

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday, April 10, 2017

CASE NUMBER: C15-2017-0018

☒ Y ☐ Brooke Bailey
☒ Y ☐ William Burkhardt
☒ Y ☐ Eric Goff
☒ Y ☐ Melissa Hawthorne
☒ Y ☐ Bryan King
☐ - ☐ Don Leighton-Burwell Abstained
☒ Y ☐ Rahm McDaniel
☒ Y ☐ Veronica Rivera
☐ - ☐ James Valadez Absent
☒ Y ☐ Michael Von Ohlen
☒ Y ☐ Kelly Blume (Alternate)
☒ Y ☐ Martha Gonzalez (Alternate)
☒ Y ☐ Pim Mayo (Alternate)

APPLICANT: David Hartman

OWNER: Hardeman Family Joint Venture, Ltd.

ADDRESS: 1301 West KOENIG Lane

VARIANCE REQUESTED: The applicant has requested variance(s) from Article 10, Compatibility Standards, Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*):

- A. (B) to decrease the required setback from a property in an urban family residence (SF-5) or more restrictive zoning district or on which a use permitted in SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested, to allow for potential 8 foot concrete sidewalk within 12 foot Public Sidewalk, Recreational and Trail Easement required by Parks and Recreation Department); and to
- B. (C) (2) to increase the allowed height of a structure more than 50 feet and not more than 100 feet from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located from 3 stories and 40 feet (required) to 4 stories and 45 feet (requested); and to
- C. (C) (3) to increase the allowed height of a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive (required) to 45 feet (requested); and to
- D. Section 25-2-899 (*Fences as Accessory Uses*) (D) to increase the height of a solid fence constructed along a property line from an average height of six feet or maximum height of seven feet (required/permitted) to eight feet average (requested)

in order to erect an apartment in a "CS-MU-CO-NP", General Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (Brentwood)

Note: subject tract is undergoing rezoning approval to a multifamily designation by Council at their late April, May meetings, the pending zoning designation requires the fence variance #D above.

BOARD'S DECISION:

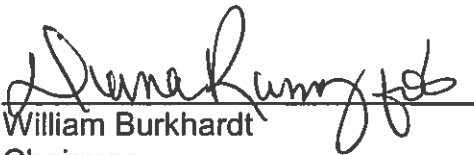
The public hearing was closed on Board Member Rahm McDaniel motion to Postpone to May 8, 2017, Board Member Bryan King second on an 11-0 vote (Board member Don Leighton-Burwell abstain); POSTPONED TO MAY 8, 2017.

FINDING:

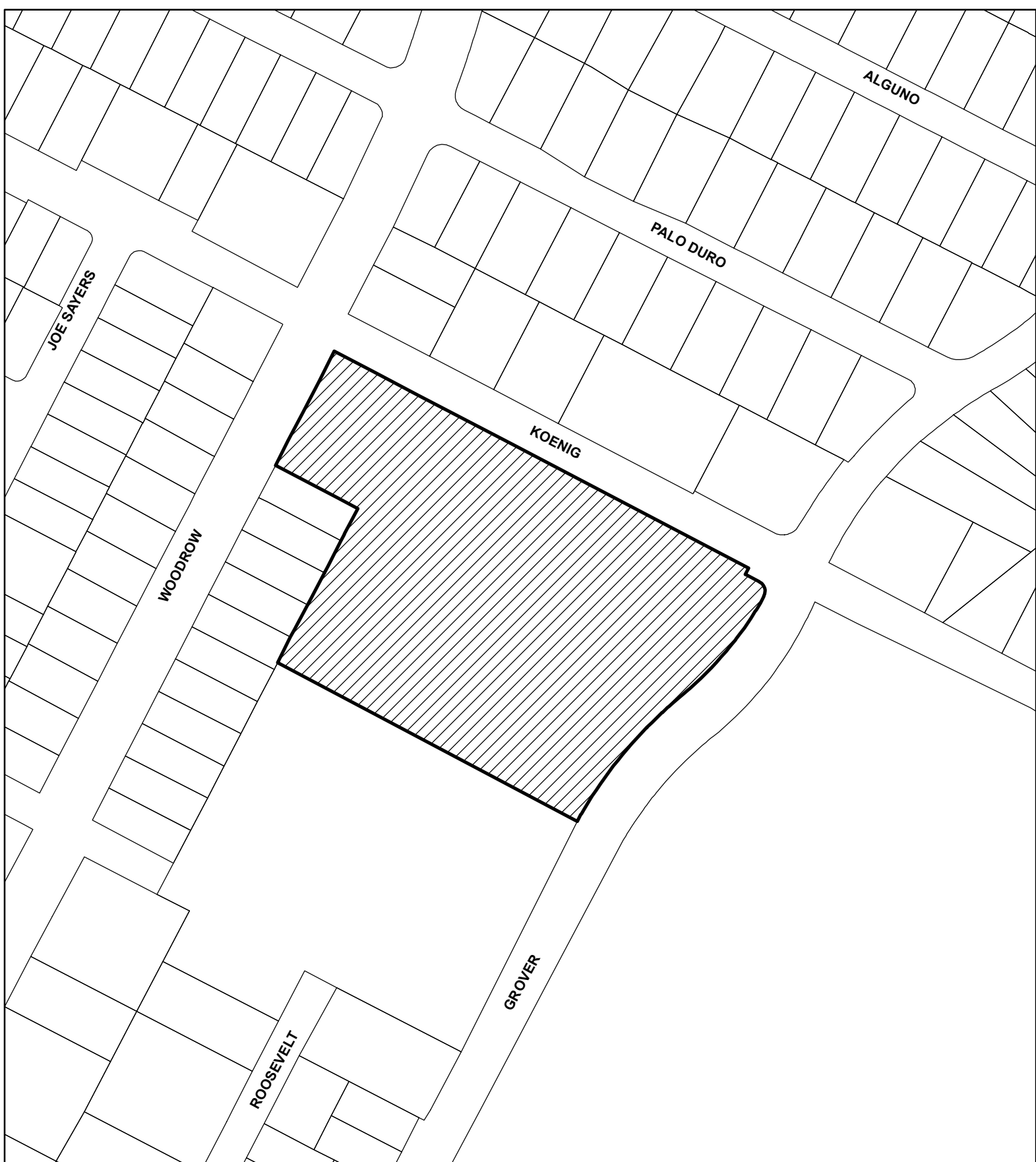
1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0018
LOCATION: 1301 W Koenig Lane



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" = 175'

March 27, 2017

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

Re: 1301 Koenig Lane, comprising approximately 5.416 acres (the "Property") – Board of Adjustment General Variance Application (Case C15-2017-0018, the "Variance Application")

Dear Ms. Heldenfels:

On behalf of the applicant, owner of the Property in the above-referenced matter, we submitted the Variance Application.

The Property is located on the south side of West Koenig Lane, between Woodrow Avenue and Grover Avenue, and was previously occupied by an automotive sales and repair use. Property zoned SF-3 adjacent to the subject tract -- McCallum High School to the east, and SF-lots to the west – trigger Article 10 (Compatibility Standards) of Subchapter A, Chapter 25-2, of the Austin Land Development Code with respect to the subject tract. (See Exhibits 6-8 of the Variance Application).

The Property is currently zoned CS-MU-CO-NP, and a conditional overlay to the Brentwood Neighborhood Plan approved May 2004 limits height of the Property to 40 feet and 3 stories. The applicant filed a zoning application Case C14-2016-0071 to rezone the 5.04 Tract 1 MF-6 for proposed apartments, and contemplated Tract 2 (0.37 acres) as proposed retail use per existing zoning. The zoning application also requested modifying the existing CO to authorize a maximum of 4 stories on the Property (the zoning application otherwise did not propose to modify the 40' maximum height limitation per the existing CO). The Planning Commission unanimously approved the rezoning request, with conditions, on December 14, 2016, and it is scheduled for first reading by the City Council on 4-20-17.

In early 2017, City floodplain staff informed the Property project team of City staff's interpretation of City Code provisions that required raising the proposed apartment buildings slightly higher than initially contemplated. This recent floodplain staff interpretation necessitates a slight increase of the proposed maximum height for the proposed apartment buildings from 40' as initially contemplated, to a maximum 45'. This height increase required by City floodplain staff's interpretation requires (1) the requested variances, as described in more detail in the Variance Application, and (2) modifying the rezoning case to authorize a maximum height of 45'. The project team continues discussions with the Brentwood Neighborhood Association regarding the variances requested in the Variance Application, and we are optimistic based on discussions to date that BNA will support these requests.

We look forward to providing additional detail to Board of Adjustment Commissioners at their April 10, 2017, meeting.

