

61
64

CITY OF AUSTIN
Board of Adjustment/Interpretation
Decision Sheet

DATE: February 13, 2017

CASE NUMBER: C15-2016-0131

☐ Y _____ Brooke Bailey
☐ Y _____ Michael Benaglio **Motion to Deny**
☐ Y _____ William Burkhardt
☐ Y _____ Eric Goff
☐ Y _____ Melissa Hawthorne
☐ Y _____ Bryan King
☐ N _____ Don Leighton-Burwell
☐ Y _____ Rahm McDaniel
☐ Y _____ Melissa Neslund
☐ Y _____ James Valadez **2ND the motion**
☐ Y _____ Michael Von Ohlen
☐ - _____ Kelly Blume (Alternate)
☐ - _____ Martha Gonzalez (Alternate)

APPLICANT: Nikelle Meade

OWNER: David Krug

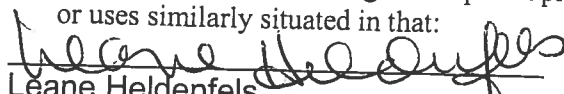
ADDRESS: 2510 CONGRESS AVE

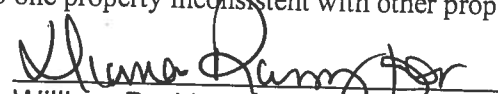
VARIANCE REQUESTED: The appellant asks the Board of Adjustment to reverse staff's determination that a religious assembly use exists on a neighboring property located at 2530 South Congress Avenue which triggers the site development standards in Subchapter C., Article 10 (*Compatibility Standards*) of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

BOARD'S DECISION: POSTPONED TO JANUARY 9, 2017 BY APPLICANT; Jan 9, 2017 POSTPONED TO FEBURARY 13, 2017 DUE TO LACK OF FULL BOARD; Feb 13, 2017 The public hearing was closed on Board Member Michael Benaglio motion to Deny Appeal, Board Member James Valadez second on a 10-1 vote (Board member Don Leighton-Burwell nay); **DENIED APPEAL.**

FINDING:

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


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

6/5

CITY OF AUSTIN
Board of Adjustment/Interpretation
Decision Sheet

DATE: January 9, 2017

CASE NUMBER: C15-2016-0131

☒ Y ☐ Brooke Bailey
☒ Y ☐ Michael Benaglio
☒ Y ☐ William Burkhardt
☒ Y ☐ Eric Goff 2nd the Motion
☒ Y ☐ Melissa Hawthorne Motion to PP to 2-13-17
☐ late ☐ Bryan King
☒ Y ☐ Don Leighton-Burwell
☒ Y ☐ Rahm McDaniel
☐ - ☐ Melissa Neslund OUT
☒ Y ☐ James Valadez
☐ - ☐ Michael Von Ohlen OUT
☐ - ☐ Kelly Blume (Alternate) NOT AVAILABLE

APPLICANT: Nikelle Meade

OWNER: David Krug

ADDRESS: 2510 CONGRESS AVE

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

BOARD'S DECISION: POSTPONED TO JANUARY 9, 2017 BY APPLICANT; Jan 9, 2017 POSTPONED TO FEBURARY 13, 2017 DUE TO LACK OF FULL BOARD

FINDING:

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

Not Available
Leane Heldenfels
Executive Liaison

William Burkhardt for
William Burkhardt
Chairman

61
64

CITY OF AUSTIN
Board of Adjustment/Interpretation
Decision Sheet

DATE: December 12, 2016

CASE NUMBER: C15-2016-0131

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Bryan King 2nd the Motion
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen Motion to PP to Jan 9, 2017
☐ Y ☐ Kelly Blume (Alternate)

APPLICANT: Nikelle Meade

OWNER: David Krug

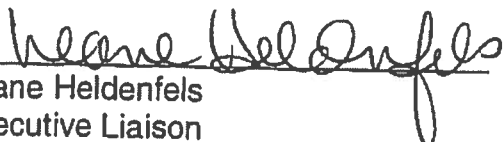
ADDRESS: 2510 CONGRESS AVE

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

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

FINDING:

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


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman



GL
67

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



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

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

1" = 167'



CITY OF AUSTIN

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

61/63

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
TRAD

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.

61
69

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: 01/10

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)

GL
71

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.

61
12

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

61
73

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

61
74

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

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

11/3/2016

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

ADDENDUM 4

HUSCH BLACKWELL

111 Congress Avenue, Suite 1400
Austin, Texas 78701
512.472.5456

61
75

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

61
76

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

CS
77

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



61
78

MEMORANDUM

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

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

Date: November 29, 2016

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

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

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

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

BACKGROUND

Zoning Use Determinations

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

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

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

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

Response to the Appeal

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

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

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

61
79

61
80

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

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

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

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

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

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

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

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

(a) across the street from or adjoining property:

- G
81
- (i) in an urban family residence (SF-5) or more restrictive zoning district;
 - (ii) on which a use permitted in an SF-5 or more restrictive zoning district is located, other than a dwelling permitted by Section 25-2-894 (Accessory Uses For A Principal Commercial Use); or
 - (iii) in a traditional neighborhood (TN) zoning district; or

(b) located 540 feet or less from property in:

- (i) an SF-5 or more restrictive zoning district;
- (ii) a TN district; or
- (iii) a development reserve (DR) zoning district.

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

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

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

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

Section 25-2-1051 – APPLICABILITY

(B) In Subsection (A), a civic use is a:

- (1) college and university facilities use;***
- (2) community recreation (private) use;***
- (3) community recreation (public) use;***

61
82

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

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

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

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

CONCLUSION

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

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

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

ATTACHMENT "A"

plot 2

61
83

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

OWNER The Church in Austin ADDRESS 2530 So. Congress Ave.
FLAT 377 LOT Rt. Wilson Etux 3 ac BLK
SUBDIVISION unplatted
OCCUPANCY Church Bldg.
BLD PERMIT #148940 DATE 4-22-75 OWNERS
ESTIMATE \$40,000
CONTRACTOR Owner NO. OF FIXTURES see plans
WATER TAP REC # SEWER TAP REC #
1 sty steel addn to existing comm bldg. to create CHURCH
Bldg. 3500 sq ft. Parking required 37 spaces



4/22/2016

ATTACHMENT "A"
p. 2 of 2

GL
841

**REISSUED
CERTIFICATE OF OCCUPANCY**

DEVELOPMENT SERVICE DEPARTMENT
CITY OF AUSTIN, TEXAS

BUILDING PERMIT NO: 148940

ORIGINAL DATE: APRIL 22, 1975

LEGAL DESCRIPTION AS ON ORIGINAL DOCUMENT: UNPLATTED

ZONING: COMMERCIAL

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

ADDRESS: 2530 South Congress

USE: CHURCH BLDG

OWNER/BUILDER: THE CHURCH IN AUSTIN

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

Dick Anzola

Carl Wren, Building Official

BY:

