

Zone Hearings/App Ordinances/Restrictive Covenants RECOMMENDATION FOR COUNCIL ACTION

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: Minter, Joseph & Thornhill (John Joseph Sr.). City Staff: Jorge E. Rousselin, 974-2975. A valid petition has been filed in opposition to this rezoning request.

Additional Backup Material (click to open) No Attachments Available

For More Information: Jorge E. Rousselin, 974-2975

ZONING REVIEW SHEET

<u>CASE</u>: C14-06-0012

Z.A.P. DATE: March 21, 2006

ADDRESS: 505 Deep Eddy Avenue

OWNER: Pete Fajkowski and MikeMorales

AGENT: Minter, Joseph & Thornhill (John Joseph Sr.)

<u>REZONING FROM</u>: 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 2ND] (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^{nd} 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 with 64.16% opposition.

On May 8, 2006, the Board of Adjustment postponed action to June 12, 2006 on a variance to the Land Development Code for Section 25-2-492(D) regarding an increase to impervious cover from 45% to 70% in order to add employee parking on site for a duplex residential use with a home occupation use in an "SF-3" – Family residence zoning district.

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:

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

AREA STUDY: N/A

<u>**TIA</u>: N/A**</u>

WATERSHED: Johnson Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: YES

DESIRED DEVELOPMENT ZONE: 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:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
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

C14-06-0012

			W/CONDS (7-0) 2ND/3RD RDG.
			 W/CONDS (7-0) 2ND/3RD RDO. CO: No vehicular access to Lake Austin Blvd. Limited to LR standards & regs. Prohibited uses: Automotive rentals Automotive repair services Commercial off-street parking Financial services Hotel-motel Medical offices Pawn shop services Restaurant (general) Day care services Automotive sales Automotive sales Automotive washing (of any type) Exterminating services Funeral services Indoor entertainment Outdoor sports and recreation
	[recreation Pet services
			 Service station
			 Guidance services
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

<u>CITY COUNCIL DATE:</u> April 20, 2006 May 18, 2006

ACTION: Postponed by Applicant's agent to May 18, 2006

ORDINANCE READINGS: 1"

3rd

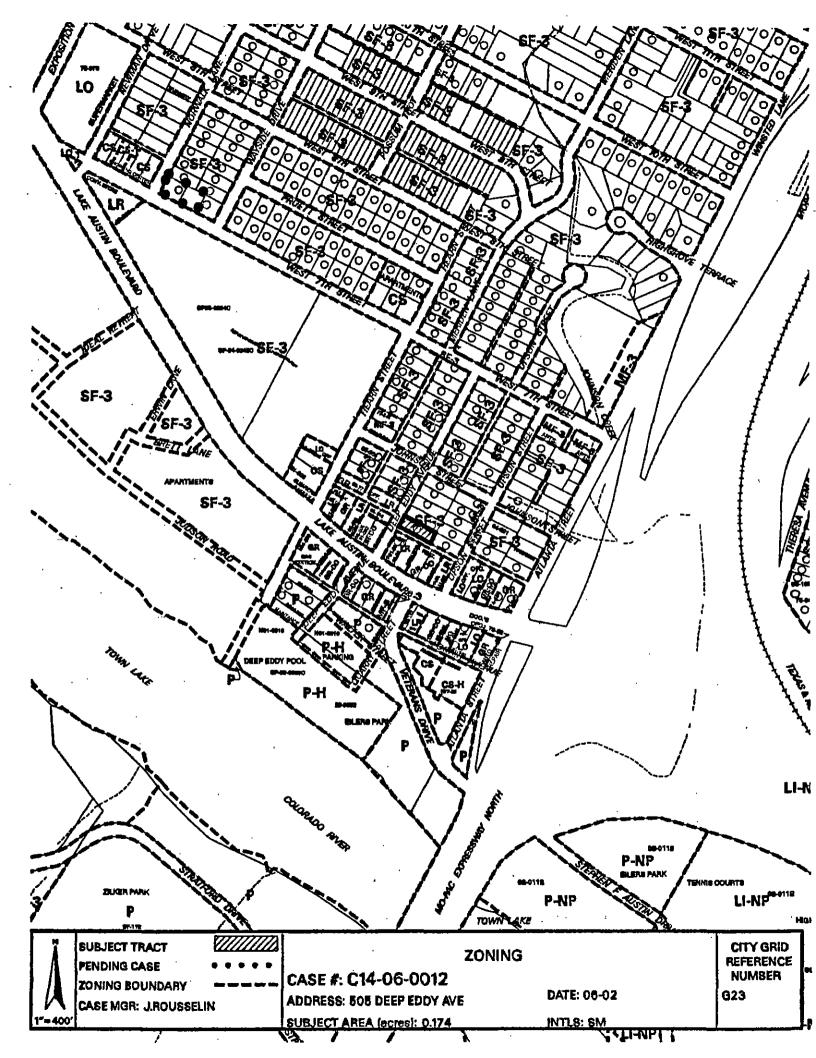
2nd

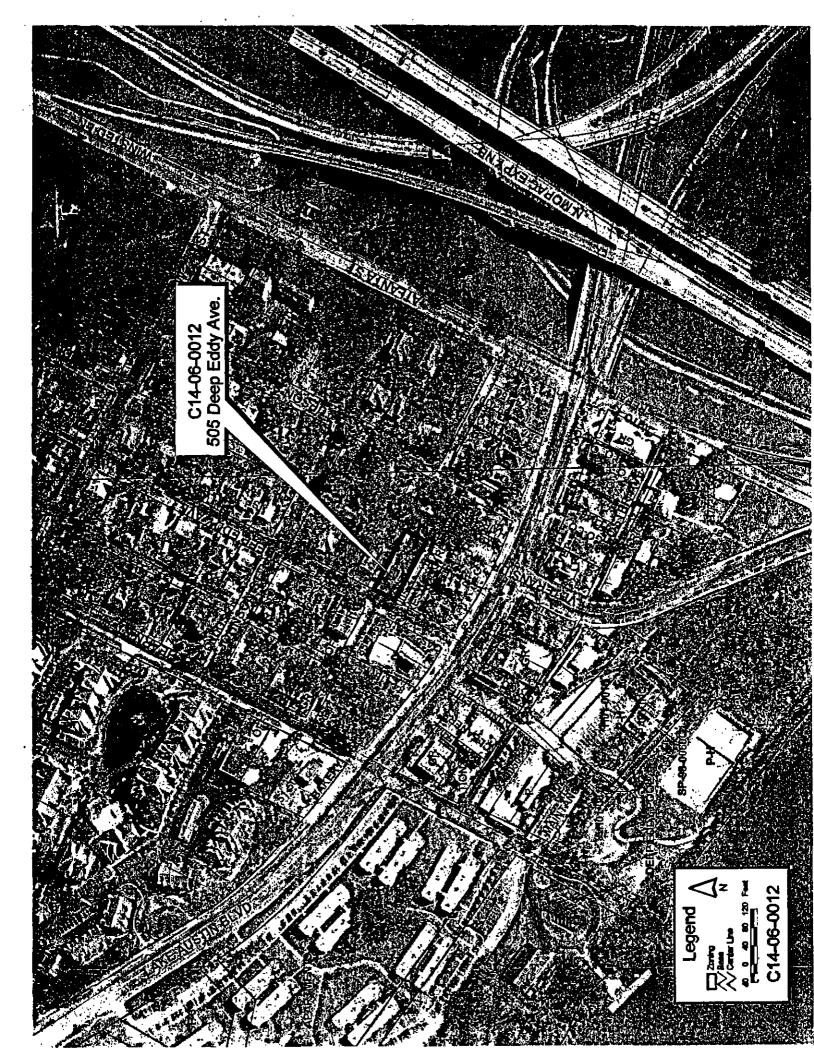
ORDINANCE NUMBER:

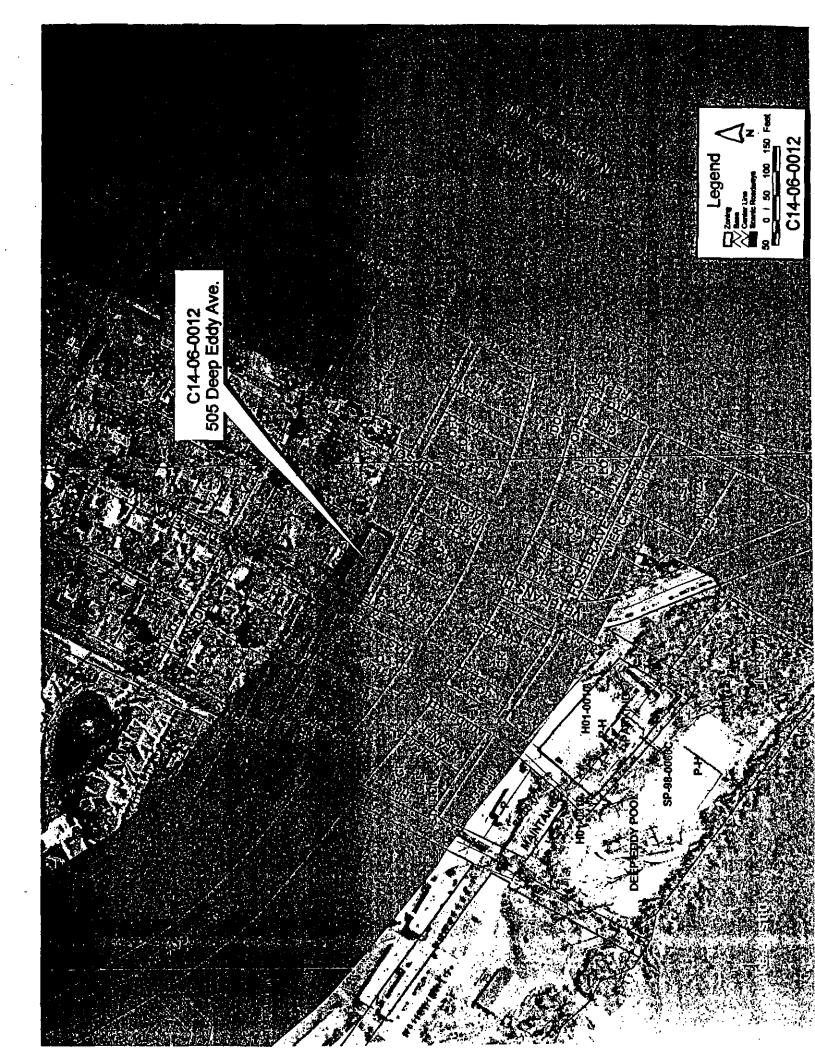
CASE MANAGER: Jorge E. Rousselin, NPZD

<u>PHONE</u>: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us







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.
- 2. 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.
- 3. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility.
- 4. The plan must be in accordance with the City design criteria.
- 5. The water and wastewater utility construction must be inspected by the City.
- 6. 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.

Printed: 29 March 2006

	ermit no. 4019110	STATUS ACTIVE	TYPE R			ADDRESS	Y AVE		2	DATE 8-DEC	
CI	HARLES JC	HNSON ADDN	1	BUBDIVISIÓN	8			· · ·	RIMIT CLE		
	PLAT	BLOCK			LÔT			· · · · · · · · · · · · · · · · · · ·	QRID		
		5	5	·				MG23			
	ZONE HT. & SF3	AREA REQD.	PARKI PROVI		RELOCATE	HOUSE TO 160	PROPOSED OCC	UPANCY			
	BPECIAL P	ERMIT NO.	TOTAL SO.	FT.	VALUATION	TYPE CONST.	USE. CAT.	GROUP	FLOORS	BLDGS	
							G3-1		1	1	1
		NORK PERMITTED	[ABEMENT	1	BUILDING	DIMENSIONS	I		MIN, STD.	ONR
•				N						Ν	N
0	OWNER/CO	NTR.				PHONE	FEE	PAID DATE		REQUIRE	
Ó N	BUILDING	MILLE	R HOUSE I	MOVERS		845-8124	\$44	12/28/2004	BU	ILDING	ì
T R	ELECTRICA	L			• /						
A C T	MECHANICA	۲.									
0	PLUMBING										
R 8	SIDEWALK	DRIVE									
	S IGN										
	ROOF / SIDE	·									
	ELEC SERV	ICE FEE									
	PLAN CHEC	K FEE									
						ETJ FEE	TOTAL FEE \$44	TOTAL PAID \$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 8ADOWSKY 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

Page 1 of 2

Printed: 29 March 2006

CHARLES JOHNS	SON ADDN	<u>.</u>	SUBDINIS								04
				SION			<u> </u>		ERMIT CLE ODRIG		
	BLOCK					<u> </u>	· · · · · ·	1	GRID		
	.5	5						MG23	Grid		
ZONE HT. & AREA	<u> </u>	PARKI					HOPOSED OCC	UPANCY			
SF3	REQD.	PROV		:	RELOCATE HO	USE 10 1603	ULII				
SPECIAL PERMIT	NO.	TOTAL SC	L FT.		VALUATION	TYPE CONST.	USE. CAT.	GROUP	FLOORS	BLDOS	UNITS
						•	G3-1		1	1	1
WORK	PERMITTED		BASEME	NT	· · · · · · · · · · · · · · · · · · ·	BUILDING	DIMENSIONS			MIN. STD.	ONA
-			N							N	N
1.0000	TYPE		DATE		STATUS	FAILU	RES	INSPECTOR		CODE	
Layout	-6									101 501	
Plumbing Roug										501 505	
Plumbing Cop				• •						502	
Plumbing Gas	/01									504	
Foundation										102	
Framing										103	
Insulation/Ener	αv									601	
Plumbing Top										503	
Mechanical Ro										401	
Mechanical Ve	nt					r				402	
Electrical Slab										301	
Electric Rough										302	
Waliboard										104	
Sidewalk Prep										201	
Driveway Prep	our									202	
Final Building										706	
 Final Electric Final Mechank 							•			701 703	
Final Plumbing							Í			703 702	
Final Energy	I						ł			702	
F Final Concrete										705	
Final Sign										707	
N A Landscaping							_		. I	<u></u> .	
L Engineering					Admin Holds:	NONE		Review	Date		
* Water											
- Sewer					Remarks:						
• Fire									-		
Health											J

FINAL DATE

;

. -

.

