

47  
1

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, July 13, 2015

**CASE NUMBER:** C15-2015-0103

☐ Y \_\_\_\_\_ Angela Atwood  
☐ Y \_\_\_\_\_ Michael Benaglio  
☐ Y \_\_\_\_\_ William Burkhardt  
☐ Y \_\_\_\_\_ Vincent Harding  
☐ Y \_\_\_\_\_ Melissa Hawthorne  
☐ Y \_\_\_\_\_ Don Leighton-Burwell  
☐ Y \_\_\_\_\_ Melissa Neslund - 2<sup>nd</sup> the Motion  
☐ Y \_\_\_\_\_ James Valadez  
☐ Y \_\_\_\_\_ Michael Von Ohlen - Motion to PP to Aug 10<sup>th</sup>, 2015

**APPLICANT:** John Hussey

**OWNER:** Hans Derocher

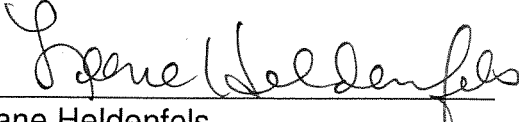
**ADDRESS:** 7318 OLD BEE CAVES RD

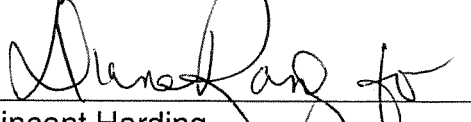
**VARIANCE REQUESTED:** The applicant has requested variance (s) from Section 25-2-1063 (B) (1) (Height Limitations and Setbacks for Large Sites), of Article 10. Compatibility Standards to decrease the distance a structure may be constructed from 25 feet or more adjacent to property in an urban family residence (SF-5) or more restrictive zoning district (required) to 23.5 feet (requested) in order to erect new single family detached condominium units in an "SF-6 - NP", Family Residence, Neighborhood Plan zoning district. (West Oak Hill)

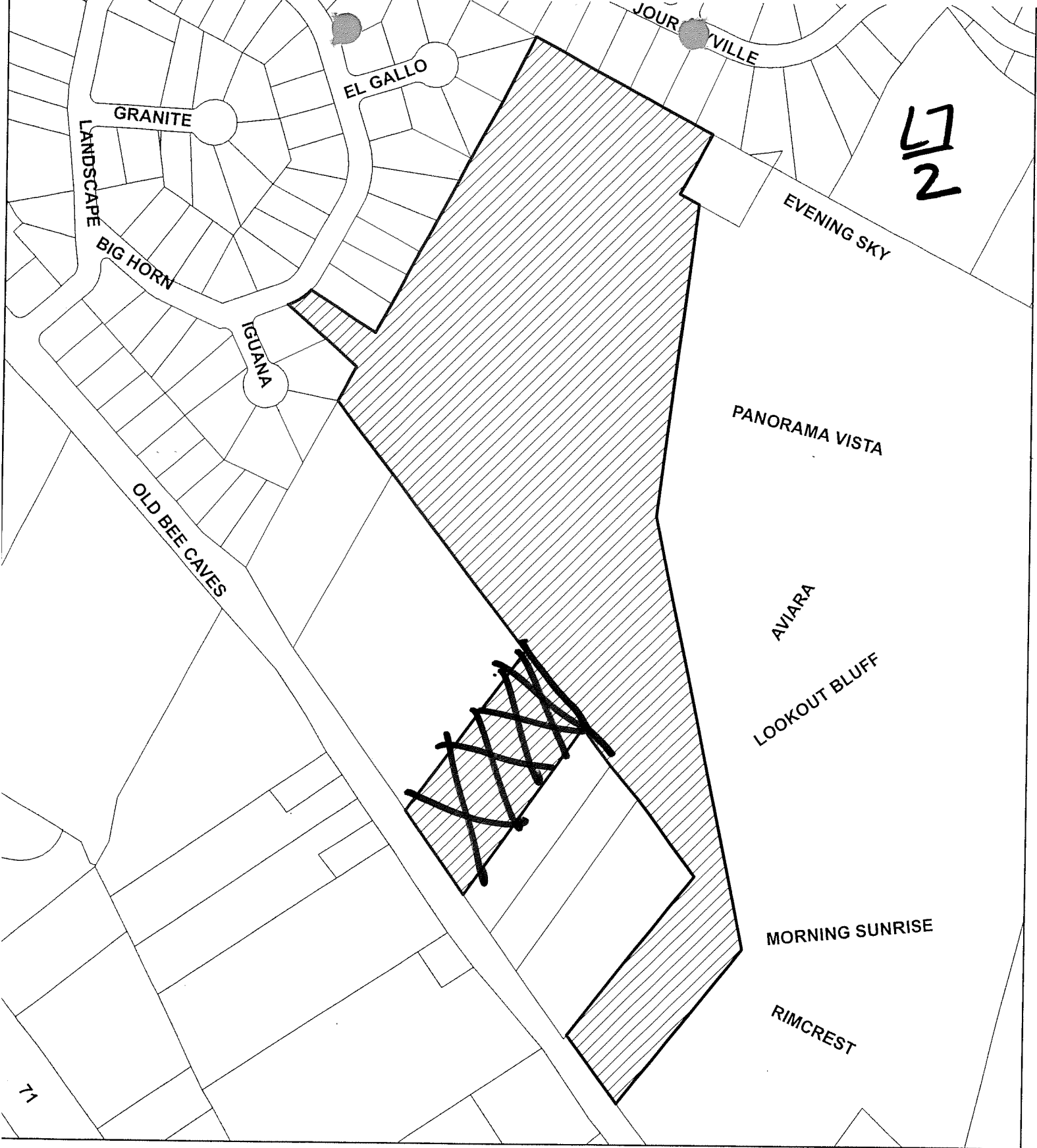
**BOARD'S DECISION:** The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to August 10, 2015, Board Member Melissa Neslund second on a 9-0 vote; **POSTPONED TO AUGUST 10, 2015.**




**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
\_\_\_\_\_  
Vincent Harding  
Chairman



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0103  
Address: 7318 OLD BEE CAVES RD



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 275'

CASE# C15-2015-0103  
ROW# 11367746  
TAX# 0406 380908

17  
3

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.

