

C15-2016-0124 & 0131

**Heldenfels, Leane**

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**From:** Meade, Nikelle [REDACTED]  
**Sent:** Monday, December 12, 2016 9:29 AM  
**To:** Heldenfels, Leane  
**Subject:** Request for Postponement - Agenda Items I-2 and L-4 (2510 and 2530 S. Congress)

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31

Good morning, Leane.

By this email and on behalf of the applicant in Case No. C15-2016-0131 (**Agenda Item I-2**, Interpretation; 2510 S. Congress Ave. and 2530 S. Congress) and Case No. C15-2016-0124 (**Agenda Item L-4**, Variance Request, 2510 S. Congress Ave.), we are requesting a 1-month postponement of both cases. We are awaiting documentation pertinent to the Board's review of these cases but that is not being created by us and is not yet in our possession, and we do not have it as of this morning. We expect to have it within approximately 1 week, so we do not anticipate needing any future postponements.

If you have any questions or need any additional information from me, please let me know.

Thank you.





**Nikelle Meade**  
**Partner**

**HUSCH BLACKWELL LLP**  
111 Congress Avenue, Suite 1400  
Austin, TX 78701-4093  
Direct: 512.479.1147  
Fax: 512.226.7373  
[Nikelle.Meade@huschblackwell.com](mailto:Nikelle.Meade@huschblackwell.com)  
[huschblackwell.com](http://huschblackwell.com)  
[View Bio](#) | [View VCard](#)

***Named a first-tier national real estate law firm by U.S. News-Best Lawyers in 2016.***



L4  
132  
COLLEGE


 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2016-0124  
 LOCATION: 2510 S. Congress Ave.



1" = 159'

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.



**CITY OF AUSTIN**  
Development Services Department  
One Texas Center | Phone: 512.978.4000  
505 Barton Springs Road, Austin, Texas 78704

L4  
133

## Board of Adjustment General/Parking Variance Application

**WARNING:** Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, click here to Save the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

### For Office Use Only

Case # _____	ROW # _____	Tax # _____
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### Section 1: Applicant Statement

Street Address: 2510 S. Congress Ave.

Subdivision Legal Description:

1.5300 ACR OF LOT 9 LIVE OAK GROVE ADDN

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: CS-V-CO-NP; GR-V-CO-NP

I/We Nikelle Meade (Husch Blackwell) on behalf of myself/ourselves as  
authorized agent for Krug Development, Inc. affirm that on

Month October Day 10 Year 2016, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Hotel (3 stories high generally, and 4 stories on S. Congress and at the back)

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

PLEASE SEE PAGE 8.

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## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The current regulations do not allow for a reasonable use of the property because the long, narrow configuration of the property makes the property not reasonably developable if compatibility standards are applied.

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Hardship is unique to this property because the property is zoned for dense commercial use but has a long, narrow configuration that makes it infeasible to develop in compliance with the City's comprehensive plan if the compatibility standards are applied.

b) The hardship is not general to the area in which the property is located because:

The hardship is not general to the area because no other tracts in the area are similarly situated and similarly configured.

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### Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variance will not alter the character of the neighborhood because the area is highly commercial, the adjacent property which triggers compatibility functions as a multi-family development that would not normally trigger compatibility, and the property is located on a major mobility corridor.

### Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

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### Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Nikelle Meade Date: 10/10/16

Applicant Name (typed or printed): Nikelle Meade

Applicant Mailing Address: 111 Congress Avenue, Suite 1400

City: Austin

State: TX

Zip: 78701

Phone (will be public information): (512) 479-1147

Email (optional – will be public information): nikelle.meade@huschblackwell.com

### Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 10/10/16

Owner Name (typed or printed): David Krug, President, Krug Development, Inc.

