

**Zone Hearings/App Ordinances/Restrictive Covenants  
CITY OF AUSTIN**

**AGENDA**

**DATE: 4/20/2006**

#78

**RECOMMENDATION FOR  
COUNCIL ACTION**

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**Subject: C14-06-0012 - 505 Deep Eddy - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 505 Deep Eddy Avenue (Johnson Creek Watershed) from family residence (SF-3) district zoning to neighborhood office (NO) district zoning. Zoning and Platting Commission Recommendation: To deny neighborhood office (NO) district zoning. Applicants: Pete Fajkowski and Mike Morales. Agent: Luci Gallahan. City Staff: Jorge E. Rousselin. A valid petition has been filed in opposition to this rezoning request.**

**Requesting Department: NPZD**

**For More Information:**

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**ZONING REVIEW SHEET****CASE:** C14-06-0012**Z.A.P. DATE:** March 21, 2006**ADDRESS:** 505 Deep Eddy Avenue**OWNER:** Pete Fajkowski and Mike Morales**AGENT:** Luci Gallahan**REZONING FROM:** SF-3 (Family residence district)**TO:** NO (Neighborhood Office)**AREA:** 0.174 Acres (7,622 square feet)**SUMMARY ZONING AND PLATTING RECOMMENDATION:****March 21, 2006:****APPROVED STAFF'S RECOMMENDATION TO DENY REQUEST FOR NO DISTRICT ZONING.****[J.PINNELLI, C.HAMMOND 2<sup>ND</sup>] (8-0) J.MARTINEZ – ABSENT*****\*Commissioner Baker directed staff to look into whether there was any violation of the Code; that if a remodeling permit was pulled, and another permit was not subsequently pulled when a new house was built. Commission felt that it should be an inquiry to the building official.*****SUMMARY STAFF RECOMMENDATION:****Staff recommends denial of NO (Neighborhood Office) district zoning.****ISSUES:**

An existing house was relocated from the property under permit No. 04019110 on December 28, 2004 (Please see attachment A). A remodeling permit was obtained for remodeling of foundation and interior existing residence under permit No. 05005224 on March 31, 2005 (Please see attachment B). On November 16, 2005, a permit was granted for remodeling the existing single-family residence moved on lot and the addition of 2<sup>nd</sup> floor and breezeway and attached garage to create a duplex under permit No. 05020701 (Please see attachment C). A stop work order has been issued on this address on April 7, 2006.

The construction of the existing 3,500 square foot duplex was done with a remodeling permit. The applicant requested and was granted a remodeling permit after the previous placement of a home on the site failed to maintain the structural integrity. The home was partially demolished and eventually the entire structure was razed with the exception of the foundation. The foundation was eventually replaced and a new foundation placed. The Zoning and Platting Commission requested that the building official look into potential City Code violations relating to the granting of a building permit for a remodel. A valid petition has been filed at 69.54% opposition.

**DEPARTMENT COMMENTS:**

The subject rezoning area is a 0.174 acre (7,622 square feet) site fronting Deep Eddy Avenue zoned SF-3. There exists a 3,500 square foot duplex on the site accessed via the abutting alley to the south and Deep Eddy Avenue. The applicant proposes to rezone the property to NO allow for a mortgage office. Staff recommends denial of NO based on the following considerations:

- 1.) The proposed land use will not be compatible with the existing surrounding single-family residential uses along the north and east property line;
- 2.) The proposed office will be of detriment to the residential character of the established neighborhood;

- 3.) The existing alley abutting the southern property line of the subject property is the established transition between the commercial and residential land uses.
- 4.) New office and commercial uses should be maintained along Lake Austin Boulevard and deterring further encroachment of office and commercial uses into the neighborhood; and
- 5.) Vehicle circulation to this site may create an undue burden on existing traffic patterns into the established neighborhood via an existing local street;

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Duplex
<i>North</i>	SF-3	Single family residence
<i>South</i>	LR / GR-CO	Restaurants
<i>East</i>	SF-3	Single family residence
<i>West</i>	LR / GR-CO	Office / Service Station

**AREA STUDY:** N/A**TIA:** N/A**WATERSHED:** Johnson Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**SCENIC ROADWAY:** YES**NEIGHBORHOOD ORGANIZATIONS:**

- West Austin Neighborhood Group
- Austin Neighborhoods Council
- Austin Independent School District

**SCHOOLS:**

Austin Independent School District

- Casis Elementary School
- O. Henry Middle School
- Austin High School

**RELATED CASES:** N/A**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-03-0058	SF-3 to NO	05/06/03: ZAP DENIED STAFF REC OF NO-MU (8-0).	11/06/03: DENIED NO-MU-CO (6-1, DT-NO).
C14-99-0105	SF-3 to GR-CO	07/13/99: PC APVD GR (7-0).	07/15/99: APVD GR-CO (6-0) 1ST RDG.  08/26/99: APVD GR-CO W/CONDS (7-0) 2ND/3RD RDG.  CO: <ul style="list-style-type: none"> <li>▪ No vehicular access to Lake Austin Blvd.</li> <li>▪ Limited to LR standards &amp;</li> </ul>

			regs. Prohibited uses: <ul style="list-style-type: none"> <li>▪ Automotive rentals</li> <li>▪ Automotive repair services</li> <li>▪ Commercial off-street parking</li> <li>▪ Financial services</li> <li>▪ Hotel-motel</li> <li>▪ Medical offices</li> <li>▪ Pawn shop services</li> <li>▪ Restaurant (general)</li> <li>▪ Day care services (commercial)</li> <li>▪ Hospital services</li> <li>▪ Automotive sales</li> <li>▪ Automotive washing (of any type)</li> <li>▪ Exterminating services</li> <li>▪ Funeral services</li> <li>▪ Indoor entertainment</li> <li>▪ Outdoor sports and recreation</li> <li>▪ Pet services</li> <li>▪ Service station</li> <li>▪ Guidance services</li> </ul>
C14H-01-0010	P to P-H	09/11/01: ZAP APVD P-H BY CONSENT (7-0).	09/27/01: APVD P-H (7-0); ALL 3 RDGS.
C14H-00-0008	SF-3 to SF-3-H	08/07/01: PP INDEF (STAFF); (9-0)	WITHDRAWN

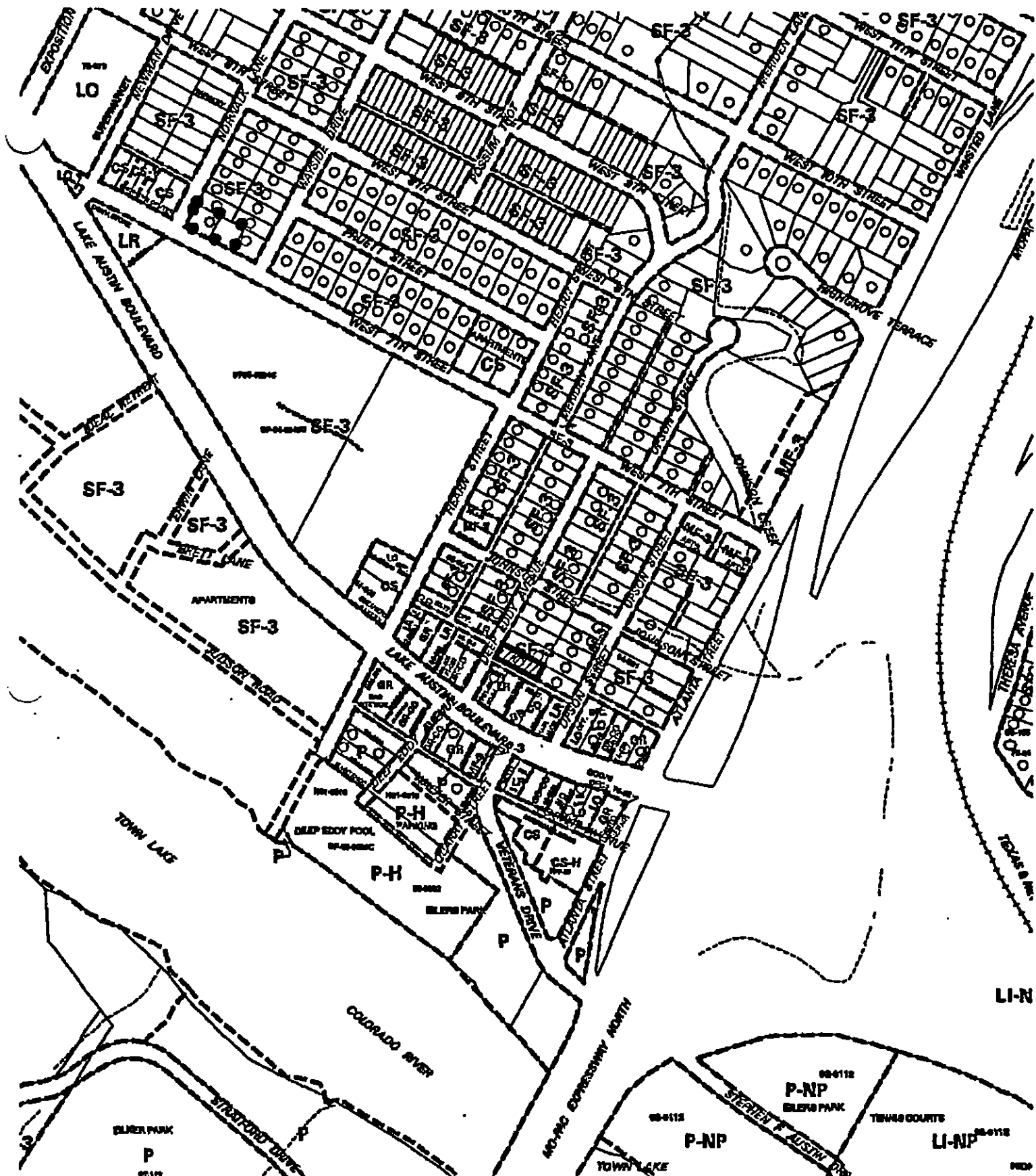
**ABUTTING STREETS:**


Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Deep Eddy	42'	24'	Local	No	No	No

**CITY COUNCIL DATE:**

April 20, 2006


**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** [jorge.rousselin@cl.austin.tx.us](mailto:jorge.rousselin@cl.austin.tx.us)





 1"=400'	SUBJECT TRACT	CASE #: C14-06-0012 ADDRESS: 805 DEEP EDDY AVE SUBJECT AREA (acres): 0.174	ZONING  DATE: 06-02 INTLS: SM	CITY GRID REFERENCE NUMBER G23
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: JROUSSELIN			


C14-06-0012  
505 Deep Eddy Ave.