STREET ADDRESS: 7318 OLD BEE CANES ROAD

LEGAL DESCRIPTION: Subdivision - THE HANS DEROACHER SUBDIVISION

Lot(s) 142 Block A Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We SITE SPECIFICS on behalf of myself/ourselves as authorized agent for

HANS DEROACHER affirm that on MAY 21, 2015,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development  
Code you are seeking a variance from)

☒ ERECT \_\_\_ ATTACH \_\_\_ COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

SINGLE-FAMILY DETACHED CONDOMINIUM STRUCTURES 1-1/2' INTO A

25' COMPATIBILITY SET BACK FROM RR-NP ZONED, UNDEVELOPED PROPERTY

NORTH OF THE SUBJECT TRACT

in a SE-6-NP district. (West Oak Hill)  
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

57  
4

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

PLEASE SEE ATTACHED LETTER

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

PLEASE SEE ATTACHED LETTER

- (b) The hardship is not general to the area in which the property is located because:

PLEASE SEE ATTACHED LETTER

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

PLEASE SEE ATTACHED LETTER

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

17/5

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

---

---

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

---

---

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

---

---

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed John Hussey Mail Address 700 N. Lamar 200A

City, State & Zip Austin, Tx 78703

Printed John Hussey Phone 5124725252 Date 5/21/15

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Hans DeRoche Mail Address 7318 OLD BEE CANES RD

City, State & Zip Austin, Tx. 78735

Printed Hans DeRoche Phone 512-301-3659 Date 5/21/15

## REASONABLE USE:

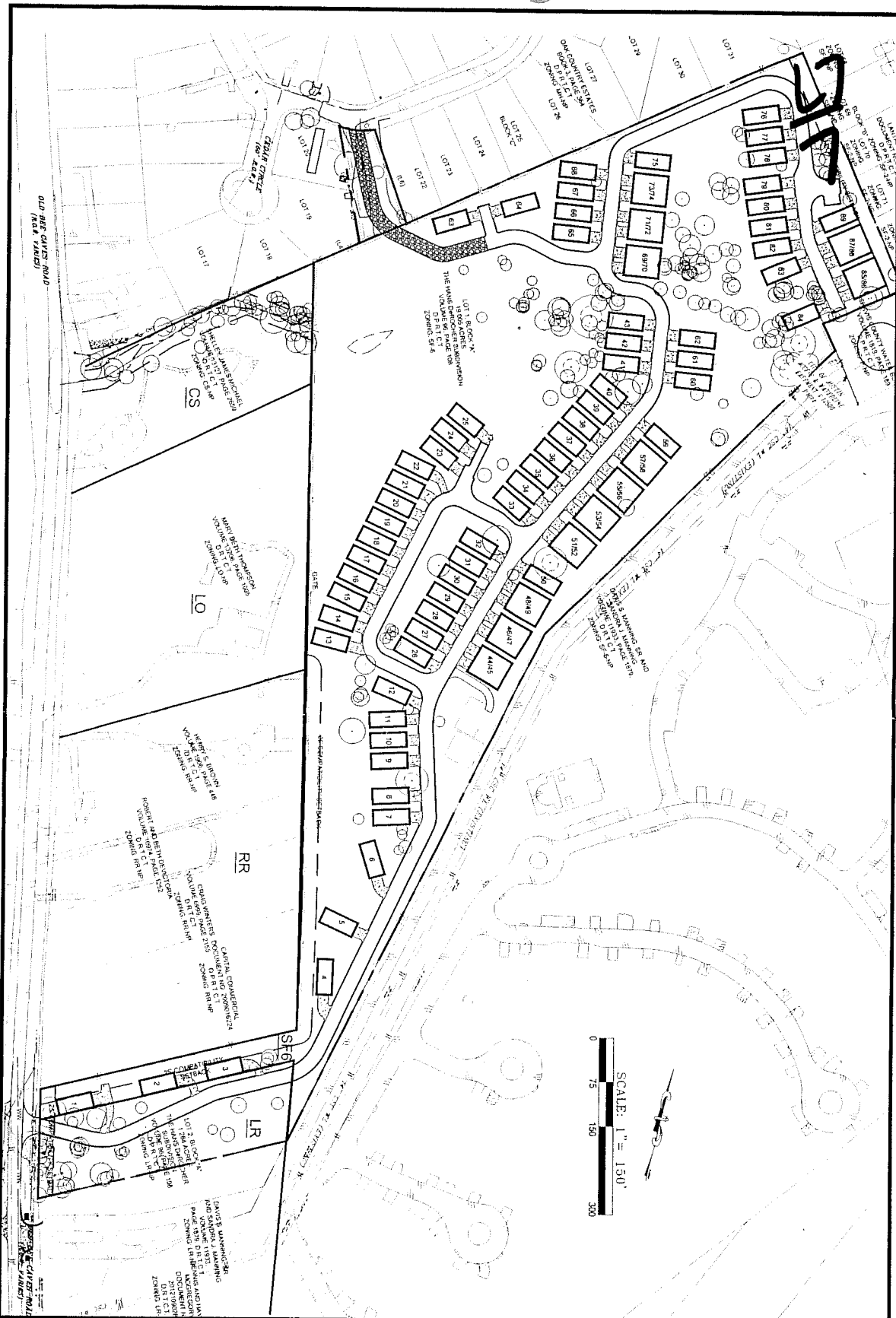
1. The zoning regulations applicable to the property do not allow for a reasonable use because: The SF-6 portion of the tract is only 50 feet wide. Due to the size of the whole tract, the compatibility setback is 25 feet of the 50 feet. This only leaves 25 feet to construct the single-family condominium unit. We have attached the typical floor plan for the unit. If the tract were 25 feet wide and less than 20,000 square feet, there would only be a 15 foot compatibility set back.

## HARDSHIP:

2. (a) The hardship for which the variance is request is unique to the property in that: The tract to the north is zoned Rural Residential at this time and is not developed. Most of the tracts with frontage on Old Bee Caves Road are zoned commercial. The most reasonable use for the RR tract is to re-zone to a commercial use and then develop it. A new single family home is not a likely scenario for a tract fronting Old Bee Caves Road which is considered to be a Rural Collector Roadway.  
  
