

Board of Adjustment Hearing,
December 12, 2016

Case # C15-2016-0131

The Church in Austin And Other Neighbors

Objection Letter to the Hotel's
Interpretations Application
(with Exhibits)

THE CHURCH IN AUSTIN

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

November 28, 2016

Objection Letter to the Hotel's Interpretations Application/Appeal of an Administrative Decision

Re: Case # C15-2016-0131

Dear Board of Adjustment Members,

Thank you for hearing our objections as you serve the Austin residents, businesses, and civic organizations. The Church in Austin, hereafter "Church", is located at 2530 S. Congress Avenue. We own the adjoining property to the south of the proposed hotel to be constructed by Krug Development, hereafter "Developer", at 2510 S. Congress Ave (see map in **Exhibit 1**). We and the other impacted neighbors agree with the City Development Services Department's interpretation and object to the Developer's interpretation.

On November 15, 2016 the Developer filed a Board of Adjustment Interpretations Application/Appeal of an Administrative Decision (see **Exhibit 2**). According to the Developer's application, Addendum 2, the Development Services Department's interpretation is as follows:

"(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.)"

The Developer believes the correct interpretation is as follows:

"(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."

The back half of our property is zoned SF-3 (single-family) and the front half CS (commercial). The Developer's attempt to escape the application of compatibility standards to the front half of its property is two-fold: first, ignore the City code which clearly states that church (civic) use triggers compatibility standards, and second, if that argument fails, contend that our property is not for church use, but for multifamily use. The Developer errs on both counts: church use does trigger compatibility standards, and our property is entirely for church use.

The Church in Austin's Objection Letter to the Hotel's Requested Variances, submitted in case number C15-2016-0124, provided information about the Church and our history of that case, both of which are not repeated here. This Objection Letter to the Hotel's Interpretations Application is arranged according to the following format: the Board of Adjustment's three required findings, the Developer's findings, and the Church's response.

I. Findings Statement No. 1: Reasonable Doubt of Interpretation

Application states: "There is a reasonable doubt of different of interpretation as to the specific intent of the regulations or map in that:"

A. Developer's Finding 1.1

"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."

Church's Response

The Church in Austin is a religious organization. We own 100% of the 3 acre lot at 2530 South Congress Avenue and use 100% of it for our religious worship and religious education. **Exhibit 3** is a copy of the Travis Central Appraisal District's (TCAD) map showing that our property is composed of two parcels, 305550 and 305579. **Exhibit 4** is TCAD's record indicating the parcels, which together equal 3 acres (2.63 plus .37), are both tax exempt.

The Church in Austin is a large, active church with over 750 adult members and 300 children. We have an unusually large staff of full-time clergy because of the size of our congregation in Austin and our outreach to college students, other cities in the United States, and foreign countries. Sixteen of our clergy live on our property and therefore cause our property to be used much more for church purposes than most other churches as seen in the chart below. The scheduled church use of our property on a weekly basis is 87.5 hours as follows:

<u>Day</u>	<u>Use</u>	<u>Time</u>		
		<u>Begin</u>	<u>End</u>	<u>Duration (hours)</u>
Monday	Clergy worship and education	8:30am	10:30am	2
	Church office staff	8:30am	9:00pm	12.5
	Clergy meeting	4:30pm	11:00pm	6.5
Tuesday	Clergy worship and coordination	8:30am	10:30am	2
	Church office staff	8:30am	9:00pm	12.5
Wednesday	Clergy worship and education	8:30am	10:30am	2
	Church office staff	8:30am	7:30pm	11
	Clergy meeting	11:00am	1:00pm	2
	Prayer meeting	7:30pm	9:00pm	1.5
Thursday	Clergy worship and coordination	8:30am	10:30am	2

	Church office staff	8:30am	6:00pm	9.5
Friday	Clergy worship and education	8:30am	10:30am	2
	Church office staff	8:30am	9:00pm	12.5
Saturday	Religious group meeting	8:00am	10:00am	2
	Church office staff	10:00am	12:00pm	2
Sunday	Worship service and Sunday school	10:00am	12:00pm	2
	Clergy meeting	5:00pm	5:30pm	0.5
	Worship service	5:30pm	7:00pm	1.5
	Religious group meetings	7:00pm	8:30pm	1.5
Total:				87.5

In addition to these scheduled weekly uses, because our clergy live on our property there are many hours per week of impromptu gatherings of members and clergy for religious worship and religious education. Moreover, the clergy spend many hours per week in personal Bible study and prayer on our property.

Additionally, there are many church uses of our property that are not weekly, such as the list of activities in **Exhibit 5**. These activities include children's Bible camp, children's truth school, religious training, and special fellowship. They account for another 185.5 hours of use of our property per year, or 3.5 hours (185.5/52) per week on average. Summing these 3.5 hours with the 87.5 weekly schedule hours results in 91 hours per week of church use of our property, not including the impromptu uses.

Regarding the 11 residential units on our property, please note the following:

1. Only full-time clergy (except for one part-time) and their families live in these units.
2. These units are provided rent-free to clergy. There are no leases.
3. The church pays part of the utilities for these units.
4. These clergymen and clergywomen are necessary for the fulfillment of the church's purpose.
5. Their living in these units allows for more church use of our property because they live onsite where our members assemble for religious worship and religious education, sometimes in these residences.
6. Their living in these units is church use of our property because they are church employees.