PLEASE NOTICE

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

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

G1
85

CHURCH IN AUSTIN

Church in Austin

Christ is life

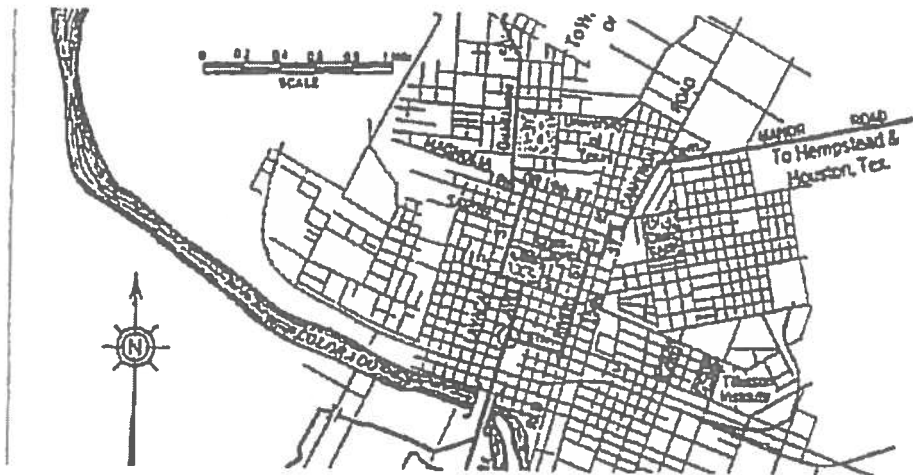
- [Home](#)
- [About Us](#)
- [Beliefs](#)
- [Our Meetings](#)
- [Brief History](#)
- [Contact](#)
- [Testimonies](#)

• ≤

Welcome

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

For the church in Austin, we have found the Lord's peace and joy in our lives. We are here to help you experience the joy and endeavor to help bring others into that same rest we have found. If you don't know the Lord personally but would like to know more, we invite you to join us. If you are a dear believer already and would like to continue in your Christian life, we invite you to join us.



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

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

11/29/2016

Church in Austin

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

B:2

- Southwest Austin

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

Location

2530 S. Congress Ave, Austin TX 78704



For College Students

- October 13, 2016

College Conference

Campus Life, Conferences

- February 1, 2016

College Conference

Campus Life, Conferences

- October 25, 2015

College Conference

Campus Life, Conferences

More news on the blog

For the Community

- November 29, 2016

Winter 2016 Austin Video Training

Community, Conference

- November 29, 2016

Bible-reading ScheduleBible Reading Schedule, Community

- November 7, 2016

Bible-reading ScheduleBible Reading Schedule, Community

More news on the blog

For Kids

- October 13, 2016

West Texas Young People's ConferenceKids, Young People

- July 6, 2016

Jr. and Sr. High ConferenceKids, Young People

- May 31, 2016

2016 Truth SchoolKids, Truth School

More news on the blog

Get Connected

Church in Austin

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

University of Texas Students

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

Service Office

B. 4

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

Lord's Day Meetings

Morning Meeting 10:00 - 12:00

Evening Meeting 5:30 - 7:00

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

Prayer Meeting

Wednesdays 7:30 - 8:30 pm

Located at 2530 S. Congress Ave. 78704

Categories

Announcements Bible Camp Bible Reading Schedule Bible Study Campus Life Children's Meetings

Community Conference Conferences Contact Persons Corporate Kids Meetings Outing Outings

Prayer Meeting Prayer Meeting Prophesying Table Meeting Testimonies Training Truth School Unaffiliated Young People

2 Corinthians 13:14

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

Calendar

November 2016

S M T W T F S

1 2 3 4 5

6 7 8 9 10 11 12

13 14 15 16 17 18 19

20 21 22 23 24 25 26

27 28 29 30

« Oct

Search

Enter search keywords

Search

© 2015, Church in Austin. All Rights Reserved.

CHURCH IN AUSTIN

CHRIST IS LIFE
Colossians 3:4

B.S

Church in

GI
89

Austin Christ is life

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

Brief History

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

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

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

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

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

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

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

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

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

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

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

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

Get Connected

Church in Austin

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

University of Texas Students

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

Service Office

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

Categories

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

2 Corinthians 13:14

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

Calendar

November 2016

S M T W T F S

1 2 3 4 5

6 7 8 9 10 11 12

Austin Bible Camp

B.7 6/1
9/1

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

me Registration Information Online Registration Memory Verses Medical Release Form

Registration Information

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

Dear Saints,

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

Registration	
To receive required forms, please email rand3@gmail.com . Registration Information, lessons, songs, and Bible Camp updates will also be posted on our website at AustinBibleCamp.com . Discounted registration is due May 22nd and regular registration is due by June 5th.	
Discounted price (Submitted/postmarked by May 22nd)	Regular price (submitted/postmarked by June 5th)
1 child: \$60	1 child: \$75
2 children: \$90	2 children: \$105
3 children: \$120	3 children: \$135
4 children: \$150	4 children: \$165

Step 1: Complete and submit the online registration form

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

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

Central Isai Porio 512-294-4967 North Vanessa Yu 512-573-4394 Spanish speaking Josephine Rubio 512-696-7140 Southwest Cynthia Steiner 512-587-1479/ Ranti Valdez 512-423-3410 San Antonio Victor Sotelo 512-826-1941 San Marcos Ricardo Vela 512-653-0738	Cynthia Steiner 1009 Quail Road Manchaca, TX 78652
--	--

For more information, please contact Cynthia Steiner at cynthle@gmail.com or Ranti Valdez at rant13@gmail.com.

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

ATTACHMENT "C"

61
92

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 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: 5361,731

Type	Description	Class CO	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: 5555,380

Type	Description	Class CO	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

This site requires cookies to be enabled in your browser settings

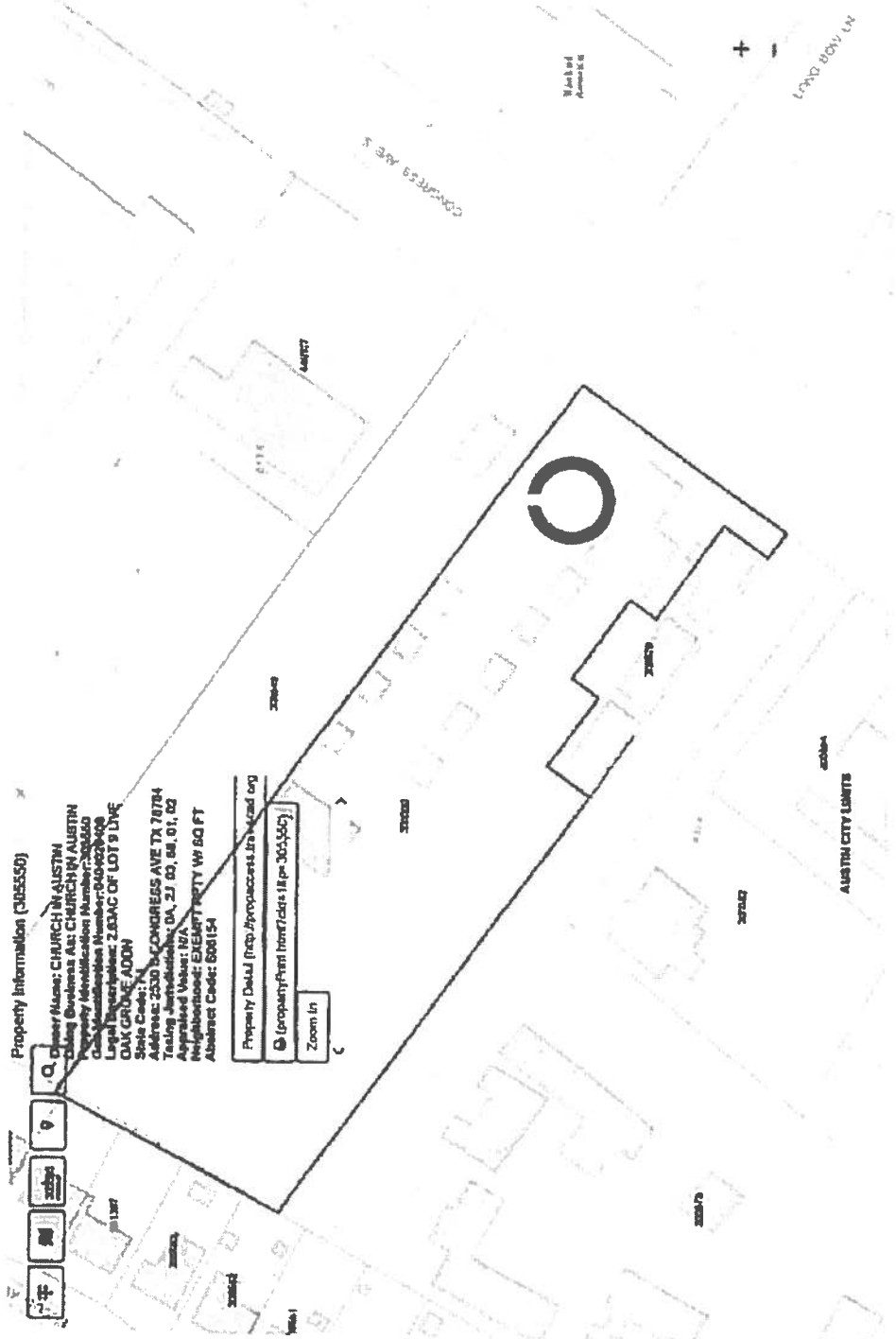
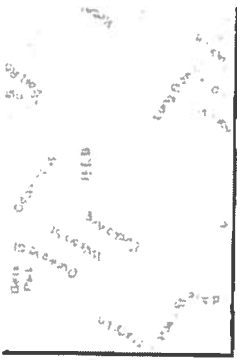
Website version 1.2.2.3