(b) The hardship is not general to the area in which the property is located because: most of the property fronting Old Bee Cases Road is developed with commercial uses or is zoned commercial and does not boarder a Rural Residential zoned tract.

## AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of the adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The property to the north zoned rural Residential is not developed at this time. There will be a privacy fence along the property line. A variance of 1.5 feet will not be noticeable considering the structures will be two story, under 30 feet in height, and constructed like single family homes. The first structure will be 25 feet off of Old Bee Caves Road. This project will comply with all of the other compatibility ordinances.



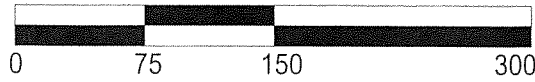
**THOMPSON LAND ENGINEERING, LLC**  
 Land Planning, Site Design, Subdivision Engineering  
 904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002)

TYPE Reg. No. F-10220 © Copyright 2015

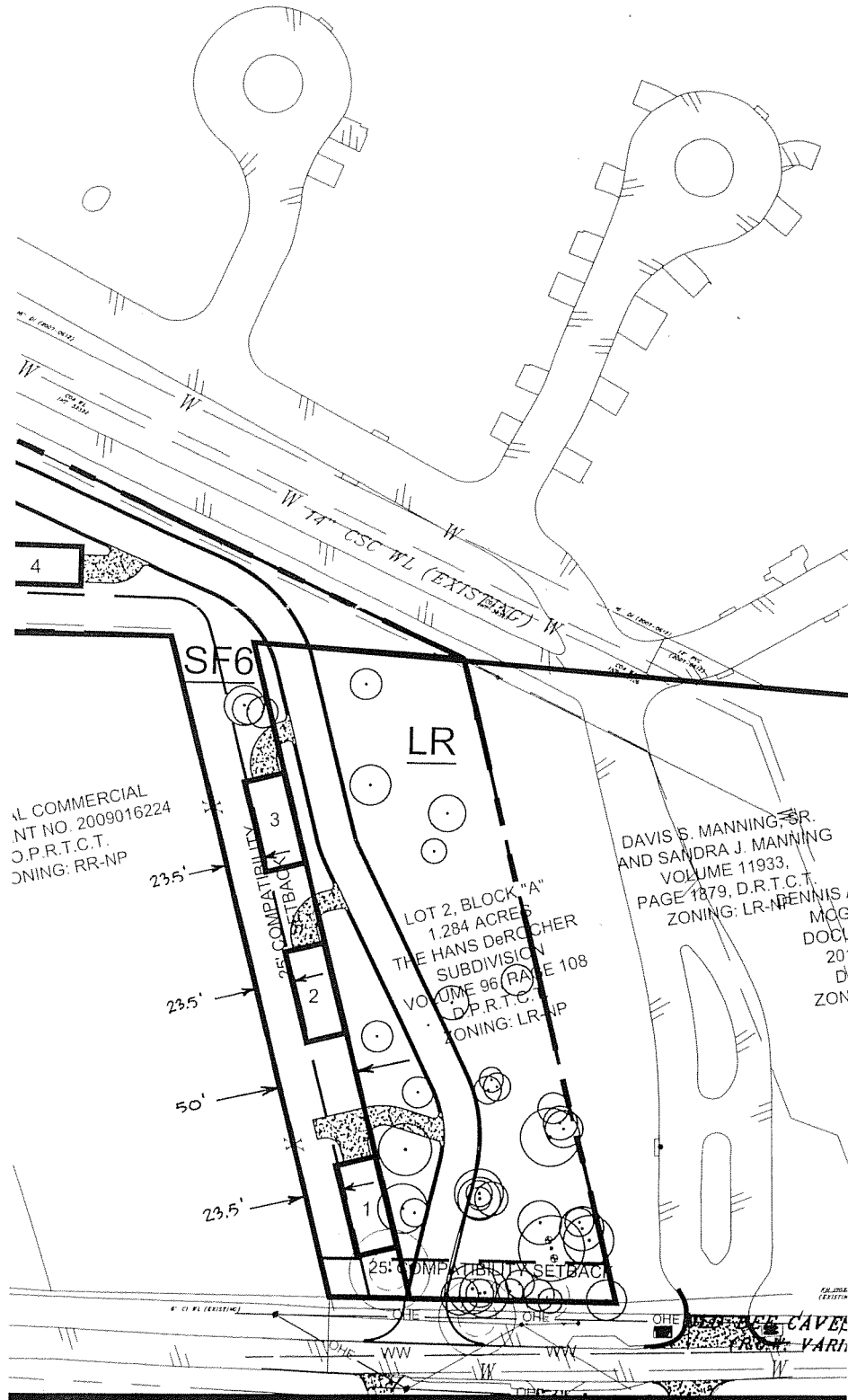
**OLD BEE CAVES CONDOS**  
 7318 OLD BEE CAVES ROAD  
 AUSTIN, TEXAS

DRWN BY  
 RCT/KRS  
 DATE:  
 MAY, 2015  
 JOB NO.:  
 1344

SCALE: 1" = 150'

