

# **EXHIBIT H**

Garage Placement & Impervious  
Cover & Parking Placement  
Restrictions

DiGiuseppe, Paul

C4-6

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**From:** Mark F Moore [mailto:~~mark@arcone.com~~]  
**Sent:** Thursday, May 20, 2010 12:43 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Central West Austin Combined Neighborhood Plan

I am writing to voice my opposition to the proposed West Austin Combined Neighborhood Plan. I own 1404 Meriden Lane and am a strong believer in private property rights in Texas as well as Austin. I specifically disagree with the garage and parking placement that is proposed in the plan. Many homes in Central Austin do not have the option of placing a garage behind the house or equal with the front façade. The city already has a 25ft setback for buildings which is adequate, an owner should be allowed to build a garage or carport for their needs. I do not believe that anyone has a right to dictate building style or taste to a property owner. In fact, these proposals would increase the amount of impervious ground cover by creating long driveways to access a garage or carport that is behind a home instead of in front of it and that is assuming there is enough space to access it.

Mark F Moore  
1404 Meriden Lane  
Austin TX 78703

5/20/2010

**DiGiuseppe, Paul**

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**From:** Jeannine\_McGuill@workplaceresource.com  
**Sent:** Wednesday, June 16, 2010 1:34 PM  
**To:** DiGiuseppe, Paul  
**Cc:** mariegucci@msn.com  
**Subject:** Central West Austin Combined Neighborhood Plan : garage placement rule

Paul,

**I Object to this iteration of the Central West Austin Combined Neighborhood plan. Please make sure the Planning Commission logs in my objection as a resident of this neighborhood.**

I live and work in the Central West Austin neighborhood. I am a design professional and a LEED AP and understand there are times when regulations need to be put in place. I was actually for the McMansion rule. However, I am against the "Garage Placement" and "Parking Placement" regulations being proposed. These regulations would cause far too many design and architectural restrictions on property owners who have already been restricted greatly by the McMansion rule.

My current home address is: 2101 Newfield Lane, 78703.

My previous home address was: 1704 Mohle Dr., 78703

My office address is below, which you will see is also in the neighborhood.

Sincerely,

Jeannine McGill, LEED AP  
Workplace Resource, LLC  
1717 W. 6<sup>th</sup> Street, Ste. 190  
Austin, Texas 78703  
Cell: 512-423-0734

6/17/2010

**DiGiuseppe, Paul**

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**From:** Dennis Kubacak [dkubac@cityofaustin.gov]  
**Sent:** Wednesday, June 16, 2010 9:30 PM  
**To:** DiGiuseppe, Paul  
**Cc:** Marie Coleman  
**Subject:** Central West Austin Combined Neighborhood Plan

Hi Paul,

I am a native of Austin and I live in the Central West Austin Combined Neighborhood Planning Area. I strongly oppose the garage placement rule that is being proposed. The current McMansion Ordinance is restrictive enough. I believe this new proposal would do more harm than good and respectfully log my opposition against it.

Regards,

Dennis Kubacak  
1905 Pecos St

6/17/2010

**DiGiuseppe, Paul**

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**From:** Roxan Coffman [mailto:roxc@cox.net]  
**Sent:** Friday, May 21, 2010 1:28 PM  
**To:** DiGiuseppe, Paul  
**Subject:** proposed garage placement rule that is coming up

Paul:

I've been selling real estate in Tarrytown for 30 years and a resident for 37 years. I'm totally opposed to this ruling about garage placement...What is going on at city hall?? This is crazy! Why can't people build what they want with the very strict rules that we already have??

I'll try to be there at the meeting.

