

Bob Shepard, Austin, TX

~~★~~ 2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

This amphitheater was specifically designed to have a minimal noise impact to the community area and is not hurting anyone. I live in the area.

~~★~~ **Daniel Reeves, Austin, TX**

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

The LifeAustin Amphitheatre is an excellent outdoor venue and I have enjoyed attending praise and worship events there personally. All of the LifeAustin Amphitheatre events on which I have seen information are focused on the extension of the Church's ministry.

~~★~~ I am a little perplexed by the City of Austin's revisiting of the Amphitheatre permits. As during the original permitting process, this venue would have been evaluated for community concerns. To have been originally permitted, all City of Austin requirements were met and/or exceeded and approved by city officials. Therefore, since the requirements have not changed in the past few months, it seems this

one venue providing additional worship opportunities to our community of faith in Austin may be unique in receiving additional inspection. I trust that the City will be committed to the diversity of the Austin community and maintain the integrity of its permitting process by ensuring the permits provided stand as issued.

 Wendell Meeks, Austin, TX

2 weeks ago

2


Report

Report abuse

Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

I'm signing because Life Austin is a great church that is reaching a large number of people in this city and transforming thier lives in a wonderful way. the amphitheater is used 100% in a religous manner to support this cause and to deny it's use in doing such would be an incredible sin. Thanks

 Sykes George, Austin, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

I support Life Austin amphitheater

Lisa Montanio, Austin, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

The amphitheater is a place for us to worship and for people to express their God given talents. It should not be hindered!

Barbara Barlow, Leander, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

Important ministry that serves the community

Paula Segura, Austin, TX

2 weeks ago

0


Report

Report abuse

Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

Because this venue was built above the specs that the city approved with money donated by the people who shared this vision. The city has no right to now comeback and reverse its decision now that it is already built.


 **Jay Corenblieth, Spicewood, TX**
2 weeks ago
 0
 Report

Report abuse

Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

This venue is incredible! It is a place that unites people from all walks of life, all social economic statuses, and demographics for the purpose of sharing the love and peace of God with all. Just because my worship is demonstrative and expressive does not negate the fact that it is worship.

 **Terry Bell, Austin, TX**
2 weeks ago
 0
 Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

I love Jesus and Life Austin is my church.
In order to get the TRUTH out there is a City this size you need a venue!!!!



Deborah Kruse, Austin, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

I'm signing because I believe that the Life Austin Ampitheatre is beneficial for building community in Austin.



Janet and Rick Pyne, Austin, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

101/907

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

The amphitheater is an essential and performing act of worship to God Almighty. The God of all creation and the source of all truth.



jesse saucedo, Austin, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

Because I have been to a couple of Awesome concerts there recently & was so Blessed. Phillips Craig & Dean & Larry Gatlin & Brothers A.Fabulous facility & a great addition to SW Austin



Jane Diane Mullett, Austin, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

101/908

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

Love LifeAustin



Allison Anders, Houston, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

We love the ministry that the church offers through this venue.



Cheryl Newcomer, Austin, TX

2 weeks ago

0

Report

Report abuse


Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.



I agree that this space is being used for worship in different forms and has already been proven a success and at the same time thoughtful of the neighborhood

 **Debbie Boettner, Austin, TX**
2 weeks ago
0
Report


Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

I love and support this church no matter where is am.

 **marc spinder, Naperville, IL**
2 weeks ago
0
Report


Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

My family is part of Life Austin, and I was too when I lived in Texas.

 **Leah Malcolm, Naperville, IL**
2 weeks ago
0
Report

101/910

Report abuse

Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

The amphitheatre is a very important part of LifeAustin's approach, we don't just sit and listen...we are active participants in worship. Praise and worship has many facets. What touches my heart may not touch yours but it could allow you to look at things just a little differently. The Amp broadens the horizon of the community which is LifeAustin.

★ Denyce E Deadrick, Austin, TX
 2 weeks ago
 0
 Report

Report abuse

Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

I believe that Austin is the music capital of Texas. Music shouldn't be held from the public based on the type of music that's being performed.

★ Juan Bastida, Austin, TX
 2 weeks ago
 0
 Report

Report abuse

Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

This is a beautiful venue that's being used to glorify our God and Saviour. It is a wonderful way to draw people to an awareness of God's love for us. While I don't live in Austin, I consider Life Austin my church away from home



Joan Amoriello, El Paso, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

The LifeAustin Amphitheater is a vital addition to the Austin faith community. I am grateful our family has this beautiful new venue in which to worship.



Phyllis Rhea, Austin, TX

2 weeks ago

1

Report

Report abuse

101/912

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

I believe in the mission of Life Austin Church and live music in Austin



Kip Nanninga, Cedar Park, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

I care!



Bryan King, Del Valle, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

101/913

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

The amphitheatre reminds me to look up and understand that God is not confined to church walls. We were always intended to marvel at creation.



Joshua Contreras, Austin, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

Im not a member of this particular church. but it look like a wonderful venue.



Cynthia Keith, Kyle, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.



I believe in the Kingdom of God!

101/914

★ **Melissa Rodriguez**, Austin, TX
2 weeks ago
0
Report

Report abuse

Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

Great venue for entertainment, adds value to Austin.

★ **YVONNE ESPARZA**, Austin, TX
2 weeks ago
0
Report

Report abuse

Please report any offensive or inappropriate content.

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

I believe in this church even if I don't go there. This place can be used as a powerful ministry in the community!

★ **Jackson Campbell**, Jeffersonville, KY
2 weeks ago
0
Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

I believe



Caleb Waller, Driftwood, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

This has been an amazing outreach for our family, for the community & for our kids! They love dancing to music, watching kids films, worshipping and being free to run around w others!



Angie Ray, Austin, TX

2 weeks ago

0

Report

Report abuse

Please report any offensive or inappropriate content.

