Pecan Springs • Springdale Hills

NEIGHBORHOOD ASSOCIATION

"Showing We Care"

October 22, 2014

The Ryan Company
Attn: David Knoll
111 Congress Ave, Ste 1850
Austin, TX 78701

RE: The Reserve at Springdale
SPC-2014-0086C

Dave:

I want to first thank you for meeting with myself and the development review committee over the past several months to work through this proposed development. As you know we challenged you all to meet a number of neighborhood goals tied directly to our neighborhood plan in order to make this a better project, but also one that supported our neighborhood vision.

While you were able to work some of our recommendations into the project, you all failed to meet our number one objective. As was stated at the onset of our communications, homeownership is our highest priority. To that end, we asked you all to look at making this a mixed use project that included homeownership and retail. You all had reservations about that request and stated it was inconsistent with your funding scheme. However, we continued to push for retail on the site as that is the one thing that is sorely missing in our neighborhood.

According to your consultants retail on this site would be hard to meet given the midblock nature of this development. While we disagree this is an inappropriate sight for retail, we realized the site is currently zoned General Retail Community Commercial (GR). That is what we consider to be the best and highest use of that property at this time. For use to give up GR on the site for anything that does not include retail would not be in our best interest. However, the development review committee left the ultimate decision to the general body of the neighborhood.

We had you all attend our October 11th general body meeting and you made a presentation regarding the project. Following your presentation we went into discussion to come up with a final position regarding this development. After a lengthy discussion regarding the pro's and cons of your development, the neighborhood ultimately voted to NOT support the development. It was widely felt that without a real commitment to

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street front dedicated retail, we could not support the development as it was determined we were giving up much more than we stood to gain by supporting this development. There were other concerns regarding the long-term management of the property as well as concerns about crime.

We believe you have a good project and it would work well somewhere in this community, we just don't feel it best suits our priorities given our rapidly changing demographics and neighborhood.

It is our belief, given the location of the site it will eventually be developed and we would much rather see it remain undeveloped in the short term, so that we get something that respects our neighborhood plan and vision for the area in the long-term.