Sincerely,

**Roxan Coffman**  
Roxan Coffman Properties  
[www.RoxanCoffman.com](http://www.RoxanCoffman.com)  
512.477.6666 office  
512.750.6666 mobile  
512.477.6468 fax

Download my virtual business card:  
<http://getvcard.com/getvcard.asp?UID=SJgWrP2>

LinkedIn.com  
<http://www.linkedin.com/in/roxancoffman>

5/24/2010

**DiGiuseppe, Paul**

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**From:** christie@covertingersollproperties.com  
**Sent:** Saturday, May 22, 2010 9:55 AM  
**To:** DiGiuseppe, Paul  
**Subject:** new building oprdinance

Paul,  
I'm Not for the new building ordinance coming up May 25th!. Please pass this on.  
Thanks,  
Christie

Christie Covert Ingersoll  
Covert Ingersoll Properties  
[www.CovertIngersollProperties.com](http://www.CovertIngersollProperties.com)  
~~christie@covertingersollproperties.com~~  
512-422-7788  
512-261-3966 fax

5/24/2010

**DiGiuseppe, Paul**

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**From:** VALERIE WICKLAND [mailto:valerie.wickland@austin.rr.com]  
**Sent:** Saturday, May 22, 2010 9:39 AM  
**To:** DiGiuseppe, Paul  
**Subject:** garage restrictions.

Hi Paul

I own property on Windsor and would like to oppose the new restrictions that are being proposed for the area. How do I do this? I am in California for the month, and would like to put a vote in against the proposal.

If you could fax something to me that would be great. My fax number is 949-258-5004. Please do not send anything to my address, as I am not there at this time, and do not receive mail there. Also I think you have to have the votes in by the 25th.

Valerie Wickland  
1608 Windsor Rd.  
Austin, TX 78703

**DiGiuseppe, Paul**

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**From:** Laura Duggan  
**Sent:** Saturday, May 22, 2010 11:53 AM  
**To:** DiGiuseppe, Paul  
**Subject:** Proposed Garage Placement and Impervious Cover Changes

Dear Mr. Guiseppe,

I am against any proposed changes to the current building codes in Tarrytown. As a native Austinite, and a resident of Tarrytown, I am opposed to any further restrictions place on us by the City Council.

Sincerely,  
Laura Duggan

**Laura Duggan**

**REALTOR® CIPS, CLHMS, CDPE, CRB, CRS**

**West Austin Properties**

**Local Expertise. Global Reach.**

**1001 West Avenue, Ste. B**

**Austin, TX 78701**

**Direct: +1 512 750-2425**

**Email: [laura@westaustin.com](mailto:laura@westaustin.com)**

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Information from ESET Smart Security, version of virus signature database 5041  
(20100419)

The message was checked by ESET Smart Security.

<http://www.eset.com>

5/24/2010



**DiGiuseppe, Paul**

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**From:** Chris Harrison  
**Sent:** Saturday, May 22, 2010 1:39 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Garage Placement Rule Proposal

Paul,

Please add 2 more names of Tarrytown property owners who OBJECT to the proposed "Garage Placement Rule".

We believe this rule will effect our property values and place undue time and financial burdens on homeowners, particularly for those who have lived in the neighborhood for years or have retired. Not one of our neighbors or community residents with whom we have discussed this issue believe this is proper. The same view is held by the vast majority of our local architects and builders.

Most strongly and sincerely,

Dr. George Harrison  
Christine Harrison

5/24/2010

**DiGiuseppe, Paul**

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**From:** janahowden  
**Sent:** Saturday, May 22, 2010 4:45 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Planning and Development Review Department

Mr. DiGiuseppe -

I am a Tarrytown resident and ***I object*** to any proposed additional restrictions on how to build in our neighborhood, specifically on future garage plans. Please share this responses to the commissioners at the meeting on Tuesday.

Thank you, Jana Howden

Jana Howden  
~~janahowden@aol.com~~  
(512) 736-9847 (cell)

5/24/2010

**PLANNING COMMISSION COMMENT FORM**

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments:

Please see the attachment.  
Thank you.