**Legend**

 N

 Zoning

 Easement

 Center Line

 0 40 80 120 Feet

C14-06-0012

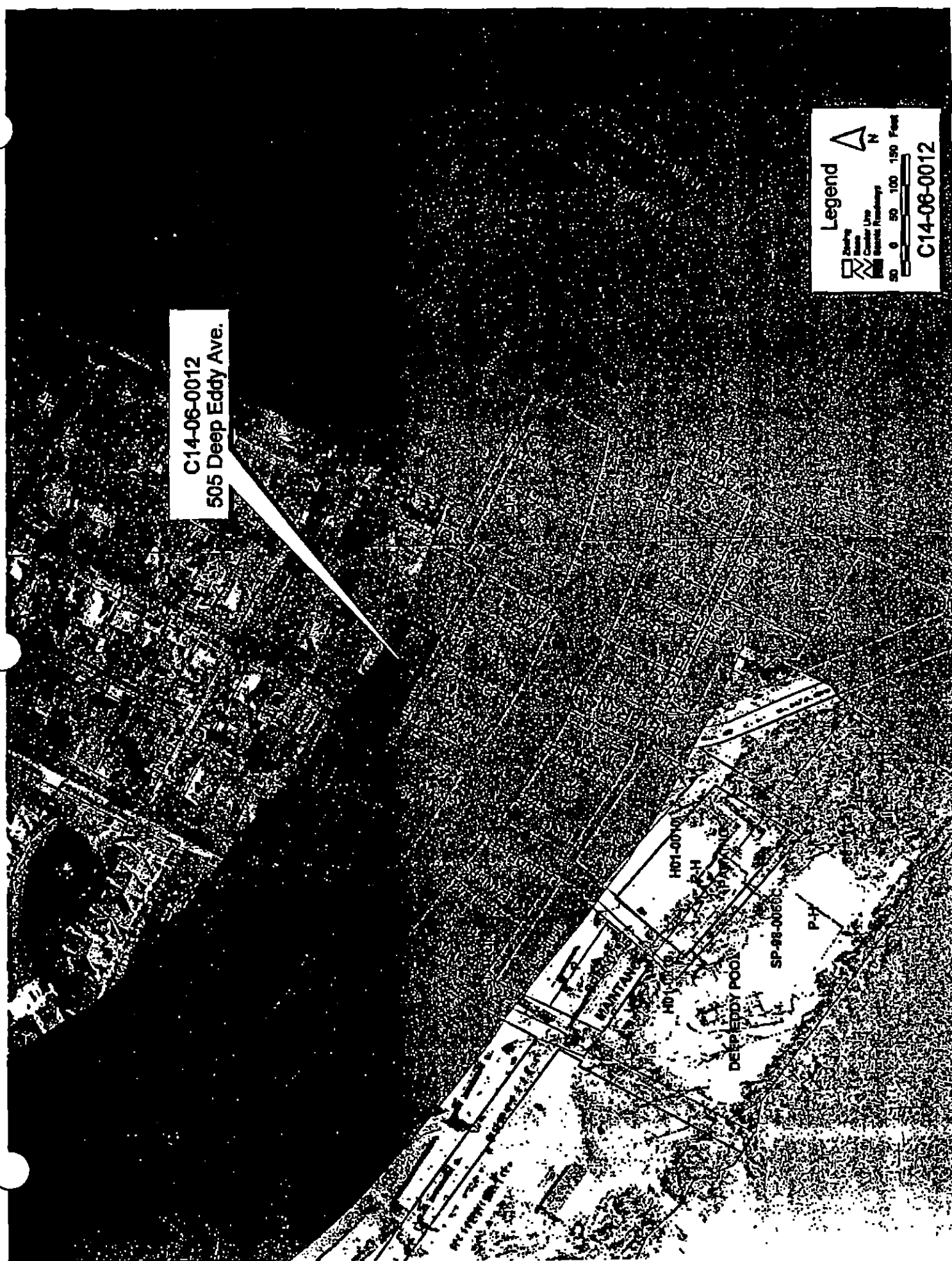
C14-06-0012  
505 Deep Eddy Ave.

**Legend**

- Zoning
- Main
- Center Line
- Secondary Roadways

50 0 50 100 150 Feet

C14-06-0012



## STAFF RECOMMENDATION

Staff recommends denial of NO (Neighborhood Office) district zoning.

## BASIS FOR RECOMMENDATION

### *1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Neighborhood office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

The proposed rezoning does not meet the purpose statement of the district sought. Although located adjacent to an established neighborhood, the proposed district requires a collector street with a minimum of 40 feet in width. The roadway width for Deep Eddy Avenue, a local residential street, is 24 feet. Staff has a concern on potential through traffic into the neighborhood from additional office or commercial land uses.

### *2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The proposed rezoning will have a detrimental land use impact on the adjacent residential properties to the north and east. Furthermore, the introduction of more intensive land uses may infringe on the residential character of the neighborhood.

## EXISTING CONDITIONS

### Site Characteristics

The subject rezoning area is a 0.174 acre (7,622 square feet) site fronting Deep Eddy Avenue zoned SF-3. There exists a 3,500 square foot duplex on the site accessed via the abutting alley to the south and Deep Eddy Avenue.

### Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 180 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).
3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]



**Environmental**

1. The site is located over the northern Edwards Aquifer Recharge Zone. The site is located in the Johnson Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**Water and Wastewater**

1. The site is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustments, or relocation are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

**Site Plan and Compatibility Standards**

1. The site is subject to compatibility standards. Along the north and east property lines, the following standards apply:
  - No structure may be built within 15 feet of the side and rear property lines.
  - The front building set back is 25' feet.
  - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
  - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
  - No parking is allowed within 5 feet of the property line.
  - There is not a setback for driveways.
  - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
  - Additional design regulations will be enforced at the time a site plan is submitted.

2. This site would be required to comply with the Scenic Roadway Corridor ordinance Section 25-10-6, since it is located within the Lake Austin Boulevard corridor.

**CITY OF AUSTIN - PROJECT PERMIT**

Printed: 29 March 2006

PERMIT NO.  
04019110STATUS  
ACTIVETYPE  
RADDRESS  
505 DEEP EDDY AVEDATE  
28-DEC-04

VARLES JOHNSON ADDN						SUBDIVISION						PERMIT CLERK MRODRIGUEZ											
PLAT		BLOCK 5		LOT 5		MG23						GRID											
ZONE SF3		HT. & AREA		RELOC.		PARKING PROVD.		RELOCATE HOUSE TO 1603 ULIT															
SPECIAL PERMIT NO.				TOTAL SQ. FT.				VALUATION				TYPE CONST.		USE CAT. G3-1		GROUP		FLOORS 1		BLDG 1		UNITS 1	
WORK PERMITTED						BASEMENT N		BUILDING DIMENSIONS										MIN. STD. N		OVR N			

<b>C O N T R A C T O R S</b>	OWNER/CONTR.			<b>REQUIRED INSPECTIONS</b>	
	BUILDING MILLER HOUSE MOVERS				
	ELECTRICAL				
	MECHANICAL				
	PLUMBING				
	SIDEWALK/DRIVE				
	SIGN				
	ROOF / SIDE				
	ELEC SERVICE FEE				
	PLAN CHECK FEE				
	ETJ FEE			TOTAL FEE	TOTAL PAID
				\$44	\$44

C.O. MAILING ADDRESS

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection, as required by 30 T.A.C. 29.46 (j).

REMARKS: ZONING REVIEW KWATERS OK PER STEVE SADOWSKY

BY TAKING AND/OR PAYING FOR THIS PERMIT APPLICATION, YOU ARE DECLARING YOU ARE THE OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER OR OWNERS TO SUBMIT THIS APPLICATION, THAT THE GIVEN DATA ARE TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH:

THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0623.

**ATTACHMENT A**



## CITY OF AUSTIN - PROJECT PERMIT

Printed: 29 March 2006

PERMIT NO.  
04019110STATUS  
ACTIVETYPE  
RADDRESS  
505 DEEP EDDY AVEDATE  
28-DEC-04

CHARLES JOHNSON ADDN						SUBDIVISION			PERMIT CLERK MRODRIGUEZ				
PLAT		BLOCK 5		LOT 5		GRID MG23							
ZONE SF3		HT. & AREA		REDD.		PARKING PROVD.		PROPOSED OCCUPANCY RELOCATE HOUSE TO 1803 ULIT					
SPECIAL PERMIT NO.			TOTAL SQ. FT.		VALUATION		TYPE CONST.		USE CAT. G3-1		GROUP		
											FLOORS 1		
											BLDG'S 1		
											UNITS 1		
WORK PERMITTED				BASEMENT N		BUILDING DIMENSIONS				MIN. STD. N		OFR N	

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout					101
Plumbing Rough					501
Plumbing Sewer					505
Plumbing Copper					502
Plumbing Gas					504
Foundation					102
Framing					103
Insulation/Energy					801
Plumbing Top Out					503
Mechanical Rough					401
Mechanical Vent					402
Electrical Slab					301
Electric Rough					302
Wallboard					104
Sidewalk Prepour					201
Driveway Prepour					202
Final Building					706
Final Electric					701
Final Mechanical					703
Final Plumbing					702
Final Energy					704
Final Concrete					705
Final Sign					707
Landscaping					
Engineering					
Water					
Sewer					
Fire					
Health					

Admin Holds: NONE  
 Review Date  
 Remarks:

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.

**CITY OF AUSTIN - PROJECT PERMIT**

Printed: 29 March 2006

PERMIT NO.  
04019110STATUS  
ACTIVETYPE  
RADDRESS  
605 DEEP EDDY AVEDATE  
28-DEC-04

SUBDIVISION

CHARLES JOHNSON ADDN

PERMIT CLERK

MRODRIGUEZ

FLAT		BLOCK	LOT		GRID					
		5	5		MG23					
ZONE	HT. & AREA	RECD.	PARKING PROVD.	PROPOSED OCCUPANCY						
SF3				RELOCATE HOUSE TO 1603 ULIT						
SPECIAL PERMIT NO.		TOTAL SQ. FT.		VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	BLOBS	UNITS
						G3-1		1	1	1
WORK PERMITTED			BASEMENT	BUILDING DIMENSIONS				MIN. STD.	OFR	
"			N					N	N	

C O N T R A C T O R S	OWNER/CONTR.	PHONE	FEE	PAID DATE	REQUIRED INSPECTIONS
	BUILDING MILLER HOUSE MOVERS	845-8124	\$44	12/28/2004	BUILDING
	ELECTRICAL				
	MECHANICAL				
	PLUMBING				
	SIDEWALK/DRIVE				
	SIGN				
	ROOF / SIDE				
	ELEC SERVICE FEE				
	PLAN CHECK FEE				
		ETJ FEE	TOTAL FEE	TOTAL PAID	
			\$44	\$44	

C.O. MAILING ADDRESS

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection, as required by 30 T.A.C. 29.46 (j).

REMARKS: ZONING REVIEW KWATERS OK PER STEVE  
SADOWSKY

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## CITY OF AUSTIN - PROJECT PERMIT

Printed: 29 March 2006

PERMIT NO.  
04019110STATUS  
ACTIVETYPE  
RADDRESS  
505 DEEP EDDY AVEDATE  
28-DEC-04

CHARLES JOHNSON ADDN						SUBDIVISION		PERMIT CLERK MRODRIGUEZ						
PLAT		BLOCK 5		LOT 5		GRID MG23								
ZONE SF3		HT. & AREA		REOD.		PARKING PROVD.		PROPOSED OCCUPANCY RELOCATE HOUSE TO 1603 ULIT						
SPECIAL PERMIT NO.		TOTAL SQ. FT.		VALUATION		TYPE CONST.		USE CAT. G3-1		GROUP		FLOORS 1	BLDGS 1	UNITS 1
WORK PERMITTED				BASEMENT N		BUILDING DIMENSIONS				MIN. STD. N		OHR N		

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout					101
Plumbing Rough					501
Plumbing Sewer					505
Plumbing Copper					502
Plumbing Gas					504
Foundation					102
Framing					103
Insulation/Energy					601
Plumbing Top Out					503
Mechanical Rough					401
Mechanical Vent					402
Electrical Slab					301
Electric Rough					302
Wallboard					104
Sidewalk Prepour					201
Driveway Prepour					202
Final Building					706
Final Electric					701
Final Mechanical					703
Final Plumbing					702
Final Energy					704
Final Concrete					705
Final Sign					707
LANDSCAPING ENGINEERING WATER SEWER FIRE HEALTH				Admin Holds: NONE  Review Date  Remarks:	

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.



## CITY OF AUSTIN - PROJECT PERMIT

Printed: 28 March 2006

PERMIT NO.  
05005224STATUS  
DORMANTTYPE  
RADDRESS  
505 DEEP EDDY AVEDATE  
31-MAR-05

SUBDIVISION CHARLES JOHNSON ADDITION LOT 5 BLOCK S						PERMIT CLERK GWILSFORD			
PLAT	BLOCK S	LOT 5				GRID MG23			
ZONE SF3	HT. & AREA	NEED.	PARKING PROVD.	PROPOSED OCCUPANCY REMODEL FOUNDATION & INTERIOR EXISTING RESIDENCE					
SPECIAL PERMIT NO.	TOTAL SQ. FT.	VALUATION \$15,000		TYPE CONST.	USE CAT. R4-2	GROUP	FLOORS	BLOBS 1	UNITS
WORK PERMITTED			BASEMENT N	BUILDING DIMENSIONS				MIN. ETD. N	CRP N

C O N T R A C T O R S	OWNER/CONTR.	MGE DEVELOPMENT	PHONE	203-5774	FEE	PAY DATE	REQUIRED INSPECTIONS  BUILDING MECHANICAL ELECTRIC PLUMBING CONCRETE
	BUILDING	MGE DEVELOPMENT INC.	697-9864	\$64	03/31/2005		
	ELECTRICAL		\$29				
	MECHANICAL		\$55				
	PLUMBING		\$29				
	SIDEWALK/DRIVE		\$22				
	SIGN						
ROOF / SIDE							
ELEC SERVICE FEE							
LAN CHECK FEE							
			ETJ FEE	TOTAL FEE \$199	TOTAL PAID \$64		

C.O. MAILING ADDRESS

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection, as required by 30 T.A.C. 29.45 (j).

