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CITY OF AUSTIN
Board of Adjustment/Interpretation
Decision Sheet

DATE: December 12, 2016

CASE NUMBER: C15-2016-0131

☒ 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 PP to Jan 9, 2017**
☒ Y _____ Kelly Blume (Alternate)

APPLICANT: Nikelle Meade

OWNER: David Krug

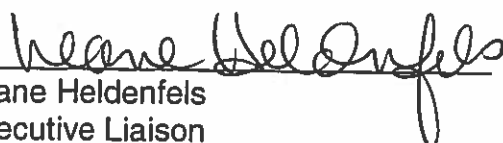
ADDRESS: 2510 CONGRESS AVE

VARIANCE REQUESTED: The appellant asks the Board of Adjustment to reverse staff's determination that a religious assembly use exists on a neighboring property located at 2530 South Congress Avenue which triggers the site development standards in Subchapter C., Article 10 (*Compatibility Standards*) of the Land Development Code. The staff determination under appeal was made in review of a site plan application (File No. SP-2015-0300C) requesting to construct a new hotel at 2510 South Congress Avenue, located in an "CS-V-CO-NP", General Commercial Services – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan and "GR-V-CO-NP", Community Commercial – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (Dawson)

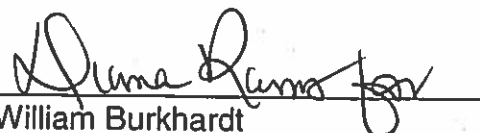
BOARD'S DECISION: POSTPONED TO JANUARY 9, 2017 BY APPLICANT

FINDING:

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:
2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:
3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman



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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: C15-2016-0131
LOCATION: 2510 Congress Ave



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

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

1" = 167'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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Board of Adjustment Interpretations Application Appeal of an Administrative Decision

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

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

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

For Office Use Only

Case # C15-2016-0131 ROW # 11633649 Tax # 0404020405
TAD ✓

Section 1: Applicant Statement

Street Address: 2510 S. Congress (Applicant); 2530 S. Congress Ave. (Triggering Property)

Subdivision Legal Description:

See attached Addendum 1.

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: CS-V-CO-NP; GR-V-CO-NP (Dawson)

I/We Nikelle Meade (Husch Blackwell) on behalf of myself/ourselves as
authorized agent for The Guesthouse Austin Hotel, LLC affirm that on
Month November, Day 1, Year 2016, hereby apply for an interpretation
hearing before the Board of Adjustment.

Development Services Department interpretation is:

See attached Addendum 2.

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I feel the correct interpretation is:

See attached Addendum 2.

Section 2: Findings

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

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:

See attached Addendum 2.

2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:

See attached Addendum 2.

3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:

See attached Addendum 2.

Section 3: Applicant/Aggrieved Party Certificate

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

Applicant Signature: Nikelle Meade Date: _____

Applicant Name (typed or printed): Nikelle Meade

Applicant Mailing Address: 111 Congress Avenue, Suite 1400

City: Austin State: TX Zip: 78701

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

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

Section 4: Owner Information

Owner Name: David Krug, Manager, The Guesthouse Hotel Austin, LLC

Owner Mailing Address: 2506 Toulouse Drive

City: Austin State: TX Zip: 78748

Section 5: Agent Information

Agent Name: Nikelle Meade

Agent Mailing Address: 111 Congress Avenue, Suite 1400

City: Austin State: TX Zip: 78701

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

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

Section 6: Additional Space (if applicable)

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

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ADDENDUM 1

**Legal Descriptions
(from Section 1 of Application)**

2510 S. Congress Ave. (Applicant):

1.5692 acres of land, more or less, out of and a part of Lot or Block "9", of LIVE OAK GROVE, a subdivision in Travis County, Texas, according to the map or plat, of record in Volume Z, Page 615, of the Plat Records of Travis County, Texas, and being the same property conveyed by Mark Stephen Shields and Rustin Craig Andrus to Charles William Wendlandt and Constance Finch Wendlandt in a deed dated March 10, 1993, recorded in Volume 11890, Page 1514, of the Real Property Records of Travis County, Texas.

2530 S. Congress Ave. (Triggering Property):

Three (3) acres of land out of the original S. M. Powell 6.4 acre tract in Block Nine (9) of Live Oak Addition to the City of Austin, Travis County, Texas, more particularly described by metes and bounds as follows, to-wit:

BEGINNING on the W line of the Austin-San Antonio Highway at a point 97 feet from a cedar post which is the corner of the fence for the SE corner of a 10-ac. tract known as the Lubbock Tract, same being the NE corner of Lot No. 9;

THENCE S 37° W along the fence on the W line of the Austin-San Antonio Highway 194.95 ft. to a stake, the SW corner of said 3-ac. tract;

THENCE N 53° 30' W 657.04 ft. to a stake, the SW corner of said 3-ac. tract;

THENCE N 29° 12' E 196.53 ft. to a post in fence line, the NW corner of said 3-ac. tract;

THENCE S 53° 30' E 683.72 ft. to the PLACE OF BEGINNING, containing 3 acres of land, according to field notes by Austin Engineering Company, Austin, Texas, and being the same property conveyed to R. T. Wilson et ux by warranty deed from H. F. Hawkins et ux dated August 7, 1945, recorded in Volume 763, Page 500, Deed Records of Travis County, Texas.

H/L

ADDENDUM 2
TO
BOARD OF ADJUSTMENT INTERPRETATIONS APPLICATION/
APPEAL OF AN ADMINISTRATIVE DECISION
(from Sections 1 and 2 of Application)

2510 S. CONGRESS AVENUE
and
2530 S. CONGRESS AVENUE

Development Services Department interpretation is:

(1) The property located at 2530 S. Congress Avenue is being used in its entirety for Religious Assembly use; and (2) A property zoned SF-6 or less restrictive and used for a Religious Assembly use is entitled to compatibility standards protection under Article 10, Subchapter C of Chapter 25-2 of the Land Development Code (the "Compatibility Standards"). (See attached review comment report.)

I feel the correct interpretation is:

(1) The property located at 2530 S. Congress Avenue is being used for Multifamily use; and (2) A property zoned SF-6 or less restrictive and used for Religious Assembly use is not entitled to Compatibility Standards protection.