Regards,



David Hartman

CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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

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

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

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

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1301 W. Koenig Lane, Austin, Texas 78756

Subdivision Legal Description:

Lot 1, Wilder Addition Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 85, Page 138D in the Plat Records of Travis County, Texas and Lots 13, 14, and 15, Wilder Addition Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5, Page 19 in the Plat Records of Travis County, Texas

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

Outlot: _____ Division: _____

Zoning District: CS-MU-CO-NP

I/We David Hartman (Smith Robertson, LLP)

on behalf of myself/ourselves as

authorized agent for Hardeman Family Joint Venture, Ltd.

affirm that on

MARCH 14, 2017, I/we hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

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

Type of Structure: Apartment – Max. 4 stories and 45 ft.

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

1. Section 25-2-1063(B) to decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested) to allow for an 8' wide concrete sidewalk and 12' wide easement for a public Sidewalk, Recreational, and Trail Easement pursuant to Onsite Parkland Dedication Requirements required by PARD
2. Section 25-2-1063(C)(2) to increase the allowed height of a structure more than 50 feet but not more than 100 feet from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning is located, from 3 stories and 40 feet (required/permitted) to 4 stories and 45 feet (requested). [Note: Applicant is limiting development to maximum 4 stories and 45 feet height in connection with this variance application, and related rezoning case.]; and
3. Section 25-2-1063(C)(3) to increase the allowed height of a structure more than 100 feet but not more than 300 feet from property in an SF-5 or more restrictive zoning district, from 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive (required/permitted by LDC), to a maximum 45 feet (requested). [Note: Applicant is limiting development to maximum 4 stories and 45 feet height in connection with this variance application, and related rezoning case.]
4. Section 25-2-899(D)&(E)(Fences as Accessory Uses) to increase the fence height permitted from an average of 6 feet or a maximum of 7 feet (required/permitted) to 8 feet average height (requested).

Section 2: Variance Findings

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

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

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

Reasonable Use

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

The property is located along primary arterial (Koenig Lane, a 4 lane undivided arterial) that is bounded by single-family uses to the west/southwest part of the property, and McCallum High sport field zoned SF-3 to the east which triggers compatibility limitations thereby hindering redevelopment of the property. A rezoning of the Property to allow for modification to the zoning height/story limit is currently on file. The Brentwood Neighborhood Association supports the zoning application including the proposed height/story modification, with conditions.

Hardship

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

Existing topography, Heritage Trees, easements, and floodplain constraints uniquely encumber the property and reduce the geometric footprint for the proposed apartment development. Multiple easements exist along the southern property line, including an approx. 16,760 s.f. (0.4 acre) drainage easement. These multiple site constraints are not common to other properties, and limit the ability for an alternative configuration of the proposed apartment building. The variance request results from recent City floodplain staff interpretation requiring slightly elevating the proposed apartment building.

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

Some existing tracts in the vicinity are zoned multifamily with frontage on Koenig Lane, a principal arterial road (as well as Lamar Blvd., and Burnet Rd., which are both also principal arterial roads), but are not affected by McCallum High zoned SF-3 to the east, and the immediately adjacent existing residential to the west. The property is uniquely constrained by floodplain, easements, Heritage Trees, and other on-site constraints not general to the area. Shifting the proposed building footprint could result in the undesirable removal of Heritage Tree(s).

Area Character

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

- (i) Will not alter character of area adjacent to the property: The proposed development is similar to other “peer” proposed apartments in the area that are also located adjacent to single family.
- (ii) Will not impair the use of adjacent conforming property: The proposed development incorporates screening per agreement with Brentwood Neighborhood Association, and buffering per LDC compatibility requirements. The proposed variance to increase height of fence along the property line of single family residences adjacent to Woodrow Ave. provides additional buffering/screening.
- (iii) Will not impair the purpose of the regulations of the zoning district in which the property is located: The maximum height of both the existing CS and proposed MF-6 zoning district are higher than under the proposed development as authorized pursuant the variance. The proposed development, with the approved variance, would be far less intense than allowed pursuant to development intensity authorized pursuant to development standards under the existing or proposed zoning category.

The character of the area will be preserved and strengthened by adequate screening, and other requirements set forth in the zoning case as requested by Brentwood Neighborhood Association.

Parking (additional criteria for parking variances only)

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

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

N/A

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

N/A

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

N/A

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

N/A

Section 3: Applicant Certificate

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

Applicant Signature: David Hartman Date: March 14, 2017

Applicant Name (typed or printed): **David Hartman**

Applicant Mailing Address: **221 West 6th Street, Suite 1100**

City: **Austin** State: **TX** Zip: **78701**

Phone (will be public information): **(512) 225-5800**

Email (optional – will be public information): **dhartman@smith-robertson.com**

Section 4: Owner Certificate

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

Owner Signature: _____ Date: March ____, 2017

Owner Name (typed or printed): **Hardeman Family Joint Venture, Ltd.**

Owner Mailing Address: **6757 Airport Blvd.**

City: **Austin**

State: **TX**

Zip: **78752**

Phone (will be public information): **(512) 454-6821**

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: **David Hartman**

Agent Mailing Address: **221 West 6th Street, Suite 1100**

City: **Austin** State: **TX** Zip: **78701**

Phone (will be public information): **(512) 225-5800**

Email (optional – will be public information): **dhartman@smith-robertson.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).

June 29, 2016

City of Austin
Development Review and Inspection Department
Post Office Box 1088
Austin, Texas 78767

Dear Ladies and Gentleman:

The undersigned, owner of land located at 1301 West Koenig Lane, in Austin, Texas, 78756 as more particularly described in Exhibit A attached hereto and made a part hereof (the "Property"), hereby authorize Smith, Robertson, Elliott & Douglas, L.L.P., to act as my agent in connection with any application to zone, subdivide, amend public restrictive covenants or neighborhood plans, and/or develop all or any portion of the Property, and any related matters.

HARDEMAN FAMILY JOINT VENTURE, LTD.,
a Texas limited partnership

By: _____


Bryan Hardeman, its General Partner

EXHIBIT A

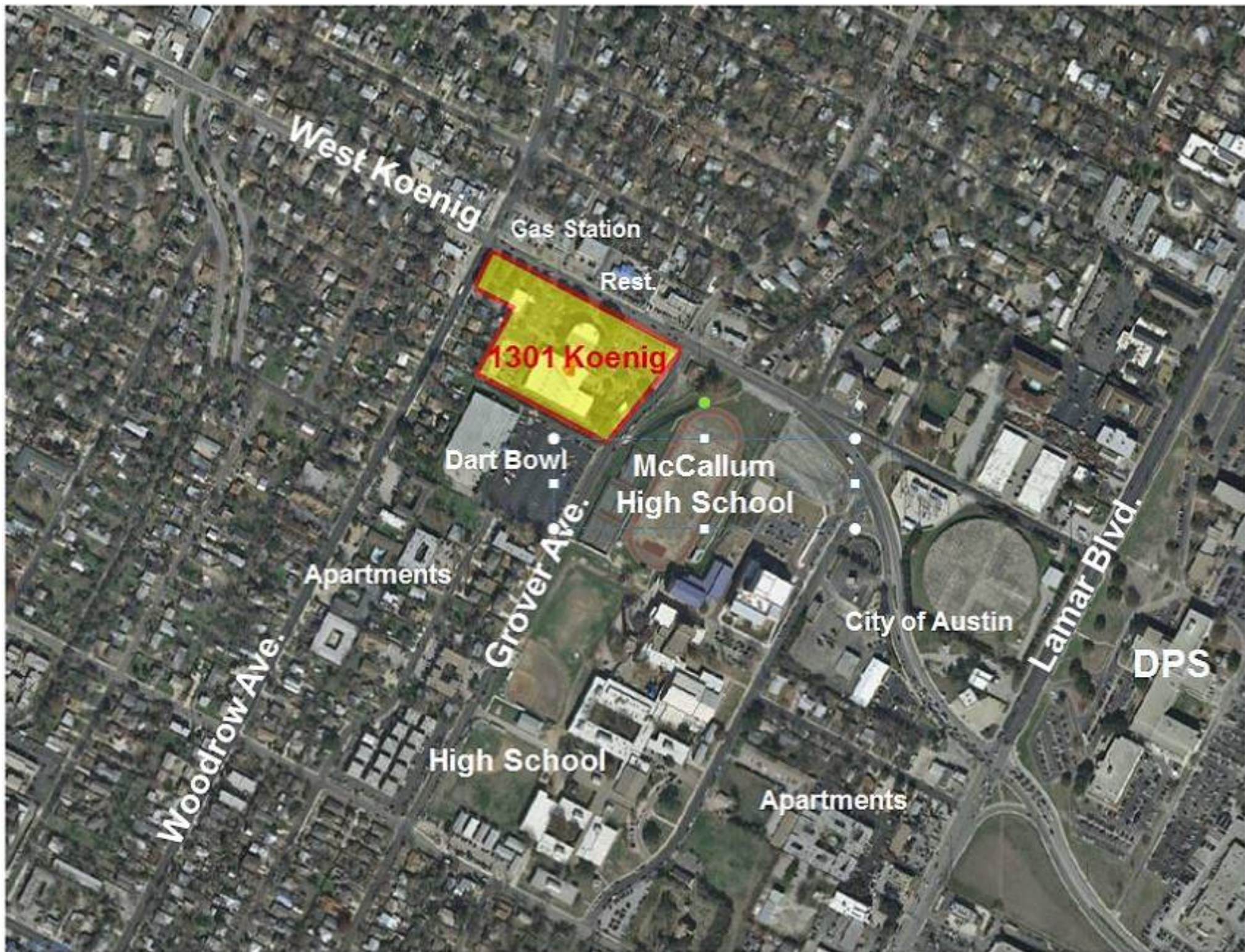
Legal Description

Lot 1, Wilder Addition Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 85, Page 138D in the Plat Records of Travis County, Texas, and Lots 13, 14 and 15, Wilder Addition Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5, Page 19 in the Plat Records of Travis County, Texas.