REMARKS: ZONING: NBR10NES. EXISTING IMPERVIOUS & BUILDING COVERAGE \*\*NO ACTIVITY PER JIM DILLINGER 10/17/05CC\*\*

BY TAKING AND/OR PAYING FOR THIS PERMIT APPLICATION, YOU ARE DECLARING YOU ARE THE OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER OR OWNERS TO SUBMIT THIS APPLICATION, THAT THE GIVEN DATA ARE TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATIONS SUBMITTED HERewith:

THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0823.

ATTACHMENT B

**CITY OF AUSTIN - PROJECT PERMIT**

Printed: 29 March 2006

PERMIT NO.  
05005224STATUS  
DORMANTTYPE  
RADDRESS  
505 DEEP EDDY AVEDATE  
31-MAR-05

SUBMISSION CHARLES JOHNSON ADDITION LOT 5 BLOCK S						PERMIT CLERK GWILSFORD					
PLAT		BLOCK S		LOT 5		GRID MG23					
ZONE SF3	RT. & AREA	NEED.	PARKING PROVD.	PROPOSED OCCUPANCY REMODEL FOUNDATION & INTERIOR EXISTING RESIDENCE							
SPECIAL PERMIT NO.		TOTAL SQ. FT.		VALUATION \$15,000	TYPE CONST.	USE. CAT. R4-2	GROUP	FLOORS	BLDGS 1	UNITS	
WORK PERMITTED			BASEMENT N	BUILDING DIMENSIONS					MIN. STD. N	ONH N	

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout					101
Plumbing Rough					501
Plumbing Sewer					505
Plumbing Copper					502
Plumbing Gas					504
Foundation					102
Framing					103
Insulation/Energy					601
Plumbing Top Out					503
Mechanical Rough					401
Mechanical Vent					402
Electrical Slab					301
Electric Rough					302
Wallboard					104
Sidewalk Prepour					201
Driveway Prepour					202
Final Building					706
Final Electric					701
Final Mechanical					703
Final Plumbing					702
Final Energy					704
Final Concrete					705
Final Sign					707
Landscaping					
Engineering					
Water					
Sewer					
Fire					
Health					

Admin Holds: NONE

Review Date

Remarks:

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.





## CITY OF AUSTIN - PROJECT PERMIT

Printed: 29 March 2006

PERMIT NO.  
05005224STATUS  
DORMANTTYPE  
RADDRESS  
505 DEEP EDDY AVEDATE  
31-MAR-05

SUBDIVISION CHARLES JOHNSON ADDITION LOT 5 BLOCK S						PERMIT CLERK GWILSFORD				
PLAT		BLOCK S		LOT 5		GRID MG23				
ZONE SF3	HT. & AREA	RECD.	PARKING PROVD.	PROPOSED OCCUPANCY REMODEL FOUNDATION & INTERIOR EXISTING RESIDENCE						
SPECIAL PERMIT NO.		TOTAL SQ. FT.		VALUATION \$15,000	TYPE CONST.	USE CAT. R4-2	GROUP	FLOORS	BLDGS 1	UNITS
WORK PERMITTED			BASEMENT N	BUILDING DIMENSIONS				MIN. ETL	OHR N	

C O N T R A C T O R S	OWNER/CONTR.	MGE DEVELOPMENT	PHONE	203-5774	FEE		PAID DATE		REQUIRED INSPECTIONS  BUILDING MECHANICAL ELECTRIC PLUMBING CONCRETE
	BUILDING	MGE DEVELOPMENT INC.	697-9864	\$64	03/31/2005				
	ELECTRICAL		\$29						
	MECHANICAL		\$55						
	PLUMBING		\$29						
	SIDEWALK/DRIVE		\$22						
	SIGN								
	ROOF / SIDE								
	ELEC SERVICE FEE								
	PLAN CHECK FEE								
			ETJ FEE	TOTAL FEE	TOTAL PAID				
				\$199	\$64				

C.O. MAILING ADDRESS

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REMARKS: ZONING: NBR10NES. EXISTING IMPERVIOUS & BUILDING COVERAGE \*\*\*NO ACTIVITY PER JIM DILLINGER 10/17/05CC\*\*\*

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05005224STATUS  
DORMANTTYPE  
RADDRESS  
505 DEEP EDDY AVEDATE  
31-MAR-05

SUBDIVISION CHARLES JOHNSON ADDITION LOT 5 BLOCK S						PERMIT CLERK GWILSFORD		
FLAT		BLOCK S		LOT 5		GRID MG23		
ZONE SF3	HT. & AREA	NEED.	PARKING PROVD.	PROPOSED OCCUPANCY REMODEL FOUNDATION & INTERIOR EXISTING RESIDENCE				
SPECIAL PERMIT NO.		TOTAL SQ. FT.		VALUATION \$15,000	TYPE CONST.	USE CAT. R4-2	GROUP	FLOORS 1
WORK PERMITTED		BASEMENT N		BUILDING DIMENSIONS			MIN. STD. N	ORR N

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout					101
Plumbing Rough					501
Plumbing Sewer					505
Plumbing Copper					502
Plumbing Gas					504
Foundation					102
Framing					103
Insulation/Energy					601
Plumbing Top Out					503
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Final Building					706
Final Electric					701
Final Mechanical					703
Final Plumbing					702
Final Energy					704
Final Concrete					705
Final Sign					707
F I N A L Landscaping Engineering Water Sewer Fire Health		Admin Holds: NONE Review Date Remarks:			

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.



## CITY OF AUSTIN - PROJECT PERMIT

Printed: 10 April 2006

PERMIT NO.  
05020701STATUS  
DORMANTTYPE  
RADDRESS  
505 DEEP EDDY AVEDATE  
16-NOV-05

SUBDIVISION

OT 5 BLK 5 JOHNSON CHARLES ADDN

PERMIT CLERK

GWILSFORD

PLAT		BLOCK		LOT		GRID	
		5		5		MG23	
ZONE	HT. & AREA	REQD.	PARKING PROVD.	PROPOSED OCCUPANCY			
SF-3				REMODEL EXIST SF RES MOVED ON TO LOT, ADD 2ND FLR & BREEZEWAY ATTACHED GARAGE TO CREATE DUPLEX **SEE COMM			
SPECIAL PERMIT NO.		TOTAL SQ. FT.		VALUATION		TYPE CONST.	
		3398		\$58,000		A2-5	
						GROUP	
						FLOORS	
						2	
						BLDG	
						1	
						UNITS	
						2	
WORK PERMITTED			BASEMENT		BUILDING DIMENSIONS		
ADDITION REMODEL			N				
					MIN. BTD.		
					N		
					CNR		
					N		

C O N T R A C T O R S	OWNER/CONTR.	MGE DEVELOPMENT, INC.	PHONE	FEE	PAID DATE	REQUIRED INSPECTIONS
	BUILDING	MGE DEVELOPMENT INC.	476-5900	\$515	11/16/2005	
	ELECTRICAL	ROBERT M MORRIS		\$259	12/07/2005	BUILDING MECHANICAL ELECTRIC PLUMBING CONCRETE WATER SEWER
	MECHANICAL	MARK MCCANDLESS		\$149	12/22/2005	
	PLUMBING	JOSEPH L. HOLMAN		\$186	12/13/2005	
	SIDEWALK/DRIVE					
	SIGN					
	ROOF / SIDE					
	ELEC SERVICE FEE					
	PLAN CHECK FEE					
			BTJ FEE	TOTAL FEE	TOTAL PAID	
				\$1,109	\$1,109	

C.O. MAILING ADDRESS

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection, as required by SO T.A.O. 29.46 (j).

REMARKS: I.C. 2897= 38%, B.C. 2283=30%, TOTAL GFA-3717SF.  
SIX BEDROOMS TOTAL, THREE OFF-STREET  
PARKING SPACES REQ'D DUE TO THE 20%  
REDUCTION IN PARKING FOR THE URBAN CORE.  
RESIDENCE WAS MOVED FROM 3221 GILBERT. 20'  
DW APPROACH. ZON REV. JOI HARDEN/A STOP  
WORK ORDER WAS ISSUED ON THIS ADDRESS/ DO  
NOT MAKE ANY CHANGES ON THIS PERMIT W/O  
UPPER MANAGEMENT APPROVAL!!!! DEMO  
PERMIT REQUIRED MUST MEET NEW  
DEVELOPMENT REGS & MUST OBTAIN A VARIANCE  
4-7-06SB

BY TAKING AND/OR PAYING FOR THIS PERMIT  
APPLICATION, YOU ARE DECLARING YOU ARE THE  
OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER  
OR OWNERS TO SUBMIT THIS APPLICATION, THAT  
THE GIVEN DATA ARE TRUE FACTS AND THAT THE  
WORK WILL CONFORM TO THE PLANS AND  
SPECIFICATIONS SUBMITTED HERewith:

THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES  
AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0623.

ATTACHMENT C



## CITY OF AUSTIN - PROJECT PERMIT

Printed: 10 April 2006

PERMIT NO.  
05020701STATUS  
DORMANTTYPE  
RADDRESS  
505 DEEP EDDY AVEDATE  
16-NOV-05

SUBDIVISION OT 5 BLK 5 JOHNSON CHARLES ADDN						PERMIT CLERK GWILSFORD			
PLAT	BLOCK	LOT				GRID			
	5	5				MG23			
ZONE SF-3	HY. & AREA	NEED.	PARKING PROVD.	PROPOSED OCCUPANCY REMODEL EXIST SF RES MOVED ON TO LOT, ADD 2ND FLR & BREEZEWAY ATTACHED GARAGE TO CREATE DUPLEX **SEE COMM					
SPECIAL PERMIT NO.		TOTAL SQ. FT.	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	BLDGS	UNITS
		3398	\$58,000		A2-5		2	1	2
WORK PERMITTED ADDITION REMODEL			BASEMENT N	BUILDING DIMENSIONS				MIN. STD.	CHG
								N	N

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout	02/03/2006	FAIL	2	CROFT	101
Plumbing Rough	02/03/2006	PASS	3	CROFT	501
Plumbing Sewer	02/03/2006	PASS	3	CROFT	505
Plumbing Copper	02/03/2006	PASS	3	CROFT	502
Plumbing Gas	02/09/2006	FAIL	6	CROFT	504
Foundation	02/03/2006	TEMP	1	CROFT	102
Framing	02/14/2006	PASS	3	CROFT	103
Insulation/Energy	02/03/2006	PASS		CROFT	601
Plumbing Top Out	02/09/2006	FAIL	6	CROFT	503
Mechanical Rough	02/03/2006	PASS	2	CROFT	401
Mechanical Vent	02/03/2006	PASS	2	CROFT	402
Electrical Slab	02/03/2006	FAIL	3	THOMPSON	301
Electric Rough	02/06/2006	PASS	6	THOMPSON	302
Wallboard	02/14/2006	PASS		CROFT	104
Sidewalk Prepour					201
Driveway Prepour					202
Final Building					706
Final Electric	04/04/2008	FAIL	2	THOMPSON	701
Final Mechanical					703
Final Plumbing	03/31/2008	FAIL	1	CROFT	702
Final Energy					704
Final Concrete					705
Final Sign					707
Landscaping					
Engineering					
Water					
Sewer					
Fire					
Health					

Admin Holds: RESIDENTIAL ZONING Review Date

Remarks:

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.



## CITY OF AUSTIN - PROJECT PERMIT

Printed: 10 April 2006

PERMIT NO.  
05020701STATUS  
DORMANTTYPE  
RADDRESS  
805 DEEP EDDY AVEDATE  
16-NOV-05

SUBDIVISION OT 5 BLK 5 JOHNSON CHARLES ADDN						PERMIT CLERK GWILSFORD			
PLAT	BLOCK 5	LOT 5				GRID MG23			
ZONE SF-3	HT. & AREA	REQD.	PARKING PROVD.	PROPOSED OCCUPANCY REMODEL EXIST SF RES MOVED ON TO LOT, ADD 2ND FLR & BREEZEWAY ATTACHED GARAGE TO CREATE DUPLEX **SEE COMM					
SPECIAL PERMIT NO.	TOTAL SQ. FT. 3398	VALUATION \$58,000	TYPE CONST.	USE CAT. A2-5	GROUP	FLOORS 2	BLOBS 1	UNITS 2	
WORK PERMITTED ADDITION REMODEL		BASEMENT N	BUILDING DIMENSIONS				MIN. STIL N	ONR N	

C O N T R A C T O R S	OWNER/CONTR.	MGE DEVELOPMENT, INC.	PHONE	FEE	PAID DATE	REQUIRED INSPECTIONS
	BUILDING	MGE DEVELOPMENT INC.	476-5900	\$515	11/16/2005	BUILDING MECHANICAL ELECTRIC PLUMBING CONCRETE WATER SEWER
ELECTRICAL	ROBERT M MORRIS		\$259	12/07/2005		
MECHANICAL	MARK MCCANDLESS		\$149	12/22/2005		
PLUMBING	JOSEPH L. HOLMAN		\$186	12/13/2005		
SIDEWALK/DRIVE						
SIGN						
ROOF / SIDE						
ELEC SERVICE FEE						
PLAN CHECK FEE						
			ETJ FEE	TOTAL FEE \$1,109	TOTAL PAID \$1,109	

C.O. MAILING ADDRESS

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection, as required by 30 T.A.C. 29.46 (j).