Database last updated on 11/29/2016 1:35 AM

© 2016 True Automation, Inc. All Rights Reserved Privacy Notice

This site only supports Internet Explorer 8+, Netscape 7+ and Firefox 1.5+

G1
93



Property Information (305550)

Owner Name: CHURCH IN AUSTIN
Billing Address: 601 CHURCH IN AUSTIN
Property Identification Number: 305550
Legal Description: 2.00 AC OF LOT 9 DMC
CITY: GEORGETOWN
State Code: TX
Address: 2530 CONGRESS AVE TR 78704
Tracing Jurisdiction: DA, SJ, SD, SE, OI, O2
Appraised Value: N/A
Neighborhood: EXEMPT CITY W/ 60 FT
Abstract Code: 606154

Property Detail (propAccess.travis.org)
[Property Information] (propAccess.travis.org)
Zoom In

1000
500
0

94
GJ
11/29/2016

C1
95

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

G1
96

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.

6/27

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

G/98

	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.”

6-1
99

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.

61
100

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.

5/10/1

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

G/102

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.

G/103

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,



Tym Seay,
Chairman of the Board
The Church in Austin

GJ
104

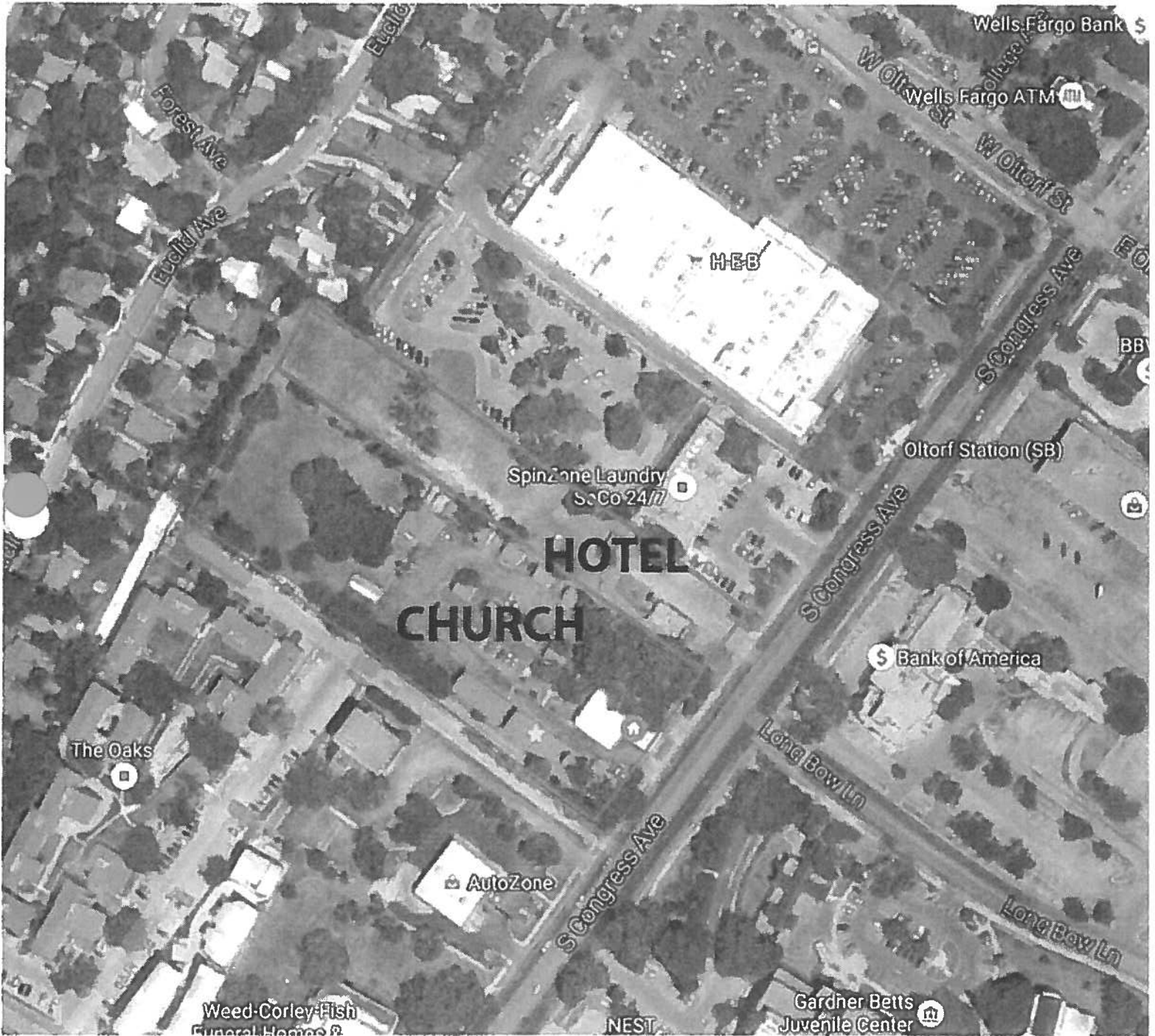
List of Exhibits

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

6/10/5





CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

01/106

Board of Adjustment Interpretations Application

Appeal of an Administrative Decision

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

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

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

For Office Use Only

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

Section 1: Applicant Statement

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

Subdivision Legal Description:

See attached Addendum 1.

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

Outlot: _____ Division: _____

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

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

61
107

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.

61/108

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).

61
109

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.

51
110

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

G
11

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.

