

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

43
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DATE: Monday, December 12, 2016

CASE NUMBER: C15-2016-0124

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Bryan King 2nd the motion
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen Motion to Grant ppmt by applicant
☐ Y ☐ Kelly Blume (Alternate)

APPLICANT: Nikelle Meade

OWNER: David Krug

ADDRESS: 2510 and 2530 CONGRESS AVE

VARIANCE REQUESTED: The applicant has requested variance(s) from Article 10, Compatibility Standards:

- 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 (required/permitted) to 0 feet (requested); and to
- B. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (1) to increase the allowed height of 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 2 stories and 30 feet (required/permitted) to 5 stories and 60 feet (requested); and to
- C. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (2) to increase the allowed height of 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 3 stories and 40 feet (required/permitted) to 5 stories and 60 feet (requested); 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 (required/permitted) to 0 feet (requested); and to

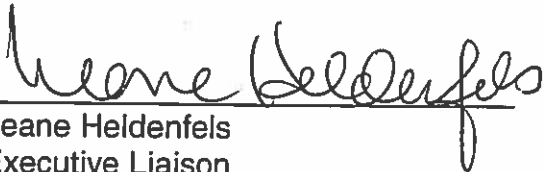
- 2/3
- E. Section 25-2-1067 (*Design Regulations*) (F) to permit an intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground to be constructed 50 feet or less (requested) from adjoining property in an SF-5 or more restrictive zoning 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 (required/permitted) to 5 feet (requested)

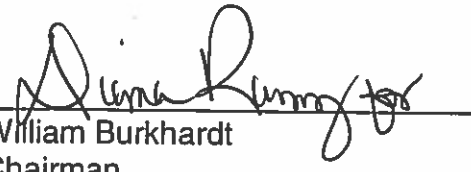
in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan and a "GR-V-CO-NP", Community Commercial – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (Dawson)

BOARD'S DECISION: POSTPONED TO DECEMBER 12, 2016 BY APPLICANT DUE TO LACK OF FULL BOARD; December 12, 2016 POSTPONED TO JANUARY 9, 2017 BY APPLICANT

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. 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:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

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**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, November 14, 2016

CASE NUMBER: C15-2016-0124

☒ Y ☐ Brooke Bailey
☒ Y ☐ Michael Benaglio
☒ Y ☐ William Burkhardt
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☒ Y ☐ Bryan King
☒ Y ☐ Don Leighton-Burwell
☐ - ☐ Rahm McDaniel OUT
☒ Y ☐ Melissa Neslund
☒ Y ☐ James Valadez
☐ - ☐ Michael Von Ohlen OUT
☒ Y ☐ Kelly Blume (Alternate)

APPLICANT: Nikelle Meade

OWNER: David Krug

ADDRESS: 2510 CONGRESS AVE

VARIANCE REQUESTED: The applicant has requested variance(s) from Article 10, Compatibility Standards:

- 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 (required/permitted) to 0 feet (requested); and to
- B. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (1) to increase the allowed height of 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 2 stories and 30 feet (required/permitted) to 5 stories and 60 feet (requested); and to
- C. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (2) to increase the allowed height of 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 3 stories and 40 feet (required/permitted) to 5 stories and 60 feet (requested); 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 (required/permitted) to 0 feet (requested); and to

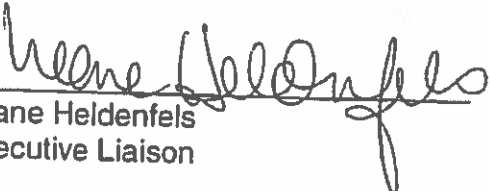
- L3
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- E. Section 25-2-1067 (*Design Regulations*) (F) to permit an intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground to be constructed 50 feet or less (requested) from adjoining 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 (required/permitted) to 5 feet (requested)

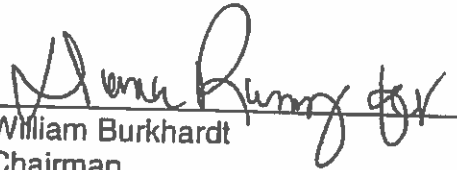
in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan and a "GR-V-CO-NP", Community Commercial – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (Dawson)

BOARD'S DECISION: POSTPONED TO DECEMBER 12, 2016 BY APPLICANT DUE TO LACK OF FULL BOARD

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. 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:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

COATS | ROSE

A PROFESSIONAL CORPORATION

JOHN M. JOSEPH
DIRECTOR

JMJOSEPH@COATSROSE.COM
DIRECTOR (512) 541-3593
FAX (512) 469-9408

November 14, 2016

The Board of Adjustment
c/o Leane Heldenfels
Board of Adjustment Liaison
City of Austin
1st Floor – Development Assistance Center
505 Barton Springs Road
Austin, TX 78704

Re: Compatibility Variances for Guesthouse Hotel, 2510 South Congress Avenue
(Site Plan No. SP-2015-0300C/Board of Adjustment Case No. C15-2016-0124)

Dear Ms. Heldenfels,

I represent The Church in Austin (hereafter "Church") in connection with the application by Nikelle Meade, on behalf of owner David Krug, for six variances from the City of Austin's compatibility standards codified in Article 10 of the Land Development Code. The owner seeks these variances for a hotel project at 2510 South Congress Avenue it has named "The Guesthouse Hotel."

The property in question (the "Property") is located just south of Oltorf Street. The Church in Austin owns the adjoining property to the south. The eastern portion of the Church property contains the principal church building. The Church maintains residences for clergy on the western portion of the property. Single-family homes adjoin the property to the west. The Property is within the Dawson neighborhood. As discussed in more detail in staff backup, the owner seeks variances from the compatibility standards along the southern boundary of the property in order to allow the hotel to be built taller and closer to the property line than the standards allow. The application also seeks to locate a swimming pool and driveway within the compatibility setbacks, both intended to serve the hotel guests.

You have received extensive objections, evidence and arguments against the requested variances from the Church administration, members of the Church, residents of the Church and residents in the area. We urge you to consider the arguments and evidence submitted by the Church and the other objectors. This letter sets forth the Church's legal position that the requested variances, as a matter of law, do not meet the requirements for a variance under state law or City Code.

BARTON OAKS PLAZA, 901 S. MOPAC EXPWY, BLDG 1, STE 500, AUSTIN, TEXAS 78746
PHONE: (512) 469-7987 FAX: (512) 469-9408
WEB: WWW.COATSROSE.COM

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Procedural Background.

On June 28, 2016, the Planning Commission granted two compatibility waivers for the project. The Church in Austin perfected an appeal of the compatibility waivers granted by the Planning Commission. After the appeal was docketed, staff was made aware that the waivers were approved on the basis of an erroneous application of the compatibility rules for this site. The western half of the Church property is zoned SF-3-NP. Staff assumed (and the Planning Commission was told) that compatibility regulations were triggered only by the SF-3 zoning on the western portion of the Church property adjoining the site to the south. Staff subsequently conceded that the eastern portion of the property, which is used as a civic use (a church) also triggered compatibility requirements. Staff accordingly has required the applicant to request variances from the compatibility regulations from this Board.

The Requested Variances.

The Property is approximately 97-feet wide (at the street) and approximately 700-feet deep, for a total area in excess of 67,000 square feet. The Owner seeks a number of variances to build a 79-room hotel on this deep, relatively narrow lot. The Owner accordingly is presenting to this Board requests for variances for multiple design aspects, including:

- a. Height compatibility.
- b. Building height.
- c. Building and Driveway setbacks.
- d. Swimming Pool setbacks.

The owner specifically seeks to build a four-story structure along the eastern and southern portion of the property within the compatibility setbacks triggered by the use of the adjoining property by the Church in Austin. The owner also seeks to place a driveway and swimming pool within these compatibility setbacks.

Legal Authorities

Section 25-2-474 of the Land Development Code sets forth the findings the Board must make to grant a variance from development regulations. The Board can grant a variance from a requirement only if it finds as a matter of fact that:

- (1) the requirement does not allow for a reasonable use of property;
- (2) the hardship for which the variance is requested is unique to the property and is not generally characteristic of the area in which the property is located; and
- (3) development under the variance does not:

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- (a) alter the character of the area adjacent to the property;
- (b) impair the use of adjacent property that is developed in compliance with the City requirements; or
- (c) the impair the purposes of the regulations of the zoning district in which the property is located.

State law, similarly, allows a variance to be granted only when, due to "special conditions," "a literal enforcement of the ordinance would result in unnecessary hardship."¹

In order to justify a variance, a hardship must not be self-imposed, nor financial only, and must relate to the very property for which variance is sought – i.e., a condition unique, oppressive, and not common to other property.² Likewise, the hardship must not be personal in nature.³ "An example of a personal or self-created hardship might be a situation in which the owner of a square lot divides it into two triangles and then tries to secure a variance in order to sell the property at a high price. In such an instance, the hardship would be self-created and if the owner could not sell the triangular pieces of property without the variance, then the hardship would be personal."⁴

A financial hardship does not constitute an unnecessary hardship sufficient to support a variance request.⁵ Most pertinently here, there is no hardship merely because a property cannot be developed with its "best and highest use."⁶ A variance is not authorized merely to accommodate the highest and best use of the property, but only where the zoning ordinance does not permit any reasonable use of such property.⁷

Here, there is no dispute that the compatibility rules allow the Property to be developed with significant intensity. The rules allow the construction of one or more two-story buildings to a depth of almost 700 feet. The rules also allow the full development of the northern three-fourths of the Property; only the southern 25 feet lie within the compatibility setback. The Board can take judicial notice of the fact that development along South Congress Avenue between E. Riverside and Ben White Boulevard consists almost exclusively of one- and two-story buildings.

¹ TEX. LOCAL GOV'T CODE § 211.009(a). Section 211.009(a)(3) states in full: "The board of adjustment may: (3) authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done."

² *City of Alamo Heights v. Boyar Eyeglasses*, 158 S.W.3d 545 (Tex. App. – San Antonio 2005, no pet.); *Town of S. Padre Island v. Cantu*, 52 S.W.3d 287, 290 (Tex. App.-Corpus Christi 2001, no pet.).

³ *Currey v. Kimple Eyeglasses*, 577 S.W.2d 508, 513 (Tex. Civ. App. – Texarkana 1978, writ ref'd n.r.e.).

⁴ *Currey*, 577 S.W.2d at 513.

⁵ *Battles v. Bd. of Adjustment & Appeals of Irving*, 711 S.W.2d 297, 300 (Tex. App.-Dallas 1986, no writ) (reversing decision to grant variance to developer where only showed that hardship suffered by applicant was economic); *Bd. of Adjustment of San Antonio v. Willie*, 511 S.W.2d 591, 594 (Tex. Civ. App.-San Antonio 1974, writ ref'd n.r.e.).

⁶ See *Willie*, 511 S.W.2d at 594.

⁷ *Board of Adjustment v. Stovall*, 218 S.W.2d 286 (Tex. Civ. App.—Fort Worth 1949, no writ).
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There is no impediment to constructing a substantial retail or commercial use that conforms to all code requirements.

Although financial considerations are irrelevant to the hardship determination, it should be noted that there are existing (and presumably profitable) hotels along South Congress substantially smaller than the development proposed by the owner. The owner seeks the variances to develop a 79-room hotel. Comparable hotel properties on South Congress, however, include the Austin Hotel at 1220 S. Congress Ave. has 41 rooms, 31 on the first floor and 10 on the second floor, and the Hotel San Jose at 1316 Congress Ave. has 40 rooms, 32 on the first floor and 8 on the second floor. And, of course, South Congress Ave. has historically been the home of a number of modest one- to two-story motor courts.⁸ As a matter of law, a property owner is not entitled to a finding that the property lacks a reasonable use or that the owner is subject to a unique hardship merely because the rules do not allow him to squeeze a 79-room hotel onto a narrow lot.

The owner's request is similar to that made by the property owner in *Bd. of Adjustment of San Antonio v. Willie*.⁹ There, the board of adjustment granted a variance because it found that the property had "unique" characteristics, including a relatively shallow depth (441 feet) in comparison with the approximately 1,500 feet of frontage, which prevented the property from being utilized as a multi-story building to its "highest and best use." The court of appeals affirmed the reversal of the variance because the property could still be used for food service centers, filling stations, discount stores or franchises. The Property here can likewise be developed with a variety of commercial uses. The mere fact that the subject Property in this case has only 97 feet of frontage is merely an inconvenience for the owner, not a "unique" characteristic that prevents a reasonable use.

It is also highly relevant that Council has specifically considered and addressed the applicability of compatibility regulations to small lots. Section 25-2-1062 provides specific setbacks for lots which have less than 100 feet of street frontage and which are smaller than 20,000 square feet. In the case of lots larger than 20,000 square feet, the Code provides that the ordinary setbacks shall apply. In short, the City Council has already considered and rejected the proposition that a large lot should be entitled to less restrictive compatibility regulations merely because it has "only" 100 feet of frontage. The owner essentially asks this Board for a determination that compatibility regulations should not apply to 100-foot wide lots on South Congress. This is a matter for City Council, not this Board. Council and Council alone should determine what compatibility standards should apply on South Congress.

Conclusion

For the foregoing reasons, the owner cannot demonstrate, as a matter of law, that the compatibility regulations deprive him of a reasonable use of the Property, nor that these

⁸ The recently opened South Congress Hotel at 1603 S. Congress has 82 rooms, none on ground floor, about 43 on second floor and about 39 on third floor. We understand that this project fully complied with compatibility standards.

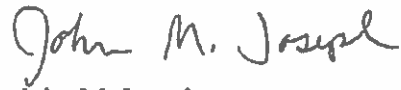
⁹ 511 S.W.2d 591, 594 (Tex. Civ. App.-San Antonio 1974, writ ref'd n.r.e.).
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regulations create a unique hardship. The requested variances should be rejected for these reasons.

Sincerely,

A handwritten signature in cursive script that reads "John M. Joseph".