REMARKS: I.C. 2897= 36%, B.C. 2263=30%, TOTAL GFA-3717SF. SIX BEDROOMS TOTAL, THREE OFF-STREET PARKING SPACES REQ'D DUE TO THE 20% REDUCTION IN PARKING FOR THE URBAN CORE. RESIDENCE WAS MOVED FROM 3221 GILBERT. 20' DW APPROACH. ZON REV. JOI HARDEN/A STOP WORK ORDER WAS ISSUED ON THIS ADDRESS/ DO NOT MAKE ANY CHANGES ON THIS PERMIT W/O UPPER MANAGEMENT APPROVAL!!!! DEMO PERMIT REQUIRED MUST MEET NEW DEVELOPMENT REGS & MUST OBTAIN A VARIANCE 4-7-06SB

BY TAKING AND/OR PAYING FOR THIS PERMIT APPLICATION, YOU ARE DECLARING YOU ARE THE OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER OR OWNERS TO SUBMIT THIS APPLICATION, THAT THE GIVEN DATA ARE TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATIONS SUBMITTED HERewith:

THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0623.



## CITY OF AUSTIN - PROJECT PERMIT

Printed: 10 April 2006

PERMIT NO.  
05020701STATUS  
DORMANTTYPE  
RADDRESS  
505 DEEP EDDY AVEDATE  
16-NOV-05

SUBDIVISION OT 5 BLK 5 JOHNSON CHARLES ADDN						PERMIT CLERK GWILSFORD		
PLAT	BLOCK	LOT				GRID		
	5	5				MG23		
ZONE SF-3	HT. & AREA	RECD.	PARKING PROVD.	PROPOSED OCCUPANCY REMODEL EXIST SF RES MOVED ON TO LOT, ADD 2ND FLR & BREEZEWAY ATTACHED GARAGE TO CREATE DUPLEX **SEE COMM				
SPECIAL PERMIT NO.		TOTAL SQ. FT.	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	BUDGS
		3398	\$58,000		A2-5		2	1
WORK PERMITTED		BASEMENT	BUILDING DIMENSIONS				MIN. STE.	CHN
ADDITION REMODEL		N					N	N

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout	02/03/2006	FAIL	2	CROFT	101
Plumbing Rough	02/03/2006	PASS	3	CROFT	501
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Final Energy					704
Final Concrete					705
Final Sign					707
Landscaping					
Engineering					
Water					
Sewer					
Fire					
Health					

Admin Holds: RESIDENTIAL ZONING      Review Date

Remarks:

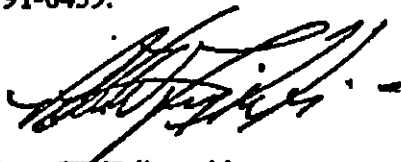
FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.

To Whom It May Concern:

We, Pete Fajkowski and Mike Morales, have purchased the property located at 505 Deep Eddy. The property was purchased by us on (date) *April 5, 2006*

We request that the current zoning case, C14-06-0012, be changed to reflect the new ownership and that city records indicate that we will be represented by Luci Gallahan, 791-6439.



Peter W. Fajkowski  
Owner  
Mortgage Portfolio Services  
Outsmart Holdings, LLC



Miguel A. Morales  
Owner  
Mortgage Portfolio Services  
Outsmart Holdings, LLC

**RECEIVED**

APR 10 2006

Neighborhood Planning & Zoning

**RECEIVED**

April 7, 2006

APR 10 2006

Dear Mayor and Council Members:

Neighborhood Planning & Zoning

RE: 505 Deep Eddy – Case No. C14-06-0012  
Zoning change from SF-3 to NO

On behalf of Pete Fajkowski and Mike Morales, recent owners of this property, I am requesting that Council favorably consider this zoning change for the following reasons:

- Commercial uses are on two sides (south and west sides) of this lot including 2 restaurants, one of which is open 24 hours,
- Alley that runs along south side is in constant use by the commercial uses for deliveries, customers, and neighborhood traffic.
- The heavy traffic and commercial uses do not make this lot suitable to family living. The heavy traffic and commercial use make it unsafe for children playing.
- The owners will provide for on-site parking for employees and occasional customers. Their mortgage business generates only two customer visits per week at a maximum.
- The owners will install security cameras and lights aimed at the alley to deter criminal activity.
- The owners will provide vegetative buffers along the two side and rear property lines for their neighbors.

If we are unsuccessful in obtaining the zoning change, the only other practical use for this property is as rental property for students or for roommate arrangements. This would create a greater detriment to the neighborhood due to the unpleasant elements that come with this type of tenant, such as excessive noise, increased trash, and additional traffic and street parking.

If I can answer any questions about this project, please feel free to contact me at 791-6439.

Thank you for your consideration,



Luci Gallahan

Representative for  
Pete Fajkowski and Mike Morales  
Mortgage Portfolio Services  
Outsmart Holdings, LLC



**Aaron W Games, PLLC**  
**Certified Public Accountants & Consultants**

**RECEIVED**

**APR 10 2006**

April 4, 2006

Neighborhood Planning & Zoning

To Whom It May Concern:

By way of introduction, my name is Aaron W Games, CPA, managing member of Aaron W Games, PLLC, a certified public accounting firm located in northwest Austin, Texas. For the past three years, I have independently audited the financial statements of Outsmart Holdings, LLC ("Outsmart") to accompany their annual filings with the United States Department of Housing and Urban Development ("HUD"). In connection with my audits, I have observed, first hand, the operations, clientele, employees, and offices of Outsmart and would like to comment thereon. I have been released by Pete Fajkowski to provide the following commentary:

Outsmart profitably serves an affluent client base of approximately 10 % Travis County 90% out-of-town and national borrowers and is in the business of brokering mortgage financing between these borrowers and investors located in various locations throughout the State of Texas and the United States. Contact with these parties is accomplished entirely through telecommunications, email, overnight mail, and courier services as a matter of convenience to the borrowers and to facilitate their demanding schedules.

The scope of my audit work requires an annual visit to Outsmart's office. On no occasion have I noted the presence of a client and on all occasions, both Outsmart's personnel and the general office were well presented and very professional in appearance. Additionally, both the interior and exterior working conditions produced no noise level exceeding that of a conversation between professionals.

In my opinion, the principals and professionals of Outsmart Holdings, LLC are respectable people and good citizens, both corporately and privately. I hope my commentary should provide a favorable light by which you may view both the Company and employees. If you should find it necessary to speak with me, please do not hesitate to call.

Very truly,



Aaron W Games, CPA

# WEST AUSTIN NEIGHBORHOOD GROUP

P.O. Box 5722 • Austin, Texas 78763-5722

RECEIVED

23 February 2006

FEB 28 2006

FELLOW NEIGHBORS

Neighborhood Planning & Zoning

My name is Blake Toller and I am Zoning Chair for West Austin Neighborhood Group (WANG). The neighborhood association wants you to know that we are going to oppose the proposed rezoning from Single Family Residential (SF-3) to Neighborhood Office (NO) of the lot at 505 Deep Eddy Avenue. This is the new structure being built behind Thundercloud Bubs.

Our basic opposition point is that this is an attempt to push commercial development off Lake Austin Boulevard and into your residential neighborhood. This is a form of spbt zoning that we feel could set a very bad precedent that could lead to a cascading of commercial projects in your area. There is a long history of involvement by you neighbors and WANG working together to promote but confine neighborhood oriented commercial development along the Lake Austin Boulevard corridor. AND WE ARE GOING TO NEED YOUR HELP AGAIN.

All of you receiving this letter will have gotten a notice from the City of an Application For A Public Hearing On Rezoning. The Case Number is C14-06-0012 and the Case Manager is Jorge Roussell (974-2975). There will first be a hearing at the Zoning and Planning (ZAP) Commission and then a hearing at City Council. When those hearing dates are posted you will be notified and asked for written comments, either for or against the rezoning request. It is very important that you send your written comments in. In the meantime, some of the neighbors in the Deep Eddy area are organizing a petition in opposition to the rezoning. If this petition is deemed valid by the City, it will make the applicant's request for rezoning much more difficult for the ZAP Commission and the City Council to approve. I of course urge you to sign it.

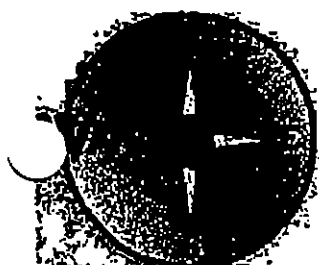
Please feel free to contact me with any questions. I am optimistic that together we can stop this rezoning.



Blake Toller, WANG

2701 Bonnie Road

477-4028 blake.toller@earthlink.net



# WEST AUSTIN NEIGHBORHOOD GROUP

P.O. Box 5722 • Austin, Texas 78763-5722

West Austin Neighborhood Group

Organized 1973

TO PRESERVE OUR  
NEIGHBORHOOD  
AND PROTECT IT FROM  
DETERIORATION

Officers

President

President Elect

President Elect

President Elect

President Elect

President Elect

President Elect

President Elect

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President Elect

President Elect

President Elect

President Elect

RECEIVED

15 FEBRUARY 2006

FEB 16 2006

Neighborhood Planning & Zoning

MORGE ROUSSELIN, CITY OF AUSTIN  
NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT  
P.O. Box 1088  
AUSTIN, TEXAS 78767

RE: C14-06-0012, 505 DEEP EDDY

CASE MANAGER: ROUSSELIN

BY ELECTRONIC VOTE THE EXECUTIVE COMMITTEE (EXCOMM) OF WEST AUSTIN NEIGHBORHOOD GROUP (WANG) HAS VOTED TO OPPOSE THE ABOVE REFERENCED REZONING REQUEST. ENCLOSED WITH THIS LETTER IS A COMPILATION OF EMAILS CIRCULATED AMONGST THE MEMBERS OF THE EXCOMM DATED FROM 10 OCTOBER 2005 CONCERNING THIS PROPERTY THAT WE WOULD LIKE TO BE NOTED.

WANG VIEWS THIS REQUEST TO REZONE THE PROPERTY AT 505 DEEP EDDY AS SPOT ZONING AND AN UNWARRANTED ATTEMPT TO BRING COMMERCIAL ZONING INTO A STABLE SF-3 ZONED NEIGHBORHOOD. NEIGHBOR OPPOSITION HAS ALREADY COALESCEED AND WANG WILL WORK ACTIVELY WITH THEM TO DEFEAT THIS REQUEST.

THE NEIGHBORHOOD ASSOCIATION IS IN THE PROCESS OF DOING FURTHER RESEARCH INTO THE ZONING HISTORY OF THIS AREA AND WE WILL FOLLOW UP THIS LETTER WITH THE REPORT SO GENERATED.

WE ARE ASKING CITY STAFF TO NOT RECOMMEND THIS REZONING REQUEST.