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) MARY MALONE

Address 2408 Indian Trail Austin, TX 78703

☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

**INFORMATION ON PUBLIC HEARINGS**

The Planning and Development Review Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- ☐ by attending the Planning Commission hearing and conveying your concerns at that meeting
- ☐ by writing to the Planning Commission, using the form provided on the previous page
- ☐ by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

**DiGiuseppe, Paul**

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**From:** Lisa Gilbert [mailto:lgilbert@tarrystown.com]  
**Sent:** Monday, May 24, 2010 8:24 AM  
**To:** DiGiuseppe, Paul  
**Subject:** Tarrytown building restrictions-garage placement

Hi -  
I strongly disagree to the new property restrictions for new building in Tarrytown. This proposal will cause this neighborhood into a cookie cutter "track" housing look. We live in this neighborhood for the diversity of the houses and because it is not part of a neighborhood association which dictates the style of our homes and what we do on our property. If the city spent more time fairly enforcing the impervious cover rules that would be a better use of our taxpayer money.  
Thank you for your time.  
Lisa Gilbert  
3805 Stevenson Ave.  
Austin TX 787803

**DiGiuseppe, Paul**

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**From:** Blake Magee [blake@blakemageco.com]  
**Sent:** Monday, May 24, 2010 9:30 AM  
**To:** DiGiuseppe, Paul  
**Subject:** Central West Austin Combined NP

**Attachments:** AR-M355N\_20100524\_100519.pdf



AR-M355N\_201005  
 24\_100519.pdf (...)

Paul,

Please share my comments with the PC and CC. The garage rule looks great on a blank sheet of paper, but does not consider site conditions such as topography and more importantly Trees. West Austin is covered with protected and heritage trees. In order to meet the proposed garage placement rule being considered, more trees will like need to be removed. I think this rule runs contrary to the Heritage Tree Ordinance and does not consider the topography in west Austin. In the event this plan moves forward with the garage placement rule, the city staff will be quite busy with variance requests.

Thank you for passing on my comments.

Blake Magee  
 Blake Magee Company, LP  
 1011 North Lamar Boulevard  
 Austin, Texas 78703  
 (512) 481-0303 ext 208  
 (512) 481-0333 - Fax

-----Original Message-----

From: ~~copied@blakemageco.com~~ [mailto:~~copied@blakemageco.com~~]  
 Sent: Monday, May 24, 2010 10:05 AM  
 To: Blake Magee  
 Subject: Scanned image from AR-M355N

DEVICE NAME:  
 DEVICE MODEL: SHARP AR-M355N  
 LOCATION:

FILE FORMAT: PDF MMR(G4)  
 RESOLUTION: 300dpi x 300dpi

Attached file is scanned image in PDF format.  
 This file can be read by Adobe Acrobat Reader.  
 The reader can be downloaded from the following URL:

<http://www.adobe.com/>

No virus found in this incoming message.  
 Checked by AVG - [www.avg.com](http://www.avg.com)  
 Version: 8.5.437 / Virus Database: 271.1.1/2893 - Release Date: 05/24/10  
 06:26:00

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: Garage Placement rule is  
ridiculous. The new Heritage Tree  
ordinance will dictate where improvements can  
be placed, not a new design rule. What about side yard?

You may also send your written comments to the Planning and Development Review Department, Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) Blake Magee

Address 1400 Elton Lane

☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

.....  
INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

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- ☐ by attending the Planning Commission hearing and conveying your concerns at that meeting
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- ☐ by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

**DiGiuseppe, Paul**

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**From:** Jerry Tindel [j.tindel@austin.tx.com]  
**Sent:** Monday, May 24, 2010 9:53 AM  
**To:** DiGiuseppe, Paul  
**Subject:** zoning change

Dear Mr. DiGiuseppe,  
Please my objection to the planned zoning changes for the Tarrytown area.

Jerry Tindel, MD

**DiGiuseppe, Paul**

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**From:** v [redacted]  
**Sent:** Monday, May 24, 2010 10:09 AM  
**To:** DiGiuseppe, Paul  
**Subject:** Tarrytown Garage Placement Proposal

Dear Mr. Diguseppe:

I am a resident of Tarrytown and I just want to go on record that my wife and I are against the proposed garage placement proposal that is scheduled to go before the Planning Commission.

Thank you,

Wally Scott

5/24/2010



**DiGiuseppe, Paul**

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**From:** Jacquelyn Morris  
**Sent:** Monday, May 24, 2010 10:46 AM  
**To:** DiGiuseppe, Paul  
**Subject:** I object

Dear Paul,

I object to the garage placement rule that is being proposed for the Tarrytown area.