In conclusion, we have proven we are a church that uses our property at 2530 S. Congress Ave. extensively and exclusively for organized religious worship and religious education and clergy housing. Our onsite clergy residents do not make our property multi-family residential use, as purported by the Developer, but rather it is actually church use and enhances church use of our property.

B. Developer's Finding 1.2

"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.”

Church’s Response

The Code’s compatibility regulations are not ambiguous. According to City code, a property used as a church will trigger compatibility standards for adjoining property either through zoning or use. Property zoned SF-5 or more restrictive triggers compatibility regardless of the property’s use, whether as a church or otherwise. Property zoned less restrictive than SF-5 triggers compatibility if the property is “across the street from or adjoining property . . . (ii) *on which a use permitted in an SF-5 or more restrictive zoning district is located* . . . “ Austin City Code 25-2-1051(a) (emphasis added). It is undisputed that religious assembly is permitted in districts zoned SF-5 or less restrictive. The Code thus provides, clearly and unambiguously, that the religious assembly use triggers compatibility.

The applicant essentially asks you to ignore the plain language of the ordinance because (it speculates) Council did not intend churches to trigger compatibility. But we respectfully submit that arguments about intent are relevant only if the ordinance is ambiguous. The applicant should not be able to get a back-door amendment of the ordinance merely by arguing that that’s not what Council meant.

In any event, we believe the Code’s language clearly shows that Council intended that uses other than a single-family use will trigger compatibility. If Council merely wanted single-family (or other purely residential) uses to trigger compatibility, it could have identified those uses in Section 25-2-1051(a), or it could have specified that only residential uses trigger compatibility. It chose neither alternative, suggesting that it intended compatibility to be triggered exactly when the ordinance states: when a property is used for a “use permitted in an SF-5 or more restrictive zoning district.”

C. Developer’s Finding 1.3

“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.”

Church’s Response

The Developer has not demonstrated the numerous times that it believes that the Board of Adjustment has inconsistently applied compatibility standards to protect church buildings. Even if it is true, the Development Services Department’s interpretation is based on the facts of this case, and the Board of Adjustment must base its decision on these facts.

In conclusion, the Developer has failed to provide evidence that there is reasonable doubt of difference of interpretation as to the specific intent of the compatibility standards regarding the church use of our property.

II. Findings Statement No. 2: Appeal of use provisions

Application states: "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:"

A. Developer's Finding 2.1

"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 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."

Church's Response

The type of use of our church property is accurately classified as church use, not multifamily use, based on its actual use as explained in our above response to Developer's Finding 1.1.

B. Developer's Finding 2.2

"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."

Church's Response

The Developer has not fully presented the purpose of the compatibility standards in its first sentence. The purpose of compatibility standards is not only "to provide adequate barriers between single-family lots and higher intensity uses", but also to protect civic uses – schools, recreational facilities, day care facilities, and churches – from higher intensity uses.

The Developer's argument in the first half of its second sentence is the same as in Developer's Finding 1.2: the intent of compatibility standards is not to protect a church on a commercial lot. In our response to that finding we explained that the mere existence of the "church use" trigger negates their argument.

Because churches on commercial tracts do require protection under the compatibility standards of the City code, the five negative characteristics of churches the Developer cites, to the degree they exist, are irrelevant to determining if compatibility standards apply. Even if they were relevant, they are generalizations and do not all apply to us on a daily basis. Although the Church is active, there is a quiet, peaceful atmosphere on our property such that we have not had one complaint from our neighbors about our church activities during the past 41 years. In contrast, these negative characteristic do, however, apply to the Developer's proposed vacation/party hotel in lively SoCo where all-night parties abound, which is why over 120 of the impacted Dawson neighbors and over 700 church members object to the hotel's requested waivers/variances as shown in the below chart. These signed objection forms are submitted with case number C15-2016-0124. We decided not to burden the neighbors, church members, and Board of Adjustment with another church objection form for this case; we reasonably assume that all the objectors would also object in this case since it is about the same requested variances.

Summary of Neighbors' and Church Members' Objections

(1) Objectors	(2) (Planning Commission) Driveway and Pool	(3) (Planning Commission) Building	(4) (Board of Adjustment) Driveway, Pool, and Building
Neighbors			
Planning Commission Form	?	40	n/a
Board of Adjustment Form	n/a	n/a	63
Church Form	73	58	13
Subtotal	73	68¹	76²
Church Members			
Residents (PC Form)	15	19	19
Members ³	522	538	572
Total	610	625	667

Note 1: Of the 58 neighbors who signed the Church form, 30 also signed the Planning Commission form resulting in 28 (58-30) additional signatures and therefore the subtotal is 68 (40+28) and not 98 (40+58) in order to avoid double counting.

Note 2: Of the 61 neighbors who signed the Church form, 48 also signed the Planning Commission form resulting in 13 (61-48) additional signatures and therefore the subtotal is 76 (63+13), not 124 (63+61) in order to avoid double counting.

Note 3: Over 700 different members signed a form. Because of absences not all signers signed all three forms.