SINCERELY,

BLAKE TOLLETT, ZONING  
WEST AUSTIN NEIGHBORHOOD GROUP  
3701 BONNIE ROAD  
477-4028 [BLAKE.TOLLETT@EARTHLINK.NET](mailto:BLAKE.TOLLETT@EARTHLINK.NET)

**From:** Blake Tollett <tollett-wang@earthlink.net>  
**Date:** February 13, 2006 12:12:57 PM CST  
**To:** WANG ExCom <wang-board@deepeddy.com>  
**Subject:** Re: zoning change for 505 Deep Eddy

**RECEIVED**

**FEB 16 2006**

**All:**  
**In this morning's PO Box:**

**Neighborhood Planning & Zoning**

**C14-06-0012**

**NOTICE OF FILING OF APPLICATION FOR A PUBLIC HEARING ON REZONING**

**Owner:** M.G.E. Development, Inc. (Ian Mitchell) 476-5900

**Agent:** M.G.E. Development, Inc. (Stephanie Redding) 476-5900

**Location:** 505 Deep Eddy

**City Contact:** Jorge Rousselin, NP & ZD 974-2975

**Proposed Zoning Change**

**FROM:** SF-3 Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.  
**TO:** NO Neighborhood Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods. Offices in the NO district would typically locate on collector streets with a minimum of 40 feet off pavement width, and would not unduly affect traffic in the area. The NO district is designed to accommodate small, single-use offices and to encourage and preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

**PREVIOUS HISTORY WITH WANG:**

**From:** Sara Madera <madera@texas.net>  
**Date:** October 11, 2005 9:08:26 AM CDT  
**To:** "Chris Garrigues" <cwag-wang@Trinsics.Com>, "Blake Tollett" <tollett-wang@earthlink.net>  
**Subject:** 507 Deep Eddy

**Just wondering if that mortgage company is the same one that is running their business out of the house on 7th street next to the East corner at Wayside?**

**Sara**

**From:** Blake Tollett <tollett-wang@earthlink.net>  
**Date:** October 10, 2005 9:19:11 PM CDT  
**To:** WANG ExCom <wang-board@deepeddy.com>  
**Subject:** 3300 Gilbert and 508 (?) Deep Eddy

**All:**

The variance requests at this address went to the Board of Adjustment. In a last minute compromise between the applicant and the affected neighbors, the following was granted:.....

On the house just moved to Deep Eddy from Gilbert and Pecos just north of Thundercloud Subs that we were talking about last Monday, it seems a potential buyer wants to turn the property into a mortgage company office/residence. They would need a zoning change to NO and a parking variance- they say no more than 8 employees. I told them that personally I would vote no, but that they were of course free to pursue the matter.

Blake

The contact was Jonathan Stilling of Keller-Williams 743-3964

From: Joe Bennett <jmb3arch@yahoo.com>  
Date: October 13, 2005 10:03:22 PM CDT  
To: "Michael R. Cannatti" <mcannatti@hamiltonterrace.com>, Chris Garrigues <cwg-wang@Trinetics.Com>, Blake Tollett <tollett-wang@earthlink.net>  
Cc: WANG ExCom <wang-board@deepeddy.com>  
Subject: RE: 3300 Gilbert and 508 (?) Deep Eddy

As I said in the last meeting, I spoke to the developer and realtor. They said the structure got twisted in transit and then the rain ruined the remaining portions moved onto the site. They told me they were planning to take it down to the floor framing and that everything else was ruined costing them thousands of dollars. They also showed me the plans of the house they were planning to build....a maxed out two story house. It looked fairly attractive but now that I think about it, nothing like the original house that they moved onto the site. It seems as though they had always planned to build an original house since they had completed plans drawn up.....most likely a modified version of one they have already built. So I find it hard to believe they had originally planned to restore the original house that they moved onto the site from north Tarrytown. ....As it sits now it is still just the new concrete piers and the floor frame.

Joe

**RECEIVED**

—Original Message—

From: Chris Garrigues [mailto:cwg-wang@Trinetics.Com]  
Sent: Tue 10/11/2005 8:31 AM  
To: Blake Tollett  
Cc: WANG ExCom  
Subject: Re: 3300 Gilbert and 508 (?) Deep Eddy

FEB 16 2006

Neighborhood Planning & Zoning

FYI, the Deep Eddy address is on the odd side of the street, so it's probably 507 or 509. Also, it's so strange...they moved the house there and let it sit for a long time. Then they built foundations under it and removed the roof. Then they removed the exterior walls and just left the framing. Finally they removed the framing and all that's left of the building they moved is the floor. I'm waiting for them to remove that too so all that's left are the concrete piers that they installed.

**RECEIVED**

FEB 16 2006

**RECEIVED**

FEB 16 2006

Chris

Neighborhood Planning & Zoning

On Feb 12, 2006, at 8:40 PM, Joe Bennett wrote:

Neighborhood Planning & Zoning

Blake,

I met with four neighbors on my street today about the zoning change request for the new house (permitted as a remodel) at 505 Deep Eddy, located behind thundercloud subs. They are pretty upset about what has been being built and the request for a zoning change. Apparently, the original owner/developer who moved the house from Gilbert? on to the property no longer owns the house and has sold it for 700K+/- to MGE Development, Inc. I believe they are the ones wanting a neighborhood office zoning. We walked through the house this afternoon and, in my opinion, it was designed for an office type layout. Many of the "bedrooms" do not have closets, the kitchen is very small and tucked in a corner, enclosed on three sides. There are 5 bathrooms, the stairwell is enclosed. Nothing about the interior of the house is marketable as a family residence. The large upstairs room that looks like it could be the master bedroom has no master closet. It is very obviously designed as an office. We definitely need to keep an eye on this one too. The other thing that always bothers me is the posted permit stated that it was a remodel of an existing residence with a valuation of \$58,000. A bit under estimated. As you know, the permit fee is based upon the construction value estimate. I think the City is missing out on alot of income. There should be a rule that say if the property is sold withiin a certain period then the permit fee should be adjusted accordingly. Do you know when this zoning hearing might be?

Thanks,  
Joe

**Joseph M. Bennett Architects**

**MOTION:** Today, Monday 13 February 2006, I make a motion to oppose the zoning change request from SF-3 to NO at 505 Deep Eddy. WANG's policy is to restrict NO zoning in this area to the structures along Lake Austin Boulevard.

Blake

(If this motion passes, I will submit this email to the City for their files on this case.)

**Rousselin, Jorge**

---

**From:** Blake [blake.tollett@earthlink.net]  
**Sent:** Friday, March 03, 2006 10:03 PM  
**To:** Rousselin, Jorge  
**Subject:** Fwd: 505 Deep Eddy/C14-06-0012

Jorge:

Please add this email to the file on this rezoning request.

Blake Tollett-WANG

Begin forwarded message:

**From:** "Stephen Wolff" <swolff98@austin.rr.com>  
**Date:** March 3, 2006 11:27:37 AM CST  
**To:** <blake.tollett@earthlink.net>  
**Cc:** "wolff, stephen" <swolff98@austin.rr.com>  
**Subject:** 505 Deep Eddy  
**Reply-To:** <swolff98@austin.rr.com>

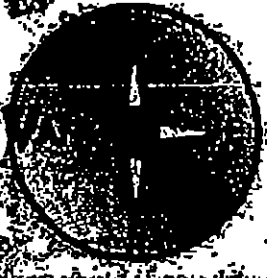
Hi Blake,

I happily join WANG's opposition to the rezoning. I will support the effort in whatever way I can, including speaking before WANG and the City Council and presenting the photographic evidence I have gathered over the past 2 years. I believe this rezoning request is essentially the developer's blatant disregard of the current zoning designation and a direct challenge to the City Council's authority to enforce ordinances. Perhaps the developer has done cost analysis and believes that merely paying a fee to placate the Council will net more profit in the long run. A reasonable outcome would be a per-day fine, retroactive to the date of the beginning of the construction of the non-compliant structures and continuing until this developer achieves demolition of those parts of the structures not in compliance with SF-3. This would send the strongest message to other developers who are currently or may be considering ignoring zoning requirements in hopes of a weak city council relinquishing their responsibility to stand up for their own rules and the very constituents the zoning was established to protect in the first place. Of course, not all growth is bad... In this case however, my hope is that the City Council will stand strong by deciding they cannot and will not condone a developer brazenly usurping their authority and inviting confrontation by going outside the rules.

Best Regards,

Stephen Wolff

3/6/2006



# WEST AUSTIN NEIGHBORHOOD GROUP

P.O. Box 5722 • Austin, Texas 78763-5722

RECEIVED

MAR 13 2006 12:00 PM

13 March 2006

Neighborhood Planning & Zoning

## REZONING REQUEST AT 505 DEEP EDDY AVENUE: C14-06-0012

### BELLOW NEIGHBORS

As you all know, the owners of 505 Deep Eddy Avenue, the newly built property behind Thundercloud Subs, is seeking to have the property rezoned from S1-2 (single family residential) to NO (neighborhood office). This intrusion of commercial zoning into the neighborhood is strongly opposed by an overwhelming majority of the residential property owners in the area. A petition against the rezoning is being circulated in the area, and so far, 36 signatories representing 30 individual residential properties have registered their opposition to any zoning on the property other than its current zoning of SF-3. That is a strong statement.

As the neighborhood association representative, I encourage everyone who has received the Notice of Public Hearing Rezoning from the City to respond, either in opposition to or in favor of the rezoning, even if you have signed the petition in opposition. Those of you wishing to respond electronically should direct your responses and comments to the City case manager, Jorge Roussellin <Jorge.Roussellin@austintexas.gov>. Be sure to reference the address and case number referenced above. I am also encouraging everyone to attend the Zoning and Planning (ZAP) Commission meeting on 21 March 2006 at 6 PM in the new City Council chambers.

For over twenty years the Deep Eddy residential property owners and West Austin Neighborhood Group have worked to preserve this corner of the neighborhood. We have not opposed the limited commercialization of properties along Lake Austin Boulevard, but this rezoning request is just not supportable.

Let's get together for a brief meeting this coming Sunday the 19th around 4 PM at Thundercloud's to discuss the ZAP Commission meeting. As always, please feel very free to contact me.

Blake Tollen, WANG  
3701 Honkle Road 78701-2002  
477-4028 [blake.tollen@earthlink.net](mailto:blake.tollen@earthlink.net)



# **PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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 on change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input regarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a post-hearing or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or zone the land to a less intensive zoning than requested, but in no case will it grant a more intensive zoning. However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial and residential uses within a single development. For additional information on the City of Austin's land development process, visit our website at [www.austintexas.gov/development](http://www.austintexas.gov/development).

For additional information, visit our website at [www.austintexas.gov/development](http://www.austintexas.gov/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the Notice.

Case Number: C14-06-0012

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

March 21, 2006 Zoning and Platting Commission

SHARON DEAR (Gentini)  
Your Name (please print)

612 Deep Eddy Ave  
Your address(es) affected by this application

3-13-06  
Date

I object to the request for  
NO ZONING. THE STREET  
DEEP EDDY AVE IS TOO NARROW  
PLUS NO PARK ON SITE OR  
FOR A READY CROWDED STREET  
AND IT IS A NEW PURPOSE  
BUILT STRUCTURE AND THE CITY  
DOESN'T WANT TO CRATE A  
NO ZONING

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

City of Austin  
Neighborhood Planning and Zoning Department  
Jorge Rousselin  
P. O. Box 1088  
Austin, TX 78767-8810

Neighborhood Planning & Zoning

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants, and by 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 any applications affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City Staff's recommendation and public input, forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for future development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the various commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial and residential uses within a single development. For more information on the City of Austin's land development process, visit our website at [www.austintexas.gov/landdevelopment](http://www.austintexas.gov/landdevelopment).

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Case Number: C14-06-0012

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

March 21, 2006 Zoning and Planning Commission

Your Name (please print): Susan Bell

515 Hearn St.

Your address(es) affected by this application:

Gyrene Bell

3-11-06

Signature

Date

Comments: I sent in a letter

of objection - Please refer

to that letter.

Susan Bell

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

City of Austin, 1000

Neighborhood Planning and Zoning Department

Jorge Rousselin

P.O. Box 1088

Austin, TX 78767-8810

# **PUBLIC HEARING INFORMATION**

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may withdraw the City Council's recommendation and public input, forwarding its own recommendation to the City Council. If the board or commission addresses 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.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning than requested.

However, in order to allow for limited use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential use in addition to those uses already allowed in the commercial zoning districts. As a result of the MU Combining District, the combination of a retail, retail combined-use and residential uses within a single development is now possible.

For additional information on the City of Austin's land development process, visit our website at [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

1-800-452-4524 • FAX 512-975-0177 • 512-975-4524

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-06-0012  
Contact: Jorge Rousselin, (512) 974-2975  
Public Hearing:  
March 21, 2006 Zoning and Platting Commission



GEORGE SEITZ  
Your Name (please print)  
514 Deep Eddy Ave  
Your address(es) affected by this application  
Austin, TX 78703  
Date 3-10-06

Comments: Not a public hearing  
Not a rezoning

If you are this form to comment, it may be returned to:  
City of Austin, 1000  
Neighborhood Planning and Zoning Department  
Jorge Rousselin, 1000  
P.O. Box 1088  
Austin, TX 78767-8810

# **PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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.

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During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but, in no case will it grant a more intensive zoning than requested. However, the City Council may allow for mixed-use development. The Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those previously allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial and residential uses within a single development. For more information on this new zoning, visit our website at [www.austintexas.gov/development](http://www.austintexas.gov/development).