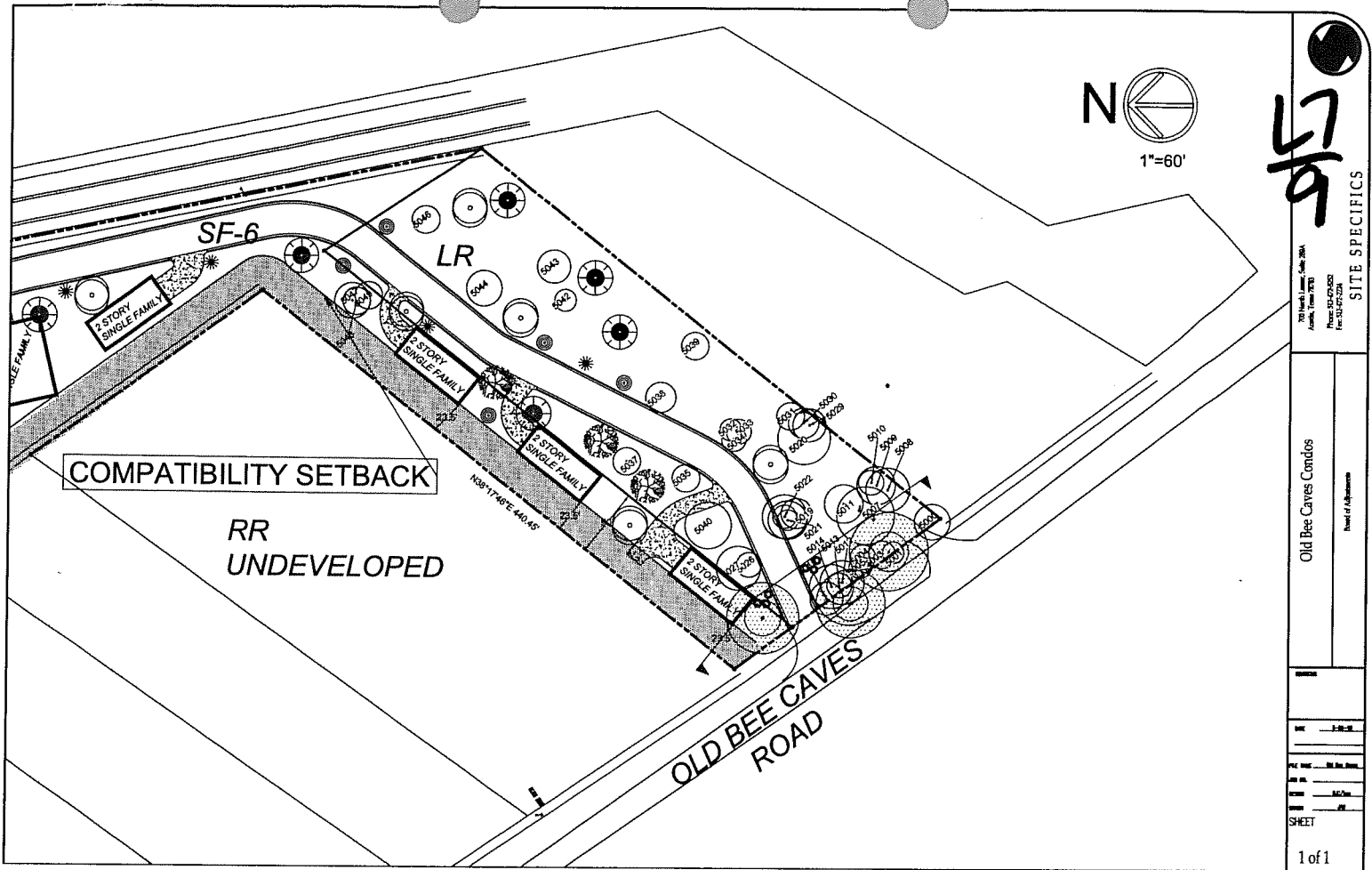


67  
8



COMPATIBILITY EXHIBIT



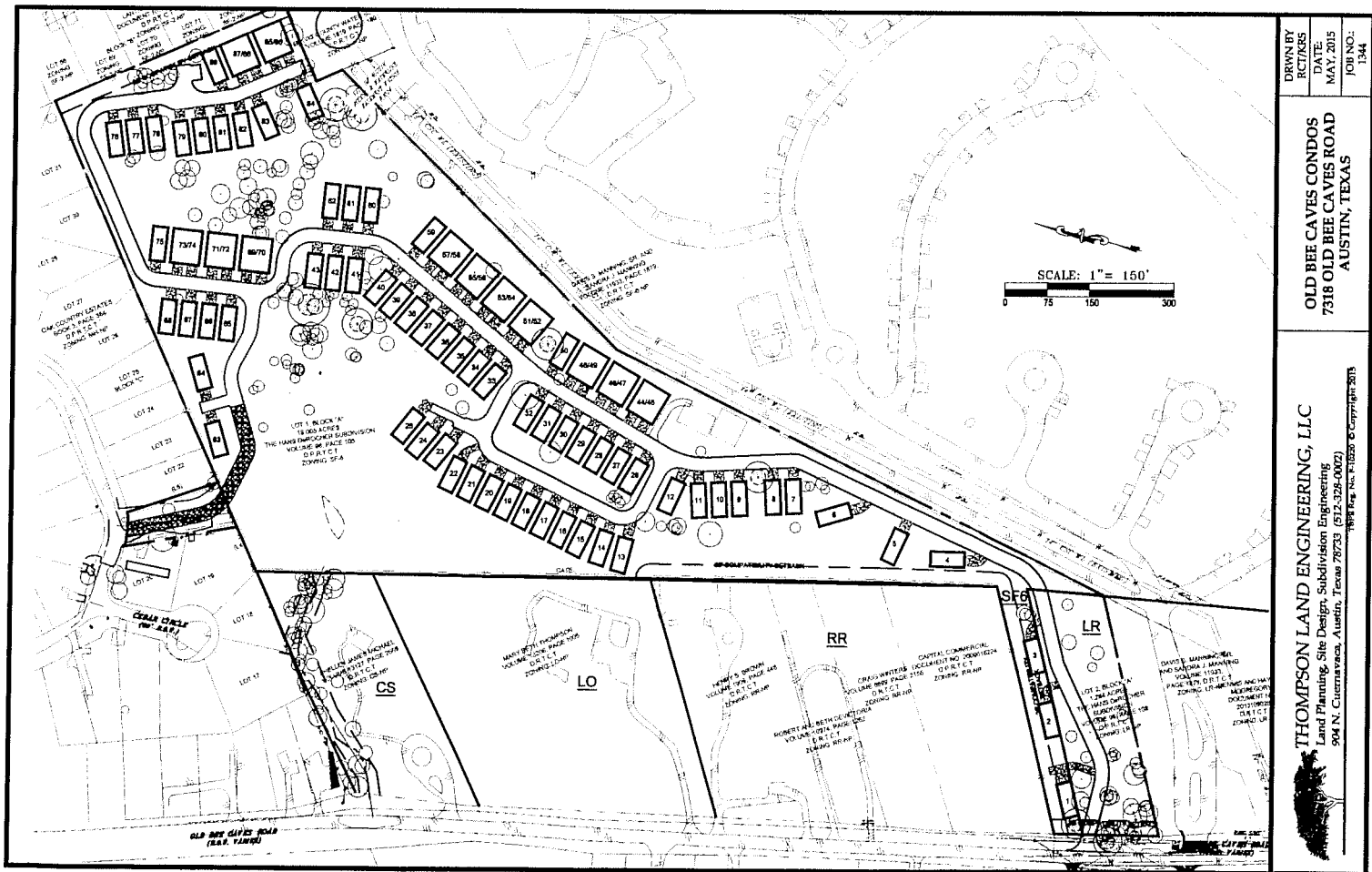


**479**

**SITE SPECIFICS**

Old Bee Caves Condos

1 of 1



**THOMPSON LAND ENGINEERING, LLC**  
 Land Planning, Site Design, Subdivision Engineering  
 904 N. Cuernavaca, Austin, Texas 78723 (512-328-0002)