Ŕ

.

TO SCHEDULE AN INSPECTION, CALL 480-0623.

.

	ermit 40191		STA AC1	TUS FIVE	TYPE R			_ 50	Address 5 DEEP EDD			2	DATE 8-DEC-	-04
6			NSON A		, . , .	SUBDIVI	SION				PE	RMIT CLE	RK	
	пмпы	5 JUN	NOUNA		ł						MR	ODRIG	UEZ	.
	PLAT		BLOCK				•	LOT				GRID		
			5		5						MG23			
	ZONIE SF3	HT. & AP	REQU	+ >.	PARK			RELOCATE H	OUSE TO 16	PROPOSED OCC 03 ULIT	UPANCY			
	8	PECIAL PER	MIT NO.		TOTAL SQ.	FT.		VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	BLDGS	UNITS
	•									G3-1		1	1	1
		WO	RK PERMITTI	ED		BASEME	NT		BUILDIN	G DIMENSIONS		<u> </u>	MIN, STD.	ONR
ľ						N							N	N
CONTRACTORS	BUILE ELEC MECH PLUM SIDEV SIGN ROOF ELEC	TRICAL IANICAL IBING WALK/DR VALK/DR VALK/DR SERVICI	MI IIVE E FEE	LLEF	HOUSE	MOVER	IS	· · ·	рноне 845-8124	FEE \$44	PAID DATE	IN	REQUIRE SPECTIC	NS
	PLAN	CHECKI	FEE						ETJ FEE	TOTAL FEE \$44	TOTAL PAID \$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. 29.48 (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.

Printed: 29 March 2006

PERMIT NO. 04019110	STATUS ACTIVE	type R			ADDRESS	AVE			DATE B-DEC-	
CHARLES JOH	NSON ADDN		SUBDIVISIO	1	· · .			ERMIT CLEP		
							МН	IODRIG	UEZ	
PLAT	BLOCK			10)	· .			<u> G</u> RID		
	5	5					MG23			
ZONE HT. & A		PARKIN	G ·	BELOCATE H	OUSE TO 1603	ROPOSED OCC	UPANCY			
SF3	REQD.	. PROVD.				-				
SPECIAL PER	RMIT NO.	TOTAL SO.	FT.	VALUATION	TYPE CONST.	USE CAT	GROUP	FLOORS	BLDGS	UNITS
						G3-1		1	1	1
wa	ARK PERMITTED	· ·	BASEMENT	T	- I BUILDING D	MENSIONS	t		MIN. STD.	ONA
•			N		1.		1		N	N
<u> </u>	ТУРЕ	<u> </u>	DATE	I STATUS			INSPECTOR	<u> </u>	CODE	<u> </u>
Layout			BRIE						101	Ì
Plumbing Ro	bugh]	}				501	
Plumbing Se	ewer								505	
Plumbing Co	opper				. •]			1	502	Í
Plumbing Ga	BS ·							1	504	
Foundation									102	
Framing	·								103	
Insulation/Er	nergy								601	1
Plumbing To	op Out	ł							503	
Mechanical	Rough]							401	
Mechanical '	-								402	ŀ
Electrical Sla								· ·	301	ł
Electric Rou	gh								302	
Waliboard									104	
Sidewalk Pro	-							1	201	ŀ
Driveway Pr	-								202	
Final Buildin	•								706	
+ Final Electric		ł							701	
 Final Mecha 									703	
Final Plumbl	-								702	
 Final Energy 									704	
F Final Concre	910	1						1	705	
l Final Sign				· · · · · · · · · · · · · · · · · · ·					707	
A Landscapin	g									
L Engineering		l		Admin Holds	: NONE		Review	Date]
* Water										
- Sewer				Remarks:						
						·				
+ IF®										
Health)

FINAL DATE

• •

 $(\mathbf{\hat{e}})$

TO SCHEDULE AN INSPECTION, CALL 480-0623.

.

.

	ERMIT N 500522		STATUS DORMAI		5		ADDRESS	Y AVE		. 3	DATE	-05
CI	HARLE	S JOHN	SON ADD	ITION LOT	BUBDIVISIO					FRMIT CLE		
	PLAT		BLOCK S	5		LOT			MG23	qrid		
	SF3	HT. & ARE	REQD.	PAR	King VD.	REMODEL		PROPOSED OCC A INTERIOR		SIDEN	ICE	
	180- 180-	ecial Permi	T NO.	TOTAL SC	3. FT,	\$15,000	TYPE CONST.	USE CAT. R4-2	GROUP	FLOORS	BLDGS 1	UNITS
		WORK	PERMITTED	J	BASEMENT		BUILDIN	g DIMENSIONS		I	MIN. STD. N	
CONTRACTORS	BUILD ELECT MECH PLUME BIDEW BIDEW BIDEW BIDEW BIDEW	RICAL	MGE 'E FEE	DEVELOP	MENT MENT INC.		PHONE 203-5774 697-9864	FEE \$64 \$29 \$55 \$29 \$22	PAID DATE 03/31/2005	BU ME ELI PL	ILDING CHANI CHANI ECTRIC UMBINO	ins CAL C
							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. 29.46 (j).

.

REMARKS: ZONING: NBRIONES. 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 480-0623.

