



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

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

1" = 159'

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

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





CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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

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

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

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

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 2510 S. Congress Ave.

Subdivision Legal Description:

1.5300 ACR OF LOT 9 LIVE OAK GROVE ADDN

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

Outlot: _____ Division: _____

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

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

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

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

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

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

PLEASE SEE PAGE 8.

Section 2: Variance Findings

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

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

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

Reasonable Use

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

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

Hardship

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

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

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

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

Area Character

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

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

Parking (additional criteria for parking variances only)

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

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

N/A

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

N/A

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

N/A

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

N/A

Section 3: Applicant Certificate

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

Applicant Signature:  Date: 10/10/16

Applicant Name (typed or printed): Nikelle Meade

Applicant Mailing Address: 111 Congress Avenue, Suite 1400

City: Austin State: TX Zip: 78701

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

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

Section 4: Owner Certificate

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

Owner Signature:  Date: 10/10/16

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

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

City: Chicago State: IL Zip: 60640

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

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

Section 5: Agent Information

Agent Name: Nikelle Meade

Agent Mailing Address: 111 Congress Avenue, Suite 1400

City: Austin State: TX Zip: 78701

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

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

Section 6: Additional Space (if applicable)

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

Legal Description: 1.5692 acres of land, more or less, out of and a part of Lot or Block "9", of LIVE OAK GROVE, a subdivision in Travis County, Texas, according to the map or plat, of record in Volume 2, 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.

Additional Space (continued)