Owner Mailing Address: 4866 N. Clark Street #1N

City: Chicago

State: IL

Zip: 60640

Phone (will be public information): (773) 750-3706

Email (optional – will be public information): dkrug@krugdevelopment.com

### Section 5: Agent Information

Agent Name: Nikelle Meade

Agent Mailing Address: 111 Congress Avenue, Suite 1400

City: Austin

State: TX

Zip: 78701

Phone (will be public information): (512) 479-1147

Email (optional – will be public information): nikelle.meade@huschblackwell.com

### Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Legal Description: 1.5692 acres of land, more or less, out of and a part of Lot or Block "9", of LIVE OAK GROVE, a subdivision in Travis County, Texas, according to the map or plat, of record in Volume Z, Page 615, of the Plat records of Travis County, Texas, and being the same property conveyed by Mark Stephen Shields and Rustin Craig Andrus to Charles William Wendlandt and Constance Finch Wendlandt in a deed dated March 10, 1893, recorded in Volume 11880, Page 1514, of the Real Property Records of Travis County, Texas.

## Additional Space (continued)

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The applicant is requesting variances from Article 10, Compatibility Standards, as follows:

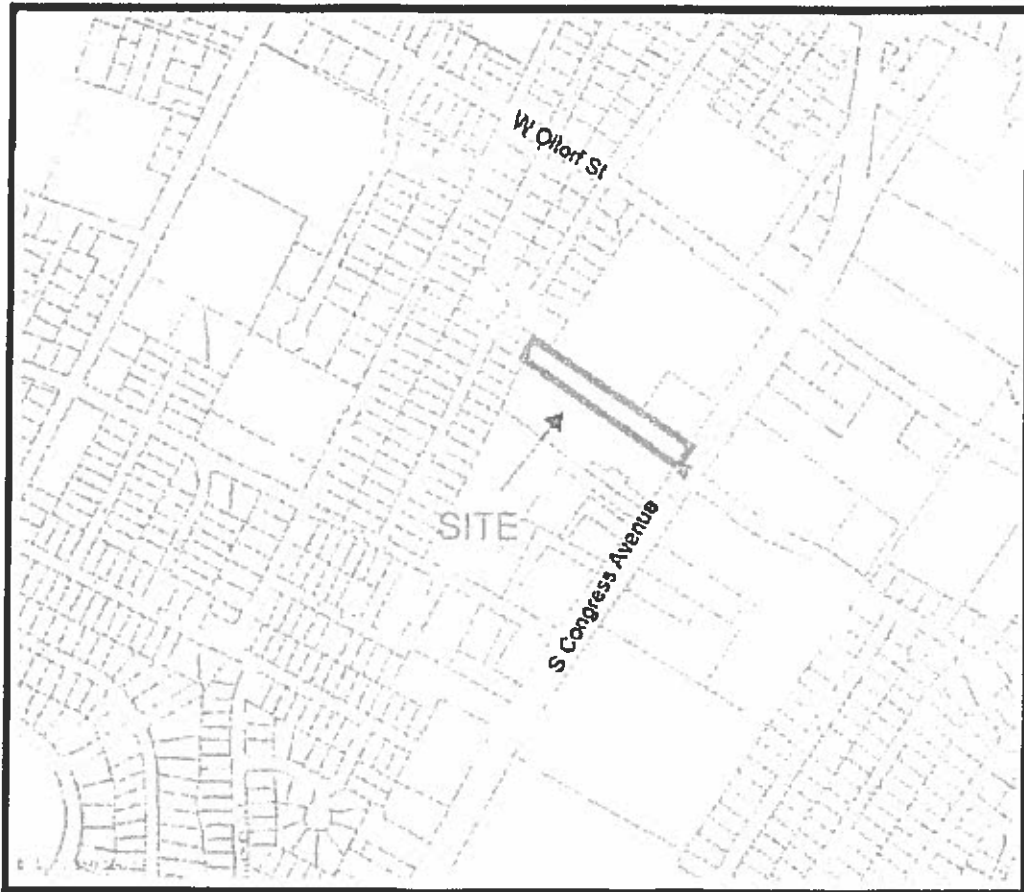
- A. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (B) to increase the required setback from a property in an urban family residence (SF-5) or more restrictive zoning district or on which a use permitted in SF-5 or more restrictive zoning district is located from 25 feet to 0 feet; and to
- B. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (1) for a structure 50 feet or less from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located from two stories and 30 feet to five stories and 60 feet; and to
- C. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (2) for a structure more than 50 feet and not more than 100 feet from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located from three stories and 40 feet to five stories and 60 feet; and to
- D. Section 25-2-1064 (*Front Setback*) to increase the minimum front building line setback from at least 25 feet from a right-of-way if the tract on which the building is constructed adjoins property in an SF-5 or more restrictive zoning district or on which a use permitted in a SF-5 or more restrictive district is located and fronts on the same street as the adjoining property to 0 feet; and to
- E. Section 25-2-1067 (*Design Regulations*) (F) to permit an intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground to be constructed 50 feet or less from adjoining property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located; and to
- F. Section 25-2-1067 (*Design Regulations*) (H) to decrease minimum setback distance of the driveway from adjacent properties to be constructed on a site less than 125 wide from 15 feet to 5 feet