91
112

ADDENDUM 3

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

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

11/3/2016

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

ADDENDUM 4

HUSCH BLACKWELL

111 Congress Avenue, Suite 1400
Austin, Texas 78701
512.472.5456

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

November 15, 2016

VIA HAND DELIVERY

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

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

Dear Leane:

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

Standing to Appeal

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

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

G-1
114

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

61
115

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:

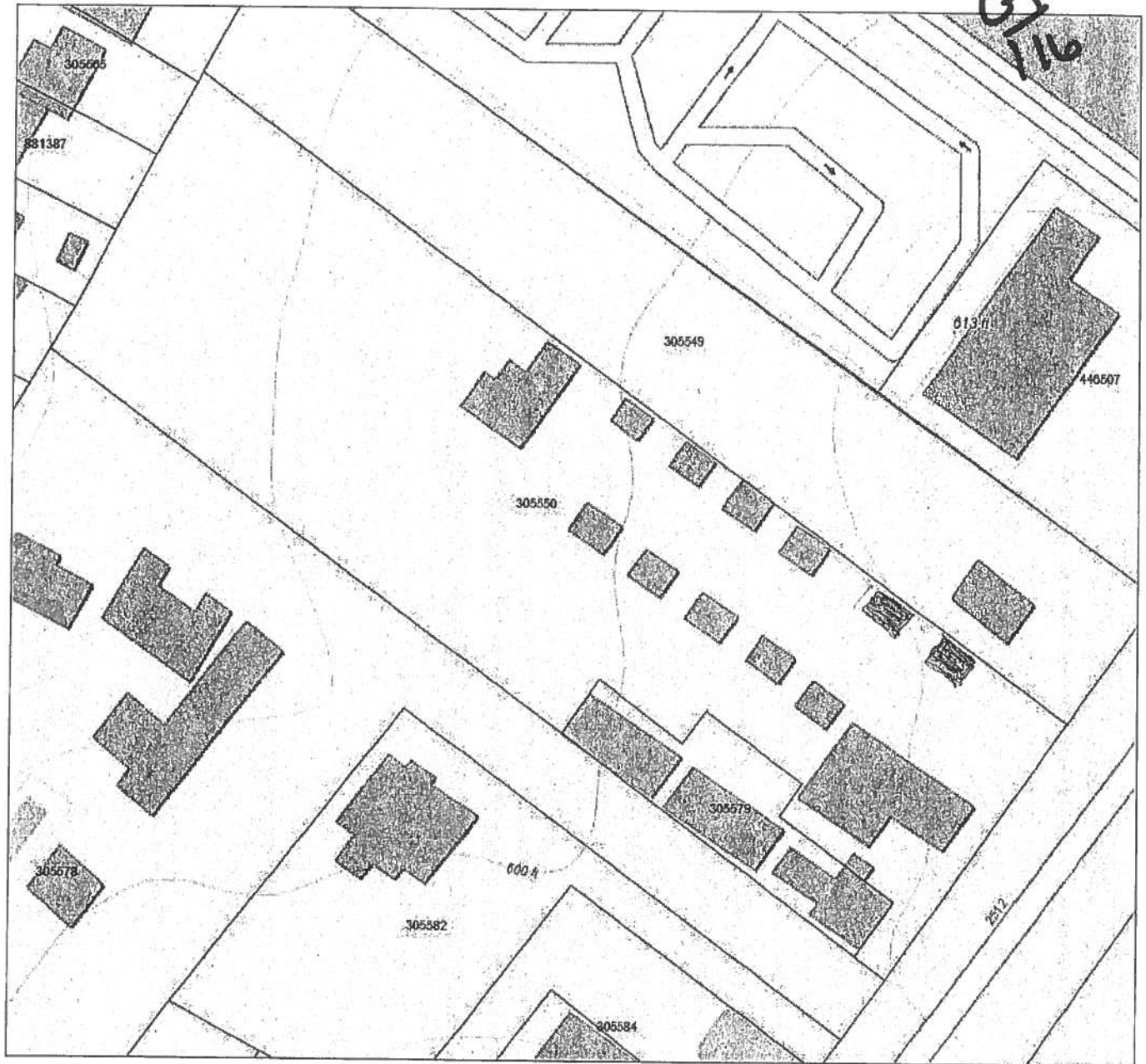
The undersigned, as the owner of the Property, hereby appoints Husch Blackwell LLP
(Nikelle Meade), as agent in the above-referenced matter.

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

By: 

David Krug, Director

Exhibit 3



Travis CAD

Exhibit 4

Property Search Results > 305550 CHURCH IN AUSTIN for Year 2016

G1
117

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: 2530 S CONGRESS AVE
 AUSTIN, TX 78704-8920
 % Ownership: 100.0000000000%

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: 100.0000000000%
 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

G1
118**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

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

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

© 2016 True Automation, Inc. All Rights Reserved.
Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

Travis CAD

Property Search Results > 305579 CHURCH IN AUSTIN for Year 2016

6/1/19

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: 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: 100.000000000000%
 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
162	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
SO	Sketch Only	SO - *		0.0

6/12

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)

#	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

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

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

© 2016 True Automation, Inc. All Rights Reserved.
Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

Exhibit 5

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

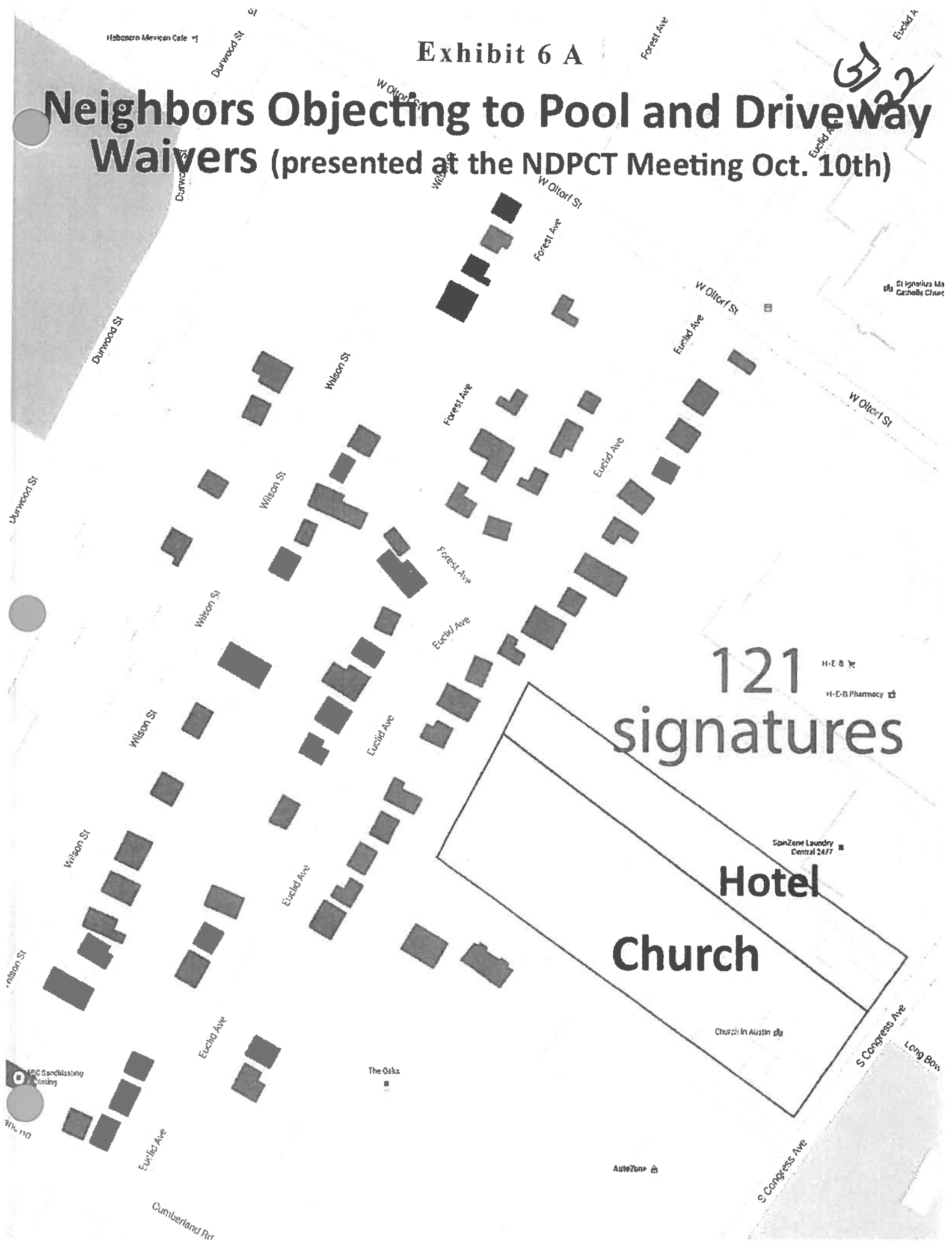
#	Date	Event	Begin	End	Hours
1	Sun Nov 29 2015	Training message	12:00pm	1:00pm	1
2	Sat Dec 05 2015	College-age dinner and meeting	5:00pm	10:00pm	5
3	Sun Dec 06 2015	Special fellowship with the church	7:00pm	8:00pm	1
4	Sun Dec 13 2015	Special fellowship with the church	7:00pm	8:00pm	1
5	Wed Dec 23 2015	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