Heldenfels, Leane

From: [REDACTED]
Sent: Monday, December 07, 2015 9:25 AM
To: [REDACTED]
Subject: RE: Case #: C15-2015-0147; address: Life Austin, 8901 SH 71 West
[REDACTED]

Dear Ms. Heldenfels,
thanks a lot for your help. Me and my wife wanted to attend the meeting on Wednesday, however we have to be out of town that day and cannot attend therefore.
I wish the board will consider our inputs very seriously, and overturn the decision for operating an outdoor amphi theatre. Just last night again they had a concert over there, and the music could be heard very far away. Even in our place, we were able to hear the songs they were playing!

Best regards,
Juergen & Maria Lutz

From: Leane.Heldenfels@austintexas.gov
To: [REDACTED]
Subject: RE: Case #: C15-2015-0147; address: Life Austin, 8901 SH 71 West
Date: Tue, 10 Nov 2015 15:50:19 +0000

Thanks for sending in your comments. I will include them in the Board's 12/9 Special Called Meeting packet with the other case material and other responses received.
Take care,
Leane Heldenfels
Board of Adjustment Liaison

From: [REDACTED]
Sent: Monday, November 09, 2015 3:24 PM
To: [REDACTED]
Subject: Case #: C15-2015-0147; address: Life Austin, 8901 SH 71 West

Dear Ms. Heldenfels,
My wife and I are residents of Hill Country Estates subdivision, we live in 9501 Murmuring Creek Drive.

I'm writing you today to express my and my wife's feelings and experience with the noise of the amphitheatre at the Life Austin property.
Despite the fact that our house is quite a distance from the amphitheatre we are able to hear music from there quite often. It of course depends on how the wind blows it's sometimes more and sometimes less. If the wind blows in the "right" direction, the noise is quite annoying!
However we cannot imagine the noise and loudness it will have with neighbors who live closer to the amphitheatre.

The thing which bothers us most is the fact that according to the zoning code it is illegal to build and entertain outdoor assembly in that area. We consider Life Austin as a religious place, where Christian services are held.

Heldenfels, Leane

From: [REDACTED]
Sent: Thursday, December 03, 2015 5:10 PM
To: Heldenfels, Leane
Cc: [REDACTED]
Subject: C15-2015-0147
[REDACTED]

To the Board of Adjustment:

I am writing to address concerns in reference to case number C15-2015-0147

I am a long time resident of Covered Bridge and my husband and I have been involved in many, many meetings during the past with Promised Land, now LifeAustin.

We ask that you grant the appeals filed by Hill Country Estates HOA and Covered Bridge POA and to direct the staff to forward the Temporary Use Permit appeal filed by Hill Country Estates HOA and the Covered Bridge POA.

We are in objection to the outdoor amphitheater noise levels that that disturb the quality of life of residents who live in this rural residential zoned community.

Thank you for your attention to our concerns.

Carol Ramberg
8716 Samuel Bishop Dr
Austin TX 78736

Heldenfels, Leane

From: [REDACTED]
Sent: Thursday, December 03, 2015 4:21 PM
To: Heldenfels, Leane
Subject: Life Austin C15-2015-0147
[REDACTED]

Leane,

My name is Cheryl W Grossman and for nearly forty years I have lived in one of the neighborhoods near the Life Austin Church campus (8901 SH 71 West, 78736). This area of West Oak Hill is zoned rural residential. I am completely baffled as to how what is essentially a commercial outdoor concert venue got approval from City Neighborhood Planning and Zoning...apparently done without public hearings/notifications and under the guise of religious assembly. We are established neighborhoods in which amplified, live outdoor performances are incompatible on every level.

At a meeting several years ago, after construction was already underway, church leaders met with neighbors at a meeting hosted by Oak Hill Association of Neighborhoods. Despite assuring the gathered neighbors that the church intended to monitor the sound with care and to address traffic concerns on Highway 71 West, the church has delivered a very different reality. Neighborhoods closest to the church have been negatively impacted by unwanted amplified performance and traffic has been negatively impeded. Neighborhoods not contiguous to the church have also been disturbed by the noise. My neighborhood, as a member of OHAN, has voted in favor of the multiple resolutions supporting Hill County Estates HOA and Covered Bridge POA.

Despite assurances that the amphitheater would be used on a limited basis for religious assembly, here is the reality in a recent mailing: Life **Austin Ampitheater** has scheduled 3 performances (2 music, 1 dance) this month. And yes, in the most recent mailing Life **Austin Ampitheater** is exactly how this concert venue is being marketed. How does this fit with religious assembly? The church has essentially deprived neighbors of the full use of their own property in order to stage concerts. Those of us who live in this rural residential neighborhood do not want to see this usurpation set a precedent.

I support the appeals filed by Hill County Estates HOA and Covered Bridge POA as well forwarding the appeal to the Board of Adjustment.

Thanks,
Cheryl W Grossman
9600 Wier Loop Road.
Austin, Texas 78736

Heldenfels, Leane

From: [REDACTED]
Sent: Thursday, December 03, 2015 9:46 AM
To: Heldenfels, Leane
Subject: Board of Adjustment case C15-2015-0147 -- LifeAustin

One cannot have lived in Austin without seeing that large outdoor events are highly controversial and impactful of surrounding areas. The cases and accounts of problems are too numerous to mention. As a long-time resident of the Zilker and Barton Hills neighborhoods, I have long experienced the disruption of mobility and loss of privacy and quiet enjoyment of the home that these events bring.

Allowing to stand an administrative approval that supports the conduct of large outdoor events without conditional or temporary use permits would be a horrible decision and set a precedent that could impact any residential neighborhood anywhere in the City.

Please do not allow the administrative approval to stand.

Larry Akers
2311 Ridgeview

--
Sent with Postbox

Heldenfels, Leane

From: [REDACTED]
Sent: Thursday, December 03, 2015 9:10 AM
To: Heldenfels, Leane
Subject: LIFEAUSTIN OUTDOOR AMPHITHEATER

Hello Leane,

Please DO NOT approve zoning for LifeAustin Amphitheater. It will be a huge disruption to the neighborhood - uncontrolled traffic, uncontrolled noise and against the zoning people expected when they purchased home across the valley.

