

Begin forwarded message:

From: Mark Harkrider <harkrider@westcapitol.com>
Date: July 13, 2019 at 3:54:37 PM CDT
To: romit aggarwal <romitg@yahoo.com>, mary sanger <marysanger70@gmail.com>
Cc: "priscilla@morland.com" <priscilla@morland.com>
Subject: Re: 705 Harris Avenue

Romit,

The only rule mentioned in my email is the City of Austin's ordinance on occupancy limits. Hancock Neighborhood Association is a Texas nonprofit corporation. It does not have any HOA-type rules. We welcome people of all backgrounds.

In 2014, the City Council amended its occupancy limits to cover new construction in the central part of the city. It did so because too many affordable units were being demolished and replaced by high-occupancy duplexes. Here is part of the ordinance, highlighted:

§ 25-2-511 - DWELLING UNIT OCCUPANCY LIMIT.

(A) In this section:

- (1) ADULT means a person 18 years of age or older.
- (2) DOMESTIC PARTNERSHIP means adults living in the same household and sharing common resources of life in a close, personal, and intimate relationship.
- (3) UNRELATED means not connected by consanguinity, marriage, domestic partnership or adoption.

(B) Except as otherwise provided in this section, not more than six unrelated adults may reside in a dwelling unit.

(C) The regulations in Subsection (D) apply in the area defined in Subchapter F: Residential Design and Compatibility Standards Section 1.2.1.

(D) Except as provided in Subsection (E), for a conservation single family residential, single family attached residential, single family residential, small lot single family, duplex residential use, or two-family residential use, not more than four unrelated adults may reside on a site, in the following zoning districts:

- (1) Lake Austin Residence District (LA) Zoning District;
- (2) Rural Residence District (RR) Zoning District;
- (3) Single Family Residence Large Lot (SF-1) Zoning District;
- (4) Single Family Residence Standard Lot (SF-2) Zoning District;
- (5) Family Residence (SF-3) Zoning District;
- (6) Single Family Residence Small Lot (SF-4A) Zoning District;
- (7) Single Family Residence Condominium (SF-4B) Zoning District;
- (8) Urban Family Residence (SF-5) Zoning District; and
- (9) Townhouse and Condominium Residence (SF-6) Zoning District.

(E) The requirements of Subsection (D) of this section do not apply if:

- (1) [before March 31](#), 2014:
 - (a) a building permit for the dwelling unit was issued; or
 - (b) the use was established; and
- (2) [after March 31](#), 2014:
 - (a) the gross floor area does not increase more than 69 square feet, except to complete construction authorized before March 31, 2014 or to comply with the American with Disabilities Act, or
 - (b) any interior remodel that requires a building permit does not result in additional sleeping rooms.

I realize that the last part of this language is convoluted, but it's certain that if the renovation added more than 69 square feet of gross floor area, then the building is covered by the 2014 amendment. You can confirm this by calling the Austin Code Department through 3-1-1. If 69 gross square feet were not added, I would like to know.

Regards,

Mark

From: romit aggarwal <romitg@yahoo.com>

Date: Friday, July 12, 2019 8:05 PM

To: mary sanger <marysanger70@gmail.com>

Cc: "priscilla@morland.com" <priscilla@morland.com>, mark harkrider <harkrider@westcapitol.com>

Subject: Re: 705 Harris Avenue

Hi Mark,

I hope you are well.

Could you please e-mail me any HOA rules that restrict me or any owner in this area, to rent based on familial status, race or student or single status, based on how stable or affluent the renters are. I see that you mention some of those restrictions in your e-mail so please provide me with HOA that show those restrictions.

Thank you so much Mark.

-Romit Aggarwal

On Tuesday, July 9, 2019, 07:16:05 PM UTC, mary sanger <marysanger70@gmail.com> wrote:

Re: 705 Harris Ave, Austin

Dear Mr. Aggarwal:

It has come to the attention of the Hancock Neighborhood Association that your property located at 705 Harris Ave, Austin is being advertised for sale as a Multi Family property with rental opportunity of \$8,000 per month. You should be aware that 705 Harris is zoned as SF-2, which allows only single-family and duplex occupancy. It is not multifamily, and to describe it as such is false advertising.