John M. Joseph

THE CHURCH IN AUSTIN

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

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November 14, 2016

Supplement to Objection Letter

Dear Board of Adjustment Members,

Re: Case # C15-2016-0124

This supplement to The Church in Austin's Objection Letter dated October 31, 2016 addresses the following five points:

1. The developer's lack of due diligence caused it to miss three opportunities to design its site plan to avoid the need of variances.
2. The driveway variance is to increase space for the building.
3. Swimming pool area apparent revisions are illegible.
4. Building right-of-way setback of 0 feet is atypical of our block.
5. Potential negative impact on other neighbors if variances are granted without conditions.
6. Summary: Do variances meet legal requirements?

1. The developer's lack of due diligence caused it to miss three opportunities to design its site plan to avoid the need of variances.

Page 7 of our Objection Letter quoted the Guidebook, which states:

"A hardship cannot be self-created.

- An applicant for a permit or site plan cannot claim a hardship based on conditions that he or she is responsible for creating.

- For example, if a structure is designed in a manner that fails to comply with regulations, the structure's non-compliance isn't a hardship." (p.10)

A. Regarding the building variances, the developer failed to exercise due diligence before purchasing the property on or about January 2, 2015 by not correctly applying compatibility standards. Thus, the developer skipped three of the first four steps (steps 1, 3, and 4) of the Board of Adjustment's "Checklist of Steps for Variances" found in Appendix A of its Guidebook as reproduced below:

"Checklist of Steps for Variances:

1. Determine what zoning regulations apply to your property. Consider those regulations impact development of the property—i.e., yard setbacks, limits on height and impervious cover, etc.

2. *Design what you want to build.*
3. *Determine if a variance is needed—i.e., does your proposed design fit within what's allowed by the zoning regulations.*
4. *If a variance is needed, consider altering the design to avoid the need for a variance."*

By skipping these steps, the developer has created its "hardship".

B. Furthermore, the developer had knowledge in April 2015 after it purchased the property that church use of our property may trigger compatibility for its entire property. Exhibit 1 from the Planning Commission's file is email correspondence on April 16, 2015 between one of the developer's apparent engineers and the City staff about church use triggering compatibility. Scott Wuest, the developer's main engineer, was carbon copied. Based on the staff's statement that "the Code is a little vague in that area," the developer should have realized the need for an attorney to interpret the law. Therefore, it failed a second time to exercise due diligence before submitting its current site plan to the City on July 2, 2015. The developer is responsible for creating its "hardship".

C. On September 1, 2016 our attorney informed (see Exhibit 7 of the Objection Letter) the City that our church use triggered compatibility standards on the developer's entire property. The developer had a third opportunity to design its site plan to avoid the need for variances. Again, it has created its "hardship."

Redesigning its site plan will obviously increase the developer's cost. However, according to page 11 of the Guidebook,

"A property is not left with no reasonable use just because a regulation limits the size or design of a structure or increases development costs."

2. The driveway variance is to increase space for the building.

In addition to the objections already raised against the driveway variance in our Objection Letter, please note the following:

A. The Church in Austin's Objection Letter, Part 3, section 1 entitled "Reasonable Use", pages 5 and 6, quoted the Guidebook, pages 4 and 7, which state:

"A property is not left with no reasonable use just because a regulation limits the size or design of a structure or increases development costs."

"Self-created or financial hardships are not enough nor are...desire for additional space [in order to prove hardship]."

The reason the hotel is requesting a reduction in setback from 15 feet to 5 feet for the driveway is because this compatibility standard limits the size of its building on the other side of the driveway.

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The developer's lot is 97 feet wide. Exhibit 2 shows that the driveway variance allows 62 rather than 52 horizontal feet for the building. This property is not left with no reasonable use just because the 15 foot driveway setback limits the size of the building by 10 feet. Nor does the desire for additional space prove hardship.

B. Safety is another concern regarding the sharp turn in the driveway as shown in Exhibit 3. The Guidebook states:

"An applicant should also be able to explain, in general terms, how the variance will not significantly impair the purpose of the regulation. For example, a residential setback restriction is intended to protect privacy, provide for open space, and avoid the aesthetic and safety concerns associated with overcrowding. An applicant requesting a setback variance, therefore, should be able to explain how decreasing the setback will not undermine those objectives."

There are frequent accidents on South Congress Avenue in front of the hotel's property and out property, the last two being August 25, 2016 and September 27, 2016. An earlier accident resulted in a car crashing onto our property and causing damage.

If the sharp turn is missed by an inebriated driver, their car could easily crash through their six-foot privacy fence, probably constructed with wood, and land in our adjacent children's play area. Denying the requested driveway variances provides 10 more feet of protection.

C. At the Planning Commission hearing the developer showed photos of the driveway of the apartment complex adjoining us on the other side (south) of our property in order to justify its requested driveway variance. This driveway and parking lot are about 2 feet from our southern property line. The apartment complex was built before we purchased our property so that civic use did not trigger compatibility standards on the front half of their property. Whether the complex obtained a variance on the back half of their property because we are SF-3 would need to be researched. Regardless if the complex's driveway is legal or not, it does not justify the developer's requested driveway variance. (Neither does the 0 feet setback of the drive through of the fast food restaurant that is currently on the front half of the developer's property justify the variance. It was built in 1993 without obtaining the required variance.)

3. Swimming pool area apparent revisions are illegible.

It appears from two of the three developer's site plan drawings attached to its Board of Adjustment application that it has redesigned the swimming pool area (see Exhibit 4). However, because its drawings are illegible we cannot determine the revisions. Since October 20 we have requested legible copies of these three drawings through numerous emails to the applicant, Ms. Nikelle Meade, but have yet to receive them. On October 26 we delivered a 2x3 foot copy to her demonstrating that an enlarged copy was equally illegible (see Exhibit 5). Since the developer cannot produce a legible copy of its revisions to the Board of Adjustment or the neighbors, the requested swimming pool variance should be denied.

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4. Building right-of-way setback of 0 feet is atypical of our block.

We did not object to the variance requesting a decrease from 25 feet right-of-way to 0 feet in the minimum front building line setback from South Congress Avenue unless the other building variances are granted.

However, please note that this variance is atypical of the setbacks of the other buildings along both sides of our block of South Congress Avenue as shown below (southbound from Oltorf Street to Cumberland Road on west side of street).

#	Building	Setback from S. Congress Ave (feet)
1	HEB	90
2	Laundromat	119
3	Restaurant on developer's property	65
4	Church	25
5	Apartments	367
6	Gardner Betts Juvenile Center	233
7	AutoZone	74
8	Funeral home	34

5. Potential negative impact on other neighbors if variances are granted without conditions.

We asked the case manager two questions about the variances if they are granted: Can the site plan be redesigned afterward to exploit the variances? And, do the variances convey? Her responses are summarized as follows:

A. If the Board of Adjustment grants the building setback from 25' to 0' and a height increase from 2 stories to 5 stories, then the developer can revise its site plan and move the building or add additional buildings according to the variances approved unless there is a condition placed on the variances that requires a certain layout or requires the site to be developed as illustrated in a site plan submitted at the hearing.

B. If the current owner does not build and sells the site, the variances convey to the next owner as long as they are used as part of a site plan or building permit application within one year of their approval date. That site plan or building permit must not expire or the variances expire with them.

Exhibit 6 illustrates the potential negative impact on the residents behind (west of) the hotel if the variances are granted without conditions and the developer redesigns its site plan to place a four-story building 0 feet from its other neighbors' adjoining properties. Therefore, if the building variances are granted, we request that strict conditions be applied.

6. Summary: Do variances meet legal requirements?

The evidence presented in our Objection Letter to the Hotel's Requested Variances and this Supplement to Objection Letter has proven that the developer has failed to meet all three of the legal requirements for granting these variances as shown in the chart below.

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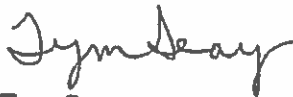
Do the Variances Meet Legal Requirements?

Legal Requirement		Variance		
		Pool	Driveway	Building
1.	Reasonable Use	Failed	Failed	Failed
2.	Hardship			
	a. Unique	Failed	Failed	Failed
	b. Not general	Failed	Failed	Failed
	c. (Not self-created)	Failed	Failed	Failed
3.	Area Character			
	a. Not alter character of area	Failed		Failed
	b. Not impair use	Failed	Failed	Failed
	c. Not impair purpose of the regulations	Failed	Failed	Failed

We reiterate our request that the Board of Adjustment deny the developer's requested variances.

Thank you again for your consideration.

Sincerely,



Tym Seay
Chairman of the Board
Of The Church in Austin

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List of Exhibits

1. Correspondence between Developer and City
2. Driveway Setback to Increase Space for Building
3. Sharp Turn in Driveway
4. Developer's Site Plan Drawings Attached to Application
5. Enlargement of Exhibit 4
6. Potential Negative Impact on Other Neighbors

Exhibit 1

Scott M. Wuest

From: Johnson, Christopher (PDRD) <Christopher.Johnson@austintexas.gov>
Sent: Thursday, April 16, 2015 10:36 AM
To: Joan Ternus Angil; Mitchell, Amber
Cc: Rhoades, Glenn; Scott M. Wuest
Subject: RE: Churches and Compatibility

Although the language in the Code is a little vague in that area, it has always been my interpretation that since a church (or other civic use) is required to comply with compatibility standards when it is adjacent to a residence, that it would not trigger compatibility upon surrounding development despite the fact that it is a development that could be constructed in SF-5 zoning.

Now if the church happens to be located on SF-5 or more restrictive zoning, then the zoning would trigger compatibility on surrounding tracts, even though the property is developed with a church, but if the church is in a multi-family or commercial district, the use would not trigger compatibility on neighboring properties, since the whole intent of compatibility is to ensure appropriate scale development near residences.

From: Joan Ternus Angil [REDACTED]
Sent: Thursday, April 16, 2015 10:11 AM
To: Mitchell, Amber; Johnson, Christopher (PDRD)
Cc: Rhoades, Glenn; 'Scott M. Wuest'
Subject: Churches and Compatibility

Hello.

I have been asked by a client about compatibility being triggered by a church use. The church is on property zoned CS. We have been told this might trigger compatibility but since it is not a "residential" use, I don't believe it would. I looked online at the COA GIS and found a case where a church on land zoned GO was adjacent to a site that did not show compatibility setback for the church. This is a recent condominium site plan (SP-2013-0119C) and is attached. They do show compatibility setback from the adjacent single family residences though.

Caitlin will come in to see whoever is available this morning, but can someone please respond in writing to this email?

Thanks,

Joan Ternus Angil, P.E.

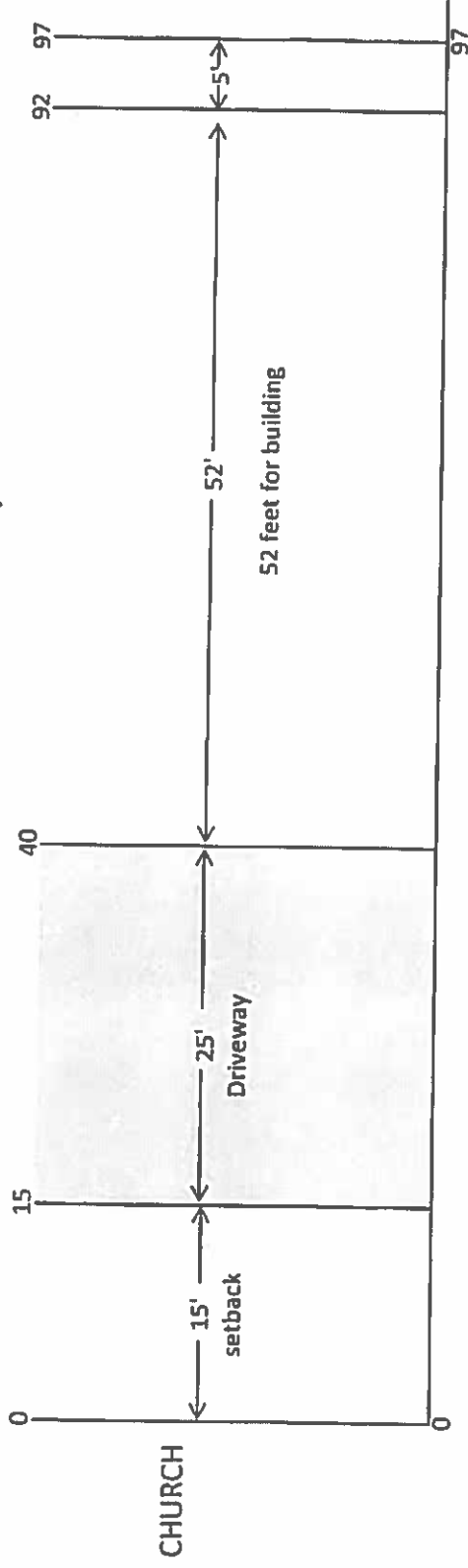


UTE Consultants, Inc.
2007 S 1st Street
Suite 103
Austin, Texas 78704
512.789.5018

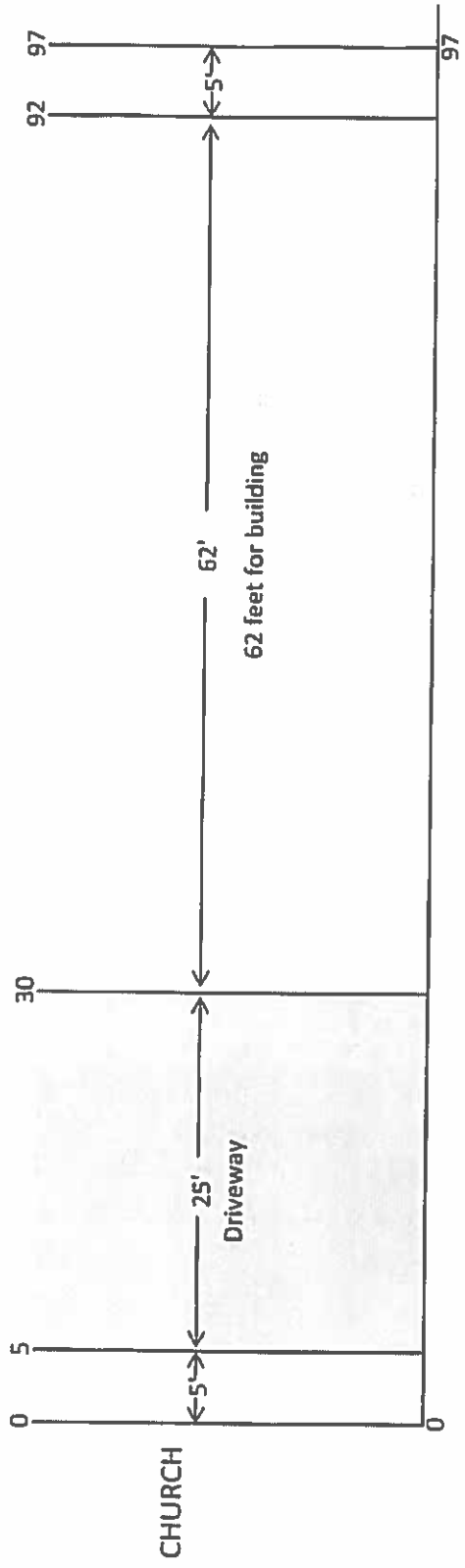
Exhibit 2

Driveway Setback to Increase Space for Building

Code for Driveway (15 feet setback)