For additional information on the City of Austin's land use process, visit our website at [www.austintexas.gov/development](http://www.austintexas.gov/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-06-0012  
Contact: Jorge Rousselin, (512) 974-2975  
Public Hearing:  
March 21, 2006 Zoning and Planning Commission

CHELSTORNER COG B U R U  
Your Name (please print)

601 DEEP EDDY AVENUE AUSTIN TX 78703  
Your address(es) affected by this application

*Chris A. [Signature]* 11 MARCH 2006  
Signature Date

Comments:  
- PAVEMENT WIDTH IS INSUFFICIENT  
- STRUCTURE IS NEW, NOT EXISTING  
- PROPOSED OFFICE(S) WILL NOT PROVIDE NEIGHBORHOOD / COMMUNITY SERVICES / NEEDS.

DATE	11/1/06
BY	Jorge Rousselin
TITLE	City of Austin, Planning and Zoning Department

If you use this form to comment, it may be returned to:  
City of Austin, Planning and Zoning Department  
Jorge Rousselin  
P.O. Box 1058  
Austin, TX 78767-8810

# **PUBLIC HEARING INFORMATION**

This zoning/hearing request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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 any application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may withdraw the City's staff recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a public hearing, the City will schedule a public hearing within 60 days from the announcement; no further notice is required.

During its public hearing, the City Council may deny a zoning request, or zoning the land for a less intensive zoning than requested. If, in any case, will it grant a more intensive zoning. However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of offices, retail, commercial and residential uses within a single development area. For additional information on the City of Austin's land use development process, visit our website at [www.austintexas.gov/development](http://www.austintexas.gov/development).

LAND USE COMMISSION DEPARTMENT OF CITY PLANNING

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-06-0012  
Contact: Jorge Ronsselein, (512) 974-2975  
Public Hearing:  
March 21, 2006 Hearing and Planning Commission

MARK GORDON (my)  
Your Name (please print)

603 DEEP EIGHTH AVE, AUSTIN TX 78703

Your address(es) affected by this application

*[Signature]*  
Signature

Date

Comments: At present nothing is very limited. Deep Eddy is a popular road. Very green and about 1/2 mile of trees. The new structure will attract to the neighborhood.

Concern: This is a new structure built and intended as an office. This neighborhood is residential. It does not fit the character of the neighborhood. The new structure will attract to the neighborhood.

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

City of Austin  
Neighborhood Planning and Zoning Department  
Jorge Ronsselein  
P.O. Box 108  
Austin, TX 78767-8810



# **PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings before the Land Use Commission and the City Council. 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 any application affecting your neighborhood. For a schedule of public hearings, see the public hearing calendar on the City of Austin's website at [www.austintexas.gov/development](http://www.austintexas.gov/development).

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may withdraw the City Council's recommendation and public input forwarding its own recommendation to the City Council. If the Board or Commission withdraws a specific date and time for a public hearing, the applicant must be notified at least 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but no case will be granted a more intensive zoning than requested. However, an order to allow for mixed-use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain conditional districts. The MU Combining District allows a residential use in addition to those uses already allowed in the relevant conditional zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial and residential uses within a single development. For more information on the City of Austin's land development process visit our website at [www.austintexas.gov/development](http://www.austintexas.gov/development).

For additional information on the City of Austin's land development process visit our website at [www.austintexas.gov/development](http://www.austintexas.gov/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-J6-0012  
Contact: Jorge Rousselin, (512) 974-2975  
Public Hearing  
March 21, 2006 Zoning and Planning Commission

Your Name (please print) Jensen Troutman

605 Deep Eddy Ave

Your address(es) affected by this application

3/11/06

Date

Comments: We have a very narrow street. The traffic load is already too high - despite using the narrow street to cut through the property with no obstacles.

The owner has already bought this property. This should not be an issue.

Do not allow.

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

City of Austin, Planning and Zoning Department  
Neighborhood Planning and Zoning Department  
Jorge Rousselin  
P.O. Box 108  
Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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 on change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may reevaluate the city staff's recommendation and public input regarding its own recommendation to the City Council. If the board or commission authorizes 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.

During its public hearing, the City Council may grant or deny a zoning request or postpone the land use commission's zoning request but in no case will it grant a more intensive zoning.

However, the City Council may grant or deny a development. The Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts in Austin. The MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development project. For more information, visit the City of Austin's website at [www.austintexas.gov/development](http://www.austintexas.gov/development).

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Case Number: C14-06-0012

Contact: Jorge Rousejohn, (512) 974-2975

Public Hearing:

March 21, 2006 Zoning and Planning Commission

Regina Lauderdale

Your Name (please print)

609 Deep Eddy Ave

Your address(es) affected by this application

3/19/06

Date

Signature

Comments:

Deep Eddy Ave is a narrow street that city

allows parking on one side by corner

licensed vehicle increased business traffic & parking

It is a residential street w/ historic homes

that contribute the the character of the

old Austin.

The applicant is requesting a rezoning of the

property to MU which is 6 months after

the rezoning was approved to build on other

structure with the intention to convert

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousejohn

P.O. Box 1088

Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may recommend the City Council's recommendation and public input regarding its own recommendation to the City Council. If the board or commission announces a specific time and date for a "postponement or continuation" that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezoning the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning. However, the City Council may allow a rezoning in a district that the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the commercial zoning districts. As a result, the City Council Combining District allows the combination of office, retail, commercial and residential uses within a single development. For more information on the City of Austin's land use development process, visit our website at [www.austintexas.gov/development](http://www.austintexas.gov/development).

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Case Number: C14-06-0012  
Contact: Jorge Rousselin, (512) 974-2975  
Public Hearing:  
March 21, 2006 Zoning and Platting Commission

Your Name (please print): Jeff Sikora

Your address(es) affected by this application: 612 PEEPER EDDY

246 S. Park 3-13-06  
Signature Date

Comments: NO PARKING

21 AMM AGAINST NO

ZONING

2 STREET TO PARKWAY

APPROVED AS A NEW STREET

STREET NAME WAS NO

EXISTING

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Jorge Rousselin  
P.O. Box 4088  
Austin, TX 78767-8810



## PUBLIC HEARING INFORMATION

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For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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Case Number: C14-06-0012

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

March 21, 2006 Zoning and Platting Commission

ALLEN PECK

Your Name (please print)

511 UPSON ST

Your address(es) affected by this application

Allen Peck

Signature

Date

13 MARCH '06

Comments:

PLEASE DO NOT PERMIT

THIS VARIANCE. THIS WHOLE PROJECT  
HAS BEEN CONDUCTED IN VIOLATION OF  
NUMEROUS CITY STATUTES: 1) TOTAL NEW  
CONSTRUCTION LARGELY AS REMODEL  
2) LARGE OAK TREE CUT DOWN WITHOUT  
PERMIT 3) NUMEROUS CODE VIOLATIONS

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

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[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-06-0012

Contact: Jorge Rouselein, (512) 974-2975

Public Hearing:

March 21, 2006 Zoning and Platting Commission

Lidia Agreaz

Your Name (please print)

509 UPSON ST

Your address(es) affected by this application

Lidia Agreaz

Signature

13 March 2006

Date

Comments:

PLEASE DO NOT ALLOW THE  
NEIGHBORHOOD TO BE DEGRADED.  
PARKING IS ALREADY A PROBLEM IN  
THE AREA.

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rouselein

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object

City of Austin  
Zoning and Planning Commission  
P.O. Box 1088  
Austin, TX 78767

**RECEIVED**

MAR 10 2006

Neighborhood Planning & Zoning

March 6, 2006

To Whom It May Concern -

We are writing you in reference to the property located at 505 Deep Eddy, Case #C14-06-0012, to let you know that we are very much opposed to the requested zoning change of SF-3 to NO. We have owned the property and resided at 515 Hearn Street for the last 16 years, and want the commercial zoning to stay out of our fragile little neighborhood, and remain on Lake Austin Blvd. Deep Eddy Street is an extremely narrow street, in fact parking is only allowed on one side of the street, and it can't handle anymore traffic, especially traffic generated from an Office. This is a huge, brand new structure, and we feel this zoning request is very inappropriate, and request that the zoning remain SF-3. Our neighborhood is a very desirable one; homes sell very quickly because there are a lot of families wanting to LIVE in this area. Please do not grant this zoning change!

Thank you for your consideration -

*Susan Bell*  
*David Bell*

Susan and David Bell  
515 Hearn St.  
Austin, TX 78703

**Case Number: C14-06-0012****Contact: Jorge Rousselin, (512) 974-2975****Public Hearing:****March 21, 2006 Zoning and Platting Commission**☐ I am in favor  
☒ I object**Stephen Wolff***Your Name (please print)***510 Deep Eddy Avenue***Your address(es) affected by this application***RECEIVED****MAR 15 2006***Signature**Date***Neighborhood Planning & Zoning****Comments:**

I oppose this zoning change – It is incompatible with the existing neighborhood characteristics and will exacerbate existing problems. The traffic and parking conditions here are very nearly unsupportable today. The alley bordering the south of this property has a high volume of sanitation and delivery trucks throughout the day, thus it is often blocked. The 500 and 600 blocks of Deep Eddy are marked no-parking on the east side; that is, the residents have no street parking available in front of their homes, however at any given time of day there are multiple vehicles, typically non-residents, parked in flagrant violation of the postings. This creates hazardous traffic conditions, questionable access for emergency vehicles, and makes 2-way traffic impossible. The west side of Deep Eddy does have limited parking available, however the 500 block in particular is typically occupied throughout the day by employees and patrons of the businesses on Lake Austin Blvd or swimmers who use Deep Eddy Pool (the new EMS station eliminated about 1/3 of the pool parking). The most appropriate rezoning will maintain livability of the neighborhood by prohibiting any increase in traffic and parking impact. Zoning variances in this neighborhood have been opposed and subsequently denied for exactly these reasons. I respectfully suggest that the fitting outcome of this hearing is to rezone 505 Deep Eddy to SF-2 with an additional requirement to maintain the driveway access on Deep Eddy. I hereby request that the Commission consider and implement these options.

**RECEIVED**

**Rousselin, Jorge**

**MAR 21 2006**

**From:** Jon Luckstead [luckstead@yahoo.com]

**Sent:** Monday, March 20, 2006 5:34 PM

**Neighborhood Planning & Zoning**

**To:** Rousselin, Jorge

**Subject:** Case Number: C14-06-0012 (Proposed Zoning Change at 505 Deep Eddy Avenue)

**Dear Jorge Rousselin,**

I am writing in reference to a rezoning request with case number C14-06-0012. I oppose rezoning the lot at 505 Deep Eddy Avenue from Single Family Residential (SF-3) to Neighborhood Office (NO). Such rezoning would lower the quality of life for the residents in the Deep Eddy neighborhood, worsen traffic problems for both residents and existing businesses, and threaten a part of Austin's heritage.

I live at 512 Deep Eddy Avenue, across the street and two houses over from 505 Deep Eddy Avenue. I know firsthand that the quality of life in the Deep Eddy neighborhood is negatively impacted because of its proximity to businesses on Lake Austin Boulevard. The location of these businesses results in an unusually large amount of traffic and parked cars along Deep Eddy Avenue for a narrow residential street. Were the buildings on Lake Austin Boulevard all residential, the excessive quantity of traffic and parking would be much more reasonable. Fewer strangers would drive through the neighborhood as well as walk to and from their parked cars. As it is, the current businesses near Deep Eddy Avenue also experience traffic difficulties. The stretch of Deep Eddy Avenue from Lake Austin Boulevard to 505 Deep Eddy Avenue is often ensnared with vehicles trying to get in and out of businesses. I often drive around the block to avoid that area.

Allowing another business not only to establish itself in the area, but also to actually advance into the neighborhood where a residence once existed would only exacerbate the current problems. Furthermore, it could set a precedent for additional harmful development. It would not only be the Deep Eddy neighborhood's loss, but also a true loss to the city of Austin if the historic and placid character of this neighborhood were eroded in such a manner. Many of the homes in this area were built practically a century ago. My house appeared in the neighborhood in 1913.

By all appearances, the developer is now near completion of two unusually large structures at 505 Deep Eddy Avenue that test the limits of SF-3 zoning for the lot's size. Considering the relatively low cost for which the lot (which had a house on it already) was purchased, it is my strong belief that the developer would still receive an enviable financial gain for the development under SF-3 zoning. However, if the lot were rezoned to Neighborhood Office, the Deep Eddy neighborhood would suffer unjustly and the city of Austin would be on its way to losing a distinctive part of its charm. Thank you for your time and consideration in this matter.