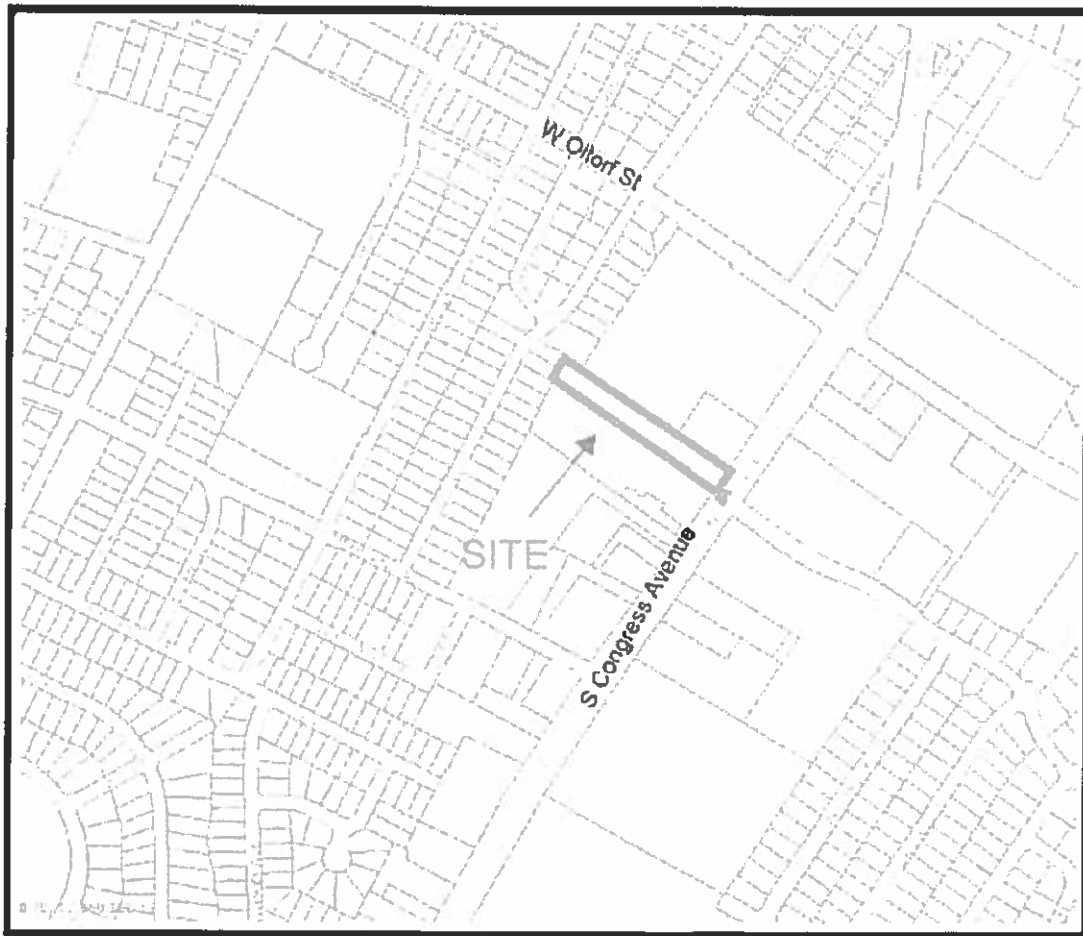
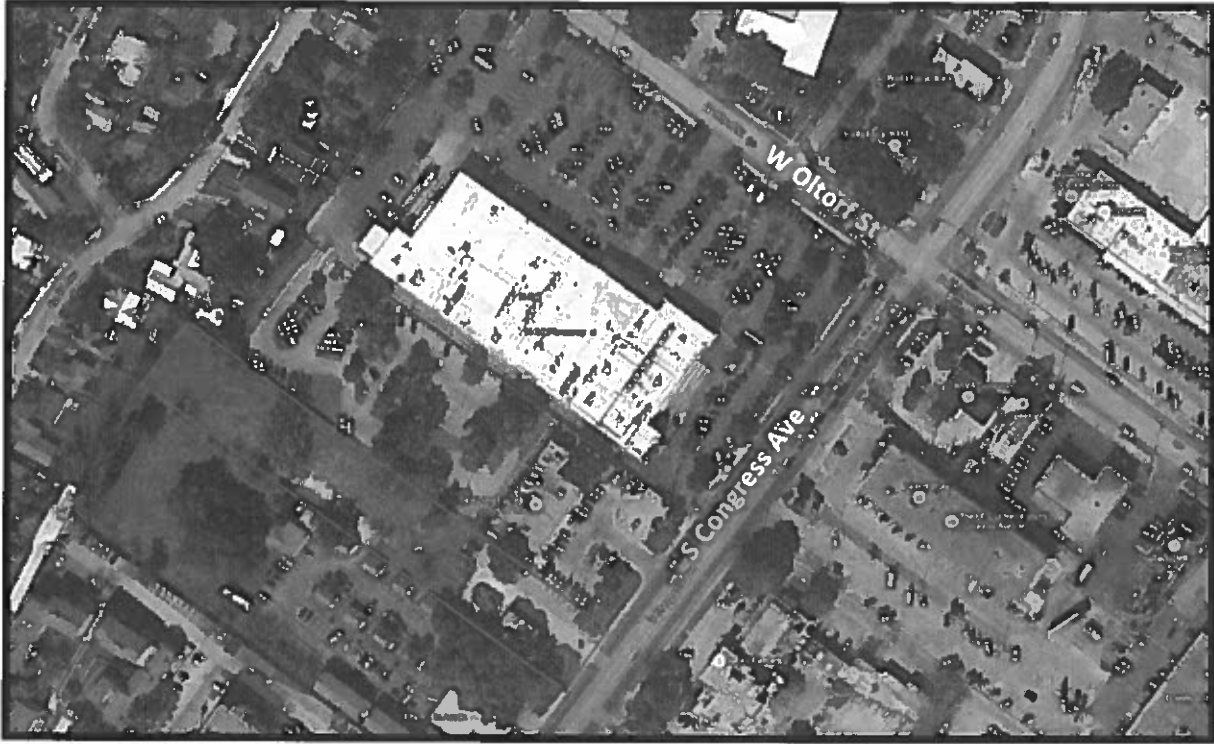
The applicant is requesting variances from Article 10, Compatibility Standards, as follows:

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

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

SAVE

Location Map



2510 South Congress

Birds Eye View

Legend

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

HEB

2510 S Congress Ave

CHURCH

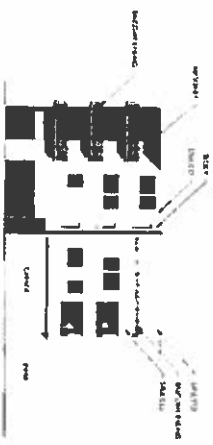
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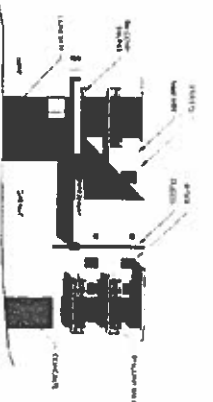
Google earth