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

**SAVE**

Location Map

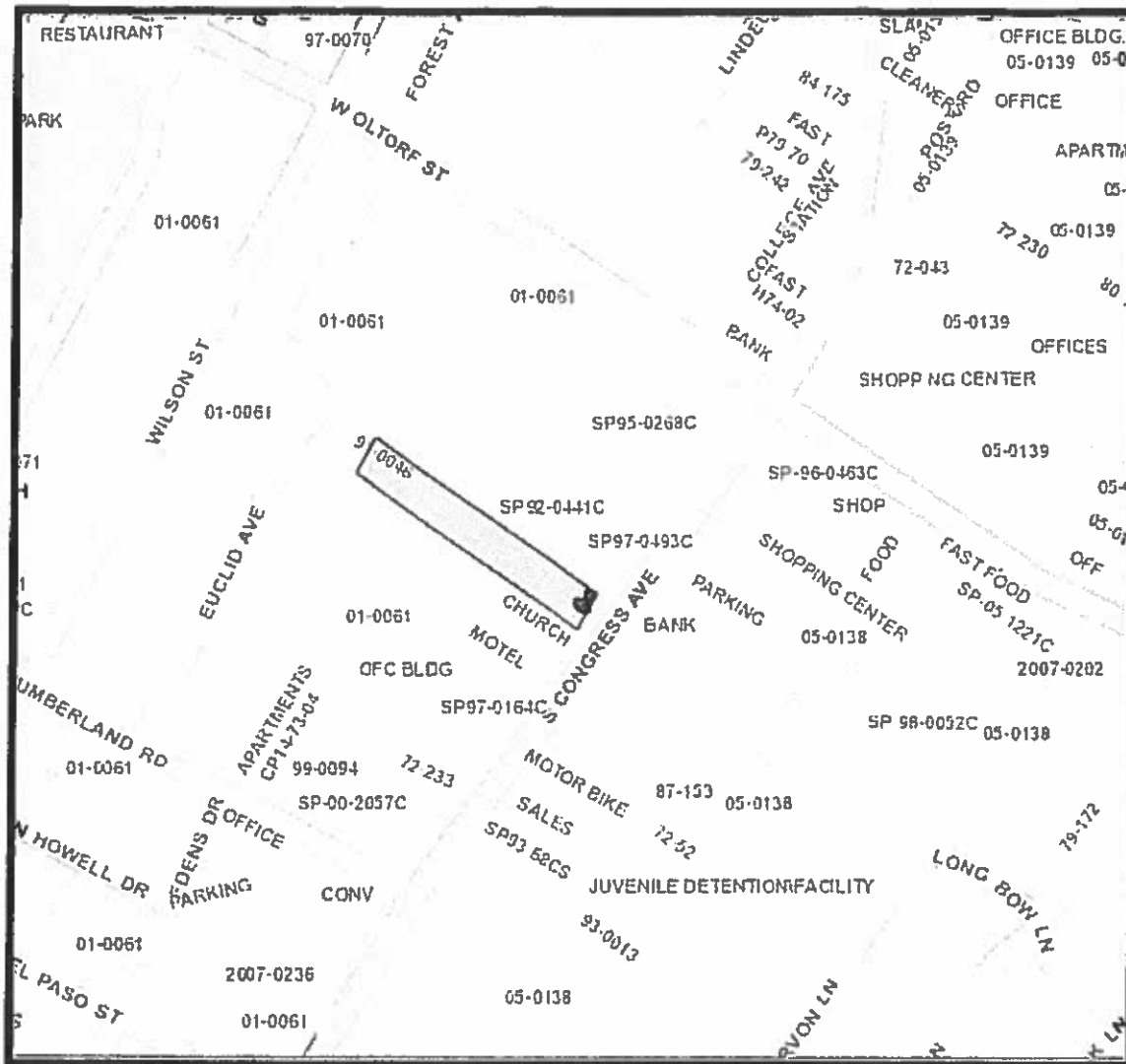
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# Location Map

