

**From:** TONY ALONZI  
**To:** [Ramirez, Elaine](#)  
**Subject:** C15-2021-0101  
**Date:** Sunday, December 05, 2021 12:21:56 PM

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Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. 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:** C15-2021-0101  
**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)  
**Public Hearing:** Board of Adjustment; December 13<sup>th</sup>, 2021

CAROL ALONZI  
Your Name (please print)

☐ I am in favor  
☒ I object

111 Helray  
Your address(es) affected by this application

Carol Alonzi 12/4/21  
Signature Date

Daytime Telephone: 512 6893050

Comments: Why do we bother with a  
building code? It seems to be used  
as a starting point for negotian rather  
than rules that need to be followed.

If you will be using this form to comment, please return it via e-mail to:  
Elaine Ramirez  
e-mail to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)

Sent from my iPhone

**From:** Zach Reich  
**To:** [Ramirez, Elaine](#)  
**Subject:** C15-2021-0101 - Variance I OPPOSE (Both A and B)  
**Date:** Monday, December 06, 2021 9:28:36 AM

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Elaine,

I am completely opposed to this variance for this property. This is the property listed in the case number I put in the subject line.

This change will dramatically raise the heights of this development and I think will be a big detractor in the neighborhood. Higher buildings mean more people which means more traffic and more potential parking spaces getting taken not to mention the size will be over bearing. 40 feet is already high enough but the fact they want to raise it to 60 feet is not acceptable in my opinion.

I am completely opposed to this variance and I will be returning the form to the city and I will also make my best efforts to attend the variance hearings. In a nutshell I oppose this variance request. If you have any additional follow-up questions please feel free to contact me.

Regards,

Zach R.

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## 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 development or change. 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 is required.

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](http://www.austintexas.gov/devservices).

## D-2/3-LATE BACKUP

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. 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: C15-2021-0101**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing: Board of Adjustment; December 13<sup>th</sup>, 2021**

Christopher Billmeier

Your Name (please print)

☐ I am in favor  
☒ I object

109 W 55<sup>th</sup> St. 78751

Your address(es) affected by this application

*Christopher Billmeier*

Signature

12/6/21

Date

Daytime Telephone: 512 423 4538

Comments: I object to the requests for height variance and setback variance. Allowing these variances will significantly increase the number of residents, cars, pets, pedestrians, etc. in an already congested area. Please limit site to existing code requirements.

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez

e-mail to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)

**From:** Amelia Hinds  
**To:** [Ramirez, Elaine](#)  
**Subject:** BOA12/13 Comments for Koenig SECO ventures height variance  
**Date:** Monday, December 13, 2021 8:12:46 AM

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Hello Ms. Ramirez,

Please include this written comment opposing the height variance for Koenig Hangar/Tx Gas Service on Koenig/Ave F. This variance would be extremely out of place, and create a huge increase in an already congested area surrounded by single family homes. The traffic light at this corner is already a dangerous mess. The property is surrounded by single family homes that have been there since the 50s. I have been here since the 80s, and have relied on city code to protect my quality of life when it comes to greedy development investors. I am disappointed that our neighborhood in SkyView could not be more organized to prepare our unified opposition but there are a good many of us who do not support this variance. Unfortunately, we only found out about this recently. I hope that the BOA keeps in mind that this is a very busy time of year, and people do not have the bandwidth to fight these variances. It is up to the BOA to maintain the city code and uphold these restrictions for those of us who can not be there in person to defend our quality of life. They are not adding hardly any affordable units, and there is no reason to support this variance.

Thank you.  
Amelia Hinds

Sent from my iPhone

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# D-2/5-LATE BACKUP

**From:** Greg Graml  
**To:** [Ramirez, Elaine](#)  
**Subject:** Variance request for Case No. C15-2021-0101  
**Date:** Monday, December 13, 2021 8:52:01 AM

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Members of the Board of Adjustment,

I own a property directly across E. 56th Street from the proposed development (403 & 201 E. Koenig Lane and 5613 Avenue F, Case No. C15-2021-0101). I previously submitted comments generally supporting the project as it was configured when being evaluated by the parks department. However, I now have significant concerns with the updated configuration and variance request that, as written, would allow for a 60-foot-tall building with 5 stories located as close to 50 feet from a single-family property.

