

612 Blanco - 2501 Square Feet



Ariel View – from Blanco Perspective



Structures Range from 7828 to 8973 Total Sq. Ft.

View from 612 Blanco Front Perspective



No Room for Trees to Provide Privacy Barrier for Neighbor - Structure Drastically Alters Character & Impairs Use and Purpose of Adjacent Property

Street Perspective from 6th Street Looking up Blanco Towards 7th



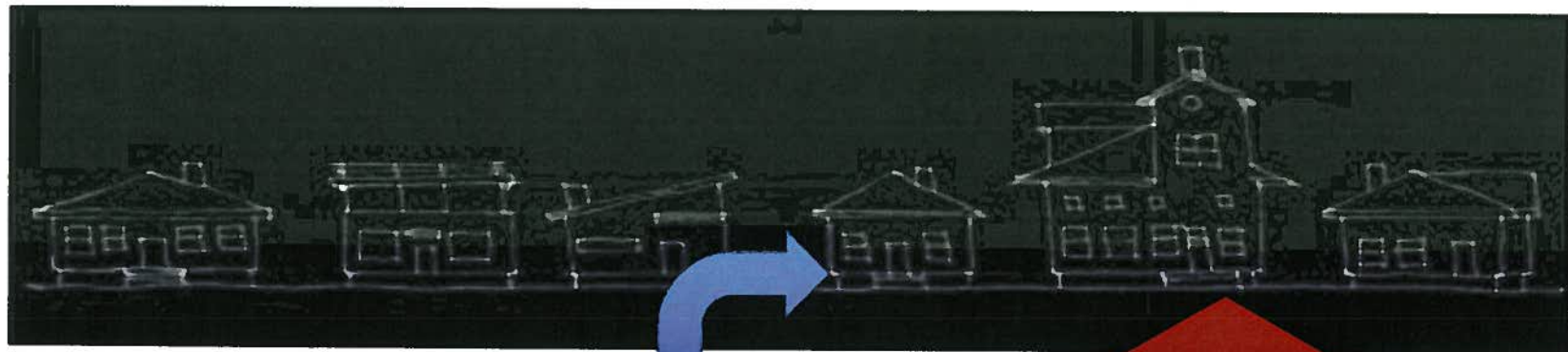
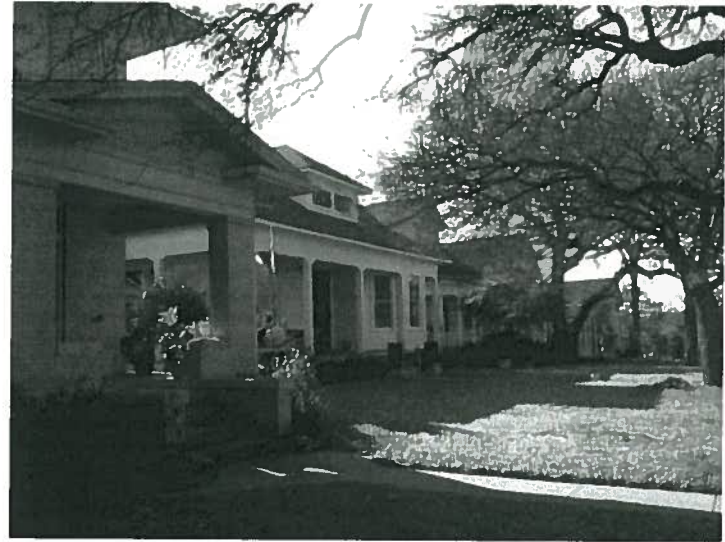
Building 28.5 feet in front of 612 Blanco

