ramirez, Elaine <[elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)> wrote:

Yes!

**Respectfully,**

**Elaine Ramirez**

*Planner Senior / Board of Adjustment Liaison*

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

**Office:** 512-974-2202

# D-6/2-LATE BACKUP

**From:** Ruth Lauer  
**To:** [Ramirez, Elaine](#)  
**Subject:** Written comments C15-2022-0060 for Board of Adjustment meeting  
**Date:** Friday, July 08, 2022 3:26:53 PM

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Ms. Ramirez,

Does the Board of Adjustment accept emailed objections? If so, here's mine. Thanks.

Case Number C15-2022-0060. 1609 Matthews Lane, 78745 BoA July 11, 2022

Name. Ruth Lauer

Addresses affected. 7309 Forest Wood Rd, 1504A and B Matthews Lane, 78745

Signature Ruth Lauer Date 7/8/22

Daytime telephone 512-228-8523

Comments:

I object to the variance requested for 1609 Matthews Lane (C15-20200-00060). Remember as a kid asking for something from your parents but trying to ask them separately? I think CMBH2 is doing that. They didn't get what they wanted from the ZAP so now they are asking the Board of Adjustment.

This property was purchased in March 2021 by CMCBH2 Company LLC. Their initial zoning change request (C14-2021-0056) was opposed by the Matthews Lane Neighborhood Association (MLNA). With the assistance of Ann Kitchen's office the MF-3 (and 14 homes) request was reduced to MF-2-CO district zoning with the conditional overlay for a maximum of 10 dwelling units, on second and third readings. It was approved at the July 29, 2021 meeting.

During the negotiations with the MLNA, CMCBH2 and Ms. Victoria Haase assured Council Member Kitchen's office and the ZAP that they were excited to build "really nice homes" within the setback and height requirements of MF-2-CO. Nothing was built. Shortly after the July 29, 2021, Council meeting, CMCBH2 put the property (with its new zoning) back on the market along with the building plans. It appears not to have sold and are now a variance is requested on the things they said were just fine a year ago.

One of the primary objections to the dense development of this site was the pluvial runoff problem. Decreasing the setbacks will increase this problem on the property, the railroad tracks, and downstream as it drains into Williamson Creek. The current drought makes this hard to imagine but longtime residents in that low lying area have had water in their homes, and the City has bought up many properties along the creek.

My other objection is that developers are "playing" the City of Austin and its residents. They have

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enough money to pay Ron Thrower and Associates twice to mislead Ann Kitchen's office, neighbors, planning department staff, the ZAP and now the Board of Adjustment. They are now proposing larger 3 story buildings in an area of primarily one story homes. That is essentially the same as the original MF-3 zoning request, which the ZAP etc worked so hard to mitigate. If CMCBH2 had done their due diligence, then they knew the limitations of the property when they purchased it. I request that the Board of Adjustment deny this request in support of the work done by the ZAP, Ann Kitchen's office, the planning staff and neighbors.

Sent from [Mail](#) for Windows

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# D-6/4-LATE BACKUP

**From:** Michael Lubitz  
**To:** [Ramirez, Elaine](#)  
**Subject:** Variance requested for 1609 Matthews Lane  
**Date:** Saturday, July 09, 2022 8:53:52 AM

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Ms. Ramírez,

I live close to 1609 Matthews Lane at 7708 Forest Wood Road. I want to voice my objection to the variance requested for this property.

As I remember from about a year ago, this property was granted a zoning change. Their current request seems like a second chance, a way to chip away from the standards the community expressed and agreed to just one year ago.

There are ways to increase density without destroying a neighborhood's character.

Please hear me and do your best to deny the current request.

Best.

Michael Lubitz  
512 698-4707

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