ATTACHMENT B

Page 1 of 2

\$15,000 R4-2 1 WORK PERMITTED BASEMENT BUILDING DIMENSIONS MIN. 8TD. CH	PERMIT NO. 05005224	rype R		-		505		DDRES	S DY A	VE	·			DATE I-MAR-(05		
S 5 Mg23 20xe HT. & AREA RECO. PROVIDE RECORDER STATUS PROVIDE RECORDER STATUS PROVIDE RECORDER STATUS PROVIDE RECORDER STATUS PROVIDE RECORDER STATUS PROVIDE RECORDER STATUS OROUP RECORDER STATUS INCOME INCOME </td <td>CHARLES JOH</td> <td></td> <td></td> <td>.OT 5</td> <td></td>	CHARLES JOH			.OT 5													
S 5 Mg23 20xe HT. & AREA RECO. PROVIDE RECORDER STATUS PROVIDE RECORDER STATUS PROVIDE RECORDER STATUS PROVIDE RECORDER STATUS PROVIDE RECORDER STATUS PROVIDE RECORDER STATUS OROUP RECORDER STATUS INCOME INCOME </td <td>PLAT</td> <td>BLÓCK</td> <td>1</td> <td></td> <td></td> <td><u></u></td> <td><u> </u></td> <td>LOT</td> <td></td> <td></td> <td></td> <td></td> <td>[</td> <td></td> <td>GAID</td> <td></td> <td></td>	PLAT	BLÓCK	1			<u></u>	<u> </u>	LOT					[GAID		
SF3 reck rotus Breck Hearmon TOTAL BO, PT. VALLATION YMPE DONST. UBE CAT. DATOM PLODEST BLOOD UN WORK PERMETTED MASKARM S15,000 BULDING DIAL-NO. FAL.2 1 WORK PERMETTED MASKARM BULDING DIAL-NO. N N N Layout TYPE DATE BTATUS FAL.0 N N Layout TYPE DATE BTATUS FAL.0 N N Plumbing Rough Plumbing Copper 101 101 101 Plumbing Gas 500 502 102 Foundation 102 503 503 Insulation/Energy 001 103 103 Insulation/Energy 001 301 102 Plumbing Top Out 401 402 301 Bectrical Slab 104 302 302 Electric Rough 302 104 202 Vallating 104 201 302 Final Machanical 703 704 704 Final Sign Admin Holds: NONE Review Date			5										MG2	3			
SF3 reck rotus Breck Hearmon TOTAL BO, PT. VALLATION YMPE DONST. UBE CAT. DATOM PLODEST BLOOD UN WORK PERMETTED MASKARM S15,000 BULDING DIAL-NO. FAL.2 1 WORK PERMETTED MASKARM BULDING DIAL-NO. N N N Layout TYPE DATE BTATUS FAL.0 N N Layout TYPE DATE BTATUS FAL.0 N N Plumbing Rough Plumbing Copper 101 101 101 Plumbing Gas 500 502 102 Foundation 102 503 503 Insulation/Energy 001 103 103 Insulation/Energy 001 301 102 Plumbing Top Out 401 402 301 Bectrical Slab 104 302 302 Electric Rough 302 104 202 Vallating 104 201 302 Final Machanical 703 704 704 Final Sign Admin Holds: NONE Review Date	ZONE THT. & A	1EA	I								PRO	POSED OCC	UPANCY				<u> </u>
Brecoul, Persum No. TOTAL BG. FT. VALUATION TYPE CONI/FT. UBE CAT. CAROUP PLOORS BLOGS 1 WORK PERsum D MASSLENT BUSSLENT BUSSLENT BUDSKID MERSIONS Mark Into. CO Layout N N N N N N Layout NTE DATE BTATUS FALURES BASPECTOR 2000 Plumbing Rough DATE BTATUS FALURES BASPECTOR 101 Plumbing Coppor FUL STATUS FALURES BASPECTOR 2000 Plumbing Gas Sold Sold Sold Sold 502 Plumbing Top Out 103 103 103 103 103 Insulation/Energy 103 Sold Sold 301 Plumbing Top Out 401 402 301 302 Watiboard Sidewalk Prepour 201 201 201 Driveway Prepour 202 706 703 703 Final Electric 701 702 704 705 Final Electric 705 705 707 Final Electric 705 705 707 Final Electric 705 705	SF3	REQD.			4	•	REMO	DEL FOL	IND/	ATION	1 & IN	TERIOR	EXIST	ING R	ESIDEN	CE	
Work PenaltTieb Maskert BULDika DidPisionis Mit. str. N N Layout TYPE DATE STATUS FALURES ResPECTOR CODE Plumbing Rough FUL STATUS FALURES ResPECTOR CODE Plumbing Sewer Status FOUNDATION Status Status Status Plumbing Gas Foundation Status Status Status Status Plumbing Top Out 103 103 103 103 Insulation/Energy 601 102 Status 401 Mochanical Rough 401 402 Status 301 Electrical Slab Electrical Slab 301 Status 302 Valiboard 201 706 706 701 Final Electric 701 702 703 702 Final Concrete 705 707 704 705 Final Sign Admin Holds: NONE Review Date 707	SPECIAL PER	MIT NO.	TOT	TAL SQ. F	Т.		VALUATI	DN T	Т	TPE CON	9 7 .	USE. CAT		ROUP	FLOORS	BLDGS	UNITS
N N N N Layout Tore Date status FALURES Norection 000e Plumbing Rough 501 501 502 502 502 502 504 502 504 102 503 103 103 103 103 103 103 103 103 103 103 103 103 103 104 503 104 103 103 103 104							\$15,0	00	:			R4-2				1	
TYPE DATE STATUS FALLARES NBFECTOR CODE Layout Plumbing Rough 101 101 101 101 Plumbing Sewer 503 502 502 502 Plumbing Gas 504 504 504 Foundation 102 503 601 Framing 103 102 503 Insulation/Energy 601 102 503 Plumbing Top Out 401 401 Mechanical Rough 401 402 Electrical Slab 301 302 Electrical Slab 201 302 Electric Rough 202 706 Final Electric 701 703 Final Electric 701 703 Final Electric 705 702 Final Electric 705 702 Final Electric 705 704 Final Sign 707 707 A Landscaping Admin Holds: NONE Review Date	wa	RKPERMITTED			MASE	MENT				BUIL	1 MID DINID	ENSIONS	 		- <u> </u>	MIN. STD.	ONR
Tree Date STATUS FALLARES NEFECTOR CODE Layout Plumbing Rough 101 101 101 101 Plumbing Rough 503 502 502 502 Plumbing Gas 504 504 504 Foundation 102 503 601 Framing 103 103 103 Insulation/Energy 601 503 601 Plumbing Top Out 401 402 503 Machanical Rough 401 402 301 Electrical Slab 104 302 302 Electric Rough 201 202 104 Valiboard 201 202 706 Final Electric 701 703 703 Final Electric 705 705 702 Final Electric 705 705 705 Final Electric 705 705 705 Final Electric 705 705 707 Final Electric 705 705 705 Final Electric 705 705 705 Final Electric 705 705 705 Final Sign 707 707 707	•			. 	. 1	N				ł.			ł			N	Ν
Layout 101 Plumbing Rough 501 Plumbing Copper 502 Plumbing Gas 504 Foundation 102 Framing 103 Insulation/Energy 601 Plumbing Top Out 503 Mechanical Rough 401 Mechanical Rough 401 Mechanical Rough 301 Electrical Slab 301 Electric Rough 201 Waltboard 202 Final Electric 706 Final Electric 701 Final Electric 703 Final Electric 705 Final Sign 707 A Landscaping Engineering Admin Holds: NONE Water Review Date	<u> </u>		·							<u> </u>		<u> </u>			<u> </u>		
Plumbing Rough 501 Plumbing Sewer 505 Plumbing Copper 502 Plumbing Gas 504 Foundation 102 Framing 103 Insulation/Energy 601 Plumbing Top Out 601 Mechanical Rough 401 Mechanical Rough 402 Electric Rough 301 Electric Rough 302 Waltboard 104 Sidewalk Prepour 201 Driveway Prepour 202 Final Electric 706 Final Electric 703 Final Energy 704 Final Sign 705 N Admin Holds: NONE Review Date Water Water 705	Layout	TYPE			DAT	E		SIATUS ·			PALVRE	s	INSPE	LITOR	ł		Ì
Plumbing Copper 502 Plumbing Gas 504 Foundation 102 Framing 103 Insulation/Energy 601 Plumbing Top Out 503 Mechanical Rough 401 Mechanical Vent 402 Electrical Stab 301 Electric Rough 201 Watiboard 104 Sidewalk Prepour 202 Final Building 706 Final Electric 701 Final Electric 703 Final Plumbing 702 Final Plumbing 702 Final Sign 704 N Admin Holds: NONE Review Date	-	bugh														501	
Plumbing Gas 504 Foundation 102 Framing 103 Insulation/Energy 601 Plumbing Top Out 503 Mechanical Rough 401 Mechanical Vent 402 Electrical Stab 301 Electrical Stab 302 Watlboard 104 Sidewalk Prepour 201 Driveway Prepour 202 Final Buikding 706 Final Electric 701 Final Electric 703 Final Plumbing 702 Final Energy 704 Final Sign 705 N Admin Holds: NONE Review Date	Plumbing Se	wer														50 5	
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 Building 702 Final Plumbing 702 Final Plumbing 702 Final Sign 705 N Admin Holds: NONE Review Date Water Admin Holds: NONE Review Date	Plumbing Co	pper														502	
Framing 103 Insulation/Energy 601 Plumbing Top Out 503 Mechanical Rough 401 Mechanical Vent 402 Electrical Slab 301 Electrical Slab 302 Watlboard 104 Sidewalk Prepour 201 Driveway Prepour 202 Final Building 706 Final Electric 701 Final Building 702 Final Plumbing 702 Final Electric 703 Final Plumbing 702 Final Energy 704 Final Sign 705 A Landscaping Admin Holds: NONE Review Date Water Note 104	Plumbing Ga	19							ĺ							504	
Insulation/Energy601Plumbing Top Out503Mechanical Rough401Mechanical Vent402Electrical Slab301Electric Rough302Watiboard104Sidewalk Prepour201Driveway Prepour202Final Building706Final Electric701Final Electric703Final Electric703Final Electric703Final Energy704Final Sign705A LandscapingAdmin Holds: NONEWaterReview Date	Foundation															102	
Plumbing Top Out 503 Mechanical Rough 401 Mechanical Nough 402 Electrical Slab 301 Electrical Slab 302 Watiboard 104 Sidewalk Prepour 201 Driveway Prepour 202 Final Building 706 Final Electric 701 Final Building 702 Final Plumbing 702 Final Sign 705 A Landscaping Admin Holds: NONE Water Admin Holds: NONE	Framing															103	
Mechanical Rough401Mechanical Vent402Electrical Slab301Electric Rough302Wallboard104Sidewalk Prepour201Driveway Prepour202Final Building706Final Electric701Final Plumbing702Final Energy704Final Sign705A LandscapingAdmin Holds: NONEWaterReview Date	Insulation/Er	nergy														601	
Mechanical Vent402Electrical Slab301Electric Rough302Wallboard104Sidewalk Prepour201Driveway Prepour202Final Building706Final Electric701Final Plumbing702Final Energy704Final Sign705NLandscapingA LandscapingAdmin Holds: NONEWaterReview Date	Plumbing To	op Out							I						1	503	
Electrical Slab 301 Electric Rough 302 Wallboard 104 Sidewalk Prepour 201 Driveway Prepour 202 Final Building 706 Final Electric 701 Final Electric 703 Final Plumbing 702 Final Energy 704 Final Sign 705 N Landscaping Engineering Admin Holds: NONE Water Review Date	Mechanical I	Rough													ļ	401	
Electric Rough 302 Wallboard 104 Sidewalk Prepour 201 Driveway Prepour 202 Final Building 706 Final Electric 701 Final Electric 703 Final Plumbing 702 Final Energy 704 Final Concrete 705 Final Sign 707 A Landscaping Admin Holds: NONE Water Review Date	Mechanical	Vent															
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 A Landscaping Admin Holds: NONE Water Review Date																	
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 A Landscaping Admin Holds: NONE Water Review Date		gh															
Driveway Prepour Final Building Final Electric Final Mechanical Final Plumbing Final Plumbing Final Energy Final Concrete Final Sign A Landscaping Engineering Water									·						ł		
Final Building 706 Final Electric 701 Final Mechanical 703 Final Plumbing 702 Final Energy 704 Final Concrete 705 Final Sign 707 A Landscaping Admin Holds: NONE Review Date Water Year 705		-													}		
Final Electric 701 Final Mechanical 703 Final Plumbing 702 Final Energy 704 Final Concrete 705 Final Sign 707 A Landscaping Admin Holds: NONE Water Review Date	•	-															
Final Mechanical 703 Final Plumbing 702 Final Energy 704 Final Concrete 705 Final Sign 707 A Landscaping Admin Holds: NONE Review Date Water	-	-		}			1		I			}			1		
Final Plumbing 702 Final Energy 704 Final Concrete 705 Final Sign 707 A Landscaping Admin Holds: NONE Water Review Date								•							ļ		
Final Energy F Final Concrete Final Sign A Landscaping Engineering Water																	
F Final Concrete 705 Final Sign 707 N 707 A Landscaping Admin Holds: NONE Review Date Water		•															
Final Sign N A Landscaping Engineering Water											•						
N A Landscaping L Engineering Water	Final Slop																
Engineering Admin Holds: NONE Review Date	N	I								L		I			<u> </u>		
* Water		-						la Listato.	NO					Doulour	Deta		
)					Aam	in molas:	NO	NE			1	U849M	Dale		
	AA STRI						Bom	orke:				-					
• Sewer								u nð.									
Fire	Fire						1										
Health	•			ļ													

FINAL DATE

Ĥ

TO SCHEDULE AN INSPECTION, CALL 480-0623.

.

.

	D			C	CITY	OF AUSTIN	- PRÓJECT	PERMIT	Printed.	29	March 2	006
	ERMIT NO. 5005224	STATUS DORMAI		PE ?	÷	50	ADDRESS	Y AVE		3	DATE	
CI	HARLES JOH	INSON ADD	DITION LO					<u></u>	•	RMIT CLE		
	PLAT	BLOCK	5	•		LOT			MG23	GRID		
	ZONE HT. & AI	REA REQD.		ARKING ROVD.		REMODEL FO	DUNDATION	PROPOSED OCC & INTERIOR	EXISTING RE	SIDEN		
	SPECIAL PET	amit No.	TOTAL	. 8 0. FT.		\$15,000	TYPE CONST.	USE CAT. R4-2	GROUP	FLOORS	BLDGS 1	
	wa	AK PEAMITTED	_	B AS	ÉMENT N		BUILDIN	g dimensions			MIN. STD. N	ONA N
CONTRACTORS	OWNER/CONT BUILDING ELECTRICAL MECHANICAL PLUMBING SIDEWALK/DF SIGN ROOF / SIDE ELEC SERVIC PLAN CHECK	MGE	DEVELO				PHONE 203-5774 697-9864	FEE \$64 \$29 \$55 \$29 \$22	PAID DATE 03/31/2005	BU ME EL PL	REQUIRE SPECTIC ECHANI ECTRIC UMBINO NORE	I ICAL G
							ETJ FEE	total FEE \$199	TOTAL PAID \$64			

C.O. MAILING ADDRESS

•

.

Æ

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 ().

REMARKS: ZONING; NBRIONES, 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 480-0623.

۰.

.

.. ...

PERMIT NO. STATUS TYPE 05005224 DORMANT R BUBDIVISION							ADDRESS 505 DEEP EDDY AVE						DATE 31-MAR-05				
CHARLE	ES JOH	INSC		ION L	.OT 5	BLOCK S							WILSFC				
PLAT	r1		BLOCK					LOT				P	GRID				
			S	5				·				MG23					
ZONE	HT. & Å	REA			PARKING)	BEN			ATION & IN	OPOSED OCC	EXISTING RI	ESIDEN	CE			
SF3			REQD.		PROVD.									ΥĽ			
8	ECIAL PE	amit n	O .	101	ral sq. f	т.		JATION	T	PE CONST.	USE CAT.	GROUP	FLOORS	BLDGS	UNITS		
							\$1	5,000			R4-2			1	:		
	W	ork pe	PIMITTED			BASEMENT				BUILDING DI	MENSIONS			MIN. STD.	ONR		
						N			•					N	N		
		Ì	YPE			DATE	1	S TATU9		FAILUR	EB	INSPECTOR		CODE			
Layou												·		101			
	bing Ro	-												501 505			
	bing So bing Co							·	i					505 502			
	bing G		ri -				ł							502	1		
	dation	a 5												102	Ì		
Fram								•				·		103			
	ation/E	nera	v							i i			1	601			
	bing Te	-	•											503			
	anical	-									ľ			401			
	anical		- .		ł									402			
Elect	rical Si	ab												301			
Elect	ric Rou	ıgh					Į							302			
Wall	board	-					ł							104			
Sidev	walk Pr	repou	Ir				ţ							201			
Drfve	way Pr	repou	Jr		Į		i.							202			
Final	Buildin	ıg			{									70 6			
 Finat 	Electri	c											ļ	701			
	Mecha		1		ļ		-						}	703			
	Plumb	-												702			
	Energ	-			ł									704			
-	Concr	ete			1									705			
l Final N	Sign				ļ									707			
A Land	i scapir	ng]_										
L Engl	neerin	g			Į.		A	dmin Holds:	NO	NE		Review	Date				
* Wat	er]												
* Sew	er						R	emarks:									
Fire																	
Heal	lth														J		

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.

-

.

۲

_

.

	3		·			CITY	OF AUSTIN -	PROJECT	PERMIT	Printed:	10 /	April 200)6
PERMIT NO. STATUS 05020701 DORMAN				TYPE ADDRESS R 505 DEEP EDDY AVE					DATE 16-NOV-05			-05	
L	DT 5 B	LK 5 JOH	INSON C	HARLE	S AD	BUBDIVISION					RMIT CLE		
_	PLAT		BLOCK			<u> </u>	LOT				GRID		
	PLAF		5	5			207			MG23	GRID		
ZONE HT. & AREA SF-3 REQD. PROVD,				REMODEL EXIST SF RES MOVED ON TO LOT BREEZEWAY ATTACHED GARAGE TO CREA					*SEE C				
	89	ecial Permit			3398		\$58,000	TYPE CONST.	USE CAT. A2-5	GROUP	FLOORS 2	1	2
A	ADDITION REMODEL			BASEMENT		BUILDIN	G DIMENSIONS			NIN, BTD. N	ONA N		
CONTRACTORS	BUILD ELECT MECH PLUM SIDEV SIGN ROOF ELEC	TRICAL IANICAL	MGE ROB MAR JOSE E		LOPM MORI CANDI	ESS	• •	PHONE 476-5900	FEE \$515 \$259 \$149 \$186	PAID DATE 11/16/2005 12/07/2005 12/22/2005 12/13/2005	BU ME EL PL CO W/	REQUIRED INSPECTIONS BUILDING MECHANICAL ELECTRIC PLUMBING CONCRETE WATER SEWER	
			_					ETJFEE	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= 38%, B.C. 2263=30%, TOTAL GFA-37176F. SIX BEDROOMS TOTAL, THREE OFF-STREET PARKING SPACES REGID 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 6TOP WORK ORDER WAS ISSUED ON THIS ADDRESS/ DO NOT MAKE ANY CHANGES ON THIS PERMIT W/O UPPER MANAGEMENT APPROVALIIII 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 460-0623.