FINDINGS

1. There is a reasonable doubt of different of interpretation as to the specific intent of the regulations or map in that:

(1) While 2530 S. Congress is owned by a religious organization (the Church in Austin), it is not being used for organized religious worship or religious education. Instead, it's being used for three or more dwelling units, making it a Multifamily Residential use, not a Religious Assembly use.

(2) The intent of the Compatibility Standards and their inclusion of Religious Assembly use is to protect churches that have historically been located within single family neighborhoods and to apply the same standards to them as would be applied to the neighboring single family residences. The intent was not to protect a church on a commercial lot. Additionally, the Code contemplated that Religious Assembly uses located on commercial lots are much more intense than single family uses, which is why Religious Assembly uses are required to comply with the Compatibility Standards when located next to single family properties.

(3) Though the regulation has always been written as it is today, the city's interpretation has changed numerous times and has not been consistently applied to enforce compatibility to protect church buildings.

2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:

(1) In order to correctly apply the Compatibility Standards to a property, the type of use on the neighboring tract must be accurately classified. Therefore, it is important that the

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use of 2530 S. Congress Avenue is correctly classified based on the actual use being made of the property rather than the type of owner of the property.

(2) The purpose of the Compatibility Standards is to provide adequate barriers between single family lots and higher intensity uses. Religious Assembly uses located on commercial tracts do not require protection under the Compatibility Standards because generally they (i) generate high traffic, (ii) are made up of large-scaled buildings and big parking lots, (iii) are entitled to construct improvements based on commercial site development regulations, (iv) are open to the public and generate noise and almost-constant activity, and (v) are overall much more intense uses than single family uses.

3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:

(1) Correctly classifying the use of a property is not a special privilege.

(2) The requested interpretation should be consistently applied to all commercial properties located next to other commercially-zoned properties being used for Religious Assembly use.

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ADDENDUM 3

Project Name: 2510 S Congress
Address: 2510 S CONGRESS AVE
File Number: SP-2015-0300C

Site Plan Review - Lynda Courtney - 512-974-2810

11/3/2016

It has been determined that the previous comments returned for the review of this case were incomplete. The portion of the adjacent site to the south, although zoned CS-MU-CO-V-NP, is on a site that is used in its entirety as a religious assembly use. According to the LDC section 25-2-1051, a Religious Assembly use triggers compatibility requirements, no matter what the zoning in which it occurs.

ADDENDUM 4

HUSCH BLACKWELL

111 Congress Avenue, Suite 1400
Austin, Texas 78701
512.472.5456

Nikelle S. Meade
512.479.1147 direct
512.226.7373 fax
nikelle.meade@huschblackwell.com

November 15, 2016

VIA HAND DELIVERY

Leane Heldenfels
City of Austin – Development Services
505 Barton Springs Road
Austin, Texas 78704

Re: Appeal of Director Interpretation/Planning and Zoning Department/
Whether a Property is a Religious Worship Use As Defined Under the
City of Austin Land Development Code and Whether Said Property
Triggers Compatibility Requirements to be Imposed on Neighboring
Properties

Dear Leane:

Please accept this letter as an attachment to our Board of Adjustment Interpretations Application/Appeal of An Administrative Decision concerning the properties located at 2510 S. Congress ("Appellant's Property") and 2530 S. Congress (the "Adjacent Property"). The letter and application are submitted on behalf of our client, The Guesthouse Hotel Austin, LLC, which is the owner of Appellant's Property.

Standing to Appeal

The Guesthouse Hotel Austin, LLC, has standing to make this appeal in that it meets the requirements of an Interested Party set forth in Section 25-1-131 (A) and (B) of the City Code in that:

- A. Concerning the application of compatibility standards to the property to Appellant's Property, Krug Development is the owner of said property (See 25-1-131 (A)(1));
- B. Concerning the decision that the Adjacent Property triggers compatibility standards, Krug Development is the record owner of a property within 500 feet of said Adjacent Property

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and has communicated an interest in the matter both orally and in writing (See 25-1-131 (A)(2)(a); and

- C. It has delivered a written statement of interest to Greg Guernsey, the Director of the City of Austin Planning and Zoning Department concerning the compatibility standards issues affecting the two properties.

Notice

The neighborhood associations that, to our knowledge, would qualify as interested parties related to this issue are as follows:

- Dawson Neighborhood Plan Contact Team
- Dawson Neighborhood Association
- Dawson Neighborhood Organization
- Greater SRCC Neighborhood Planning Team
- Zoning Committee of South River City Citizens
- South Austin Commercial Alliance
- South Central Coalition
- South River City Citizens Association
- Austin Neighborhoods Council
- Friends of Austin Neighborhoods

Please do not hesitate to contact me if you have any questions.

Sincerely,



Nikelle Meade

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November 1, 2016

City of Austin
505 Barton Springs Road
One Texas Center
Austin, Texas 78704

Re: Letter Appointing Agent Regarding Variance Application with the
City of Austin Board of Adjustments for property located at
2510 S. Congress Ave., Austin, TX 78704 (the "Property").

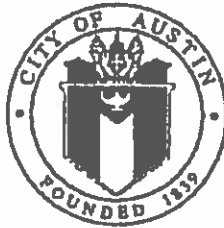
To Whom It May Concern:

The undersigned, as the owner of the Property, hereby appoints Husch Blackwell LLP
(Nikelle Meade), as agent in the above-referenced matter.

The Guesthouse Hotel Austin, LLC,
a Texas limited liability company

By: 

David Krug, Director



HJ
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MEMORANDUM

To: William Burkhardt, Chair and
Members of the Board of Adjustment

From: Gregory I. Guernsey, AICP, Director
Planning and Zoning Department *GG*

Date: November 29, 2016

Subject: Case No.: C15-2016-0131
Project: The Guesthouse Hotel
Location: 2510 South Congress
Appellants: David Krug, Manager, The Guest House Hotel Austin, LLC.
represented by Ms. Nikelle Meade

This is a response to an appeal of a zoning use determination and an interpretation of how compatibility standards apply to the subject property by an abutting religious assembly use in a SF-6 of less restrictive district.

Consistent with the City's Land Development Code (the "Code"), the director is authorized to determine how to classify a proposed land use or activity within the various "use classifications" defined by the Code. The director makes a use determination make based on the characteristics of the proposed use and the similarities, if any, of the use to other defined land uses.

