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October 10, 2017

Ms. Sherri Sirwaitis
Planning and Zoning Department
505 Barton Springs Road
Austin, Texas 787

Re: Rezoning Application of Abraham Birgani
Case No.: C14-2017-0042
6610 McNeil Road/12602 Blackfoot Trail

Dear Ms. Sirwaitis,

If you will recall, at the Zap hearing on October 3rd, Mr. Birgani gave you hard copies of the following documentation followed by soft copies on October 4th, 2017. Unfortunately, the last Zoning Change Review Sheet - Staff Report for October 19th as of this morning **did not** include this support documents. I also noticed that the Change Review Sheet- Staff Report for October 19th, 2017 for council first reading **did not** include Mr. Birgani's property history and Power point presentation too. Your cooperation in supplementing the report with these documents as soon as possible would be most appreciated. For your convenience, I have attached update copies of the following documents.

1. Neighbors' of Support letter;
2. Mr. Birgani's zoning history of the property;
3. The PowerPoint presentation – paper version;

Further, we have not seen a posting on case # C14-98-0146(RCT) for the upcoming ZAP hearing rescheduled for October 17, 2017.

Please feel free to contact me or Mr. Birgani directly to discuss these matters.

Sincerely,

/S/Michael Shulman

Michael Shulman

MCS: sr

Xc: file

Encl: none

3/5

Subject: Support Letter for Rezoning CASE Number C14-2017-0042 to CS-MU

From:

To: sherri.sirwaitis@austintexas.gov

Cc: cyrus_birgani_jane@cityofaustin.org

Date: Wednesday, October 4, 2017 12:46:18 AM CDT

Ms. Sherri Sirwaitis,

Case Number C14-2017-0042

Address: 12602 Blackfoot Trail Austin TX 78729

Subject: Support and In Favor from Adjacent Neighbors to My property for Rezoning to CS-MU

Dear Ms. Sirwaitis,

Please see attached scan pdf copy of adjacent neighbors letter of support and in favor of rezoning my property located at 12602 Blackfoot trail Austin Tx. 78729 to CS-MU. I had delivered the original hard copy to you on October 3th, 2017 at city hall and for your convenience, I am sending the scan pdf file to you too. Please confirm you receive this document.

Sincerely,

Abraham Birgani

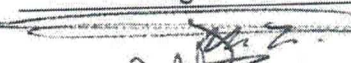








Date: September 15, 2017

Case Number: C14-2017-0042

To: Austin City Council

Address of Rezoning: 6610 McNeil Drive? 12602 Blackfoot Trail

We undersigned property owners adjacent to the referenced property **in favor and supporting** the requested zoning change to CS-MU for all of the property (Lot 2 Indian oaks 2 Subdivision) because: (1) Since 1985, the property is no longer restricted to use for residential purposes only and may be use for any lawful purpose. (2) The property has been purchased and developed since 1989 with no restriction to operate any type lawful businesses until City annexed the property in 1998. (3) The property has been developed with large detention pond which prevent flooding during heavy rain at corner of McNeil Drive and Blackfoot trail which benefit us. (4) There are much larger properties adjacent to our properties which zoned by city of Austin to CS-CO, W/L-CO and LI therefore the CS-MU code is very compatible with those commercial properties around us. (5) Beside Blackfoot Trail entrance to neighborhoods, there are four other entrances from McNeil to Neighborhoods close to us. On the eastside CORPUS CHRISTI DR and DAKOTA LN, on the westside LOS INDIOS TRL and SAN FELIPE Blvd, each one of these entrances has one or more properties that zoned to GR-CO or CS/GR-CO and none them has been divided to smaller tract, there is no justifiable reason this property singles out and treat poorly and over regulated with heavy restriction to become useless. It is time distinguished council members correct unjust, restore his right to his property and provide equal opportunity for the property owner too.

Signature	Print Name	Address
	MEHDI ZARCHI	12603 Blackfoot Trl. 78729
	Elham Tarkashvand	12603 Blackfoot trl. 78729
	DAVID SIEBELINK	12605 BLACKFOOT TR 78729
	Robin Siebelink	12605 BLACKFOOT TR 78729
	Abraham Birgani	12604 Blackfoot trl. 78729
	Mana Birgani	12604 Blackfoot TR 78729
	Lorenzo M Garcia	7205 NORTH UTE TRAIL 78729
	MEHDI ZARCHI	6516 McNeil Dr. 78729
	Elham Tarkashvand	6516 McNeil Dr. 78729
Please see attached copy of legal agreement for following two properties		
R322.630- 6702 McNeil Drive LOT 2 OF Indian OAKS 2 Subdivision		
R322.627- 6616 McNeil Drive LOT 3 OF Indian OAKS 2 Subdivision		

Contact Name: Abraham Birgani

Phone Number: 512-998-2525

STATE OF TEXAS
COUNTY OF WILLIAMSON

18833

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed recorded in Volume 500, Page 496, of the Deed Records of Williamson County, Texas, a copy of which is attached hereto as Exhibit "A", RAYMOND FLOYD DAVIS and wife, ALINE DAVIS, and BEULAH DAVIS, as Grantors, did convey to ROSCOE E. MILLEGAN and wife, ANNIE MILLEGAN, as Grantees, those six (6) tracts of land situated in Williamson County, Texas, as are more fully described on Exhibit "A"; and

WHEREAS, BEULAH DAVIS is now deceased and DIANA EICHSTATDT, joined herein by her husband, DONALD L. EICHSTATDT, is her only heir; and

WHEREAS, ELAINE BARNES, wife of DALE BARNES, is now deceased; and

WHEREAS, RICHARD BOUTON and wife, DIANE BOUTON, CRAIG H. SHERPERT and wife, BARBARA SHERPERT, DALE BARNES and FRANK C. WOLCHICK, JR., are successors in title to portions of the hereinabove referenced property; and

WHEREAS, the above named MILLEGANS, BOUTONS, BARNES, SHERPERTS and WOLCHICK constitute all of the parties with any interest in and to the property described on Exhibit "A"; and

WHEREAS, the Deed attached as Exhibit "A" contains certain restrictions restricting the use of the property for residential purposes only, and the parties hereto now desire to amend said restrictions to permit any lawful use;

NOW THEREFORE, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned agree that the restrictions imposed upon the property are hereby amended and modified to provide that the property is no longer restricted to use for residential purposes only and may be used for any lawful purpose.

EXECUTED this 21st day of April, 1985.

ROSCOE C. MILLEGAN

ANNIE MILLEGAN

DIANA EICHSTATDT

DONALD L. EICHSTATDT

RICHARD BOUTON

DIANE BOUTON

CRAIG H. SHERPERT

BARBARA J. SHERPERT

FRANK C. WOLCHICK, JR.

DALE BARNES

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on April 21, 1985, by Roscoe D. Millegan and wife, Annie Millegan.

NOTARY PUBLIC, State of Texas

(Printed or typed name of Notary)
My Commission Expires: 3-3-87