12/15

Exhibit 6 A

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

32



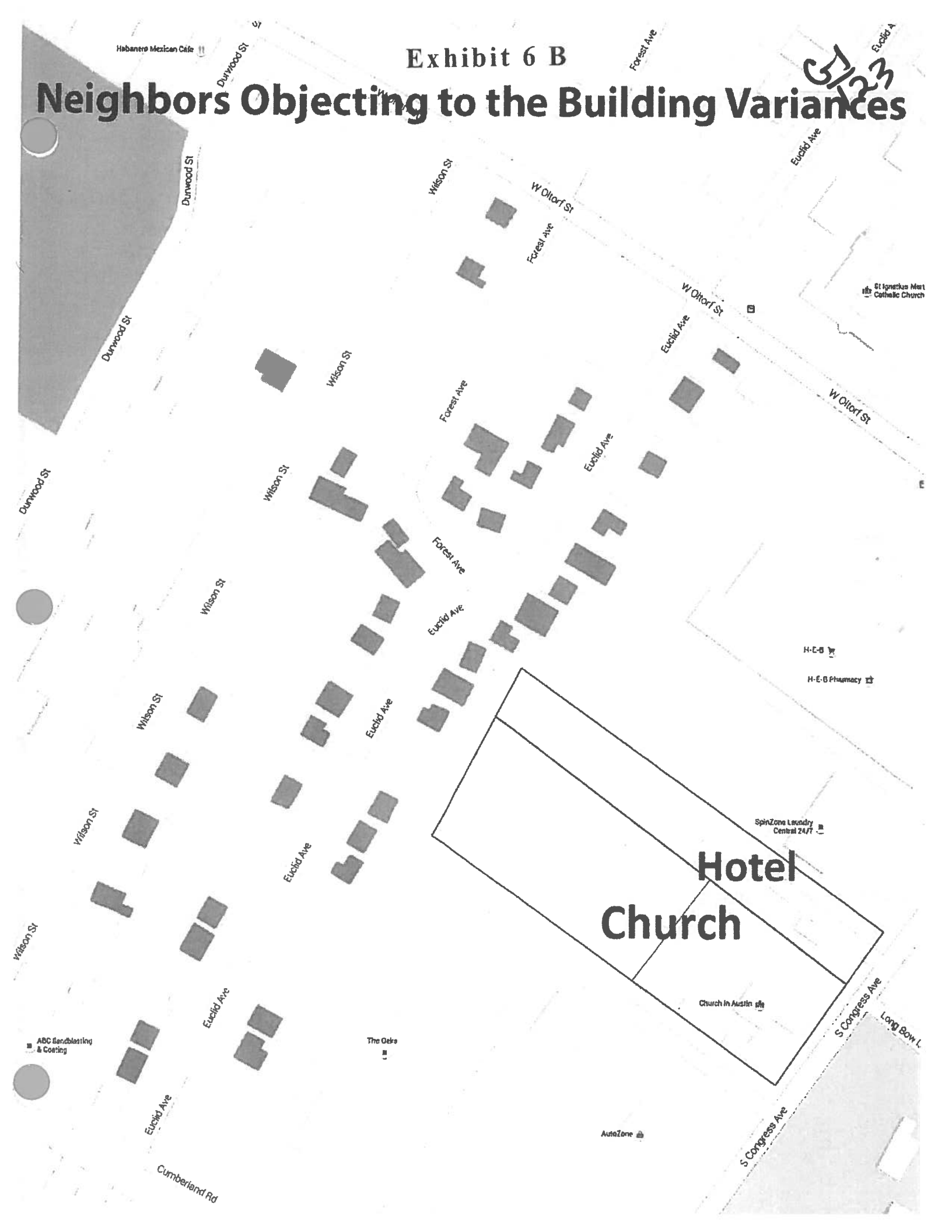
121
signatures

Hotel
Church

Exhibit 6 B

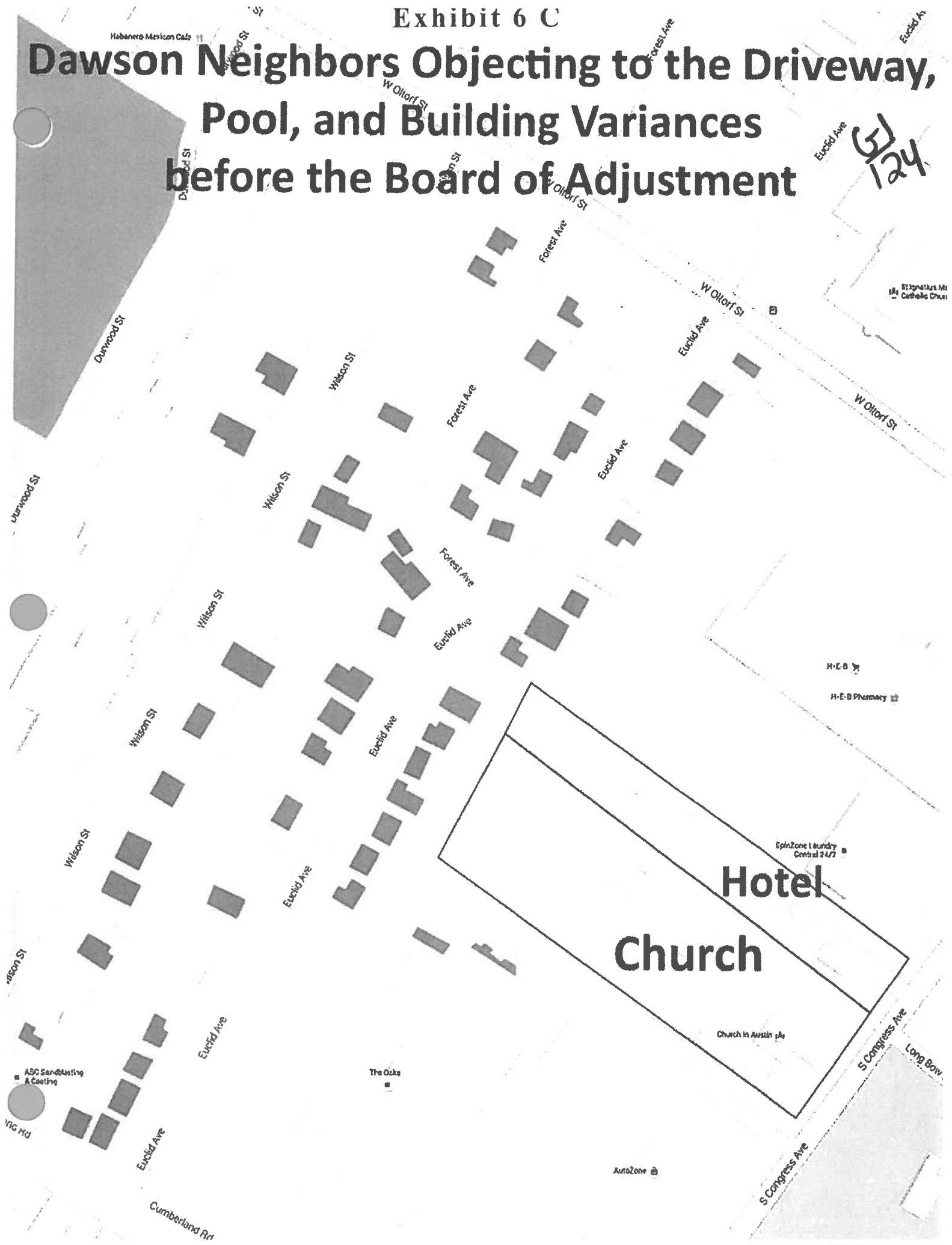
Neighbors Objecting to the Building Variances