LIST OF EXHIBITS

1301 Koenig Lane – Board of Adjustment Variance Application

<u>EXHIBIT</u>	<u>PAGE</u>
1. Surrounding Uses Map.....	1
2. Existing Zoning Map.....	2
3. Existing Conditions Exhibit (with floodplain).....	3
4. Proposed Conditions Constraints Exhibit.....	4
5. Proposed Conditions Tree Exhibit.....	5
6. Proposed Apartments, with West and East Properties Triggering Compatibility Restrictions.....	6
7. West Properties Triggering Compatibility Restrictions (with Distance).....	7
8. East Property (McCallum High School) Triggering Compatibility (with Distance).....	8
9. Area Street Views.....	9-12
10. 3D Aerials.....	13-16
11. Concept Plan with Compatibility Restrictions.....	17
12. Concept Plan with Compatibility Restrictions, and Requested Variances.....	18
13. Elevations	
a. <u>40' Maximum Height Compatibility & Building Envelope (Originally Proposed)</u>	19
b. <u>Existing Compatibility Grover Ave.</u>	20
i. 40' Maximum Height Compatibility Envelope	
ii. 3 Story Maximum	
c. <u>Proposed Compatibility Grover Ave.</u>	21
i. 45' Maximum Height Envelope (w/ Variance)	
ii. 4 Story Maximum (w/ Variance)	
d. <u>Existing Compatibility Woodrow Ave.</u>	22
i. 40' Maximum Height Compatibility Envelope	
ii. 3 Story Maximum	
e. <u>Proposed Compatibility Woodrow Ave.</u>	23
i. 45' Maximum Height Envelope (w/ Variance)	
ii. 4 Story Maximum (w/ Variance)	
14. Other Adjacent Area Peer Apartments (fronting Koenig Lane, Lamar Blvd., Burnet Rd.).....	24-25



West Koenig

Gas Station

Rest.

1301 Koenig

Dart Bowl

McCallum
High School

Apartments

Grover Ave.

City of Austin

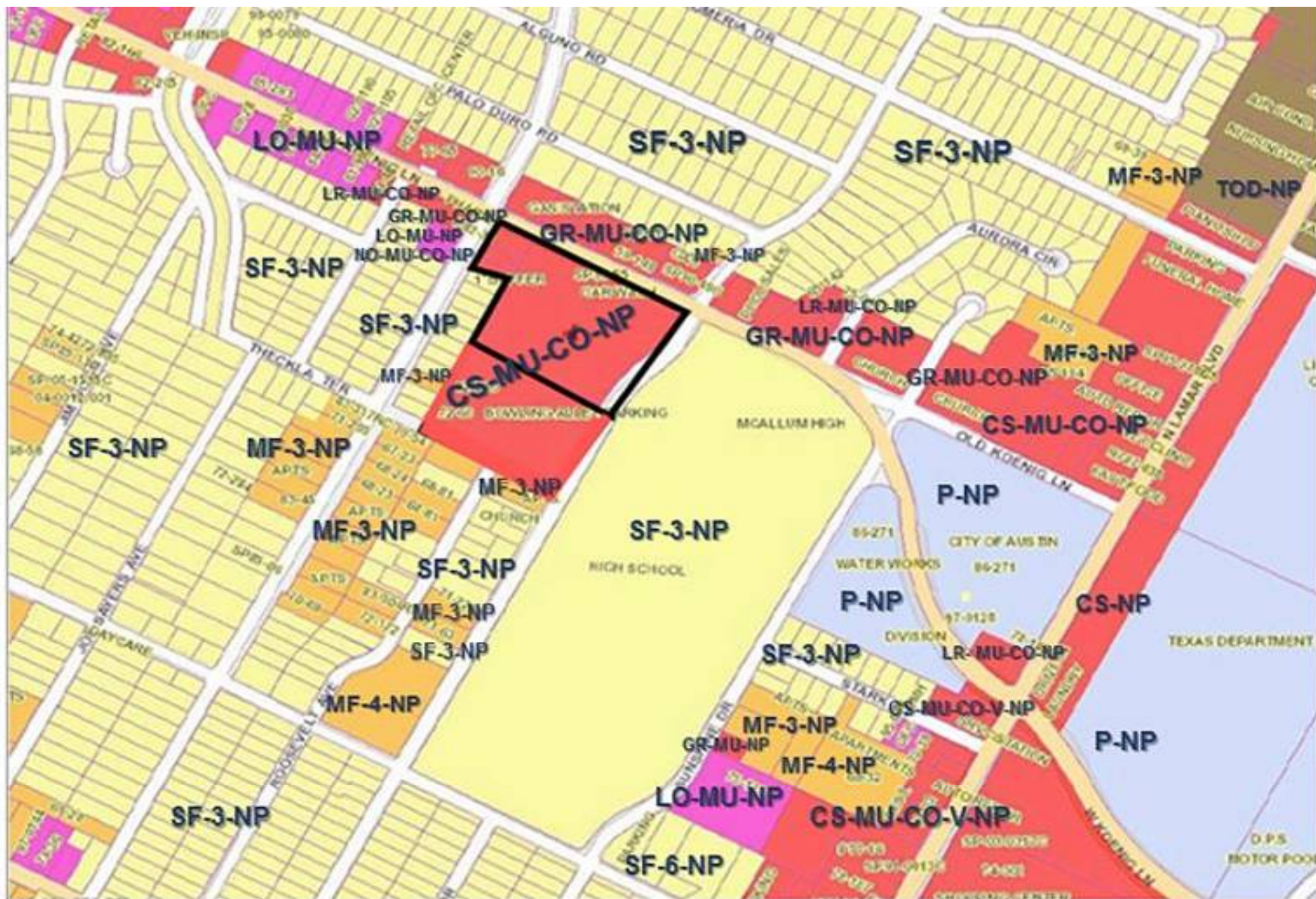
Lamar Blvd.