. ATTACHMENT C

PERMIT NO. 05020701	STATUS DORMAN	Π	TYPE R			505		DRESS	VE			DATE 6-NOV-	05
LOT 5 BLK 5 J	DHNSON CH	ARLE	ES ADI	SUBC DN	NISION				··· <u></u> ·		AMIT CLE		
PLAT	BLOCK		<u> </u>			LOT					GRID		
	. 5	5							•	MG23			
ZONE HT. & A	REA	L	PARKIN	~	· -		07.0	PR	OPOSED OCCU				
SF-3	REQD.		PROVD			REMODEL EXI BREEZEWAY							
BPECIAL PER	AMIT NO.	<u> </u>	OTAL BO.	FT.	.	VALUATION		PECONST.	USE. CAT.	GROUP		BLDGS	UNITS
			3398			\$58,000	· ·		A2-5		2	1	2
wa	AK PERMITTED				MENT		<u> </u>	BUILDING DI			<u> </u>	MIN. STD.	ONR
ADDITION REMOI					N			1		1		N	N
				<u> </u>						_ <u></u>			
Layout	TYPE		.	DA1 02/03/	ne /2006	STATUS FAIL		FAILURI 2	E9	INSPECTOR CROFT		CODE 101	
Plumbing Ro	anap				2006	PASS		3		CROFT	Ĩ	501	1
Plumbing Se	•			-	2006	PASS		3		CROFT		505	
Plumbing Co	• •				2006	PASS		3		CROFT		502	
Plumbing Ga					2006	FAIL		6		CROFT		504	
Foundation					2006	TEMP		1		CROFT		102	
Framing					2006	PASS		3		CROFT]	103	
Insulation/E	nerav	•		_	2006	PASS			{	CROFT	}	601	
Plumbing To					2006	FAIL		6		CROFT		503	
Mechanical	-			2/03/	2006	PASS		2		CROFT		401	Ì
Mechanical	•		c	2/03/	2006	PASS		2		CROFT		402	
Electrical Si	ab		c	2/03/	2006	FAIL		3		THOMPSON	1	301	
Electric Rou	gh .		c)2/06/	2006	PASS		5		THOMPSON		302	
Wallboard	•		C	2/14/	2006	PASS				CROFT		104	
Sidewalk Pr	epour											201	[
Driveway Pr	epour											202	
🚦 Final Buildin	g	••••										706	1
 Final Electric 	c .		0	4/04/	2006	FAIL		2		THOMPSON		701	
Final Mecha	nicat								1			703	ł
Final Plumbi	ing			3/31/	2006	FAIL		1		CROFT		702	
 Final Energy 												704	
F Final Concre	ətə										ł	705	
I Final Sign												707	
A Landscapin	g								<u>.</u>				
L Engineering	•				•	Admin Holds:	RES	DENTIAL	ZONING	Review D	ate		
* Water	-							•					
• Sewer						Remarks:							
• Fire													
Health	•												J

FINAL DATE

•

.

TO SCHEDULE AN INSPECTION, CALL 480-0623.

.

.

•

							OF AUSTIN	- PROJECT	PERMIT	Printed:	10 /	April 200	6
PERMIT NO. STATUS 05020701 DORMAN				/PE R	ADDRESS 505 DEEP EDDY AVE				DATE 16-NOV-		-05		
L	OT 5 BL	_K 5 JO⊦	INSON CI	IARLES		BUBDIVISION		 	·····		RMIT CLE		
	PLAT		BLOCK				LOT	· · · · · · · · · · · · · · · · · · ·		4	GRID		
			5	5						MG23			
	SF-3	HT. & AREA	REQD.	i	PARKING PROVID.		BREEZEWAY	ATTACHED	GARAGE TO	TO LOT, ADD CREATE DUI	PLEX '	*SEE C	ю́мм
	8 96	CIAL PERMIT	TNO.		L 90. F1	r	VALUATION	TYPE CONST.		GROUP	FLOORS	BLDGS	UNITS
	• •			3	398		\$58,000		A2-5		2	1	2
		WORK	PERMITTED	<u> </u>		BASEMENT		BUILDIN	g dimensions			MIN, STD.	ONR
[N	DITION	REMODE	L			N	1	•				N	N
CONTRACTORS	BUILDI ELECT MECH/ PLUME SIDEW SIGN ROOF	RIČAL INICAL BING ALK/DRIV	MGE ROBE MARE JOSE E	·	OPME IORF	ESS		PHONE 476-5900	FEE \$515 \$259 \$149 \$186	PAID DATE 11/18/2005 12/07/2005 12/22/2005 12/13/2005	BL ME EL PL CC W	REQUIRE SPECTIC ECHANI ECTRIC UMBINO DNCRET ATER WER	i CAL G
								ETJFEE	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. 29.48 (j).

REMARKS: I.C. 2897= 38%, B.C. 2263=30%, TOTAL GFA-37178F. 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 HARDENVA STOP WORK ORDER WAS ISSUED ON THIS ADDRESS/ DO NOT MAKE ANY CHANGES ON THIS PERMIT W/O UPPER MANAGEMENT APPROVALIIII 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.

PERMIT NO. 8TAT 05020701 DORM				ADDRESS DEEP EDDY A	VE		DATE 16-NOV-05		
LOT 5 BLK 5 JOHNSON	CHARLES AD	SUBDIVISION DN					RMIT CLEAK		
PLAT BLOCK			LOT		T	GRID GRID			
5	5					MG23			
ZONE HT. & AREA SF-3 REQD.	PARK PROV			ST SF RES MO	VED ON 1	DIOT, ADD	2ND FLR & PLEX **SEE COMM		
EPECIAL PERMIT NO.	TOTAL	. FT	VALUATION		USE CAT.	GROUP	FLOOPIST BLDGS I UNITS		
·	339		\$58,0 0 0	•	A2-5		2 1 2		
WORK PERMITTED		BASEMENT	+	BUILDING DI		<u> </u>	Min. STD. ONR		
	· · ·			i BUILDING DIN		1			
	. <u>-</u>	<u>N</u>				<u> </u>	N N		
Layout	·	DATE 02/03/2008	I STATUS FAIL	FAILURE	3 _		000E		
Plumbing Rough	1	02/03/2006	PASS	3		CROFT	501		
Plumbing Sewer	1	02/03/2008	PASS	3	ļ	CROFT .	505		
Plumbing Copper		02/03/2006	PASS	3		CROFT	502		
Plumbing Gas		02/09/2006	FAIL			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	ĺ	02/09/2006	FAIL	6	Ì	CROFT	503		
Mechanical Rough		02/03/2006	PASS	2		CROFT	401		
Mechanical Vent		02/03/2006	PASS	PASS 2		CROFT	402		
Electrical Slab		02/03/2006	FAIL	FAIL 3		THOMPSON	301		
Electric Rough		02/06/2006	PASS 5			THOMPSON	302		
Wallboard	}	02/14/2006	PASS			CROFT	104		
Sidewalk Prepour					i i		201		
Driveway Prepour							202		
Final Building					1		706		
Final Electric	ĺ	04/04/2006	FAIL	2		THOMPSON	701		
Final Mechanicat							703		
Final Plumbing		03/31/2006	FAIL	1	ł	CROFT	702		
Final Energy							704		
F Final Concrete					ł		705		
l Final Sign N							707		
A Landscaping	Į		·						
Engineering			Admin Holds:	RESIDENTIAL	ZONING	Review D	ete .		
* Water			Remarks:						
- Sewer			Pemarks:						
Fire									
Health							•)		

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), $G_{\mu\nu}$, S_{μ} , 200G

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

mould. Morales

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

RECEIVED

APR 1 0 2006

Neichborhood Planning & Zoning

April 7, 2006

RECEIVED

APR 1 0 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,

hliby

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

Aaron WGames, PLLC

Certified Public Accountants & Consultants

RECEIVED

APR 1 0 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,

M Janan, CPA

Aaron W Games, CPA

Local Phone: 512-258-0555 • Toll Free: 866-758-0555 • Fax: 512-258-2009 13625 Pond Springs Road, Suite 104 Austin, TX 78729 To: Austin City Council

From: Kent Cole

RECEIVED

April 18, 2006

APR 1 8 2006

Neighborhood Planning & Zoning

Dear Councilmembers,

Re: 505 Deep Eddy zoning change request from SF-3 to NO.

My name is Kent Cole. I own the Magnolia Cafe at 2304 Lake Austin Blvd. I am part owner of the property that Magnolia Cafe sits on. I am the owner of the neighboring office building at 2306 Lake Austin Blvd. These properties are across the alley from the subject property.

A while back I signed a letter from a neighborhood group opposing the granting of the zoning change request. I hereby rescind that signature and offer my support for the change to NO, provided it be accompanied with the restrictions prohibiting expanded use in the future.

Yours truly,

Kent Cole 1529 Barton Springs Road #6 Austin, Tx 78704 799-7770

PETITION

RECEIVED

Case C14-06-0012 505 Deep Eddy Avenue

APR 1 9 2006

Owners: Peter Fajkowski and Miguel Morales, 477-7116 Agent: Luci Gallahan, 791-6439 Neighborhood Planning & Zoning City Contact: Jorge Rousselin, NPZ, 974-2975 Proposed Zoning Change from SF-3, single-family residential to NO, neighborhood office.

We the undersigned property owners are in favor of the above referenced zoning request.

Name	Address	Signature
1 Chistone Strang	615 1 pom St #202	Carrey
2 Par Vour Gallan		GAL U
3 Read Kunnedy	615 Upson 57, APT 203	URN. Kemely
4 Barbara Hawking	615 Upcon St. A11304	Barbour Howkin
s Alo Mágmar	615 Upson st. Apt 301	Allaman
6. Kormy Freeman	2106 M. 73 Gt ((ART)
7 Adams Survey	705 upson	Ktory
8 STEVE DEZSO	720 40,000	Jel 1
a Cradlett Vale	803 mesiden lane	Traket Kitr
10 Boniamie Boldum	C310 ##212 #4 57 #7	Sim Bellis
6 Jack 11 high high	2308 owett st	Torla Ri
12 Ronteren Loss Rom	DING POLOH St.	Ban
13 Jo Stay Anderson	Byrs west into	A a
a Durald by	2400 Muber Dr	Man
15 Clean Acteman.	2205 W. 12th St	et la
15 Reliever, Atrut	1100 Meriden La	Refugeer About
17 John Mai for	1104 meriden lane	ton EN
18 Mensice Kont	105 Meijden Case	Denice C. Koont!
19 Jon Blake	25x Query Pale	tan blike
20 Boy Leffer	250g Burny by	anzim
21 Pat JAM	2510 QUADDUPA	Pat Jares
22 Sara Carrela	2404 W. 8TH	Smlan
23 Michgilune	2417 021	PJ
24 Leslie Laverty	23010 W 8th St.	Prolis Darin His
25 ERIC WEREMON	2318 U. 9TV	ZU
	أخدو مساورات والمتشار واعتلال المتعاد والعرب معيبا وويرو معافلا مرجوا ويرجعها	المتزا الواقي ومنتبة بالتقوي ويتبات ويهات المنهو ومنتف مستعدي

Case C14-06-0012

505 Deep Eddy Avenue

Owners: Peter Fajkowski and Miguel Morales, 477-7116 Agent: Luci Gallahan, 791-6439

APR 1 9 2006

RECEIVED

Cuy Contact: Jorge Rousselin, NPZ, 974-2975 Proposed Zoning Change from SF-3, single-family residential to NO, neighborhood office City Contact: Jorge Rousselin, NPZ, 974-2975 office.

We the undersigned property owners are in favor of the above referenced zoning request.