From a functional standpoint, I propose a narrowly-tailored alternative to the request made by the developer. Specifically, for the portion of the structure within 100 feet of SFR properties, I propose that a variance only apply if the structure is at least 70 feet from the SFR property (which is the distance reflected on page D-2/23 of the advance packet) and that the variance would increase the allowable height from 40 to 50 feet (rather than 40 to 60 feet as the developer requested). With this change, the portion of the structure facing 56th street could be four stories. Without the any variance, it would be three stories, and with the developer's proposed variance it could be five stories. That is the only change I request as compared to the developer's proposed variance. (For the portion of the structure fronting E. Koenig, the developer's proposed variance applicable based on allowing a 60-foot height would be separated from SFR properties by 100 feet and a four-lane road with a median, a much more substantial buffer than exists along 56th street.)

I applaud the efforts of the developer with the neighborhood association to work towards a more neighborhood-friendly configuration and a more substantial park space. However, the five-story building wall across 56th street looms too large, staring down into yards and homes. (See pages D-2/22 and 23 of the advance packet.)

I understand my proposal may reduce the number of units at the project as compared to the developer's requested variance. However, *as compared to the Land Development Code*, the variance would continue to allow for a significant increase to the vertical element, and very likely represents an increase in total units as compared to what strict adherence to the Land Development Code would allow. (A comparison to the number of units in the plan that the parks department opposed is not an appropriate comparison because that plan ultimate did not get approval.)

## D-2/6-LATE BACKUP

The specific language for the variance would be:

A variance to 25-2-1063(C)(2) for the portion of a structure that is at least 70 feet from property described in (a) or (b) to increase the height limit from three stories and 40 feet to four stories and 50 feet.

I am not opposed to the variance from 25-2-1063(C)(3) as proposed by the developer.

Thank you for your consideration,

Greg Graml, Owner

5516 Avenue G

Austin, Texas 78751

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**From:** Aaron Robertson  
**To:** [Ramirez, Elaine](#)  
**Subject:** BOA comment Koenig 12/13  
**Date:** Monday, December 13, 2021 9:18:49 AM

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Hello Board,

I am writing to express my disappointment that the North Loop neighbors would support an incredible disparate height variance from the maximum that the code permits. I reside in the Skyview neighborhood on the north side of the project where we do not have a coalesced association but I know many of neighbors who oppose this height variance. The property is surrounded by single family homes, and would greatly intrude on the view from their residences, as well as contribute to the heat island becoming more prevalent along Koenig Rd. This specific area is so dense already and the traffic at the street light is ever increasing. We hear weekly motor vehicle wrecks at the light of Avenue F/Koenig. We have a neighbor who was severely disabled at this traffic light. Making this area more dense is not in keeping with the neighborhood surrounding this plot of land. Please record my opposition to the support of this variance.

Thank you,  
Aaron Robertson

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**From:** Patty Quinzi  
**To:** [Ramirez, Elaine](#)  
**Subject:** Case # C15-2021-0101 Koenig/Ave F Variance request  
**Date:** Monday, December 13, 2021 9:30:21 AM

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\*\*\* External Email - Exercise Caution \*\*\*

I attended a Zoom meeting with the developer and very much disagree with the lack of planning and community input involved in this development. I've lived in this neighborhood for 25 years.

-the lack of low-income housing available in this development is simply unacceptable. 10 units of low-income housing in a large development shows the profit motive and lack of concern for community members like teachers who serve our community and who need affordable housing to live where they work.

-Alarming, the developer plans to use a pedestrian walkway to slow down traffic between the highway and Ave. F. I've seen how fast cars come from that direction and have narrowly avoided several disasters by being extra cautious in this area. It's inconceivable to use pedestrians to slow down traffic in the form of human speed bumps.

-Parking is a concern because the developer wants pedestrians to easily access the neighborhood streets north of Koenig. This leads me to believe the developer anticipates people parking on our streets, which are already crowded with parked cars.

-The increase of cars due to residents in the new development will exacerbate an already bad traffic problem. When we had the meeting with the developer, people asked if they had requested a traffic study from the city, which they had not. Traffic is already very bad and many who live in the neighborhood avoid the Koenig/Ave. F intersection because of the high number of cars that run the red light there. We've seen countless accidents there and the developer does not seem at all concerned as it seemed to be an afterthought to seek a traffic study.