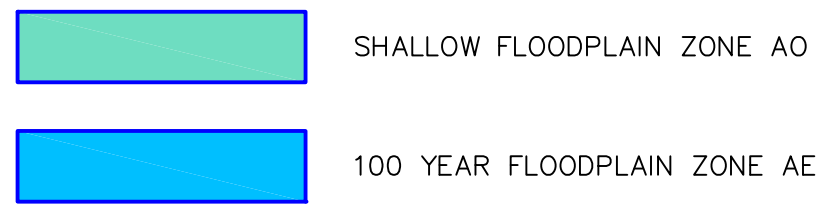
DPS

High School

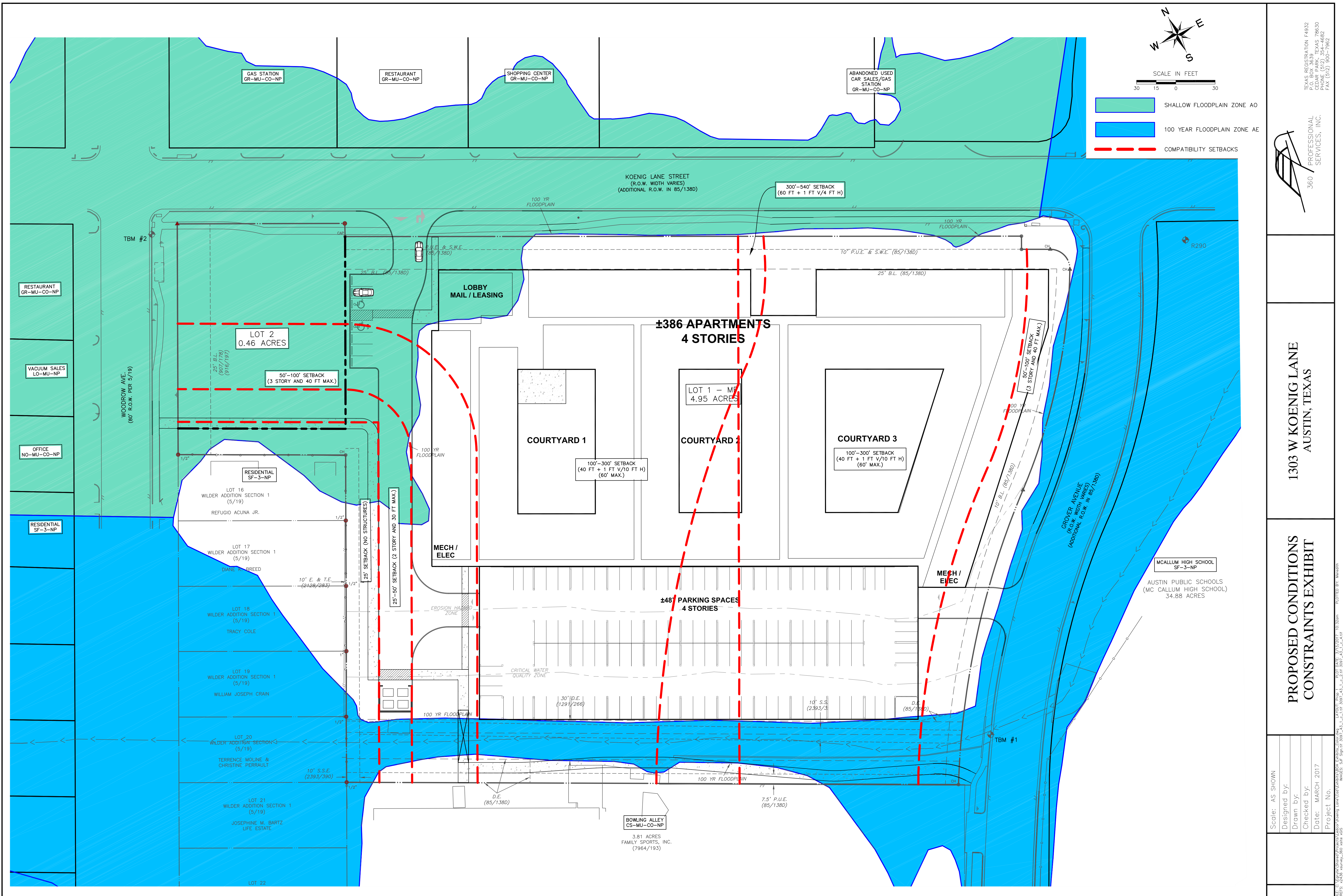
Apartments

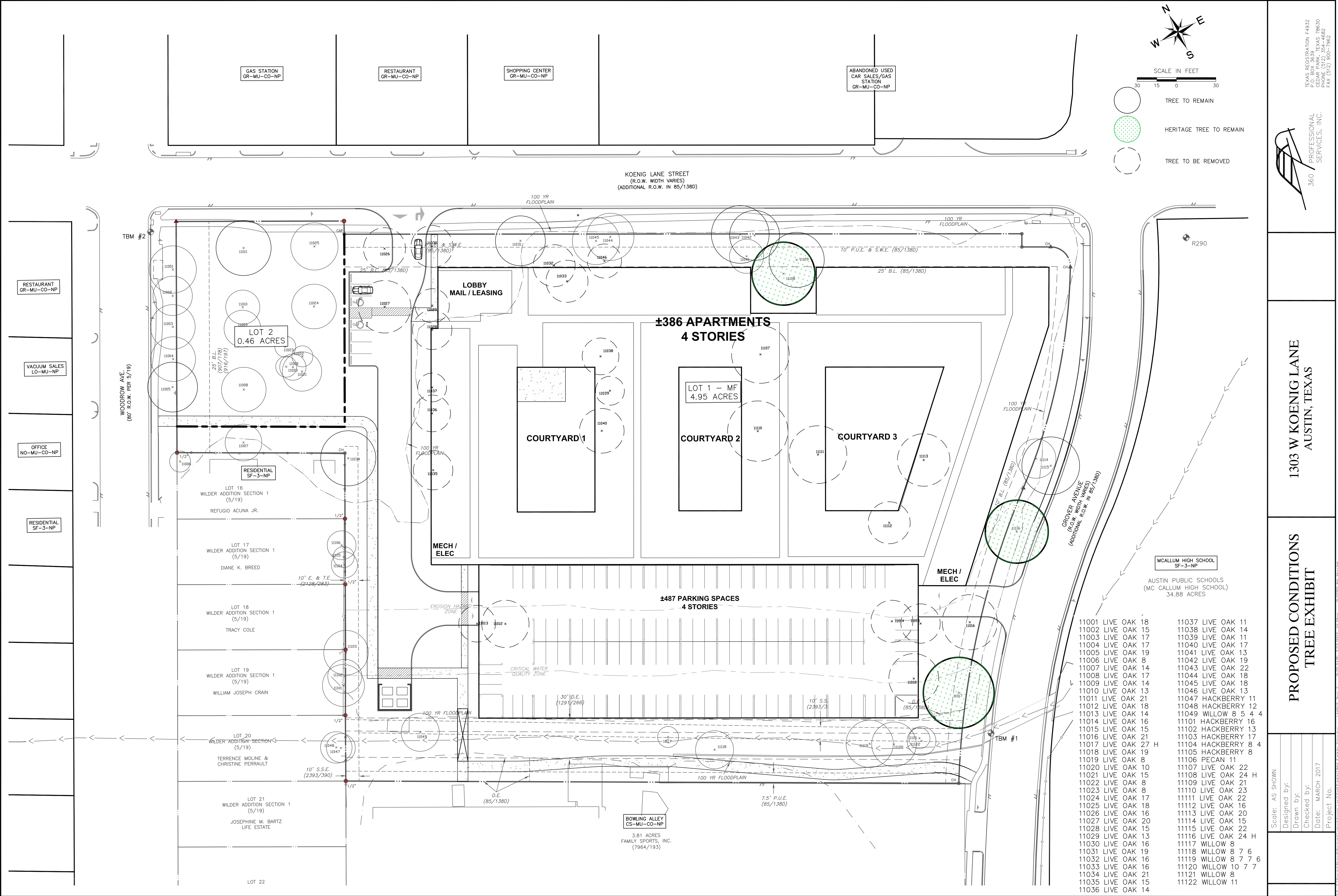
Woodrow Ave.

