

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Fwd: Case Number C15-2023-0027
Date: Thursday, July 6, 2023 3:17:51 PM
Attachments: [cidD2B17DAA-11A9-4D46-9E1E-2DC87F956E02.pdf](#)

You don't often get email from christievillarreal@sbcglobal.net. [Learn why this is important](#)

External Email - Exercise Caution

Elaine - resubmitting comments for the upcoming, rescheduled July 10, 2023 hearing. Please confirm receipt.

Thank you,
Christie Villarreal

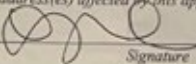
Sent from my iPhone

Begin forwarded message:

From: Christie Villarreal <[REDACTED]>
Date: June 9, 2023 at 2:42:59 PM CDT
To: elaine.ramirez@austintexas.gov
Subject: Case Number C15-2023-0027

Attn: Elaine Ramirez
Board of Adjustment hearing scheduled for June 12, 2023.

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

PUBLIC HEARING INFORMATION	
<p>Although applicants and/or their agent(s) are expected to attend a public hearing, <u>you are not required to attend</u>. 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.</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or • appearing and speaking for the record at the public hearing; <p>and:</p> <ul style="list-style-type: none"> • occupies a primary residence that is within 500 feet of the subject property or proposed development; • is the record owner of property within 500 feet of the subject property or proposed development; or • is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development. <p>A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.</p> <p>For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.</p>	
<p>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.</p>	
<p>Case Number: C15-2023-0027 Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov Public Hearing: Board of Adjustment; June 12th, 2023</p>	
<p>Christie Villarreal Your Name (please print)</p>	
<p>1307 S 6th St. Austin, TX 78704 Your address(es) affected by this application</p>	
<p> Signature</p>	
<p>6/9/2023 Date</p>	
<p>Daytime Telephone: 512-354-5454</p>	
<p>Comments: I'm the property owner of 1307 S 6th St, Austin, TX. I would like confirmation from the City and applicant that any proposed building at 1305 S 6th St (next door) will be: (1) in accordance with the City of Austin's setback requirements and zoning ordinances, and (2) with the setback based off the shared boundary line noted in the AmeriSurveyors survey dated 2/20/23 (provided by JP Sullivan) and NOT based off my wooden fence (between these 2 lots) that sits on my property. My wooden fence is within my property and located just off the boundary line at certain points (as seen on the survey), but the wooden fence does NOT establish the shared boundary line between these 2 lots. If you will be using this form to comment, please return it via e-mail to: Elaine Ramirez; 512-974-2202</p>	
<p>Scan & Email to: elaine.ramirez@austintexas.gov</p>	

Elaine, I'm restating what is in the attached form below. The referenced AmeriSurveyors survey is attached as well.

Thank you,
 Christie Villarreal
 1307 S. 6th Street
 Austin, TX 78704
 (512)354-5454

I'm the property owner of 1307 S 6th St, Austin, TX. I would like confirmation from the City and applicant that any proposed building at 1305 S 6th St (next door) will be: (1) in accordance with the City of Austin's setback requirements and zoning ordinances, and (2) with the setback based off the shared boundary line noted in the AmeriSurveyors survey dated 2/20/23 (provided by JP Sullivan) and NOT based off my wooden fence (between these two lots) that sits on my property. My wooden fence is within my property and located just off the boundary line at certain points (as seen on the survey), but the wooden fence does NOT establish the shared boundary line between these two lots.

Sent from my iPhone