

ITEM04/1-LATE BACKUP-IN SUPPORT

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Case C15-2024-0031
Date: Sunday, October 6, 2024 4:54:13 PM

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External Email - Exercise Caution

I am in favor of the variances for this project if there is not a zoning change. Is that the case?

Thanks,

Melinda Longtain
2602 Hillview Rd.

Sent from my iPad

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ITEM04/2-LATE BACKUP-IN SUPPORT

WEST AUSTIN NEIGHBORHOOD GROUP



October 7, 2024

Organized 1973

Board of Adjustment, City of Austin
Elaine Ramirez, Liaison

OFFICERS

Holly Reed
President

RE: C15-2024-0031

Cathy Kyle
Past President
Secretary

Members of the Board:

George Edwards
Treasurer

West Austin Neighborhood Group (WANG) conditionally supports the above referenced variance request filed by the Austin Area School for Dyslexics, Inc (Rawson Saunders) (R/S) with the following understandings and stipulations.

BOARD MEMBERS

Mary Arnold
Joyce Basciano
Joseph Bennett
David Bolduc
Sarah Cain
Michael Cannatti
Heidi Gibbons
Craig Lill
Blake Tollett

In the spring of this year R/S and their contiguous neighbor Tarrytown Christian Church filed to rezone their entire tract of land from the SF-3-NP zoning district to the GO-MU-NP zoning district. WANG, recognizing overwhelming close by neighbor opposition to the rezoning request, asked R/S to explore the variance process in order to achieve their vision for the school.

Over the decades, WANG has worked with several churches along Exposition Boulevard to allow for expansions of their campuses, all within the SF-3 zoning district:

- C-15-2003-065 the Episcopal Church of the Good Shepherd, a variance was granted to allow maximum impervious coverage requirements to go from 45% to 70%, maximum building coverage requirements to go from 40% to 50%, and a decrease of setback requirements for a through street.
- C15-2006-059 the Westminster Presbyterian Church, a variance was granted to allow maximum impervious coverage requirements to go from 45% to 64% (existing) in order for the church to either replace or renovate buildings on the campus.
- Tarrytown United Methodist Church- In 2010-2011, the close by neighbors, WANG and TUMC all worked in harmony to allow the church to reasonably expand their campus through the purchase of a residential home fronting on Exposition Boulevard and placing that property under their Religious Use umbrella without changing either the property's underlying zoning district of SF-3-NP or changing the expanded campus's Future Land Use Map (FLUM) designation, Central West Austin Neighborhood Plan (CWANP).

In addition, in 2009 WANG worked closely with the Girls School of Austin to achieve a harmonious Conditional Use Permit in order for them to expand their campus.

As for the application for variance under discussion, WANG recognizes the relevant hardships cited and can support the majority of, as amended, requests as follows:

- On the request to increase the site development regulation maximum height requirement of 35 feet to 50 feet on the understanding that per the applicant's "Height Exhibit", that there will be a maximum building height of 40 feet on the west side of the property and the 50 foot maximum would pertain only to the delineated eastern side of the property, we can support the request to raise the maximum height on the western portion of the tract to 40 feet. **On the as delineated eastern portion of the tract, WANG can only support a maximum building height increase of 45 feet rather than the requested 50 feet. The expectation here is that any building on the eastern portion of the tract would be 3 stories rather than 4 stories.**

ITEM04/3-LATE BACKUP-IN SUPPORT

- Allow the maximum building coverage requirement to go from 40% required to 60%.
- Allow the maximum impervious coverage to go from 45% required to 60%.
- Allow the minimum setback requirements for the front yard of the property to go from 25 feet required to 15 feet requested and the rear yard setback requirement to go from 10 feet required to 5 feet requested. This relaxation from the development code is supported **only with the mutual understanding that the western side of the property will be considered its front yard only for this variance request**. Currently for temporary addressing purposes the western side of the property fronting on Hillview is considered the front of the property; **a permanent address to show Exposition Boulevard as the front of the property is mutually agreed upon**. Once the address has been adjusted, the building setback along the Hillview side of the property will be 15 feet.
- Regarding a variance to LDC 25-2-832: *a site must be located on a street that has a paved width of at least 40 feet (required) to 30 feet (requested) from the site to where it connects with another street that has a paved width of at least 40 feet (required) to 30 feet (requested)* “in order to erect school buildings and structured sub-grade parking facilities in a SF-3-NP zoning district” **WANG accepts this request for the street variance conditioned on access to the property being ONLY off Exposition Boulevard. Further, WANG’s conditional acquiescence of these variance requests should in no way imply approval of a parking facility to be accessed off Hillview Road.**