How a land use is classified can effect whether it is prohibited, allowed, or conditional within a particular zoning district. The main issue in this case is whether the multiple dwelling units located at the Church In Austin are appropriately considered part of the overall "religious assembly" use which is permitted under the site's General Commercial Services-Conditional Overlay-Neighborhood Plan Combining (CS-V-CO-NP) district zoning or is more appropriately classified as a "Multi-Family Residential Use."

BACKGROUND

Zoning Use Determinations

A zoning use determination is usually requested by a property owner or a representative of a property owner seeking confirmation or a determination of how a proposed use is defined in the Code and whether it is permitted, prohibited, or allowed conditionally on their property.

In most cases, how to classify a land use is clear under Code and there is little room for interpretation. Uses like auto sales, medical office or pet stores all fit clearly into specific uses categories defined in the Code. Some land uses, however, may not be perfectly defined or may conceivably fall within more than one category. Where that's the case, the director must classify a proposed use based on its similarities to other land uses that are more specifically defined in Code.

Use determinations are important to a property owner because they become the basis for the design of a site plan that will locate future improvements on a property (such as buildings, parking, landscaping, drainage and water quality facilities, etc.) and/or the design of a building on a site. As mentioned above, a use determination can also effect whether or not a particular use is allowed on a property.

Use determinations are usually done informally by various City staff concurrent with the review of a site plan, site plan exemption, or a building permit application. In this case, the use determination was made in conjunction with an administrative site plan application. The Board of Adjustment (BOA) has legal authority to hear appeals of use determinations and to uphold, reverse, or modify a determination by the director. Over the years, the BOA has heard numerous use determination appeals.

Response to the Appeal

Under the BOA's Rules of Procedure, the BOA must find that "there is reasonable doubt or difference of interpretation" in order to overturn a decision by the director in a use determination or code interpretation appeal. As explained below, there is no basis for finding reasonable doubt or difference of interpretation with respect to the use determination or related development approvals.

1. Staff disagrees that "there is reasonable doubt or difference of interpretation" as to the specific intent of the regulations regarding "Religious Assembly" use, and that a religious assembly use does not trigger compatibility standards.

On April 22, 1975 the religious assembly use was established by the Church in Austin at their property located at 2530 South Congress Avenue. The religious assembly use was established in conjunction with City of Austin building permits for the remodel of a commercial building (building permit #151338) and the construction of additions to a commercial building with associated required off-street parking spaces (building permit #151338).

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Based on the information available, it appears the Church in Austin has not ceased operation since 1975 and the current certificate of occupancy reflects the religious assembly use (See attachment "A"). Fundamentally, however, the use appeal is a disagreement with the determination that a building used for residential dwellings is part of a "religious assembly" use and not a multifamily residential use.

According to the current Church in Austin web site, regular meetings are held every Sunday morning and pray meetings are held on Wednesday night. In addition, the Church of Austin also provides for a bible camp during the summer (See attachment "B"). Regarding on-site dwelling units, it is not unusual for religious assembly use to have a residence or residences on the same property where religious assembly services are provided. It is common for a parsonage or a church house provided for a member of the clergy. Another form of religious assembly use is a monastery that may be a house or other residence occupied by a community of persons, especially monks, living in seclusion under religious vows. Therefore, just because a residence or residences exist in association with a religious assembly use does not mean it is separate single family residential use, a group residential use or a multifamily residential use.

Under City Code § 25-2-6(41), "religious assembly" is classified as a "civic" use and is specifically defined:

"...regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use."

The religious assembly use definition does not single out a residence use in a manner similar to a private primary or secondary educational facilities, community recreational facilities, or day care facility. By Code, a residential dwelling unit(s) is not specifically excluded as part of a religious assembly use.

Regarding compatibility standards, a religious assembly use is one of several uses [including single family residential, duplexes, day care services (limited), public primary schools, etc.] that are permitted land uses in a SF-5 or more restrictive zoning district. Under the Compatibility Standards regulations of the Code, Section 25-2-1051 - APPLICABILITY the following applies:

(A) Except as provided in Section 25-2-1052 (Exceptions) or another specific provision of this title, this article applies to the following uses:

(1) A use in a townhouse and condominium residence (SF-6) or less restrictive zoning district and to a civic use described in Subsection (B) that is located on property:

(a) across the street from or adjoining property:

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- (i) in an urban family residence (SF-5) or more restrictive zoning district;
 - (ii) on which a use permitted in an SF-5 or more restrictive zoning district is located, other than a dwelling permitted by Section 25-2-894 (Accessory Uses For A Principal Commercial Use); or
 - (iii) in a traditional neighborhood (TN) zoning district; or
- (b) located 540 feet or less from property in:
- (i) an SF-5 or more restrictive zoning district;
 - (ii) a TN district; or
 - (iii) a development reserve (DR) zoning district.

The appellant's proposed hotel use is adjoining to the Church in Austin property to the south "...on which a use permitted in a SF-5 or more restrictive zoning district is located..." Therefore, regardless of the existing zoning, if the Church in Austin property is used for a religious assembly use, then compatibility standards are triggered on the adjoining hotel property.

2. Staff disagrees there is reasonable doubt or difference of interpretation as to the specific intent of the regulations relating to the procedures for filling of an appeal of the administrative decision.

For the reasons stated previously, staff disagrees there is reasonable doubt or difference of interpretation as to the specific intent of the regulations regarding the religious assembly use.

The Code does not specifically address the characteristics of a use that triggers compatibility standards on a neighboring property and offers compatibility standard protections for uses that generate high traffic, such as a public primary school or a public secondary school. In addition, the Code does not discriminate the between sizes of religious assembly buildings which may be smaller than a single family residence or as large as a church building whose sanctuary may seat up to 3,500 people. Both a small or large religious assembly buildings are permitted in more restrictive residential zoning districts, such as a Rural Residence (RR) district so long as they comply with the site development standards under the Code. It is true that the operating characteristics of large scale civic uses are not the same as a single family uses; however, the Code recognizes these differences and does not exempt certain civic uses from being subject to compatibility standards when they develop on land located in an urban family residence (SF-5) or more restrictive zoning district. These civic uses which may be subject to compatibility standards regardless where they are located are as follows:

Section 25-2-1051 – APPLICABILITY

- (B) In Subsection (A), a civic use is a:***
- (1) college and university facilities use;***
 - (2) community recreation (private) use;***
 - (3) community recreation (public) use;***

- 
- (4) *day care services (commercial) use;*
 - (5) *park and recreation services (special) use;*
 - (6) *private primary educational facilities use;*
 - (7) *a private secondary educational facilities use;*
 - (8) *a public primary educational facilities use;*
 - (9) *a public secondary educational facilities use; or*
 - (10) *a religious assembly use.*

3. Staff believes the previous interpretation does not grant a special privilege to one property inconsistent with other properties similarly situated.