Thank you,

Dr. Jacque Morris

**DiGiuseppe, Paul**

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**From:** Kevin Alter [mailto:kevinalter@alterstudio.net]  
**Sent:** Monday, May 24, 2010 11:08 AM  
**To:** DiGiuseppe, Paul  
**Cc:** mariegucci@msn.com  
**Subject:** Central West Austin Neighborhood Plan (new building changes) : May 25th Planning Commission to vote  
**Attachments:** Design Tools.pdf

Dear Paul DiGiuseppe,

I just learned of the proposed changes in the Central West Austin Area to do with garage placement, and I would like to register my objection. While I appreciate the desire not to have the front of a home obscured by a large garage door, the proposed rules are problematic in many ways. On thin lots of 50' or less, the new rules would be quite onerous. Similarly, we find that we have clients, particularly those that are older, who want a circular drive, and the impervious cover restrictions would not allow us to achieve this – we are currently completing a very beautiful house in the Balconies neighborhood with just such a condition, that is very sensitive to the neighbors and handsome from the street, but the new impervious cover regulations would not have allowed us to permit this building. I am very much in favor of reducing the front porch setback, however, but want to be sure that one can also still utilize the averaging of the neighboring homes should that be less.

I did not receive the Planning Commission comment form that was apparently mailed last week from the Planning and Development Review Department, but have reviewed the "Neighborhood Plan Design Tools" and would like to register my objection regardless.

Sincerely,

*kevin alter*

*alterstudio architects, LLP*

1403 rio grande  
austin, texas 78701  
o 512.499.8007  
f 512.499.8049  
m 512.797.6903

*kevinalter@alterstudio.net* <mailto:kevinalter@alterstudio.net>

*www.alterstudio.net* <<http://www.alterstudio.net>>



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5/24/2010

**DiGiuseppe, Paul**

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**From:** pjaustinproperties@yahoo.com  
**Sent:** Monday, May 24, 2010 3:29 PM  
**To:** DiGiuseppe, Paul  
**Subject:** I object to garage planning rule

I am out of town but wanted to let you know that I object to garage planning rule in Tarrytown

Pamela Jones  
2412 Jarratt Ave

Pamela Jones  
512-922-4581  
Sent from my iPhone

**DiGiuseppe, Paul**

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**From:** Peter Pfeiffer '  
**Sent:** Monday, May 24, 2010 11:53 AM  
**To:** DiGiuseppe, Paul  
**Cc:** 'Marie Coleman'; laura@westaustin.com  
**Subject:** Central West Austin Combined Neighborhood plan

Hi Paul:

**I Object to this iteration of the Central West Austin Combined Neighborhood plan. Please make sure the Planning Commission logs in my objection as both a property owner and as a licensed professional architect - as I will be unavailable tomorrow night to attend the hearing.**

I live in this Central West Austin neighborhood and earn my living designing sensitive and efficient homes in this neighborhood. It is my opinion that layering-on more design regulation makes it more difficult to arrive at intelligent design solutions - which does not serve the public nor the specific property owners well. I am particularly against "Garage Placement" and "Parking Placement" regulations.

Because of the recent remodeling ordinance, and now this additional attempt at what I see as "restrictions on good judgment", I have come to believe that we need to step back and look at our City as a system of parts - and deal with comprehensive planning from that perspective. It is the outdated Land Development Code, which is based on a larger-sized suburban lot model and 1970's parking figures, that needs critical evaluation - especially when being applied to our older central-city neighborhoods. Otherwise I fear we will never mature into the "sustainable city" we can be.

Warm Regards,

**Peter L Pfeiffer, FAIA**

a LEED Accredited & NAHB Certified Green Building Professional  
 President - BARLEY & PFEIFFER ARCHITECTS  
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 office: 512-476-8580 cell: 512-426-3306 [www.BARLEYPFEIFFER.COM](http://www.BARLEYPFEIFFER.COM)

5/24/2010

## DiGiuseppe, Paul

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**From:** Marie Coleman [mailto:mariecoleman@stanpac.com]

**Sent:** Monday, May 17, 2010 1:59 AM

**To:** DiGiuseppe, Paul

**Subject:** At least 30 plus existing homes in Tarrytown have the garage/carport in front of the front door...

Hi Paul,

In a fifteen minute drive around Tarrytown I could count at least 30 homes that have the garage in front of the front door. I took photographs of the ones I could identify - some were homes built in the 1940s to current.