Sincerely,

DeWayne Lofton
President
Pecan Springs/Springdale Hills Neighborhood Association

cc: Jed Buie
Nikki Hoelter
Austin Planning Commission

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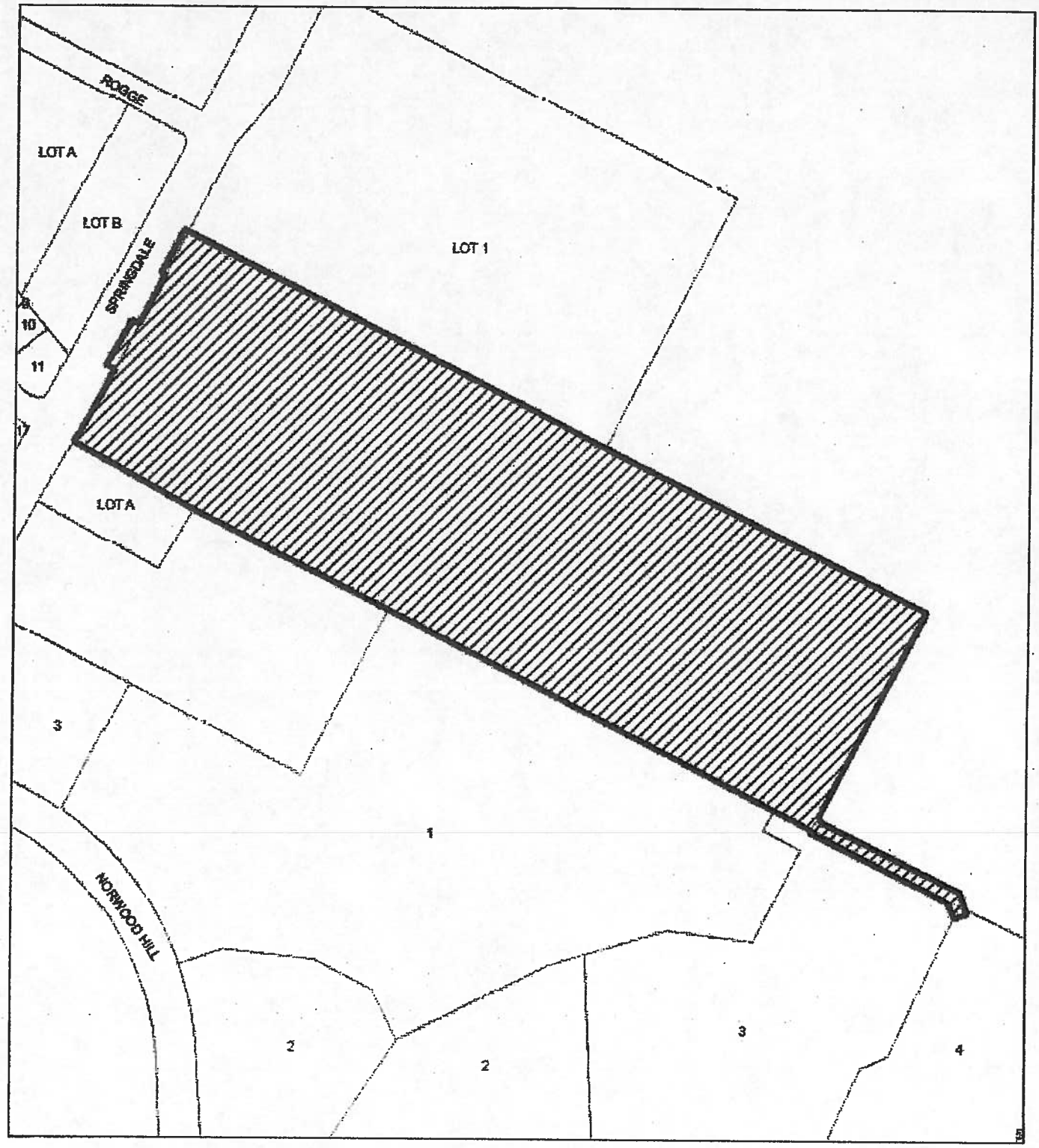