Source: Old West Austin Design Guidelines

1.0 Residential guidelines – Page 4

Goal 1: Promote prevailing neighborhood character

1.2 Maintain consistent mass and scale



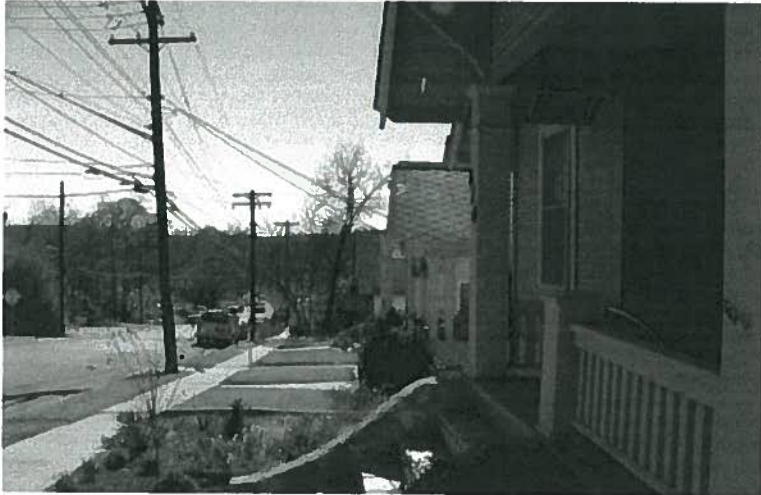
This

Not this

**612 Blanco
2501 Sq. ft.**

**Stonewall
Project
Bldg. C
8973 Sq. ft.**

Source: Old West Austin Design Guidelines

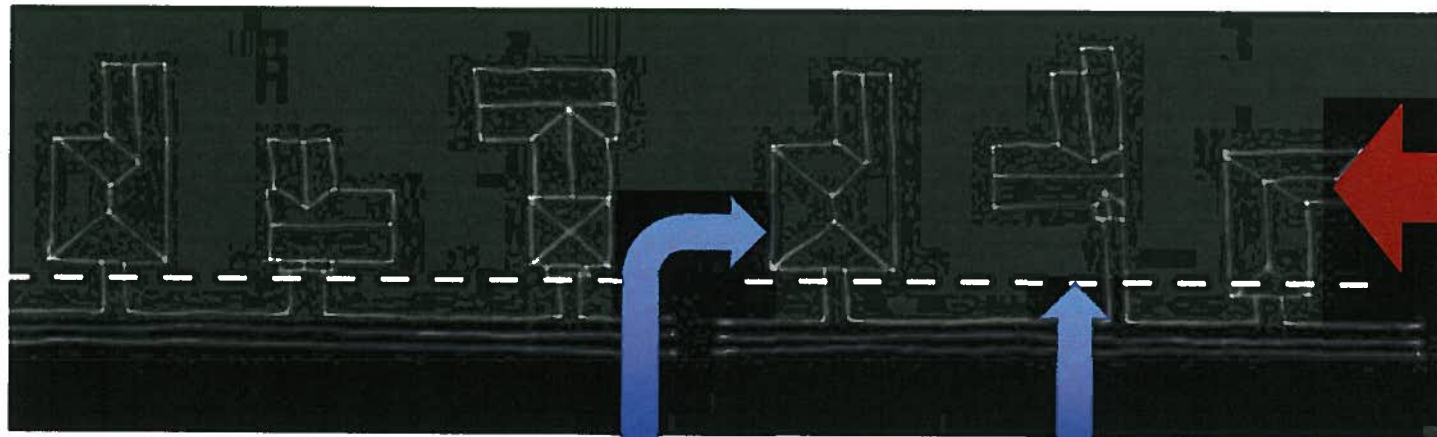


1.0 Residential guidelines – Page 5

Goal 1: Promote prevailing neighborhood character

1.3.1 Maintain street setback lines

