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**ZONING AND PLATTING COMMISSION
HILL COUNTRY SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2012-0003C **ZAP COMMISSION DATE:** May 7, 2013

PROJECT NAME: Escondera Section 4

ADDRESS: 8200 Southwest Parkway

WATERSHED: Barton Creek Watershed/Barton Springs Zone

AREA: 8.76 acres

EXISTING ZONING: SF-6

APPLICANT: ECOM WillMax Escondera LP
8111 Preston Road, Suite 850
Dallas, Texas 75225-6315
(212) 214-5146

AGENT: Urban Design Group
3660 Stoneridge Road
Austin, Texas 78746
(512) 347-0040

PROPOSED USE: Residential condominiums with associated amenities.

NEIGHBORHOOD ORGANIZATION:

Homeless Neighborhood Organization
Oak Hill Trails Association
Austin Independent School District
Beyond2ndnature
Oak Hill Association of Neighborhoods
Austin Heritage Tree Foundation
Sierra Club, Austin Regional Group
Save Our Springs Alliance
SEL Texas
City of Rollingwood
League of Bicycling Voters
Austin Parks Foundation
The Real Estate Council of Austin, Inc.
Super Duper Neighborhood Objectors and Appealers Organization
Austin Monorail Project

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required, less than 2,000 trips per day

C.I.P. STATUS: Not applicable

CB/2

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of this Hill Country Roadway site plan, subject to compliance with all applicable requirements of the Land Development Code.

CASE MANAGER: Michael Simmons-Smith Telephone: 974-1225
michael.simmons-smith@austintexas.gov

LEGAL DESCRIPTION: Hilltop Subdivision, Lot 3

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed site plan is for the construction of thirty-five (35) residential condominium units with associated garages/parking, drives, utilities, water quality pond and other improvements. This site is within the Hill Country Roadway Corridor, and is compliant with the requirements of Article 11 of the Land Development Code (*Hill Country Roadway Requirements*). The applicant will be using building materials that are compatible with the Hill Country environment, and all on-site utilities shall be located underground unless otherwise required by the utility provider. The site plan will comply with all requirements of the Land Development Code prior to its release, and staff recommends approval of the site plan.

Environmental: This site is located in the Barton Springs Zone of the Barton Creek watershed, and no portion of the development is located over the Edwards Aquifer Recharge Zone. This site will provide an Integrated Pest Management Plan for pollution prevention and source control of pesticides and herbicides. There are no critical environmental features on the subject property.