I've been to the adjacent neighborhoods and would not want to raise a family there with the proposed changes.

thank you,
Linda Bailey

APPEALS OF OUTDOOR

AMPHITHEATER

8901 S. H. 71 West

C15-2015-0147

KEY QUESTIONS OF THE APPEALS

1. Is outdoor assembly that attracts a mass audience is an allowed principal or accessory use in the RR zoning district?
2. Is the religious assembly use exempt from the general prohibition?
3. If religious assembly use is exempt from the general prohibition, then what activities come within the religious assembly use?
4. Can staff legally issue permits for the construction of a permanent structure for a non-permitted use?

Reverse Land Use Determinations

- that outdoor religious assembly is a principal use under religious assembly;
- that an outdoor amphitheater is a principal use under religious assembly;
- that musical and theatrical performances (concerts, plays, ballet,) not part of a religious worship service; movies, benefits, festivals, community events and charitable events, including ticketed events, are principal uses under the religious assembly use;

Reverse Approval of

- Site Plan SP-2011-185C, as it pertains to the outdoor amphitheater.
- Article I of the Restrictive Covenant.
- Building Permit 2013-002081 PR.

Staff Response to Appeals

- Zoning Code “does not distinguish between indoor and outdoor religious assembly.” (**Page 274-275**).
- “The site plan and building permit were issued for a religious assembly use in permanent buildings . . . and not for temporary use set forth in Section 25-2-921(C).”

Reasonable Doubt as to Life Austin Land Use Determinations

The approval of the Site Plan, the Restrictive Covenant and the Building Permit conflict with zoning code interpretations by:

- DAC
- the City Council
- PDRD
- Code Compliance
- the City Legal Department.

Staff Interpretations 2007 & 2008

- Staff emails from DAC state that the proposed outdoor amphitheater project would require a zoning change or conditional use. (**Pages 60, 62 & 67**)
- No previous outdoor amphitheater approved administratively
- Outdoor amphitheater not a recognized accessory use

Section 25-2-921(C)

An outdoor public, religious, patriotic, or historic assembly or exhibit, including a festival, benefit, fund raising event, or similar use that typically attracts a mass audience may be permitted as a temporary use under this division if:

- for a gathering of not more than 50 persons, the use is located in an SF-4 or less restrictive zoning district;
- for a gathering of more than 50 persons, the use is located in an LO or less restrictive zoning district

Staff Response to 25-2-921(c)

- 25-2-921(c) is not applicable because it applies to “temporary uses”.
- If the building official can issue a temporary use permit for an activity, then that activity is prohibited as a principal or accessory use.

2011 Council Adds Definition of Temporary Use Permit to the Sound Ordinance

- **Section 9-2-1(15)** “a permit issued by the Planning and Development Review Department under Chapter 25-2, Article 6 (Temporary Uses) to authorize a temporary activity not otherwise allowed as a principal or accessory use in a base zoning district.”
- Adopted by Ord. No. 20110210-029.
- 8 months before the approval of the Site Plan and Restrictive Covenant.

2012 Proposed Amendment to § 25-2-921(C)

Rationale for proposed amendment:

- Temporary **outdoor public assembly events held by churches** and schools, which often have residential zoning, are currently prohibited or restricted in conducting temporary outdoor events if their zoning is residential.” Exhibit 12 (**Page 301**).

2012 Proposed Amendment to § 25-2-921(C)

“the proposed code amendment would allow properties whose principal use is religious, educational, or community recreation, to apply for a temporary use permit to hold a temporary outdoor public assembly event.” (Exhibit 12 Pages 309, 311, 312, 314).

October 2013 PDRD Proposes new 25-2-921(d)

- After all public hearings closed.
- “This provision does not apply to religious services held on property with a principal developed use of religious assembly. A permit is not required for religious services.” (See Exhibit 13-2). (Page 318).
- Would have made outdoor “religious services” a permitted use but not festivals, benefits, etc..

November 18, 2013 Guernsey Memo

(Pages 322-323)

- Explains that he had taken another look at § 25-2-921(C) and decided that outdoor festivals and benefits at schools and churches were part of the principal uses of education and religious assembly and that the Code Amendment was no longer necessary.

November 18, 2013 Guernsey Memo

- A complete reversal the interpretation that PDRD staff had presented to the Planning Commission and City Council for more than year.
- No mention of Life Austin land use determinations.
- Based new interpretation on non-enforcement of 25-2-921(c)

Dolores Catholic Church

May-November 2013

- May 2013 Code Compliance issues code violation for holding an outdoor event in SF-3 zoning district (**Page 324**).
- June 2013 Legal Department files legal action in municipal court for violation.
- October 2013 Legal Department agrees to dismiss action if Council adopts proposed amendment to 25-2-921(c) (**page 327**).
- City dismisses lawsuit on November 25, 2013 (**page 328**).

Reasonable Doubt: Outdoor RA

- If the City (as an institution) recognized the Life Austin Land Use Determinations as legal and consistent with the plain language of the LDC, the Code Amendment, the last minute insertion of the § 25-2-921(D) language and the November 18, 2013 Memorandum should not have been necessary.
- The prosecution of the Dolores Catholic church should never have happened

Outdoor Amphitheater as Principal Use

- If a use is prohibited in a zoning district then development permits for the prohibited use should not be approved.

Reasonable Doubt: Religious Assembly

- December 17, 2008 Conley letter (**page 27**):
 - Religious assembly activities
 - Non-religious non-profit civic uses
 - Some activities would include a fee that would be used to provide benefit to an individual or group that had a special emergency need (family's house burns down) or for some charitable organization.