**OLD BEE CAVES CONDOS**  
 7318 OLD BEE CAVES ROAD  
 AUSTIN, TEXAS

**DRWN BY** ACT/AS  
**DATE** MAY 2015  
**JOB NO.** 1344

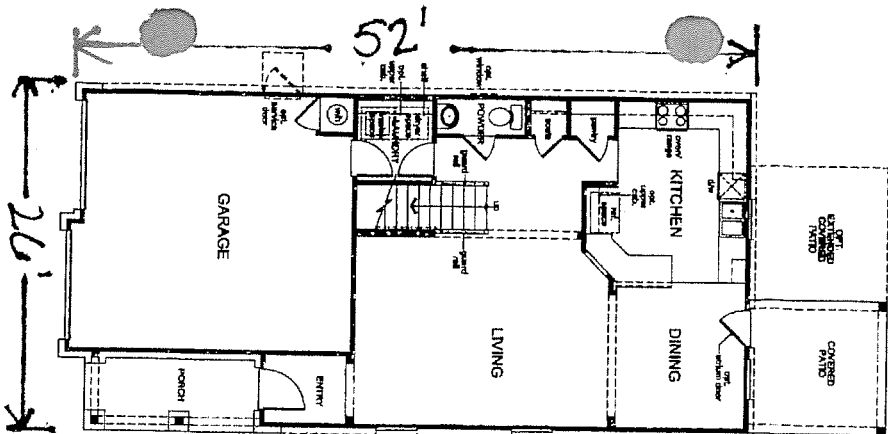


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### First Floor Options

**Küchen:**

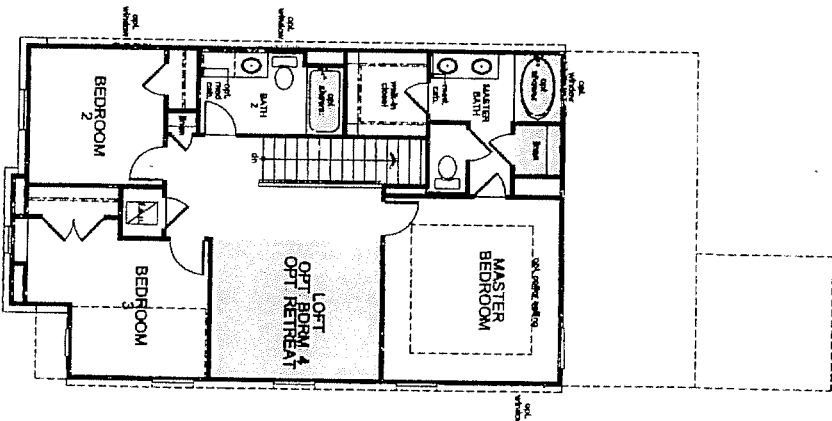
- Gourmet kitchen, Extended bartop, Raised bartop
- Artium door in lieu of single door, All covered patio, Extended covered patio
- Varsity in lieu of pedestal
- Service door
- Upper Cabinets



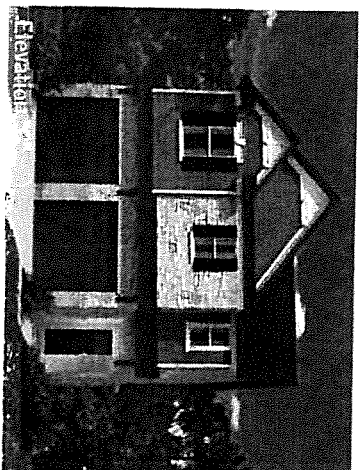
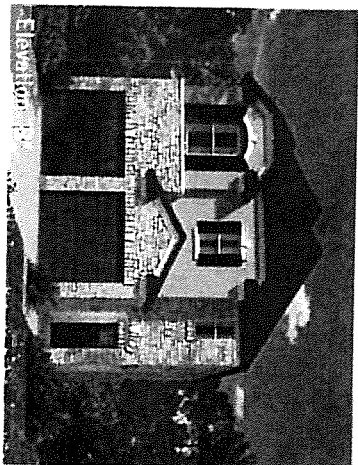
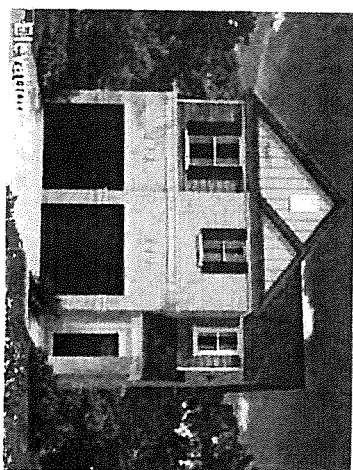
## Second Floor Options

**Master Bath:**

- Separate tub and shower, with low wall. Shower in lieu of tub.
- Vanity with dual sinks, Shower in lieu of tub, Medicine cabinet
- Bedroom 4, Retreat at Master Bedroom
- Optional per plan



Your new KB Home can be built to order so you'll enjoy the features you want most. Plus you can choose from a variety of personalizing interior features and details at KB Home Studio. Select appliances, cabinets, countertops, lighting, flooring, and more. Everything you need to create a home as unique as you.

