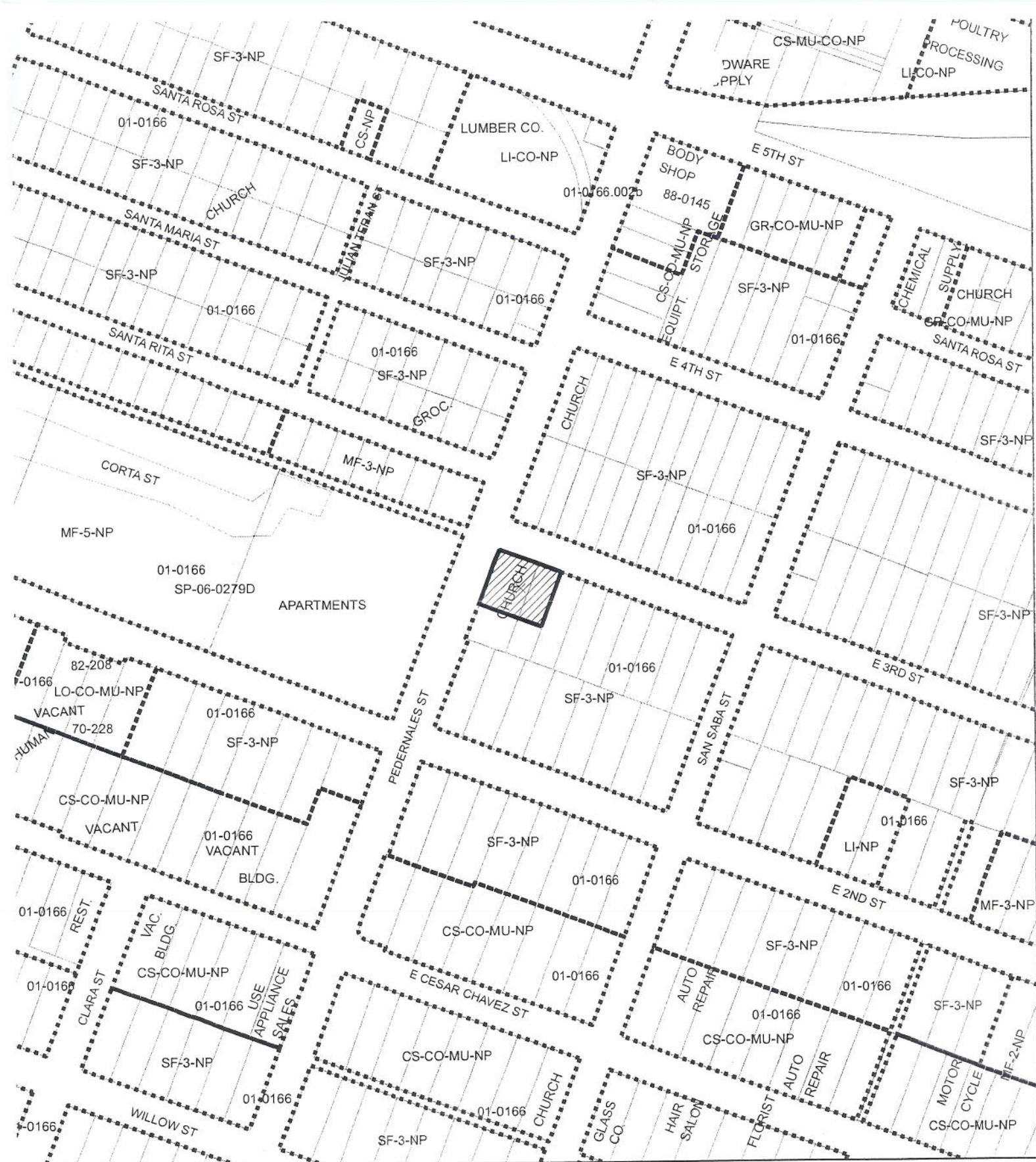


**Backup Case Material**  
**for Esquina Tango Cultural Society of Austin**  
**Appeal to Council**







# SITE PLAN CONSOLIDATED



**SUBJECT TRACT**



**ZONING BOUNDARY**

CASE#: SPC-06-0039A  
 ADDRESS: 209 PEDERNALES  
 GRID: K21  
 MANAGER: D. CERKAN



This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

**Summary Letter**  
**EsquinaTango Cultural Society of Austin**  
**At 209 Pedernales St.**

Jerry Rusthoven, A/CP, Manager for the City of Austin zoning has approved the use of EsquinaTango Cultural Society of Austin as a "Club or Lodge" (see attached letter) and notes that it will require a "conditional use permit" in the SF3 category.

The building has a long history of "Civic Use" and the Holly neighborhood plan Land-Use map describes this property as having a "Civic" function. Thus, it is our intent to obtain a conditional use permit in order to operate this facility in the civic function of "Club or Lodge."

We do not propose making any modifications to this existing home other than reducing the amount of impervious coverage and modifications that may be required to improve parking and accessibility. These modifications are dependent on approval of the Land-Use in this zoning category.