Exhibits 6A, 6B, and 6C are maps of the neighborhood that correspond to columns 2, 3, and 4 in the above chart. The houses have two shadings, red and tan. The red houses objected to the waivers/variances; the tan houses were either under construction, vacant, not home, did not answer the door, undecided and needed more information, or declined (less than 10). As can be

seen, the neighbors, especially those in close proximity of the hotel, prevailingly object to the waivers, variances. **Exhibit 7** is some Board of Adjustment Objection Forms for this case #C15-2016-0131.

In conclusion, the Developer has failed to prove that 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.

III. Findings Statement No. 3

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

A. Developer's Finding 3.1

"Correctly classifying the use of a property is not a special privilege."

Church's Response

The Development Services Department has correctly classified our property as church use, not multifamily use, and determined that "church use" triggers compatibility standards. The Developer's erroneous interpretation would grant a special privilege to its property in that compatibility standards would not be correctly applied to it.

B. Developer's Finding 3.2

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

Church's Response

The Developer's erroneous interpretation would result in compatibility standards being misapplied to all commercial properties located next to other commercially-zoned properties being used for church use.

In conclusion, the Developer has failed to prove that its interpretation will not grant a special privilege to the property inconsistent with other properties or uses similarly situated.

In summary, the Developer has failed to prove that its interpretation meets the Board of Adjustment's three required findings. The Developer's interpretation fails on both reasons it provided: our property is multifamily use and church use does not trigger compatibility standards. We have effectively demonstrated that our property is exclusively and extensively used for church use and that church use does trigger compatibility standards. Therefore, we request that the Board of Adjustment deny the Developer's requested interpretation.

Sincerely,

A handwritten signature in black ink, appearing to read "Tym Seay". The signature is fluid and cursive, with the first and last names being clearly legible.

Tym Seay,
Chairman of the Board
The Church in Austin

List of Exhibits

1. Map
2. Developer's Application
3. TCAD Map
4. TCAD Records
5. Non-weekly Church Events
6. Maps
 - A. For Driveway and Pool before Planning Commission
 - B. For Building before Planning Commission
 - C. For Driveway, Pool, and Building before Board of Adjustment
7. Some Board of Adjustment Objection Forms for Case # C15-2016-0131

Area Map

Exhibit 1

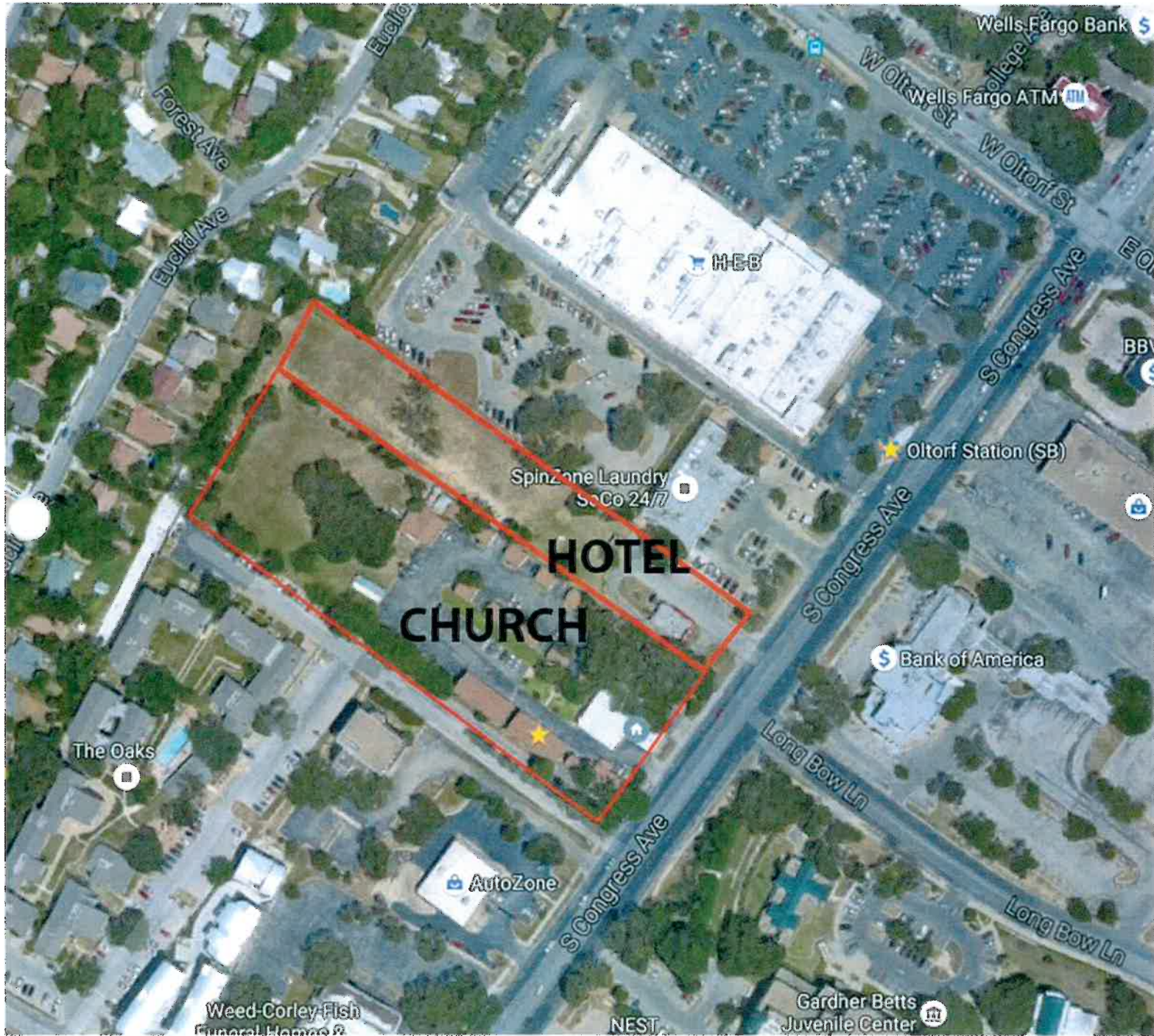


Exhibit 2



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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 # 04104020405
TCAD ✓

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.