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# 2510 South Congress

Birds Eye View

## Legend

- 2510 S Congress Ave
- Church in Austin
- Feature 1
- St Ignatius Martyr Catholic School
- TXU Energy Payments (inside Heb #045)

2510 S Congress Ave

CHURCH

Google earth

Imagery © 2015

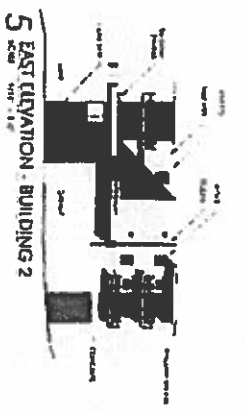
100 ft

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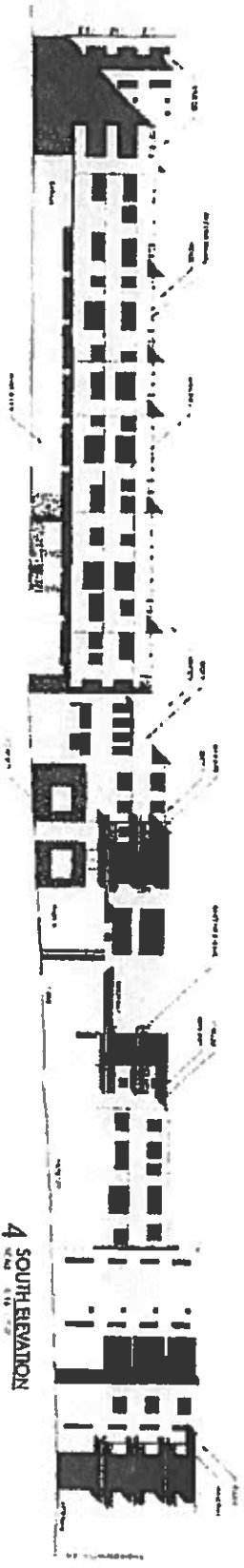
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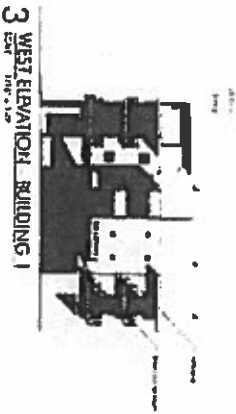
6 WEST ELEVATION - BUILDING 2