Reasonable Doubt: Religious Assembly

Guernsey December 23, 2008 email:

“I understand that the educational and musical presentations will be limited in scope and will be subordinate to the primary religious assembly use.” **(page 73)**

RESTRICTIVE COVENANT REDEFINES ZONING RELIGIOUS ASSEMBLY

- Principal Uses:
 - Worship services
 - Musical or theatrical performances
 - Weddings
 - Funerals
 - Occasional charitable events (including concerts and performances) for the benefit of an individual or family in need or for a charitable organization or charitable cause.
- (page 81)

Restrictive Covenant

- The Restrictive Covenant appears to be contract zoning, which is illegal in Texas.
- Director Guernsey-- so long as Life Austin maintains its tax-exempt status, virtually any type of event may be held at the outdoor amphitheater so long as it is a “fundraising event.” (**Page 283**, lines 18- 24).
- In effect, there is virtually no zoning limit on the type of outdoor “benefit” events that can be held on the Property.

“OCCASIONAL”

- Term is so vague as to be completely non-enforceable.
- Should mean infrequent and not regular.
- Based on Conley letter, once or twice a year.
- Life Austin concedes that 3 to 4 events a month during second half of 2015.
- Lacks the numerical specificity that land use regulations require (page 285).

End

REBUTTAL

Life Austin Reliance on “City Directives”

Active Participant in creating the City directives:

- November 2008 meeting with ACM Laura Huffman (pages 258-260).
- December 17, 2008 Conley letter (page 27).
- Prepared first draft of the Restrictive Covenant (pages 79-80).

Sound Impacts

- 311 calls from all adjacent neighborhoods.
- Music and sound heard inside homes (Exhibit 9 pages 213-237).
- Staff changes interpretation of Sound Ordinance (Exhibit 20 pages 352-359).
- Outdoor entertainment (Exhibit 10 pages 238-240).
- Community standards/complaint enforcement.

Appeal of Nov. 18, 2013 Memo (page 329)

- Memo is not an “administrative decision” and is therefore not within the BOA’s jurisdiction to review.” (Page 349).

Staff treatment of Memo:

- Dismissed lawsuit against Dolores Catholic Church (page 328).
- Ceases to require TUP for outdoor events in SF-3 zoning (Exhibit 19 pages 350-351).

Appeal of Nov. 18, 2013 Memo

- Impact of Memo is citywide.
- Staff did not comply with 25-1-197(E) requirements for Non-project use determinations.
- City staff has treated the November 18, 2013 Memorandum as an official land use determination, the Appellants ask the BOA to direct City staff to forward the December 2013 appeal to the BOA.

Reverse Land Use Determinations

- that outdoor religious assembly is a principal use under religious assembly;
- that an outdoor amphitheater is a principal use under religious assembly;
- that musical and theatrical performances (concerts, plays, ballet,) not part of a religious worship service; movies, benefits, festivals, community events and charitable events, including ticketed events, are principal uses under the religious assembly use;

Reverse Approval of

- Site Plan SP-2011-185C, as it pertains to the outdoor amphitheater.
- Article I of the Restrictive Covenant.
- Building Permit 2013-002081 PR.

Reverse Approval of

- Alternatively, Article 1 of the Restrictive Covenant ---limitation on the frequency of events held (Occasional) is so vague that it is unenforceable

Findings

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

**MAKE
THIS
RIGHT**

Heldenfels, Leane

From: [Redacted]
Sent: Wednesday, January 20, 2016 3:32 PM
To: [Redacted]
Subject: BOA Appeals of Life Austin Outdoor Amphitheater, C15-2015-0147; and Dog Park and Disc Golf Course C15-2015-0168

Leane:

The appellants in the above referenced interpretation appeals and Life Austin have agreed to make a joint request to postpone the Board of Adjustment’s consideration and further consideration of the above referenced appeals to the April 2016 regularly scheduled meeting of the Board of Adjustment.

Please see the email string below for confirmation that Life Austin has agreed to this joint request.

Please let me know if you have any questions.

Thanks.

Robert Kleeman
Sneed, Vine & Perry, P.C.
900 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 476-6955 – main
(512) 494-3135 - direct
(512) 476-1825 – fax

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From: Michele Rogerson Lynch [Redacted]
Sent: Wednesday, January 20, 2016 3:22 PM
To: Robert Kleeman

Heldenfels, Leane

From: [REDACTED]
Sent: Thursday, January 14, 2016 8:34 AM
To: Heldenfels, Leane
Subject: Re: Case C15-2015-0147 (amphitheater at 8901 SH 71 West)

Hello, Ms. Heldenfels. I was present at the BOA December 9 meeting, the end result of which was the BOA's postponing until February and also requesting the neighborhoods and LifeAustin to work together to find a compromise solution. I would like to use my own comments and story points to emphasize that "finding a compromise" is exactly what the neighborhoods have been diligently trying to do—and thwarted in these efforts, by both the City and LifeAustin--since 2007.

- In April 2007 I was a Board member in Hill Country Estates Homeowners Association. At my initiation and invitation, Randy Phillips stood in my living room the evening of April 21, 2007 for his first meeting with a small group of residents from Hill Country Estates, Covered Bridge, and Westview Estates. Phillips had no idea of the City's ongoing Oak Hill Neighborhood Planning process, and he told us of his plans for the nearby tract of land to encompass a very large sanctuary and a very large outdoor amphitheater (as well as walking trails, sports facilities, and counseling centers, to name just a few). The neighbors were welcoming of Phillips and his church but expressed concern about issues of sound, lighting, and traffic. At that very first meeting, we suggested that Phillips consider enclosing the amphitheater. Many subsequent meetings were held among the neighborhoods and LifeAustin representatives through 2007, 2008, and 2009. I am quite certain that at every single one of those meetings, compromises were proposed and discussed.
 - On August 7, 2008 John Donisi (attorney at that time for LifeAustin) sent an email to me giving us his "personal commitment that if and/or when this or any other filing at the City of this nature is contemplated by [LifeAustin], we would certainly let the group know." (This concerned LifeAustin's withdrawal of their request for a height variance.) This commitment was not upheld by Mr. Donisi, nor was it ever honored or given by any subsequent attorneys or representatives for LifeAustin.
 - On January 12, 2009, at a meeting in my living room between representatives of the 3 neighborhoods and LifeAustin, the message expressed to the neighborhoods was that, while LifeAustin would like to have the neighborhoods' approval and acceptance of their entire project (including the outdoor amphitheater), our approval wasn't in fact needed because of the religious nature of the project. [Note: these are my own words expressing the message imparted to us by their representatives at that meeting.]
 - On April 10, 2010, I was told by LifeAustin legal representative(s) that we had not heard from them because there was nothing new to report.