[illegible]

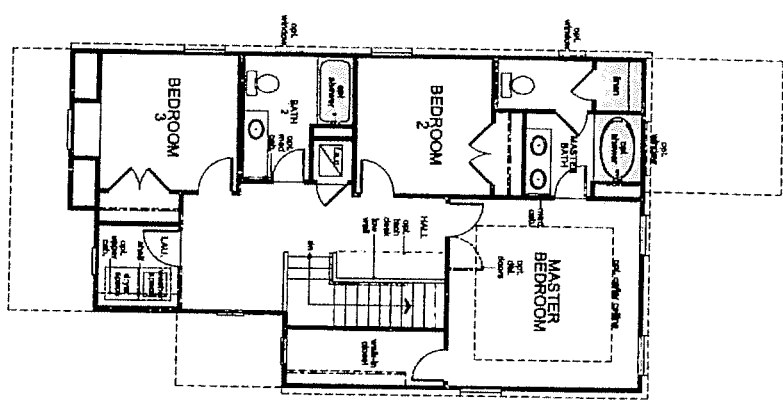
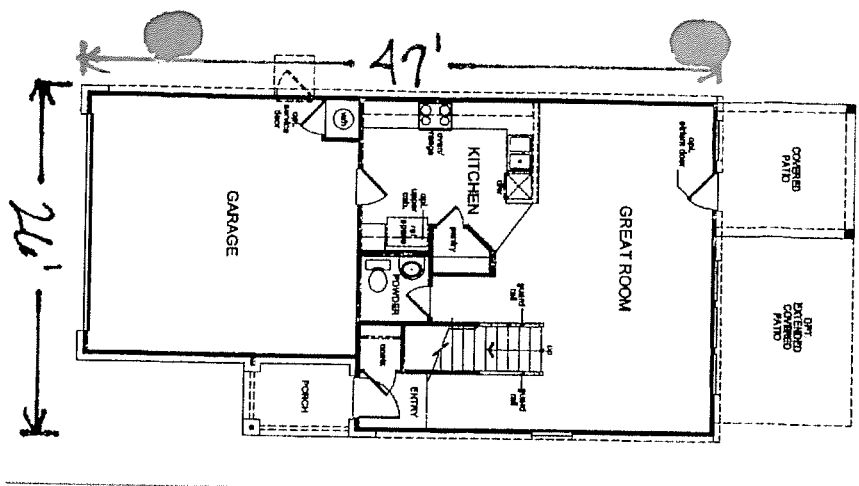
# BUTTERCUP CREEK

## PLAN 1703

1,703 sq. ft. 3-4 bedrooms 2.5 baths 2 car garage



**First Floor Options**  
• **Kitchen:**

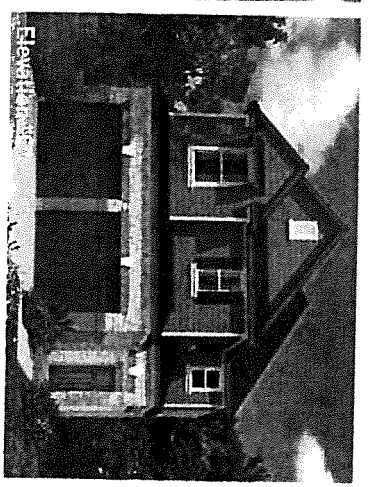
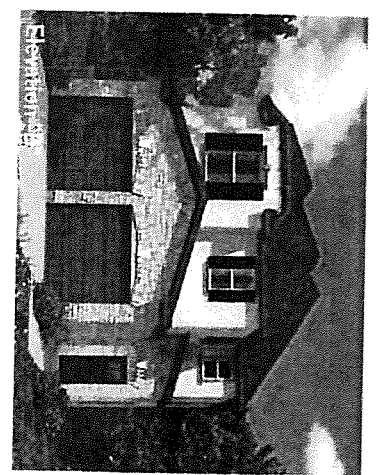
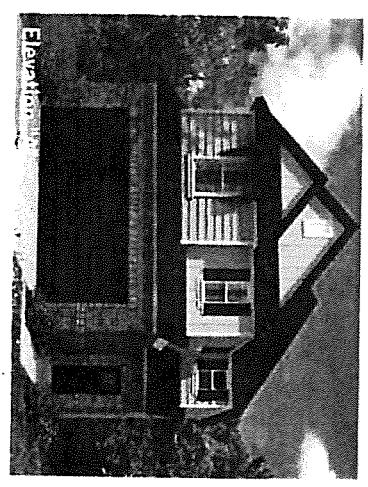


**Second Floor Options**

# BUTTERCUP CREEK

**PLAN 1564**

1,564 sq. ft. 3 bedrooms 2.5 baths 2 car garage



Your new KB home can be built to order so you'll enjoy the features you want most. Plus you can choose from a variety of personalizing interior features and details at KB Home Studio. School appendages, cabinetry, countertops, lighting, flooring, and more. Everything you need to create a home as unique as you.

© 2014 John Wiley & Sons, Ltd. *High Perform Polym* 26, 1561–1574 (2014)  
DOI: 10.1002/hpp.1561

# COATS | ROSE

*A Professional Corporation*

L7  
13

PAMELA J. MADERE

pmadere@coatsrose.com  
Direct Dial  
(512) 541-3594

July 15, 2015

**Via Email**

Leane Heldenfels  
City of Austin  
505 Barton Springs Road, 4th Floor  
Austin, Texas 78704

RE: Site Plan No. C15-2015-0103 for 7318 Old Bee Caves Road, Austin, Texas 78735

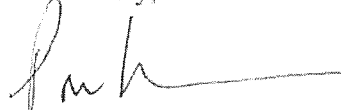
Dear: Ms. Heldenfels,

We request that the following person and entity be registered as interested parties in the above-referenced case. Accordingly, they should be provided information regarding extensions and approvals related to the above-referenced case and should be notified of all hearings/settings.

1. Terry Matheny (owner of the property located at 7625 Journeyville Dr., Austin, Texas 78735), Attn: Terry Matheny; and,
2. Coats Rose Yale Ryman & Lee, PC, Attn: Pamela Madere, (512) 541-3594, 901 South Mopac, Building 1, Suite 500, Austin, TX 78746; [pmadere@coatsrose.com](mailto:pmadere@coatsrose.com).

Thank you for your attention to this matter.