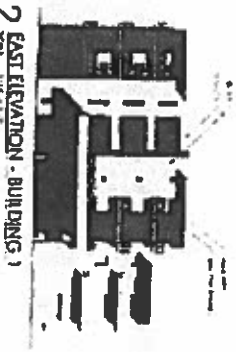
5 EAST ELEVATION - BUILDING 2



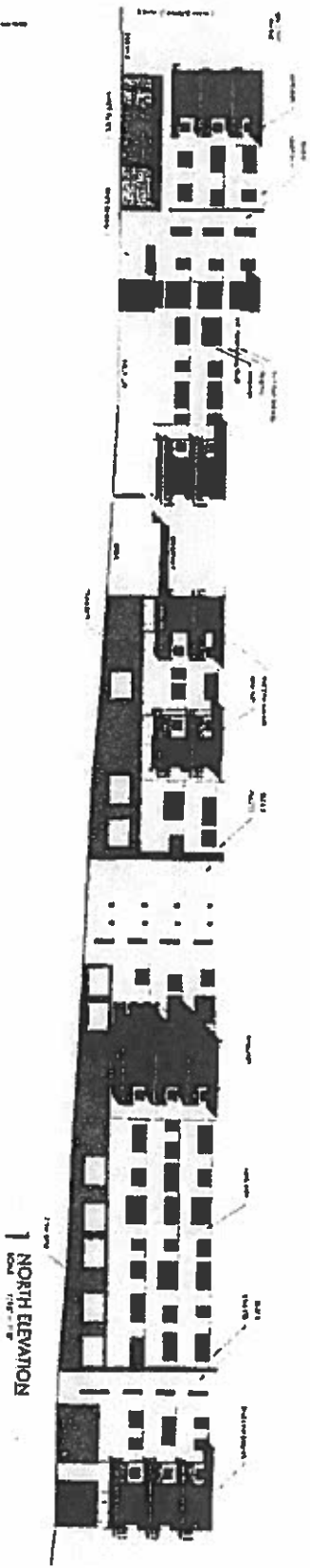
4 SOUTH ELEVATION



3 WEST ELEVATION - BUILDING 1



2 EAST ELEVATION - BUILDING 1



1 NORTH ELEVATION

# The Guesthouse Hotel

2216 South Congress Avenue  
Austin, Texas 78704

SP0.1

LEVY

ARCHITECT

1961 LEVY AND ASSOCIATES



$$\frac{24}{143}$$


8782 • J. Neurosci., September 24, 2008 • 28(39):8776–8787

# THE CHURCH IN AUSTIN

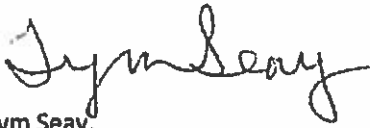
2530 S. Congress Ave. Phone (512) 443-0078  
Austin, Texas 78704 Fax (512) 443-0188

October 31, 2016

Dear Board of Adjustment members,

I am filing The Church in Austin's Letter of Objection to the hotel developer's requested variances in case # C15-2016-0124. I request that I be allowed to speak for five minutes after our attorney John Joseph speaks for five minutes at the Board of Adjustment hearing on Monday, November 14.

Sincerely,



Tym Seay,  
Chairman of the Board  
Of The Church in Austin

# 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 sent.

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;
- 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 web site: [www.austintexas.gov/development](http://www.austintexas.gov/development).

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. Any comments received will become part of the public record of the case.

Case Number: C15-2016-0124, 2510 S. Congress Ave.

Contact: Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

Public Hearing: Board of Adjustment, November 14, 2016

Your Name (please print) Stacy-sub Kim

☐ Train in favor  
☒ Object

Your address(es) affected by this application 2530 S Congress Ave #230 Austin TX 78704

Signature [Signature] Date 10/31/16

Daytime Telephone: 512-577-8452

Comments: I own a full-time campus with a son and have a family w/ children. I wish to keep tranquil environment for my work and family life at the church property. As a resident I am very much concerned about privacy, safety and noise from the hotel

Note: all comments received will become part of the public record of the case.