Subject Tract

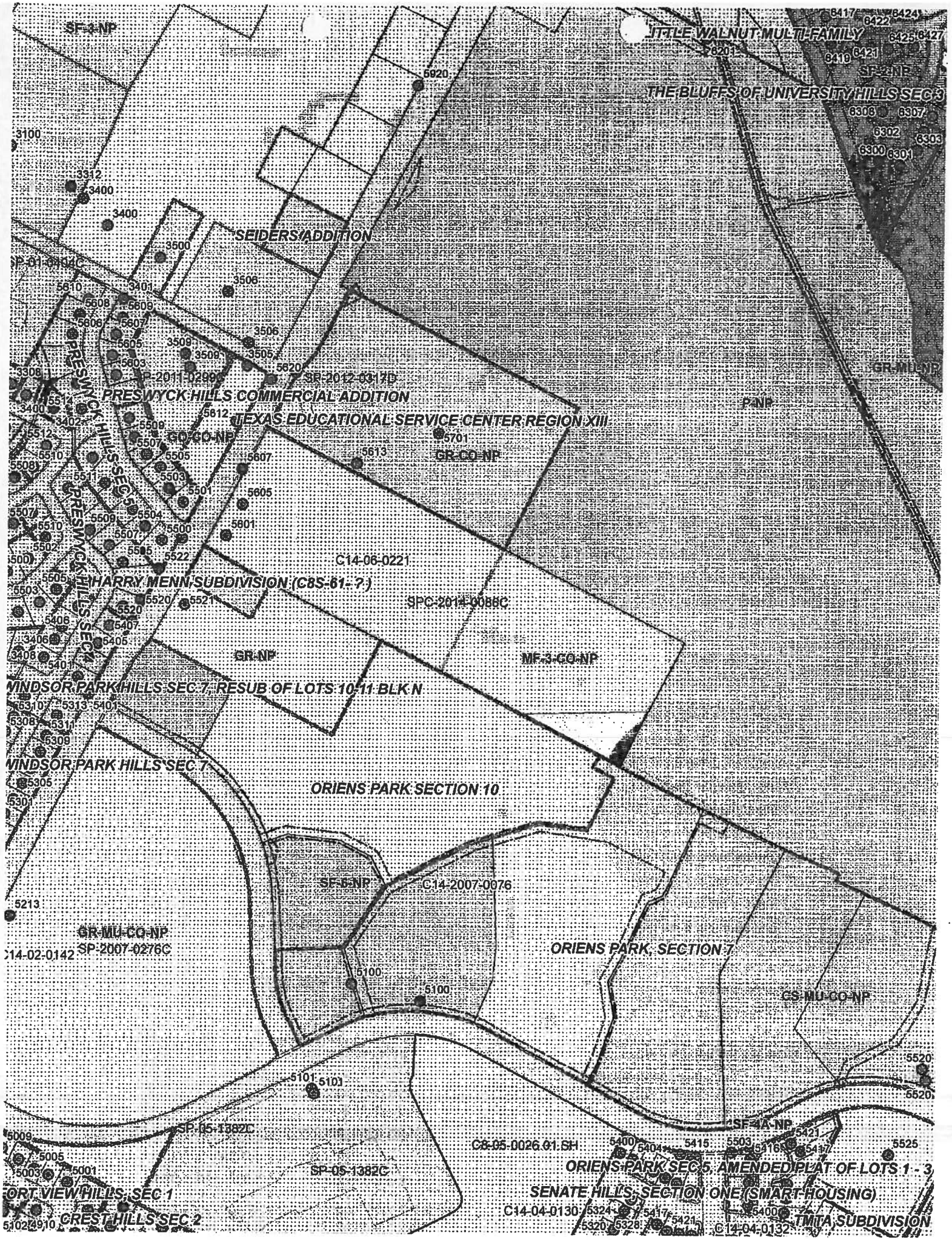
Base Map

N

CASE#: SPC-2014-0086C
ADDRESS: 5605 SPRINGDALE ROAD

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.


SF-3-NP
LITTLE WALNUT MULTI-FAMILY
SF-2-NP
THE BLUFFS OF UNIVERSITY HILLS SEC 3
SEIDERS ADDITION
PRESWYCK HILLS COMMERCIAL ADDITION
TEXAS EDUCATIONAL SERVICE CENTER REGION XIII
GR-MU-NP
P-NP
GO-CO-NP
GR-CO-NP
PRESWYCK HILLS SEC 5
PRESWYCK HILLS SEC 4
C14-06-0221
HARRY MENN SUBDIVISION (C8S-61- ?)
SPC-2014-0088C
GR-NP
MF-3-CO-NP
WINDSOR PARK HILLS SEC 7, RESUB OF LOTS 10-11 BLK N
WINDSOR PARK HILLS SEC 7
ORIENS PARK SECTION 10
SF-6-NP
C14-2007-0076
GR-MU-CO-NP
SP-2007-0276C
C14-02-0142
ORIENS PARK, SECTION 7
CS-MU-CO-NP
SF-4A-NP
SP-05-1382C
C8-05-0026.01.SH
ORIENS PARK SEC 5, AMENDED PLAT OF LOTS 1 - 3
FORT VIEW HILLS, SEC 1
CREST HILLS SEC 2
SENATE HILLS, SECTION ONE (SMART HOUSING)
C14-04-0130
C14-04-0132
TMTA SUBDIVISION

SITE DATA			
	ALLOWABLE		TOTAL PROPOSED
ZONING(*)	GR-MU-CO-NP	MF-3-CO-NP	SAME AS ALLOWABLE
LAND USE(**)	MULTIFAMILY	MULTIFAMILY	MULTIFAMILY
SITE AREA:	21.55 AC. (939,347 SF)	9.26 AC. (403,365 SF)	31.81 AC. (1,372,908 SF)
PHASE(S) OF CONSTRUCTION	21.55 AC.	1.07 AC.	22.3
ESTIMATED START OF CONSTRUCTION:			T.B.D.
BUILDING HEIGHT:	60'	60' (the buildings proposed within the MF-3-CO-NP portion of the site)	BLDG 1: 47'-10" BLDG 2: 47'-10" BLDG 3: 34'-3" BLDG 4: 34'-3"
# OF STORIES:	3	3	BLDG 1: 3 STORIES BLDG 2: 3 STORIES BLDG 3: 4 STORIES BLDG 4: 4 STORIES
BUILDING COVERAGE:	75% ALLOWED, 18.4% (34,173 SF) PROPOSED	75% ALLOWED, 0% (0 SF) PROPOSED	9.1% (126,171 SF) PROPOSED
F.A.R.	1:1 ALLOWED, 0.4:1 PROPOSED	N/A ALLOWED, 0:1 PROPOSED	0.5:1 PROPOSED
IMPERVIOUS COVERAGE	90% ALLOWED, 53.3% (836,496) PROPOSED	85% ALLOWED, 0% PROPOSED	50.1% (1,278,430 SF, 29.35 AC.)