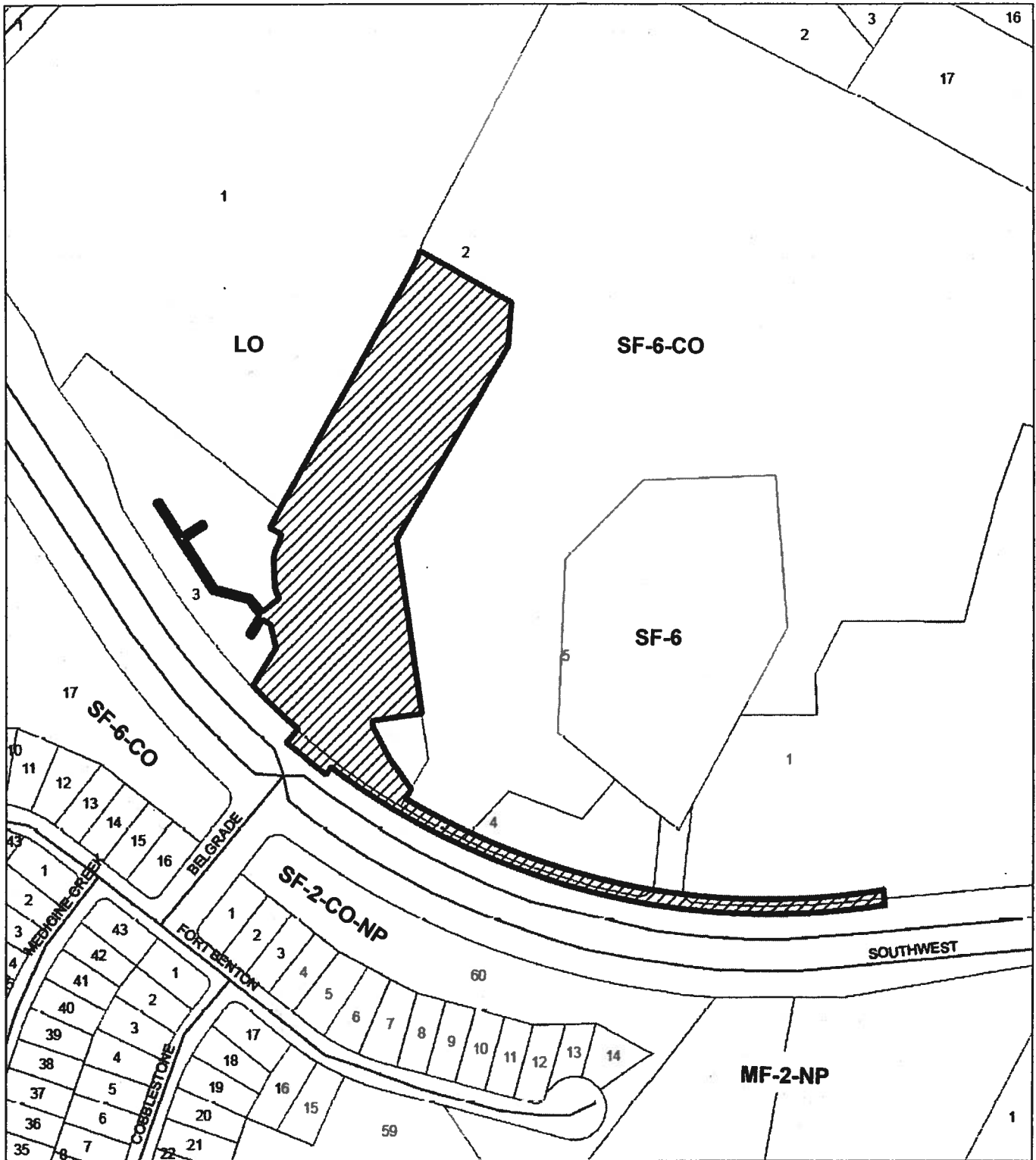
Transportation: A traffic impact analysis was not required for this development. The applicant is proposing access to Southwest Parkway.



SURROUNDING CONDITIONS:

Zoning/ Land Use

| | |
|---------------|-------------------|
| North: | SF-6-CO, Vacant |
| East: | SF-6-CO, Vacant |
| South: | Southwest Parkway |
| West: | LO, Vacant |

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-  Subject Tract
-  Base Map

CASE#: SPC-2012-0003C
ADDRESS: 8200 Southwest Parkway



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.

