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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www.pecansprings.org

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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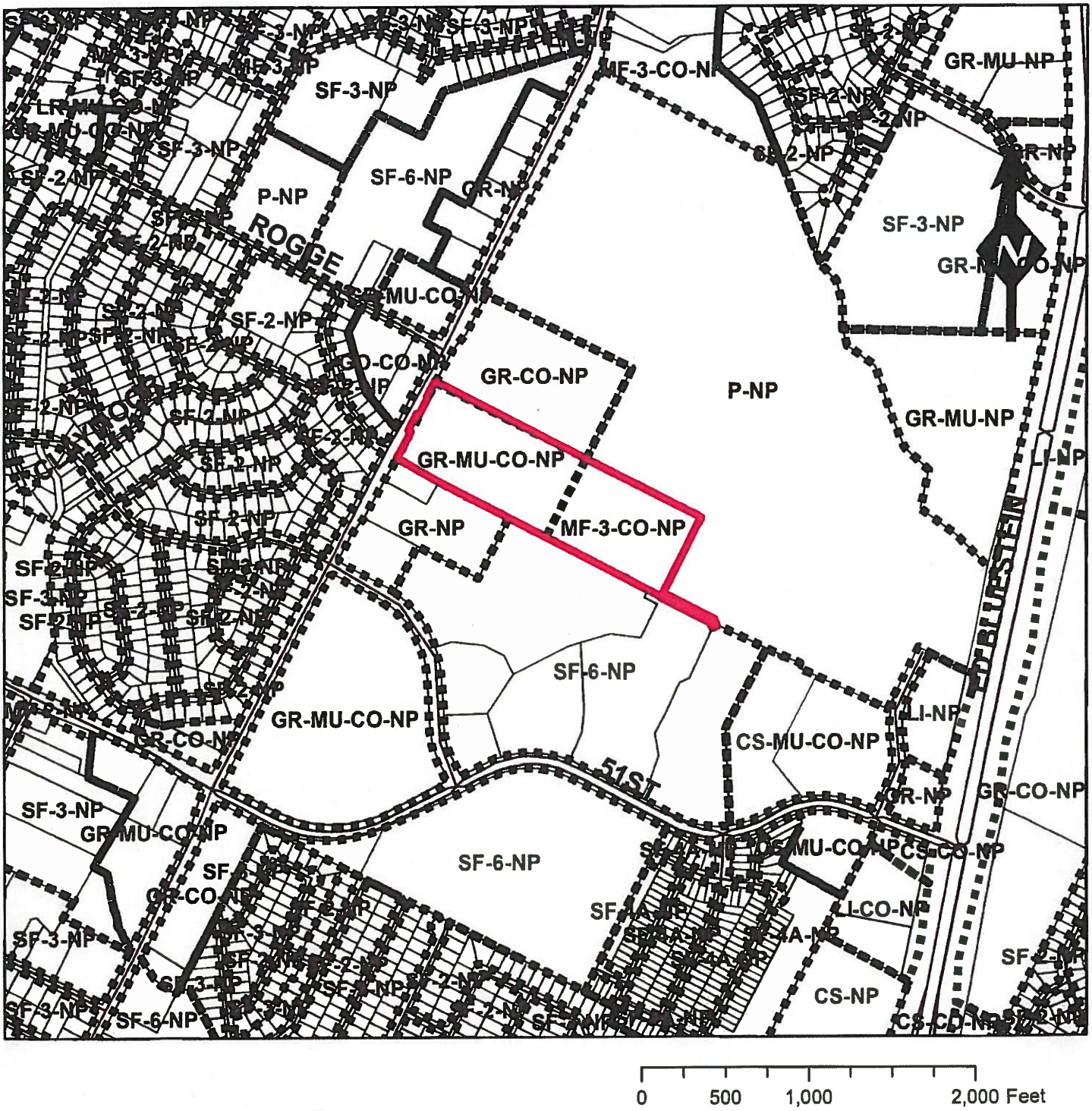
SITE PLAN CONDITIONAL USE PERMIT