Under Code the religious assembly definition, as quoted previously, includes the following language: "*A property tax exemption is prima facie evidence of religious assembly use.*" The Church in Austin has qualified for a property tax exemption in as determined by the Travis County Appraisal District (See attachment "C"). Since the Church in Austin does not operate a private primary or secondary educational facility, a community recreation facility or day care, this portion of the definition has added importance since it establishes "prima facie evidence" of the religious assembly use under the Code. The term "prima facie" generally means at first appearance and would signify that upon initial examination sufficient, corroborating evidence appears to support a case.

A land use permitted in an SF-5 or more restrictive zoning district [such as a single family residential, a duplex, day care services (limited), public primary school] that is zoned commercial would trigger compatibility standards on an adjoining property zoned commercial and being developed with a commercial use. To be consistent with other land uses permitted in an SF-5 or more restrictive zoning district, the Church in Austin as a religious assembly use would trigger compatibility standard compliance on the adjoining hotel property.

CONCLUSION

In closing, this appeal should be denied. The religious assembly use determination that triggered compatibility standards on the appellant's proposed hotel site plan was reasonable and in keeping with intent of the regulations.

The Church in Austin use has been in existence for over 40 years and is recognized by the Travis County Appraisal District as a property tax exempt use, including the portion of the property that is zoned CS-V-CO-NP that adjoins the proposed hotel use. By definition under the Code a tax exemption this is prima facie evidence of a religious assembly use.

The City staff does not have the discretion to deny protections offered by compatibility standards offered to a religious assembly use or to other uses permitted in an SF-5 or more restrictive zoning district even if they are located in a commercial zoning district.

OWNER The Church of Austin ADDRESS 2530 So. Congress
FLAT 377 LOT R.T. Wilson 3 ac. BIX
SUBDIVISION unplatted
OCCUPANCY apt.
BLD PERMIT # 151338 DATE 8-13-75 OWNERS ESTIMATE \$200.00
CONTRACTOR owner NO. OF FIXTURES
WATER TAP REC # SEWER TAP REC #
remodel interior of com. bldg.

ATTACHMENT "A"

plot 2

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OWNER The Church in Austin ADDRESS 2530 So. Congress Ave
FLAT 377 LOT Rt. Wilson Etux 3 ac BIX
SUBDIVISION unplatted
OCCUPANCY Church Bldg.
BLD PERMIT #14B940 DATE 4-22-75 OWNERS ESTIMATE \$40,000
CONTRACTOR Owner NO. OF FIXTURES see plans
WATER TAP REC # SEWER TAP REC #
1 sty steel addn to existing comm bldg. to create CHURCH
Bldg. 3500 sq ft. Parking required 37 spaces



4/22/2016

ATTACHMENT "A"

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**REISSUED
CERTIFICATE OF OCCUPANCY**

DEVELOPMENT SERVICE DEPARTMENT
CITY OF AUSTIN, TEXAS

BUILDING PERMIT NO: 148940

ORIGINAL DATE: APRIL 22, 1975

LEGAL DESCRIPTION AS ON ORIGINAL DOCUMENT: UNPLATTED

ZONING: COMMERCIAL

THIS IS TO CERTIFY THAT, THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED BELOW WAS INSPECTED AT THE TIME OF THE ORIGINAL DATE FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR USE LISTED BELOW.

ADDRESS: 2530 South Congress

USE: CHURCH BLDG

OWNER/BUILDER: THE CHURCH IN AUSTIN

REMARKS: 1 STORY STEEL ADDITION TO EXISTING COMMERCIAL BLDG TO CREATE CHURCH BUILDING



Carl Wren, Building Official

BY:

PLEASE NOTICE

'NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION, OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISES, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISES.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION, OR REINSPECTION, OF THE PREMISES; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY REASON OF ANY APPROVAL OR DISAPPROVAL.'

H/20

CHURCH IN AUSTIN

Church in Austin

Christ is life

- [Home](#)
- [About Us](#)
- [Beliefs](#)
- [Our Meetings](#)
- [Brief History](#)
- [Contact](#)
- [Testimonies](#)

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Welcome

"Come to Me all who toil and are burdened, and I will give you rest." Matthew 11:28

At the church in Austin with how Christ the Lord's presence and in our lives completely joyful and joyful joy and endeavor to help bring others into that same rest we have found. If you don't know the Lord personally but would like to know more, we invite you to join us. If you are a dear believer already and would like to continue in your Christian life, we invite you to join us.



.m. ([View Map](#))

- 2530 South Congress
- Austin, TX 78704
- North Austin
- 405 Denson Dr.
- Austin, TX 78752 (Reilly Elementary School)
- South Austin (Spanish Speaking)

- 9400 Texas Oaks Drive
- Austin, TX 78748 (Casey Elementary School)
- 512-563-3002