**Stonewall buildings will be 28.5 ft.
In front of neighboring houses.**



This

Not this

**610 Blanco approx.
42 ft. front
yard setback**

**612 Blanco
43.5 ft. front
yard setback**

**Stonewall
15 ft. front
yard setback
All Blanco
bldgs.**

Source: Old West Austin Design Guidelines

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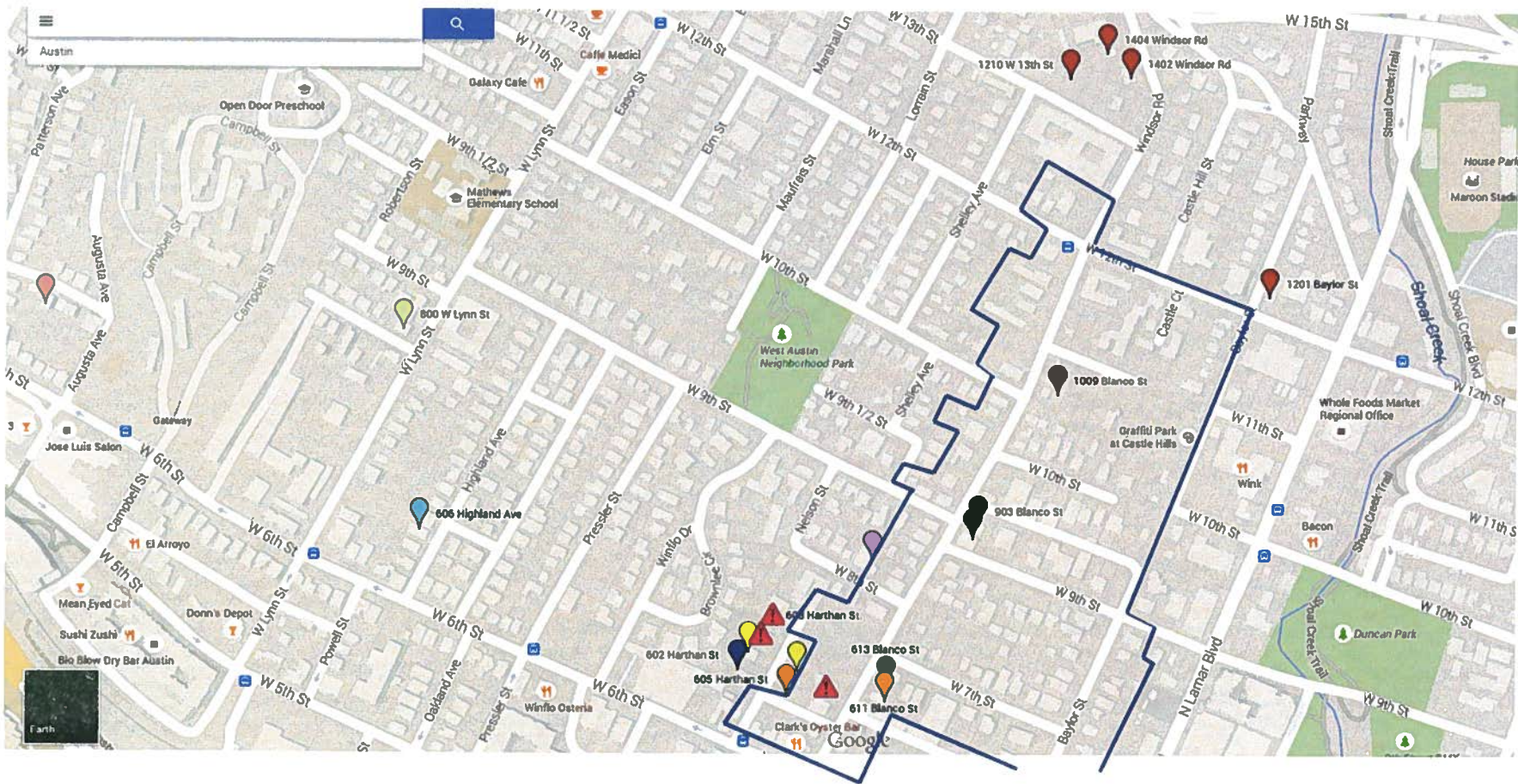
Goal 2: Enhance the streetscape

2.1 Promote and maintain street trees



According to Stonewall Developer's own plans ONLY THREE LARGE TREES WILL REMAIN ON ENTIRE LOT.