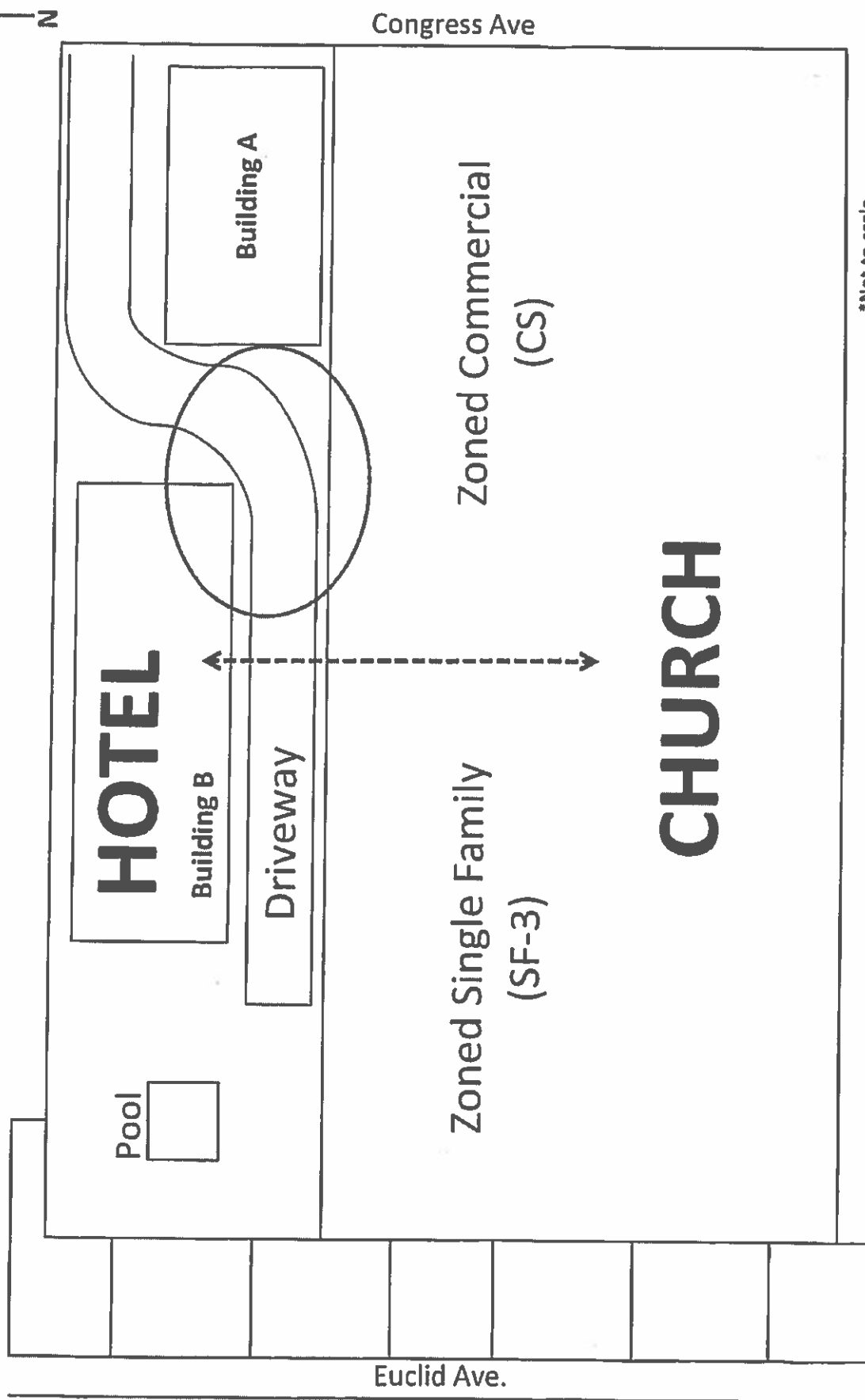
With Driveway Variance (5 feet setback)



53/17

Exhibit 3

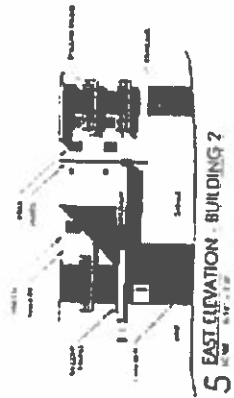
Sharp Turn in Driveway



*Not-to-scale

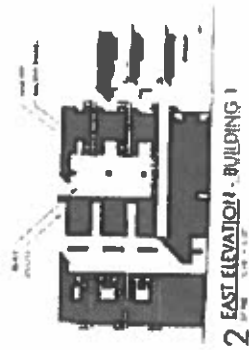
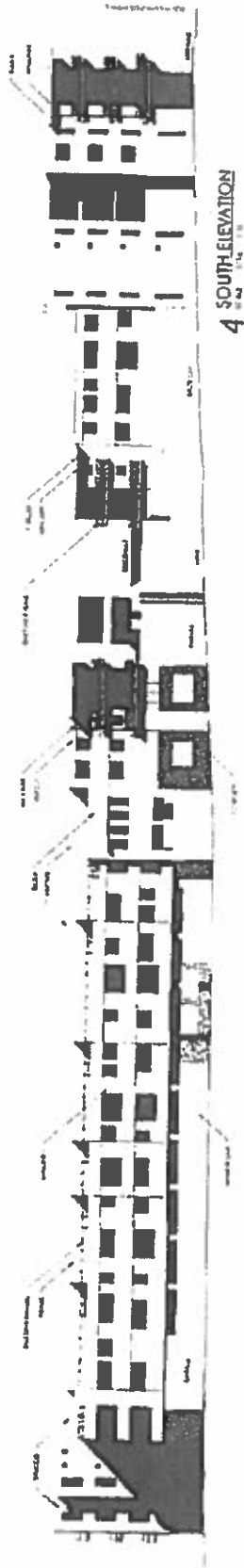
18/53

