

From: Patrick Goetz
To: [Ramirez, Elaine](#)
Subject: Case #C15-2021-0101
Date: Tuesday, December 07, 2021 10:06:31 AM

*** External Email - Exercise Caution ***

Hi -

I'm writing to state that I SUPPORT the requested variance.

The LDC Section 25-2-1063 is one of the primary reasons Austin has the among the highest housing costs in the nation. In the absence of a new, more inclusive LDC, we have to do the best that we can.

Thank you.

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December 11, 2021

Board of Adjustment
301 W. 2nd St.
Austin, TX 78701

Subject: Neighbor Support for Applicant Variance Request in Case No. C15-2021-0101

Dear Members:

I am writing to you as a neighbor in the Skyview Neighborhood asking you to support the compatibility variance to allow 60 ft. of height across the entire site at 403 E. Koenig Ln.

Approving this variance will result in a much better project that better serves our neighborhood, maximizing on-site parkland and affordable housing.

This site is one of our neighborhood's last, best opportunities to get new, quality parkland within walking distance of the Skyview neighborhood. However, we recognize that a number of competing constraints impact the site, lowering affordable units and causing the applicant to split the parkland up into two smaller parks areas.

This compatibility variance – which would allow 60 ft. of height across the site – will directly address these constraints and allow the applicant to provide more affordable units and to consolidate the parkland into one, larger, consolidated public park that will serve the entire area.

Both the Parks and Recreation Department and the North Loop Neighborhood Association (in which the site is located) support this variance request – and, as a nearby Skyview Neighborhood resident, I would like to voice my support as well.

Please vote to approve the applicant's requested variance. Thank you for your consideration.

Sincerely,



Rindy Fox
Skyview Resident

From: Brian Poteet
To: [Ramirez, Elaine](#)
Subject: In support of C15-2021-0101
Date: Friday, December 10, 2021 3:07:10 PM

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Hi Elaine,

I can't attend the meeting next week, but I would like to voice my support for the variance request for the property at 403/201 East Koenig Ln and 5613 Avenue F. Here are a few reasons I think the variance should be approved:

- The city is behind on its housing goals (both affordable and market rate), and building higher on this lot will get us close to meeting those goals.
- The property is serviced by two high frequency bus lines. Building more housing on this lot will help the city meet its mode shift goals outlined in the ASMP.
- The North Loop Neighborhood Association unanimously voted in support of the variance. Personally I don't think this should matter given how unrepresentative the association is of the neighborhood, but I guess that probably matters to some of the commissioners.

Compatibility requirements have a huge impact on this site, and it would be a real shame if we let those requirements get in the way of a better project for everyone.

Best regards,

Brian Poteet
North Loop Homeowner

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From: Shannon May
To: [Ramirez, Elaine](#)
Subject: Hangar project at Koenig & F
Date: Sunday, December 12, 2021 9:58:46 PM

*** External Email - Exercise Caution ***

Case # C15-2021-0101 - 403/201

Ms. Ramirez,

I'm writing to express my strong support for the height variance requested for the Hangar project at Koenig and Avenue F.

I was not happy about the project as it was originally proposed, but SECO has been very involved with the neighborhood association and has made good faith efforts to address our many concerns. So much so that their presentation of the current design won unanimous support from the association, no easy feat. I feel very strongly that the design before you is our best hope to have the lot responsibly developed in a way that pleases the most neighbors. I am three lots down from 56th and it will be in my line of sight, I have spoken with neighbors who live along 56th, and as people with vested interest, we want the height variance in order to achieve our other goals.

Further, I've found that every neighbor I have conversed with that wished to protest the variance has not been privy to the months of work and compromise between SECO, PARD and the NL Association. Their full knowledge comes from the notice received in the mail that has no context, only a statement of height change request. Once I've shared some background, most have appreciated why the variance is desired and that it's in our best interest.

If the variance is not approved, we will lose contiguous park space, we will have parking garages face our homes, and we will be receiving little to no benefit from the development. Only heavier traffic in a traffic-challenged area. I would be very sorry to end up with another complex like Koenig Flats on this lot. The Flats design is a detriment to our neighborhood for a list of reasons. And it exists as it does because the original developer backed out after a group of neighbors overruled the support of the neighborhood association in their height variance request. Please grant the variance so that the neighbors (especially immediate neighbors) and the developer can all receive what we need to live happily with the completed project.

Many thanks,
Shannon May
5512 Avenue F
469-235-6553

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From: Meagan Dean
To: [Ramirez, Elaine](#)
Subject: C15-2021-0101
Date: Monday, December 13, 2021 8:37:42 AM

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Good Morning Elaine,

I'm writing to express my support of the variance request for 402 and 201 E Koenig Lane and 5613 Avenue F. As an immediately adjacent neighbor at 5516 Avenue F, I have been involved with the negotiations at the Neighborhood Association level and the variance allows the developer and the neighborhood to benefit. The developer listened to our concerns and made concessions to address them. The neighborhood benefits in a larger consolidated park, more neighborhood connectivity to the apartments due to the reorientation of the parking garages and increased affordable housing. The difference between 3/4 stories and the planned 5 stories under the variance is a small price to pay for a development that actually benefits the neighborhood in so many ways and we are looking forward to a park in walking distance!!

Thanks!
Meagan Dean

Sent from my iPhone

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From: Dan Solomon
To: [Ramirez, Elaine](#)
Subject: Re: Variance for Hangar project at Ave F and 56th St.
Date: Monday, December 13, 2021 9:23:23 AM
Attachments: [image001.png](#)

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Understood, thank you!

I'm writing to express my support for the variance for the Hangar Project (C15-2021-0101 - 403/201 East Koenig Ln and 5613 Avenue F). I live a few blocks away and walk my dog past the site every day, and would like to see this plan, which includes neighborhood amenities, approved.

Thanks,
Dan Solomon
304 W 55th St, Austin, TX 78751

On Mon, Dec 13, 2021 at 9:17 AM Ramirez, Elaine <Elaine.Ramirez@austintexas.gov> wrote:

Hi Daniel,

You can write your comments on the form and e-mail it to me in PDF format. Or you can send it to me in an e-mail, make sure to include the case #, address of variance and then at the bottom where you sign your name make sure to include your address.

I have no idea what case this is for as you have not included the address and case #

Respectfully,

Elaine Ramirez

Planner Senior / Board of Adjustment Liaison

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512-974-2202



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SERVICES DEPARTMENT

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PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)

From: noreply@coadigital.onbehalfof.austintexas.gov
[mailto:noreply@coadigital.onbehalfof.austintexas.gov]
Sent: Monday, December 13, 2021 8:32 AM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: Variance for Hangar project at Ave F and 56th St.

This message is from Dan Solomon. [REDACTED]

Dear Ms. Ramírez,

I'm writing to express my support for the variance for the Hangar Project at the old Texas Gas Service site on Ave F and 56th St. I live a few blocks away and walk my dog past the site every day, and would like to see this plan, which includes neighborhood amenities, approved.

Thanks,
Dan Solomon

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