If you have in mind renting to more than four unrelated adults, or advertising that the house can be rented to more than four unrelated adults, we remind you again that the Austin Land Development Code allows only four unrelated adults to occupy this site. The attached email string shows that you were made aware of this by the prior owner who forwarded to you my email of July 30, 2018, which reads: "In case you are not aware, the Land Development Code provides that your site may not be occupied by more than four unrelated adults."

We welcome you as an owner in our neighborhood. We hope that we can avoid controversy between us.

Sincerely,

Mark Harkrider
President, Hancock Neighborhood Association

Cc:
Priscilla Hanson, Moreland Properties
priscilla@moreland.com

From: romit aggarwal <romitg@yahoo.com>

Subject: Re: 705 Harris Avenue

Date: August 1, 2018 at 9:51:53 AM CDT

To: Jack Lieberman <jack@usam.net>, mary sanger <marysanger70@gmail.com>

Cc: mark harkrider <harkrider@westcapitol.com>, Bruce Fairchild <Fincap2@texas.net>, Ann Tucker <anndtucker@gmail.com>

Hi Mary,

I'm the new owner for 705 Harris Ave. I really like the neighborhood and trust me after remodeling it will look similar to Colonial revival/Traditional variant which was the style of the former home at 705.

Thanks,
Romit

On Wednesday, August 1, 2018, 9:31:45 AM CDT, mary sanger <marysanger70@gmail.com> wrote:

Thank you.

On Aug 1, 2018, at 9:30 AM, Jack Lieberman <jack@usam.net> wrote:

Romit!

See below

Sent from my iPhone

On Aug 1, 2018, at 9:28 AM, mary sanger <marysanger70@gmail.com> wrote:

Thank you. The City permit does not reflect a change of ownership nor who is the new owner. Would you please provide the the name of person or organization you sold to.

Best,
Mary Sanger
Secretary, Hancock Neighborhood Association

On Jul 30, 2018, at 9:26 PM, Jack Lieberman <jack@usam.net> wrote:

Hi guys

We sold that back in March to another party. We never proceeded with our permit as we sold "As is"

Sent from my iPhone

On Jul 30, 2018, at 7:53 PM, mary sanger <marysanger70@gmail.com> wrote:

Dear Mr. Lieberman:

I am writing you on behalf of the Hancock Neighborhood Association. It is our understanding, from the partial demolition and construction permit for 705 Harris Avenue, you are the current owner of this former 1936 home. As you are aware, the Hancock Neighborhood is one of Austin's oldest intact neighborhoods, with its first homes built at the turn of the 20th century.

The Harris Avenue part of it was platted in 1923. One of the centerpieces of the neighborhood is the Russel Lee Elementary School -- just down the street from 705 Harris Ave. The neighborhood has had periods where there has been a decline in families with children, but today we are pleased to see an increase. This adds to the neighborhood's diversity, stability and attractiveness. We appreciate any efforts you are making to design your duplex to have architectural features similar to Colonial revival/Traditional variant which was the style of the former home at 705.

Very important to your Hancock neighbors is that your duplex be family-friendly. This benefits the neighborhood, our neighborhood schools and our neighborhood businesses and service organizations such as the Hancock Golf Course and Recreation Center. The owner of the four duplexes at 516, 518, 520, and 522 Harris Avenue has made a concerted effort to rent first to families.

He has found that families make good renters—stable and with fewer troubles. In case you are not aware, the Land Development Code provides that your site may not be occupied by more than four unrelated adults.

We welcome you to the Hancock neighborhood. Our neighborhood association meets every other month at 7:00 pm at the Hancock Recreation Center. We would be pleased if you were to attend sometime.

Sincerely,

Mark Harkrider

President, Hancock Neighborhood Association

Sent by msanger, secretary, Hancock Neighborhood Association