Exhibit 4

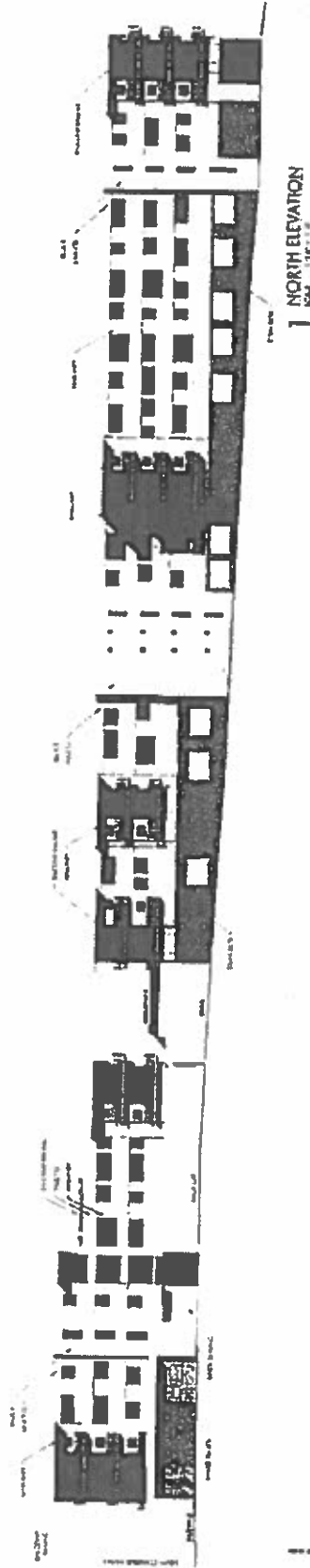


LEVY

PROJECT: 1000
ARCHITECT: 1000
DATE: 1000



The Guesthouse Hotel
Architect: 1000
Date: 1000



SP0.1

193

20/53

2510 S CONGRESS



EXHIBIT A
THE GUESTHOUSE HOTEL
2510 S CONGRESS AVE

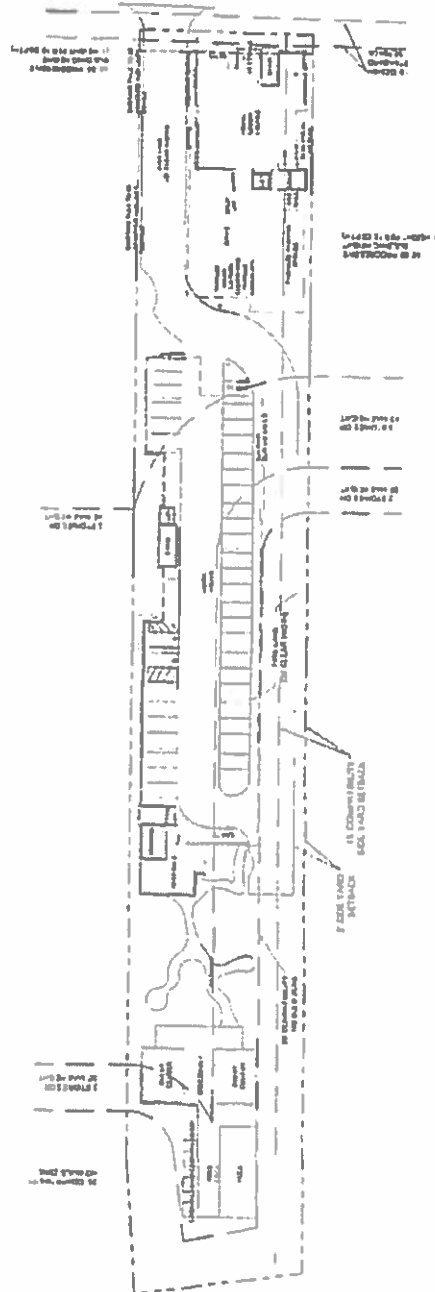


ENGINEERING & DESIGN

PM 8 F-15324
2207 S 1ST STREET, SUITE 100
AUSTIN, TEXAS 78704
(512) 394-1900

SHEET
1 of 1

SOUTH CONGRESS AVE



13
21

2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822

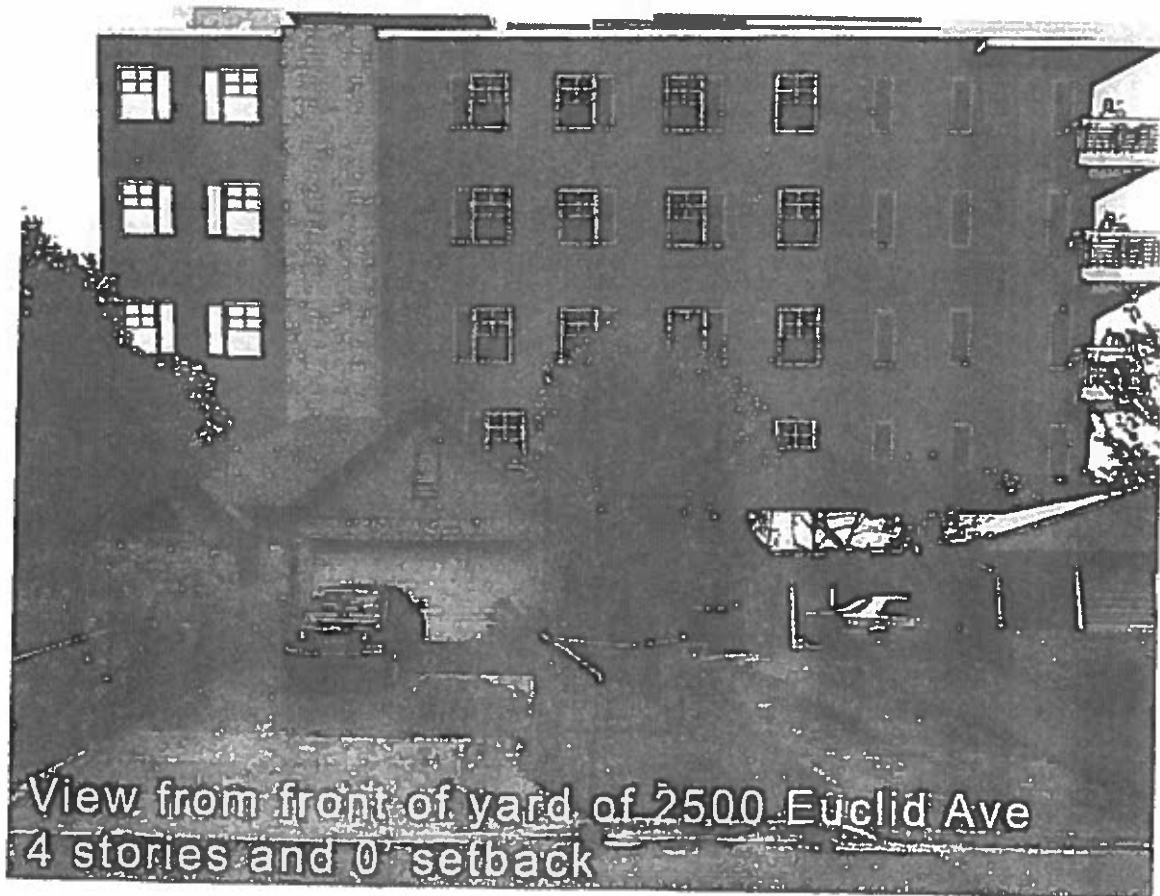
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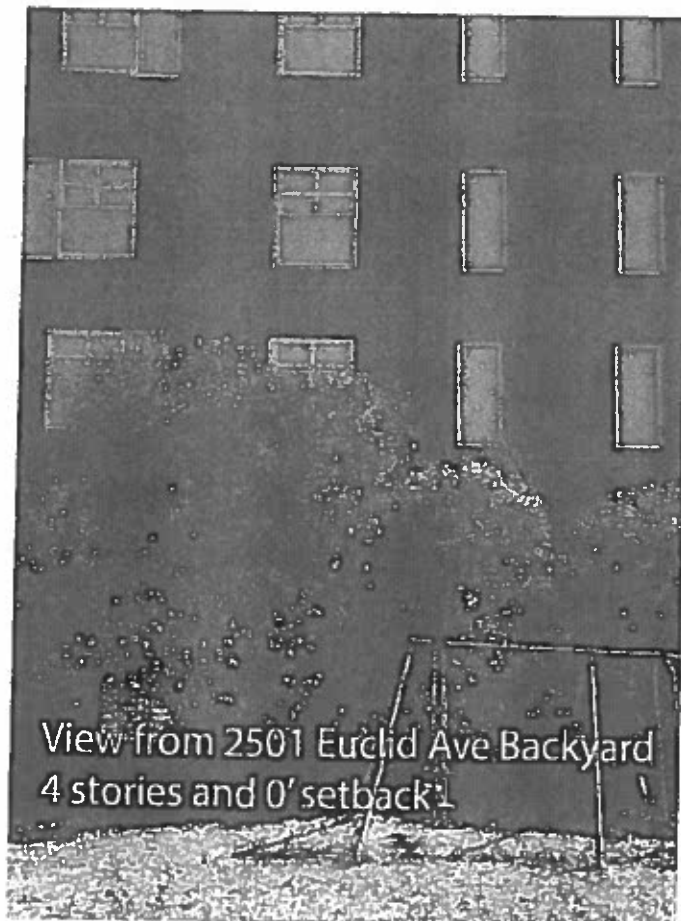
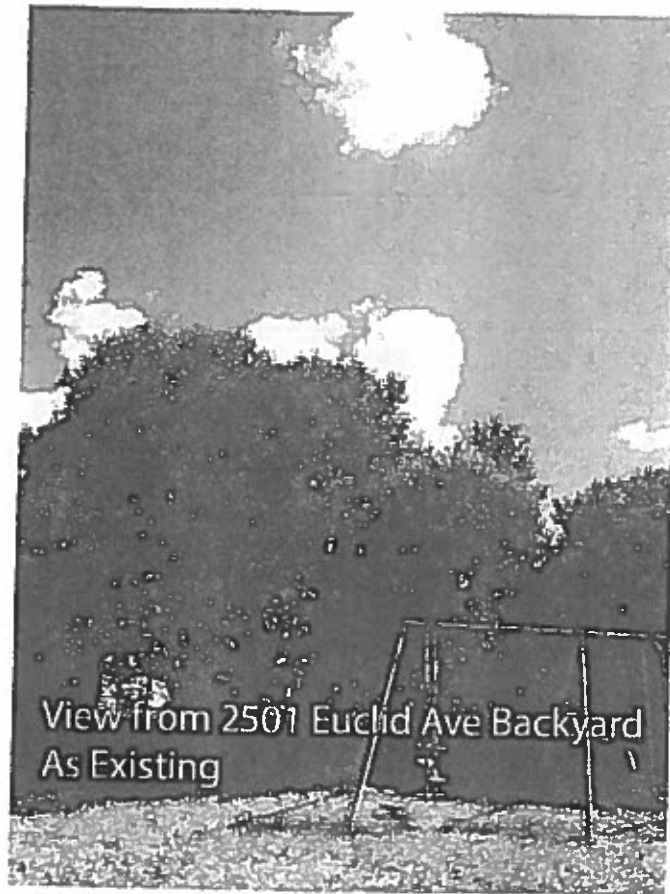
Exhibit 5

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22

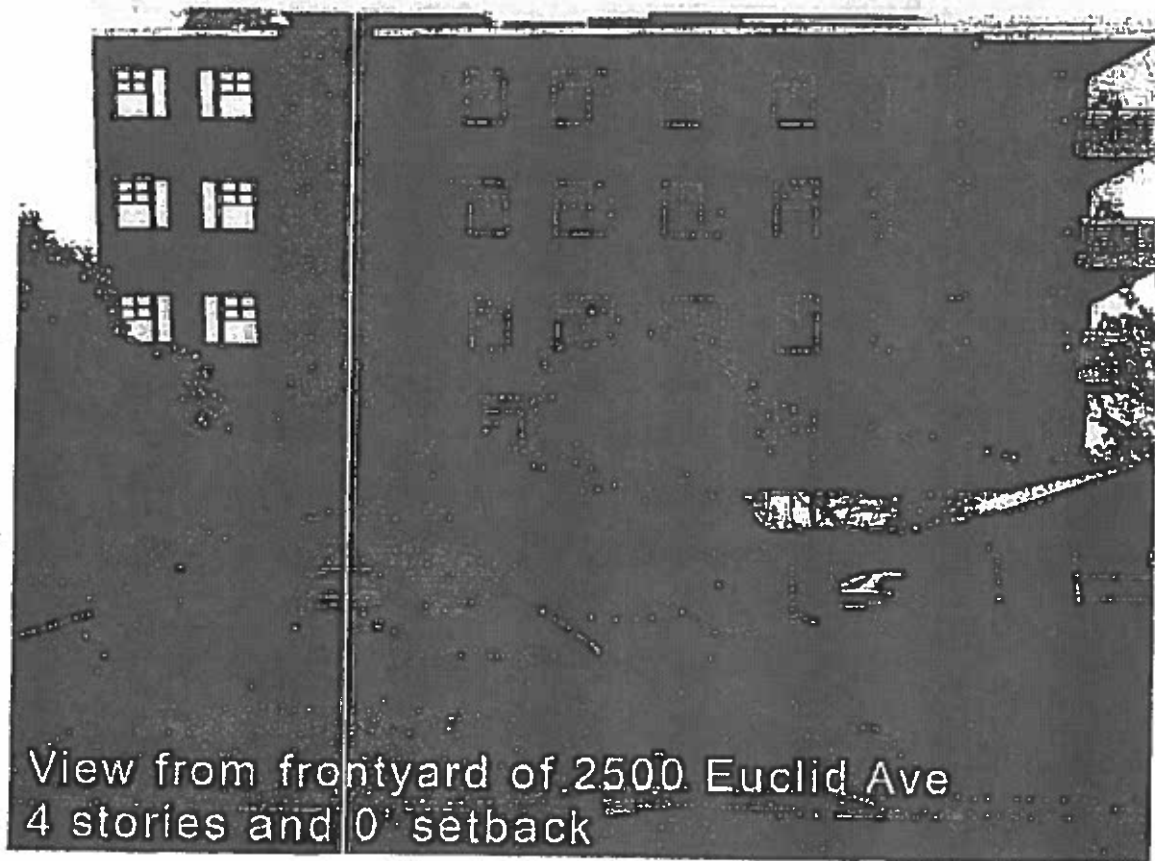
(see enlarged physical copies of Exhibit 4 provided at the hearing)



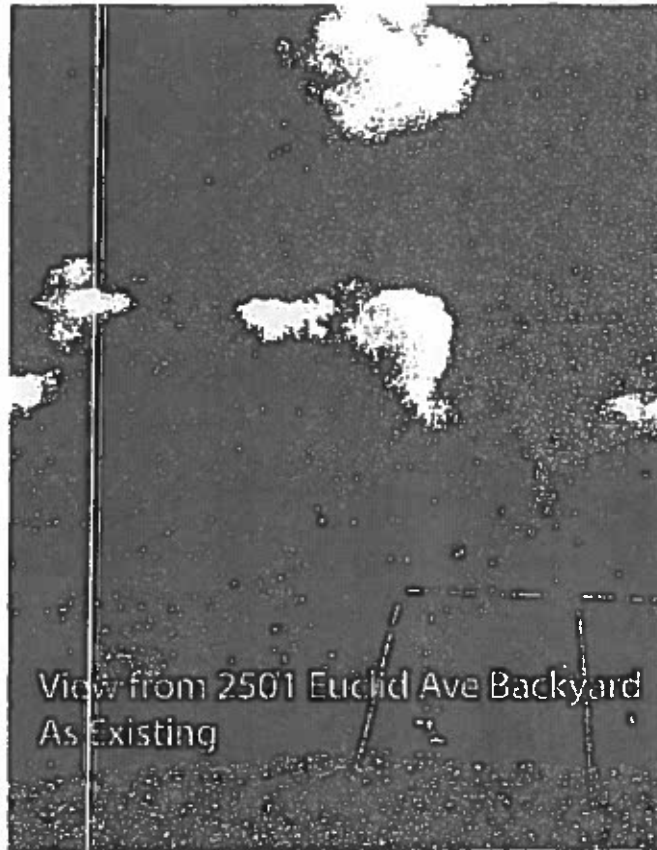
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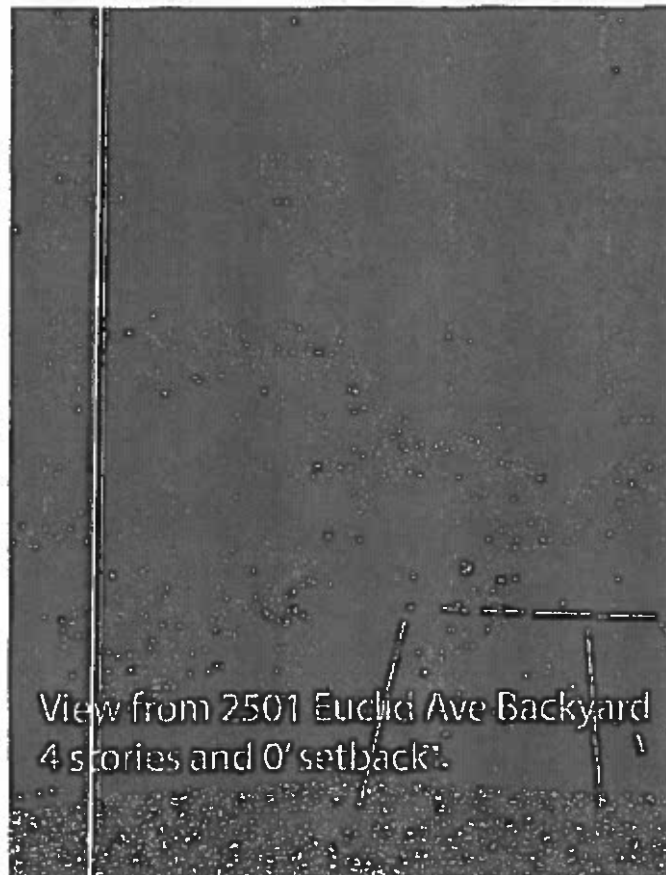
13
25



U3
24



View from 2501 Euclid Ave Backyard
As Existing



View from 2501 Euclid Ave Backyard
4 stories and 0' setback

PUBLIC HEARING INFORMATION

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

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

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

Seth Wilde

Your Name (please print)

2426 Euclid Ave Austin TX 78704

Your address(es) affected by this application

Seth Wilde

Signature

Daytime Telephone: 512-203-7015

Date

Comments:

The proposed hotel will be too close to houses and violate the privacy of the neighborhood.

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

2513

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

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

Your Name (please print) Mr. Robert

☐ I am in favor
☒ I object

Jill Wilson SD

Your address(es) affected by this application

Monte Ray 11-11-16
Signature Date

Daytime Telephone: _____

Comments: _____

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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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

2255

Objection to Land Developer's Requested Variances

Dear Dawson neighborhood residents/owners,

Land developers plan to construct a hotel with associated improvements at 2510 S. Congress Avenue, Austin, TX 78704. They are requesting from the Board of Adjustment variances to the city code in order to develop the land closer to the adjoining residential properties and our adjoining church property (2530 S. Congress Avenue) than allowed by city code. Five of the land developer's variance requests are as follows:

1. **Building:** 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
2. **Building:** 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
3. **Building:** 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
4. **Swimming pool:** 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

5. **Driveway:** 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

We are asking you to help the neighbors by signing this form stating that you object to the Board of Adjustment granting these requested variances.

Thank you for your support.

Sincerely,

The Church in Austin

I object to the Board of Adjustment granting the abovementioned requested variances.

MARY RODRIGUEZ
Name (print)

Owner ☒ Renter ☐ Family member ☐

X
Signature

2617 Wilson St Austin TX 78704
Street address City, State, Zip

11-11-16
Date

I will mail the City form by Wednesday, November 9.

☒ Yes
☐ No

I plan on attending the City hearing on Monday, November 14.

☐ Yes
☒ No

(Phone number (optional) so we can contact you about the time of the hearing: _____)

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

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

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

Jerome Garvey
Your Name (please print)

☒ I am in favor
☐ I object

2501 Wilson (PO Box 40964)

Your address(es) affected by this application

Garvey

Signature

11/10/16

Date

Daytime Telephone: 512-448-2900

Comments: I support this project. lot line variance

on Congress in line with downtown plan, city policy, and
other two construction in area. lot line variance on
south side is a driveway (fire lane) with only small part rear
southern neighbor ("Church" in Austin) SE property. Structure was
its own driveway immediately south of a second building.

West variance is just for a swimming pool. It is not
a church in Austin. Propaganda (attached) for 5 story
lot line immediately next to Church. This variance
is proposed actually an attempt to take the Church. As
the Church" contains around 400 what it wants on its property.

This is a good project probably as good as we'll get
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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
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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

3/1/17

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Danny Crapps
Your Name (please print)



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

[Signature] 11/10/16
Signature Date

Daytime Telephone: 512-626-2050

Comments: I am a church officer. I other-
officer, Tym Seay, is filing an objection
form to represent the church in
Austin. We believe the variances will
alter the character of the area and impair
the use of our property. They will also impair
the purpose for which compatibility standards
exist. Tym & I do not live at 2530 S.