- On January 27, 2011 I received via US Mail a City of Austin “Notice of Filing of Application for Administrative Approval of a Site Plan” for the proposed LifeAustin development. Not one of the neighborhood representatives received any communication from any LifeAustin representative regarding the filing of this Application.

As you and the Board members recognize, over the past 5 years this has become a very complex situation, made all the more so by City staff actions. I cannot stress strongly enough to your BOA members that, from the outset, the neighborhoods have taken the initiative for meetings, have been open and accessible, and have sought to work with Randy Phillips and LifeAustin representatives to find reasonable solutions. And the neighborhoods continue to do so, even today.

Thank you.

Charlsa Bentley, Austin (78704)
cell phone 512-965-6416

On Nov 4, 2015, at 9:32 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Thanks for sending in your comments, I will include them in the Board’s late back up packet that they receive on the dais at Monday’s hearing. Note that this case will most likely be postponed to a special called meeting of Wed 12/9 and your comments will also be printed in the advance meeting packet for that hearing.

Take care,

Leane Heldenfels

Board of Adjustment Liaison

City of Austin

From: Charlsa gma [REDACTED]
Sent: Wednesday, November 04, 2015 7:04 AM
To: Heldenfels, Leane
Subject: Case C15-2015-0147 (amphitheater at 8901 SH 71 West)

This message concerns various pending matters regarding the LifeAustin amphitheater located at 8901 SH 71 West (your case number C15-2015-0147). Although I now live in the Zilker neighborhood, I owned a home and lived in Hill Country Estates from 1994 to 2011. The issues surrounding the amphitheater began when I was an officer in Hill Country Estates Homeowners Association (“HCEHOA”); and as a result of the City’s inappropriate handling of filings through these past years, these same issues can now have a huge negative impact on residential properties throughout the greater Austin area.

Accordingly, I am respectfully asking the Board of Adjustment to take several actions:

- Agree to the neighborhoods’ request for postponement (from November 9 to December 9);
- Grant the site plan and building permit appeals filed by HCEHOA and Covered Bridge POA (“CBPOA”); and

- Instruct City staff to forward the Temporary Use Permit appeal filed by HCEHOA and CBPOA to the Board of Adjustment.

Thank you.

Charlsa Bentley (78704)

***If not for the dark of night,
there would be no stars. ***

Heldenfels, Leane

From: Jim Buc [REDACTED]
Sent: Wednesday, December 09, 2015 4:38 PM
To: Heldenfels, Leane
Subject: Late Support Life Austin Board of Adjustment #C15-2015-0147 [REDACTED]

Ms. Heldenfels –

I understand this is extremely late as the hearing is in a few hours. However, I thought it was important to ensure that the Board understands the positioning of the Covered Bridge Board on this matter.

They will likely state that have no ill will against Life Austin “the entity” itself and that their issue is solely with the amphitheater. Well I want the Board of Adjustments to know this is not the case.

I was actually a member of the Board of Directors for the Covered Bridge Property Owners Association and when I joined I did not disclose where I worshiped as it was not relevant to my ability to serve my community.

It had several disagreements with my colleagues on issues that dealt with the amphitheater, primarily on the approach and tone/tactic being taken. Most of these conversations were done via email so that we could try to maintain a proper decorum in our meetings. Part of what makes our country great is the democratic process and that Boards can discuss matters and agree to disagree.

It became clear that the Covered Bridge Board wanted a unanimous “anti-Life Austin thought process”. I tried explaining that I was only one vote in the process.

When I disclosed that I was a member of Life Austin, things deteriorated quickly, I was confronted, ridiculed, and asked “who sent me to spy on them”. The Covered Bridge Board began to meet without me and then removed me from the Board.

If the legal battle is with the city, and not with the church there would be no “conflict” to have a resident who worships at Life Austin on the Board...

I certainly can't speak for the other neighborhoods, but I can absolutely speak for the Board of Directors for Covered Bridge, they have hatred in their hearts.

Heldenfels, Leane

From: trudie w [REDACTED]
Sent: Wednesday, December 09, 2015 2:22 PM
To: Heldenfels, Leane
Subject: case number: C15-2015-0147 and amphitheater address: 8901 SH 71 West, Austin, Texas 78736.

I urge the Board of Adjustment to grant the appeals filed by Hill Country Estates HOA and the Covered Bridge POA.

I urge the Board of Adjustment to direct staff to forward the Temporary Use Permit appeal filed by Hill Country Estates HOA and the Covered Bridge POA to the BOA. Staff's decisions in this matter affect parcels of land all over Austin. There has been no public input or awareness.

Trudie Weatherford
Austin, TX

Heldenfels, Leane

From: justen aranda [REDACTED]
Sent: Wednesday, December 09, 2015 12:19 PM
To: Heldenfels, Leane
Subject: Quick Question <http://www.coveredbridgeaustin.org/board-of-adjustment-hearing-life-austin-outdoor-amphitheater/>

Hi Leane-

I plan to attend this evening in favor of the Life Austin church ample theatre. I feel that anything in the community of Austin that promotes music, arts & gathering areas for special events that benefit non-profits & charity's should be allowed to do so no matter what religion.

I wanted to make you aware in the hyper link above a few folks of this opposing HOA have sued this church that runs off donations & they have clearly pointed the finger at the city of Austin for making numerous mistakes yet this venue has appeared to have blessed so many lives already? How Ironic the City of Austin is at fault for doing good.

We love you guys!