••	1	1
Name Tarle A2	Address SLOD W. EX 3T	Signature
25 Are Arry AR		My yell
27 1 3.10	2402 J 812	· up m
28 Brandie Trigger	904 Possin Trot	Parizon
29 TASpolding SPALDING	2319 W 976, 81	TABPACK-
30 Stephen Medonald	2401 Maelton DR	mon
3. Billickenyon	2402 MarttoniDr	Billigengon
32 Stall Tim Not	2408 Marlton Dr.	yon o
33 Daniel Cooley	408 Martton Dr	to doct
34 Lindy Gomez	BIO NAIRN DR. C	Cindycons
35 Albert Hoelschor	1011 WAYFIDE DI	altodalihu
36 Blekerbay	1012 Way side Dr. A	bullym
37 Ator T. Shar	1009 NASIDA	Store To Orthan
5 DimBerry	103 Norwalk Lan	1X2
39 Jamis Kilds	1105 normalition	Jech Man
40 daya shrith	1101 Neritage Mby	sear Smith
41 Jannifterell	2416 W 12th	h
12_NECKAPALIANS	2111 QUANTI RD	NAPHAGANArdi
13 Achistrahu	7401 Bray Bad	10 per francis
4 MATTIN TIME	2101 W. IOTH ST.	14 TWW TWW
45 Kustilli Jumer	201 w. 1012 St	Kigh M. Surha
45 alucia bau	2110 W. 10Th street	aleea Ser_
47 Spilmon	1405 Moridon Lone	Poplan
48		
49		· · · ·
50		, ,
<u> </u>	· · · · · · · · · · · · · · · · · · ·	



WEST AUSTIN NEIGHBORHOOD GROUP

5.4

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

My name is

23 February 2006

usin Nekibaliobil Ziroub

ganized 197

14 HE 3. 10

Council to approve for course unit for to sign it - -----

can stop this rezonine

Tollef 77-4028 blake tollett@earthlink.net

hood Planning & Zoning

EB 2 8 2006

lett and Laut Zoning fair for Wes h Neighl

RECEIVED

onglip (WANG), The neighborhood association wants you to know that we are represented by the proposed rezoning from Single Family Residential (SI-2) to Neighbor Office NOI of the lot at \$05 Deen Eddy Avenue. This is the new attricture benie chind Thundercloud Subs

us is an attempt to push comme neveropment off take Austin Boulevard and imp your residential neighborhood. I form of spot zoning that we feel could set a very had precedent that yould lead the cascading of commercial projects in your area. There is a long history of involvem

you neighbors and WANG working digethereto promote, but confine, neighbor oriented commercial development along the Lake Austin Boulevard corridor. ARE OUTING TO NEED YOUR HELP AUAIN

All of you receiving this letter will have gotten a notice from the City Application For A Fublic Hearing On Rezoning. The Case Number is C14,0600

the Case Manager is Joige Rous Elin (974-2975). There will first be a hearing at Zoning and Platting (ZAP) Commission

against the rezoning request. It is very important that you send your written comment In the meantime, some of the heighbors in the Deep Eddy area are organizing a petit opposition to the rezoning. If this petition is deemed valid by the City, it will make

applicant's request for rezoning much more difficult for the ZAP Commission and 4

Please feel lice to contact me with any questions. I am optimistic that tugethet



Under Neighbothood Secure

WEST AUSTIN NEIGHBORHOOD GROUP

RECEIVED

Neighborndod Planning & Zoning

EEB 1 6 2006

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

Diganized 1973 15 FEBRUARY 2006 - 846 - 14

NNING AND ZONING DEPARTMENT

PO BOX 1088 the second stands RE: C14-06-0012; 505 DEEP EDDY

Case Managér Rousseun a game the age of the second sec BY ELECTRONIC YOTE THE EXECUTIVE COMMITTEE (EXCORIN)

WEST AUSTIN NEIGHBORHOOD GROUP (WANG) HAS VOTED TO OFE THE ABOVE REFERENCED REZONING REQUEST. ENCLOSED WITH TH LETTER IS A COMPLATION OF EMAILS CIRCULATED AMONGSTITHE MEMBERS OF THE EXCOMM DATED FROM TO OCTOBER 2005 CONCERNING THIS PROPERTY THAT WE WOULD LIKE TO BE DOTED

WANG VIEWS THIS REQUEST TO REZONE THE PROPERTY AT DEEP EDDY AS SPOT ZONING AND AN UNWARRANTED ATTEMPT TO BR COMMERCIAL ZONING INTO A STABLE SF-S ZONED NEIGHBORHOOD NEIGHBOR OPPOSITION HAS AT BEAGY GOAT TEED AND WANG WIL 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 W WILL FOLLOW UP THIS LETTER WITH THE REPORT SO GENERATED. an and the grade

FRAD NOT RECO WE ARE ASKING CITZE

SINCERELY

BLAKE TOLLETT, ZONING WEST AUSTIN NEIGHBORHOOD GROUP

8701 BONNIE ROAD

477.4028 BLAKE TOLLETTGEARTHLINK 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 1 8 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" <cwg-wang@Trinsics.Com>, "Blake Tollett" <tollettwang@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 Glibert and 508 (?) Deep Eddy

AII:

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 variancethey say no more than 9 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 <imb3arch@yahoo.com> Date: October 13, 2005 10:03:22 PM CDT To: "Michael R. Cannatti" <mcannatti@hamiltonterrile.com>, Chris Garrigues <cwg-wang@Trinsics.Com>, Blake Tollett <tollett-wang@earthlink.net> Cc: WANG ExCom <wang-board@deepeddy.com> Subject: RE: 3300 Glibert 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 rulned 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 rulned 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 the had originally planned to restore the original house that they moved onto the site still just the new concrete plans and the floor frame.

JOB

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

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 root. 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

FFB 16 2006

Neighborhood Planning & Zoning

RECEIVED

FEB 1 6 2006

Chris

Blake,

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

RECEIVED

- E 1 6 2006

Neighborhood Planning & Zoning

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 PMTo:Rousselin, JorgeSubject:Fwd: 505 Deep Eddy/C14-06-0012

Jorge:

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

Blake Tolictt-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 resonable 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 brazenfy usurping their authority and inviting confrontation by going outside the rules.

Best Regards,

Stephen Wolff

WEST AUSTIN NEIGHBORHOOD GROUP

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

RECENCE

Neighborhood Planning & Zoning

MAR 1 3 2006 12:00 M

13 March 2006 REZONING REQUEST AT 505 DEEP EDDX-AVENU

w michner states and a state

As you all know, the favores of 305 Deep Edily Avenue, the newly built offly property behind Thundercloud Subsets seeking to have the property legoned from Si Single family residential) to NO (neighborhood office). This injustion of commercia former into the neighborhood is strongly objected by an overwhelming majority of the residential property porters in the area. A perjudn against the tegoning is being error in the area, and so far. 36 signatories representing 30 flictivid tal residential properties registered their opposition to arty going on the property other thair is surrent going SF-3. That is a strong statement.

As the heighboth ood association terrics entities of chicourage everyone who received the Notice DI Public Hearing Rezoning from the Cay to respond. Suber is opposition to or iff favor of the rezoning, even if you have signed the petition in of Those of you wishing to respond electronically should direct your responses and c to the City case fillinger, Jorge Rousselin clorge Rousselin definitions is a Be-

reference the address and case miniber referenced above. Lam also encouraging ev to attend the Zoning and Platting (ZAP) Commission neering off 21 March 2006 Th the new City Council chambers

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

Dake Tolleff, NANG 7701 Bonnie Road 78703-2002 477-4028 blake tollefi@earthlink.net

 		······································	· · · · · · · · · · · · · · · · · · ·	ter and a state of the state of the	
t be submitted t the notice) bet de the board or by and the Cas	Case Number: C14-06-0012 Contract Jorge Rousejin, (512) 974-2975 Fublic Hearing: March 21, 2006 Zoning and Platting Commission March 21, 2006 Zoning and Platting Commission	612 Description of the service of th	AUS TOPN AUS INS. INS. INS. INS. INS. INS. INS. INS	Louit structur. And The Contract of the Contra	If you use this form to pointment, it may be returne RECEIVED City of Austin and the second s
8 5 6 2 2	However, if you do attend, you have the proportunity to speak POR or AGAINST the proposed development or shange. You may also contrict a neighborhood on environmental organization that has expressed an interest in any application callecting your relation of the control of the relation of the proposed at the relation of the control of the relation o	by "contrine an application's hearing to a later date, or may by "contrine an application's hearing to a later date, or may walthine 'the 'Crty' Statty's recommendant's and pathe. 'Input' 'forwarding its öwn recommendants' to the 'Crty' councily' If the 'both 'ff' commission' amountes a specific that and 'this for 'f' postfornenail' of commission' that 's not har han '60 'flay' from the amouncement, no further notice is required.	During its public hearing, the Crity Council hav, grant or deny a zomme request, or rezone the land to a less intensive zomme than requested but in no case will it comit a more intensive zomme than hearing the intervention allow for initial, no but the development, the Council may add the MIXED USE (KU) COMBINING	District for other commercial districts. The MU Combining contrast study allows residential uses in addition the phose uses takendy address in the secon commercial rithing districts. As a creative the MUP Combining District callower the combination: pf willing, trendly combining District callower the combination: pf ut love trendly combining. District callower the combination: pf ut love trendly combining District callower the combination: pf ut love trendly combining. District callower the combination: pf ut love trendly combined and presidential these within a single ut love the method.	The additional Findomication on the Colly of Austin's Lands Gaselopinical process visit our veosine of the process visit our veosine of the process visit of the process visit of the process of the proc

3-11-06commetits should include the board or commission's name, the scheduled as reprint the many set to a substance of the second set of the second second second second second second second -----Written comments must be submitted to the board or commission (or the IP/100/cft date of the public heating, and the Case Number and the connet person combet person listed on the notice) before or at a public hearing. Your L I estimat CORE ROUSE THE WE WILL WITH A REPORT ADARD O CONTRACT WARDEN i Lighborhood Planing and Zoling Depertment, N. Consula-Pro.Dov.1088 Astrony of the astronyment of the contraction of the And Anthratics (As one of the lighter and うた If you use this form to commont, it may be returned to: and the later show on Par C March 21, 2006 Zoning and Platting Commission-Martin The South States of the Your address(es) affected by this application * CALPAN - **5**60 Contact: Jorge Rousselin, (512) 974-2975 Σ Flas I のあり -515 Hourn A Case Number: C14-06-0012 ignature⁻ 50M -A BON-There is the second of the second Suyan Rel THE REPORT OF MENTAL REPORT OF Your Name (please print) のダング Austin, TX 78767-881 Public Hearing: Shink and the second Ş listed on the notice. and the second se Conceptioner Competits: などのなったので、シアンディーを District shurply allows residential used in affition (a flood uses) Ishbadysellowood in the seven competial solution districtory Asta n Por annonal amonance on the off and seen's land chrvarting its own recommentation to the thry councily IF the On Contribute an application's hearing to a later date, or may evaluate one convisuance recommendation and public inputs During the point learning the CHV Council thay given or deay a gamma request, or records the land by a less atomatics gamma than requested but in two cases will it gamma anothe intensive zoning. FOR or AGAINST the proposed developition or change prives: instrumentation and the proposed of the second A GUILDING & SAL IN BELFORD OF WWYCH HUST DE CONTINUED THE PROPERTY OF THE PROPERTY STATUS carpected to attend a public hearing, you are not required to attend a secult; the MUR Combining District culloves the combination of without which when investigation and a within a single t efective) or has reduced muchae in entropy him in the set of the set (that, has expressed an interest in an application affecting your However, if your do attend, you have the protonity to speak is the second of the second of the second second and the second of the second sec However, in order to real to history for the development, the Council may add the MIXED USE (MU) COMBINING DISURJEE As extrain commercial districts. The MU Combining City. Comcile of Although applicants, and by their, agent(s), are, This zoning/reconing request will be reviewed and acted upon at During its public hearing, the board or coninitssion may postpone positionential of continuation that is not latty than to taxy from two public heatings: before the Land Use Commission and the A MARINE AREA DE ARRESER AREA DE ARRESTA PUBLIC HEARING INFORMATION Tevenopment processives of services and and the announcement, no further notice is required A STATEMENT AND AS merchaborhood

Written comments must be submitted to the board or commission (or the competed 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 Fublic Hearing March 21, 2006 Equine and Platting Commission	Your Named (please prim) 514 Dieep Edla Acc Your address(cd) afford by this application Au3A-T-F 78 75 3-10-02 Neter Date	to the carde	If you use this form (o commont, it may be returned to: City of Austin are 12 at Act hereignes ar even a bearing Neighborhood Plaining and Zoning Departmenter a constant a forge Rousseling as a result of any streng of quarter a support P. O. Dex 1086 and results are conserved as a support Austin, TX 78767-8810
1 8 9 8 4	However, if you do attend, you have the properturity to speak RCR on AGAINST the proposed development or change, iv you. RCR on AGAINST the proposed development or change, iv you. Further are proposed around a spectra of the properties of the pro	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	During in public hearing the Critic bundlings grant or dery a commentant in the critic bundling and the second in a less prices of dery a commentant in the second in a less prices of dery a commentant in the second in the seco	