Note: all comments received will become part of the public record of the case. ^{Congress Ave.}

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

3/13

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

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

Caral Lopez

Your Name (please print)

2610 Euclid Ave Austin TX 78704

Your address(es) affected by this application

11/16/16

Date

Signature

Daytime Telephone: *512-783-5545*

Comments:

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(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

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

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

Jacob Daniel Apodaca
Your Name (please print)

☐ I am in favor
☒ I object

2421 Euclid Ave Austin TX 78704

Your address(es) affected by this application

Jacob Daniel Apodaca 11/9/2016
Signature Date

Daytime Telephone: 512 731-0269

Comments: Of all the neighbors,

my wife and I will be the

most affected by this variance

because of our location. It seems

like people with money can do

anything they want in Austin these

days. As our lawyer Keith Tanguchi

told us Welcome to the new Austin!

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

33/5

My name is Jacob Daniel Apodaca. My wife Julia and I have lived on Euclid Ave. for 30 years. We own two houses (2421 and 2423 Euclid Ave). Several years ago we connected both houses into one larger home. We have always loved our neighborhood and hope to retire there.

L3
34

South Congress looked very differently when my wife and I first moved into the Dawson neighborhood 30 years ago. We knew the area would change. Over time the abandoned buildings and spaces were filled with hotels, restaurants, small businesses, which we welcome and greatly appreciate.

I am here today because my family and I think it is important to have a good relationship with all of our neighbors. Until recently, we had a wonderful relationship with most of our neighbors.

On December the 19th 2014 that changed. Our house was flooded 3 different times in 24 hours with approximately 1,500 gallons of raw sewage which was caused by HEB and the COA. HEB was a good neighbor and hired an adjuster to assess the damage and have offered to pay for part of the damage. COA claimed sovereign immunity and has refused to pay for any of the damages even though the COA workers admitted the problem was a botched waste water drainage pipe replacement in front of our house several years ago.

Again I bring this up, because we would like to have good relationships with our neighbors.

My wife and I welcome the Guesthouse Hotel on South Congress, but we cannot support the request for a variance from 50ft. to 25 ft. for the setback from our property line. We have not had the opportunity to meet any representatives from the Guesthouse Hotel, but my family hopes that they will be good neighbors. We also hope that the City of Austin will do the right thing this time, and not be a bad neighbor to us.

Again my family and I do not support the request for a variance and hope the COA treats us better than they did on 2014.

Jacob Daniel Apodaca 11/9/2016

PUBLIC HEARING INFORMATION

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

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

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

DANIEL OPDYKE

Your Name (please print)

2403 FOREST AVE

Your address(es) affected by this application

[Signature]

Signature

11/9/16

Date

Daytime Telephone: **512-707-2738**

Comments: *I understand that 2510 S. Congress has been zoned commercial for many years and that the neighbors understand that commercial zoning allows greater imposition on adjoining properties than residential. However 5 stories with a zero setback is unreasonable. They should build within their existing limitations or ask for only minor variances.*

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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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

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

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

William Cory Harding

Your Name (please print)

☐ I am in favor
☒ I object

130 Cumberland Rd #338 Austin, TX 78704

Your address(es) affected by this application



Signature

01 Nov 16

Date

Daytime Telephone:

Comments: I think Austin deserves to grow, but not at the expense of the established community. This new building needs to respect the space expected from neighbors. Money should not bend or change the rules for those who have mine.

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Leane Heldenfels
P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wednesday prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Diana Herrera

Your Name (please print)

2414 Forest Ave Austin, TX 78704

Your address(es) affected by this application

Diana Herrera

11-9-16

Signature

Date

Daytime Telephone:

Comments:

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0124, 2510 S. Congress Ave.
Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearings: Board of Adjustment, November 14th, 2016

☐ I am in favor
☒ I object

Your Name (please print)

Leane Heldenfels

Your address(es) affected by this application

2409 K Forest Ave

Your address(es) affected by this application

Signature

512-627-0401

Date

11/9/2016

Daytime Telephone:

Comments:

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Delas Novell SR
Your Name (please print)

2409 Forest Ave
Your address(es) affected by this application

[Signature]
Signature

11-9-16
Date

Daytime Telephone: 512 966 9337

Comments:

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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Case Number: C15-2016-0124, 2510 S. Congress Ave.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, November 14th, 2016

Amey Smith
Your Name (please print)

☐ I am in favor
☒ I object

2405 Forest Ave Austin, TX 78704
Your address(es) affected by this application

[Signature]
Signature

Nov 9, 2016
Date

Daytime Telephone: 512-627-9912

Comments:

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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Case Number: C15-2016-0124, 2510 S. Congress Ave.
Contact: Leane Heldenfels, 512-974-2202, lane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, November 14th, 2016

Margaret Preston
Your Name (please print)

☐ I am in favor
☒ I object

2513 E. Leal

Your address(es) affected by this application

Margaret Preston 11/7/2016
Signature Date

Daytime Telephone: _____

Comments: Leane Heldenfels is an
apartment. They have a height
in their backyard and there
is no privacy!

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: lane.heldenfels@austintexas.gov

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

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

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

Julie Sparrow, Jewish Spiritual

Your Name (please print)

2204 Euclid Ave. Austin, TX 78704

Your address(es) affected by this application

Signature

Signature _____

Daytime Telephone:

Comments:

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

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

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

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

Julie Shirley, Leah Shirley
Your Name (please print)

☐ I am in favor
☒ I object

2504 Euclid Ave Austin TX 78704

Your address(es) affected by this application

[Signature]
Signature

11/9/16
Date

Daytime Telephone: _____

Comments: _____

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

63
B

PUBLIC HEARING INFORMATION

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

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

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

Ted Finkbeiner

Your Name (please print)

2505 Wilson St. 78704

Your address(es) affected by this application

Leane Heldenfels

Signature

Date

11.9.16

Daytime Telephone: 512-914-0648

Comments:

I Support 2 story structure
like South Congress Hotel

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Leane Heldenfels
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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

43/44

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

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

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

Heidi Armstrong
Your Name (please print)

☐ I am in favor
☒ I object

2403 Forestate

Your address(es) affected by this application

Heidi

Signature

Date

Daytime Telephone: 512 431 3853

Comments: 5 stories with zero setback is not ok. Should they build within their existing limitations with no variances, I would be open to this.

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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

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

Saymon Gutierrez
Your Name (please print)

☐ I am in favor
☒ I object

2507 Euclid Austin, Tx. 78704

Your address(es) affected by this application

Saymon Gutierrez 11/8/16
Signature Date

Daytime Telephone: _____

Comments: _____

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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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

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

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

Philip S. Andersen

Your Name (please print)

2407 Euclid Austin TX 78704

Your address(es) affected by this application

Philip S. Andersen

Signature

Date

Daytime Telephone: 512-305-3841

Comments:

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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 received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

4/5

PUBLIC HEARING INFORMATION

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

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

ATILIA ADEL

Your Name (please print)

2407 Euclid Austin TX 78704

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone:

Comments:

11-8-16

☐ I am in favor
☐ I object

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Leane Heldenfels
P. O. Box 1088
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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

63/48

PUBLIC HEARING INFORMATION

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

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

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

Evelyn Bonat

Your Name (please print)

2423 Forest Avenue

Your address(es) affected by this application

78704

Sullivan Bonat

Signature

11-8-16

Date

Daytime Telephone: 512-466-7861

Comments: We neighbors did not object to the original plan for the hotel. It is fundamentally wrong for them to now request a variance upon variance. They should have considered their needs when they bought the property, which is a property too small for their needs. Their gain would be our loss. Please put Austin residents

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Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

5/13

Heldenfels, Leane

L3
50

From: Cynthia Medlin ~~Cynthia Medlin~~
Sent: Tuesday, November 08, 2016 1:34 PM
To: Heldenfels, Leane
Subject: C15-2016-0124, 2501 S Congress Ave.

Ms. Heldenfels, I am a property owner at 2501 Wilson St., a member of the Dawson Neighborhood Contact Team and Neighborhood Association and a former member of the Austin Planning Commission.

I received a packet of information on my door Monday, Nov. 6, 2016 apparently left by "The Church in Austin" located at 2530 S. Congress Ave. The packet included deceptive images of what the above referenced project would look like from their property and from the backyards of the homes backing up to it on Euclid. You may or may not be aware of this. However, I am mailing to you today the documents and my responses for the Board of Adjustment hearing on November 14, 2016.

I am personally very disappointed in the attempts at deception and misinformation perpetrated by "The Church in Austin". I will hopefully be able to attend the hearing in person as well. My printer is not functioning properly or I would have scanned the documents and emailed them to you. I am hoping you receive them in time to make them available to the Board. I am sure, however, that officers of the Contact Team will also share these documents with you. Should you wish to speak with me my phone number is 512-440-1966. -- Cynthia Medlin

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

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

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

Cynthia Medlin (owner)

Your Name (please print)

2501 Wilson St., Austin 78704

Your address(es) affected by this application

Cynthia Medlin

Signature

11-08-16

Date

Daytime Telephone: 512-440-1966

Comments: I believe this type of small hotel is entirely compatible with our neighborhood plan and FZUM. We encourage mixed-use pedestrian friendly use along this busy transit corridor. The variance sought will not negatively impact the residential interior of the neighborhood.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wednesday prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

5/15/16

November 8, 2016 ³/₅₂

To: Leane Heldenfels and all members of the
Board of Adjustment, City of Austin

C15-2016-0124 0404020343
MEDLIN CYNTHIA
PO BOX 40964
AUSTIN TX 78704-0017

The attached documents were found on
my door the morning of Nov. 6, 2016.

These documents were apparently distributed
by members of "the Church in Austin" which
owns adjoining property to the south of
this project. The information they
distributed is not an accurate reflection
of the project as presented to the Dawson
Neighborhood Contact Team and Neighborhood
Association. The variances sought would
not create this type of intrusion upon the
neighbors residing on Euclid as portrayed.

It is my opinion that this is yet another
"disinformation campaign" launched by
the church, for whatever reason, to prevent
development on the adjacent lot. Their
motivation is unclear. If they want the
lot to remain undeveloped they should
buy it. It cannot be fear of increased
taxes, they don't pay any. The church has
few restrictions on their rights because of
"religious freedom protections".

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"The Church in Austin" has never before participated in any meetings or planning processes in our neighborhood. They were asked to participate in Neighborhood Plan development years ago but did not. Now suddenly there is a concern. I fail to understand what that concern is, however. Perhaps they will express it more fully to the Board.

It is my opinion that every effort should be made, by the developers and boards and commissions, to protect the rights of the residential property owners on Euclid. That can be done by assuring the development is built as presented and all protections enforced.

Finally, our neighborhood has endured years of negativity and unpleasantness brought about by similar "disinformation" campaigns. I personally cannot support any person or organization that utilizes such tactics. Respectfully yours,

Cynthia Medlin

I was chair of the original Plan Team and have served many times as officers of the neighborhood & contact teams. (2)

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

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

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

Simitrio Lored

Your Name (please print)

☐ I am in favor
☒ I object

Simitrio Lored

Your address(es) affected by this application

2502 Euclid Ave.

Signature

Date

Daytime Telephone: (512) 423-8047

Comments:

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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 received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

512/3

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For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

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

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

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

GORDON L. THORN JR

Your Name (please print)

2603 Wilson St, Austin 78704

Your address(es) affected by this application

Gordon L Thorn Jr

Signature

Date

Daytime Telephone: 512-444-3600

Comments: Besides the obvious negative impacts to the immediate neighborhood, such as the loss of good sight lines, congestion from added traffic, loss of off street parking, there will be other impacts that will show up until construction is complete. For instance, a seemingly simple variance in the code for the 3 acre parcel at 2602-2604 Wilson had a been impact on the same owners/occupants along 2500-2600 Wilson St. ^{1 over} Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent via: (see back)

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 received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

53153

PUBLIC HEARING INFORMATION

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

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

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

Mildred Thorn

Your Name (please print)

2603 Wilson Austin, TX 78704

Your address(es) affected by this application

Mildred Thorn

Signature

Date

Daytime Telephone:

Comments:

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leanne.heldenfels@austintexas.gov

5/53
56

PUBLIC HEARING INFORMATION

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

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

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

DAVID JONES

Your Name (please print)

2404 EUCLID AVE

Your address(es) affected by this application

[Signature]

Signature

11/8/16

Date

Daytime Telephone: 512-320-5172

Comments:

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

5/13

PUBLIC HEARING INFORMATION

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Leanne Foster

Your Name (please print)

2601 Wilson St. Austin 78704

Your address(es) affected by this application

Leanne Foster

Signature

11/8/2016

Date

Daytime Telephone: 2024 021564

Comments:

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

28153

PUBLIC HEARING INFORMATION

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

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

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

Suzie Towney
Your Name (please print)

☐ I am in favor
☒ Object

130 Comberland Rd #123, Austin, TX 78704

Your address(es) affected by this application

[Signature]
Signature

11/18
Date

Daytime Telephone: 727-519-3131

Comments: This area has already been torn apart & objectified by commercialization. Placing a hotel in the middle of residential neighborhoods will only hurt the spirit of "SoCo" even more.

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

59/53

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

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

GERRY STAPLES

Your Name (please print)

2613 Wilson St

Your address(es) affected by this application

Gerry Sta

Signature

Daytime Telephone: 512-751-5019

Date

11-8-16

Comments: I am NOT in favor of this intrusion into our community.

Comments must be returned by noon 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

Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leanne.heldenfels@austintexas.gov

8/13

PUBLIC HEARING INFORMATION

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

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

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

Donna Starhes

Your Name (please print)

2613 Wilson St

Your address(es) affected by this application

DStarhes

Signature

512 917 2135

Date

7/18/16

Daytime Telephone:

Comments: In not in favor of this.