Development will NEVER LOOK ESTABLISHED because there is no room for any kind of significant trees on or around entire property.



- Blue outline indicates CHLHD boundaries.
- Only 5 homes share property line with proposed development.
- Duplicated pin colors indicate homes with same owner.
- Red warning triangles indicate property owners against development as currently planned.
 - Two red warning triangles on Harthan have same owner.

Homeowner Personal Statement

- I'm a native Texan. I bought the house as a retirement home.
- We are IN FAVOR of property being developed properly.
 - Want project to fit size and scope of neighboring properties and historic neighborhood
 - Want project to complement not overpower neighboring properties and historic neighborhood
- We based our purchase on the knowledge that the CHLHD design guidelines were in place.
 - Had full faith in the building guidelines and law set forth by the City of Austin.
- We are ONLY house of the 5 that share a property line with the development to have a structure that is 5 ft. from shared property line.
- Developer has had my name since he purchased the property.
 - He NEVER contacted me for input.
- Developer garnered neighborhood support by feeding long held fears of someone building a large apartment building. Neighbors are “tired” of process and fending off designs that they don’t like.
 - Developers site plans are misleading and do not show true impact to the historic neighborhood.
- At first meeting developer directly mislead me and my realtor when he stated his plans had been fully approved by the city of Austin and that he was planning on breaking ground in October 2014.

Statements & Questions for HLC

- **Why is the HLC considering changing a law to appease a developer rather than directing him to work towards a compromise with an existing neighbor he is most adversely affecting?**
- **Mistake in the law** as written or not, our home purchase was completed with the full faith and confidence that the city of Austin would uphold the Castle Hill District rules that were reviewed, adopted and approved by this own Boards predecessors in 2010. building design standards and laws that were helped into passage by this very Board in 2010.
- **If granted**, the amendment to the CHLHD design guidelines will grant special privilege to a commercial developer. Is it customary for the CHLHD to approve a development that is so different in size and scope in a historic neighborhood?

Developer Doing "End Runs" with City Boards

- **Developer went back to HLC when he didn't get desired results.**
- **Developer was officially notified** about compatibility issues in writing by the City Planning and Development Review Department on June 13th, 2014 and again on August 8th, 2014.
- **Was told by BOA in June 2015:**
 - **Various Board members said:**
 - **"You (the developer) have NO Hardship."**
 - **"You have a blank slate on which to build."**
 - **"The development as currently drawn or apartments are NOT your only options."**
 - **"YOU CANNOT USE THE CODES AS A HARDSHIP."**
 - **"You knew that you were buying in a historic district, you knew about the fence and the gates before you purchased, due diligence would have discovered the compatibility issues."**
 - **JEFF JACK SAID:**
 - **"I want to be clear that the neighbor that does NOT agree with the design has the RIGHT OF LAW on their side with regard to compatibility issue. I think the issue is designing something that they feel is sympathetic to their future and that may require redesigning one of out of your six units. And you have the opportunity with a postponement to get with that neighbor and come up with something better that allows you to keep most all of the project in tact so it's not a total wipeout of what you have done."**

Homeowners Closing Statement

- While not currently living in the house, I intend to retire there someday.
- We do want the vacant lot properly developed for the neighborhood.

Questions for OWANA and Neighbors

- How many many meetings, when, where and who attended CHLHD meeting to discuss this proposed change in design standards?
- Please point out where there are other buildings that protrude 28.5ft in front of their neighbor?
- If you are not upholding your own building standards for both OWANA and CHLHD then why do you exist?
- Can you honestly say that you would be as enthusiastically for this project if it was being built next door to your home?