0 500 1,000 2,000 Feet

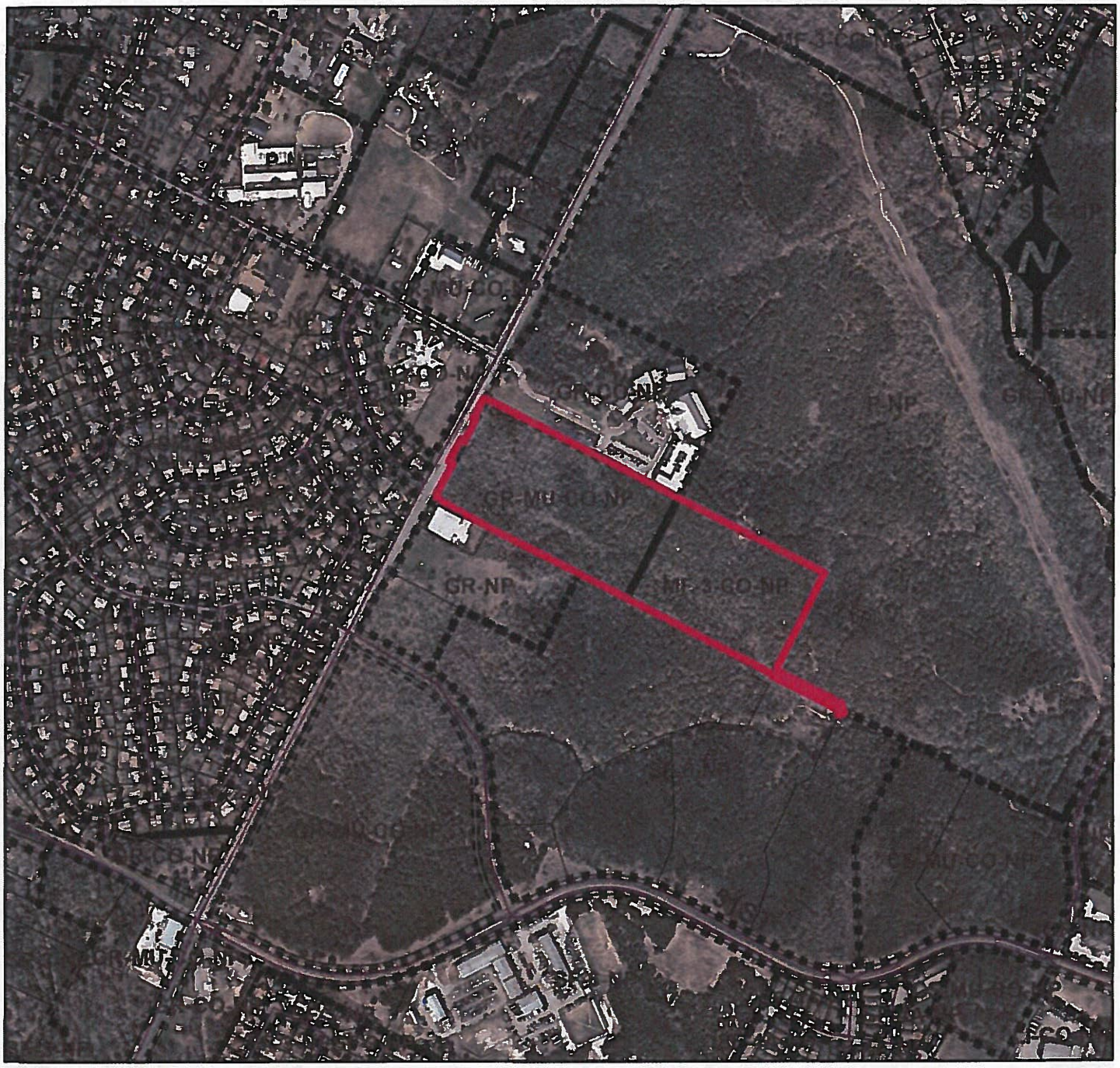
Legend

- Site Plan Case
- EXTERNAL.tcad_parcels
- Zoning
- Street Address Centerline

SPRINGDALE MULTIFAMILY
CASE NO.: SPC-2014-0086C.SH
ADDRESS: 5605 SPRINGDALE RD.
CASE MANAGER: NIKKI HOELTER

CITY OF AUSTIN
FOUNDED 1839

SITE PLAN CONDITIONAL USE PERMIT



0 400 800 1,600 Feet

Legend

- Site Plan Case
- EXTERNAL.tcad_parcels
- Zoning
- Street Address Centerline
- Lakes

