



NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Este aviso es para informarle que hemos recibido una solicitud para una varianza dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

Mailing Date: May 3, 2018

Case Number: C15-2018-0017

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

Applicant:	Richard Suttle, (512) 435-2300
Owner:	Seamless 290 West DE LTD and Seamless GCW LTD
Address:	1303, 1307, 1311 and 1401 S. LAMAR BLVD

Variance Request(s):

The applicant has requested variance(s) to Article 10, Compatibility Standards, Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (3) to increase the allowed height of a structure that is more than 100 feet but not more than 300 feet from property along the south and west property lines that is zoned SF-5 or more restrictive, from 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive from 50 feet (required, permitted) to 60 feet (requested) in order to construct a mixed use structure in a "CS-V", General Commercial Services - Vertical Mixed Use and "CS-V-CO", General Commercial Services – Vertical Mixed Use - Conditional Overlay zoning district.

This application is scheduled to be heard by the **Board of Adjustment** on **Monday May 14, 2018**. The meeting will be held at **Austin Energy Town Lake Center Building, 721 Barton Springs Road, Assembly Room 130** beginning at **5:30 PM**.

You are being mailed this notice because City Ordinance requires that **all property owners and utility account holders within 500 feet of the proposed development** and affected neighborhood organizations **be notified** when an application is scheduled for a **public hearing**.

You are not required to respond to this notice, however if you have any questions concerning this application, please contact **Leane Heldenfels of the Development Services Department at 512-974-2202 or leane.heldenfels@austintexas.gov** and refer to the Case Number at the top right of this notice.

You may also find additional information that has been submitted on this case at our website: **<https://www.austintexas.gov/department/development-review>**
At this page click on the words Public Search that are part of the 4th paragraph, then at the next page input the case number above and click submit, then at this page open the BA case by clicking on the title and then scroll down to attachments to find all the information that has been submitted there.

If you do wish to respond to this notice please follow instructions provided on the following page.


For additional information on the City of Austin's land development process, please visit our website: **www.austintexas.gov/department/development-services**





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 SUBJECT TRACT

 ZONING BOUNDARY

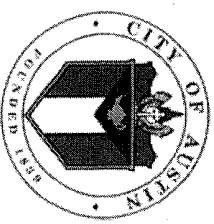
PUBLIC NOTIFICATIONS

 CASE#: PN-2018-079089

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be mailed.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

www.austintexas.gov/department/development-services

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2018-0017. 1303, 1307, 1311, and 1401 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, May 14, 2018

Your Name (please print)

☐ I am in favor
☐ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone: _____

Comments: _____

Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing. They may be sent via:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be seen by the Board at this hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