AUSTUD TX 76703 A MARCH ZOOG 市のないとうないであったないないない ある。単語になり - PAVEMENT WIDTH IS NOSUPPICIENT SERVES/MEDS commetite should include the board or commission's name, the schoduled - PROPOSED OFFICE(S) WUL NOT PROVIDE Written comments must be submitted to the board or commission (or the date of the public heating, and the Case Number and the contact person City of Austruments and Zoning Deputments is compared in contact person listed on the notice) before or at a public hearing. Your C. J. Com Britte Rousseling and reaction of the second stream in antitude Probability of the second stream of the second str EXISTING 2.782 Brt B 2.872 mit and a state of A Same and a state of the (Eyeo, use this form the comment, it may be returned to: Your address(es) affected by this application Carling Constitution of March 21, 2006 Zoning and Platting Commission COGBURN ToX COMMUNITY AVEWE Contact: Jorge Roussilin, (512) 974-2975 STRIKTNER. 13 NEW Case Number: C14:06-0012 COL DEEP EDDV 均な NEIGHBOR HOOD ABSTRACT OF ACTION A STATE 17 Austin, TX 78767-8810 Your Name (please print) C HEISTOPHER 「「「「「「「「「「「「「」」」」 Antipacte Population isted on the notice. Public Hearing: المسيحين والمناطب المستع والمستو -----Creating and and Comments: Latroadynallowed in the service entities of some distriction Asta in Co-"contribute an application's hearing to a later date, or may walthate "the "Chy" staff's recommendation and public "Input" Converting its Swin recommendation for the day contrait. If the During its public hearing, the Crit Council has grant or deny a zoning request, or records the land to a less intensive zoning than requested but indice as will it grant a more intensive zoning. expected to attend a public hearing, you are not required to attend at FOR UN ADAINST the proposed development or change "You --(that) has very tested an interest in an application affecting your -Districto simply allows residential ascertication to those uses. office: read, commercialy and residentials uses within a singles STATES & STATES Por aborional Purchinguor with the City of Americ's status W. W. LEWIS D. W. W. States - Strates results thes Mtbs Combining District afteres the combination of Horreres an and the allow for mixed we development the Connell may add the MEXED USE (MU) COMBINING However, if you do attend, you have the upportuntly to speak rmsy-also: contact: a incighborhoidt sor, environmental: organization tratecholication for explorence and the sector approximation of the sector approximati City Council, Although applicants and their accuts) are posiponenent of continuation that is not large than 60 this from This zoning/resoning request will be reviewed and acted upon at During its public hearing, the board or conditioning postpone DISTRUCT, be detuin commerciel districts. The MU Combining two public hearings: before the Land Use Commission and the にものがいずしのが、2季ずのからいの数、5、約5%の RUBLIC HEARING INFORMATION. Tare between the www.clausun.ccus/development the amouncement, no further notice is required desverobilited process, visit our worsthe man Lievenbententer and the region market at the

-		فيستجيب والمتعافظ والمخال ومن		<u></u>	<u></u>	· · · · · · · · · · · · · · · · · · ·		
	Written commerts must be submitted to the board or commission (or the competition person listed on the notice) before or at a public homing. Your comments should include the board or commission's name, the scheduled date of the public heaths, and the Case Number and the contact person	Particle on the nonce. When her call the 10 have a marked on the Were translated and the Ners translated and the Ners translated and the Nerse translated and Platting Commission. March 21, 2006 Soming and Platting Commission.	MALK COURSED MAY YOUR Name (please print) 603-DEEP ENDOY AVE, AUSTIN TX 78702	d by this application	14 BC	the region of The 5 a new Starting built as	the function of the part of th	Jonge Rousseim (1998) and an and an and a grant a print and a set and a set and a set a se
		مەربىرىمى يېڭ مېيىلىرى شىمىرى تەربىر	No		and the second secon			
	This zoning/resoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City. Cornell. Although applicants and in their agent(s) are	corpected to attend a public hearing, you are not required to attend, a Horever, if you do attend, you have the poportantly to speak FOR on AGAINST the proposed development or change. You may also contain a meighborhood on environmental organization that that expressed an interest in any application affecting your	During its public hearing the board of commission may postpone Or "Commute an application's hearing to a later date, or may	Forwarding its own recommendation to the Dry Council. If the board of contribution and the for T board of contribution and the for T postponement of continuation that is not later than 60 tays from	The announcement, no turner nouce is required. During its public hearing, the CHV Council hay grant or deny a grants request, or receive the land to a less intensive zoning than requested but mine case, will it grant a more intensive zoning than	However, in order to allow for mixed the development, the Council may add the MIXED USE (MU) COMBINING (NEDNICT to elitin commercial districts. The MU Combining (NEDNICT to elitin commercial districts. The MU Combining (NEDNICT to elitin commercial districts.	introdynationed in the secon completely whing district to Asta a security of the MUP Combining District allows the combination of a configuration of the article and presidential, uses within a single of the article and presidential, uses within a single of the article a	UNBLOOK DE YRONESCH NOFICY

.

_

	and a sub-	
and the second secon	Writion, commenter must be submitted to the board or commission (or the context providi includes the hoberd or commission a name, the advoluted to the include the hoberd or commission a name, the advoluted to the include the home of the context proven includes the home of the home of the context proven includes the home of the home of the context proven includes the home of the home of the home of the home of the context proven includes the home of the home	「中国はない」というないでは、「中国は、「中国は、日本の日本の「中国は、日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日
	This zemingresoning request will be reviewd and sted upon at two public herings: before the Land UserCommission and the Gry. Corneol. Although applicants, and/n their, agent(s), are expected to remain dapublic herings. Type are stort required to a first synaud application between the manaper functioning you that the contribution of the manaper functioning you with the contribution of the manaper function and the first management as recipitonhood on environmental organization that the semicless of an interest in an approximation organization that the semicless of an interest in an approximation or provide the contribution of the manaper function is the semi- terior and the contribution of the semiconter and the semi- terior difficulties of allohume and the full of first first before the semiconter an office and the semiconter and the semi- terior and the contribution of the semiconter and the semi- terior and the contribution of the semiconter and the semi- terior difficulties of allohume and the semiconter and the semi- terior and the semiconter and the semiconter and the semiconter and the amounter and the contribution of the semiconter and the amounter and the contribution of the semiconter and the amounter and the contribution of the semiconter and the amounter and the field of the semiconter and the semi- terior and the contribution of the semiconter and the semiconter the semiconter and the Management of the semiconter and the formation of the Management of the semiconter and the semiconter of the semiconter and the semiconter and the semiconter and the control and the Management of the semiconter and the semiconter and the semiconter and the Management of the semiconter and the control and the Management of the semiconter and the semiconter and the difference of the management of the semiconter and the semiconter and the difference of the management of the semiconter and the semiconter and the difference of the management of the semiconter and the semiconter and the difference of the Management of the sem	

10									<u>ف البران الم</u>
	Written comments must be submitted to the board or commission (or the connect person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the acheduled date of the public hearing, and the Case Number and the contact person	Action 12 (1997) 14-2975	Elegina Lawlerdale Zonner Working Your Name (please print)	Kour address(es) afterted by this syntication Kour address(es) after this syntication Kole events Signature Signature	Comments Deeperaty have a name sheet hat inty allow or have a one ble it come t	His a result of street of hubber hours Rut converte the rectar to be	proverti at inice at a activity with the provertient of a	lē. Š.	Personsecure of the second clience, and a private publication of the second sec
					· ·		· .		
170				- marine and the second second		and the second states and the			
			<u></u>				**************************************		
and states	te at	Manda Your our	DODE CON			S D S	tales in the second sec		
and a state of the second	upon at and the tate	o attend to,spoek ge. p. You juization: ingsyour	or may	Re Turput No Traffie Sie für The 1988 für	2038-ab	BINING Bining organises	MupAda n ation-pfin ausinglen Urgeren	l'Évellindés) :: Burnsan († C. Strenon	
States and a states and	icted upon at sion and the agent(a), are	red to attend hange. p. You trengmization Tecting: your	B DELENILY apply unruled may postpone ate. or may	antone mout micit in the d'ittie for T	Zonng than Zonng than Zonng than	orment, the OMBINING J Combining a those uses	strictary Anala Inbinations af frint au singles at for Angeles of An Angeles	ustin š ed inči) – Kransen V Strata	
	TTON md acted upon at mission and the heir, agent(a), are	oquired to attend outuity-to, spork on change. r You mut or genization mr affecting your	(2415) DISLEDUA	onthe publics. Tarput by councile "Its thic to Tand" title for Ta" time 60' days from	X, Brant or denty a nsrye zoning than	development, the J) COMBINING e MU Combining ion the those uses	ig viterictany Asta a combination of 1. within (a, single 	Ter Austin's de l ind e) :: Jes je grunnen en en Letterreite 2. erezon	
	MATTON MATTON France Med and acted upon at Commission and the Fr their, agent(a), are	bot required to attend. a opportunity, to, speak four on change. p You. bimental organization.	I later date, or may	off and public triple they council? If the cline and time for T is thin of days from red.	mery grant of deriv a mericance zoning then	the development, the (MU) COMBINING The MU Combining thittion to those uses	zoting districtsmyAsta " softhescombination of " differs within a single"	oferAustin's claud().	
and the second secon	INTERVIEW TO A COMPANY AND A COMPANY A	a are pot required to attend. a the spontunity, to, speak objectiont on change. p You. invitoimental organization: spirifestion: affecting, your	ATTEN (2013) DELIGING A DELIGINARY DELIGING CONTRISSION may postpone to a later date, or may	Abricht and Public Input or the Cury Council' It the Contelline and time for T of Late than 60 days from council.	meet new grant of deriv a less intensive zounne than loss intensive zounne	tech use development, the SE (MU) COMBINING tecs. The MU Combining kiny addition is these uses	cial softing districts what a " If the combination of a attack within a singles attack what is very as a	WEODMane Amora 2 areas	
	G INTOUNATION G INTOUNATION be reviewed and acted upon at Land Use Commission and the auts, and/y their, agent(a), are	2. you are not required to attend	rest with the second part of the second part of the second part of the second postpone wing to a later date, or may	inner darford, and Pathin, impur ion for the Cruy Council. In the a secont into ind time for T i's not later than 60 days from ~ is required.	V Council thay grant or deriv a threat least precisive zoming than it A more intensive zoming.	Amixed are development, the USE (MU) COMBINING districts The MU Combining attest in addition to these uses	microials rothing districts my Asta for allows the combination of suddrifted these switting as singles of a roth	where with our Austin's clarify.	
	RING INFORMATION will be reviewed and acted upon at the Land Use Commission and the pplicants, and by their, agent(s), are	aring, you are not required to attend you have the spportunity to sport osed developitent on change. p You hold on envitonmental organization at in an apprention affecting your.	board or commission may postpone	Commendation and public input adminents the Crity council' It the Res a pocific line and time for T furth not later this of days forn notice is required.	e City Council they grant of deity a land the less intensive zoumig than termine autoer intensive zoumine.	For mixed, use development, the IXED USE (MU) COMBINING releated invited. The MU Combining mutatures inputition to these uses	District allows the combination Asta District allows the combination of of urosticital, thes within a singles more a rate as	Proprintical Carry of the Austin's clarify.	
	TEARING INFORMATION TRANS INFORMATION TRANSFERRED TO A STATION TO A	io hearing, you are not required to attend. and you have the apportunity to speak proposed developition on change µ You hoohoothors environmental organization uterest in an application affecting your	the board or commission may postpone ion's heating to a later date, or may	P.s. recommendation and public input muleication to the city council. It the mounces a second late and time for P when the P not late than 00 days from ther notice is required.	e, the Crity Connect in a grant of deriv a b the land by a less intensive zoning than will it early A more intensive zoning.	altone for mixed use development, the MIXED USE (MU) COMBINING immercial districts. The MU Combining soldernal, uses invalution to those uses	even completel solving districts Ana ing District allows the combination of thread providential, they within a singles on more a risk ways of	Rionnuordenties Coffe offication's clarified and the formation of the second seco	
	IC HEARING INFORMATION g request will be reviewed and acted upon at before the Land Use Commission and the hough applicants and/y their, agent(s), are	public hearing, you are not required to attend. a statend, you have the apportunity, to, speak the proposed developithant on change. p You neighborhood sory envitormental corganization an interest in an application affecting your	structure (120) 2112 (211) 212 KUV apple to more superior (211) 212 KUV apple to more superior (211) 1 complete tring, the board or commission may postpone litertion's heating to 1 later date, or may	skift's' recommendation and public mput recommendation to the daty council It the if antiounces a specific line and time for T administion that is not later than 60 days from to further notice is required.	service the City Council they grant of deriv a score the land by a less intensive zounne than ase will it grant Autore intensive zounne	to allow for mixed use development, the the MIXED USE (MU) COMBINING nommercials districts. The MU Combining ws residematations in allow the those uses	thersecon completed solving districtsmyAsta mbining District alloweghes combination of levelety and providential these switting as singles by the model of the state of states and an activities by the states of the states of the states of the states	Ormation Providenties Contry of reacting a standard and the second second second and the second seco	
	UBLIC HEARING INFORMATION ming request will be reviewed and acted upon at ings: before the Land Use Commission and the Although applicants, and by their, agent(a), are	nd a publichearing, you are not required to attend. a nu do rattend, you have the pportunity to, speak NST the proposed developitent on change. p You ot a neighborhood of everyithmental or ganzation.	a state with the stress of the stress of the second of the board of contribution may postpone to hearing, the board of contribution may postpone application's hearing to a later date, or may	City Inter's recommendation and public input SWII recommendation to the City council' It the Itsi of antiounces a specific that and time for T is continuation fual is not later than 60 days from int, no further notice is required.	ic hearing, the Crity Council, thay grant or deriv a or from the land to a less intensive zoung than increase will it grant Antore intensive zoung	ider to altore for introduce development, the add the MIXED USE (MU) COMBINING Setain commercial districts. The MU Combining allows residential asses in addition to those uses.	Findle recommendates allowing districts where we are a combination of a co	Findemetion work the work of rankin's clark to the second starts of the second starts of the second se	
	PURLIC HEARING INFORMATION greening request will be reviewed and acted upon at hearings: before the Land Use Commission and the cil. Although applicants, and yr their, agent(s), are	rationd a public hearing, you are not required to attend. a fit you do sattend, you have the proposed developition on change proposed developition on change proposed work of environmental or games of you.	of a state to the post of the off of the off of the providence of the post of	HE "Crify" Buth's recommendation and public impur- IB SWH recommendation for the Crity Council' If the Minimission announces a second hate bud time for T ent of Community that is not later than 60 days from ent in further notice is required.	public learning the Crity Founds thay grant or deriv a dest, or records the land to a less precisive zouming than with many case, will it grant Antore Intelesive zouming.	In order to allow for mixed us development, the may add the MIXED USE (MU) COMBINING Mechanic commercial districts. The MU Combining with allows residemial user in addition to those uses.	owed in the factors completely to hing districts where we are well and the combination of a district allows the combination of a district allows the combination of a district set of the combination of the co	Cond. Finitemention for the Soft of the active and soft and soft of the soft o	
	PUBLIC HEARING INFORMATION FOR A COMMENSION AND AND AND AND AND AND AND AND AND AN	ted to attend a public hearing, you are not required to attend. a war if you do attend, you have the proposed developitent on change, pryon. AGAINST the proposed developitent on change, pryon. Is a contact a neighborhood on environmental organization are expressed an interest in an application affecting your.	without an evaluation (120, 71, 21, 120) DELIGITED at the frequence of the second of contribution may postpone its public heating, the board of contribusion may postpone further an application's heating to a later date, or may	de "the "Cry" stattr's recommendation and public. Input this its 50th recommendation for the Crity council. It the Of continues of automics is accente into and time for ?? Mencil' of continues in the rol later than 60 days from momement, no further notice is required.	a the public hearing, the Crity Connect they grant or deriv a s request, or records the land, the less intensive zoums than the d but mon cases will it grant Antone intensive zoums.	res. In order to allow for mixed, use development, the at may add the MIXED USE (MU) COMBINING MCE for softwin commercial districts. The MU Combining to muchy allows residemutations uses invalid	yeallowed in the secon competed sching district my As a attractive Combining District allows the combination of the Milly vortune with and weather talk thes within (a single putention for the most of the talk for the starts of) as the reduced more at a constant with the starts of the starts	denten i Fintemationnion die Carly of Austin's clarify. Prikar freess vien our weberte stater us geste genaam v Prissi on wweet austa-techsidevelop ment die staten	
	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	carpected to attend a public hearing, you are not required to attend. a However, if you do attend, you have the proportunity, to, speak (FOR or AGAINST the proposed developition on phange µ You may also contact a neighborhood so servitormental organization. (that has expressed an interest in at application affecting your	Theighborhood as the test of the first of the fail of the four of the fail of	evaluate "the "City" better a recommendation and public input forwarding its 8 will recommendation to the City Council" if the board Br commences a second late and time for P posibolicated of conditions that is not later than 80 days from the amouncement, no further notice is required.	Drimit in public Jearthe, the Crity Connect thay 1441 or deriv a zoung in public Jearthe, the Crity Connect that a set of the land to a less prices or connect than the land to a less prices or connect that the land to a less prices or connect that the land to a less prices or connect that the land to a less prices or connect that the land to a less prices or connect the land to be less prices or connect to be land to be less prices or connect to be land to be less prices or connect to be land to be less prices or connect to be land to be less prices or connect to be land to be less prices or connect to be less prices	However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING ABSURICL Meetizatin compression districts. The MU Combining Obstract sumpty allows residential uses invaluation to those uses	Labradoellowed in the recurses much selling districts Asia results the MUR Combaing District allows the combination of officer retaily volume view and areadential, the switting a singles developments with a names are not a from the second second	14 X - 1	A SPECY