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

6/13

PUBLIC HEARING INFORMATION

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

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

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

Megan Schiebe

Your Name (please print)

2407 Forest Ave Austin Tx

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 789 9157

Comments:

Date

7/21/16

☐ I am in favor
☒ I object

Comments must be returned by noon 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
Leanne Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

6/2/16

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

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

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

PETER DAVIS

Your Name (please print)

2401 EUCALID AVE. AUSTIN TX 78704

Your address(es) affected by this application

[Signature]

Signature

11/7/16

Date

Daytime Telephone: 512 296 4906

Comments: THE DODED HEIGHT DUE TO

APPLICATION DETAILS SECTION 25-2-1063 IS OPEN TO ANY CHANGE ONLY DEVELOPMENT IS APPROVED. THIS FURTHER CHANGES THE SCOPE OF THIS HOTEL AND CHANGES WHAT WAS APPROVED BY THE NEIGHBORHOOD GROUP. THE HOTEL IS NOT OFFERING THE CHURCH OR OTHERS NEIGHBORS NOTHING IN RETURN.

Comments must be returned by noon 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 Wednesday prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

6313

PUBLIC HEARING INFORMATION

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

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

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

CHRISTIE LITZKE

Your Name (please print)

2405 Euclid Ave, Austin TX 78704

Your address(es) affected by this application

Chadwick

Signature

11/07/2016

Date

Daytime Telephone: *512/922-1159*

Comments:

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

64 63

PUBLIC HEARING INFORMATION

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For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

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

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

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

Alisa Rodriguez

Your Name (please print)

2411 Euclid Ave. #A, Austin, TX 78704

Your address(es) affected by this application

[Signature] 11/7/16

Signature

Date

Daytime Telephone: 917-454-8928

Comments:

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

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

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

Michael Bland

Your Name (please print)

2411 Euclid Ave, #A, Austin, TX 78704

Your address(es) affected by this application

() Michael Bland

Signature

11/7/16

Date

Daytime Telephone: 210-903-9347

Comments:

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Mail: City of Austin-Development Services Department/ 1st Floor
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P. O. Box 1088
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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

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

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

DAVID ARCCA

Your Name (please print)

2614 ENCULP AVE

Your address(es) affected by this application

Signature

Daytime Telephone: 512.619.1070

Date

Comments:

I absolutely oppose granting the requested variance while I understand the need for economic growth for the city. Our neighbor hotel is being expanded without the added traffic/noise this hotel will bring. Not to mention, it's ugly.

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P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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

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

Louis D. Limon Sr.
Your Name (please print)

☐ I am in favor
☒ I object

2612 Euclid Ave.

Your address(es) affected by this application

Louis D. Limon

Signature

11-7-16

Date

Daytime Telephone: 512 442-2707

Comments:

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P. O. Box 1088
Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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

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

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

Mary Frances Limon

Your Name (please print)

2612 Euclid Ave.

Your address(es) affected by this application

Mary Frances Limon

Signature

11-7-16

Date

Daytime Telephone: 512 442-2707

Comments:

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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 received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

6/5

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

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

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

Oliver Bernhardt

Your Name (please print)

2407 Forest Ave

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: (503) 516-8023

Date

Comments: Allowing these reviews will

harm the neighborhood and community.

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leanc.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Albert Rodriguez
Your Name (please print)

☐ I am in favor
☒ I object

2509 Euclid AVE

Your address(es) affected by this application

Albert Rodriguez
Signature

11-7-2016
Date

Daytime Telephone: _____

Comments: _____

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
Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0124, 2510 S. Congress Ave.
Contact: Leane Heldenfels, 512-974-2302, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, November 14th, 2016

MARY ANN (LYNN) LINDHOLM
Your Name (please print)

☐ I am in favor
☒ I object

2506 EUCLID AVENUE - AUSTIN 78704
Your address(es) affected by this application

Mary L. Lindholm 11-07-16
Signature Date

Daytime Telephone: (512) 442-8505

Comments: Applicants and/or their agent(s) keep submitting requests for variances which adversely affect neighborhood properties not only in Euclid Ave but other adjacent properties as well. These variances do not appear to be in compliance with City Code compatibility standards.

or however
Our neighborhood does not need to be subjected to any variance changes. That is not a compliance change(s) standard. I respectfully request that ANY variances requested not be approved.

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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 received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

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

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

Your Name (please print) CHARLES LINDHOLM

☐ I am in favor
☒ I object

2506 EUCLID AVENUE - AUSTIN 78704
Your address(es) affected by this application

Charles Lindholm 11-07-16
Signature Date

Daytime Telephone: (512) 442-8505

Comments:

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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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

Public Hearing: Board of Adjustment, November 14, 2016

Cynthia Houchin

Your Name (please print)

2402 Forest Avenue

Your address(es) affected by this application

Cynthia Houchin

Signature

11/7/16

Date

Daytime Telephone:

Comments:

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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

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

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

Todd Perstan

Your Name (please print)

2513 Feclid Ave

Your address(es) affected by this application

T.H.

Signature

Daytime Telephone: (512) 442-5254

Date

11/7/16

Comments:

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

**L3
75**

PUBLIC HEARING INFORMATION

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

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

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

Your Name (please print)

Ken Gray

2415 Forest Ave

Your address(es) affected by this application

Ken Gray

Signature

512 444 1880

Daytime Telephone:

Comments:

Date

11/7/16

☐ I am in favor
☒ I object

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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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

26/53

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0124, 2510 S. Congress Ave.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, November 14, 2016

SARAH ADAMS
Your Name (please print)

2419 FOREST

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 832.720.0182

Comments:

Date

11/7/16



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
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-2934
Or scan and email to leane.heldenfels@austintexas.gov

2/53

PUBLIC HEARING INFORMATION

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Jesse RIVKAT

Your Name (please print)

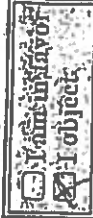
2509 WILSON ST.

Your address(es) affected by this application

[Signature] 11/7/16
Date

Daytime Telephone: (512) 680-8526

Comments:



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
Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

2/3

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

Contact: Leane Heidenfels, 512-974-2202, leaneheldenfels@austintexas.gov

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

Anstley Capewell

Your Name (please print)

2513 Wilson St

Your address(es) affected by this application

[Signature]

Signature

11/7/2016

Date

Daytime Telephone: 281-684-7324

Comments:

Comments must be returned by noon 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 Heidenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

[Signature]

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

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

WILLIE MASHUCA

Your Name (please print)

☐ I am in favor
☒ Object

2424 EUCLID AVE AUSTIN, TX 78704

Your address(es) affected by this application

Willie Mashuca

Signature

7 Nov. 2016

Date

Daytime Telephone: 512-444-4567

Comments: No, No, No, NO

Comments must be returned by noon 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
Leanne Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leanne.heldenfels@austintexas.gov

853

PUBLIC HEARING INFORMATION

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

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

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

MANUEL C. MACHUCA

Your Name (please print)

☐ I am in favor
☒ I object

2424 EUCALYPTUS AVE

Your address(es) affected by this application

Manuel C. Machuca

Signature

7 Nov. 2016

Date

Daytime Telephone: 512-444-4567

Comments:

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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 received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

8/13

PUBLIC HEARING INFORMATION

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

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

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

Melba Meyers

Your Name (please print)

2511 Euclid Ave

Your address(es) affected by this application

Melba Meyers

Signature

Daytime Telephone: _____

Comments: _____

Date

11/7/16

☐ I am in favor
☒ object

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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 received timely)

Fax: (512) 974-6305

Email: leanc.heldenfels@austintexas.gov

82/13

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

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov

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

LAUREN. A. LAPACCA

Your Name (please print)

2014 unclid Ave

Your address(es) affected by this application

Leanne Heldenfels

Signature

11/7/16

Date

Daytime Telephone: 512-971-0711

Comments:

Please do NOT grant this
variance. The vibrant, busy
neighborhood is slowly losing its
home-y feel & the wise and
traffic from this hotel will
dominate the area.

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

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leanne.heldenfels@austintexas.gov

83/53

PUBLIC HEARING INFORMATION

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

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

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

Leane Heldenfels

Your Name (please print)

2423 Wilson St Austin TX 78704

Your address(es) affected by this application

[Signature]

Signature

11-7-16

Date

Daytime Telephone: 619-201-2058

Comments:

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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 Wednesday prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

84/53

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

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

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

Alice C. Maldonado

Your Name (please print)

2416 Wilson St.

Your address(es) affected by this application

Alice C. Maldonado

Signature

11-7-16

Date

Daytime Telephone: _____

Comments: _____

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

8/15

PUBLIC HEARING INFORMATION

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- appearing and speaking for the record at the public hearing; and:
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Case Number: C15-2016-0124, 2510 S. Congress Ave.

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

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

JE MALDONADO

Your Name (please print)

2416 Wilson

Your address(es) affected by this application

Leane Heldenfels

Signature

Date

11-7-16

Daytime Telephone: 512 444 624

Comments:

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Leane Heldenfels
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Fax: (512) 974-6305

Email: leanc.heldenfels@austintexas.gov

22/53

PUBLIC HEARING INFORMATION

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

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

Gene Melendez Jr

Your Name (please print)

2511 Eucha Ave.

Your address(es) affected by this application

Dave & Maggie Jr

Signature

11/7/16

Date

Daytime Telephone:

Comments:

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

5/13

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

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

JOE A ZAVALA

Your Name (please print)

☐ I am in favor
☒ I object

2504 FUCCIO AVE. AUSTIN, TX 78704
Your address(es) affected by this application

Joe A Zavala 11/7/16
Signature Date

Daytime Telephone: 512.326.9705

Comments:

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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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

88/53

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

Contact: Leane Heidenfels, 512-974-2202, leane.heidenfels@austintexas.gov

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

LETICIA A ZAVALA

Your Name (please print)

2510 EUGEN AVE AUSTIN TX 78704

Your address(es) affected by this application

[Signature] 11/7/16

Signature

Date

Daytime Telephone: 512.577.5844

Comments:

Comments must be returned by noon 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 Heidenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heidenfels@austintexas.gov

89/53

PUBLIC HEARING INFORMATION

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

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

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

CHRISTOPHER ZAVALA

Your Name (please print)

2501 EUCALYPTUS AVE AUSTIN TX 78704

Your address(es) affected by this application

[Signature] 11-7-16

Signature

Date

Daytime Telephone: *512.435.9399*

Comments:

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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 received timely)

Fax: (512) 974-6305

Email: leanne.heldenfels@austintexas.gov

90/53

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

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

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

Mary Torres

Your Name (please print)

2510 Euclid Ave

Your address(es) affected by this application

Mary Jones

Signature

11/7/16

Date

Daytime Telephone: 512-404-4306

Comments:

A five story hotel
is not what the neighborhood
needs - (that) I object to this
cause it would impact our
neighborhood we have 30
many hotels going up in the
Downtown area. Build by
the Convention Center.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

9/53

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

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

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

Adam Foster

Your Name (please print)

2661 Wilson St

Your Address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512.202.8167

Comments:

Nov. 7, 2016
Date

☐ I am in favor
☒ I object

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

92/53

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

Public Hearing: Board of Adjustment, November 14, 2016

SCOTT DEAN

Your Name (please print)

2607 Wilson St Austin TX 78704

Your address(es) affected by this application



Signature

Daytime Telephone: 312-479-4580

Date

11/7/2016

Comments:

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

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

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

☐ I am in favor
☒ I object

Your Name (please print)

Leane Wilson St. 79704

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

9/13

Objection to Land Developer's Requested Variances

L3
95

Dear Dawson neighborhood residents/owners,

Land developers plan to construct a hotel with associated improvements at 2510 S. Congress Avenue, Austin, TX 78704. They are requesting from the Board of Adjustment variances to the city code in order to develop the land closer to the adjoining residential properties and our adjoining church property (2530 S. Congress Avenue) than allowed by city code. Five of the land developer's variance requests are as follows:

1. **Building:** 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
2. **Building:** 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
3. **Building:** 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
4. **Swimming pool:** 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
5. **Driveway:** 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

We are asking you to help the neighbors by signing this form stating that you object to the Board of Adjustment granting these requested variances.

Thank you for your support.

Sincerely,

The Church in Austin

I object to the Board of Adjustment granting the abovementioned requested variances.

CFWimbrow
Name (print)

Owner ☒ Renter ☐ Family member ☐

CFW
Signature

2420 Wilson
Street address

St. 78704
City, State, Zip

11/7/16
Date

I will mail the City form by Wednesday, November 9.

I plan on attending the City hearing on Monday, November 14.

☒ Yes
☐ No

☐ Yes
☒ No

(Phone number (optional) so we can contact you about the time of the hearing: _____)

PUBLIC HEARING INFORMATION

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

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

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

Leane Sapp
Your Name (please print)

☐ I am in favor
☒ I object

2501 Kestrel Ave, Austin, TX 78704

Your address(es) affected by this application

MS Sapp

Signature

Date

Daytime Telephone: *512-444-1087*

Comments: *A hotel would be a good addition to*

So Co if it is respected of its neighbors

Unfortunately, these requested

variances encroach on the privacy and

the environmental quality of neighbors' property

I oppose them and respectfully

request that you not approve them.

Thank you.

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

Contact: Leane Heidenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, November 14, 2016

SPYAH ADAMS

Your Name (please print)

241A FOREST

Your address(es) affected by this application

[Signature]

Signature

11/7/16

Date

Daytime Telephone: 832.720.0282

Comments:

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

Leane Heidenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

9/13

PUBLIC HEARING INFORMATION

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Cynthia Huchin
Your Name (please print)

☐ I am in-favor
☒ I object

2402 Forest Avenue

Your address(es) affected by this application

Cynthia Huchin
Signature

11/7/16
Date

Daytime Telephone: _____

Comments: _____

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

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

98/3

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Jesse Ricketts

Your Name (please print)

2509 Wilson St.

Your address(es) affected by this application

[Signature] 11/7/16
Signature Date

Daytime Telephone: (512) 680-8526

Comments:

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

9/3
9/9

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

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

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

Ansley CACRUTH

Your Name (please print)

2513 Wilson St

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 281-684-7324

Comments:

11/7/2016

Date

☐ I am in favor ☒ I object
--

Comments must be returned by noon 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 received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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

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

MARY ANN (LUHN) LINDHOLM

Your Name (please print)

☐ I am in favor
☒ I object

2506 EUCLID AVENUE - AUSTIN 78704

Your address(es) affected by this application

Mary H. Lindholm

Signature

11-07-16

Date

Daytime Telephone: (512) 442-8505

Comments: Applicants and/or their agent(s) keep submitting requests for variances which adversely affect neighborhood properties not only on Euclid Ave but other adjacent properties as well. These variances do not appear to be in compliance with City Code compatibility standards. or otherwise
Our neighborhood does not need to be subjected to any variance changes that are not in compliance with code standards. I requested that ANY variances requested not be approved.