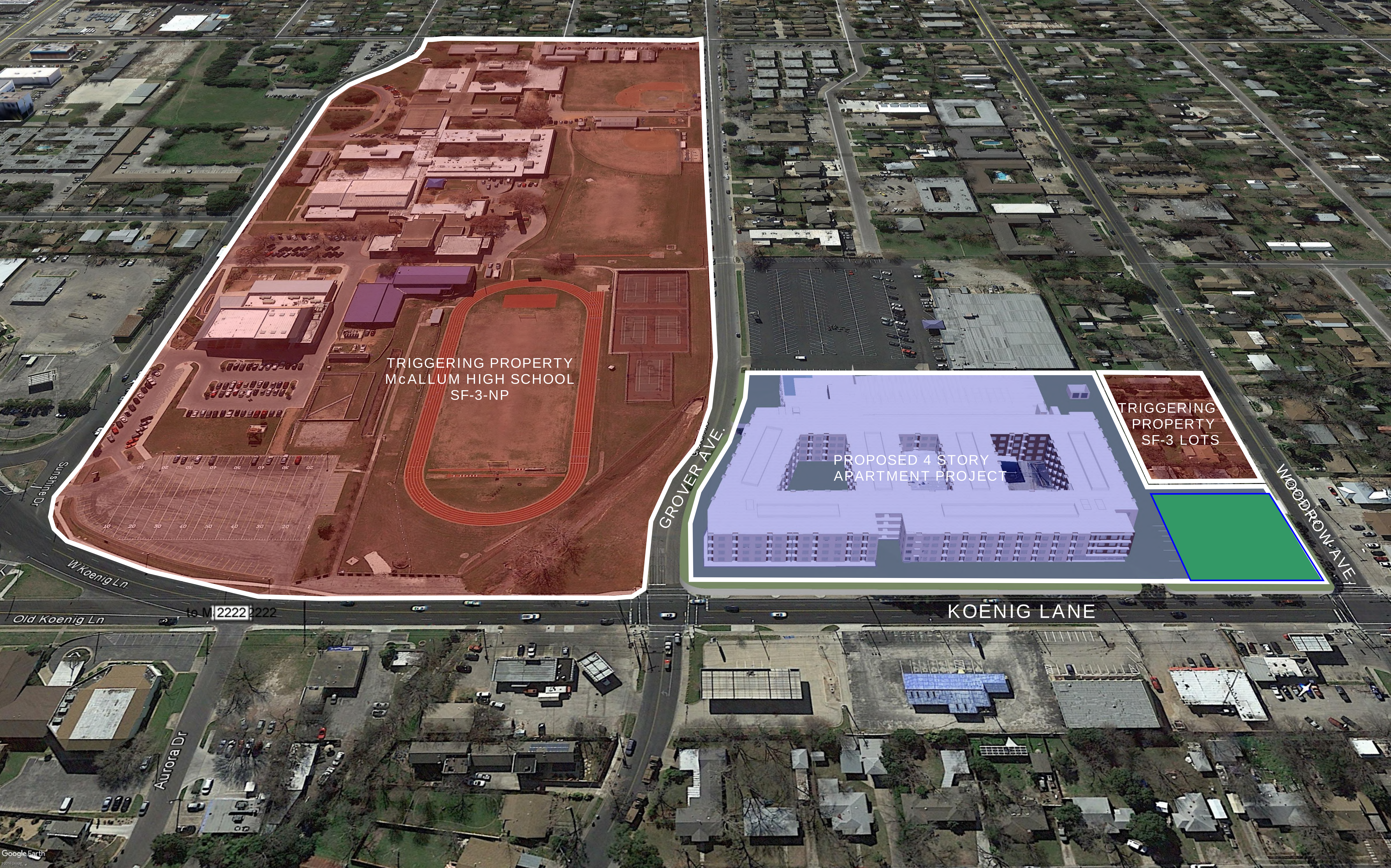




Scale:	AS SHOWN
Designed by:	
Drawn by:	
Checked by:	
Date:	MARCH 201
Project No.	







TRIGGERING PROPERTY
McALLUM HIGH SCHOOL
SF-3-NP

PROPOSED 4 STORY
APARTMENT PROJECT

TRIGGERING
PROPERTY
SF-3 LOTS

to M 2222 2222

KOENIG LANE



W Koenig Ln

2222

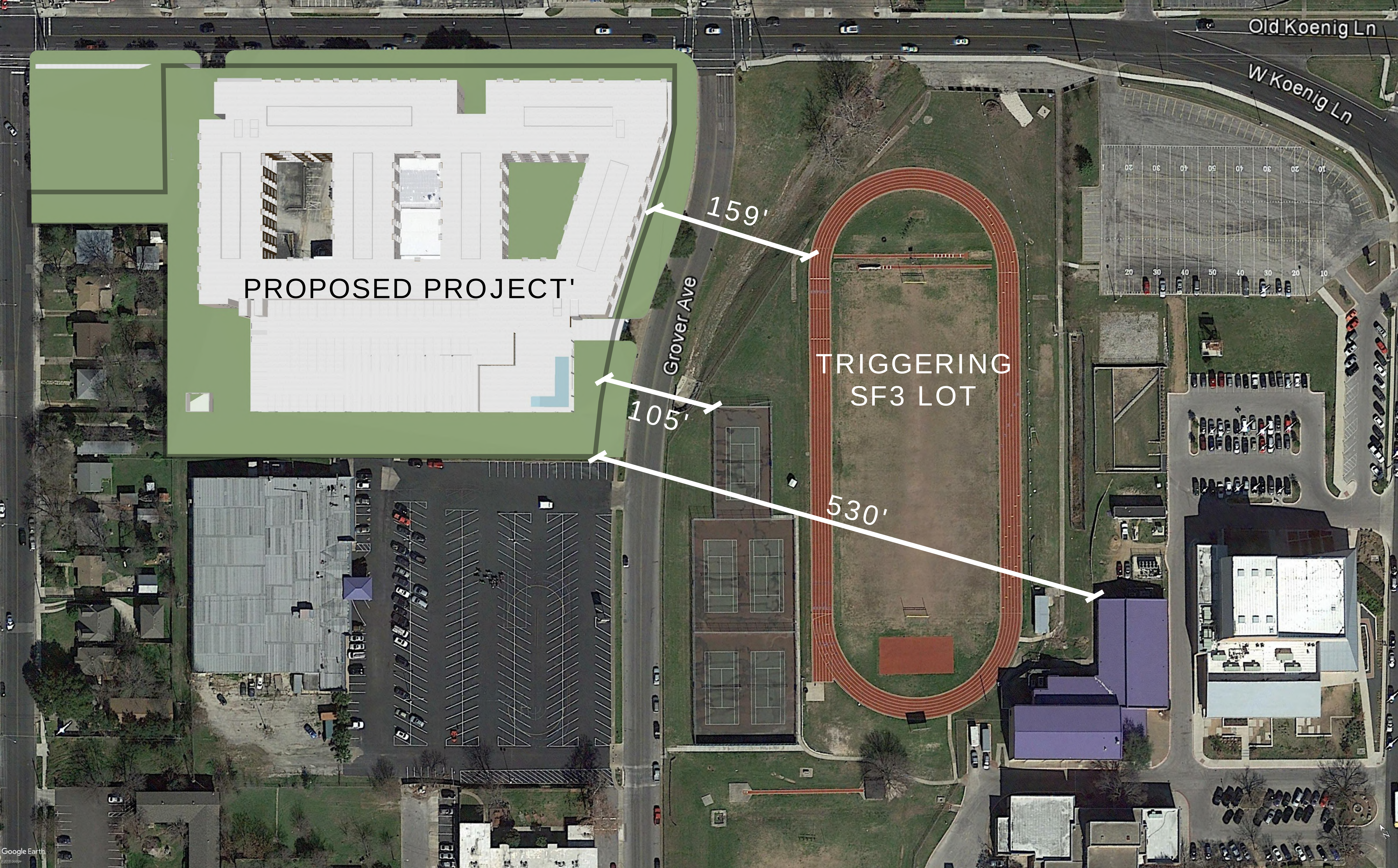
Woodrow Ave

SF-3 LOTS

65'

PROPOSED PROJECT

Grover Ave



Old Koenig Ln

W Koenig Ln

PROPOSED PROJECT'

Grover Ave

159'

105'

TRIGGERING
SF3 LOT

530'



GROVER AVE. LOOKING
TOWARDS KOENIG LANE



GROVER AVE. LOOKING
AWAY FROM KOENIG LANE

GROVER AVE.

KOENIG LANE



GROVER AVE.

KOENIG LANE



KOENIG LANE
GROVER AVE.



GROVER AVE

KOENIG LANE



KOENIG LANE

WOODROW AVE.