Image Landsat
© 2015 Google

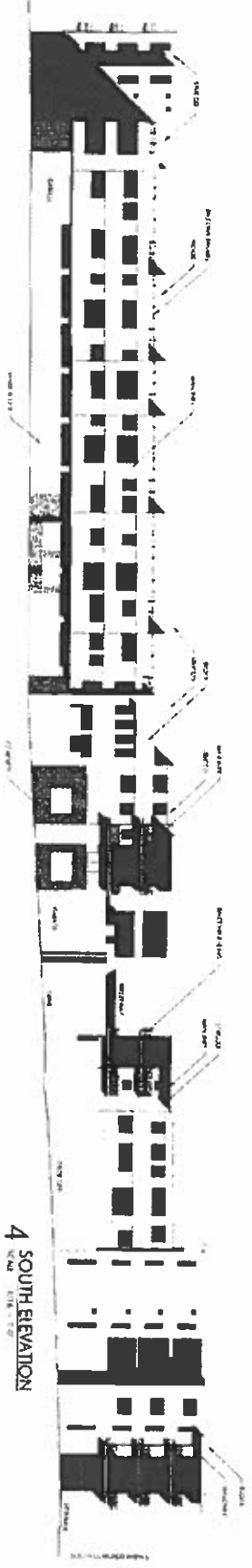
6 WEST ELEVATION - BUILDING 2
FOOT 11'8" x 0'



5 EAST ELEVATION - BUILDING 2
FOOT 11'8" x 8'2"



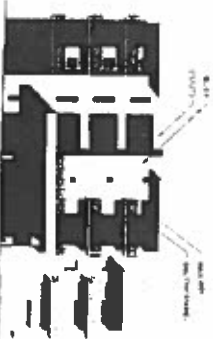
4 SOUTH ELEVATION
FOOT 11'8" x 0'



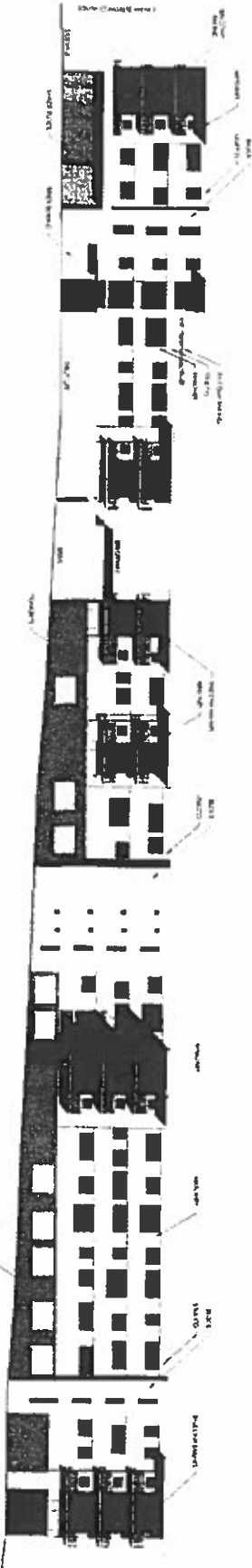
3 WEST ELEVATION - BUILDING 1
FOOT 11'8" x 1'2"



2 EAST ELEVATION - BUILDING 1
FOOT 11'8" x 1'2"



1 NORTH ELEVATION
FOOT 11'8" x 7'2"



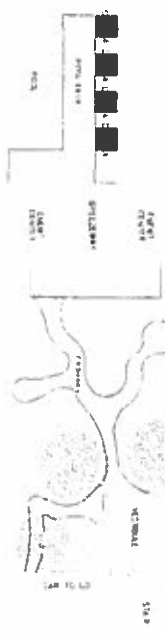
The Guesthouse Hotel
2210 South Congress Avenue
Austin, Texas 78704



STANDARD

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THE CHURCH IN AUSTIN

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

October 31, 2016

Dear Board of Adjustment members,

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

Sincerely,

A handwritten signature in cursive script that reads "Tym Seay".

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

PUBLIC HEARING INFORMATION

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

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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.

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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.

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, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, November 14, 2016

William McKenna
Your Name (please print)

☐ I am in favor
☒ I object

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

Will McKenna
Signature

10/29/16
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

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

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Public Hearing: Board of Adjustment, November 14, 2016

☐ I am in favor
☒ I object

Your Name (please print)

Fred Nachum

Your address(es) affected by this application

2503 Euclid

Signature

Date

Daytime Telephone:

Comments:

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

Public Hearing: Board of Adjustment, November 14, 2016

Alex Hops
Your Name (please print)

2414 Wilson St

Your address(es) affected by this application

10/25/16
Date

Signature

Daytime Telephone:

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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☐ I am in favor ☒ I object
--

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

Public Hearing: Board of Adjustment, November 14, 2016

Michelle Abbott

Your Name (please print)

2419 Wilson St

Your address(es) affected by this application

Michelle Abbott

Signature

301-2471-6787

Daytime Telephone:

Too close to neighbors

Comments:

10/25/16

Date

☐ I am in favor
☒ I object

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P. O. Box 1088

Austin, TX 78767-1088

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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: 254-718-4013