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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 received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

2/53

PUBLIC HEARING INFORMATION

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

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

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

CHARLES LINDHOLM

Your Name (please print)

☐ I am in favor
☒ I object

2506 EUCLID AVENUE - AUSTIN 78704

Your address(es) affected by this application

Charles Lindholm

Signature

Date

11-09-16

Daytime Telephone: (512) 442-8505

Comments:

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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 received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

10/13

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

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

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

Margaret Preston
Your Name (please print)

☐ I am in favor
☒ I object

2513 E. Evelyn

Your address(es) affected by this application

Margaret Preston 11/17/2016
Signature Date

Daytime Telephone: _____

Comments: We live behind an
apartment. They have higher
prices. Bad grades and noise
No. privacy!

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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 received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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

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

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

Leane Heldenfels

Your Name (please print)

2513 Fidelity Ave

Your address(es) affected by this application

TL

Signature

Date

Daytime Telephone: *(512) 442 5354*

Comments:

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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 received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

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

Your Name (please print) Ken Gray

☐ I am in favor
☒ Object

2405 Forest Ave

Your address(es) affected by this application

Ken Gray

Signature

11/7/16

Date

Daytime Telephone: 512 4414 1880

Comments:

We can badly exit
our streets or City already.

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Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

5/5

Objection to Land Developer's Requested Variances

Dear Dawson neighborhood residents/owners,

Land developers plan to construct a hotel with associated improvements at 2510 S. Congress Avenue, Austin, TX 78704. They are requesting from the Board of Adjustment variances to the city code in order to develop the land closer to the adjoining residential properties and our adjoining church property (2530 S. Congress Avenue) than allowed by city code. Five of the land developer's variance requests are as follows:

1. **Building:** 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
2. **Building:** 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
3. **Building:** 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
4. **Swimming pool:** 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
5. **Driveway:** 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

We are asking you to help the neighbors by signing this form stating that you object to the Board of Adjustment granting these requested variances.

Thank you for your support.

Sincerely,

The Church in Austin

I object to the Board of Adjustment granting the abovementioned requested variances.

Ken Gray
Name (print)

Owner ☒ Renter ☐ Family member ☐

KG
Signature

2405 Forest Ave Aus Tx 78704
Street address City, State, Zip

11/7/14
Date

I will mail the City form by Wednesday, November 9.

☒ Yes

☐ No

I plan on attending the City hearing on Monday, November 14.

☐ Yes

☒ No

(Phone number (optional) so we can contact you about the time of the hearing: _____)

November 6, 2016

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Dear Dawson neighborhood residents/owners,

On Saturday you should have received from the City of Austin another Notice of Public Hearing regarding the proposed hotel in our neighborhood. The hotel is requesting variances from City code for their pool, driveway, and four-story building (new request). Although the current site plan includes a four-story building 0 feet from our church property, the case manager informed us that if these variances are granted the developer can redesign the site plan and **build a five-story hotel 0 feet from the Euclid residents**. This building would greatly impact the atmosphere of our neighborhood, especially for those living on Euclid. We have included a photo of what the four-story building would look like from the backyard of 2501 Euclid Avenue. We have also included a photo of what it would look like across the street from the front yard of 2500 Euclid Avenue.

What can we do to prevent the granting of these variances?

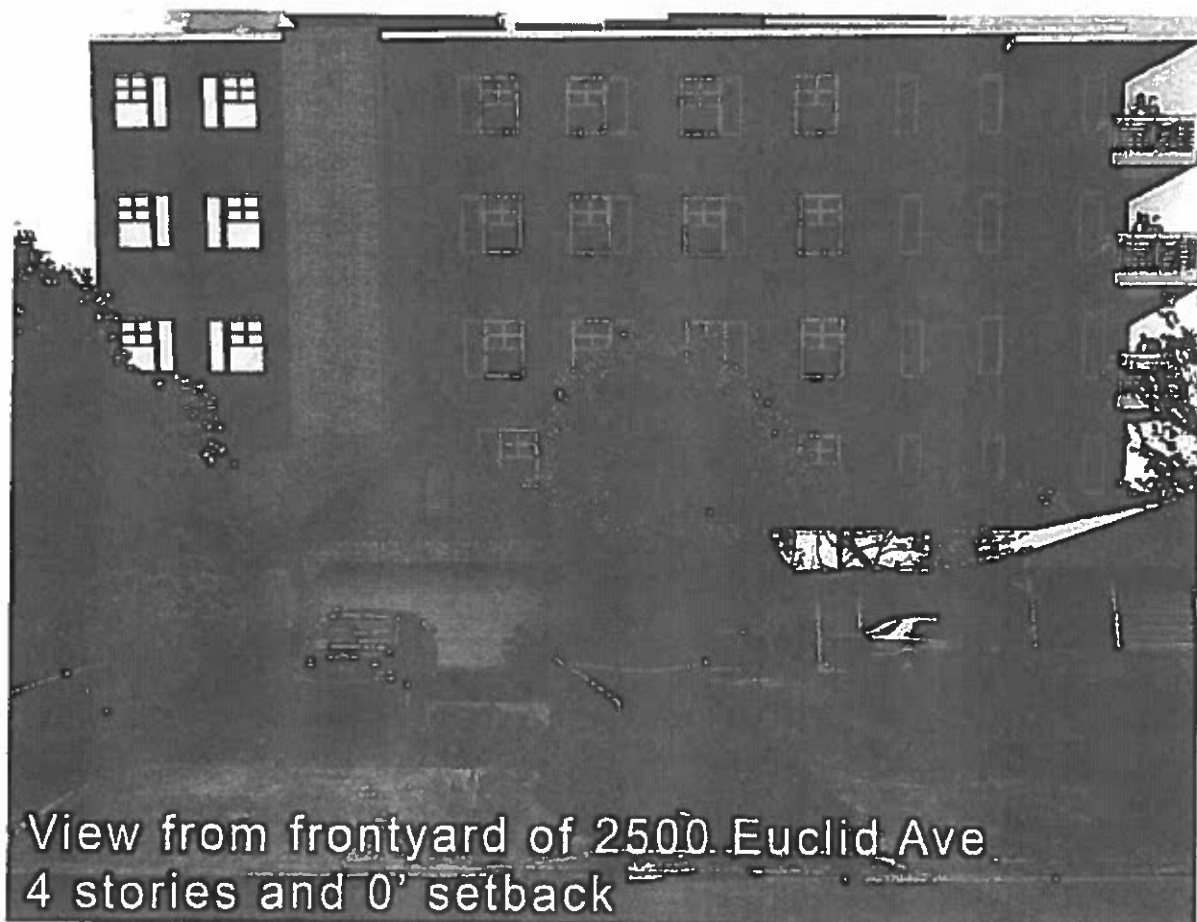
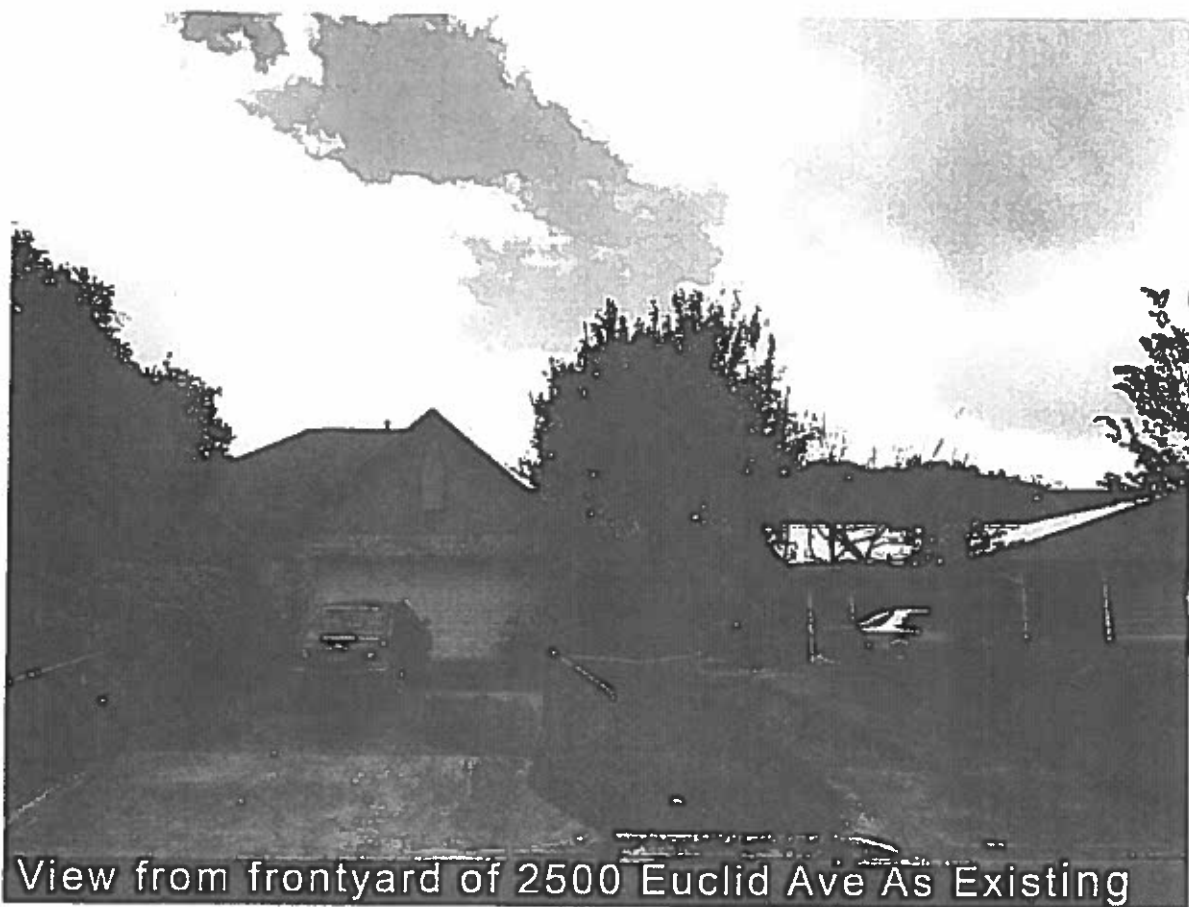
1. Each resident **sign** the enclosed form from the City of Austin **objecting** to these variances. Make sure you check the box "I Object" and mail it in the enclosed pre-addressed, stamped envelope back to the City of Austin by Wednesday. (These forms need to be postmarked by Wednesday in order to arrive before the hearing on Monday.) If you are planning on mailing the form by then, please check the box at the bottom of the church form (see #2 below) so we know who has notified the City of their objection.
2. Each resident **sign** the church form and mail it back to The Church in Austin by Wednesday in the enclosed pre-addressed, stamped envelope. This helps us keep a record of who is supporting the neighborhood and objecting to the variances. We will create a map of the homes objecting and present it at the City hearing on November 14.
3. Optional: Attend the public hearing by the City of Austin's Board of Adjustment on Monday, November 14 at City Hall located on the 1st floor, Council Chambers, 301 W. 2nd Street. The hotel's case probably will not be heard until 8:00 or 9:00pm. If you do plan to attend, we will be re-contacting you to let you know the approximate time of the hotel's case in order to minimize your time at City Hall. If you do plan to attend, please check the box at the bottom of the church objection form. Parking is free underneath City Hall and is accessible from southbound Guadalupe St.

If you prefer for us to pick up your completed forms from you, we will be in the neighborhood Monday and Tuesday evenings.

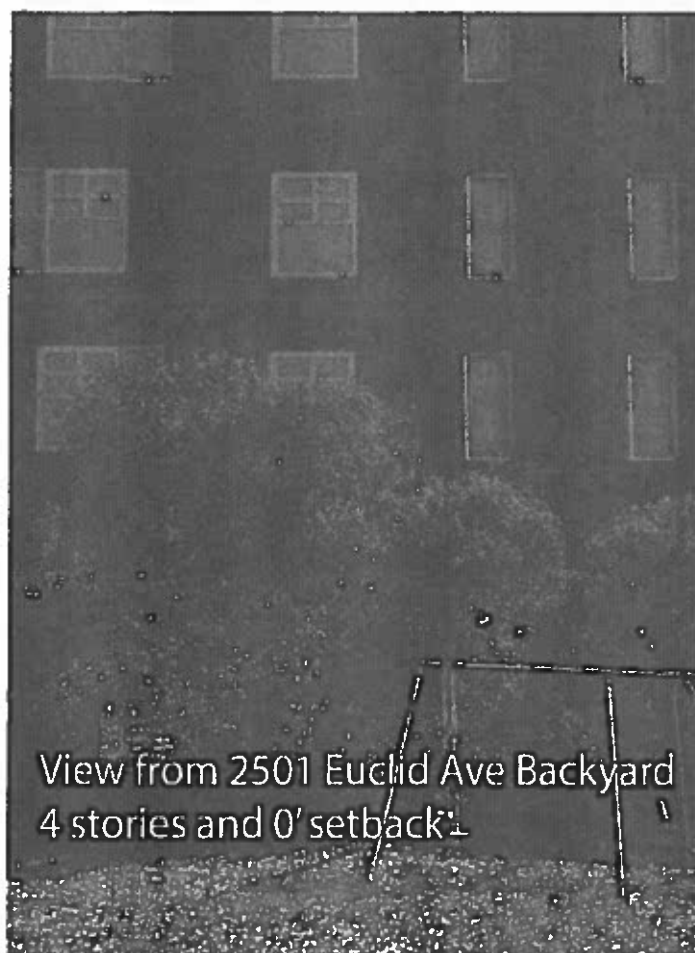
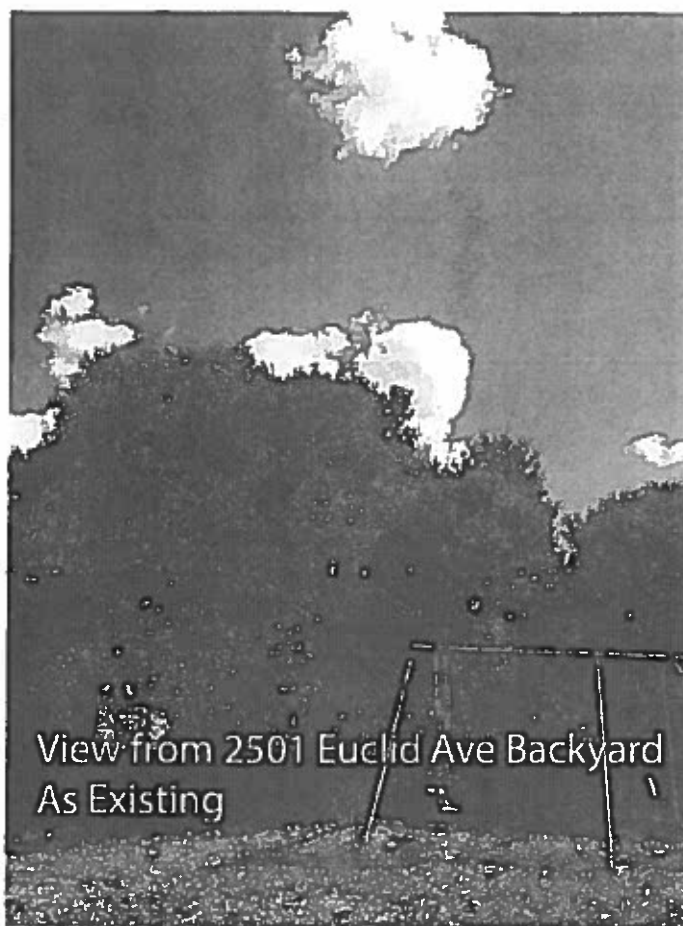
Thank you for supporting the neighborhood. If you have any questions, please call Tym at 512-731-7364. By standing together we have an opportunity to ensure the continuation of our quiet, peaceful neighborhood.