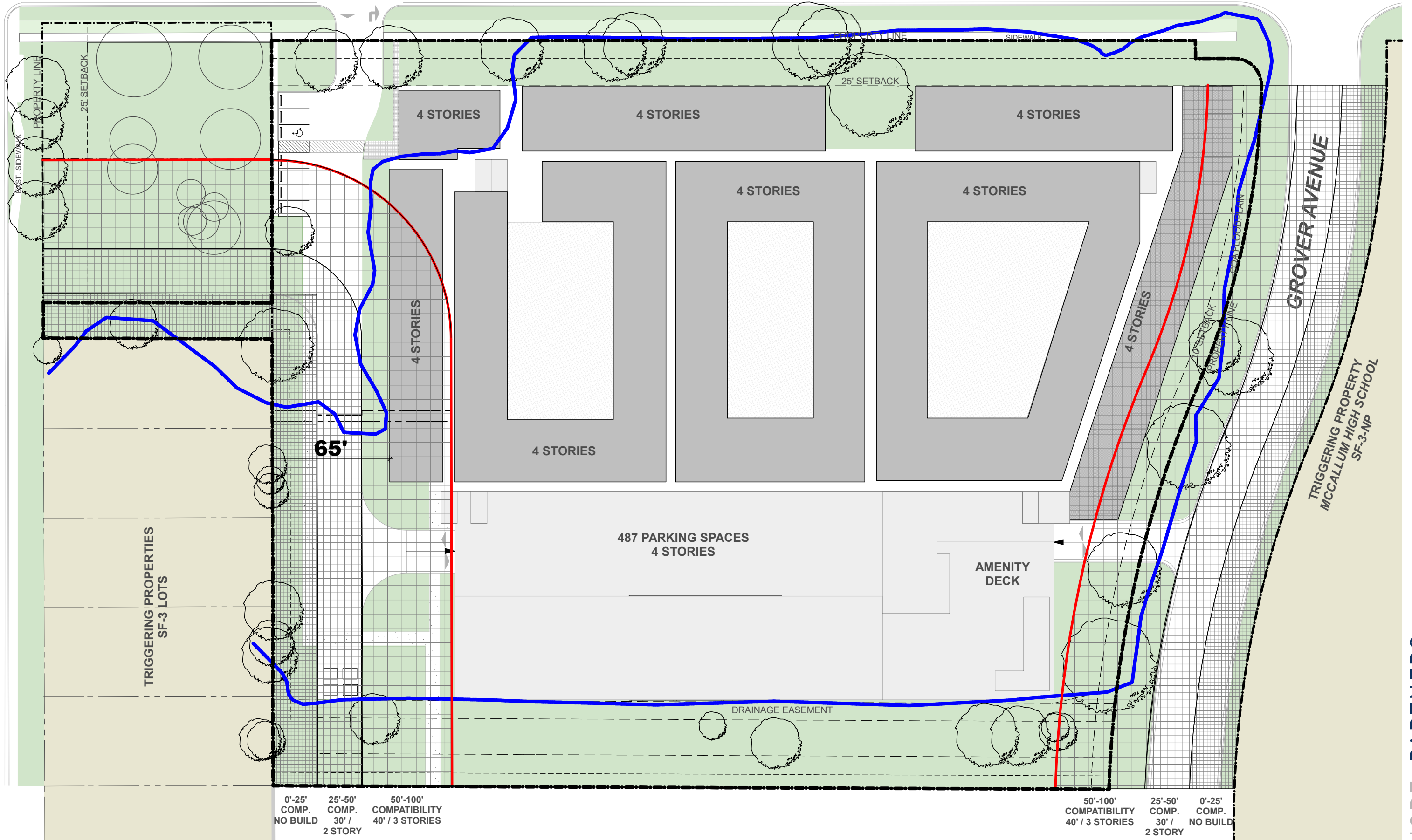
KOENIG LANE

KOENIG LANE

WOODROW AVE.
Woodrow Ave

WOODROW AVENUE

KOENIG LANE



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IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE
USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

Koenig Lane Apartments
Austin, TX

RHODE: PARTNERS

515 Congress Suite 1600 Austin Tx 78701

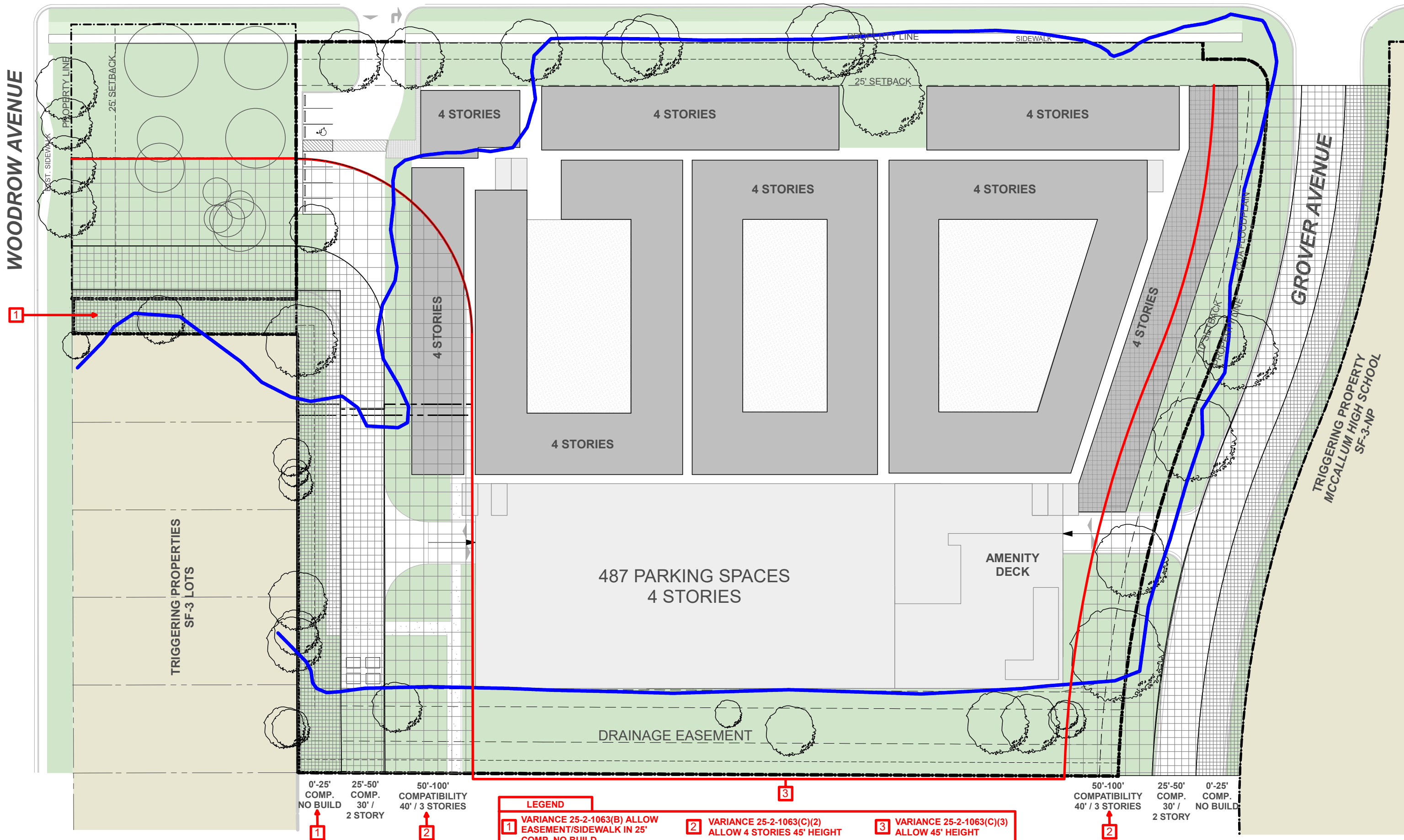
www.rhodepartners.com

☎ 512.473.0923

512.473.0177

WOODROW AVENUE

KOENIG LANE



TRIGGERING PROPERTIES
SF-3 LOTS

4 STORIES

4 STORIES

4 STORIES

4 STORIES

4 STORIES

4 STORIES

4 STORIES

487 PARKING SPACES
4 STORIES

AMENITY
DECK

DRAINAGE EASEMENT

0'-25'
COMP.
NO BUILD

25'-50'
COMP.
30' /
2 STORY

50'-100'
COMPATIBILITY
40' / 3 STORIES

LEGEND

1 VARIANCE 25-2-1063(B) ALLOW
EASEMENT/SIDEWALK IN 25'
COMP. NO BUILD

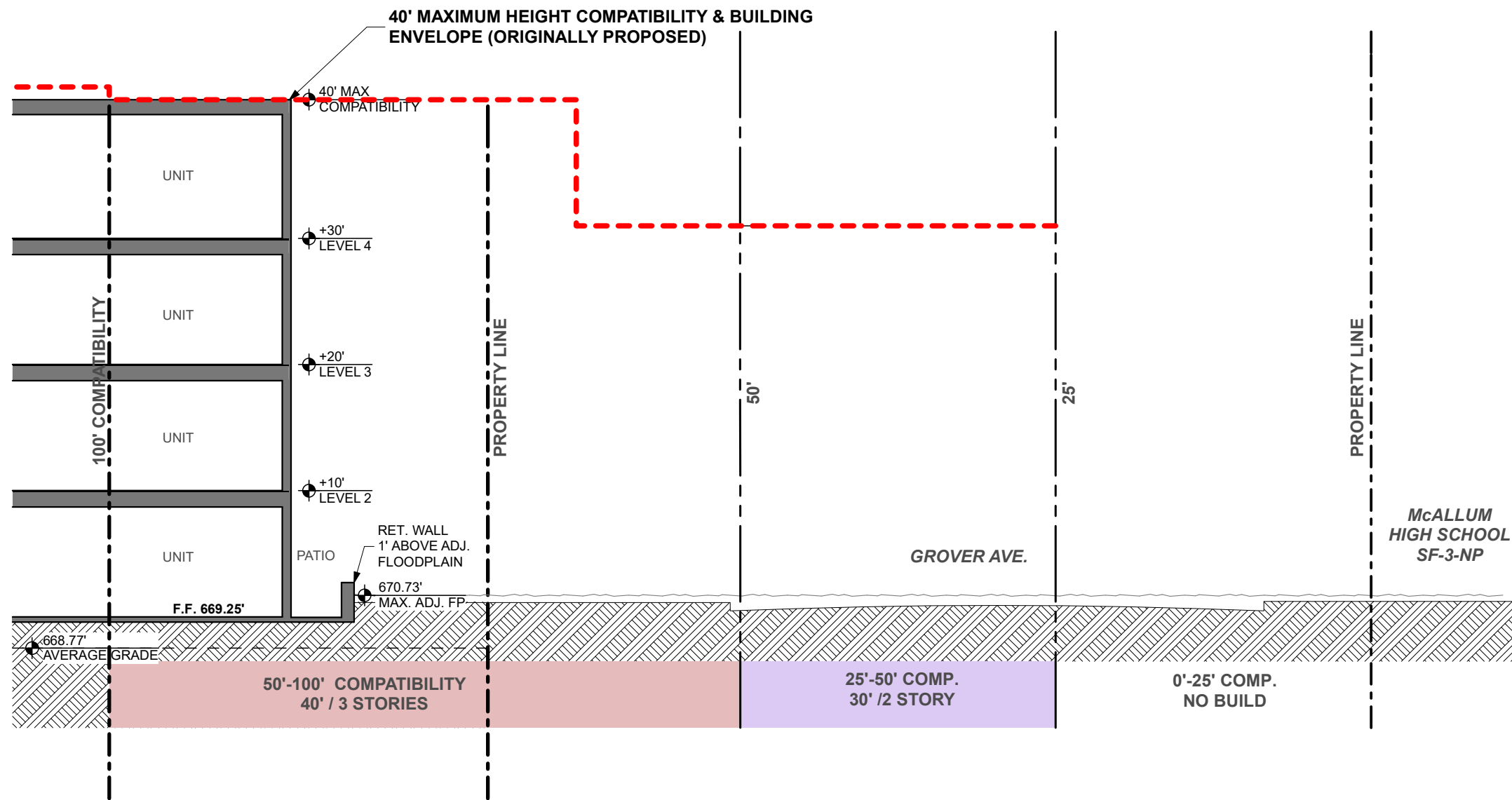
2 VARIANCE 25-2-1063(C)(2)
ALLOW 4 STORIES 45' HEIGHT