Sincerely,

Jon L. Luckstead  
512 Deep Eddy Avenue

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Brings words and photos together (easily) with  
PhotoMail - it's free and works with Yahoo! Mail.

3/21/2006

**Rousselin, Jorge**

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**From:** jeannewelch@bellsouth.net  
**Sent:** Tuesday, March 21, 2006 11:02 AM  
**To:** Rousselin, Jorge  
**Cc:** blake.tollett@earthlink.net  
**Subject:** Rezoning Request at 505 Deep Eddy Ave: C14-06-0012

**RECEIVED**

**MAR 21 2006**

**Neighborhood Planning & Zoning**

Dear Mr. Rousselin,

My name is Jeanne Welch and I am the owner of property located at 512 Upson Street. I am in opposition of the rezoning of the property located at 505 Deep Eddy Avenue. I lived on Upson Street for 20 years and love my 1917 arts and crafts bungalow. Unfortunately, the entire atmosphere of my neighborhood has changed with the excessive building of big, ugly houses on Upson as well as surrounding streets in the neighborhood. It is such a shame. What was once a very desirable place for me to live is now ruined.

I certainly understand growth and how healthy it is for the Austin economy. However, the total lack of control of what is being built in my old neighborhood is sickening to me. All throughout old west Austin and the Tarrytown area wonderful little homes are getting raked down or moved and builders are putting up these monstrous oddities. I do not think there is one entire street in these areas that has not been affected.

I cannot attend the ZAP meeting tonight because I now live out of town but I am strongly against any type of rezoning for 505 Deep Eddy Avenue and do not want any more commercial encroachment into my neighborhood.

Sincerely,

Jeanne Welch

**Rousselin, Jorge**

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**From:** GF [upsondowns@sbcglobal.net]  
**Sent:** Sunday, March 19, 2006 5:22 PM  
**To:** Rousselin, Jorge  
**Subject:** Comments on rezoning request

March 19, 2006

Mr. Jorge Rousselin, Case Manager  
Zoning and Planning Commission  
City of Austin

In re: Case C14-06-0012, 505 Deep Eddy Avenue

Dear Mr. Rousselin:

In reference to the above case my comments are below. Please be certain these are conveyed to the Commission for review of this case the evening of March 21.

I live in and own a residence in the Deep Eddy Heights subdivision at 714 Upson Street. The alley behind my house, which is my primary vehicular access, is an extension of Deep Eddy Avenue. I drive Deep Eddy frequently, at least daily, and am very familiar with both the property at issue and the traffic conditions of Deep Eddy Avenue itself. From a simple reading of the NO zoning classification, as stated in the March 10, 2006 hearing notice for this case, this property fails to meet the "intended" NO criteria on every count:

1) The NO criteria state that such "offices...would typically be located on collector streets with a minimum of 40 feet of pavement width..." Although the Deep Eddy Avenue is platted at 44 feet wide, the actual pavement width curb-to-curb is less than 25 feet.

2) The criteria continue: "...and would not unduly affect traffic in the area." Traffic in that area is already sufficiently congested, unsafe, and poorly managed, and does not need to be further "affected":

a) The sandwich shop to the immediate south of this property, which has inadequate off-street parking, causes heavy congestion at certain times of the day. Its customers park along both sides of Deep Eddy Avenue from Johnson Street to Lake Austin Blvd. (and even out into Lake Austin Blvd.), despite this one-block segment of Deep Eddy being marked on at least one side as "no parking" for its entire distance.

b) The entire curb front of the property in question is one such "no parking" zone, and it is difficult to see how any significant additional parking could be squeezed onto the property itself, given that the structure currently under construction there covers most of it.

c) There is an alley adjacent to this property, between it and both the sandwich shop and another restaurant facing Lake Austin Blvd. This alley is frequently used (and blocked) by delivery trucks which cause further congestion at the intersection of the alley and Deep Eddy (as well as at the alley's intersection with Upson Street to the east) and on Deep Eddy itself.

d) There is another alley directly opposite this property running from Deep Eddy west to Hearn Street, backing business and offices on both sides, another existing source of delivery truck and other business traffic on Deep Eddy.

e) The convenience store/gas station across from the sandwich shop, which partially faces the property in question, also generates frequent traffic on and off both Deep Eddy and Lake Austin.

f) Given the illegal parking on Deep Eddy, the very heavy traffic on Lake Austin, the alley traffic on both sides of Deep Eddy, and the frequent on-and-off property traffic onto both Deep Eddy and Lake Austin, the intersection of

4/13/2006

those two streets is already a sufficiently unsafe intersection and the scene of many accidents. It does not need additional traffic, illegal parking, and the attendant congestion from further commercial expansion into the neighborhood.

3) The NO district criteria also state that they are "designed to accommodate small, single-use offices and to encourage and preserve compatibility with existing neighborhoods through renovation and modernization of existing structures":

a) The structure in question is neither a renovation nor a modernization. It is an entirely new structure from the ground up, commenced on a cleared lot, and still under construction.

b) Though a substantial business could conceivably make a "single-use" of this structure, the structure itself can hardly be classified as "small", most particularly in the context of adjacent structures.

c) Given the great size and overall character of this structure whether used as a residence or as an office, the general question of "compatibility" does not even merit consideration.

4) Finally, the NO definition states that it "is intended for offices predominantly serving neighborhood or community needs...." The owner's stated plans for this structure, whatever they may be, should be accepted with an understanding that the owner has exhibited what could charitably be called uncertainty about its true plans since the property was purchased nearly 1-1/2 years ago. The original structure, a single-storey rent house, was removed and replaced with another house which was moved to the site from some other location. This second structure, after being deposited on the site, spent several months in a dilapidated state with pieces of house-moving paraphernalia scattered about the yard before being stripped to its frame. After another extended time the remaining structure was dismantled down to the floor joists and left thus on new concrete piers. After a further period of time, these last vestiges of a structure were dismantled and removed, and work on the new structure began.

From the exterior this third and final structure is clearly a substantial residence with a garage apartment attached, whatever its original intended use actually was. The placing of such a grand residence in such a location is puzzling. Its southern flank overlooks the back of the sandwich shop and of the other restaurant, as well as parking lots, the alley, trash containers, grease pits, refrigeration equipment, delivery trucks, and the normal noises and smells of the foodservice business. Across the street from the property is the convenience store/gas station with its attendant smells, vehicle traffic, and lighting. Also directly across the street is the other alley serving other businesses.

Thus the current owner can hardly claim it was unaware of the immediate environs, nor that it has innocently created a de facto "hardship" for itself without understanding beforehand the incongruence of such stateliness in such environs, never mind in the neighborhood at large.

Nor is it clear why it has now applied for NO zoning while ignoring the very plain language of the NO criteria, nor why it expects this zoning change to office use after committing itself to a costly residential structure.

The City has a simple choice. It can affirm that it honors its own stated zoning criteria. Or it can reward the owner for this conduct, to the further detriment of the neighborhood.

Sincerely,

Grant Fehr  
714 Upson Street  
Austin

4/13/2006



**Rousselln, Jorge**

---

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**Sent:** Monday, March 20, 2006 5:34 PM  
**To:** Rousselln, Jorge  
**Subject:** Case Number: C14-06-0012 (Proposed Zoning Change at 505 Deep Eddy Avenue)

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512 Deep Eddy Avenue

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Brings words and photos together (easily) with  
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4/13/2006

**Rousselin, Jorge**

---

**From:** jeannewelch@bellsouth.net  
**Sent:** Tuesday, March 21, 2006 11:02 AM  
**To:** Rousselin, Jorge  
**Cc:** blake.tollett@earthlink.net  
**Subject:** Rezoning Request at 505 Deep Eddy Ave: C14-06-0012

Dear Mr. Rousselin,

My name is Joanne Welch and I am the owner of property located at 512 Upson Street. I am in opposition of the rezoning of the property located at 505 Deep Eddy Avenue. I lived on Upson Street for 20 years and love my 1917 arts and crafts bungalow. Unfortunately, the entire atmosphere of my neighborhood has changed with the excessive building of big, ugly houses on Upson as well as surrounding streets in the neighborhood. It is such a shame. What was once a very desirable place for me to live is now ruined.

I certainly understand growth and how healthy it is for the Austin economy. However, the total lack of control of what is being built in my old neighborhood is sickening to me. All throughout old west Austin and the Tarrytown area wonderful little homes are getting raked down or moved and builders are putting up these monstrous oddities. I do not think there is one entire street in these areas that has not been affected.

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Sincerely,

Jeanne Welch

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**From:** jeannewelch@bellsouth.net  
**Sent:** Tuesday, March 21, 2006 11:02 AM  
**To:** Rousselin, Jorge  
**Cc:** blake.tollett@earthlink.net  
**Subject:** Rezoning Request at 505 Deep Eddy Ave: C14-06-0012

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Sincerely,

Jeanne Welch

# PETITION

Case Number:

**C14-06-0012**  
505 DEEP EDDY AVE

Date:

Apr. 12, 2008

Total Area within 200' of subject tract: (sq. ft.)

205,002.33

1	<u>01-1008-0407</u>	<u>MCMAHON JOHN P</u>	<u>6,281.36</u>	<u>3.05%</u>
2	<u>01-1008-0408</u>	<u>AGRAZ LIDIA &amp; ALLEN</u>	<u>4,534.12</u>	<u>2.21%</u>
		<u>PECK</u>		
3	<u>01-1008-0704</u>	<u>WOMMACK AGNES D</u>	<u>12,888.95</u>	<u>6.19%</u>
4	<u>01-1008-0707</u>	<u>COLE KENT &amp; DIANA</u>	<u>11,028.70</u>	<u>5.38%</u>
		<u>L PRECHTER</u>		
5	<u>01-1008-0708</u>	<u>HAGGERTY MICHAEL</u>	<u>14,847.41</u>	<u>7.14%</u>
		<u>GAMBLE</u>		
6	<u>01-1008-0710</u>	<u>DICKENS LEWIS E &amp;</u>	<u>17,561.82</u>	<u>8.57%</u>
7	<u>01-1008-0711</u>	<u>MARGARET N</u>	<u>16,560.04</u>	<u>8.08%</u>
		<u>ROCHEL J J</u>		
8	<u>01-1008-0713</u>	<u>HEFLEY MICHAEL L &amp;</u>	<u>3,864.93</u>	<u>1.89%</u>
		<u>DOROTHY Q</u>		
9	<u>01-1008-1201</u>	<u>SCOTT GEORGE</u>	<u>2,977.40</u>	<u>1.45%</u>
		<u>CLINGER</u>		
10	<u>01-1008-1202</u>	<u>LUCKSTEAD JON L</u>	<u>6,771.52</u>	<u>3.30%</u>
11	<u>01-1008-1203</u>	<u>WOLFF STEPHEN A</u>	<u>8,243.15</u>	<u>4.02%</u>
12	<u>01-1008-1204</u>	<u>SIKES JEV &amp; SYDNOR</u>	<u>10,014.04</u>	<u>4.88%</u>
13	<u>01-1008-1205</u>	<u>AL-SAYYED INC</u>	<u>27,407.72</u>	<u>13.37%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
24				<u>0.00%</u>
25				<u>0.00%</u>

Validated By:

Stacy Meeks

Total Area of Petitioner:

