

I-1/24



City of Austin
P.O. Box 1088, Austin, TX, 78767

AUSTINCODE
DEPARTMENT

NOTICE OF VIOLATION

Case Number: CV-2019-158102

Via Certified Mail #7014 1200 0000 1725 3755

July 26, 2019

JESSICA JOHNSON & COREY KELLER
2205 REMUDA TRL
AUSTIN, TX 78745-2845

RE: 2205 REMUDA TRL AUSTIN TX 78745
Locally known as 2205 REMUDA TRL AUSTIN TX 78745
Legally described as LOT 4 BLK B WESTERN TRAILS ESTATES
Zoned as SF-3-NP
Parcel Number 0412130409

Dear JESSICA JOHNSON & COREY KELLER:

The City of Austin Code Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:

- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation; and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at (512)974-2345 or Erica.Thompson@austintexas.gov. Please reference **case number** CV-2019-158102. Hours of operation are: Monday – Friday, 7:30 a.m. - 4:00 p.m. If I am unavailable, contact the Code Connect line at (512) 974-CODE (2633) or codeconnect@austintexas.gov.

Para obtener más información, llame al (512)974-2345 o enviar un correo electrónico a Erica.Thompson@austintexas.gov. Por favor, consulte **caso número** CV-2019-158102. El horario de atención es: lunes a viernes, 7:30 a.m. - 4:00 p.m. Si no estoy disponible, comuníquese con Code Connect marcando al (512) 974-CODE (2633) o por correo electrónico codeconnect@austintexas.gov.

Sincerely,

Erica Thompson, Austin Code Officer
City of Austin Code Department



FOR CODE QUESTIONS, CONTACT:
512.974.CODE (2633)
CODECONNECT@AUSTINTEXAS.GOV
MONDAY - FRIDAY 8:00 AM - 4:00 PM



VIOLATION REPORT

Date of Notice: July 26, 2019
Code Officer: Erica Thompson
Case Number: CV-2019-158102
Property Address: 2205 REMUDA TRL AUSTIN TX 78745
Locally known as 2205 REMUDA TRL AUSTIN TX 78745
Zoned as SF-3-NP

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

Violation Type: LAND USE

Austin City Code Section: Fences as Accessory Uses (§25-2-899)

Description of Violation: A fence that exceeds an average height of 6 feet is prohibited in a residential zoned district, the maximum fence height is 7 feet.

Date Observed: 07/26/2019

Timeframe to Comply: 14 Day(s)

Recommended Resolution: Cut fence down to 6 feet in height OR obtain permit from Development Services.

Notes: Permit violations require the permit(s) to be issued and all required inspections to be completed to attain compliance. For questions concerning land use violations, please contact the Development Services Department at 311. You can also visit <http://www.austintexas.gov/departmentservices> for more information.

Since your case involves a structure within a setback, or impervious cover, or fence height, please contact Leane.Heldenfels@austintexas.gov by sending her an email with your address and she will reply and advise you of the next steps for either apply for a special exception (if the structure has been in its current configuration/location for at least 10 years) or a variance (if it is a newer structure).

IMPORTANT INFORMATION**Failure to Correct**

If the violations are not brought into compliance within the timeframes listed in the violation report, enforcement action may include:

- Criminal charges in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.
- Civil penalties in an Administrative Hearing subjecting you to fines of up to \$1,000 per violation, per day, along with additional fees.
- Suspension or cancellation of existing site plan, permit or certificate of occupancy. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.
- Civil injunctions or penalties in State court.

From: corey dean keller [REDACTED]
Subject: Fwd: Fence Authorization
Date: August 11, 2019 at 3:52 PM
To: [REDACTED]

CD

Sent from my iPhone

Begin forwarded message:

From: corey dean keller <[REDACTED]>
Date: August 11, 2019 at 3:47:33 PM CDT
To: [REDACTED]
Subject: Fwd: Fence Authorization

Sent from my iPhone

Begin forwarded message:

From: "Janettee Henderson" <[REDACTED]>
Date: August 11, 2019 at 9:17:46 AM CDT
To: <[REDACTED]>
Subject: Fence Authorization

August 11, 2019

To Whom It May Concern:

Please accept this letter as confirmation that Corey and Jessica Keller discussed with me plans for a new fence adjoining our properties prior to the work getting underway. I was pleased with their plans and agreed for the work to proceed.

Please let me know if you have any other questions.

Sincerely,

B. Janettee Henderson
2203 Remuda Trail
Austin, TX 78745

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From: corey dean keller [REDACTED]
Subject: Fwd: Fence
Date: August 11, 2019 at 3:51 PM
To: [REDACTED]

CD

Sent from my iPhone

Begin forwarded message:

From: Mindy Moore [REDACTED]
Date: August 10, 2019 at 8:04:49 AM CDT
To: [REDACTED]
Cc: Mindy Moore <[REDACTED]>
Subject: Fence

To city of austin

I give my permission for them to install new fence. I'm their neighbor, Mindy Moore at 2207 Remuda trail austin to 78745

Thanks

Sent from my iPhone