SPRINGDALE MULTIFAMILY
CASE #: SPC-2014-0086C.SH
ADDRESS: 5605 SPRINGDALE RD.
CASE MANAGER: NIKKI HOELTER

CITY OF AUSTIN
FOUNDED 1839

SITE DATA			
	ALLOWABLE		TOTAL PROPOSED
ZONING**	GR-MU-CO-NP	LR-3-CO-NP	SAME AS ALLOWABLE
LAND USE**	MULTIFAMILY	MULTIFAMILY	MULTIFAMILY
SITE AREA:	11.95 AC. (520,542 SF)	9.76 AC. (425,345 SF)	21.71 AC. (945,888 SF)
LIMITS OF CONSTRUCTION:	11.13 AC	1.07 AC.	12.2
ESTIMATED START OF CONSTRUCTION:			T.B.D
BUILDING HEIGHT	60'	40' (No buildings proposed within the LR-3-CO-NP portion of the site)	BLDG 1: 40' 10" BLDG 2: 40' 10" BLDG 3: 34' 1" BLDG 4: 34' 1"
# OF STORIES.	5	3	BLDG 1: 3 STORIES BLDG 2: 3 STORIES BLDG 3: 4 STORIES BLDG 4: 4-5 STORIES
BUILDING COVERAGE.	75% ALLOWED, 16.6% (86,171 SF) PROPOSED	53% ALLOWED, 0 % (0 SF) PROPOSED	9.2% (86,171 SF) PROPOSED
F.A.R.	1:1 ALLOWED, 0.92:0 PROPOSED	N/A ALLOWED, 0 % PROPOSED	1:0.37 PROPOSED
IMPERVIOUS COVERAGE:	90% ALLOWED, 53.3% (278,410 PROPOSED	65% ALLOWED; 0% PROPOSED	38.1% (278,493 SF, 6.39 AC.)

*The development is located within the Pecan Springs/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 20030821 122, multifamily is a conditional use on the GR-MU-CO-NP portion of the property.

PARKING DATA - REQUIRED			
USE:	RATIO:	UNITS	PARKING REQUIRED
MULTIFAMILY RESIDENTIAL			
ONE BEDROOM	1.5 SPACES PER UNIT	91	137
TWO BEDROOM	2 SPACES PER UNIT	171	342
THREE BEDROOM	2.5 SPACES PER UNIT	30	75
20% REDUCTION			107
TOTAL PARKING REQUIRED - UNDER APPENDIX A:			448

PARKING DATA - PROVIDED	
TYPE:	PARKING PROVIDED:
STANDARD PARKING SPACES (9'x18'-5')	433
ACCESSIBLE PARKING SPACES	11
TOTAL PARKING PROVIDED:	444

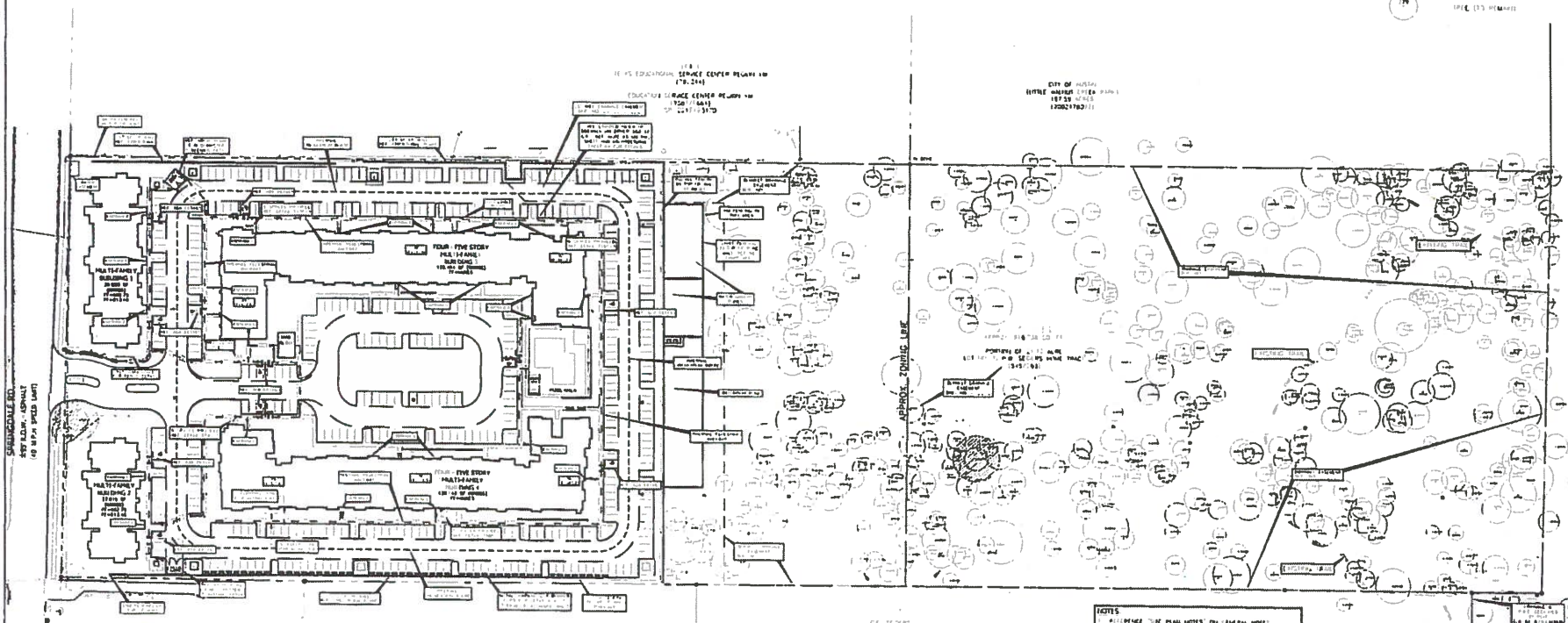
BICYCLE PARKING - REQUIRED	
	SPACES REQUIRED:
5% OF PARKING REQUIRED (448 x .05)	22