142,559.16

Total %

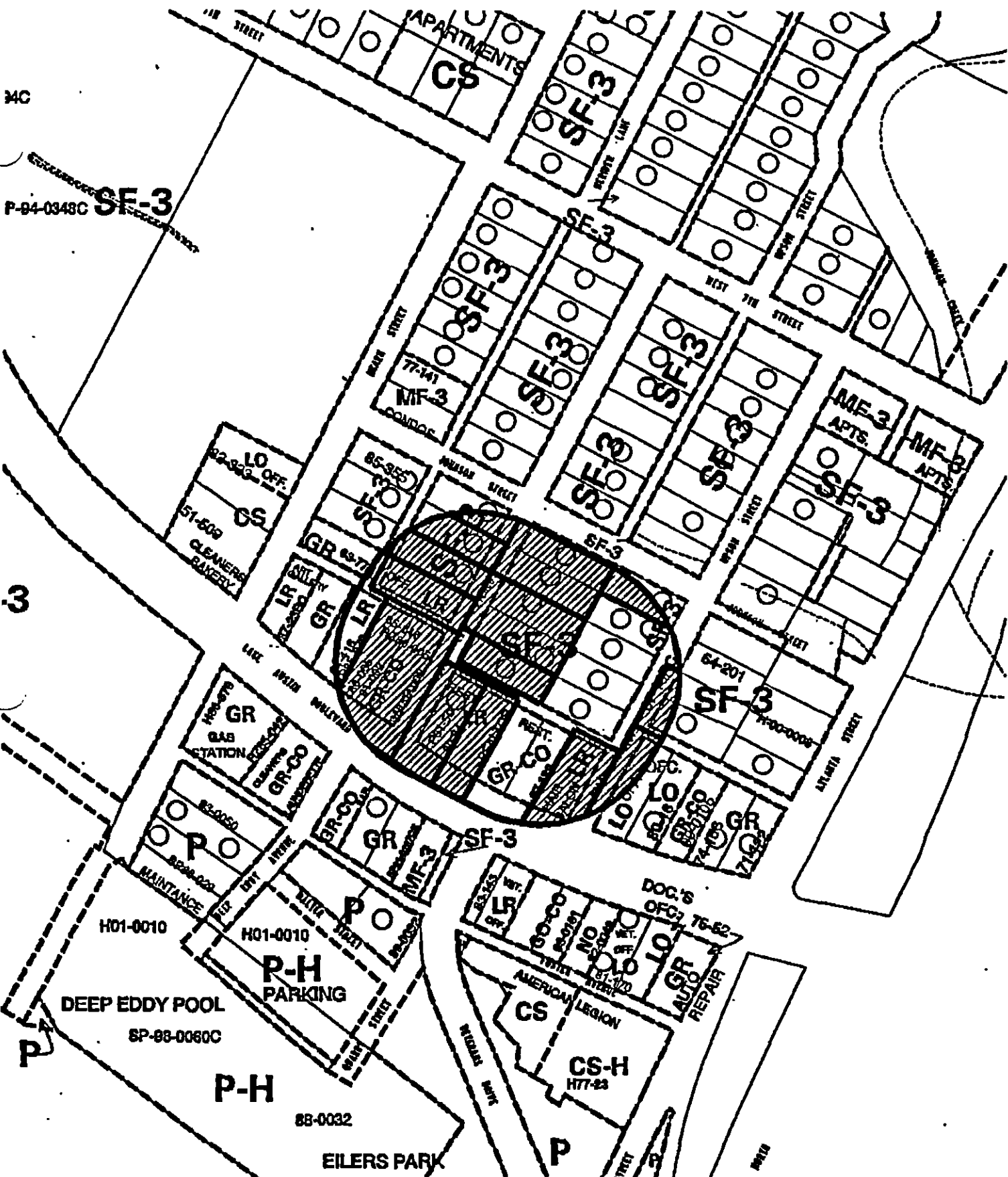
69.54%

MC

P-94-0348C

SF-3

3



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: JROUBSELIN

PETITIONS  
CASE #: C14-06-0012  
ADDRESS: 805 DEEP EDDY AVE  
SUBJECT AREA (acres): 0.174

DATE: 08-04  
INTLS: 6M

CITY GRID  
REFERENCE  
NUMBER  
G23

PETITION

RECEIVED

4 MARCH 2006

MAR 13 2006

C14-06-0012

NOTICE OF FILING OF APPLICATION FOR A PUBLIC HEARING ON REZONING

OWNER: M.G.E. DEVELOPMENT, INC. (IAN MITCHELL) 476-5900

AGENT: M.G.E. DEVELOPMENT, INC. (STEPHANIE REDDING) 476-5900

LOCATION: 505 DEEP EDDY

CITY CONTACT: JORGE ROUSSELIN, NP & ZD 974-2975

PROPOSED ZONING CHANGE

FROM: SF-3 FAMILY RESIDENCE DISTRICT IS INTENDED AS AN AREA FOR MODERATE DENSITY SINGLE-FAMILY RESIDENTIAL USE, WITH A MINIMUM LOT SIZE OF 5,750 SQUARE FEET. DUPLEX USE IS PERMITTED UNDER DEVELOPMENT STANDARDS THAT MAINTAIN SINGLE-FAMILY NEIGHBORHOOD CHARACTERISTICS. THIS DISTRICT IS APPROPRIATE FOR EXISTING SINGLE-FAMILY NEIGHBORHOODS HAVING TYPICALLY MODERATE SIZED LOT PATTERNS, AS WELL AS FOR DEVELOPMENT OF ADDITIONAL FAMILY HOUSING AREAS WITH MINIMUM LAND REQUIREMENTS.

TO: NO NEIGHBORHOOD OFFICE DISTRICT IS INTENDED FOR OFFICES PREDOMINATELY SERVING NEIGHBORHOOD OR COMMUNITY NEEDS, WHICH MAY BE LOCATED WITHIN OR ADJACENT TO RESIDENTIAL NEIGHBORHOODS. OFFICES IN THE NO DISTRICT WOULD TYPICALLY LOCATE ON COLLECTOR STREETS WITH A MINIMUM OF 40 FEET OFF PAVEMENT WIDTH, AND WOULD NOT UNDULY AFFECT TRAFFIC IN THE AREA. THE NO DISTRICT IS DESIGNED TO ACCOMMODATE SMALL, SINGLE-USE OFFICES AND TO ENCOURAGE AND PRESERVE COMPATIBILITY WITH EXISTING NEIGHBORHOODS THROUGH RENOVATION AND MODERNIZATION OF EXISTING STRUCTURES.

WE THE UNDERSIGNED PROPERTY OWNERS ARE OPPOSED TO THE ABOVE REFERENCED ZONING REQUEST FOR 505 DEEP EDDY AVENUE AND ARE OPPOSED TO ANY ZONING ON THE PROPERTY OTHER THAN SF-3.

THE PROPOSED REZONING CHANGE IS SPOT ZONING THAT WOULD PLACE COMMERCIAL ZONING IN A CURRENTLY STABLE AND HEALTHY RESIDENTIAL NEIGHBORHOOD.

NAME SHARON E. Greenhill ADDRESS

SIGNATURE

Sharon E. Greenhill 612 Deep Eddy Ave Sharon E. Greenhill

2 Stephen Wolff 510 Deep Eddy Ave Stephen Wolff

3 Margaret N Dickens 507 Deep Eddy Ave Margaret N Dickens

4 Lewis E. Dickens 507 Deep Eddy Ave Lewis E. Dickens

5 Chris Gemyer 509 Deep Eddy Ave Chris Gemyer

6 Regina A. Landerlate 605 Deep Eddy Ave Regina A. Landerlate

7 JJ Rachel 511 Deep Eddy Ave JJ Rachel

NEIGHBORHOOD CONTACT: BLAKE TOLLETT, WEST AUSTIN NEIGHBORHOOD GROUP  
8701 BONNIE ROAD 78703-2002  
477-4028 TOLLETT-WANG@EARTHLINK.NET

# PETITION

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	NAME	ADDRESS	SIGNATURE
8	Nancy Nunn	602 Deep Eddy	Nancy Nunn
9	ALLEN PECK	511 UPSON ST	Allen Peck
10	Lidia Ariz	509 UPSON ST	Lidia Ariz
11	Howard Chapple	603 Upsan #A	Howard Chapple
12	Nicole Dunaway	608 Upsan st	Nicole Dunaway
has anyone called 13	TRAVIS DUNAWAY	608 UPSAN ST.	Travis Dunaway
14	JEFF Sikora	612 DEEP EDDY	Jeff Sikora
15	Amy Morran	608 Deep Eddy	Amy Morran

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	NAME	ADDRESS	SIGNATURE
16	JOE BENNETT	607 DEEP EDDY	Joe Bennett
17	Rebecca Gainsley	605 Deep Eddy	R. Gainsley
18	Bernard Kunn	602 DEEP EDDY	Bernard Kunn
19	Jason Trantwein	605 Deep Eddy	Jason Trantwein
20	Michael Hefley	514 Upson	Michael Hefley
21	Chris Walton	513 Upson	Chris Walton
22	(DOROTHY HEFLEY) Dorothy Hefley	514 Upson	Dorothy Hefley
23	Amber Bennett	607 Deep Eddy	Amber Bennett

NEIGHBORHOOD CONTACT: BLAKE TOLLETT, WEST AUSTIN NEIGHBORHOOD GROUP  
3701 BONNIE ROAD 78703-2002  
477-4028 [TOLLETT-WANG@EARTHLINK.NET](mailto:TOLLETT-WANG@EARTHLINK.NET)



PETITION

4 MARCH 2008

C14-06-0012

NOTICE OF FILING OF APPLICATION FOR A PUBLIC HEARING ON REZONING

OWNER: M.G.E. DEVELOPMENT, INC. (IAN MITCHELL) 476-5900

AGENT: M.G.E. DEVELOPMENT, INC. (STEPHANIE REDDING) 476-5900

LOCATION: 505 DEEP EDDY

CITY CONTACT: JORGE ROUSSELIN, NP & ZD 974-2975

PROPOSED ZONING CHANGE

FROM: SF-3 FAMILY RESIDENCE DISTRICT IS INTENDED AS AN AREA FOR MODERATE DENSITY SINGLE-FAMILY RESIDENTIAL USE, WITH A MINIMUM LOT SIZE OF 5,750 SQUARE FEET. DUPLEX USE IS PERMITTED UNDER DEVELOPMENT STANDARDS THAT MAINTAIN SINGLE-FAMILY NEIGHBORHOOD CHARACTERISTICS. THIS DISTRICT IS APPROPRIATE FOR EXISTING SINGLE-FAMILY NEIGHBORHOODS HAVING TYPICALLY MODERATE SIZED LOT PATTERNS, AS WELL AS FOR DEVELOPMENT OF ADDITIONAL FAMILY HOUSING AREAS WITH MINIMUM LAND REQUIREMENTS.

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PRINT

	NAME	ADDRESS	SIGNATURE
24	Martha M. Quinn	600 Deep Eddy Ave.	Martha M. Quinn
25	Grant Fehr	714 Upson St.	Grant Fehr
26	Scott Pardo	606 UPSON	Scott Pardo
27	Jon L. Luckstead	512 Deep Eddy Ave.	Jon Luckstead
28	John Morrison	608 Deep Eddy	John Morrison
29	Don NICTER	614 DEEP EDDY	Don Nictier
30	Susan Bell	515 Hearn St	Susan Bell
31	Annette Pizzilli	612 Upson St	Annette M. Pizzi

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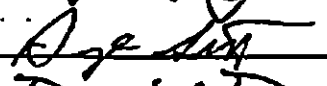
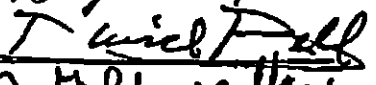

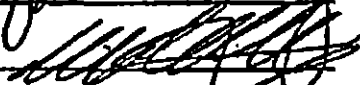
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	NAME	ADDRESS	SIGNATURE
32	CHRIS COGBURN	601 DEEP EDDY AVE AUSTIN TX 78703	
33	George Scott	514 Deep Eddy Ave Austin TX 78703	
34	DAVID BEN	515 HEARN AUSTIN 78703	
35	Jennifer Goldsworthy	603 Deep Eddy Ave Austin, TX 78703	
36	MARK GOLDSWORTHY	603 DEEP EDDY AVE, AUSTIN, TX	

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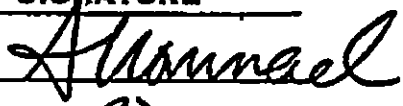
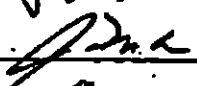
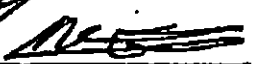
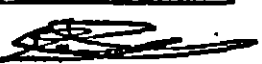
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NAME	ADDRESS	SIGNATURE
AGNES KOMMACK	2300 LAKE AUSTIN BLVD	
J. Mc K	2208 Lake Austin Blvd	
Melika Alsayyed	2402 Lake Austin Blvd	
Melika Alsayyed	2407 Lake Austin Blvd	

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NAME	ADDRESS	SIGNATURE
Joey Holan	513 Hearn St	[Signature]
Sara Belknap	601 Hearn St	[Signature]
David Belknap	601 Hearn St	[Signature]
Joe Whraven	611 Deep Eddy Ave	[Signature]
TOMAS PONTIN	615 Deep Eddy	[Signature]

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NAME	ADDRESS	SIGNATURE
Mike Haggerty	2308 Lake Austin Blvd	Mike Haggerty
Jen Sikes	505 Deep Eddy	Jen Sikes

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NAME	ADDRESS	SIGNATURE
Kent Cole	2302-B Lake Austin Br	Kent Cole

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