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

City of Austin-Planning & Development Review Department/ 1st Floor  
Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

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Public Hearing: Board of Adjustment, November 14, 2016

Onyiah Kian  
Your Name (please print)



2530 S. Congress Ave. Apt 230 Austin TX 78704  
Your address(es) affected by this application

Ng Ng 10/31/16  
Signature Date

Daytime Telephone: 512-755-1395

Comments: My husband and I raise chickens on the church property. I wish this property to be maintained in a good order for our privacy, safety, and tranquil life.

Note: all comments received will become part of the public record of the case.

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Leanne Heldentfels  
P. O. Box 1088  
Austin, TX 78767-1088  
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Public Hearing: Board of Adjustment, November 14, 2016

You Ok Le

Your Name (please print)

2530 S. Congress #131 Austin, TX 78704

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-466-8784

Comments: My husband and I have been living on this property for about 8 years.

I often take a walk on the church property to pray and to be with God in a peaceful environment. It concerns me that the developer next door is asking variance so close to the church property.

Note: all comments received will become part of the public record of the case.

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

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Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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**Contact:** Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)  
**Public Hearing:** Board of Adjustment, November 14, 2016

Elith Rodriquez

Your Name (please print)

2530 S. Congress Ave. Apt 233 Austin, TX 78704

Your address(es) affected by this application

Elith Rodriquez

Signature

10/31/16

Date

Daytime Telephone: 512-947-2251

Comments: I have lived on the church property for about ten years.

This is my home and place of rest from my busy schedule. The further away the hotel activities are from the church property the less disturbance it will cause me. If the hotel is built so close to us I will be very uncomfortable having their windows facing the place where I live, being a single woman privacy & security are very important to me. If they build a 4-story building so close to the church property will be very awkward making the place where I live a noisy and busy place to live in.

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 Leanne Heldenfels  
 P. O. Box 1088  
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Or fax to (512) 974-2934

Or scan and email to [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

☐ I am in favor  
☒ I object

5/6  
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Case Number: C15-2016-0124, 2510 S. Congress Ave.

Contact: Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

Public Hearing: Board of Adjustment, November 14, 2016

Ki Hyana Jo

Your Name (please print)

2530 S. Congress Ave. Austin, Tx 78704

Your address(es) affected by this application

*Ki Hyana Jo*

Signature

10/31/16

Date

Daytime Telephone: 714-858-8281

Comments: I object to the proposed development next to us. Having four stories hotel building right next to us will disrupt my privacy and it'll increase the noise level. One of reason I live here is peaceful atmosphere and having a hotel so close to us will limit such quiet environment.

Note: all comments received will become part of the public record of the case.

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

City of Austin-Planning & Development Review Department/ 1st Floor

Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

5/31/08

# PUBLIC HEARING INFORMATION

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Public Hearing: Board of Adjustment, November 14, 2016

Margie Eckels

Your Name (please print)



2536 S Congress Ave. # 200 Austin, TX

Your address(es) affected by this application

78704

Margie Eckels

Signature

10/31/16

Date

Daytime Telephone: 817-690-2670

Comments: I object the proposed development because this change could disturb the present quiet and comfortable atmosphere around my home. This is personally very important to me and my wealth. The noise and traffic would affect this.

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Public Hearing: Board of Adjustment, November 14, 2016

Your Name (please print) Johan Hyunwoo Lee

Your address(es) affected by this application 2530 S. Congress #131 Austin, TX 78704

☐ I am in favor  
☒ I object

JS

Signature

10/31/16  
Date

Daytime Telephone: 512-363-3221

Comments: I am a full time servant of the Lord living on this property for 8 years. I've been crying living here because it is peaceful and quiet. When I heard the news that a hotel would be built next to my property I was very disappointed. Please do not let them come closer than the city code allows.