6/23



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

51
124



PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

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

Philip E. Andersen

Your Name (please print)

2407 Euclid Austin TX 78734

Your address (as affected by this application)

Philip E. Andersen

Signature

12/7/16

Date

Daytime Telephone: 714-394-9533

Comments:

Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent via:

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

(Note: mailed comments must be postmarked by the Tuesday prior to the hearing to ensure timely delivery)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

12/6/16

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Patricia Anderson

Your Name (please print)

2407 Euclid Austin TX 78734

Your address(es) affected by this application

[Signature]

Signature

12/7/16

Date

Daytime Telephone:

Comments:

☐ In favor
☒ Object

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

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

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

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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

126

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Josiah Shurley
Your Name (please print)

2604 Euclid Ave Austin, TX 78704
Your address(es) affected by this application

[Signature]
Signature

12/7/16
Date

Daytime Telephone: _____

Comments: _____

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

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

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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

127

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Julie Sharum

Your Name (please print)

2004 Euclid Ave Austin TX 78704

Your address(es) affected by this application

[Signature]

Signature

12/7/16

Date

Daytime Telephone: _____

Comments: _____

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

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

12/9

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

Please, Do NOT Grant:

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

Case Number: C15-2016-0131, 2530 and 2510 S. Congress Ave.

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

Public Hearing: Board of Adjustment, December 12, 2016

CAROLYN M. MILLER

Your Name (please print)

2406 EUCLID AVENUE

Your Address (es) affected by this application

Carolyn M. Miller

Signature

Daytime Telephone: 512 689 6443

Date

12/6/2016

Comments: PLEASE! This church has been the best neighbor we could have! Again, I state that a hotel is NOT of any benefit to either the Church or Neighbors. I have lived here since 1954 and believe I've seen enough to know that the variances requested would be detrimental to ALL of our Quality of Life we now enjoy!

Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent via:

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Tuesday prior to the hearing to ensure timely delivery)

Fax: (512) 974-6305

Email: lean.heldenfels@austintexas.gov

29

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016

Your Name (please print)
Tym Sany

2530 S. Congress Ave.

Your address(es) affected by this application

Signature
Tym Sany

Daytime Telephone: 512-731-7364

11/28/16
Date

Comments: I am a church officer.

and of our property at

2530 S. Congress Ave. is

used for church purposes.

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

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

GT
30

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 who standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016

Danny Crepps

Your Name (please print)



Your address(es) affected by this application

2530 S. Congress Ave.

11-25-16

Date

Daytime Telephone: 512-626-2050

Signature

Comments: I am a church officer.

100% of 2530 S. Congress

is used for church purposes.

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

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

13/1

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

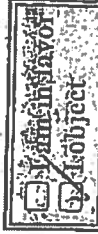
Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. Any comments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

131

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Lucille Machuca

Your Name (please print)

2424 Evelid Ave - Austin, TX 78704

Your address(es) affected by this application

Lucille Machuca

Signature

11-21-16

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

GI 133

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

MANUEL C. MACHUCA

Your Name (please print)

2424 EUCLID AVE AUSTIN, TX 78704

Your address(es) affected by this application

Manuel C. Machuca 11/21/16

Signature

Date

Daytime Telephone: 512-444-4567

Comments:

NO !!

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

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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

134

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016

Saymon G. Martinez

Your Name (please print)

2507 Euclid Ave.

Your address(es) affected by this application

Raymon Gutierrez

Signature

Date

Daytime Telephone: _____

Comments: _____

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

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

1389

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

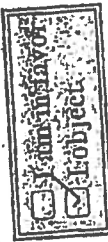
For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

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, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016



JOANNA HALL

Your Name (please print)

2530 S. CONGRESS AVE #130

Your address(es) affected by this application

11/21/10

Date

J Hall

Signature

Daytime Telephone:

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

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

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

1316

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Chris Hall

Your Name (please print)

2530 S. Congress Ave #130

Your address(es) affected by this application

11-21-16

Date

Signature

Daytime Telephone: 214-223-9596

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).

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

131

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leane.heldenfels@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 (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 leane.heldenfels@austintexas.gov

GT
138

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Your Name (please print)

Leanna Garcia

2530 S. Congress Ave. #232 Austin TX 78704

Your address(es) affected by this application

[Signature]

11/21/16

Signature

Date

Daytime Telephone: 512-5074099

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 Newcomer Neighborhood Association (NPCA).

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

6/139

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

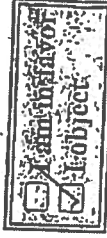
Public Hearing: Board of Adjustment, December 12, 2016

Caitlin Barton

Your Name (please print)

2530 S Congress #133

Your address(es) affected by this application



11-21-16

Date

Signature

512-695-9949

Daytime Telephone:

Comments: I live on church owned property at 2530 S

Congress Ave. I am a full-time clergyman 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

150

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016

Raquel De la Cruz

Your Name (please print)

2530 S Congress Ave #232

Your address(es) affected by this application

Raquel De la Cruz

Signed

Daytime Telephone:

11/21/2016

Date

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 (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 leane.heldenfels@austintexas.gov

-19-

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016

Kyle Barton

Your Name (please print)

2530 S Congress #133 Austin, TX 78704

Your address(es) affected by this application

[Signature]

Signature

11/21/16

Date

Daytime Telephone: 512-739-1373

Comments: I live on church-owned property at

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

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

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

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

142

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016

Yuman Szeto

Your Name (please print)

2530 South Congress #126

Your address(es) affected by this application

[Signature]

Signature

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
Neighborhood Plan Contact 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 leane.heldenfels@austintexas.gov

161
43

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Mervill Eng

Your Name (please print)

2530 S Congress Ave, Apt 231

Your address(es) affected by this application

Mervill Eng

Signature

11/21/16

Date

Daytime Telephone: 512 589 1802

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

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

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

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

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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

144

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

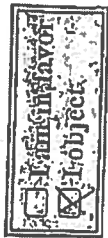
Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. Any comments 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, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016

Leane Heldenfels
Your Name (please print)



2530 S. Congress #121 Austin, TX 78704
Your address(es) affected by this application

[Signature]
Signature

11/21/16
Date

Daytime Telephone: 512-363-3221

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

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

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

1519

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Youna Ok Lee

Your Name (please print)

2530 S Congress Ave #131 Austin TX 78704

Your address(es) affected by this application

Leane

Signature

11/21/16

Date

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 Pastor Neighbor Plan Contact Team (DNPCF).