Thank you for your support,
The Church in Austin

L3
108



L3
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PUBLIC HEARING INFORMATION

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- 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
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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/devservices

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

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

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

JORDAN FEINER

Your Name (please print)

2600 EULID AVE 78704

Your address(es) affected by this application

11/6/16

Date

Signature

Daytime Telephone: **512) 680-8088**

Comments:

these variances should not be over looked or exceptions given just to bring in more money while compromising the neighborhood feel" of our Dawson place

Comments must be returned by noon 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 Wednesday prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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

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

CAROLYN M. MILLER

Your Name (please print)

2406 Euclid Ave. 78704

Your address(es) affected by this application

Carolyn M. Miller

Signature

11/6/2016

Date

Daytime Telephone: 512 689 6443

Comments: PLEASE! This project does NOT benefit the homeowners/taxpayers who will be NEGATIVELY affected by this construction. Our Quality of life will also be further negatively hit due to the height + closeness impacting immediate neighbors Right to privacy. I have lived on this street since 1954 and have watched VARIANCES

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

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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destroy a once beautiful +
peaceful neighborhood.

Please - Do Not GRANT Any
of these variances.

Walk a mile in our shoes
Do you want this monstrosity in
Your backyard?

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

Public Hearing: Board of Adjustment, November 14, 2016

Nemesio V. de Jesus

Your Name (please print)

2421 Wilson St.

Your address(es) affected by this application

Nemesio V. de Jesus

Signature

10/25/16

Date

Daytime Telephone: _____

Comments: _____

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

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

Public Hearing: Board of Adjustment, November 14, 2016

Your Name (please print) Tym Seay



2530 S. Congress Ave (I'm a church member)
Your address(es) affected by this application Church official

Tym Seay 11/3/16
Signature Date

Daytime Telephone: 512-731-7364

Comments: Hotel should be built according to code to protect neighborhood residents (SE-3) from the negative impacts of noise, invasion of privacy, SoCal all night partying, late upon arrival, less disturbance of peaceful, tranquil neighborhood.
I'm a member of ANPCT.

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

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Or scan and email to leaneheldenfels@austintexas.gov

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

Public Hearing: Board of Adjustment, November 14, 2016

FRANK FREDRICKS

Your Name (please print)

2505 EUCLID AVE UNIT B

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-751-0711

11/03/16

Date

Comments: NOT COMPATIBLE WITH

RESIDENTIAL NEIGHBORHOOD

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

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Public Hearing: Board of Adjustment, November 14, 2016

Your Name (please print) Lauren Regiese

2403 Euclid Ave

Your address(es) affected by this application

[Signature] Signature

11/16 Date

Daytime Telephone: 954 592 9253

Comments: This is a neighborhood - not a place for a 5-story hotel to be looming over. This would drastically decrease our property value and that of our neighbors and the neighborhood. In addition, it would increase noise, traffic, garbage, all while reducing our privacy. I would object to this being part of our neighborhood.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Public Hearing: Board of Adjustment, November 14, 2016

Daniel Ecoff

Your Name (please print)

2403 Euclid Ave

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: (386) 216-0289

Comments:

I passionately object to a 5 story hotel being built in such close proximity to where I live. The noise, the unsightliness, and the additional traffic and garbage that this will bring to my home is totally unacceptable. It will also have a negative affect on my property value. I would no longer have privacy in my fenced backyard, because a 5 story building on back

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Public Hearing: Board of Adjustment, November 14, 2016

Eddie Craig
Your Name (please print)

3117 Fontana Austin Texas

Your address(es) affected by this application

Eddie Craig
Signature

Nov 1, 2016
Date

Daytime Telephone:

Comments:

Member DNPT

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Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Terry Stevens

Your Name (please print)

Terry Stevens

Your address(es) affected by this application

3117 Fontana Dr. Austin TX 78704

Date

Oct. 31, 2016

Daytime Telephone: 512 970 9728

Comments:

I am a member of the
Dawson Neighborhood Planning
Team

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

Public Hearing: Board of Adjustment, November 14, 2016

Deborah Stevens

Your Name (please print)

3117 Fontana Drive

Your address(es) affected by this application

Deborah Stevens

Signature

Date

Daytime Telephone:

Comments: see attached 2-Page

letter, I am a member
of Dawson Neighborhood
Planning Team

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I am a member of the Dawson Neighborhood Planning Team. I strongly object to all the variances requested here. The DNPT's vote in August was based on inaccurate and incomplete information. The developer did not exercise "due diligence" to determine all compatibility issues regarding Civic Use of the adjacent Church property before purchasing the property and designing a site plan. The developer is now attempting to subvert the normal planning process and go around the Planning Commission by going directly to the Board of Adjustment for multiple variances, when the developer should be going back to the Planning Commission to re-visit the site plan. The Board of Adjustment is traditionally a "court of last resort." The developer has not exhausted all of his other remedies yet before coming to the Board, likely because he would not get the votes he needs at the Planning Commission nor at City Council for the multiple additional waivers he wants. He would definitely not get approval from the Dawson Neighborhood Planning Team either. I object to the developer's application additionally because of the following:

1. "Reasonable Use." The developer is saying that he cannot reasonably build his hotel on his property because the property is too narrow and thus he should have special variances. He should have thought about that before buying the property. Additionally, a vacation-destination party hotel which sells alcohol is not a reasonable use for a property that is adjacent to a church which also runs a school, and which is across the street from Gardner-Betts school, a school for children who are in trouble with the law mainly because of alcohol and drugs. The developer may claim reasonable use because there is a bar "C-Boys" a few blocks north of Oltorf, and another hotel north of Oltorf. However, if one looks at the types of businesses that are south of Oltorf in the immediate area, including a funeral home, it is easy to see that "the party ends at the HEB" when heading south on S. Congress from downtown. Again, the party ends at the HEB. It is not appropriate or reasonable to build a party hotel next to a church and a school.

2. "Hardship." There is no hardship here. Two points to address on the developer's application:

a. The developer is saying on his application that the City Code and compatibility requirements *in and of themselves* are a "hardship." The rules themselves cannot be counted as a "hardship." The developer's property is mostly green land. There are no utilities such as large power lines, water mains, sewer mains, gas mains, or large impervious cover issues that the developer has to work around. There is ZERO hardship here. It is not necessary to get density by violating compatibility. The developer can re-design his site plan to have a smaller hotel with only one or two stories as well as redesigning the rest of the site plan in order to meet compatibility requirements and still get density for the City.

Suggestions were made to the developer by members of the DNPT at the October meeting on how to re-design his site plan to meet compatibility. One such suggestion was to put the swimming pool on top of the hotel. The developer rejected this suggestion because "there wouldn't be enough room" to do that and still have a 4-story hotel. Not being able to build to one's desire because of compatibility requirements does *not* count as a hardship. "I won't be able to make as much money as I want to if I have to follow the rules," does *not* count as a hardship. The developer wholly rejected every suggestion made to him by members of the DNPT at the October meeting to try to help the developer find ways to meet compatibility. The developer refuses to revisit his site plan to redesign to meet compatibility because the developer has a product model in his own economic interests and he won't be able to generate the profit he desires if he has to meet compatibility. This is not a reason for a hardship.

b. Furthermore, the developer is saying that the "hardship" is not general to the area because there are no other tracts in the area similarly situated and configured. That is not true. There are many narrow and deep lots all up and down South Congress and South Lamar that have been commercially developed within compatibility standards. One needs only to look at an aerial map to see this.

3. "Area Character." The developer claims his hotel will not change the area character. This is not true. A party vacation-destination hotel is not in character with an area where there are schools, a church, a funeral home, a grocery store, an auto-parts store, etc. As stated before, when heading south from downtown, the party ends at the HEB. South of Oltorf is primarily a residential neighborhood with small businesses that cater to nearby residents. A party hotel is not in sync with that. It simply boggles the mind. Who in their right mind would want to build a party hotel next door to a church and a school, and across the street from a juvenile detention center and two doors down from a funeral home?

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Additionally there are many narrow and deep lots that back up into residential neighborhoods in this area which have only been commercially developed on the front half bordering the major road, while leaving the back half undeveloped so as not to disturb neighborhood residents or destroy the area character. Most of the narrow and deep lots that have been developed all the way to the back of the lots are at major intersection nodes. Neither the developer's property nor the Church property is at an intersection node, yet the developer wants to develop all the way to the back of his property even though adjacent property owners (other than the Church) strongly object.

4. "Parking." The developer has not addressed this section of the application at all. He says there would be no traffic impact. This cannot possibly be true. The DNPT has not seen any traffic count statistics to show what the increased traffic would be or how the increased traffic would be addressed. There have been multiple accidents in that area recently because there is already too much traffic from cars turning across traffic, etc.

The bottom line here is that this developer has absolutely zero ground for asking for any of these variances. Furthermore it is obvious that he is attempting to do an "end-run" around the Planning Commission and the Dawson Neighborhood Planning Team by subverting the normal planning process and going straight to the Board of Adjustment which is normally a "court of last resort." It is entirely inappropriate for a party hotel to be built in this area, there is no hardship, it is out of sync with area character for many reasons not the least of which is that it would be the only 5-story building in that area, and it would violate the Church's rights. I strongly urge the Board of Adjustment to deny all requested variances and instruct the developer to go back to the drawing board to redesign his site plan within code and compatibility requirements.

Sincerely,

Deborah Stevens
Member, Dawson Neighborhood Planning Team
And nearby property owner

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Case Number: C15-2016-0124, 2510 S. Congress Ave.
Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, November 14, 2016

Michel Abbaticchio
Your Name (please print)

2419 Wilson St

Your address(es) affected by this application

Michel Abbaticchio
Signature

10/25/16

Date

Daytime Telephone: 301-2471-6787

Comments: Too close to neighbors

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

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City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
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Case Number: C15-2016-0124, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, November 14, 2016

Alex Agos

Your Name (please print)

2114 Wilson St

Your address(es) affected by this application

[Signature]

Signature

10/25/16

Date

Daytime Telephone: _____

Comments: _____

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24/3

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Fred Nachum

Your Name (please print)

2503 Euclid

Your address(es) affected by this application

Fred Nachum

Signature

Daytime Telephone:

Comments:

Date

10/25/16



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Leane Heldenfels

P. O. Box 1088

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Case Number: C15-2016-0124, 2510 S. Congress Ave.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, November 14, 2016

Carolina Rudy

Your Name (please print)

2419 E Euclid Austin, Tx 78704

Your address(es) affected by this application

Car

Signature

Daytime Telephone:

Comments:

Date

10/25/16

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P. O. Box 1088

Austin, TX 78767-1088

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2/13

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

Public Hearing: Board of Adjustment, November 14, 2016

Your Name (please print) Sean Ruddy

2419 E Euclid Austin, Tx 78704

Your address(es) affected by this application

10-25-16

Date

Daytime Telephone: _____

Signature

Comments: _____

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

Public Hearing: Board of Adjustment, November 14, 2016

Amanda Brightwell
Your Name (please print)

2408 Euclid Ave
Your address(es) affected by this application

[Signature] Signature

10/24/16 Date

Daytime Telephone: 210-633-3351

Comments:

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1253

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Whitney Wilde

Your Name (please print)

2426 Euclid Avenue

Your address(es) affected by this application

Whitney Wilde

Signature

Daytime Telephone: 254-713-4013

10/24/2016

Date

Comments:

I object to the City of Austin violating the required building setback of 29 feet.

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

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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; 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 web site: www.austintexas.gov/development.

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

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

Public Hearing: Board of Adjustment, November 14, 2016

William McKenna
Your Name (please print)

2503 Euclid Ave
Your address(es) affected by this application

Will Miller 10/29/16
Signature Date

Daytime Telephone: 512.751.4777

Comments: Too close: privacy, noise, enforce the existing cde.

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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130/13

PUBLIC HEARING INFORMATION

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



Your Name (please print)

2504 Forest Ave

Your address(es) affected by this application

101716

Date

Signature

Shirley S. 9/29/16

Daytime Telephone

Comments:

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
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-2934
Or scan and email to leaneheldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Melissa Navarro

Your Name (please print)

2404 Forest Ave

Your address(es) affected by this application

[Signature]

Signature

Date

10-24-16

Daytime Telephone: 617 910 8430

Comments:

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leane.heldenfels@austintexas.gov

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