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).

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.

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

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.

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

HUSCHBLACKWELL

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

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

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

Exhibit 3

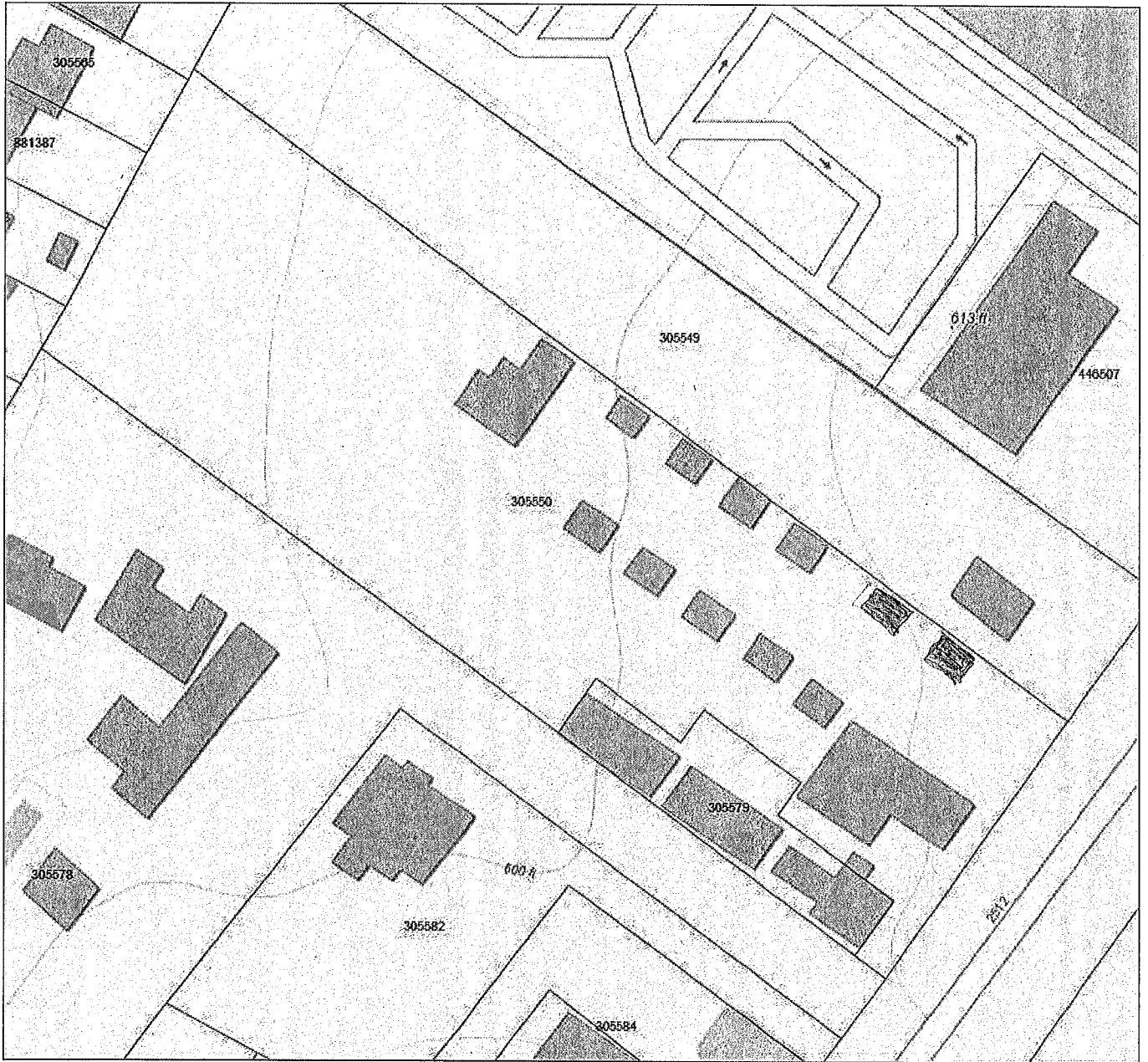


Exhibit 4

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 ISD	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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Database last updated on: 11/21/2016 1:30 AM

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Travis CAD

Property Search Results > 305579 CHURCH IN AUSTIN for Year 2016

Property

Account

Property ID: 305579 Legal Description: .37 ACR OF LOT 9 LIVE OAK GROVE ADDN
 Geographic ID: 0404020437 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 2530 S CONGRESS AVE Mapsco: 614V
 TX 78704
 Neighborhood: 05SC1 Map ID: 040708
 Neighborhood CD: 05SC1