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7/31

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Contact: Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)

Public Hearing: Board of Adjustment, November 14, 2016

Chris Hall

Your Name (please print)

2530 S. Congress Ave. #130

☐ I am in for  
☒ I object

Your address(es) affected by this application

Chris Hall

Signature

10/31/16

Date

Daytime Telephone: (214) 223-9596

Comments: As a missionary, what I call my "quiet time" spent in prayer and reflection before God is crucial. In it I prepare both to publicly speak and counsel people I meet with. Having the flow of traffic and noise the hotel would bring nearer to our property than such allows would disrupt my preparation. As a law license resident, I have nowhere else to go - this is both my house and office. Having the least amount of disruption (and our privacy protected) is necessary.

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Case Number: C15-2016-0124, 2510 S. Congress Ave.

Contact: Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)  
Public Hearing: Board of Adjustment, November 14, 2016

Page 1 De la Cruz

Your Name (please print)

8530 S. Congress Ave Apt 333

Your address(es) affected by this application

Rapado la Cruz

Signature

10/31/16

Date

Daytime Telephone: 850 513 1737

Comments: I object the proposed development because this change would disturb the present quiet and comfortable atmosphere around my home. This is personally very important to me and my health. Furthermore, a 4-story building next to my home would potentially invade my privacy by having guests look over on my property at 2530 Congress.

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5/15

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**Contact: Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)**

**Public Hearing: Board of Adjustment, November 14, 2016**

Jaime Hall

Your Name (please print)

2530 S. Congress, #136

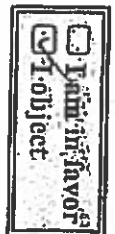
Your address(es) affected by this application

Attall

Signature

Daytime Telephone: 978 (885) 0151

10/31/16  
Date



Comments: As a resident of the property adjacent to the proposed development of the Great Hotel, I feel concerned about the increase in noise and traffic such as might be attracted by the hotel. We have an infant. While I don't expect to a nice establishment replacing the previous steak food restaurant, I do expect that it be built within code - specific code being maintained out of respect for the families next door.  
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5/15

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Case Number: C15-2016-0124, 2510 S. Congress Ave.  
 Contact: Leane Heidenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)  
 Public Hearing: Board of Adjustment, November 14, 2016

McLiana Garcia  
 Your Name (please print)

☒ I am in favor  
☐ I object

8530 S. Congress Ave #232 Austin TX 78704  
 Your address(es) affected by this application

Leane Heidenfels  
 Signature Date 10/31/16

Daytime Telephone: 512-507-4099

Comments: A strongly object to the proposed developments by the building contractors, including 4-story building because such developments would greatly affect the adjacent residents, disrupting the integrity and peaceful environment that exists around the house holds of many Christian missionaries @ 8530 S. Congress Ave Thank you

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**Public Hearing:** Board of Adjustment, November 14, 2016

Caitlin Bapton

Your Name (please print)

7530 S Congress #133

Your address(es) affected by this application

Signature

Daytime Telephone: 512 695 9949

Date

10 31 16

Comments: We consistently use the entrance of our property and to have citrus trees that drive away or that itself forcing 5 feet away from our property line would greatly detract from our privacy and tranquility. Also we're concerned with the noise as we hold many events and educational programs

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Public Hearing: Board of Adjustment, November 14, 2016

Danielle McCaskey  
Your Name (please print)

☐ I am in favor  
☒ I object

2530 S. Congress Ave. # 200  
Your address(es) affected by this application

Danielle McCaskey  
Signature

10.31.16  
Date

Daytime Telephone: (919) 239-5392

Comments: I object to the proposed variances. I feel that hotel will disrupt the overall atmosphere of the neighborhood. There will be less privacy due to the towering height of the hotel. The height level will increase and the higher traffic of occupants could increase crime rates.