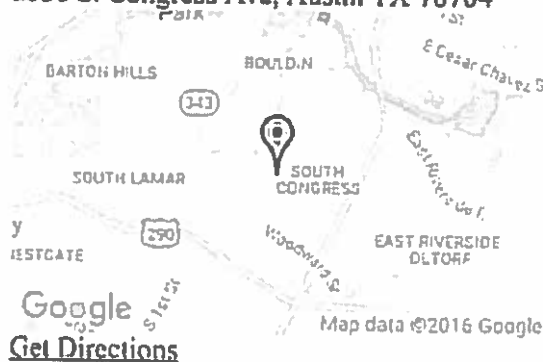
B=2

- Southwest Austin

- 6201 Davis Ln
- Austin, TX 78749 (Mills Elementary School)
- 512-925-8850

Location

2530 S. Congress Ave, Austin TX 78704



For College Students

- October 13, 2016

College Conference

Campus Life, Conferences

- February 1, 2016

College Conference

Campus Life, Conferences

- October 25, 2015

College Conference

Campus Life, Conferences

More news on the blog

For the Community

- November 29, 2016

Winter 2016 Austin Video Training

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Community, Conference

- November 29, 2016

Bible-reading Schedule

Bible Reading Schedule, Community

- November 7, 2016

Bible-reading Schedule

Bible Reading Schedule, Community

More news on the blog

For Kids

- October 13, 2016

West Texas Young People's Conference

Kids, Young People

- July 6, 2016

Jr. and Sr. High Conference

Kids, Young People

- May 31, 2016

2016 Truth School

Kids, Truth School

More news on the blog

Get Connected

Church in Austin

We warmly invite you to join us at one of our meetings. If you need help in doing so please contact us at: (512) 443-0078

University of Texas Students

If you would like to get connected with other Christians on the University of Texas campus please contact us at: (512) 443-0078

Service Office

B. 4

14/23

If you need to contact anyone with the Church in Austin regarding practical matters please contact us at:
hello@churchinaustin.org

Lord's Day MeetingsMorning Meeting 10:00 - 12:00Evening Meeting 5:30 - 7:00

For more information on location and times [click here.](#)

Prayer Meeting

Wednesdays 7:30 - 8:30 pm

Located at 2530 S. Congress Ave. 78704

Categories

[Announcements](#) [Bible Camp](#) [Bible Reading Schedule](#) [Bible Study](#) [Campus Life](#) [Children's Meetings](#)

[Community](#) [Conference](#) [Conferences](#) [Contact Persons](#) [Corporate](#) [Kids](#) [Meetings](#) [Outing](#) [Outings](#)
[Prayer Meeting](#) [Prayer Meeting](#) [Professing](#) [Table Meeting](#) [Testimonies](#) [Training](#) [Truth School](#) [Uncategorized](#) [Young People](#)

2 Corinthians 13:14

"The grace of the Lord Jesus Christ and the love of God and the fellowship of the Holy Spirit be with you all."

Calendar

November 2016

S M T W T F S

1 2 3 4 5

6 7 8 9 10 11 12

13 14 15 16 17 18 19

20 21 22 23 24 25 26

27 28 29 30

[« Oct](#)**Search**

Enter search keywords

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CHURCH IN AUSTIN

CHRIST IS LIFE
Colossians 3:4

B.S

Church in

41
24

Austin Christ is life

- [Home](#)
- [About Us](#)
- [Beliefs](#)
- [Our Meetings](#)
- [Brief History](#)
- [Contact](#)
- [Testimonies](#)

Brief History

In the 1960's, some believers living in West Texas began seeking more light and truth from the Bible. They discovered the ministry of Watchman Nee and received more spiritual vision and edification. Their understanding of God's purpose as revealed in the Bible became clearer and their love for Jesus Christ was freshly rekindled. They met Watchman Nee's co-worker, Witness Lee, who was speaking and practicing the same thing as Watchman Nee. These believers realized the Lord's strong desire that all His followers would be one, even as the Father and Son are one (John 17:11, 21, 22), and began meeting in such a way to express this oneness. Their enjoyment of the Lord continued to increase, which was a reflection of His satisfaction. Around 1970, the Lord led them to move to Houston and Dallas to strengthen the Lord's testimony in those cities.

In the early 1970's, through the Lord's blessing, the local churches in Houston and Dallas grew and were strengthened. As they fellowshipped with the Lord and began to pray about the college campus in Austin, it seemed to them that the Lord was desirous that believers would begin meeting as the church in Austin. This took place in the summer of 1973 when approximately 35 members of these churches migrated to Austin. Some of them were students, who began preaching the gospel at The University of Texas at Austin. Then in early 1974, two more groups of believers moved to Austin from the church in New Orleans and the church in Memphis. The Lord blessed these migrations by saving many college students and adding them to the church throughout the remainder of 1974.

From 1975 to 1984 the number of believers meeting as the church in Austin averaged about 180 to 200. New believers were being added at about the same rate that existing believers were migrating to other local churches. In 1985 the membership began to steadily increase to its current total of over 500. We attribute the Lord's blessing to the practice of four key principles in the Bible which we were helped to see more clearly through Witness Lee's ministry. A Christian living and church life according to these four principles practically and organically builds up the Body of Christ:

1. Begetting—to bear fruit (John 15:4-5, 16)

We abide in Christ and "go forth and bear fruit." To 'go forth' means to go to visit people to share Christ with them.

2. Nourishing—for the fruit to remain (John 15:16)

We meet in homes to spiritually feed and cherish newly saved believers.

3. Perfecting—to equip the believers (Ephesians 4:12)

We meet in small vital groups for fellowship, prayer, mutual care, and teaching the truth.

4. Prophecy—to build the church (1 Corinthians 14:4-5, 12, 26)

In our large meetings we practice prophesying, that is, speaking for Christ and ministering Christ to one another.

We are thankful to the Lord for His continued presence and blessing among us. "To Him be the glory in the church and in Christ Jesus unto all the generations forever and ever. Amen." (Ephesians 3:21)

Get Connected**Church in Austin**

We warmly invite you to join us at one of our meetings. If you need help in doing so please contact us at: (512) 443-0078

University of Texas Students

If you would like to get connected with other Christians on the University of Texas campus please contact us at: (512) 443-0078

Service Office

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Categories

Announcements Bible Camp Bible Reading Schedule Bible Study Campus Life Children's Meeting
Community Conference Conferences Contact Persons Corporate Kids Meetings Outing Outings
Prayer Meeting Prayer Meeting Prophesying Table Meeting Testimonies Training Truth School Unaffiliated Young People

2 Corinthians 13:14

"The grace of the Lord Jesus Christ and the love of God and the fellowship of the Holy Spirit be with you all."