Owner

Name: CHURCH IN AUSTIN Owner ID: 271719
 Mailing Address: % Ownership: 100.0000000000%
 2530 S CONGRESS AVE
 AUSTIN , TX 78704-8920
 Exemptions: EX-XV

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$231,470
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$564,130 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$795,600
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$795,600
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$795,600

Taxing Jurisdiction

Owner: CHURCH IN AUSTIN
 % Ownership: 100.0000000000%
 Total Value: \$795,600

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$795,600	\$0	\$0.00
02	CITY OF AUSTIN	0.441800	\$795,600	\$0	\$0.00
03	TRAVIS COUNTY	0.383800	\$795,600	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$795,600	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110541	\$795,600	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.102000	\$795,600	\$0	\$0.00
Total Tax Rate:		2.230141			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$17,743.00

Improvement / Building

Improvement #1: APARTMENT 5-25 State Code: B1 Living Area: 7956.0 sqft Value: \$231,470

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4		1963	4446.0
2ND	2nd Floor	WW - 4		1963	3510.0
011	PORCH OPEN 1ST F	* - 4		1963	560.0
011	PORCH OPEN 1ST F	* - 4		1963	204.0
011	PORCH OPEN 1ST F	* - 4		1963	16.0

012	PORCH OPEN 2ND F	* - 4	1963	560.0
142	BATHTUB AVG	AVG - *	1963	1.0
152	COMMODE AVG	AVG - *	1963	1.0
162	LAVATORY AVG	AVG - *	1963	1.0
182	SINK AVG	AVG - *	1963	1.0
192	WATER HTR AVG	AVG - *	1963	1.0
571	STORAGE DET	WW - 2	1963	36.0
591	MASONRY TRIM SF	AVG - *	1963	500.0
192	WATER HTR AVG	AVG - *	1963	1.0
SO	Sketch Only	SO - *		0.0
SO	Sketch Only	SO - *		0.0
SO	Sketch Only	SO - *		0.0
SO	Sketch Only	SO - *		0.0
SO	Sketch Only	SO - *		0.0
SO	Sketch Only	SO - *		0.0
SO	Sketch Only	SO - *		0.0
SO	Sketch Only	SO - *		0.0
SO	Sketch Only	SO - *		0.0
SO	Sketch Only	SO - *		0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.3700	16118.00	0.00	0.00	\$564,130	\$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	\$231,470	\$564,130	0	795,600	\$0	\$795,600
2015	\$112,130	\$564,130	0	676,260	\$0	\$676,260
2014	\$113,160	\$483,540	0	596,700	\$0	\$596,700
2013	\$267,414	\$241,770	0	509,184	\$0	\$509,184
2012	\$251,502	\$241,770	0	493,272	\$0	\$493,272

Deed History - (Last 3 Deed Transactions)

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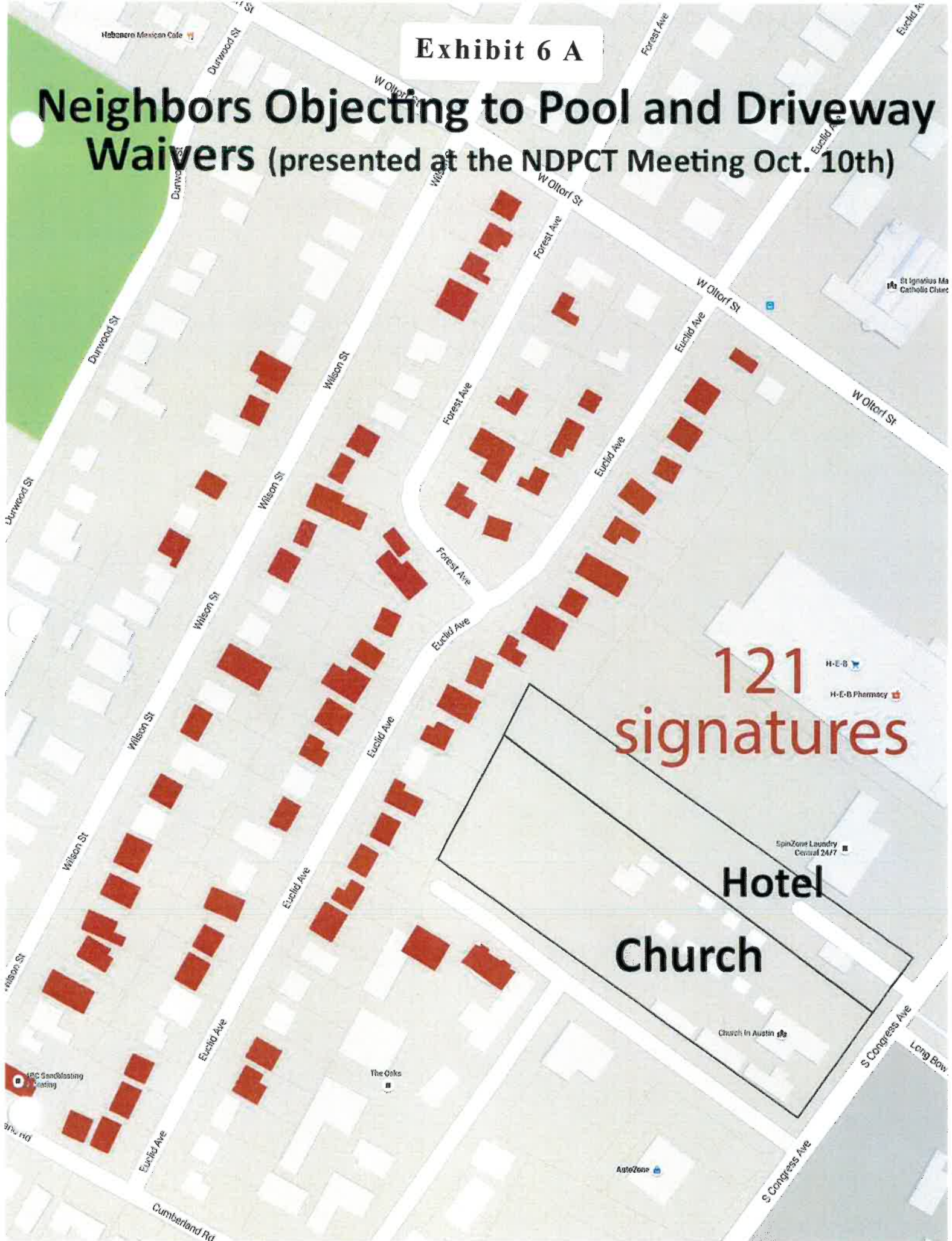
Exhibit 5