3 VARIANCE 25-2-1063(C)(3)
ALLOW 45' HEIGHT

50'-100'
COMPATIBILITY
40' / 3 STORIES

25'-50'
COMP.
30' /
2 STORY

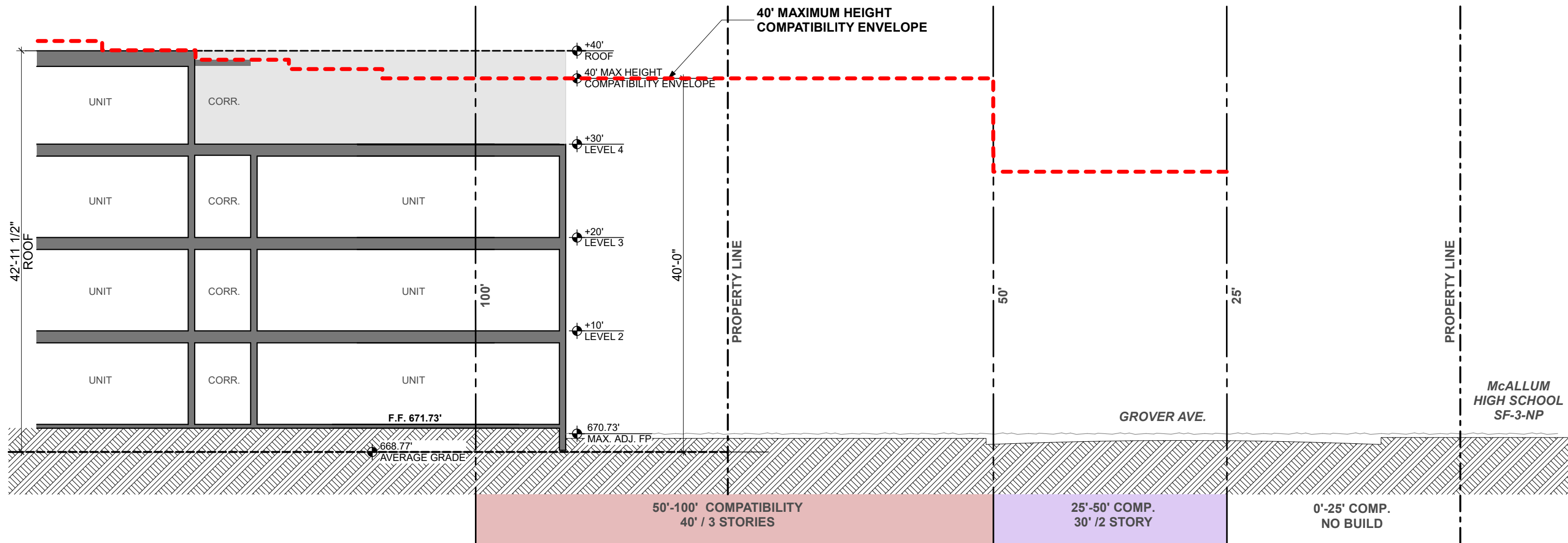
0'-25'
COMP.
NO BUILD



ORIGINALLY PROPOSED COMPATIBILITY - GROVER AVE

1

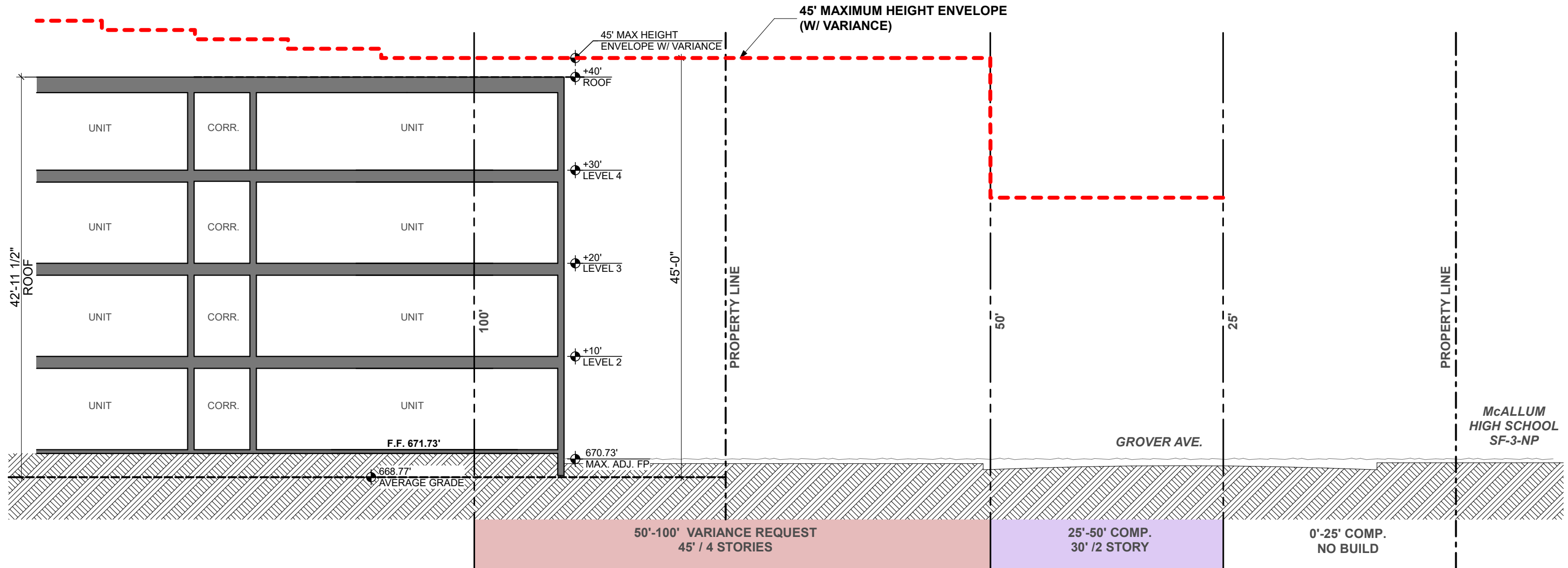
SCALE : 1" = 25'



EXISTING COMPATIBILITY - GROVER AVE

SCALE : 1" = 25'