Justen E. Aranda

Managing Member

Executive Real estate group LLC



**EXECUTIVE
REAL ESTATE GROUP**

Mobile : 512-750-5690

Covered Bridge

Property Owners Association

Board of Adjustment HEARING: LIFE AUSTIN OUTDOOR AMPHITHEATER

Residents who live in neighborhoods surrounding the LifeAustin outdoor amphitheater have expressed their concerns and opposition to the outdoor amphitheater for more than seven years. Two neighborhoods filed appeals regarding some of the unprecedented determinations made by city staff that allowed the outdoor amphitheater to be built.

It's important to note that under City code, *if a building permit or certificate of occupancy is determined to have been issued in error, it can be suspended and reversed by the City of **Austin Board of Adjustment (BOA)** regardless of the stage of building that has occurred.* LifeAustin and its pastor, Randy Phillips, were personally informed and in writing about this possibility well before they broke ground on building the outdoor amphitheater. Instead, they built the amphitheater and assumed the risk that they might not be able to use it in the future.

A hearing before the BOA is set for **November 9, 2015**; however, the neighborhoods have asked for a **postponement to December 9, 2015**. Please take a minute to share your personal experiences, opinions and/or areas of concern in an email to the BOA. Your email should go to **Leane Heldenfelds**, the staff liaison for the BOA. Ms. Heldenfelds' email address is Leane.Heldenfelds@austintexas.gov

Please reference: 1) the case number: **C15-2015-0147**, and
2) the address for LifeAustin: **8901 SH 71 West**

If you can, please send your email before November 8, 2015 so the BOA members will know on November 9th how many people are interested in the appeal. Please do not attempt to communicate directly with any member of the BOA. All communications must be sent to Ms. Heldenfelds.

Background Facts

- In May 2015, Court of Appeals overturned trial court decision as to HCE HOA. Court of Appeals' opinion said that trial court cannot decide standing to sue until BOA first decides standing issue.

City's Approval of Outdoor Amphitheater Building Permit

- HCE HOA and CB POA filed appeal of City's and Guernsey's "interpretation" approving a building permit for LifeAustin's outdoor amphitheater.
- Staff refused to forward building permit appeal to BOA.
- In late 2012, staff sought an amendment to City Code Section 25-2-921(C) to authorize the building official to issue temporary use permits (TUP) in all residential zoning districts for outdoor benefits and festivals held on property used for education and religious assembly purposes.
- In November 2013, staff issued a new interpretation of Section 25-2-921(C) in a memo that said, due to non-enforcement, this code section no longer prohibits outdoor benefits and festivals on church and school property.
- HCE HOA and CB POA filed appeal of City's and Guernsey's "interpretation" of the TUP in December 2013 ("TUP Appeal").
- Staff refused to forward TUP Appeal to BOA claiming the November 2013 interpretation did not contain any "appealable" decisions.
- Since November 2013, outdoor benefits and festivals held on property used for education and religious assembly purposes has been allowed as interpreted in the November 2013 memo.

Two of Three Appeals Now Allowed to Proceed

- Staff agrees to send site plan and building permit appeals to BOA but not TUP Appeal.

Primary Appeal Issues for Site Plan and Building Permit Appeals

- Director Guernsey approved the outdoor amphitheater as a religious assembly use. He said the zoning code did not make a distinction between indoor and outdoor religious assembly. This is incorrect. Section 25-2-921(C) of the zoning code prohibits all outdoor assembly (public, historic and religious), including benefits, festivals and other events likely to attract a mass gathering of people in the RR to SF-3 zoning districts. The LifeAustin property is zoned RR.

101/964

Email your comments to BOA staff liaison, Leane Heldenfelds, Leane.Heldenfels@austintexas.gov

2. Please reference the case number: C15-2015-0147 and amphitheater address: 8901 SH 71 West.

3. Ask the Board of Adjustment to **grant** the appeals filed by Hill Country Estates HOA and the Covered Bridge POA.

4. Ask the Board of Adjustment to direct staff to forward the TUP appeal filed by Hill Country Estates HOA and the Covered Bridge POA to the BOA.

A hearing on the site plan and building permit appeals is on the BOA agenda for November 9, 2015 at 5:30 pm in City Council chambers. The neighborhoods have asked to postpone the hearing until December 9. We will update you later when the hearing date is set.

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This entry was posted in Announcements on November 4, 2015

[<http://www.coveredbridgeaustin.org/board-of-adjustment-hearing-life-austin-outdoor-amphitheater/>] by Eli.

CITY OF AUSTIN
Board of Adjustment - Interpretation
Decision Sheet

DATE: Monday, February 8, 2016

CASE NUMBER: C15-2015-0147

_____ Brooke Bailey
 _____ Michael Benaglio
 _____ William Burkhardt
 _____ Eric Goff
 _____ Melissa Hawthorne
 _____ Don Leighton-Burwell
 _____ Melissa Neslund
 _____ James Valadez
 _____ Michael Von Ohlen
 _____ Kelly Blume (Alternate)
 _____ Rahm McDaniel

APPELLANT: Robert Kleeman

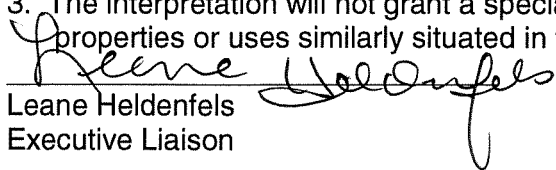
ADDRESS: 8901 SH 71

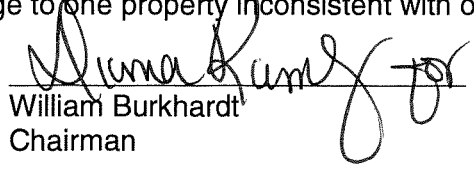
VARIANCE REQUESTED: The appellant has filed an appeal challenging a Land Use Determination and related development approvals made in connection with the approval of an outdoor amphitheater located at LifeAustin Church, 8901 West State Highway 71, including decisions to classify the use as “religious assembly” and to subsequently approve Site Plan No. SP-2011-0185C, an associated restrictive covenant, and a building permit. The appellant disagrees that, among other things, the Land Use Determination and related development approvals incorrectly treat various outdoor activities held at educational and religious assembly facilities as part of the principal use rather than as temporary activities subject to City Code Section 25-2-921(C) in an “RR-NP”, Rural Residential – Neighborhood Plan zoning district. (West Oak Hill)