Non-weekly Church Activities at 2530 South Congress Avenue From November 2015 to November 2016

#	Date	Event	Begin	End	Hours
1	Sun Nov 29 2015	Training message	12:00pm	1:00pm	1
2	Sat Dec 05 2015	College-age dinner and meeting	5:00pm	10:00pm	5
3	Sun Dec 06 2015	Special fellowship with the church	7:00pm	8:00pm	1
4	Sun Dec 13 2015	Special fellowship with the church	7:00pm	8:00pm	1
5	Wed Dec 23 2015	Training meeting	8:30pm	9:30pm	1
6	Sun Dec 27 2015	Training message	12:00pm	1:00pm	1
7	Sun Dec 27 2015	Training message	4:00pm	6:00pm	2
8	Sun Jan 03 2016	Training message	12:00pm	1:00pm	1
9	Sun Jan 03 2016	Training message	4:00pm	6:00pm	2
10	Sat Jan 30 2016	Men's meeting	8:00am	10:30am	2.5
11	Sun Jan 31 2016	Training message	4:00pm	5:00pm	1
12	Sat Apr 02 2016	Community outing	12:30pm	6:00pm	5.5
13	Fri Apr 22 2016	Preparation for trainees	9:30pm	11:30pm	2
14	Sun Apr 24 2016	church picnic	9:00am	3:00pm	6
15	Sat Apr 30 2016	Area elders' meeting	7:30am	6:00pm	10.5
16	Sat May 07 2016	College-age dinner and meeting	5:00pm	10:00pm	5
17	Sat Jun 04 2016	Men's meeting	8:00am	10:30am	2.5
18	Mon Jun 13 2016	Bible Camp	7:30am	12:30pm	5
19	Tue Jun 14 2016	Bible Camp	7:30am	12:30pm	5
20	Wed Jun 15 2016	Bible Camp	7:30am	12:30pm	5
21	Thu Jun 16 2016	Bible Camp	7:30am	12:30pm	5
22	Fri Jun 17 2016	Bible Camp	7:30am	12:30pm	5
23	Wed Jul 06 2016	Training meeting	8:30pm	9:30pm	1
24	Sun Jul 10 2016	Training message	12:00pm	1:00pm	1
25	Sun Jul 10 2016	Training meeting	7:00pm	8:00pm	1
26	Sun Jul 17 2016	Training message	12:00pm	1:00pm	1
27	Sun Jul 17 2016	Truth school dinner	7:00pm	9:00pm	2
28	Mon Jul 18 2016	Truth school	8:00am	5:00pm	9
29	Tue Jul 19 2016	Truth school	8:00am	5:00pm	9
30	Wed Jul 20 2016	Truth school	8:00am	5:00pm	9
31	Thu Jul 21 2016	Truth school	8:00am	5:00pm	9
32	Fri Jul 22 2016	Truth school	8:00am	5:00pm	9
33	Mon Jul 25 2016	Truth school	8:00am	5:00pm	9
34	Tue Jul 26 2016	Truth school	8:00am	5:00pm	9
35	Wed Jul 27 2016	Truth school	8:00am	5:00pm	9
36	Thu Jul 28 2016	Truth school	8:00am	5:00pm	9
37	Fri Jul 29 2016	Truth school	8:00am	5:00pm	9
38	Sat Aug 13 2016	Elem-age children and families' meeting	10:00am	11:30am	1.5
39	Fri Oct 28 2016	Preparation for trainees	9:30pm	11:30pm	2
40	Sat Nov 05 2016	Elem-age children and families' meeting	10:00am	11:30am	1.5
41	Sun Nov 06 2016	church picnic	9:00am	3:00pm	6
42	Sat Nov 19 2016	Service office - preparation for Sunday	7:00pm	10:30pm	3.5
TOTAL					185.5

Exhibit 6 A

Neighbors Objecting to Pool and Driveway Waivers (presented at the NDPCT Meeting Oct. 10th)