Sincerely,



Pamela Madere

cc: John Hussey, Site Specifics, via Email

4839-7545-0645, v. 1

BARTON OAKS PLAZA, 901 S. MOPAC EXPWY, BLDG 1, STE 500, AUSTIN, TEXAS 78746  
PHONE: (512) 469-7987 FAX: (512) 469-9408  
WEB: [WWW.COATSROSE.COM](http://WWW.COATSROSE.COM)

HOUSTON | CLEAR LAKE | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS



## PUBLIC HEARING INFORMATION

**Design 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 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](http://www.austintexas.gov/devservices)

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. 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:** C15-2015-0103, 7318 Old Bee Caves Road  
**Contact:** Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)  
**Public Hearing:** Board of Adjustment, July 13th, 2015

*Brian S. Manning*  
 Your Name (please print)

☐ I am in favor  
☒ I object

*7305 Morning Sunrise Lane, Austin 78735*  
 Your address(es) affected by this application

*[Signature]*  
 Signature

*07/13/2015*  
 Date

Daytime Telephone: *(749) 735-2813*

Comments: *objection to variance is based on proximity to residences on SW side of Arlana and lack of sufficient information provided to determine specific locations where variance is requested*

If you use this form to comment, it may be returned by noon the day of the hearing to (if comments are received after noon they may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor  
 Leanne Heldenfels  
 P. O. Box 1088  
 Austin, TX 78767-1088  
 Fax: (512) 974-6305  
 Scan & Email to: [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

# 5) PUBLIC HEARING INFORMATION

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- is the record owner of property within 500 feet of the subject property or proposed development; or
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**Case Number: C15-2015-0103, 7318 Old Bee Caves Road**  
**Contact:** Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)  
**Public Hearing:** Board of Adjustment, July 13th, 2015

TORRE GONZALEZ  
ROSAMARIA STORAS DE GONZALEZ  
 Your Name (please print) ☒ I am in favor ☐ I object

7324 RIMCREST COVE AUSTIN, TX,  
 Your address(es) affected by this application

Leane Heldenfels JULY 15 2015  
 Signature Date

Daytime Telephone: (512) 3885145

Comments: I JUST WANT TO BE SURE  
TRAFFIC WILL NOT BE WORST,  
BECAUSE CROSSING FROM  
RD. TO 290 IT'S VERY DANGEROUS  
THESE SHOULD BE AT LEAST  
A STOP LIGHT  
PLEASE CALL ME AT: (512) 3885145

If you use this form to comment, it may be returned by noon the day of the hearing to (if comments are received after noon they may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor  
 Leane Heldenfels  
 P. O. Box 1088  
 Austin, TX 78767-1088  
 Fax: (512) 974-6305  
 Scan & Email to: [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)

## Heldenfels, Leane

---

**From:** Bart Gaskins [REDACTED]  
**Sent:** Monday, July 13, 2015 1:28 PM  
**To:** Heldenfels, Leane  
**Cc:** Meade, Nikelle; Scott Cummings  
**Subject:** Case M-11 C15-2015-0103 John Hussey for Hans Deroacher; 7318 Old Bee Caves Road  
- Postponement Request

67  
16

**Importance:** High

Board of Adjustment  
c/o Leane Heldenfels, Board Liaison  
[leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

Re: Case M-11 C15-2015-0103 John Hussey for Hans Deroacher; 7318 Old Bee Caves Road

Dear Ms. Heldenfels:

By this email, I am requesting postponement of the case to the August BOA meeting, on behalf of myself and several other neighbors whose residential properties are adjacent to the proposed development. As we stand today, we are in strong opposition to the proposed variance, as we do not support waiver of compatibility standards without good cause. Further, we are very concerned about the impact the additional impervious cover and building cover will have on this already environmentally-sensitive area if these three additional units are added and are larger than necessary, as we have learned recently that the applicant is developing the proposed project under grandfathered rules from 1986 so water quality and other environmental regulations are likely to be minimal. The applicant's agent has been wonderful to work with and we were able to meet with her last week to discuss the case, but the agent is the project's landscape architect. We would like to also have some additional time to meet with the developer himself and the project engineer to fully-understand why the buildings can't be reduced in size to comply with the setback.

If the board will consider this request, we do not anticipate seeking any further postponements in the case.

Thank you.  
Bart Gaskins  
7701 Journeyville Dr. Austin TX 78735





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## CASE C15-2015-0103

### DOES NOT MEET THE NEEDED REQUIREMENTS TO OK VARIANCE:

- The developer is trying to cram too much onto this small property.
- The developer has sought grandfathering and is trying to develop under 1986 rules via a very questionable restrictive covenant.
- Development under 1986 rules will mean NO compliance with current water quality standards.
- Until a determination is made as to whether the amount of impervious cover and building cover this developer is proposing is going to be detrimental, the Board should NOT allow a variance for them to add three larger, additional units onto the site.
- The developer has NOT in any way met the requirements for a hardship. They claim that:
  - When a 25 foot setback is applied, only 25 feet will be left for construction of the units. This is NOT a hardship. Units could be built 1 foot narrower and be completely in compliance with the city's compatibility setback requirements.
  - This is a compatibility setback. Compatibility setbacks are critical and are in place in the code to protect adjacent residential properties, so waiving them should not be done lightly. Waiving them should ONLY be done where there is no other way to develop the property. That is not the case here.

The board should either deny this variance request for which the agent has shown NO hardship and has not provided any evidence to support the board's required findings or delay any action on it whatsoever until such time as we all know with certainty what water quality measures are being proposed and that the city is in agreement with those water quality measures and has deemed them to be sufficient.

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**Case Number:** C15-2015-0103, 7318 Old Bee Caves Road

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing:** Board of Adjustment, July 13th, 2015

**Christopher Bart Gaskins**

*Your Name (please print)*

**7701 Journeville Dr. 78735**

*Your address(es) affected by this application*



*Signature*

Daytime Telephone: **512-297-4083**

**7/12/15**

*Date*

Comments:

*I strongly object, this variance would allow the builder to put blogs even closer to adjacent property, destroy home values, reduce drainage, increase runoff problems and is not within the character of surrounding properties.*

If you use this form to comment, it may be returned by noon the day of the hearing to (if comments are received after noon they may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor  
Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

## Heldenfels, Leane

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**From:** Scott Cummings <[scott@designecologyaustin.com](mailto:scott@designecologyaustin.com)>  
**Sent:** Friday, July 10, 2015 4:40 PM  
**To:** Heldenfels, Leane  
**Subject:** Re: Objection to Request for Variance: C15-2015-0103  
**Attachments:** Variance Objection 7.7.15 C15-2015-0103.pdf

U  
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Leane

Thank you for the info. I have attached the objection form to this letter. Please let me know when you receive it.