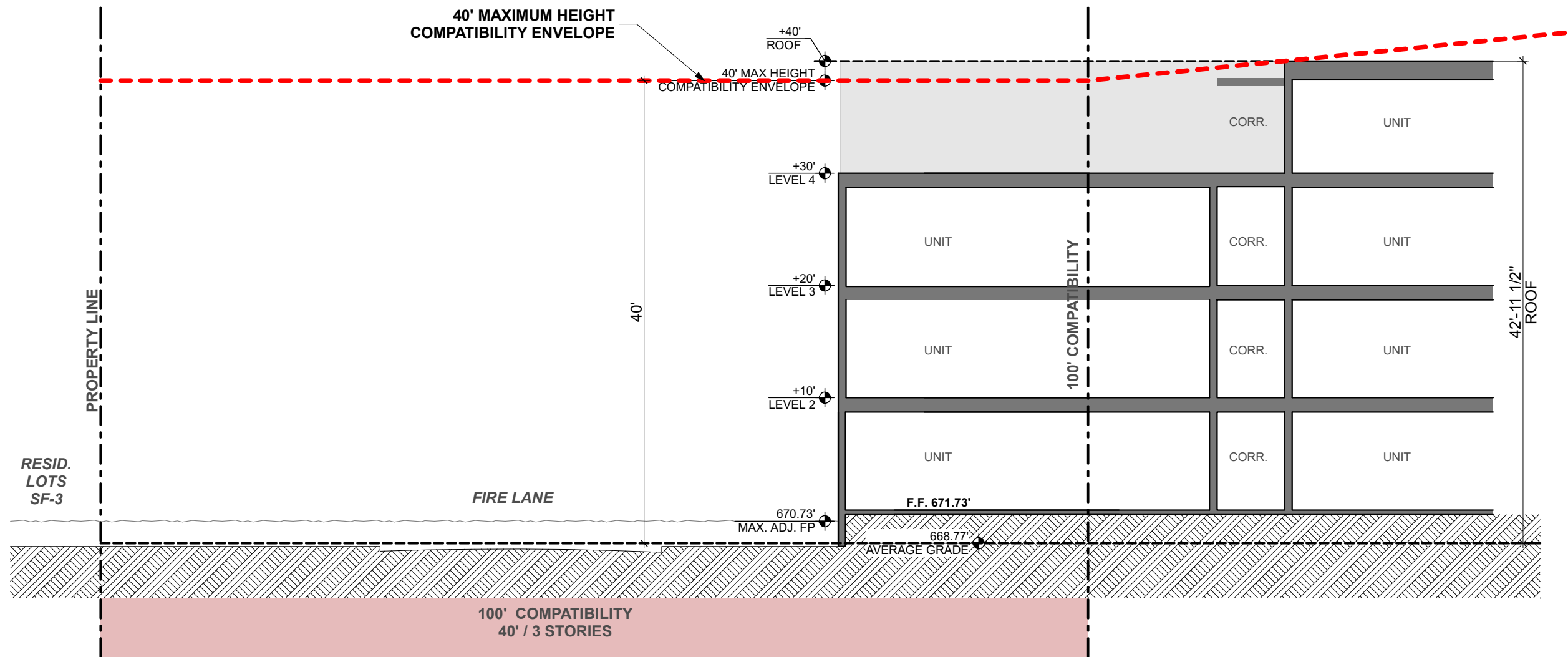
1



PROPOSED COMPATIBILITY - GROVER AVE

SCALE : 1" = 25'

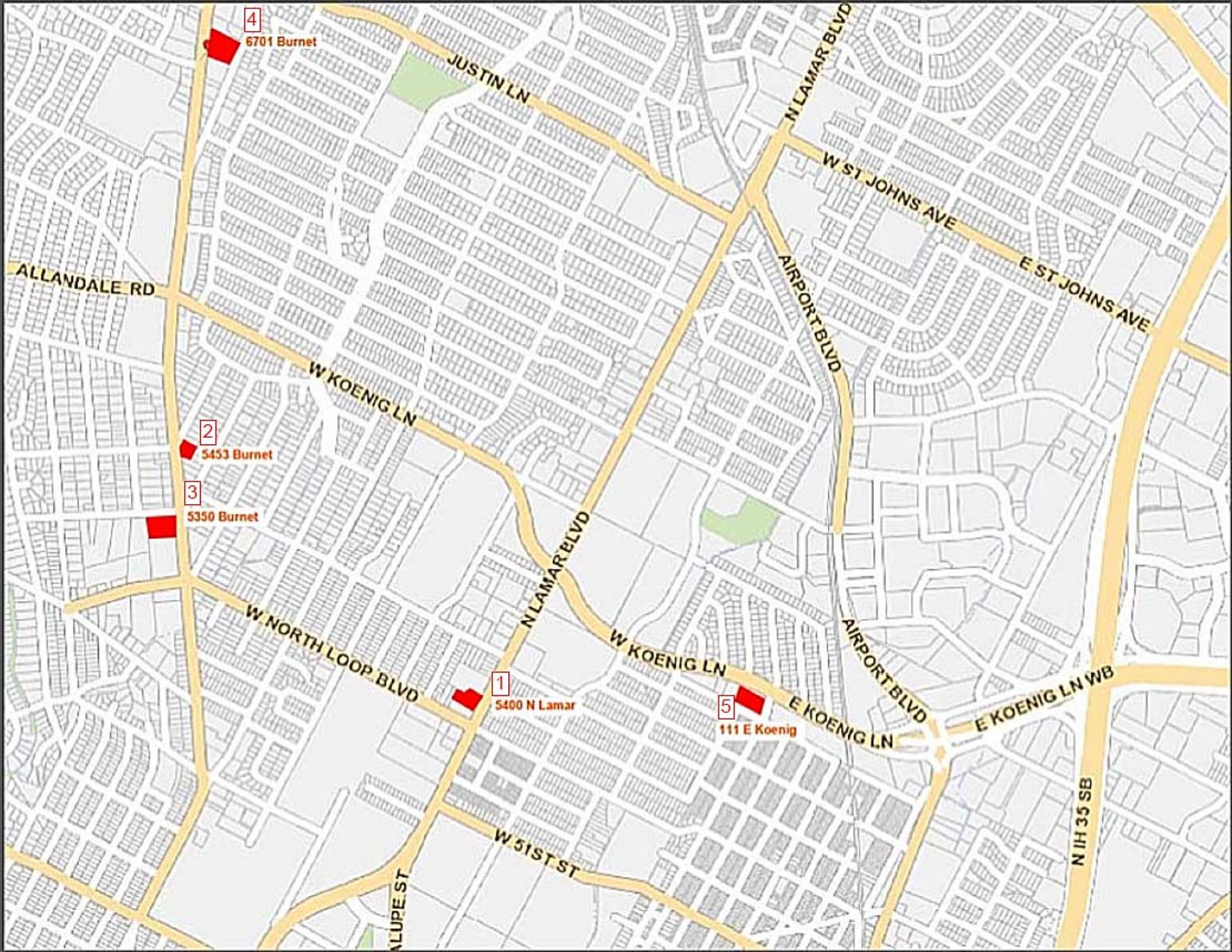
1



EXISTING COMPATIBILITY - WOODROW AVE

SCALE : 1" = 25'

1



4

6701 Burnet

2

5453 Burnet

3

5350 Burnet

1

5400 N Lamar

5

111 E Koenig

Development Standards Peer Apartments (Koenig Lane, North Lamar, Burnet Road)

		Address	Total Units	Acreage	Density (u/ac)	Height	Stories
1.	Camden Lamar Heights	5400 North Lamar	314	4.65	68	60' (mostly 40')	3, 4 & 5 (mostly 4)
2.	Burnet Flats	5453 Burnet Road	179	2.31	77	30'/40'/50'	3, 4 & 5
3.	AMLI 5350	5350 Burnet Road	175	2.38	74	37'/47'	3 & 4 (mostly 4)
4.	Burnet Marketplace	6701 Burnet Road	343	3.9	88	50'/60'	4 & 5 (mostly 5)
5.	West Koenig Flats	111 E Koenig Lane	210	2.37	89	40'/40+'	3 & 4

AVG	79
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Development Standards – Proposed Apartments 1301 Koenig Lane

	Property	Address	Total Units	Acreage	Density (u/ac)	Height	Stories
	1301 Koenig	1301 Koenig Lane	391	5.415	72	40'	4

Re: Board of Adjustment Case C15-2017-0018, 1301 West Koenig Lane

The Brentwood Neighborhood Association voted on April 5, 2017 to support these specific variance requests pertaining to the redevelopment at 1301 West Koenig Lane:

1. The compatibility setback on the Grover frontage, which is across the street from the McCallum High School (zoned SF-3, which is triggering the setback). No waivers are supported for the Woodrow frontage.
2. We support the height variance to 45' because of flooding concerns expressed by City of Austin Staff.
3. We support the variance to build higher fencing along the boundary with the single-family housing on Woodrow.

A handwritten signature in black ink, appearing to read "Bill Spiesman". The signature is fluid and cursive, with a prominent "B" and "S".

Bill Spiesman
President

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: C15-2017-0018, 1301 W. Koenig Lane

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

Public Hearing: Board of Adjustment, April 10th, 2017

Jennifer Sanders
Your Name (please print)

☐ I am in favor
☒ I object

1301 Alamo Rd Austin, TX 78757
Your address(es) affected by this application

Jennifer Sanders 4/10/17
Signature Date

Daytime Telephone: (512) 795-8487

Comments: I'm concerned about an

apartment complex being built
if that is what is being proposed
Due the traffic and additional
congestion this will bring to
the area.

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov