

## PUBLIC HEARING INFORMATION

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  - appearing and speaking for the record at the public hearing;
- and:
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  - is the record owner of property within 500 feet of the subject property or proposed development; or
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ITEM 10/50

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**Case Number: C15-2022-0002**

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

**Public Hearing:** Board of Adjustment; June 13<sup>th</sup>, 2022

DONALD LIPINSKI

Your Name (please print)

☒ I am in favor  
☐ I object

308 NELRAY BLVD. AUSTIN, TX 78751

Your address(es) affected by this application

*[Signature]*

6/4/22

Signature

Date

Daytime Telephone: (512) 779-5201

Comments: I HAVE BEEN WAITING FOR THE DAY  
FOR 17 YEARS FOR SOMEONE TO DEMO THAT  
PROPERTY AND BUILD SOMETHING NEW.  
THANKS!  
PLEASE MAKE IT A NICE PROPERTY

**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:

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

C15-2022-0002  
June 13th 2022  
Elaine Ramirez  
Please see attached.Thanks  
Glenn Page owner 705 Franklin Blvd. 78759.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.gov](mailto:cybersecurity@cityofaustin.gov).

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

**Public Hearing: Board of Adjustment; June 13<sup>th</sup>, 2022**

Glenn PAGE

Your Name (please print)

☐ I am in favor

☒ I object

705 Franklin Austin TX 78751

Your address(es) affected by this application

GP

Signature

June 7 2022

Date

Daytime Telephone: 512-299-6687

Comments:

Moving commercial properties  
closer to residential properties  
is detrimental to the neighborhood.  
There are enough irregularities  
in this neighborhood already.

Board of Adjustments





North Loop Neighborhood Association

Board of Adjustment  
301 W. 2nd St.  
Austin, TX 78701

Subject: North Loop Neighborhood Association and proposed development at 5413 Guadalupe

To the Members of the Board of Adjustments this afternoon, the 9<sup>th</sup> of September 2022.

My name is Brian Bedrosian and I am currently serving as the Vice President of the North Loop Neighborhood Association (NLNA), a post I have held since 2019.

**I am writing this letter on behalf of the NLNA to provide some insight into the neighborhood's past positions on projects such as that being proposed by Webber Studio and their clients that might help to inform how the NA would vote once we are able to properly consider the project.**

Marek Hnizda reached out to me regarding this project and we met over Zoom to discuss the proposed variance to the setback along Guadalupe along with their proposed project and what it might look like. We were not able to bring this in front of the neighbors for a formal vote prior to your meeting on the evening of the 12<sup>th</sup> of this month – so my comments here are simply an idea of our values and how we have responded to similar proposals.

In general, our neighbors have tended to vote in favor of projects that show a considered investment in quality housing within our neighborhood with a focus on affordability, family-oriented units where possible, sustainability and increased density. Our neighborhood plan has sought to support a more urban feel to our neighborhood that aspires to provide space for a more diverse and inclusive community of people in the rapidly heated market that Austin finds itself in. With this in mind, the project per the current proposal is within the parameters of something we might support.

As you may recall we were recently in front of the Board in support of a much larger VMU project at 201 East Koenig Lane at the southeast corner of Koenig and Avenue F. That particular developer worked closely with our neighborhood and PARD to create a project that served the needs of the developer, the aspirations of the neighborhood and the mission set forth by PARD's Parkland Dedication Ordinance. We strongly encourage Webber Studio and their clients to continue to engage our neighborhood throughout the design process to seek a similarly mutually beneficial design.

While I am unable to provide an official neighborhood stance on this project or their request for a Variance to the Board at this time, we are encouraged that they reached out and very interested to see a new vision for that property.

Thank you in advance for your time and consideration of this letter.

Brian Bedrosian  
Vice President of the North Loop Neighborhood Association  
[REDACTED]



**From:** Nick Fritz  
**To:** [Ramirez, Elaine](#)  
**Subject:** C15-2022-0002  
**Date:** Friday, September 02, 2022 9:52:22 PM

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

Hello Elaine, hope your weekend went well.  
im reaching out again b/c i got a notification via letter about them trying to build a condominium... again across the street from my house.

Case Number: C15-2022-0002

- a) i, nicholas fritz am against Marek Hnizda / Guadalupe Heights LLC (Lacman Patil) trying to increase the height Limit from two stories and 30 feet(maximum allowed) to 3 stories in 30 feet(requested) for a building location 50 feet or less from property in and SF-5 or more restricted zoning district.
- b) i, nicholas fritz am against Marek Hnizda / Guadalupe Heights LLC (Lacman Patil) trying to Increase height limitations to increase the highest limits from three stories and 40 feet(maximum allowed) to 4 stories and 40 feet (requested) and "SECTION 25-2-1064 (Front Setback):
- c) i, nicholas fritz am against Marek Hnizda / Guadalupe Heights LLC (Lacman Patil) trying to decrease the front setback from 25 feet (minimum required) to 15 feet (requested) on a tract that adjoins property in an SF-5 or more restricted zoning district and fronts on the same street in order to erect a Multi-Family building in a "MF-4-CO", Multi-Family Residence Moderate-High Density-Conditional Overlay Zoning district.