:

.

. . -.

3-4--5 TI THE ROOM a super the colle think a course have set a consistent. There is a particular commetits should include the board or commission's name, the schoduled STEWCIESE Written comparis must be submitted to the board or commission (or the it mittel date of the public heating, and the Case Number and the connet person City of Austin Australian and Zoning Deperiment, a constant as contact person histed on the notice) before or at a public hearing. Your borrock ausseling and reason of the reason of the reason and the アンシディン Y -Defe-Pro. Dex. 10855 designs - ou seu monetarios a lo concepta (o séja ୭ 2 1 22 TO reference 1. 121. 10 A-10 -10 -10 -1 If you use this form to comment, it may be returned to: March 21, 2006 Equine and Platting Commission 012 UPP FUEL PHYLI 10 46.424123 とれ A KEN Contact: Jorge Rousselin, (512) 974-2975 (es) affected by this pepticatio というないでもあったとうためのないないないである E 46 147014 The state of the s Case Number: C14,06-0012 2 V Austin, TX 78767-8810 Your Name (please print) 3) Streft IN OL 676 Public Hearing. isted on the portice. 11000 Your addr Comment States -「「「「「「「「」」」」 "torvarting its own recondendation to merchy contail" in the " Board Of commission automices a specific line and time for 2" postponencial of Sondhumber har is not large than 60 days from refe and the hind had op on the offer off Anthres (and) tableady allowed in the 3 even contribution of the first of the rest A as aFOR or AGAINST the proposed developitient or change 1. You 001 Confidential an application's hearing to a later date, or may evaluate the convisuance recommendation and public input sectify the MU Conbining District rallows the confiduration pf This zoning/rezoning request will be reviewed and acted upon at expected to attend a public hearing, you are not required to attend it renary also contact as neighborhood son environmentation series tion Drinns, its public bearing, the Crity Council flux, grant or dery a grant provident of the crity a grant provident of the second However, in order to allow for mixed, us development, the. Council may add the MIXED USE (MU) COMBINING District stindly allows residential, uses in addition to those uses, without results within the net providential, these within tay singles Sand a state with the second state of the seco THE IN COMPANY IN However, if your do rettend, your have the opportunity, to, speak (that; has contested on interest in an application affecting your. UNITED THE ARE ARE EXAMINED CONTRACTOR STATES estation of the exploration in the second of the second in the second of the second of the second of the City. Council. Although. applicants. and/or their. agent(s). are During its public hearing, the board or contribution may postpone DISTRICTS to obtain commercial districts. The MU Combining two public hearings: before the Land Use Commission and the A MARINA (1990) BA ANDRUM (1991) A MARONIN PUBLIC HEARING INFORMATION and constant an even applie of agent applied the the amouncement, no further notice is required Heverbrinent philices, visit but websne, and and HICTEM DOTTOOD

PUBLIC HEARING INFORMATION	Written comments must be submitted to the hoard or commission (or the
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.	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.
However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You	Case Number: C14-06-0012 Contact: Jorge Rousselin, (512) 974-2975
may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your peighborhood.	Public Hearing: March 21, 2006 Zoning and Platting Commission
During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may	Your Name (please print) 511 UPSON ST
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 remired.	
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.	TH'S UNCLASE DO NOT PERMIT TH'S UNCLASE. TH'S WHOLE PROSECT HAS BEEN CONDUCTED IN VIOLATION OF NUMEROUS CITY STATUTES: 1) TOTAL NEW
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 diffuences and residential uses within a single	
development. For additional information on the City of Austin's land development process, visit our website: www.ct.austin.txus/development	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

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Comcil. Although applicants and/or their agent(s) are may also contact a neighborhood or environmental organization However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You that has expressed an interest in an application affecting your expected to attend a public hearing, you are not required to attend. ncighbothood

forwarding its own recommendation to the City Council. If the 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 beard or commission amounces a specific date and time for a postponement or continuation that is not later than 60 days from the amouncement, 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.

(MU) COMBINING 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 However, in order to allow for mixed use development, the DISTRUCT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses Comcil may add the MIXED USE <u>icvelopment</u>

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

www.cl.austin.tx.ns/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.	on
Case Number: C14-06-0012 Contract: Jorge Rousselin, (512) 974-2975 Public Hearting: March 21, 2006 Zoning and Platting Commission	
Lidig Agede	favor
Your Name (please print) 509 UPSON ST	
Your address(es) affected by this sipplication Fide (13 Mhach 202	1 202
20 201	746
HEORHOOD TO BE DEGRADED.	
If you use this form to comment, it may be returned to:	
Neighborhood Planning and Zoning Department Jorge Rousselin	
P. O. Box 1088 Austin, TX 78767-8810	

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

RECEIVED

MAR 1 0 2006

Neighborhood Plenning & 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 <u>very</u> <u>much opposed</u> 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 <u>LIVE</u> in this area. Please do not grant this zoning change!

Thank you for your consideration -

Susan Bell Devid Rell

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

2/2

selin, (512) 974-2975 ing and Platting Commissio	on I am in favor
	RECEIVED
Date	MAR 1 5 2006 Neighborhood Planning & Zoning
	ing and Platting Commissio

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.

Page 1 of 1

Page 1 of 1

RECEIVED

Rousselln, Jorge

MAR 2 1 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 ensnarled 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

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

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

RECEIVED

MAR 2 1 2006

Dear Mr. Rousselin,

Neighborhood Planning & Zoning

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 desireable 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 neigborhood 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.

1

Sincerely,

Jeanne Welch

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

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 paraphenalia 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

From: Jon Luckstead [luckstead@yahoo.com]

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

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 ensnarled 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

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

From:	jeanneweich@beilsouth.net
Sent:	Tuesday, March 21, 2008 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 Jeanne Weich 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 desireable place for me to live is now rulned.

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 neigborhood 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.

1

Sincerely,

Jeanne Welch

From:	jeanneweich@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 Jeanne Weich 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 desireable 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 neigborhood 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

PUBLIC HEARING INFORMATION	. <u></u>	Written comments must be submitted to the board or com
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.		contact person listed on the notice) before or at a public h comments should include the board or commission's nam date of the public hearing, and the Case Number and the listed on the notice.
However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You		Case Number: C14-06-0012 Contact: Jorge Rousselin, (512) 974-2975
may also contact a neignoornood or cuvronmental organization that has expressed an interest in an application affecting your		Public Hearing: March 21, 2006 Zoning and Platting Commission
During its public hearing, the board or commission may postpone		BiAnco Co Lear Your Name (please print)

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

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 mixed use development, the (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 office, retail, commercial, and residential uses within a single Council may add the MIXED USE development For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Austin, TX 78767-8810

te, the scheduled mission (or the contact person caring. Your I object

4-13-01 <u>Melghborhood Planning & Zoning</u> known of communicat that APR 1 8 2006 RECEIVED a residential neighborhood to a very had Your address(es) affected by this application preserver. Le Ken 604 UPSON ST S. Bidmen 2222012 Comments: Thiris ょ

If you use this form to comment, it may be returned to: Neighborhood Planning and Zoning Department Jorge Rousselin P. O. Box 1088 City of Austin

WEST AUSTIN NEIGHBORHOOD GROUP

RECEIVED

APR 2 8 2006

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

26 April 2006

oize

y Amolo

Jair Black

i. Will Wynn,

and the she she she will at the

RE: 505 Deep Eddy Avenus (C14-06-0012) Ellow Neighbors

It was shaping dp to be quite a battle last Thursday at Cin Counce. The mortgage company seeking the commercial rezoning had 45 people in attendance of their still, although thene of them lived in the Deep Eddy area and were probably employees of one sort or another. Our side in opposition had 45 people present and pl hose 1 was the anity one not from the Deep Eddy area. As the case was being called, they asked for a postponement to lafe July, but we fought back and it is now scheduled for Thursday 18 May, again at 4 PM. They are going to use this time to york on you and the Council because they want to use this building as their office. I

Right now we are in a good position. Both City Staff and the Zoning and Platting Commission flave recommended against this recommended, and noisi important we have a valid petition in opposition. Faikowski and Morales, inpugh their again Luci Gallahan, will probably concentrate on breaking this petition. All is fair tere even the offering of money to repudiate your signature in opposition. Lain asking everyone to stand firm, but if you change your mind, please tell me. The owners of over 70% of the property within 100 feet of the building are in opposition, but we always use more signatures. I am sending petitions to those of you who have not officially registered your opposition by petition, and we are asking for your suppor Please sign and send it back to me and I will file it with the City.

Most of yen will be feeeiving a notification of Variance Requests concerning this property being heard by the Board of Adjustment on May 8, 2006 Fajkowski and Morales are asking to increase the Code allowed number of "home" office" employees from 1 to 10 and 50 increase the impervious ground cover from Code allowed 45% to 70% so they can build parking spaces for the employees. This is a backdoor effort to establish a commercial office in the building. The neighborhood association will be discussing this request at our next scheduled meeting on Monday, May 181, at Howson Branch Library (Bowman and Exposition) around 7PM. Please feel free to attend I will be urging the ExComm to oppose the

The test of the state of the second

requested variances, and I am sure they would like to hear from you, the affected neighbors. With this letter I am including an advance copy of the City's notification letter. On the reverse is a form to register your opinion of the requests, and I urge everyone to return the form to the City address, and of course, if possible, come to the Board of Adjustment meeting.

The solid and invariant of the solid of the solid and invariant and delays are regularized actics, but they can be from the solid and invariant neighbor opposition has been a frequencial for our side. It has been my pleasure to represent the neighborhood association in this fight.