BOARD’S DECISION: November 9, 2016 POSTPONED TO A SPECIAL CALLED MEETING DECEMBER 9, 2015, CITY COUNCIL CHAMBERS AT 7:00PM BY BOARD MEMBER ERIC GOFF, MELISSA HAWTHORNE SECOND ON A 9-0 VOTE; FEB 8TH, 2016- REQUESTING POSTPONEMENT TO APRIL11, 2016

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

CITY OF AUSTIN
Board of Adjustment - Interpretation
Decision Sheet

DATE: Monday, April 11, 2016

CASE NUMBER: C15-2015-0147

Brooke Bailey *and the motion*
 Michael Benaglio
 William Burkhardt
 Eric Goff *Late*
 Melissa Hawthorne *out*
 Don Leighton-Burwell
 Rahm McDaniel *Late*
 Melissa Neslund *To grant postponement to 6-13-16*
 James Valadez
 Michael Von Ohlen
 Kelly Blume (Alternate)

APPELLANT: Robert Kleeman

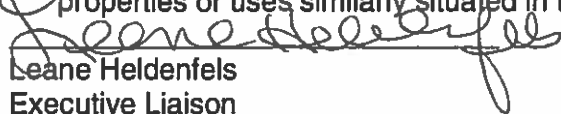
ADDRESS: 8901 SH 71

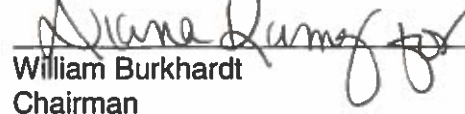
VARIANCE REQUESTED: The appellant has filed an appeal challenging a Land Use Determination and related development approvals made in connection with the approval of an outdoor amphitheater located at LifeAustin Church, 8901 West State Highway 71, including decisions to classify the use as "religious assembly" and to subsequently approve Site Plan No. SP-2011-0185C, an associated restrictive covenant, and a building permit. The appellant disagrees that, among other things, the Land Use Determination and related development approvals incorrectly treat various outdoor activities held at educational and religious assembly facilities as part of the principal use rather than as temporary activities subject to City Code Section 25-2-921(C) in an "RR-NP", Rural Residential – Neighborhood Plan zoning district. (West Oak Hill)

BOARD'S DECISION: November 9, 2016 **POSTPONED TO A SPECIAL CALLED MEETING DECEMBER 9, 2015, CITY COUNCIL CHAMBERS AT 7:00PM BY BOARD MEMBER ERIC GOFF, MELISSA HAWTHORNE SECOND ON A 9-0 VOTE; FEB 8TH, 2016- REQUESTING POSTPONEMENT TO APRIL 11, 2016; APRIL 11, 2016 POSTPONED TO JUNE 13, 2016**

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

Heldenfels, Leane

From: [REDACTED]
Sent: Tuesday, May 31, 2016 10:10 PM
To: Heldenfels, Leane
Cc: [REDACTED]
Subject: C15-2015-0147 and C15-2015-0168 - June 13 BOA Postponement

Hello Leane. LifeAustin and the neighborhoods continue to work on possible resolution to the outstanding concerns. My understanding is that there has been a recent move towards a formal mediation. As such, we would like to request a 30 day postponement of the June 13 hearing to July 11. I have copied Robert Kleeman on behalf of the neighborhoods to verify his concurrence.

Thanks,
M

Michele Rogerson Lynch
Director of Land Use & Entitlements
Metcalfe Wolff Stuart & Williams, LLP
221 W. 6th Street, Suite 1300
Austin, Texas 78701
(512) 404-2251 ofc
(512) 404-2245 fax

[REDACTED]

101/968
C15-2015-0147
- 2168

Heldenfels, Leane

From: [REDACTED]
Sent: Thursday, June 30, 2016 12:40 PM
To: Heldenfels, Leane
Cc: [REDACTED]
Subject: Life Austin Appeals - Postponement of July 11 hearing

Hello Leane. Both parties related to the Life Austin appeals have been working together in mediation. As of this week, there is a desire to continue working on a possible agreement and as such, we mutually agree to a postponement of both appeals to the August 8 agenda. I have copied Mr. Kleeman for reference and concurrence.

Thanks,
M

Michele Rogerson Lynch
Director of Land Use & Entitlements
Metcalf Wolff Stuart & Williams, LLP
221 W. 6th Street, Suite 1300
Austin, Texas 78701
(512) 404-2251 ofc
(512) 404-2245 fax

[REDACTED]

101/969

C15-2015-0147
0168

F1
2

Heldenfels, Leane

From: [REDACTED]
Sent: Friday, July 01, 2016 1:45 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Life Austin Appeals - Postponement of July 11 hearing

Leane:

This email confirms that Covered Bridge POA and Hill Country Estates HOA agree to the one month postponement of both pending appeals.

Robert Kleeman
Sneed, Vine & Perry, P.C.
900 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 476-6955 – main
(512) 494-3135 - direct
(512) 476-1825 – fax

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From: Heldenfels, Leane [<mailto:Leane.Heldenfels@austintexas.gov>]
Sent: Thursday, June 30, 2016 1:18 PM

[REDACTED]
Subject: RE: Life Austin Appeals - Postponement of July 11 hearing

Thanks for submitting your request, I will put your request on the 7/11 agenda for the Board to vote on postponement to 8/8 hearing.