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

15/16

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Beth Rutkowski
Your Name (please print)

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

Beth Rutkowski
Signature

11-21-16
Date

Daytime Telephone:

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

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

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

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

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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

57

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

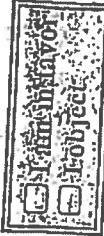
Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. Any comments 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, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016

Laurel Gray
Your Name (please print)



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

Carol Gray
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 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 leaneheldenfels@austintexas.gov

148

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, December 12, 2016

Leane Heldenfels
Your Name (please print)

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

Leane Heldenfels
Signature

11.21.2016
Date

Daytime Telephone:

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

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

79

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016

Margaret Fades

Your Name (please print)

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

Your address(es) affected by this application

[Signature]

Signature

11.21.2016

Date

Daytime Telephone: 817-690-2670

Comments:

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

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

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

519

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leaneheldenfels@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) 289-5398

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

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

1519

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Leane Heldenfels

Your Name (please print)

2510 S Congress Ave #210

Your address(es) affected by this application

Leane Heldenfels

Signature

Daytime Telephone: 214-477-0379

11/21/16

Date

Comments: I live on the church property at

2510 S. Congress Ave. I am full time caregiver of
the church in Austin, 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 leana.heldenfels@austintexas.gov

152
G

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leane.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

11/21/16

Date

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 (DNPCI).

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

153

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leane.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

11/20/16

Date

Daytime Telephone: 512 970 9728

Comments: I am a resident in Dawson

neighborhood and a member of the

Dawson Planning team. I am a

member of the Church in Austin

at 2510 S. Congress Ave. I can

testify that 100% of the

church property at 2510 S. Congress

is used for church purposes.

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

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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

154

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

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 testify that 100% of this property is used for Church purposes.

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

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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

512

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 12, 2016

Leane Heldenfels
Your Name (please print)

2510 S Congress Ave # 230

Your address(es) affected by this application

11/9/16

Date

Signature

Daytime Telephone: 512-517-8452

Comments: I live on church-owned property

@ 2510 Congress Ave. I am a future

clergy of church in Austin, and I am

financially supported by the church also.

I am a member of Dawson neighborhood plan text

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 leane.heldenfels@austintexas.gov

1519

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Onjuey Kim
Your Name (please print)



2530 S Congress Ave Apt 230

Your address(es) affected by this application

76 E Me
Signature

11/9/16

Date

Daytime Telephone: 512-758-1319

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 leana.heldenfels@austintexas.gov

519

PUBLIC HEARING INFORMATION

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

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

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

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

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

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

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

Leane Heldenfels 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 officer in Austin, and I am
financially supported by the church. Also,
I am a member of Dawson neighborhood plan contact
team (DNPECT).

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

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

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

158
G

Heldenfels, Leane

C15-2016-0124
0131

61-
159

From: [REDACTED]
Sent: Monday, February 13, 2017 11:56 AM
To: Heldenfels, Leane
Cc: Martin Harris
Subject: BOA H-1; L-3 Feb 13, 2017 Dawson NPCT Letter
Attachments: AUS-#6345224-v1-BoA_2_2017final_docx.docx

Hi Leane,

Please find a letter from Marty (copied) and me attached. We are the Chair and Co-chair of PCT respectively.

Feel free to call if you have any questions.

Greg

Greg Anderson
M: 512.426.1041
grea@walkableaustin.org

H-1 C15-2016-0131

2510 and 2530 SOUTH CONGRESS AVENUE

G1
140

The Dawson Neighborhood Contact Team supports approval of the variances requested in this case, and we support the proposed project. All of the properties along South Congress exist with different and varying established and prior code grandfathered in with previous codes before the mid 1990s and before Imagine Austin or CodeNext. From Commercial, State, or City needs, to multi-family, a funeral home or even a missionary church. And with jagged property edges- a varying commercial buffer zone edge along a major transportation corridor that then retains a rather shallow buffer for the Dawson neighborhood family usage inside.

With four city streets marked transportation corridors to define our Dawson neighborhood borders, there is not much left for a neighborhood hub interior to resonate. Comparing Dawson's size and borders to many of the other city designated neighborhoods, and you will see that changes on the exterior easily have a direct impact on the small interior core. And yet all have their own purpose and use to the city and the neighbors involved.

What we do know of these two particular properties is they are short wide, and extremely deep long- reaching from South Congress west to the interior single-family homes, SF-4s3s, to a street such as Euclid. Structures were built within feet of the adjacent property, using codes and understandings made long ago.

Dawson Neighborhood Plan:

The proposed project is consistent with the Dawson Neighborhood Plan.

Dawson citizens had united early in the neighborhood plan process. Remember that the DNA was one of the first, if not the first neighborhood association to apply with the city. The DNA Plan was adopted 1998, but the FLUM not until 2006. All before Austin Tomorrow Plan, Imagine Austin and CodeNEXT. The adopted DNPCT FLUM, voted in by city council in 2006, is a representative of the complexity of this. When we voted the FLUM we thought it combined with the Dawson NP approved in 1998. We tried to acknowledge land use as it was then presently coded. Some properties did not fit the established coding supplied by the city through present use or owner opinion/desire, and there were differing opinions on how to proceed abounding with the associated neighborhood property owners. The defined neighborhood edges and state/city corridors were pretty much left alone as the city, the state and the then yet un-established neighborhoods across all sides of the Dawson borders- our yet un-established NA next-door neighborhood areas, someday might arise, needing to be able to form and then voice/agree on their land use ideas likewise on those streets. We were guided to follow up later on this. And this is just after the Austinplan was abandoned and just after the city council started neighborhood planning in 1997.

There has a lot of learning since then on forming neighborhood plans since then.
There have been a few changes to the FLUM since its adoption.

61
101

Heldenfels, Leane

From: Martin Harris [REDACTED]
Sent: Monday, February 13, 2017 8:23 AM
To: Heldenfels, Leane
Cc: martinjharris@att.net
Subject: H-1 C15-2016-0131 2510 and 2530 SOUTH CONGRESS AVENUE

GS
162

3124

This message is from Martin Harris. [REDACTED]

H-1 C15-2016-0131
2510 and 2530 SOUTH CONGRESS AVENUE

All of the properties along South Congress exist with different and varying established and prior code grandfathered in with previous codes before the mid 1990s and before Imagine Austin or CodeNext. From Commercial, State, or City needs, to multi-family, a funeral home or even a missionary church. And with jagged property edges- a varying commercial buffer zone edge along a major transportation corridor that then retains a rather shallow buffer for the Dawson neighborhood family usage inside.

With four city streets marked transportation corridors to define our Dawson neighborhood borders, there is not much left for a neighborhood hub interior to resonate. Comparing Dawson's size and borders to many of the other city designated neighborhoods, and you will see that changes on the exterior easily have a direct impact on the small interior core. And yet all have their own purpose and use to the city and the neighbors involved.

What we do know of these two particular properties is they are short wide, and extremely deep long- reaching from South Congress west to the interior single-family homes, SF-1s, to a street such as Euclid. Structures were built within feet of the adjacent property, using codes and understandings made long ago.