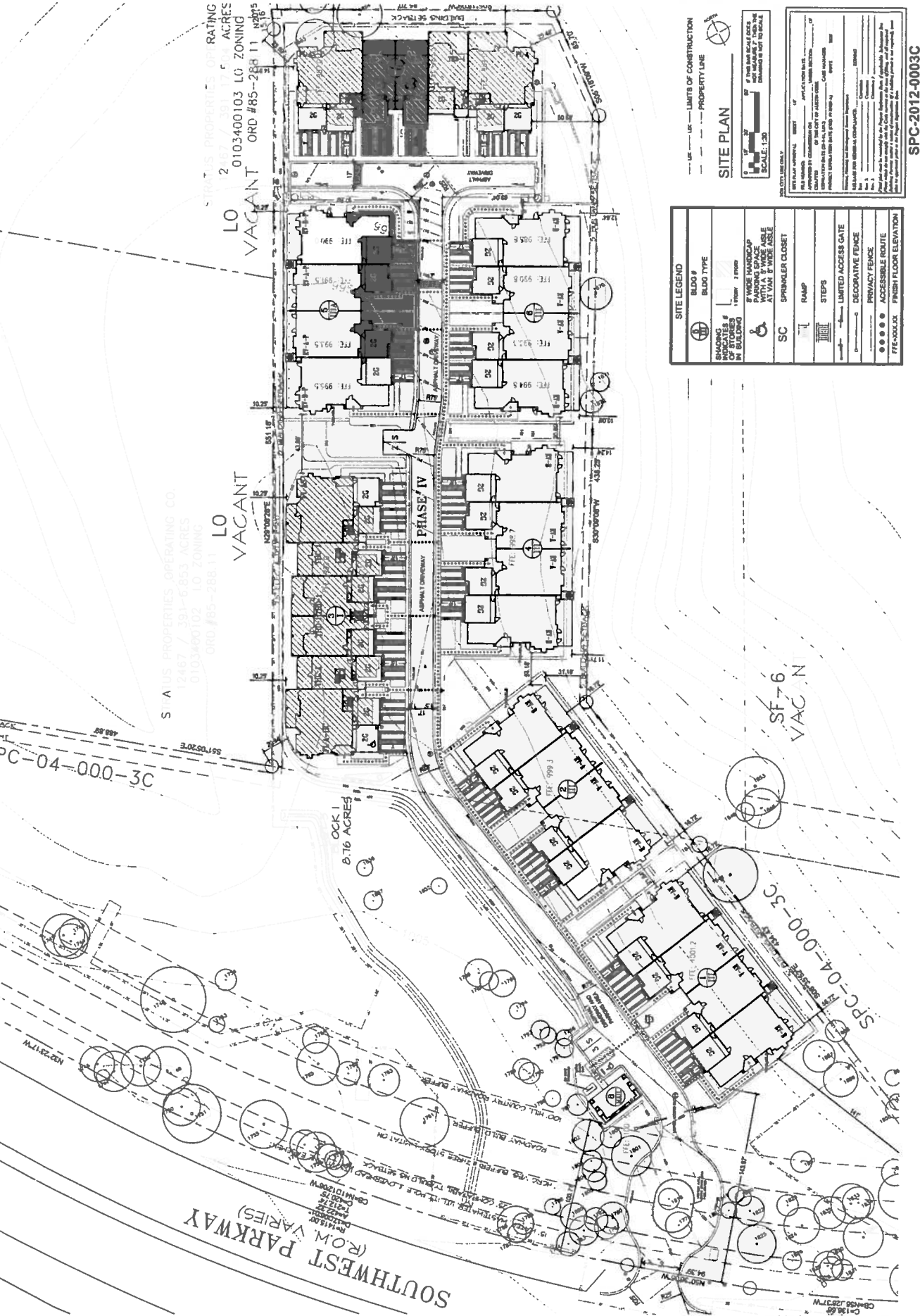
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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| | | | | | | | | | | | | | | | |
|------------------|-------------|------------------------|--------------------|---|----------------|---------------------------|--|-----------|-------------------|----------------|-------------------|-------------------------------|------|-------------------------------------|-------|
| DRAWN BY: AUS | CHECKED BY: | PROJECT NO. 11-1814 | EXP. 06/16/2012 | WILLMAX CAPITAL, INC. 1111 WEST END ROAD SUITE 715 DALLAS, TX 75225 214-886-6653 | KELLY GROSSMAN | ESCONDERA CONDOMINIUMS | PHASE IV 0300 SOUTHWEST PARKWAY ASTORIA, TEXAS | REVISIONS | ISSUED FOR PERMIT | ISSUED FOR BID | ISSUED FOR CONST. | DWG. NAME SP-SITE PLAN DWG | DATE | DESCRIPTION OVERALL SITE PLAN | SHEET |
|------------------|-------------|------------------------|--------------------|---|----------------|---------------------------|--|-----------|-------------------|----------------|-------------------|-------------------------------|------|-------------------------------------|-------|



| SITE LEGEND | |
|-------------|------------------------|
| | BUILDING FOOTPRINT |
| | PARKING SPACE |
| | SC SPRINKLER CLOSET |
| | RAMP |
| | LIMITED ACCESS GATE |
| | DECORATIVE FENCE |
| | PRIVACY FENCE |
| | ACCESSIBLE ROUTE |
| | FINISH FLOOR ELEVATION |

| | |
|--------------------------------|-----|
| LIMITS OF CONSTRUCTION | |
| --- | --- |
| PROPERTY LINE | |
| SCALE: 1"=30' | |
| SHEET NO. 7 OF 39 | |
| DATE: 06/16/2012 | |
| PROJECT: 11-1814 | |
| DWG. NAME: SP-SITE PLAN DWG | |
| DESCRIPTION: OVERALL SITE PLAN | |
| SHEET: 7 OF 39 | |

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C2/5

7800 Southwest Pkwy. #1410

Austin, Texas 78735

March 27, 2012

Michael Simmons-Smith
City of Austin
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767

RE: Case No. SPC-2012-0003C

Dear Mr. Simmons-Smith:

Thank you for taking the time to discuss this case with me by phone last week.