*The development is located within the Rosewood/Springdale Neighborhood Planning Area. The development is comprised of one legal lot, but consists of two zoning classifications, as shown on the site plan.

** Per zoning ordinance 20020801-112, multifamily is a conditional use on the GR-MU-CO-NP portion of the property.

PARKING DATA - REQUIRED			
USE	RATIO:	UNIT:	PARKING REQUIRED
MULTIFAMILY RESIDENTIAL			
ONE BEDROOM	1.5	SPACES PER UNIT	171
TWO BEDROOMS	2	SPACES PER UNIT	172
THREE BEDROOMS	2.5	SPACES PER UNIT	20
20% REDUCTION			72
TOTAL PARKING REQUIRED - SPACES (PARKING DATA)			432

PARKING DATA - PROVIDED	
TYPE:	PARKING PROVIDED:
STANDARD PARKING SPACES (9'x17.5')	412
ADJUSTABLE PARKING SPACES	81
TOTAL PARKING PROVIDED	493

BICYCLE PARKING - REQUIRED	
	SPACES REQUIRED:
5% OF PARKING REQUIRED (AREA, 432)	22

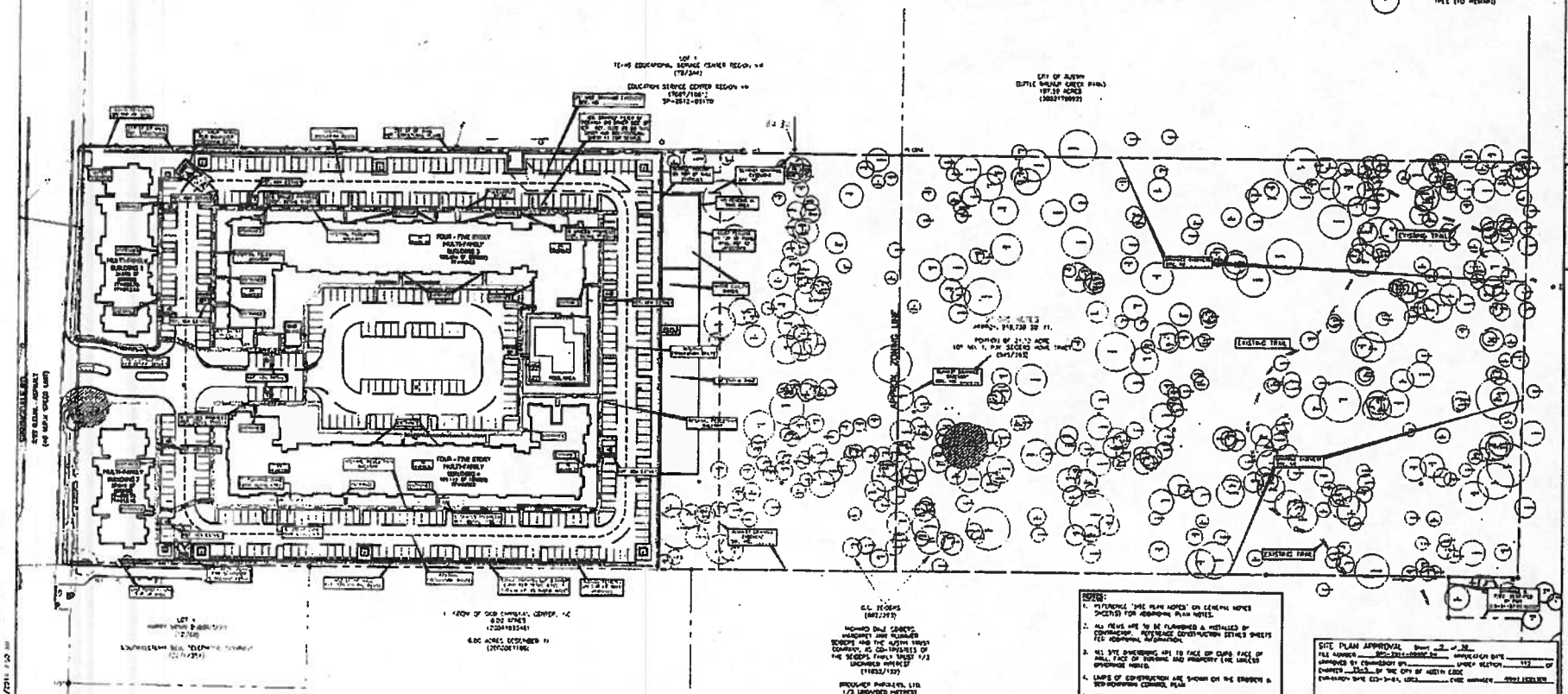
BUILDING INFORMATION TABLE					
	Building				
	1	2	3	4	TOTAL
Building Coverage	9,703	6,488	34,943	34,081	85,215
Gross Floor Area	32,181	27,188	137,068	134,157	330,620
Number of Units	42	28	108	112	290
Type of Units:					
One Bedroom	32	16	30	25	91
Two Bedroom	20	14	68	71	173
Three Bedroom	8	0	12	16	36
FAR	3.31:1	1.0:1	3.0:1	3.0:1	2.8:1