Has anyone from the city counted exactly the number of homes that have the garage/carport in front of the front door in Tarrytown? I imagine upon closer inspection that count could be at least 50 or more homes. How can a Neighborhood make a change like this if 30-50 homes already have garages in front of the front door in Tarrytown?

Best Regards,

Marie Coleman  
Standard Pacific Homes at Mueller  
Cell (512) 461-5181

---

**From:** DiGiuseppe, Paul [mailto:Paul.DiGiuseppe@ci.austin.tx.us]

**Sent:** Wednesday, May 05, 2010 11:25 AM

**To:** Marie Coleman

**Subject:** RE: Touching Base

Hi Marie:

There are two ways to do this. The notice that will be sent out next week contains a comment form that will be returned to me for inclusion with the materials sent to Planning Commission and City Council. Second, you can contact Planning Commission by going to <http://www.ci.austin.tx.us/boards/search.cfm> and scrolling down to Planning Commission. The Planning Commission webpage contains the e-mail addresses of planning commissioners.

Please let me know if you have any questions.

Paul

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**From:** Marie Coleman [mailto:mariecoleman@stanpac.com]

**Sent:** Wednesday, May 05, 2010 1:18 PM

**To:** DiGiuseppe, Paul

**Subject:** RE: Touching Base

Hi Paul,

So I guess I need to send an email to the Planning Commission to air my grievances? If so, who do I send it to?

Best Regards,

5/24/2010

**DiGiuseppe, Paul**

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**From:** Marie Coleman [mailto:MColeman@stanpac.com]  
**Sent:** Tuesday, May 18, 2010 4:58 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Question

Hi Paul,

I received the notices about the changes today in the mail. This only gives a property owner only 6 days to review the information prior to the Planning Commission meeting on May 25<sup>th</sup>. This is not enough notice for property owners who travel during the week for their employment (like my husband for example) to properly respond and/or mail back a response to the city by May 25<sup>th</sup>.

The notice should also state in bold letters " Warning: your property rights will be changing according to this notice. If you want to keep your property rights as is check here. If you are in favor of creating restrictions on new construction regarding parking placement and garage placement on a property check here. "

Also, this Garage Placement incorrectly states that in Tarrytown "existing development emphasizes residential facades and minimizes the parking structure aesthetics dominating single-family residential use of a property. " Existing development like the 30 photographs of homes that I took in Tarrytown have garages and carports in front of the front door. Will the city actually count the number of existing homes in the Tarrytown area that have the garage and or carport in front of their front door? Do you want me to count the number of existing homes in Tarrytown that have the garage or carport in front of the front door? I wager I can count 50 homes if I spend a day researching it. Do you want me to take photographs of each property and email them to you?

I think the packet that was mailed out is not enough information regarding the garage placement restrictions. Diagrams and examples should have been included.

Best Regards,

Marie Coleman

Sales Representative  
Standard Pacific Homes at Mueller  
Office : (512) 479-7300  
Cell : (512) 461-5181  
Fax : (512) 479-7301  
Email : [marie@stanpac.com](mailto:marie@stanpac.com)  
[www.standardpacifichomes.com](http://www.standardpacifichomes.com)

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5/24/2010

**DiGiuseppe, Paul**

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**From:** Marie Coleman: [M.Coleman@standardpac.com](mailto:M.Coleman@standardpac.com)  
**Sent:** Wednesday, May 19, 2010 2:05 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Question

Paul,

If the garage placement rule passes with the City Council on June 10<sup>th</sup>, will there be a grace period like 6 months before it goes into effect? I don't think we will have our plans ready for permitting by June 10<sup>th</sup>, and it will be extremely expensive and time consuming to start over.