Calendar

November 2016

S M T W T F S

1 2 3 4 5

6 7 8 9 10 11 12

Austin Bible Camp

B.7

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26

"And that from a babe you have known the sacred writings, which are able to make you wise unto salvation through the faith which is in Christ Jesus" - 2 Timothy 3:15

[Home](#)
[Registration Information](#)
[Online Registration](#)
[Memory Verses](#)
[Medical Release Form](#)

Registration Information

Austin Bible Camp 2016
9am-12:30pm June 13-17, 2016
Kinder-6th Grade
 2530 S. Congress Ave.; Austin, TX 78704
 Phone: 512-443-0078

Dear Saints,

You and your child(ren) are invited to participate in this year's Bible Camp with the families of the church in Austin; we are focusing on the book of Daniel. The Lord is full of burden and care for the little ones and we look forward to participating with Him in caring for them this summer. Children who are entering Kindergarten to those entering 6th grade in Fall 2016 are invited. If you are registering a child, please pray and consider before the Lord how you can participate. There are many areas of service available to make Bible Camp a success. We welcome your older children to come serve as junior workers under your supervision. Please note, no childcare will be provided for children not registered for Bible Camp.

Registration	
To receive required forms, please email rant3@gmail.com . Registration Information, lessons, songs, and Bible Camp updates will also be posted on our website at AustinBibleCamp.com . Discounted registration is due May 22nd and regular registration is due by June 5th.	
Discounted price (Submitted/postmarked by May 22nd)	Regular price (submitted/postmarked by June 5th)
1 child: \$60	1 child: \$75
2 children: \$90	2 children: \$105
3 children: \$120	3 children: \$135
4 children: \$150	4 children: \$165

Step 1: Complete and submit the online registration form

Step 2: Complete the printed medical release form. Either print a copy at home via the 'Medical Release' tab on our website or ask your district/locality representative (listed below) for a copy.

Step 3: Submit your medical release form with your registration payment made payable to "The Church in Austin" either by hand to your district/locality representative or by mail to the address below.

Central: Isai Pozos 512-294-4967 North: Vanessa Yu 512-573-4394 Spanish speaking: Josephine Rubio 512-696-7140 Southwest: Cynthia Steiner 512-587-1479 / Ranti Valdez 512-423-3410 San Antonio: Victor Sotelo 512-826-1941 San Marcos: Ricardo Vela 512-653-0738	Cynthia Steiner 1009 Quail Road Manchaca, TX 78652
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For more information, please contact Cynthia Steiner at cynthi3@gmail.com or Ranti Valdez at rant3@gmail.com.

We pray that many would be released to participate in this special time. May the Lord cover us in every detail and every way and be with us and lead all of us as we prepare to provide the best for our children.

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ATTACHMENT "C"

41/27

Travis CAD

Property Search Results > 305550 CHURCH IN AUSTIN for Year 2016

Property

Account
Property ID 305550 **Legal Description** 2.63AC OF LOT 9 LIVE OAK GROVE ADDN
Geographic ID 0404020406 **Agent Code**
Type Real
Property Use Code
Property Use Description
Location
Address 2530 S CONGRESS AVE Mapsco 614V
TX 78704
Neighborhood EXEMPT PPTY W/ SQ FT Map ID 040708
Neighborhood CD 00EXE
Owner
Name CHURCH IN AUSTIN **Owner ID** 271719
Mailing Address % Ownership 100.000000000000%
2530 S CONGRESS AVE
AUSTIN, TX 78704-8920
Exemptions EX-XV

Values

(+) Improvement Homesite Value	+	\$0	
(+) Improvement Non-Homesite Value	+	\$917,111	
(+) Land Homesite Value	+	\$0	
(+) Land Non-Homesite Value	+	\$7,154,580	Ag / Timber Use Value
(+) Agricultural Market Valuation	+	\$0	\$0
(+) Timber Market Valuation	+	\$0	\$0
(=) Market Value	=	\$8,071,691	
(-) Ag or Timber Use Value Reduction	-	\$0	
(=) Appraised Value	=	\$8,071,691	
(-) HS Cap	-	\$0	
(=) Assessed Value	=	\$8,071,691	

Taxing Jurisdiction

Owner CHURCH IN AUSTIN
% Ownership 100.000000000000%
Total Value \$8,071,691

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISO	1.192000	\$8,071,691	\$0	\$0.00
02	CITY OF AUSTIN	0.441800	\$8,071,691	\$0	\$0.00
03	TRAVIS COUNTY	0.383800	\$8,071,691	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$8,071,691	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110541	\$8,071,691	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.102000	\$8,071,691	\$0	\$0.00
Total Tax Rate		2.230141			

Taxes w/Current Exemptions \$0.00

Taxes w/o Exemptions

\$180,010.09

Improvement / Building

Improvement #1: MOTEL-EXTND STAY State Code: F1 Living Area: 6061.0 sqft Value: \$361,731

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D - 4		1946	4680.0
1ST	1st Floor	D - 4		1946	1381.0
011	PORCH OPEN 1ST F	* - 4		1969	148.0

Improvement #2: OFFICE (SMALL) State Code: F1 Living Area: 5244.0 sqft Value: \$555,380

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D - 4		1963	5244.0
551	PAVED AREA	AA - *		1963	28000.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	2.7374	119243.00	44957.00	0.00	\$7,154,580	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$917,111	\$7,154,580	0	\$8,071,691	\$0	\$8,071,691
2015	\$924,316	\$4,173,505	0	\$5,097,821	\$0	\$5,097,821
2014	\$2,365	\$3,577,290	0	\$3,579,655	\$0	\$3,579,655
2013	\$2,890	\$1,788,645	0	\$1,791,535	\$0	\$1,791,535
2012	\$2,890	\$1,788,645	0	\$1,791,535	\$0	\$1,791,535

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/28/1975	WD	WARRANTY DEED		CHURCH IN AUSTIN	05131	00431	

Questions Please Call (512) 834-9317

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H1/23



PUBLIC HEARING INFORMATION

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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;
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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

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Case Number: C15-2016-0131, 2530 and 2510 S. Congress Ave.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, December 12, 2016

Philip S. Andrews

Your Name (please print)

2407 Euclid Austin TX 78734

Your address (if affected by this application)

Philip S. Andrews

Signature

Daytime Telephone: 714-394-5533

Date

12/7/16

☐ I am in favor
☒ I object

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 Tuesday prior to the hearing to ensure timely delivery)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

3/1/17

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Patricia Anderson

Your Name (please print)

2407 Eadio Austin TX 78734

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: _____

Comments: _____

Date

12/7/16

☐ 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

3141

PUBLIC HEARING INFORMATION

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

Public Hearing: Board of Adjustment, December 12, 2016

Josiah Shirley
Your Name (please print)

2004 Euclid Ave Austin, TX 78704
Your address(es) affected by this application

[Signature]
Signature

12/7/16
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 leane.heldenfels@austintexas.gov

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H1

PUBLIC HEARING INFORMATION

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

Public Hearing: Board of Adjustment, December 12, 2016

Julie Sharum

Your Name (please print)

2004 Euclid Ave Austin TX 78704

Your address(es) affected by this application

[Signature]

Signature

12/7/16

Date

Daytime Telephone: _____

Comments: _____

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

Or fax to (512) 974-2934

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33/F

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Please, Do NOT GRANT!