ZONING SETBACKS				
ZONING	FRONT YARD SETBACK	STREET SIDE YARD SETBACK	INTERIOR SIDE YARD	REAR SIDE YARD
GR-MU-CO-NP	10'	10'	N/A	N/A
MF-3-CO-NP	10'	15'	5'	10'

0 30' 60' 120'

LEGEND

- BUILDING / POINT OF WW
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- BUILDING AREA
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- CASTELLATED CURB
- ACCESSIBLE ROUTE
- INTERNAL CIRCULATION ROUTE
- CHAIN-LINK FENCE
- FIRE LANE STRIPING
- HERITAGE TREE
- TREE (TO REMAIN)



NOTES:

1. REFERENCE "SITE PLAN NOTES" ON GENERAL NOTES SHEET(S) FOR ADDITIONAL PLAN NOTES.
2. ALL FENCE ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ALL SITE DIMENSIONS ARE TO FACE OF CURB FACE OF WALL, FACE OF STRIPING AND PROPERTY LINE UNLESS OTHERWISE NOTED.
4. LINES OF CONSTRUCTION ARE SHOWN ON THE ENGINEER & SITE/DEMOLITION CONTROL PLAN.
5. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS THE BUILDING MATERIAL.
6. THIS PROJECT WILL HAVE CURB CUTS AND AT LEAST 50 PERCENT OF THE PROVIDED PARKING WILL BE CONSTRUCTED OF CONCRETE PER SUBCHAPTER E 2.3.2.3 REQUIREMENTS.
7. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED

SITE PLAN APPROVAL Sheet 2 of 38

FILE NUMBER SPC-2014-0086C.SH APPLICATION DATE

APPROVED BY COMMISSION ON LAND USE SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE

CONDITIONAL USE CO-3-01, LOC1 CASE MANAGER STEVE SADLER

Director, Planning and Development Review Department

RELEASED FOR REVIEW, COMPLIANCE, PERMIT SPC-2014-0086C.SH

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Final and must be recorded by the Project Expiration Date, if applicable. Subdivision and Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of commencement, or a building permit is not required, must also be approved prior to the Project Expiration Date.

BIG RED DOG
BUILDING | DESIGN | CONSULT
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512.469.5560

DIANA H. WANG
90317
LICENSED
PROFESSIONAL ENGINEER
6-12-14

SPRINGDALE MULTIFAMILY PROJECT
5605 SPRINGDALE RD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723

OVERALL SITE PLAN

SHEET
CS100
9 OF 38
SPC-2014-0086C.SH