Take care –
Leane Heldenfels
Board of Adjustment Liaison
City of Austin

From: Michele Rogerson Lynch [REDACTED]
Sent: Thursday, June 30, 2016 12:40 PM

CITY OF AUSTIN
Board of Adjustment - Interpretation
Decision Sheet

DATE: Monday, July 11, 2016

CASE NUMBER: C15-2015-0147

Y ___ Brooke Bailey
 Y ___ Michael Benaglio
 Y ___ William Burkhardt
 Y ___ Eric Goff
 Y ___ Melissa Hawthorne **Motion to approve the postponement request**
 Y ___ Bryan King
 Y ___ Don Leighton-Burwell **2nd the motion**
 Y ___ Rahm McDaniel
 Y ___ Melissa Neslund
 Y ___ James Valadez
 Y ___ Michael Von Ohlen
 - ___ Kelly Blume (Alternate)

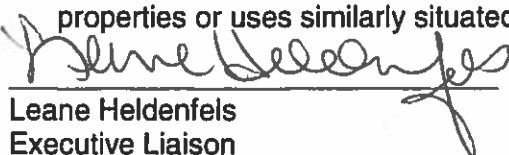
APPELLANT: Robert Kleeman
ADDRESS: 8901 SH 71

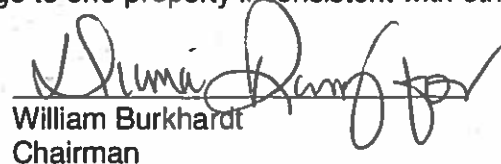
VARIANCE REQUESTED: The appellant has filed an appeal challenging a Land Use Determination and related development approvals made in connection with the approval of an outdoor amphitheater located at LifeAustin Church, 8901 West State Highway 71, including decisions to classify the use as "religious assembly" and to subsequently approve Site Plan No. SP-2011-0185C, an associated restrictive covenant, and a building permit. The appellant disagrees that, among other things, the Land Use Determination and related development approvals incorrectly treat various outdoor activities held at educational and religious assembly facilities as part of the principal use rather than as temporary activities subject to City Code Section 25-2-921(C) in an "RR-NP", Rural Residential – Neighborhood Plan zoning district. (West Oak Hill)

BOARD'S DECISION: November 9, 2016 POSTPONED TO A SPECIAL CALLED MEETING DECEMBER 9, 2015, CITY COUNCIL CHAMBERS AT 7:00PM BY BOARD MEMBER ERIC GOFF, MELISSA HAWTHORNE SECOND ON A 9-0 VOTE; FEB 8TH, 2016- REQUESTING POSTPONEMENT TO APRIL11, 2016; APRIL 11, 2016 POSTPONED TO JUNE 13, 2016; JUNE 13, 2016 POSTPONED TO JULY 11, 2016 BY APPLICANT; July 11, 2016 POSTPONED TO AUGUST 8, 2016 BY APPLICANT; BOARD WILL NOT ENTERTAIN ADDITIONAL POSTPONEMENTS BEYOND AUGUST 8, 2016

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

CITY OF AUSTIN
Board of Adjustment - Interpretation
Decision Sheet

DATE: Monday, August 8, 2016

CASE NUMBER: C15-2015-0147

y ___ Brooke Bailey
 y ___ Michael Benaglio
 y ___ William Burkhardt
 y ___ Eric Goff **2nd the Motion**
 y ___ Melissa Hawthorne
 n ___ Bryan King
 y ___ Don Leighton-Burwell
 - ___ Rahm McDaniel (out)
 y ___ Melissa Neslund
 y ___ James Valadez
 y ___ Michael Von Ohlen **Motion to PP to Sept 28**
 y ___ Kelly Blume (Alternate)

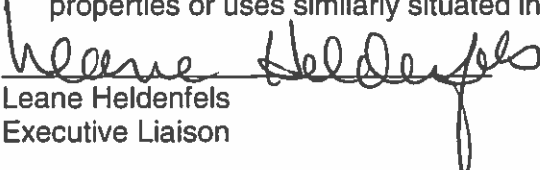
APPELLANT: Robert Kleeman
ADDRESS: 8901 SH 71

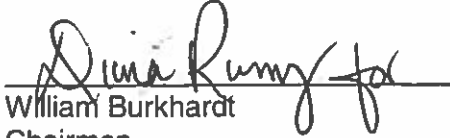
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BOARD'S DECISION: November 9, 2016 POSTPONED TO A SPECIAL CALLED MEETING DECEMBER 9, 2015, CITY COUNCIL CHAMBERS AT 7:00PM BY BOARD MEMBER ERIC GOFF, MELISSA HAWTHORNE SECOND ON A 9-0 VOTE;
 FEB 8TH, 2016- REQUESTING POSTPONEMENT TO APRIL11, 2016; APRIL 11, 2016 POSTPONED TO JUNE 13, 2016; JUNE 13, 2016 POSTPONED TO JULY 11, 2016 BY APPLICANT; July 11, 2016 POSTPONED TO AUGUST 8, 2016 BY APPLICANT; BOARD WILL NOT ENTERTAIN ADDITIONAL POSTPONEMENTS BEYOND AUGUST 8, 2016; AUG 8, 2016 POSTPONED TO SEPTEMBER 28, 2016 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

Heldenfels, Leane

From: Robert Kleeman [REDACTED]
Sent: Friday, September 09, 2016 12:53 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Life Austin Appeals - Postponement of September 12 hearing

Leane:

The appellants and Life Austin are still working on an agreement. The appellants join with Life Austin in requesting a 30 day postponement on both appeals.

Please let me know if you have any questions.

Robert Kleeman
Sneed, Vine & Perry, P.C.
900 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 476-6955 – main
(512) 494-3135 - direct
(512) 476-1825 – fax

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From: Heldenfels, Leane [REDACTED]
Sent: Tuesday, July 05, 2016 10:18 AM
[REDACTED]
Subject: RE: Life Austin Appeals - Postponement of July 11 hearing

Thanks for confirming your agreement to the postponement –
Leane

From: [REDACTED]
Sent: Friday, July 01, 2016 1:45 PM
To: [REDACTED]