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

Public Hearing: Board of Adjustment, December 12, 2016

CAROLYN M. MILLER

Your Name (please print)

2406 EUCLID AVENUE

Your Address (es) affected by this application

Carolyn M. Miller

Signature

12/6/2016

Date

Daytime Telephone: **512 689 6443**

Comments: **PLEASE! This church has been the**

best neighbor we could have! Again, I

state that a hotel is NOT of any benefit

to either the Church or Neighbors. I have

lived here since 1954 and believe I've

seen enough to know that the variances

requested would be detrimental to ALL of

our Quality of Life we now enjoy!

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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 Tuesday prior to the hearing to ensure timely delivery)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

2/15

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

Public Hearing: Board of Adjustment, December 12, 2016

Your Name (please print)
Tym Seay

2530 S. Congress Ave.

Your address(es) affected by this application

Tym Seay

Signature

Daytime Telephone: 512-731-7364

11/28/16
Date

Comments: I am a church officer.

all of our property at

2530 S. Congress Ave. is

used for church purposes.

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

3/4/17

PUBLIC HEARING INFORMATION

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- 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.

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Danny Crepps

Your Name (please print)



Your address(es) affected by this application

2530 S. Congress Ave.

11-25-16

Date

Daytime Telephone: 512-626-2050

Signature

Comments: I am a church officer.

100% of 2530 S. Congress
is used for church purposes.

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

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P. O. Box 1088

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Eddie Craig
Your Name (please print)

3117 Fontana Dr. Austin TX
Your address(es) affected by this application

Eddie Craig
Signature

11/22/2016
Date

Daytime Telephone:

Comments:

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

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Leane Heldenfels

P. O. Box 1088

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Lucille Machuca

Your Name (please print)

2424 Euclid Ave - Austin, TX 78704

Your address(es) affected by this application

Lucille Machuca

Signature

Date

Daytime Telephone: 512-444-4567

Comments:

No, No, No, No

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

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

MANUEL C. MACHUCA

Your Name (please print)

2424 EUCWD AVE AUSTIN, TX 78704

Your address(es) affected by this application

Manuel C. Machuca

Signature

11/21/16

Date

Daytime Telephone: 512-444-4567

Comments:

NO !!

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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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Salmon Gutierrez

Your Name (please print)

2507 Euclid Ave.

Your address(es) affected by this application

Raymon Gutierrez

Signature

11/21/16

Date

Daytime Telephone: _____

Comments: _____

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

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P. O. Box 1088

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40/H

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Joanna Hall

Your Name (please print)

2530 S. Congress Ave #130

Your address(es) affected by this application

J Hall

Signature

11/21/16

Date

Daytime Telephone:

Comments: I live on church owned property (2530 S. Congress Ave). My husband is full time clergy of the Church in Austin. We are members of the DNPCT (Dawson Neighborhood Plan Contact Team). We are financially supported by the church in Austin.

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

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P. O. Box 1088

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Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

5/1/16

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Chris Hall

Your Name (please print)

2530 S. Congress Ave #130

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 214-223-9596

Date

11-21-16

Comments: I live on church-owned property at 2530 S. Congress Ave. I am a full-time clergy of the church in Austin. I am financially supported by the church in Austin. I am a member of the Dawson Neighborhood Plan Contact Team (DNPECT).

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

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5/15

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Edith Rodriguez

Your Name (please print)

☐ I am in favor
☒ I object

2530 S. Congress Ave Apt 233 Austin, TX 78704
Your address(es) affected by this application

Edith Rodriguez

Signature

11/21/16

Date

Daytime Telephone: 512-947-2251

Comments: I live on church own property at 2530 S.

Congress Ave. I am full time clergy of the church

in Austin. I am financially supported by the church

in Austin. I am a member of the Dawson Neighborhood

Plan Contact Team (DNPT)

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P. O. Box 1088

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Your Name (please print) Leiana Garcia

2530 S. Congress Ave #232 Austin TX 78704
Your address(es) affected by this application

[Signature] 11/21/16
Signature Date

Daytime Telephone: 512-507-4097

Comments: I live at the church property on 2530 S. Congress Ave. I'm a fulltime clergyman with the church. I'm financially supported by the church in Austin & I'm a member of the Denver Neighborhood Association (DNPCA).

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Caithlin Barton

Your Name (please print)

2530 S Congress #133

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-695-9949

Date

11-21-16

Comments: I live at church owned property at 2530 S

Congress Ave. I am a full-time clergy man with the

Church in Austin. I am financially supported by the

Church in Austin. I am a member of the Dawson Neighborhood

Plan Contact Team (DNPCT)

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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

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5/1A

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Raquel DeLaCruz

Your Name (please print)

2530 S Congress Ave #232

Your address(es) affected by this application

Raquel DeLaCruz

Signature

11/21/2016

Date

Daytime Telephone:

Comments: I live on the church property at

2530 S Congress Ave. I am full-time clergy

of the church in Austin. I am financially

supported by the church in Austin. I am a

member of the Dawson neighborhood

association (DNPCT).

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

25

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Kyle Barton

Your Name (please print)

2530 S Congress #133 Austin, TX 78704

Your address(es) affected by this application

[Signature]

Signature

11/21/16

Date

Daytime Telephone: 512-739-1373

Comments: I live on church-owned property at

2530 S Congress Ave. I am fulltime clergy of the church
in Austin. I am financially supported by the church in
Austin. I am a member of the Dawson Neighborhood plan
contact team (DNPECT).

