



City of Austin

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

AUSTIN CODE 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.

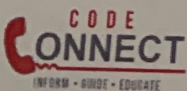
For additional information, I can be reached at (512)974-2345 or Erica.Thompson@austintexas.gov. Please reference **case number** CV-2019-158102. Hours of operation are: Monday – Friday, 7:30 a.m. - 4:00 p.m. If I am unavailable, contact the Code Connect line at (512) 974-CODE (2633) or codeconnect@austintexas.gov.

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

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

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

PUBLIC HEARING INFORMATION

Although 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.

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: C15-2019-0053

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Kisa Loderick

Your Name (please print)

☒ I am in favor
☐ I object

2014A Jones Road

Your address(es) affected by this application

Kisa Loderick

Signature

Date

Daytime Telephone: *512-963-5812*

Comments:

I heartily approve Corey Keller's improvement and all others that apply well designed aesthetic improvements to update for existing 40-60 year old basic grade

fence, yard/building exteriors in our neighborhood. Amen and thanks,

Corey

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

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: C15-2019-0053

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

LESLIE JANSEN

Your Name (please print)

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

2202 LARAMIE TRAIL, AUSTIN, TX 78745

Your address(es) affected by this application



Signature

10/08/19

Date

Daytime Telephone: 512 923 8310

Comments: I have no objection to the
nice fence that was installed.

If you use this form to comment, it may be returned to:
City of Austin-Development Services Department/ 1st Floor
Elaine Ramirez
P. O. Box 1088
Austin, TX 78767-1088
Fax: (512) 974-6305
Scan & Email to: elaine.ramirez@austintexas.gov