I am writing to object to the proposed site plan for Phase IV of the Escondera Townhomes described in the case number listed above. At the Escondera Townhomes homeowners' association meeting on March 7, 2012, Tom Persch, a representative of the developer, made a presentation describing the proposed development and site plan. I object to the proposed site plan for the following reasons:

1. The number of units in Phase IV has been increased from 31 to 40. In the marketing materials I received when I was considering purchase of my home in the Escondera Townhomes in 2010, the sales rep gave me a site plan indicating only 31 units would be built in Phase IV. Phase IV should be limited to 31 units.
2. Mr. Persch stated that the units in Phase IV would have larger patios than the units in the first three phases, increasing the amount of impervious cover. To compensate for the increased amount of impervious cover, the swimming pool has been removed from the plans. This means that the residents of Phase IV will drive to the existing pool in Phase I, resulting in overcrowding of the pool and expropriation of the few parking places available. Removing the pool from Phase IV will cause general congestion during most of the year near the existing pool. The pool should be reinstated to the plans for Phase IV.
3. Mr. Persch also stated that Phase IV would have a different architectural style than the first three phases. The style was described as "Southwestern/New Mexico." Furthermore, it was stated that the units in Phase IV would have awnings or pergolas on top to facilitate access and use by the owners. Moreover, buildings would not have tile roofs as the first three phases do.

C96

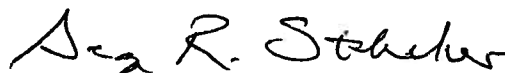
I have two objections to this change in architectural style: the change to "Southwestern/New Mexico" architecture is inconsistent and conflicts with the existing three phases; and, the placement of patios on the roofs will be noisy and unattractive to units in Phases II and III. Phase IV should be built in the same architectural style as the first three phases and not have roof top access.

4. The proposed site plan distributed at the homeowners' meeting shows seven units at the northern end of Phase IV. Originally only four units were to be placed in this location. Adding units in this area will increase the encroachment onto an environmentally sensitive area and overload it. The number of units at the northern end of Phase IV should be limited to four.

5. Mr. Persch stated at the homeowners' meeting that the drainage pond for Phase IV would be covered. Covering the drainage pond would make cleaning it extraordinarily difficult and make complying with City Code concerning drainage pond maintenance problematic. The drainage pond for Phase IV should be uncovered (as in the first three phases) and located so that it cannot be seen from Phases II and III.

Please take the necessary steps so that my objections are taken into account during the City's consideration of this proposed site plan. Also, please let me know if I need to submit anything further. I can be reached at 512-494-4367.

Best regards,



George R. Stalnaker

CB7

7800 Southwest Pkwy. #1410
Austin, Texas 78735
April 22, 2013

Michael Simmons-Smith
City of Austin
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767

RE: Case No. SPC-2012-0003C

Dear Mr. Simmons-Smith:

I am writing to urge the Zoning and Platting Commission to DISAPPROVE the site plan for Escondera Section 4 as proposed by the developer. Unfortunately, I will be out of the country and unable to attend the hearing scheduled for May 7, 2013.

I urge the Commission to disapprove this site plan for the following reasons:

1. The site plan calls for larger patios than the units in the first three phases, increasing the amount of impervious cover. To compensate for the increased amount of impervious cover, the swimming pool in the original site plan used to sell homes in the first three phases of Escondera has been removed. This means that the residents of Phase IV will drive to the existing pool in Phase I, resulting in overcrowding of the pool and expropriation of the few parking places available. Removing the pool from Phase IV will cause general congestion and sanitation issues during most of the year near the existing pool. The pool should be reinstated to the plans for Phase IV.
2. The proposed site plan shows seven units at the northern end of Phase IV. In the site plan used to sell the homes in the first three phases at Escondera Townhomes, only four units were to be placed in this location. Adding units in this area will increase the encroachment onto an environmentally sensitive area and overload it. The number of units at the northern end of Phase IV should be limited to four.

This development is in the Barton Springs Zone. On the proposed site plan, the stormwater drainage sedimentation basin is located at the northeast corner of the development. This location places it close to and directly uphill from a Critical Water Quality Zone.

The sedimentation basin should be moved to the northwest corner of the development. This move would provide greater protection to the nearby Critical Water Quality Zone in that the sedimentation basin would be farther away. Furthermore, the drainage path from the location I suggest would not be directly to the Critical Water Quality Zone. Such a relocation is feasible because of topography (the sanitary sewer lift station is already proposed for the northwest corner of the development and there is sufficient room available for both there).

C3/8

It is inevitable that there will be operational problems in the sedimentation basin that will lead to overflows (we have experienced such problems in the first three phases of Escondera Townhomes). Providing this extra level of environmental protection is important to preserving water quality in Barton Creek and Springs.

