

# REZONING HEARING

March 26, 2009

Case Number: C14-2009-0005  
Project: Tomanet  
12408 Tomanet Trail  
Austin, TX 78758

#72  
Late Backup

Dear All City Council Members:

Please allow me to present my case.

I wish to rezone my Single-Family Residence to Neighbor Office.

There are 3 reasons:

- 1- First of all, my home loan was denied by Wachovia Lender, because the location is not suitable and habitable residence home. This denial is based on the back of the house facing with the back of the commercial business area, specially HEB supermarket behind. There is a way in & out for the 18 wheels HEB trucks shipping foods and merchandise in the early morning, is also for dump truck to clean the trash dumpsters everyday between 5-8AM. Please imagine how loud the noise can be in the early morning while your sleeping time.
- 2- Secondly, the property within 500 ft radius, there is less than  $\frac{3}{4}$  of the land is commercial zoning and operating all kind of businesses, such as Apartment Locator, Kwik Kar Lube, Kinko, Donut Shop, Restaurants, and Child Cares.. etc... in a busy 6 lanes of Parmer lane. The property is also located nearby Loop 1, 45 Toll Way, North Austin Hospital and Clinics, and about 76,000 sqft medical office building will coming soon at the end of Tomanet Trail during this area developed growing.
- 3- Thirdly, due to the economic crisis, essentially my business (real estate) is directly effected, I could not afford to having a business in a normal business location and pay rent. So I closed my office and wish to turn my home to become an office place for saving the costs and continually conducting a business. At real estate office, I believe that it will be improving for better neighbor, but not traffic impact and parking problem. I am lucky to have a small home 1,244 sqft, in a big lot 12,400 sqft. There is more than enough to meet the parking requirement, in the front of the house ( about 80ft wide X 36ft deep ) it can be big enough for 8 parkings including handicaps, plus 2 parkings in garage, the total is 10 parking spaces, see attached for parking plan.

Finally, I wish that my proposal for rezoning can be approved by all of you.  
I really appreciate your time and efforts.

CHARLES MAUND  
2002/004

20 0 20 40 60 Feet

N 29°38'22" E 82.47'  
(N 29°54' E 82.50')

0.8' OFF

0.1' OFF

5' P.U.E. PER PLAT

10' P.U.E. PER PLAT

TOWN GUY

LOT 2-A  
BLK A

5' B.L. (3691/707)

5' P.U.E. PER PLAT  
5' B.L. (3691/707)

0.1' ON

S 60°03'00" E 160.90' (160.76')  
BEARING BASIS

LOT 1

ONE STORY  
STUCCO & FRAME  
HOUSE

A/C

CONC

3.4'

4.0'

CONC

CONC

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Minimum 35' B.L. (3691/707)

#0

25' B.L. PER PLAT

#2

#3

#6

#5

#4

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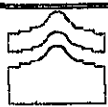
CONC

(N 35°59' E C=82.95')  
N 35°52'19" E C=82.96'  
A=82.99' R=899.93'

WM

TOMANET TRAIL

YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS



Note:  
Parking #1 = [unclear]

OWNERS COPY