**About the association**

**Mission:**

EsquinaTango Cultural Society of Austin is a non-profit civic association in Austin, Texas endeavoring to offer its members and guests the opportunity to cultivate recreational artistic aspects of our Latino heritage, with a special emphasis on tango and the Argentine cultural traditions, in a safe and comfortable environment.

In doing so, we hope to strengthen the city's vibrant, diverse community to achieve a greater understanding of Latino culture within Austin and the surrounding region.

**Activities:**

- EsquinaTango provides social and cultural activities to its members and guests for their personal and social enrichment.
- We will host recreational "milongas", which are traditional tango dance gatherings. EsquinaTango will offer educational programs for members and guests in the community to participate in them.
- We will celebrate Argentine holidays and festivals in the Argentine fashion.
- Members will share "pot luck" Argentine dinners with Argentine music.
- We will maintain a small library of books, recordings and videos about Argentina and tango for use of its members.
- We will periodically sponsor experts to give talks and workshops about Argentina, Latin America and tango.
- We will display examples of original Latin American art that can be viewed by the community.
- We will host small fundraisers that will strive to help communities in need.

**Membership:**

Membership is open to all adults and families interested in Latino & Argentine culture.

**Hours:**

EsquinaTango will maintain office hours from 4pm to 6pm, Monday through Friday. All other activities will be scheduled by the club.



April 30, 2007

To Whom It May Concern,

This letter is to state that I, Dominga Urtado, owner of the property located at 2505 East 3<sup>rd</sup> St., Austin, TX 78702, do not wish to have a fence built between my home and that of my neighbor's, Monica Caivano, at 209 Pedernales St.

Thank you for your time,

Sincerely,

  
Dominga Urtado

ℳ 472-4058

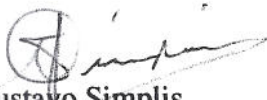
April 9, 2007

To Whom It May Concern,

This letter is to confirm that I, Gustavo Simplis, owner of the property at 207 Pedernales St. do not wish to have a fence built between my home and that of my neighbor's, Monica Caivano, at 209 Pedernales St.

Should you have any question feel free to contact me at 512/619-0778

Thank you for your time,  
Sincerely,



Gustavo Simplis

**Cerkan, Donna**

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**From:** Gavino Fernandez [razagavino1@grandecom.net]  
**Sent:** Sunday, June 10, 2007 2:59 PM  
**To:** Cerkan, Donna  
**Subject:** Postponement request SPC-06-0039A

Dear Ms. Cerkan,

I Leon Hernandez, President of Buena Vista Neighborhood Association would like to request a postponement of item <sup>24</sup>~~25~~ on the Austin Planning Commission agenda of June 12, 2007, case number SPC-06-0039A . The property in question lies within Buena Vista Neighborhood Association boundaries and the Holly Neighborhood planning area. We are a family member of El Concilio A Coalition of Mexican-American Neighborhood Associations in East Austin. Thus, Gavino Fernandez, Jr., coordinator of El Concilio and a member of the Holly Neighborhood Planning area Contact team, is joining me in this request.

I respectfully await your response.

Leon Hernandez, President of Buena Vista Neighborhood Association  
Gavino Fernandez, Jr. - Holly Neighborhood Planning Area contact team

Please contact Gavino Fernandez, Jr. at (512) 477-7512 or e-mail razagavino1@grandecom.net. Hence, I will be out of Town all of next week.

cc: Austin Planning Commission Members  
Dave Sullivan - Chair

AAN: Chris YANEZ



City of Austin Watershed Protection and Development Review Department  
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

### SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Watershed Protection and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Planning Commission, or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SPC-06-0039ADATE APPEAL FILED 6-22-07PROJECT NAME ESQUINA TANGO  
Cultural Society of AustinYOUR NAME GAUIND FERNANDEZ, TRPROJECT ADDRESS 209 PedernalesSIGNATURE [Signature]YOUR ADDRESS 2216 HASKELL  
Austin, Texas 78702APPLICANT'S NAME MONICA CAIVANDYOUR PHONE NO. (512) 474-6776 WORKCITY CONTACT DONNA CERKAN(512) 477-7512 HOME

**INTERESTED PARTY STATUS:** Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☒ I communicated my interest by speaking at the Planning Commission public hearing on (date) 6-12-07.
- ☐ I communicated my interest in writing to the Director or Planning Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☐ I am the record owner of property within 500 feet of the subject site.
- ☒ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

**DECISION TO BE APPEALED\*:** (Check one)

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☒ Planning Commission Approval/Disapproval of a Site Plan
- ☐ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision
- ☐ Other: \_\_\_\_\_

Date of Decision: \_\_\_\_\_

Date of Decision: \_\_\_\_\_

Date of Decision: 6-12-07

Date of Decision: \_\_\_\_\_

Date of Decision: \_\_\_\_\_

Date of Decision: \_\_\_\_\_

\*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

**STATEMENT:** Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

SF- ZONING within 200 ft of SF- Parking Requirements

(Attach additional page if necessary.)

Applicable Code Section: \_\_\_\_\_