-The lack of green space and the amount of impervious cover over the land is concerning regarding water containment and flooding.

-lastly, our neighborhood is called Skyview, and this construction and the height variance will eliminate part of the view itself!

Overall, the developers seem to be particularly profit-driven, and in a big rush to cash in without much concern for the community, the neighborhood, and the people.

Please DENY this variance request.

Patty Quinzi

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**From:** Patty Quinzi  
**To:** [Ramirez, Elaine](#)  
**Subject:** Case # C15-2021-0101 Koenig/Ave F Variance request  
**Date:** Monday, December 13, 2021 9:30:21 AM

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Overall, the developers seem to be particularly profit-driven, and in a big rush to cash in without much concern for the community, the neighborhood, and the people.

Please DENY this variance request.

Patty Quinzi

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# D-2/10-LATE BACKUP

**From:** [REDACTED]  
**To:** [Ramirez, Elaine](#)  
**Subject:** [Transcribed] Voice Message From: 1 [REDACTED]  
**Date:** Monday, December 13, 2021 8:24:13 AM  
**Attachments:** [REDACTED]

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Hi, this is Michael Rochelle at 5803 Avenue. G just calling to see if my opposition to the zoning variance. I do not want a higher taller building at the Texas gas service building with the new development. I don't think that would be good for the area. It's already extremely congested there and I do not want the Tower building in my neighborhood again. I'm at 1503 Avenue G Michael Walsh, L W O R C H P M thank you.

**From:** [REDACTED]  
**To:** [Ramirez, Elaine](#)  
**Subject:** Oppose zoning variance at Texas Gas  
**Date:** Monday, December 13, 2021 8:24:43 AM

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\*\*\* External Email - Exercise Caution \*\*\*

Hello,

I am writing to express my opposition to the height variance for the development at the Texas Gas service site. I live at 5803 avenue G. I don't believe that a taller building would serve the neighborhoods interests at all.

Thank you,  
Michael Worchel  
512-917-5935

Sent from my iPhone

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**From:** Paul Quinzi  
**To:** [Ramirez, Elaine](#)  
**Subject:** C15-2021-0101, Koenig and Avenue F  
**Date:** Monday, December 13, 2021 9:34:39 AM

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I have serious concerns about the plans I heard from the developer of this project in the zoom meeting for the Skyview neighborhood.

### **Height variance**

Our neighborhood is called Skyview. There will be significantly less sky to view if they are allowed to buy their way out of the height restrictions. I am adamantly opposed to the variance they are seeking to allow them to build up to 60 feet. They stand to gain a great deal of money if they get it. And given how badly we need affordable housing in town, they should be required to provide many more than 10 units if they are allowed to enrich themselves by casting an even taller shadow on us.

### **Crosswalk**

They also seek to ask the city to install a pedestrian crosswalk in the middle of the street in front of what must be one of the most dangerous intersections in a residential area in town. People come speeding off of 290 where it becomes Koenig, and have wrecks here all the time at Avenue F. Not only will the people in the crosswalk be in danger, but those who do stop at it are in danger of being hit from behind.

### **Parking**

This is a residential neighborhood north of Koenig. There is nothing on this side of the street they need to access, unless they plan to have people park over here on our streets to use their facilities. Which it sounds like they do, because the planned for only 8 parking spaces for all the buildings, 3 of which would be handicap spaces. We do not want to need permits to park in front of our own houses, which we will probably have to fight for later unless they get their act together.

### **“Dog” Park?**


They say they plan to build a “dog park” for the use of everyone, not just their residents. I’m skeptical, as they would not commit to using the term “off leash.” Dogs are allowed at all parks. It should be an off-leash dog park, which we desperately need more of in this city. And they should not be allowed to buy their way out of providing park land which it sounded like they also intended to do.

Overall I was unimpressed with the lack of planning, judgment, candor, and common sense displayed at our meeting with them. Please don’t let them weasel out of their obligations.

pq

Paul Quinzi  
Law Office of Paul Quinzi, PLLC  
707 West 10th Street  
Austin, TX 78701





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