As always, please reel very meeto contact me star, the start set

State of the second second

Blake Tollett-West Austin Neighborhood Choup. 4 1001 Fonnie Road 78 703-2002 477 4022 Olake tollett@earthlmr.net



NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Mailing Date: April 27, 2006

Case Number: C15-06-065

Please be advised that the City of Austin has received an application for a variance of the Land Development Code.

Owner: Peter Fajkowski & Miguel Morales

Telephone: 477-7116

Agent: Luci Gallahan

Telephone: 791-6439

Address and/or Legal Description of Requested Variance: 505 Deep Eddy

Variance Request(s): The applicant has requested a variance to increase the maximum number of employees allowed for a home occupation use requirement of Section 25-2-900 (C) from one person to 10 persons for a duplex residential use with a home occupation use in a "SF-3", Family Residence zoning district. The Land Development Code states that participation in a home occupation is limited to occupants of the dwelling unit, except that one person who is not an occupant may participate in a medical, professional, administrative, or business office if off-street parking is provided for that person.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 70% in order to add employee parking on site for a duplex residential use with a home occupation use in a "SF-3", Family Residence zoning district.

This application is scheduled to be heard by the Board of Adjustment on May 8, 2006. The meeting will be held at 301 W. 2^{ad} Street beginning at 5:30 p.m.

You are being notified because City Ordinance requires that all property owners within 300 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact Susan Walker of the Watershed Protection & Development Review Department at 974-2202 and refer to the Case Number at the top right of this notice.

For additional information on the City of Austin's land development process, please visit our web site www.cl.austin.tx.us/development.

From: Sent: To: Cc: Subject: Blake [blake.tollett@earthlink.net] Wednesday, May 10, 2006 3:59 PM Harden, Joi; Rousselin, Jorge WANG ExCom Waiver From IDR; BP-06-3753R; 505 Deep Eddy Avenue

RECEIVED

. .

10 May 2006 TO: Mayor and Council, City Of Austin FROM: West Austin Neighborhood Group (WANG) RE: BP-06-3753R; 505 Deep Eddy Avenue

MAY 1 0 2006

Neighborhood Planning & Zoning

Mayor and Council:

The Executive Committee (ExComm) of WANG, at its regularly scheduled meeting on 1 May 2006, voted to oppose the granting by Council of the above referenced waiver from the Interim development regulations. We ask the Council to not grant the waiver.

The Staff report issued to Council in an ongoing companion rezoning request on this property, C14-06-0012, combined with testimony from the original developer of the property, Ian Mitchell, at the ZAP Commission hearing on C14-06-0012, shows a picture of blatant disregard of the building codes. The current owners of the property, Fajkowski and Morales, are intricately tied to Mitchell and are not a third party with "clean hands". Jonathan Stilling of Keller-Williams Realty, the representative of Fajkowski and Morales, approached WANG In early October 2005 with the idea of rezoning the property commercial. They were told they would face stiff opposition. Mitchell pulled an erroneously applied for and currently volded building permit to "remodel...create duplex' on 11/16/05 (BP 05020701). A rezoning request on the property was filed in January 2006 by Mitchell. At the ZAP Commission hearing on the request, Mitchell stated that he built the structure to the specifications of Fajkowski and Morales. He also stated that the original structure had been razed and a completely new atructure had been erected. In its unanimous denial of recommendation for rezoning, the ZAP Commission Instructed staff to rescind BP

05020701 and require that a new building permit, not a remodel permit, be applied for. It was after this decision that title to the property passed from Mitchell to Fajkowski and Morales.

WANG realizes that to deny the waiver from the interim development regulations will have serious financial, and possibly legal, consequences, for many parties. On the other hand, this is a flagrant and glaring disregard of the City of Austin's codes, processes and rules. The original (and current) intent for the structure existing at

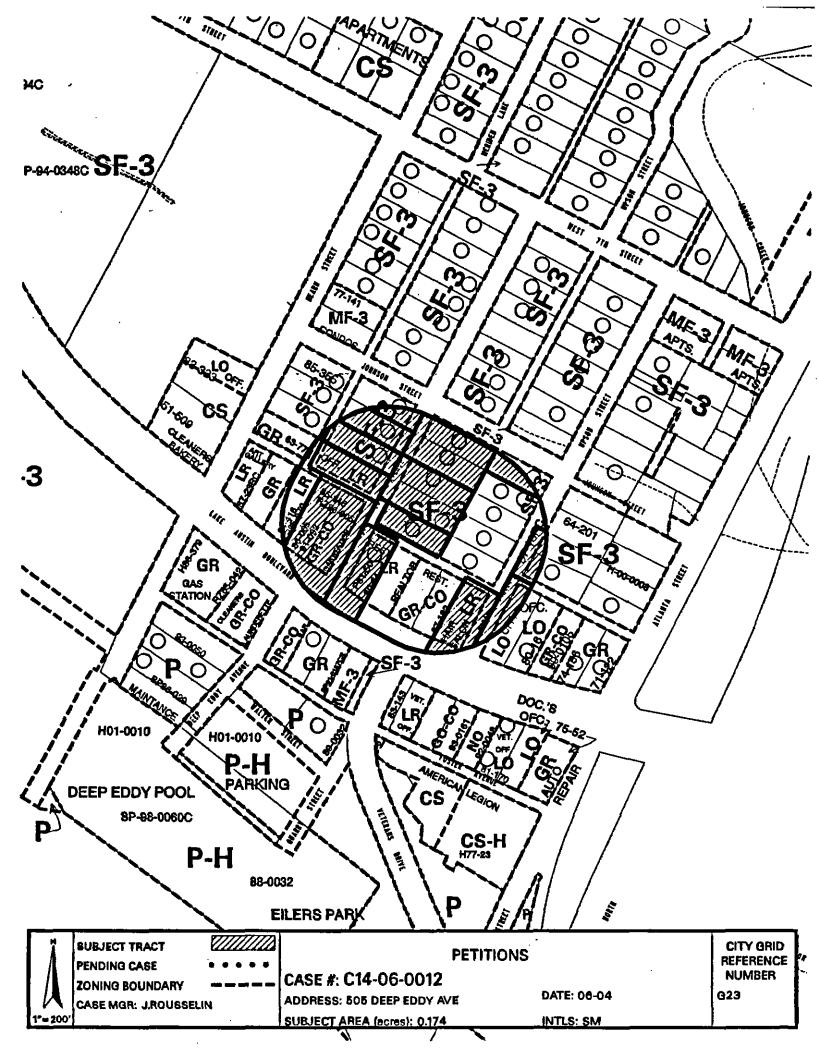
505 Deep Eddy has always been for commercial use. That is why there is a rezoning request on this property as well an ongoing back-up request for a variance from the home office code requirements if the rezoning request is denied. The waiver process is intended to provide equitable relief for residential plans that were underway at the time the interim rules were enacted; that is not the case here. A request for waiver predicated on fairness and equity requires some basis.

Thank you for your work and time.

Blake Tollett-West Austin Neighborhood Group 3701 Bonnie Road 78703-2002; 477-4028

cc: Joi Harden-Watershed Protection & Development Review Jorge Rousselin-Neighborhood Planning & Zoning

ase N	lumber:	C14-06-0012 505 DEEP EDDY AVE	Date:	<u>Apr. 18, 2006</u>
otal A	rea within 200' of subj	ect tract: (sq. ft.)	205.002.33	
۱ _	01-1006-0407	MCMAHON JOHN P	6,261.36	3.05%
2 _	01-1006-0408	AGRAZ LIDIA & ALLEN PECK	4,534.12	2.21%
	01-1006-0704	WOMMACK AGNES D	12,686.95	6.19%
	01-1006-0708	HAGGERTY MICHAEL GAMBLE	14,647.41	<u> </u>
	A. 4000 AT40	DICKENS LEWIS E &	47 664 66	
	01-1006-0710	MARGARET N	17,561.82	8.57%
-	01-1006-0711	ROCHEL J J	16,560.04	8.08%
,	01-1006-0713	HEFLEY MICHAEL L & DOROTHY Q SCOTT GEORGE	3,864.93	1.89%
l	01-1006-1201	CLINGER	2,977.40	1,45%
<u> </u>	01-1006-1202	LUCKSTEAD JON L	6,771.52	3.30%
	01-1006-1203	WOLFF STEPHEN A	8,243.15	4.02%
	01-1006-1204	SIKES JEV & SYDNOR	10,014.04	4.88%
	01-1006-1205	AL-SAYYED INC	27,407.72	13.37%
				0.00%
			· ·	0.00%
				0.00%
_				0.00%
				0.00%
				0.00%
				0.00%
				0.00%
_				0.00%
				0.00%
_				0.00%
				0.00%
				0.00%
idat	ed By:	Total Are	a of Petitioner:	Total %
	Stacy Meeks		131,530.46	64.16%



RECEIVED

4 MARCH 2006

MAR 1 3 2006

C14-06-0012

NOTICE OF FILING OF APPLICATION FOR A FUBLIC HEARING UN HERONO 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-S 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.

E Greenhu DDRESS SIGNATURE 2 10 Jup Eddy 3 ichens .507h 4 Kens heept 5 6 7

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

4 MARCH 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-S 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 BINGLE-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 ADDRESS SIGNATURE B Deep 51 003 12 colled 13 ነቆ 612

NEIGHBORHOOD CONTACT: BLAKE TOLLETT, WEST AUSTIN NEIGHBORHOOD GROUP 8701 BONNIE ROAD 78708-2002 477-4028 <u>TOLLETT-WANG@EARTHLINK.NET</u>

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-8 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 ADDRESS SIGNATURE ୲୶ୖ DEFP ED 605 DC 20 21 22

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

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-8 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. ぞにいて

NAME ADDRESS SIGNATURE l Veco Ed 614 515 30

NEIGHBORHOOD CONTACT: BLAKE TOLLETT, WEST AUSTIN NEIGHBORHOOD GROUP \$701 Bonnie Road 78703-2002 477-4028 <u>Tollett-Wang@earthlink.net</u>

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-S 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 BMALL, 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.

		ADDRESS	SIGNATURE	1
32	CHRIS COGBURN	601 DEEP EDDY AVE AVETIN TX 78703	Chit Chi	-
33	GEORGE Scott	514 Osep Eddy Auc	Delis	•
34	DAVID BEI	515 HEARN' AGISTIN 78703	T wiel Full	
35	Jennifer Goldsworth	W Austin, TX 18703	Octoldsworthy	
36	MARK GOLDSWORTHY	603 DEEP EDDY AUE AUSTIN	111111	
•			Nor W	

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

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.

	ADDRESS	SI SI	GNATURE	_
AGNESKOMMACK	2300 LAKE h	BTINKLYD X	Hannas	[
J. n.c.h	2208 Later 4	lostin BUD	12ml	
malekaisnyy ED	2402 Lake	Austria Blue	Ne	
mulik plawned	2407 Lake	Austin Blud		
			· · ·	
			,	
		`.		

NEIGHEORHOOD CONTACTI BLAKE TOLLETT, WEST AUSTIN NEIGHBORHOOD GROUP 3701 BONNIE ROAD 78703-2002 477-4028 <u>TOLLETT-WANG@EARTHLINK.NET</u>

4 MARCH 2006

RECEIVED

C14-06-0012

APR 1 0 2006

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-8 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 REGIDENTIAL 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	ADDRESS	SIGNATURE
	Jean Holand	STS HEARN ST	- HAS -
	Sara Belknup	601 Hearn St.	Sollings
	David Balknap	601 HEARNST	And Kelly
Ć	Jaco Bailler	_ WI DUD Eddy AR	Gullan .
	Top tathlraven	611 Deep Eaty Are	Kendlang
•	TOMAS PONTI		BAR
	- /		

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

RECEIVED

4 MARCH 2006

APR 1 0 2006

C14-06-0012

Neighborhood Planning & Zoning 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.

	Ľ	ADDRESS		SIGNATURE		
Mike	HAGGESTY	2308	Sohe	Quitin R/vet	Malad	ley
Jev Si	HAGGESTY Kis	508 Deen B	ddag	Ju fe	las	.0
		/				
······································		<u></u>			<u> </u>	
<u> </u>		· · · · · · · · · · · · · · · · · · ·	 5			
· · · · · · · · · · · · · · · · · · ·						
	· · · · · · · · · · · · · · · · · · ·					
· · · ·						
<u></u>						

NEIGHBORHOOD CONTACTI BLAKE TOLLETT, WEST AUSTIN NEIGHBORHOOD GROUP 3701 BONNIE ROAD 78703-2002 477-4028 TOLLETT-WANG@EARTHLINK.NET

4 MARCH 2006

C14-06-0012

Neighborhood Planning & Zoning

APR 1 0 2006

RECEIVED

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.

	ADDRESS	SIGNATURE		
rentide	2302-6 Lake Austin Br	Cent loh		
	<u> </u>			
	j			
		· · · · · · · · · · · · · · · · · · ·		
	· · · · · · · · · · · · · · · · · · ·			

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