Habana Mexican Cafe

Exhibit 6 B

Neighbors Objecting to the Building Variances



Dawson Neighbors Objecting to the Driveway, Pool, and Building Variances before the Board of Adjustment

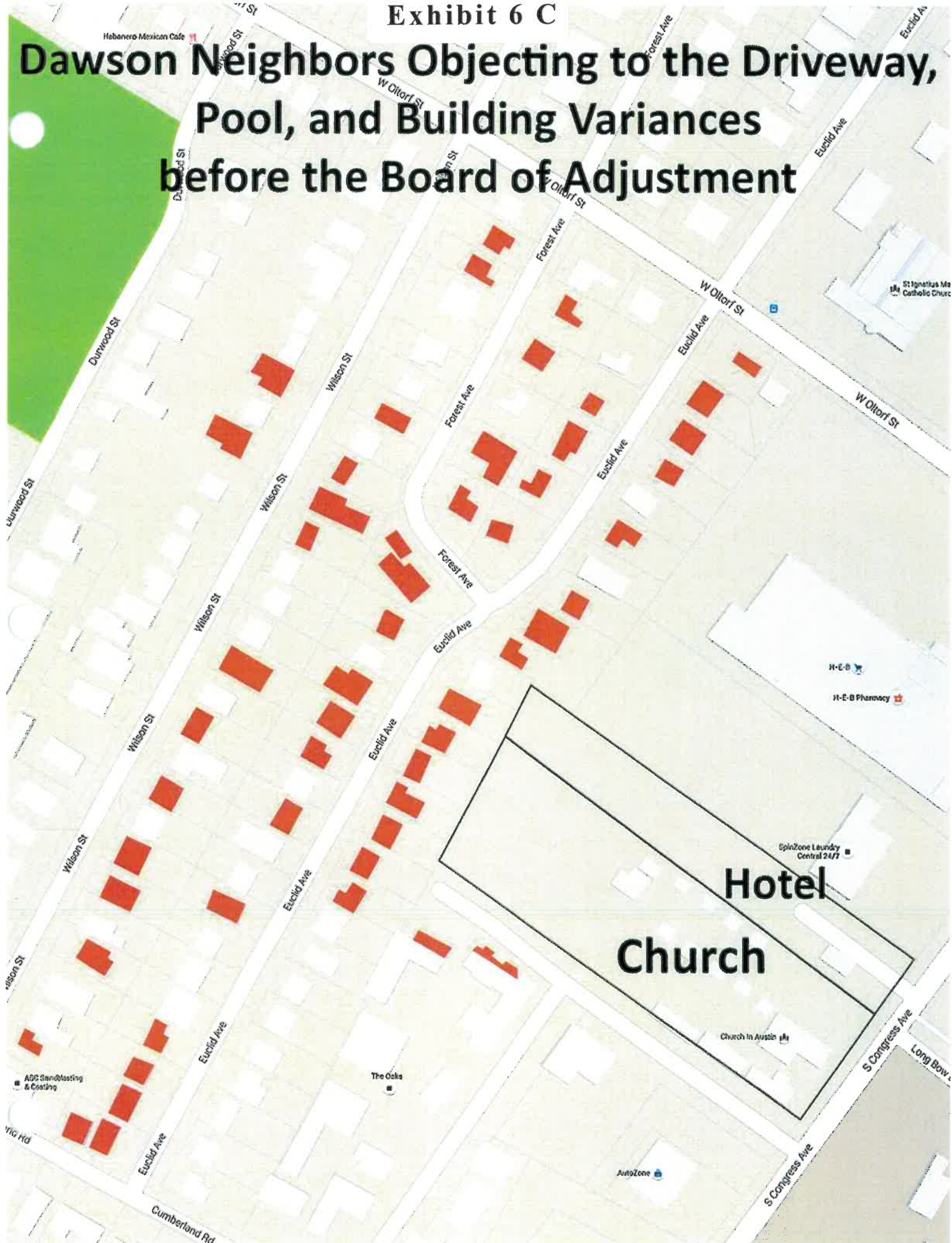


Exhibit 1

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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

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

Or fax to (512) 974-2934

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

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

Public Hearing: Board of Adjustment, December 12, 2016

MANUEL C. MACHUCA

Your Name (please print)

2424 EUCLID AVE AUSTIN, TX 78704

Your address(es) affected by this application

Manuel C. Machuca

Signature

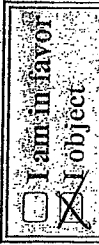
Daytime Telephone: 512-444-4567

NO !!

Comments:

Date

11/21/16



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Public Hearing: Board of Adjustment, December 12, 2016

Saymon Gutierrez

Your Name (please print)

2507 Euclid Ave.

Your address(es) affected by this application

Saymon Gutierrez

Signature

11/21/16

Date

Daytime Telephone: _____

Comments: _____

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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.

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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

11-21-16

Date

Daytime Telephone: 214-223-9596

Signature

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 (DNPT).

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P. O. Box 1088

Austin, TX 78767-1088

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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

Edith Rodriguez

Your Name (please print)



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 (DNPC)

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

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)

Luciana Garcia

Your address(es) affected by this application

2530 S. Congress Ave #432 Austin TX 78704

Signature

Date

Daytime Telephone: *512 507 4099*

Comments: *I live at the church property on 2530 S. Congress.*

I'm a full time clergyman with the Church.