Dawson Neighborhood Plan:

Dawson citizens had united early in the neighborhood plan process. Remember that the DNA was one of the first, if not the first neighborhood association to apply with the city. The DNA Plan was adopted 1998, but the FLUM not until 2006. All before Austin Tomorrow Plan, Imagine Austin and CodeNEXT. The adopted DNPCT FLUM, voted in by city council in 2006, is a representative of the complexity of this. When we voted the FLUM we thought it combined with the Dawson NP approved in 1998. We tried to acknowledge land use as it was then presently coded. Some properties did not fit the established coding supplied by the city through present use or owner opinion/desire, and there were differing opinions on how to proceed abounding with the associated neighborhood property owners. The defined neighborhood edges and state/city corridors were pretty much left alone as the city, the state and the then yet un-established neighborhoods across all sides of the Dawson borders- our yet un-established NA next-door neighborhood areas, someday might arise, needing to be able to form and then voice/agree on their land use ideas likewise on those streets. We were guided to follow up later on this. And this is just after the Austinplan was abandoned and just after the city council started neighborhood planning in 1997.

There has a lot of learning since then on forming neighborhood plans since then. There have been a few changes to the FLUM since its adoption.

The properties in Question:

Church in Austin, at 2530 S. Congress, may have originally been a 1950s or so motor court on the main corridor to the state capital. There are still several motor courts, or remnants of, along the S Congress route, from slaughter to past Oltorf still to be seen. The frontal small motor court dwellings on this property are placed close to the northern property line, with bedrooms within feet of the neighboring property. These said buildings still in use- housing church members and offices, expecting a certain kind of environment respecting their present occupancy. Coding and grandfathering from a gone city land use requirements.

61
143

The Guesthouse property sits between a washateria, HEB employee parking, SF-1 Euclid properties on a property line that shift along the western edge and then to the south to the two differing coded church properties.

The Original Permit Waiver Requests:

The Guesthouse Hotel owners want to build the access driveway on the west side due to established code, and make it useful widthwise for emergency vehicles to travel. A wall being built to buffer the sound and lights from their clients' cars on the next door neighbors' dwellings. In the back of the property there are several trees to preserve, a picnic area to protect the roots and a landscape that slopes down toward the west area of the property toward the Euclid properties. Small buildings and umbrellas will be built around the pool, bushes planted and landscaping to help absorb noise and water runoff. Gates and defined times to restrict the pool access. There will also be a shortened distance of open space before reaching the property line.

The GuestHouse Hotel development has been an ongoing process with the DNPCT for almost two years. There have been at least three or four of our bimonthly meetings over this time period that we have discussed these issues. The Church and affected neighbors were invited to participate in this process. Last summer we were told the process was moving forward soon.

Notice on Planning commission Application

A short dated notice from the city (sent June 3rd and received June 6th, a week before our June 2016 meeting) to the DNCPT, the DNA, all concerned parties located within 500 feet of the registered property, and those requesting notice of the permit variance with the city was received after the printing of the approved June neighborhood newsletter was passed out to be delivered. A vote was needed the day of the next meeting, and only a day before the proposed city-planning meeting. Within this week period, we noticed the DNA list serve, and the NextDoor group (twice), notified the Church, and a neighbor on Euclid was to notify the Euclid residents.

(The Planning vote was originally scheduled for June 14th, but was later delayed until June 28th.)

â€f

I cannot recall many Euclid neighbors being at the June meeting besides the several regular members present there that day and that spoke up. There was discussion from some wanting more concessions but not about preventing the vote.

The Church was present address their concerns. Notice was made of buildings in close proximity to the property line, with bedrooms almost directly next to where the driveway will run. (We did not know of the short distance until the day of the DNCPT meeting when several of us viewed the proposed hotel property. It was a grandfathered property clause from a time long past and was not noticed again until the day of the meeting. The being and business activity of this associated property, the church, was emphasized.

The requests of need for variances to build the hotel and the developers felt needs were discussed for most of the DNCPT meeting allotted time and their potential effects on surrounding property for a much shorter time. Both sides made their points known. The present DNPCT members voiced in for a good relative discussion. The DNPCT voted in favor of the Permit waivers.

The process moved forward through the Planning Commission and then toward the City Council. At this point

the Church employed a lawyer and found that they had a civic use clause that allowed for a larger buffer zone for them and for their entire property. The Guesthouse had, I was told talked to city planning to reveal any problems and was not made aware of this before moving forward and designing the building.

G1
164

The DNPCT had voted in good faith when we approved the waivers to our FLUM. At this point we were not sure how to follow forward. The permit was not kicked back to us and lawyers were becoming involved. It was becoming really a problem between two neighbors. Contact teams are not designed to deal with this sort of thing long term and we waited and watched. Eventually it went to BoA, where it is now.

Many of the Euclid responses happened after the August meeting when we voted. And within the time frame of when the Church did their walk in the neighborhood. These neighbors did not hear both sides or even probably hear the other side. Photos were provided to show the building backing up to the Euclid fence line.

We had both the Guesthouse Hotel, the Church and local affected neighbors return to follow up at a later meeting to readdress concerns and again allow for both sides to present. There were more Euclid neighbors but the discussion still did not seem to lead for a change to reproach another vote and again the city was now involved with both groups.

The Guesthouse group has made a valid attempt to buffer the possible noise and sight problems with fences and vegetation from the beginning and throughout the process. They offered to amend their designs throughout the process and seemed to want to work with all concerned to move forward.

What the Church is asking for with the civic use clause will prevent anything from ever being built on the adjacent land. There is already a State Juvenile Building and some apartments on the south side but distanced separated due to the parking lot that was built probably within the last thirty to forty years and were allowed to be built.

The land that the Guesthouse intends to build on has been a neighborhood nuisance problem for years with transient populations squatting there until the police have to be called. Guesthouse has now placed a fence around the property.

The very rights that the Church is stating why the Guesthouse cannot be built are also the very rights they claim to want to preserve for themselves, their guests, and their property.

Guesthouse has already an example of what will take place on this property in Chicago. Is it that much different than what is allowed just north on S. Congress? Have there not been similar discussions of coding and permitting applied there when another church on the South Congress east side gave up its parking property to allow building next to it? Is this not a corridor question, a need for our city to provide more hotel rooms around the heart of the inner city? This is not a \$50 a night establishment, will there not be someone on site to address problems, will the pool times not be controlled to prevent most problems of noise and such? Is there even a use of land that could ever be approved under the limited standards set before you now to discuss? Has there ever been as proper meeting by both sides to compromise and actually look at what is proposed?

The neighborhood members that voted that night in June looked at the presentation from both sides, understood as best as citizens can for the short period of time that they can witness and ingest the presented information and with trying to think about the neighborhood Plan, the FLUM and what and how it might fit into the future of our neighborhood and made their decision.

It was made by neighbors for the neighborhood as best we could. Was it the right call for all, and could it have gone another way?

Our CT tried to do what we were designed to do. Meet with both sides, listen to what was being proposed and how it will affect neighbors and the neighborhood and still support the NP document and FLUM, as we understood it to be. As they are waivers from the existing FLUM plan, we can allow them to move forward or not. Thus permitting allowing for changes to fit special needs that are brought forward by existing situations, coding as it exists and needs to add to city and neighborhood needs and the developers desires. We present our

opinion to give the city an idea of how we see it affecting us. It is a recommendation from those in the neighborhood area to the city beings that will actually make the final decision that they also feel is best for the area and the city fitting in with the present city plan, considering that it is on a corridor and how this maybe followed up in the new city planning that is now beginning to be brought forward.

61
T65

Thank you for considering this.

Martin Harris
Chair, Dawson Neighborhood Contact Team