The developer has a history of acting in bad faith with regard to environmental concerns. The developer expanded a patio in Escondera Townhomes, thereby increasing the amount of impervious cover, without first obtaining a City of Austin building permit. This was done to facilitate the sale of unit 1610. The developer should not be extended special consideration in the granting of this site permit, but instead should be required to strictly adhere to the City's requirements.

3. The developer stated at a homeowners' meeting that the drainage pond for Phase IV would be covered. Covering the drainage pond would make cleaning it extraordinarily difficult and make complying with City Code concerning drainage pond maintenance problematic. The drainage pond for Phase IV should be uncovered (as in the first three phases) and located so that it cannot be seen from Phases II and III.

Please take the necessary steps so that my objections are taken into account during the Commission's consideration of this proposed site plan.

Best regards,

A handwritten signature in black ink, appearing to read "George R. Stalnaker". The signature is fluid and cursive, with the first name "George" written in a stylized, somewhat abbreviated manner.

George R. Stalnaker

C3/9
7800 Southwest Pkwy. #1410
Austin, Texas 78735
July 18, 2012

Michael Simmons-Smith
City of Austin
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767

RE: Case No. SPC-2012-0003C

Dear Mr. Simmons-Smith:

Thank you for taking the time to help me recently with reviewing the proposed site plan for Phase IV of the Escondera Townhomes described in the case number listed above.

I am writing to object to the proposed site plan. You may recall that I also wrote to you on March 27, 2012, objecting to the proposed site plan. The objections detailed in that letter still apply.

After reviewing the plans, I would like to add the following objection. This development is in the Barton Springs Zone. On the proposed site plan, the stormwater drainage sedimentation basin is located at the northeast corner of the development. This location places it close to and directly uphill from a Critical Water Quality Zone.

The sedimentation basin should be moved to the northwest corner of the development. This move would provide greater protection to the nearby Critical Water Quality Zone in that the sedimentation basin would be farther away. Furthermore, the drainage path from the location I suggest would not be directly to the Critical Water Quality Zone. Such a relocation is feasible because of topography (the sanitary sewer lift station is already proposed for the northwest corner of the development and there is sufficient room available for both there).

It is inevitable that there will be operational problems in the sedimentation basin that will lead to overflows (we have experienced such problems in the first three phases of Escondera Townhomes). Providing this extra level of environmental protection is important to preserving water quality in Barton Creek and Springs.

Please take the necessary steps so that my objections are taken into account during the City's consideration of this proposed site plan. Also, please let me know if I need to submit anything further. I can be reached at 512-494-4367.

Best regards,


George R. Stalnaker

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2012-0003C

Contact: Michael Simmons-Smith, 512-974-1225 or
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party

RANDY MDRINE 512-708-9330

Name (please print)

Telephone number

7800 SOUTHWEST PKW #1710

Address(es) affected by this application (Street, City, ZIP Code)

AUSTIN, TX 78735

Mailing address (Street, City, ZIP Code)

[Signature]

Signature

2/9/12

Date

Comments: I AM VERY CONCERNED ABOUT

HOW THESE UNITS WOULD LOOK &

HOW IT WILL AFFECT MY PROPERTY

VALUES & TO MAKE CERTAIN THEY

WILL LIVE UP TO THEIR PROMISES.

ON WHAT THEY ARE GOING TO DO.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088

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INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
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Case Number: SPC-2012-0003C

Contact: Michael Simmons-Smith, 512-974-1225 or
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party

JAMES B. MANLEY
Name (please print)

281-593-1100
Telephone number

7900 Southwest Parkway #910, Austin, Texas 78735
Address(es) affected by this application (Street, City, ZIP Code)

200 S. William Barnett, Cleveland, Texas 77347
Mailing address (Street, City, ZIP Code)

Signature

Date

Comments: Opposed

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088

C311

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link: http://www.amlegal.com/austin_tx/.

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Case Number: SPC-2012-0003C

Contact: Michael Simmons-Smith, 512-974-1225 or
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party

David C. Rhoads 288-2269
Name (please print) Telephone number

7800 Southwest Parkway Unit 113
Address(es) affected by this application (Street, City, ZIP Code)

7800 Southwest Parkway Unit 113 78736
Mailing address (Street, City, ZIP Code)

D. Rhoads 02/29/12
Signature Date

Comments: I and several other
owners at Escandera are
interested in following this
approval as we are home owners
involved with the development.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088

03/12