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

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

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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

EH

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Yuman Szeto

Your Name (please print)

2530 South Congress #126

Your address(es) affected by this application

[Signature]

Signature

11/21/16

Date

Daytime Telephone: 512 899 4371

Comments: I live on church-owned property at 2530 S. Congress Ave. I am full time clergy of the church and I am supported financially by the church. I am a member of Dawson Neighborhood Plan Contact Team (DNPCCT)

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

58/H

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Mervill Eng
Your Name (please print)

2530 S Congress Ave, Apt 231
Your address(es) affected by this application

Mervill Eng
Signature

11/21/16
Date

Daytime Telephone: 512 589 1802

Comments: I live on church owned property at 2530 S. Congress. I am full-time clergy of the church in Austin and I am supported financially by the church. I am also a member of Dawson Neighborhood Plan contact team CAPCO

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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49/H

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Leane Heldenfels
Your Name (please print)



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

[Signature]
Signature

11/21/16
Date

Daytime Telephone: 512-363-3221

Comments: I own five on church-owned
property at 2530 S Congress. I am full-time
clergy of the church in Austin and I am
financially supported by the church. I am
also a member of Pauson Neighborhood
Plan Contact Team (PNPCT)

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

815

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Yoon Ok Lee
Your Name (please print)

☐ I am in favor
☒ I object

2530 S Congress Ave #131 Austin TX 78704

Your address(es) affected by this application

Lany
Signature

11/21/16
Date

Daytime Telephone: 512-466-8784

Comments: I live on church-owned property at 2530 S Congress ave. I am full-time clergy of the church, and I am financially supported by the church. I am a member of Davis Neighborhood Plan Contact Team (DNPECT).

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

Or fax to (512) 974-2934

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512

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Beth Rutkowski
Your Name (please print)

2530 S. Congress Ave. #132
Your address(es) affected by this application

Beth Rutkowski
Signature

11-21-16
Date

Daytime Telephone:

Comments: I live at church property at 2530 S. Congress Ave. I am full time clergy for the church in Austin and supported by the Church in Austin.

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

52/H

PUBLIC HEARING INFORMATION

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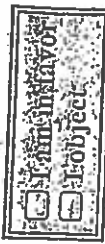
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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Laurel Gung
Your Name (please print)



2530 S. Congress Ave #231, Austin TX
Your address(es) affected by this application 78704

Carol Gung
Signature 11/21/16
Date

Daytime Telephone: 512-206-6293

Comments: I live on Church owned property. My husband is full time clergy of the church in Austin. We are members of the DPIC team. We are financially supported by the church in Austin.

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

53/4

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Leane Heldenfels
Your Name (please print)



2530 S. Congress Ave Apt 200 Austin Tx
Your address(es) affected by this application

78704

Leane Heldenfels
Signature

11.21.2016

Date

Daytime Telephone: _____

Comments: I live on church owned

property at 2530 S Congress Ave. I am
a full time clergyman of the
church in Austin. I am financially
supported by the church in Austin
I am a member of the Dawson
Neighborhood Plan context Team (NPT)

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

52/5

PUBLIC HEARING INFORMATION

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

Public Hearing: Board of Adjustment, December 12, 2016

Maravet Eades

Your Name (please print)

2530 S. Congress Ave. Apt #200, Austin, TX 78704

Your address(es) affected by this application

[Signature]

Signature

11.21.2016

Date

Daytime Telephone: 817-690-2670

Comments: I live on church owned property at

2530 S. Congress Ave. I am a full-time
clergyman of the Church in Austin. I am financially
supported by the church in Austin. I am a member of
the Dawson Neighborhood Plan Contact Team (DNPC-T).

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: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Danielle McCartney
Your Name (please print)

☐ I am in favor
☒ I object

2530 S. Congress #200 Austin, TX 78704
Your address(es) affected by this application

Danielle McCartney
Signature

11/21/16
Date

Daytime Telephone: (919) 289-5398

Comments: I live on church owned property at 2530 S. Congress Ave. I am a full time clergy member of the church in Austin. I am financially supported by the church in Austin. I am a member of the Dawson Neighborhood Plan contact team (DNPCT).

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

FOUO TSMI

Your Name (please print)

2510 S Congress Ave #270

Your address(es) affected by this application

Leane Heldenfels

Signature

Daytime Telephone: 214-477-0379

11/21/16

Date

Comments: I live on the church property at

2510 S Congress Ave. I am full-time clergy of the church in Austin, financially supported by the church in Austin. I am a member of the Dawson neighborhood plan contact team (DNPCI).

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

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P. O. Box 1088

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5/7/16

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Serry Stevens

Your Name (please print)

3117 Fontana Drive Austin, TX 78704

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512 970 9728

Comments: I am a resident in Dawson

neighborhood and a member of the

Dawson planning team. I am a

member of the Church in Austin

at 2510 S. Congress Ave. I can

testify that 100% of the

church property at 2510 S. Congress

is used for church purposes.

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: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Deborah Stevens

Your Name (please print)

3117 Fontana Drive Austin, Tx 78704

Your address(es) affected by this application

Deborah Stevens 11-20-16

Signature

Date

Daytime Telephone: 512-447-6556

Comments: I am a member of the Church in Austin and the Dawson Neighborhood Planning Team. I object to the applicant's claim that the Church property is not used for Church activity. I have been a member for 25 years and I can verify that 100% of this property is used for Church purposes.

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 INFORMATION

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Chiny Kim
Your Name (pledge print)



2530 S Congress Ave APT 230

Your address(es) affected by this application

Ng E. Ho
Signature

Date

Daytime Telephone: 512-755-1318

Comments: I live on church-owned property at 2530 S Congress Ave. My husband is full-time minister of the church in Austin, and he is financially supported by the church. I am also a member of Dawson neighborhood Plan Contact Team (DNPCT).

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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Leane Heldenfels
Your Name (please print)



2510 S Congress Ave # 230
Your address(es) affected by this application

[Signature]
Signature

Date

Daytime Telephone: 512-517-8452

Comments: I live on church-owned property.
@ 2510 Congress Ave. I am a full-time
clergy officer in Austin, and I am
financially supported by the church. Also,
I am a member of Dawson neighborhood plan contact
team (DNPT).

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