BUILDING INFORMATION TABLE					
	Building				
	1	2	3	4	TOTAL
Building Coverage	9,702	8,446	24,563	24,461	65,598
Gross Floor Area	41,181	27,388	117,084	134,167	319,820
Number of Units	42	28	108	112	290
Type of Units					
One Bedroom	22	14	30	25	91
Two Bedroom	20	14	66	71	171
Three Bedroom	0	0	12	16	28
FAR	1:0.84	1:0.32	1:0.98	1:0.31	1:0.37

ZONING SETBACKS				
ZONING	FRONT YARD SETBACK	STREET SIDE YARD SETBACK	INTERIOR SIDE YARD	REAR SIDE YARD
GR-MU-CO-NP	15'	10'	N/A	N/A
LR-3-CO-NP	25'	15'	5'	10'

LEGEND

- BOUNDARY OF AREA OF WORK
- EASEMENT / SETBACK
- CURB (TYPE OF PAVEMENT)
- BUILDING AREA
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- CONTOURED CURBS
- ACCESSIBLE ROUTE
- INTERIOR CONCRETE SURFACE
- CHAIN LINK FENCE
- TREE LINE STANDARD
- HERITAGE TREE
- TREE (TO REMAIN)



NOTES

1. REFERENCE SITE PLAN NOTES ON GENERAL NOTES SHEET(S) FOR ADDITIONAL PLAN NOTES.
2. ALL TRUCKS ARE TO BE PLUMBERS & MATERIALS BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ALL SITE DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
5. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS WILL BE THE SAME AS, OR OF EQUAL QUALITY TO, PROVIDED MATERIALS.
6. ALL PROJECT CURB, INCLUDING CURB RAMPS AND AT LEAST 30 PERCENT OF THE PROPOSED PARKING, WILL BE CONSTRUCTED OF CONCRETE PER SUBCHAPTER E, 3.3.6.2 REQUIREMENTS.
7. ALL SITE DIMENSIONS ARE TO FACE OF CURB, EXCEPT OF SIDEWALK, AND PROPERTY LINE UNLESS OTHERWISE NOTED.

SITE PLAN APPROVAL Sheet 3 of 8
FILE NUMBER SPC-2014-0086C.SH EXPIRATION DATE
APPROVED BY PLANNING DIRECTOR UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE 12-3-18 USE MULTI-FAMILY UNIT MANAGER MATT HUETTER

Director Planning and Development Review Department
RELEASED FOR GENERAL CLEARING: Date SP-MU-CO-NP
Rev 1 _____ Correction 1 _____
Rev 2 _____ Correction 2 _____
Rev 3 _____ Correction 3 _____
Final plat must be recorded by the Project Expiration Date if applicable. Subsequent 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 construction for a building permit if not required, must be approved prior to the Project Expiration Date.

BIG RED DOG ENGINEERING | CONSULTING
WWW.BIGREDDOG.COM
512.669.3588

DIANA H. WANG
9-12-14

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

OVERALL SITE

SHEET
CS100
9 OF 38
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