Best Regards,

Marie Coleman

Sales Representative  
 Standard Pacific Homes at Mueller  
 Office : (512) 479-7300  
 Cell : (512) 461-5181  
 Fax : (512) 479-7301  
 Email : [M.Coleman@standardpac.com](mailto:M.Coleman@standardpac.com)  
[www.standardpacifichomes.com](http://www.standardpacifichomes.com)

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5/24/2010

**DiGiuseppe, Paul**

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**From:** Marie Coleman  
**Sent:** Wednesday, May 19, 2010 5:45 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Question - excluding my property from the Garage Placement Change

Hi Paul,

I spoke with Maureen and she recommended that I ask you to exclude my property from the Garage Placement change.

The property that we have plans that are in the process of being completed is located at 2006 Hopi Trail – the legal description is lot 73, Tarry-town4. I would also request to exclude our adjacent property 2100 Hopi Trail – the legal description is lot 72, Tarry-town4.

Please let me know your thoughts. Thank you.

Best Regards,

Marie Coleman

Sales Representative  
Standard Pacific Homes at Mueller  
Office : (512) 479-7300  
Cell : (512) 461-5181  
Fax : (512) 479-7301  
Email : [mcoleman@stanpac.com](mailto:mcoleman@stanpac.com)  
[www.standardpacifichomes.com](http://www.standardpacifichomes.com)

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5/24/2010



## DiGiuseppe, Paul

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**From:** Michael Deane  
**Sent:** Tuesday, May 25, 2010 8:04 AM  
**To:** DiGiuseppe, Paul  
**Subject:** West Austin Garage Placement

Paul,

I will be unable to attend the meeting this evening, but I wanted to make sure my opposition to the proposed rule changes was heard.

I have lived in Tarrytown since 1987. In addition, I have built more that 15 new residences in the Tarrytown and Pemberton neighborhoods.

Judging by the responses of the neighbors we receive daily, we must be doing something right. We receive uncountable complements and "thank you"s for the projects we build.

I must admit, I do not care for front entry garages. So I sympathize with the board's position.

However, after reflecting on the bulk of our past projects, some of which were built for some of Austin's most distinguished residents, I realized almost none of them would comply. All of these projects were very well received by the community, and have substantial design. And our projects are not alone.

After reviewing many projects designed and built by our areas most regarded architects, I came to the conclusion that they also do not comply

What worries me is that trees, side entry garages, slopes, and backyard views are not being considered.

Thank you for your time,

Michael D. Deane



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5/25/2010

**DiGiuseppe, Paul**

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**From:** Marie Coleman [mailto:mariegucci@msn.com]  
**Sent:** Thursday, May 20, 2010 3:47 PM  
**To:** DiGiuseppe, Paul; Micheal Deane  
**Subject:** Feedback from Tarrytown architects and builders

Hi Paul,

Would you also accept feedback from architects and builders who have built homes in Tarrytown? The ones that I have spoken to are not in favor of the garage placement proposal. Topography, tree placement and side entry garage considerations are also some of their reasons why garages are placed in front of the front entrance.

I wasn't sure if you would only accept property owners' feedback but also feedback from architects and custom builders in Tarrytown.

Best Regards, Marie Coleman

5/20/2010

**DiGiuseppe, Paul**

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**From:** George McGee  
**Sent:** Friday, May 21, 2010 12:59 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Paul, I respectfully object to additional rules about where home owners can put their garages.  
**Attachments:** Picture (Metafile)

We already have fairly restrictive retroactive rules in place in the aftermath of the "McMansion" ordinance.

Home owners need to retain their right to put a garage within the area that was acceptable when they bought their home.

Any further restrictions will require the home owner to pay more money to develop his personal investment and possibly reduce the value in his nest egg.

Not that that investment has not already taken some serious hits with the increase in property taxes, insurance, and utilities.

Enough already.

Resist please,

Respectfully,

George (A 42 year resident of West Austin and 32 year full time Realtor).