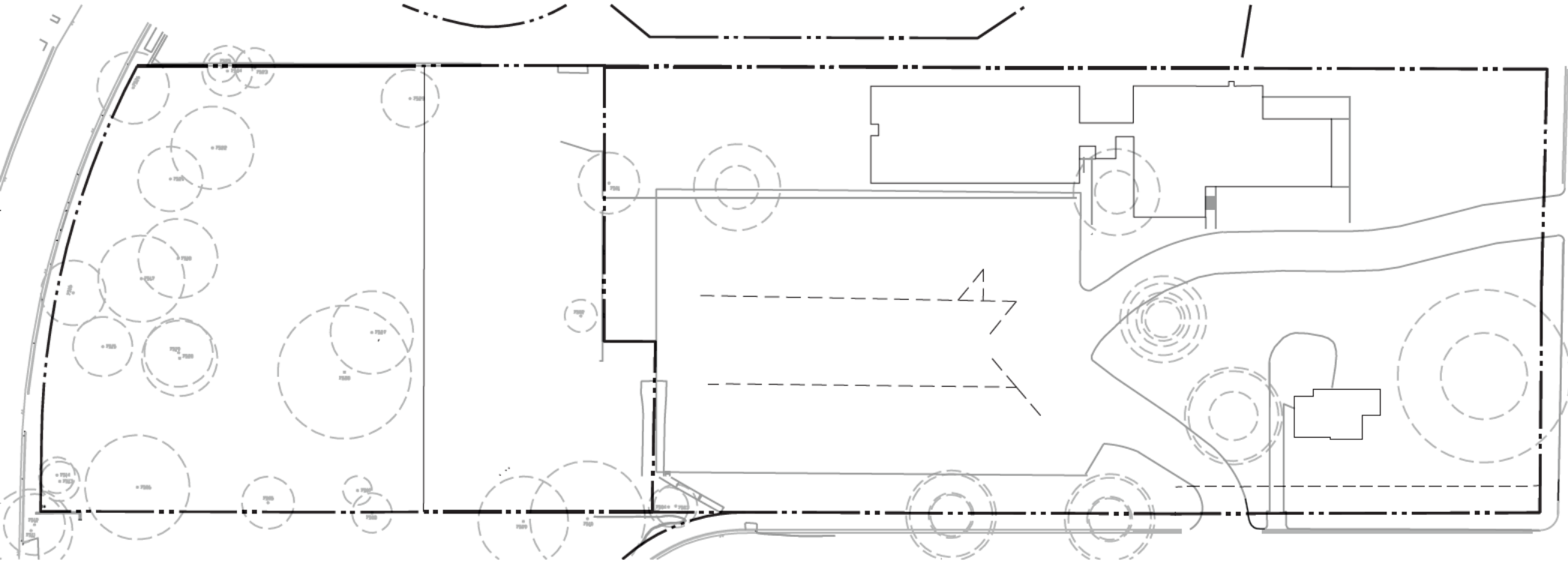
Rawson Saunders has been a long and valued member of our neighborhood. Their current need for renovations to their campus coupled with their vision for the future of the school may not be achievable when considering the property’s constraints, but we are respectfully asking the Board to grant the requested variances, with amendments, so that defined developmental parameters are in place.

Sincerely,



Holly Reed, President
West Austin Neighborhood Group

ITEM04/4-LATE BACKUP-IN SUPPORT



WANG supports Area A - Maximum Height = 40 ft
Area B - Maximum Height = 45 ft

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 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;
- and:
- 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.

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

Written comments must be submitted to the contact person listed on the noti before 9 a.m. the day of the public hearing to be added to the Late Back-up & viewed by the Board the night of the meeting. Your comments should includ 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: C15-2024-0031

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; **October 14th, 2024**

Harriet Peppel

Your Name (please print)

I am in favor
 I object

2705 McCullough St.

Your address(es) affected by this application

Harriet A. Peppel

Signature

10/8/24

Date

Daytime Telephone: [REDACTED]

Comments: Rawson Saunders has done a good job diverting traffic from McCullough and to limit parking on McCullough. As the school grows please respect the location in an old neighborhood with a narrow street and NO sidewalks to access the school. A sidewalk in the City ROW is needed.

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

ITEM04/6-LATE BACKUP-IN SUPPORT

From: [REDACTED]
To: [Ramirez, Elaine](mailto:elaine.ramirez@austintexas.gov)
Subject: C15-2024-0031 BoA Public Hearing
Date: Friday, October 11, 2024 12:30:21 PM

You don't often get email from b_knapp2000@yahoo.com. [Learn why this is important](#)

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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.

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- 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;
- and:
- 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.

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.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

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: C15-2024-0031

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; **October 14th, 2024**

Brandy Smallwood
Your Name (please print) I am in favor
 I object

2007 Thomas Dr
Your address(es) affected by this application

Brandy 10/9/24
Signature Date

Daytime Telephone: [REDACTED]

Comments: I support the variances requested
I ask that the safety of pedestrians
and right of way for emergency
vehicles be considered in the plan
as well as during construction.

I do NOT support any change
in zoning.

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

Brandy Smallwood



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ITEM04/7-LATE BACKUP-IN SUPPORT

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Case Number: C15-2024-0031
Date: Saturday, October 12, 2024 9:52:03 AM

You don't often get email from m3irish@gmail.com. [Learn why this is important](#)

External Email - Exercise Caution

Hello Elaine,

My wife, Martha Irish, and I would like to add our support to the Case Number: C15-2024-0031 for Rawson Saunders. We are in favor of Rawson Saunders requested changes to their land use to allow them to redevelop.

Cheers,
Robert Irish
2903 Richard Ln
Austin, TX 78703

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