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57148

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Case Number: C15-2016-0124, 2510 S. Congress Ave.  
Contact: Leane Heidenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)  
Public Hearing: Board of Adjustment, November 14, 2016

Kyle Backus  
Your Name (please print)



2530 S. Congress #135 Austin, Tx 78704  
Your address(es) affected by this application

[Signature] 10/31/16  
Signature Date

Daytime Telephone: 512-739-1373

Comments: Reviewing the scene atmosphere at the church property is a wait for it proper use limiting the requested variances infers on the use + suitability for our property. The 50' set back for the pool should be maintained to keep the noise of social life at night at bay. Putting the driveway 5' from our property will certainly cause nighty disturbances putting the front building right on our property line is totally unacceptable & will cause driving stress + increase the noise problem from balconies.

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City of Austin-Planning & Development Review Department/ 1st Floor  
Leane Heidenfels  
P. O. Box 1088  
Austin, TX 78767-1088  
Or fax to (512) 974-2934  
Or scan and email to [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)

## PUBLIC HEARING INFORMATION

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**Case Number:** C15-2016-0124, 2510 S. Congress Ave.

**Contact:** Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

**Public Hearing:** Board of Adjustment, November 14, 2016

Shuman Seto  
Your Name (please print)

☐ I am in favor  
☒ I object

2530 Congress 176  
Your address(es) affected by this application

Shuman Signature 10/31/2016 Date

Daytime Telephone: 512-259-4371

Comments: The unit I am living in borders the hotel built hotel. The head of my bed will be ON Y 11 FEET from their fence. I say: Furthermore, the lack of distance between their buildings and ours violates my personal privacy and endangers the church's building. This will drastically affect my life & sleep.

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Austin, TX 78767-1088

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Case Number: C15-2016-0124, 2510 S. Congress Ave.

Contact: Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

Public Hearing: Board of Adjustment, November 14, 2016

FAUSMUN TSVL

Your Name (please print)

☐ Fair in Favor  
☒ In Object

2530 Stonewall Ave Apt 200 Austin TX 78705

Your address(es) affected by this application

*Leanne Heldenfels*

Signature

10/31/16

Date

Daytime Telephone: 214-477-0379

Comments: I object the proposed development because this would cause a big disturbance to the current quiet and comfortable atmosphere there would be an interruption to my privacy and the noise would also be an issue.

Note: all comments received will become part of the public record of the case.

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P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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5124430188

CHURCH IN AUSTIN

**PUBLIC HEARING INFORMATION**

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Case Number: C15-2016-0124, 2510 S. Congress Ave.

Contact: Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

Public Hearing: Board of Adjustment, November 14, 2016

Beth Rutkowski

Your Name (please print)

2530 S. Congress Ave Apt. 132

Your address(es) affected by this application

Beth Rutkowski

Signature

Date

Daytime Telephone: 512-924-1158

10-31-16

Comments: As a middle age, single woman living at 2530 S. Congress, I object to the City of Austin's approval of the developer's requested waivers (driveway, swimming pool, building). The requested variances would invade personal space + privacy, disrupt the view, and increase noise levels in the neighborhood.

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Austin, TX 78767-1088

Or fax to (512) 974-2934

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Contact: Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)  
Public Hearing: Board of Adjustment, November 14, 2016

Merrill Eric

Your Name (please print)

2570 S Congress Ave # 231

Your address(es) affected by this application

Merrill Eric

Signature

Date

Daytime Telephone: 512 589 1862

Comments: I have lived at 2570 S Congress for

half my life, over 15 years. A hotel that will take away my views of the sky, my privacy, and my quiet is not welcome. I object to the building so close to our property.

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Austin, TX 78767-1088

Or fax to (512) 974-2934

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Public Hearing: Board of Adjustment, November 14, 2016

Laurel Eng  
Your Name (please print)

8530 S. Levee Ave #201 Austin TX 78704

Your address(es) affected by this application

Laurel Eng  
Signature

Signature

Daytime Telephone: 512-206-6293

Date

10/31/16

Comments: I am raising my family here at the address listed above. I object to the hotel building so close to where I live to due noise pollution and safety concerns. In particular, I'm worried about strangers wandering onto the property where I live, incubated or no dogs.

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