Comments:

I object to the City of Austin moving
the required building setback of 24 feet

10/24/2016

Date

☐ I am in favor ☒ I object
--

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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, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, November 14, 2016

☐ I am in favor
☒ Object

Your Name (please print)

2419 E Euclid Austin, Tx 78704

Your address(es) affected by this application

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

PUBLIC HEARING INFORMATION

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

Public Hearing: Board of Adjustment, November 14, 2016

Carolee Rudy

Your Name (please print)

2419 E Euclid Austin, Tx 78704

Your address(es) affected by this application

Car

Signature

Date

10/25/16

Daytime Telephone: _____

Comments: _____

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☐ I am in favor ☒ I object
--

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

Public Hearing: Board of Adjustment, November 14, 2016

Aminda Brightwell
Your Name (please print)

☐ I am in favor
☒ I object

2408 Euclid Ave

Your address(es) affected by this application

10/24/16
Date

Signature

Daytime Telephone: 210-633-3351

Comments:

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

Public Hearing: Board of Adjustment, November 14, 2016

Melissa Navaro

Your Name (please print)

2404 Forest Ave

Your address(es) affected by this application

[Signature]

Signature

617 910 8430

Daytime Telephone:

Date

10-24-16

Comments:

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☐ I am in favor
☒ Object

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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

Leane Heldenfels
Your Name (please print)

2504 Forest Ave
Your address(es) affected by this application

10/24/16 Date

Signature

Daytime Telephone: 512-974-2202

Comments:

☐ I am in favor
☒ Object

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

Public Hearing: Board of Adjustment, November 14, 2016

Gyongy-Sub Kim
Your Name (please print)

☐ I am in favor
☒ I object

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

[Signature] 10/31/16
Signature Date

Daytime Telephone: 512-577-8452

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

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

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Leane Heldenfels

P. O. Box 1088

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

Public Hearing: Board of Adjustment, November 14, 2016

Onjune Kim
Your Name (please print)

☐ I am in favor
☒ I object

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

Ng Q Ng 10/31/16
Signature Date

Daytime Telephone: 512-755-1395

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

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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, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, November 14, 2016

Yoon Ok Lee

Your Name (please print)

2530 S. Congress #131 Austin, TX 78704

Your address(es) affected by this application

Leane

Signature

Daytime Telephone: 512-466-8784

Comments: MY husband and I have been living on this Property for about 8 years.

I often take a walk on the church property to pray and to be with God in a peaceful environment. It concerns me that the developer

next door is asking variance so close to the church property.

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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

Edith Rodriguez

Your Name (please print)

2530 S. Congress Ave Apt 233 Austin, TX 78704

Your address(es) effected by this application

Edith Rodriguez 10/31/16

Signature

Date

Daytime Telephone: 512-947-2251

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

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

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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, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, November 14, 2016

Ki Hyang Jo

Your Name (please print)

2530 S. Congress Ave. Austin, TX 78704

Your address(es) affected by this application

Leane Heldenfels

Signature

Daytime Telephone: 714-858-8281

Date

10/31/16

Comments: I object to the proposed development next

to us. Having four stories hotel building right

next to us will disrupt the privacy and the increase

the noise level. One of reason I live here is peaceful

atmosphere and having a hotel so close to us will

limit such quiet environment.

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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

Margie Eades

Your Name (please print)

2530 S Congress Ave. # 200 Austin, TX

Your address(es) affected by this application

Margie Eades

Signature

Daytime Telephone: 817-690-2670

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

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: Board of Adjustment, November 14, 2016

Your Name (please print) John Hyunwoo Lee

☐ I am in favor
☒ I object

2530 S. Congress #131 Austin, TX 78704

Your address(es) affected by this application

[Signature] Signature 10/31/16 Date

Daytime Telephone: 512-363-3221

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Chris Hall

Your Name (please print)

2530 S. Congress Ave #130

Your address(es) affected by this application

Chris Hall

Signature

Daytime Telephone: (214) 223-9596

10/31/16

Date

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

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Public Hearing: Board of Adjustment, November 14, 2016

Raque! De la Cruz

Your Name (please print)

2530 S. Congress Ave Apt 232

Your address(es) affected by this application

Raque! De la Cruz

Signature

Daytime Telephone: 830 513 9737

Date

10/31/16

Comments: I object- the proposed development

because this change would disturb the present

quiet and comfortable atmosphere around my

home. This is personally very important to me and

my health. Furthermore, a 4-story building next to

my home would potentially invade my privacy by

having guests look over on my property at

2530 S Congress.

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Public Hearing: Board of Adjustment, November 14, 2016

Joanna Hall
Your Name (please print)

2530 S. Congress, #136

Your address(es) affected by this application

JHall

Signature

Daytime Telephone: 978 (885) 0151

10/31/16
Date

Comments: As a resident of the property adjacent to the proposed development of the Guest Hotel, I feel concerned about the increase in noise and traffic such as might be attracted by the hotel. We have an infant. While

I don't object to a nice establishment replacing the previous fast food restaurant. I do prefer that it be built within code - specifically being maintained out of respect for the families next door.
Note: all comments received will become part of the public record of the case.