I know there are several others in our neighborhood who are strongly opposed to this variance and the project in general. We should have several in attendance at the meeting.

Scott Cummings RLA, ASLA

Partner & Principal Landscape Architect

Design Ecology  
1706 South Lamar, Suite A  
Austin Texas 78704

512-914-0388  
[www.designecologyaustin.com](http://www.designecologyaustin.com)

**From:** Heldenfels, Leane  
**Sent:** Friday, July 10, 2015 4:19 PM  
**To:** Scott Cummings  
**Subject:** RE: Objection to Request for Variance: C15-2015-0103

Would you mind resending – I don't find it, looked in my junk mail, too.

To speak at the hearing you just need to be there when the case is called into the record and the chair will ask if there is anyone in objection to speak on the case. Also, sign in to speak on the case when you first arrive.

Unfortunately, this item won't come up until pretty late in the evening since it's toward the end of the agenda (we build the agenda based on the order the cases were received). Might be after 9pm maybe close to or after 10pm.

If you're able to, watch the beginning of the meeting on ATXN online or your public channel on television and see if anyone has requested postponement of the item – the Board will vote on postponements and withdrawals right at beginning/5:30, sometimes I don't learn of them ahead of the meeting – so that could save you a late night trip down to city hall if it is postponed.

Take care,

Leane Heldenfels  
Board of Adjustment Liaison  
City of Austin


Ps I did get a letter from Brandon Cummings representing next door property owner.

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**From:** Scott Cummings [<mailto:scott@designecologyaustin.com>]  
**Sent:** Thursday, July 09, 2015 3:45 PM

**Heldenfels, Leane**

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**From:**   
**Sent:** Thursday, July 09, 2015 3:13 PM  
**To:** Heldenfels, Leane  
**Subject:** Notice of Public Hearing Land Development Code Variance  
**Attachments:** Notice of Public Hearing.pdf

57  
21

Hi Leane,

I am emailing in my comments and my disapproval of the code variance regarding in case number C15-2015-0103. The restriction of the building structures less than 25 feet adjacent to an urban family residence was set up for a reason and I do not want to see the code broken. We do not want to see tall condos being built and tearing down trees that are basically in our backyard. By breaking the code, it will add addition height to the condos since the property is on a slope. Additionally, there is a nice tree line in between the property right now and more trees would have to be cut down by breaking the code.

My formal objection is attached. I greatly appreciate the city of Austin upholding the code that they created and not allowing the building to come within 25 feet of the property line next to an urban family residence.

Kind Regards,  
Brian

**Brian Baucher, CPA**

Tax Manager  
Dimensional Fund Advisors

1 (512) 306-5128 office

6300 Bee Cave Road, Building One  
Austin, TX 78746  
[brian.baucher@dimensional.com](mailto:brian.baucher@dimensional.com)

**Heldenfels, Leane**

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**From:** Brandon Campbell [bcampbell@capitalcommercial.com](mailto:bcampbell@capitalcommercial.com)  
**Sent:** Wednesday, July 08, 2015 1:34 PM  
**To:** Heldenfels, Leane  
**Cc:** Andrew Doughtie  
**Subject:** Notice of Public Hearing - Land Development Code Variance - 7318 Old Bee Caves Road  
**Attachments:** Notice of Public Hearing - 07.13.15 - Object To - 7318 Old Bee Caves Road.pdf; 7318 Old Bee Caves - Proposed Site Plan.pdf

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22

Good afternoon, Ms. Heldenfels,

I represent the Ownership of the land located at 7408 Old Bee Caves Road, Capital Commercial Development, Inc. We received the attached notice regarding our neighboring property located at 7318 Old Bee Caves Road where a planned single family condominium development is being proposed. We object to the proposed reduction in the setback from 25 feet to 23.5 feet and ask that the City reject this proposal as well. We have obtained a copy of the proposed site plan from the Ownership of 7318 Old Bee Caves (attached, our property is highlighted in yellow). From our perspective, there is nothing preventing this group from either shifting the road or the proposed condominiums 1.5 feet to the southeast thereby maintaining the 25 foot legal requirement.

Please keep us informed and let us know if you need any additional information.

**Brandon Campbell**  
Asset Manager  
Direct: 512.628.2766 | Mobile: 303.845.0554  
**CAPITAL COMMERCIAL INVESTMENTS, INC.**  
800 Brazos Street|Suite 600|Austin, TX|78701

## PUBLIC HEARING INFORMATION

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**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)  
**Public Hearing: Board of Adjustment, July 13th, 2015**

Brandon Campbell 11-Amet Mason  
 Your Name (please print)

☐ I am in favor  
☒ I object

7408 Old Bee Caves Road  
 Your address(es) affected by this application

Brandon Campbell 7-8-15  
 Signature Date

Daytime Telephone: (512) 628-2766

Comments: The proposed reduced setback  
is directly adjacent to our property  
and we do not want our house  
consent, to any structures closer  
than the current, legal limit of  
25 feet

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 Leane Heldenfels  
 P. O. Box 1088  
 Austin, TX 78767-1088  
 Fax: (512) 974-6305  
 Scan & Email to: [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

7/13

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**Public Hearing: Board of Adjustment, July 13th, 2015**


Kristopher S. Cummings

Your Name (please print)

☐ I am in favor  
☒ I object

7705 Journeysville Drive, Austin TX 78735

Your address(es) affected by this application



Signature

7/7/15

Date

Daytime Telephone: 512-914-0388

Comments: I strongly object to any reduction in the minimum

compatibility standards setback. These condos are already located far to close to our backyard. Occupants of the condos will have a direct view not only into our backyard, but into our bedroom window. With the added noise, light, traffic, etc. that condos will bring into our backyard, a 25' minimum setback is not nearly enough.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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