George Sears McGee  
Austin Silent Market  
3112 Windsor 105A  
Austin, Texas 78703  
512.789.0900

<http://www.austinsilentmarket.com>

## DiGiuseppe, Paul

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**From:** Chris Fabre  
**Sent:** Friday, May 21, 2010 4:37 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Objection to Garage Placement proposed ordinance

I live in Brykerwoods neighborhood and have for about 20 years in the same house built in 1938. It is a very small lot with a 2br/2ba house. The garage built in the 40's (house in the late 30's) is within a foot setback of the back and side lots, which was acceptable when the subdivision was platted/designed. If I were to want to rebuild it, I'd not be able to. (If I respect the new 10' setbacks it would put the garage literally inside the perimeter of the current house.)

My point being, no more regulation! I think we've got quite enough. Austin will soon be so PC that it will be too expensive to retire in. I've been in Austin since 7th grade (40 years now), practiced dentistry, paid my taxes, and been a good neighbor.

Please please, no more zoning ordinances.

Thank you for passing on my concerns,

Chris Fabre DDS  
1520 W 32nd Street  
78703

## DiGiuseppe, Paul

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**From:** Janice Hughes  
**Sent:** Friday, May 21, 2010 5:06 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Objection to plan in Tarrytown

I object to the new proposed garage placement rule that I read about in the packet that you sent to me. I object!

Janice Hughes  
2709 West 35th Street  
Austin 78703  
300-9465

**DiGiuseppe, Paul**

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**From:** Gary Franklin Brown [G  
**Sent:** Saturday, May 22, 2010 9:06 AM  
**To:** DiGiuseppe, Paul  
**Cc:** Marie Coleman; ej brown; Zach  
**Subject:** LDC25-2-1603

Paul,

I object to the proposed change in the LDC---25-2-1603.

The City of Austin has caused this problem by granting variances to owners who hire politically connected representatives to represent them before the city's boards, council and commissions. The ordinances are fine. If the COA wants to do something make it illegal for any former employee or elected member of the city to represent or lobby for anyone before the city. In addition they should make it illegal for any council member to work for the city. Those are changes that I support.--but of course that would defeat the purpose of working for the city or serving on the council or boards and commissions.

Paul if you have nothing to do please resign and make room for a policeman, firefighter or EMT. Otherwise leave us alone.

Gary Brown  
3500 Windsor Road

5/24/2010

**DiGiuseppe, Paul**

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**From:** Steven Nacamuli  
**Sent:** Tuesday, May 25, 2010 1:43 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Opposed to neighborhood plan

Paul,

As a property owner in Tarrytown I'd like to voice my opposition to the proposed plan to restrict garage location the side of a house set back from the front entry. I oppose the proposal for a multitude of reasons not the least of which is the erosion of my property rights.

I don't know the reasoning behind this or, quite frankly, the logic and I don't see any benefit to homeowners by enacting this proposal. I see further unneeded regulation, an erosion of my property rights and a loss of property value.

Limiting the garage location puts further restrictions on the envelope of the house. This combined with the current Mc Mansion tent rule, essentially creates a cookie cutter look for the neighborhood. I appreciate the homes in Tarrytown, which includes a diversity of designs and time periods. I would prefer Tarrytown not be turned into a cookie cutter neighborhood like Millwood or Jester Estates.

I have firsthand experience with designing a house for Tarrytown on a 50 foot wide lot; the current Mc Mansion ordinance already makes it a challenge to create an appealing home with proper roof lines within the tent rule. Requiring the garage to be to the side would result in our current plan violating the tent rule. The result, I complete redesign of the second floor, a redesign of the roof line and a less appealing house. Is the city going to put a grace period in place for individuals which current have plans in progress that do not adhere to this proposal? If not, is the city going to reimburse these individuals for cost of the redesign?

Have you considered the effects of this proposal when combined with the impervious cover? It appears to me that this proposal will require additional driveway length, thus increasing impervious cover. I for one don't want to trade impervious cover for a driveway when a much better usage would be for use as living area. Is the city going to increase the amount of impervious cover allowed?

If these proposals are so good why is the Mueller Airport property exempted? Why does the city feel it can restrict my property rights, but when it comes to the city property the same rules don't apply? The city can build with 3 foot setbacks, have a far exceeding 60%, and have an impervious cover upwards of

5/25/2010