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

Public Hearing: Board of Adjustment, November 14, 2016

Lucianna Garcia

Your Name (please print)

2530 S. Congress Ave #232 Austin Tx 78704

Your address(es) affected by this application

Lucianna Garcia

Signature

10/31/16

Date

Daytime Telephone: 512-507-4099

Comments: I strongly object to the proposed developments by the building contractors, including a 4-story building because such developments would greatly affect the adjacent residents, disrupting the integrity and peaceful environment that exists around the households of many Christian missionaries @ 2530 S. Congress Ave. Thank you.

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

Public Hearing: Board of Adjustment, November 14, 2016

Caitlyn Barton

Your Name (please print)

2530 S Congress #133

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 512 695 9949

Comments: We consistently use the entirety of our property and to have either the hotel drive way or hotel itself towering 5 feet away from our property line would greatly detract from our privacy and tranquility. Also, we're concerned with the noise as we hold many events and educational programs.

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Danielle McCarthy
Your Name (please print)

☐ I am in favor
☒ I object

2530 S. Congress Ave. # 200

Your address(es) affected by this application

Danielle McCarthy
Signature

10-31-16

Date

Daytime Telephone: (919) 239-5392

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

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

Public Hearing: Board of Adjustment, November 14, 2016

Kyle Baston
Your Name (please print)

2530 S. Congress #133 Austin, Tx 78704

Your address(es) affected by this application

Kf Bast

Signature

10/31/16

Date

Daytime Telephone: 512-739-1373

Comments: Preserving the serene atmosphere at the church property is a must for its proper use. Granting the requested variances infringes on the use + suitability for our property. The 50' set back for the pool should be maintained to keep the noise of social life at night at bay. Putting the driveway 5' from our property will certainly cause nightly disturbances. Putting the front building right on our property line is totally unacceptable + will cause privacy issues + increase the noise problem from balconies.

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

Public Hearing: Board of Adjustment, November 14, 2016

YILMAN Sesto

Your Name (please print)

☐ I am in favor
☒ I object

2530 Congress 176

Your address(es) affected by this application

YH

10/31/2016

Date

Signature

Daytime Telephone: 512 299 4371

Comments: The unit I am living in borders the tube built hotel. The head of my bed will be only 11 FEET from their driveway. Furthermore, the lack of distance between their buildings and ours violates my personal privacy and encroaches the channels bushings. This will drastically affect my life & sleep.

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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, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, November 14, 2016

Fayshen TSM

Your Name (please print)

☐ I am in favor
☒ I object

2530 S. Congress Ave Apt 200 Austin Tx 78705

Your address(es) affected by this application

Fayshen TSM

Signature

10/31/16

Date

Daytime Telephone: 214-477-0379

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

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

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

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

Beth Rutkowski
Your Name (please print)

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

Beth Rutkowski
Signature

Daytime Telephone: 512-924-1158

Date

10-31-16

Comments: As a middle age, single woman living at 2530 S. Congress, I object to the City of Austin's approval of the developer's requested waivers (driveway, swimming pool, building) The requested

variances would invade personal space + privacy, disrupt the view, and increase noise levels in the neighborhood.

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

Public Hearing: Board of Adjustment, November 14, 2016

Merrill Eng

Your Name (please print)

2570 S Congress Ave # 231

Your address(es) affected by this application

Merrill Eng

10/31/16

Signature

Date

Daytime Telephone: 512 589 1002

Comments:

I have lived at 2570 S Congress for

half my life, over 15 years. A hotel that

will take away my views of the sky, my privacy,

and my quiet is not welcome. I object to the

building so close to our property.

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

Public Hearing: Board of Adjustment, November 14, 2016

Laurel Eng
Your Name (please print)



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

10/31/16

Date

Signature

Daytime Telephone: 512-206-6293

Comments: I am raising my family here at the address listed above. I object to the hotel building so close to where I live to due noise pollution and safety concerns. In particular, I'm worried about strangers wandering onto the property where I live, inebriated or on drugs.

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