again, don't want a condominium across the street from my house nor do i or anyone around me think it's a good idea for the neighborhood. The area of the condominium is going to be built is already a high traffic area and will cause great deals of traffic with construction and without construction. Don't forget about the kids that live around the area as well making an unsafe environment for more cars speeding around the corner.

please let me know if you have any questions  
nick

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**From:** Mark Foohey  
**To:** [Ramirez, Elaine](#)  
**Subject:** Case Number: C15-2022-0002  
**Date:** Monday, September 05, 2022 12:55:13 PM

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

Dear Ms. Ramirez,

I am writing in regards to case number C15-2022-0002 regarding a proposed zoning change to be heard by the Board of Adjustment on 9/12/22. I own a property within 500 feet of the subject property and I am opposed to this change. I do not agree with a zoning change particularly the number of stories allowed and reduced setbacks in any property that is adjacent to single family homes.

Thank you,  
Mark Foohey

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**Case Number: C15-2022-0002**

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

**Public Hearing: Board of Adjustment; September 12<sup>th</sup>, 2022**

Chris Billmeier

Your Name (please print)

109 W 55<sup>th</sup> St.

Your address(es) affected by this application

*[Signature]*

Signature

9/5/22

Date

Daytime Telephone: 512 423 4538

Comments:

This area of the neighborhood is already congested and zero available parking on the street.

4 stories without a parking garage is unacceptable!

☐ I am in favor  
☒ I object

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Elaine Ramirez; 512-974-2202

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)



From: Christine Galida  
 To: [Ramirez, Elaine](#)  
 Subject: Case number: C15-2022-0002  
 Date: Thursday, September 08, 2022 2:43:11 PM

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

I don't have a scanner so I hope a photo works

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**Case Number: C15-2022-0002**  
**Contact: Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)**  
**Public Hearing: Board of Adjustment; September 12<sup>th</sup>, 2022**

Christine Galida  
 Your Name (please print)

407 Nelray Blvd  
 Your address(es) affected by this application

Christine Galida 9-2-22  
 Signature Date

Daytime Telephone: 512-671-0916

Comments:  
Projects should fit the  
parameters of the code. The  
codes should NOT be  
changed to allow a project

If you will be using this form to comment, please return it via e-mail to:  
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**Public Hearing: Board of Adjustment; September 12<sup>th</sup>, 2022**

Colleen M. Sullivan

*Your Name (please print)*

☐ I am in favor  
☒ I object

505 W. 55th Street Unit B Austin TX 78751

*Your address(es) affected by this application*

*Colleen M. Sullivan*

9/11/2022

*Signature*

*Date*

Daytime Telephone: 512-413-7966

Comments: This variance will allow the addition of several condos or apartments in an area that can't handle the extra vehicles that will be parked on the local streets. The streets around here already have too many cars parked on them. Also, a 4 story building will alter the character of the area--there are no buildings so high in the immediate vicinity. I think there will also be flooding problems with all the added impervious groundcover. There's simply nothing unique about this property that should warrant a variance that will

have so many adverse effects on the neighborhood. I'm also concerned with having a 4 story building 5 feet from my home. 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)



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**Public Hearing: Board of Adjustment; September 12<sup>th</sup>, 2022**

Joseph Barque and Brittany Bigg  
Your Name (please print)

☐ I am in favor  
☒ I object

502 W. 58<sup>th</sup> St. #3, Austin, TX 78751  
Your address(es) affected by this application

[Signature]  
Signature

9/11/22  
Date

Daytime Telephone: 512-572-4259

Comments: We request that the building be  
adhere to existing code. The planned  
height of the proposed building would  
interfere with the neighborhood's traffic  
patterns.

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Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)



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**Public Hearing: Board of Adjustment; September 12<sup>th</sup>, 2022**

AMY LIU

*Your Name (please print)*

☐ I am in favor  
☒ I object

505 W. 55TH ST #A, AUSTIN TX

*Your address(es) affected by this application*

AMY LIU

*Signature*

09.10.2022

*Date*

Daytime Telephone: 404.421.8442

Comments: THIS IS A RESIDENTIAL NEIGHBORHOOD WHERE SPEED LIMIT IS 25MPH MAX, WHERE HOUSES ARE MOSTLY 2-STORIES, AND WHERE GREEN SPACE IS SO LIMITED. ON THE TWO STREETS FLANKING DIRECTLY NORTH (55TH) AND SOUTH (NEURAY), ON THE SAME BLOCK, THERE ARE ONLY THREE - MAYBE FOUR - 3-STORY UNITS. THERE ARE NO 4-STORY UNITS. THIS MODIFICATION WOULD TAKE AWAY THE CHARACTER OF THE NEIGHBORHOOD.

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