I'm financially supported by the church in

Austin. I'm a member of the Austin

Neighborhood Association (ANPCA).

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

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P. O. Box 1088

Austin, TX 78767-1088

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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

Carlin Barton

Your Name (please print)

2530 S Congress #133

Your address(es) affected by this application

Carlin Barton

11-21-16

Date

Signature

Daytime Telephone: 512-695-9949

Comments: I live on 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 (DNPGT)

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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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.

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P. O. Box 1088

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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

Leane Barton

Your Name (please print)

2530 S Congress #133 Austin, TX 78704

Your address(es) affected by this application

[Signature]

Signature

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 (DNFCT).

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

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

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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

Yuman Szeto

Your Name (please print)

2530 South Congress #126

Your address(es) affected by this application

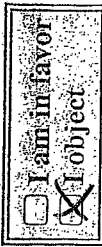
[Signature]

Signature

Daytime Telephone: 512 899 4371

11/21/16

Date



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 NeighborPlan contact team (DNPT)

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

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

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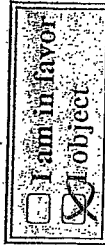
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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Mervill Eng
Your Name (please print)



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

Mervill Eng 11/21/16
Signature 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.

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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

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

Public Hearing: Board of Adjustment, December 12, 2016

John Hymura Lee
Your Name (please print)

☐ I am in favor
☒ I object

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

[Signature]
Signature

11/21/16
Date

512-363-3221
Daytime Telephone:

I live on church-owned
Comments: 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 Dawson Neighborhood
plan Contact Team (PNPCT).

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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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)

2530 S Congress Ave #131 Austin TX 78704

Your address(es) affected by this application

Leane

Signature

Daytime Telephone: 512-466-8784

Comments: I live on church-aved 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 Davenport Neighbor Plan Contact Team

(DNPC).

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

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P. O. Box 1088

Austin, TX 78767-1088

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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

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 on 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.

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- 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.

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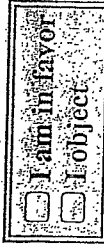
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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Laurel King
Your Name (please print)



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

Carol King
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 PNPC (Dawson Neighborhood Plan Council 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

PUBLIC HEARING INFORMATION

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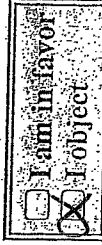
Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Li Huan Joo

Your Name (please print)



2530 S. Congress Ave Apt 200 Austin Tx 78704
Your address(es) affected by this application

Li Huan Joo
Signature

11.21.2016
Date

Daytime Telephone: _____

Comments: I live on Church owned

property at 2530 S Congress Ave I am
a fulltime 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 (DPG)

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P. O. Box 1088

Austin, TX 78767-1088

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Or scan and email to leaneheldenfels@austintexas.gov

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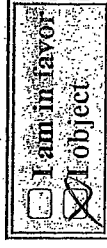
Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Margaret Eades

Your Name (please print)



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

Your address(es) affected by this application

[Signature]

Signature

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 leana.heldenfels@austintexas.gov

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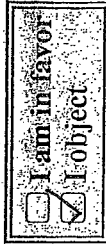
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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Danielle McCartney
Your Name (please print)



2530 S. Congress # 200 Austin, TX 78704

Your address(es) affected by this application

Danielle McCartney
Signature

11/21/16
Date

Daytime Telephone: (919) 239-5398

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).

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

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

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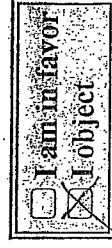
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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016



George Sub Kim
Your Name (please print)

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

[Signature] 11/9/16
Signature Date

Daytime Telephone: 512-577-8452

Comments: I live on church-owned property
@ 2530 Congress Ave. I am a future
clergy of a church in Austin, and I am
financially supported by the church. Also,
I am a member of Dawson neighborhood plan context
team (DNPT).

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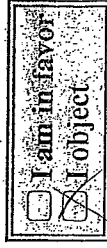
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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Chivney Kim
Your Name (please print)



2530 S Congress Ave APT 230

Your address(es) affected by this application

76 E 2nd
Signature

11/9/16

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).

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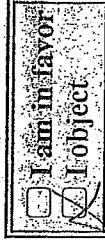
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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016



Leane Heldenfels
Your Name (please print)

2510 S. Congress Ave #210

Your address(es) affected by this application

Leane Heldenfels
Signature

Date

11/21/16
Daytime Telephone: 214-477-0379

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 (DNPGT).

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

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

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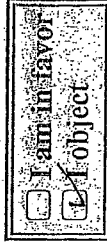
Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

Danny Crapps

Your Name (please print)



Your address(es) affixed 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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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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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

Tym Seay
Your Name (please print)

2530 S. Congress Ave.

Your address(es) affected by this application

Tym Seay
Signature

Date

Daytime Telephone: *512-731-7364*

Comments: *I am a church officer.*

all of our property at

2530 S. Congress Ave. is

used for church purposes.

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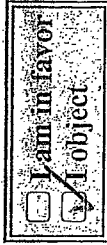
Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. Any comments received will become part of the public record of the case.

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.

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

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

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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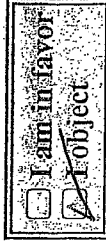
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Case Number: C15-2016-0131, 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

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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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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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

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