

December 11, 2018

City of Austin Planning Commission Board members,

The Pecan Springs – Springdale Neighborhood Association (PSSNA) Board would like to request that the Planning Commission postpone the approval vote for the proposed subdivision at 4907 Springdale. Case #C8-2018-0108

The Planning Commission scheduled subdivision review on this meeting date, December 11, 2018 is in conflict with the runoff Election Day for the District 1 City Council; in addition, this month is when people are involved in end-of-Fiscal Year and Winter Holiday preparations.

There are several neighbors with properties that are adjacent to the proposed subdivision and a postponement would give the affected parties time to work with the Mount Moriah Primitive Baptist Church to consider other options, if possible.


As well, City of Austin staff at the Watershed Protection Department would be requested to review the **cumulative** effects of additional impervious cover to the recently developed property lots at the intersection of Springdale and 51st Streets: This intersection has become highly developed in the last two years, adding multiple acres of impervious cover which will increase the amount of storm water flowing into Fort Branch Creek, impacting the floodplain: All this at the same time as the Watershed Protection Department is planning to implement new FEMA floodplain regulations to the City Code – Atlas 14.

The potential downstream effects on neighborhood properties south and along Fort Branch Creek, by continuing to add impervious cover to this area, needs to be reviewed to determine the negative impact for potential flooding issues that would effect the 22 neighbors on Bundyhill Road that are already in the 100 year floodplain of Fort Branch Creek.

Thank you for your consideration to postpone the approval of the subdivision at 4907 Springdale Road as requested by the Pecan Springs – Springdale Neighborhood Association.

Respectfully,

Board Members:

Nathaniel Bradford, board President


December 11, 2018

Dear Planning Commission members,

I am submitting documents for the Pecan Springs - Springdale Neighborhood Association, including directly and indirectly effected neighbors including myself, opposing the subdivision of the property owned by the Greater Mount Moriah Baptist Church at 4907 Springdale Road.

We are requesting that a thorough and **cumulative review** of the watershed both upstream and downstream of the proposed subdivision be completed to record the additional impacts to the floodplain that will occur to the properties of downstream neighbors (lives and property) living on Bundyhill Road (which runs adjacent to Fort Branch Creek) that could be caused during a 100 year flood event. We observe that the current City of Austin approval process only looks at each separate piece/parameter that City Departments and Divisions are required to review and give approvals, and that a **cumulative floodplain review**, based on the Watershed Protection Department's proposed Atlas 14 FEMA regulations (that will be part of the new City Code) **be required BEFORE approval of a subdivision**. The current site plan allows for 90% impervious cover on the subdivided lots.

There are several critical features that demand further review:

1. All of the three other street corners at 51st and Springdale Road either have been recently developed or are scheduled to be developed (see Atlas 14 map) which has increased both concrete drives/alleys and parking lots along with the roofs of cheaply constructed homes, creating additional impervious cover and resulting in storm water volume. We question whether these new additions have been factored into the Atlas 14 floodplain models.
2. The property at 4907 Springdale slopes quickly downhill from 51st street to Fort Branch Creek: 50 ft. downhill across 1,000 ft. stretch, which results in a 5% slope. The new developments, with impervious concrete, will increase the amount of water, and combined with topography of the land which is shaped like a funnel, will contribute to the increased velocity of water rushing to the creek and downstream to neighboring homes before backing up at MLK Blvd.
3. There are a series of Heritage trees (cedar elm, post oak, ashe juniper) and many trees 8" in diameter and other valuable small trees/shrubs (persimmon) that have created a habitat for wildlife, serving as storm water absorption, pollution filtration and physical buffer for fast moving water that can continue to erode the creek which is made up of sedimentary material.
4. All surrounding intersections within a half mile (except for 183 toll road) already have commercial establishments including 51st and Springdale with a Dollar General store:
5. The neighborhood does not need additional commercial stores but instead need more green space, civic and public space and services for a growing population of young families in the heart of a neighborhood of many retirees and long-time residents.
6. The current forested land provides all the natural services that "green infrastructure" freely provides: Air purification, water filtration, sound and light filtration to the adjacent residential neighborhood from a busy urban corridor, and also wildlife habitat. Austin suffers from alternating "Heat Island" and storm water events; both known to be mitigated by forest canopy and natural soil surfaces.

Thank you for your time and consideration,

Bill Stout for Stacey Breach and PSSNA neighbors
5103 Single Shot Circle 78723
512-589-8048

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.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance 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 14 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:

<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. 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.

Case Number: C8-2018-0108

Contact: Cesar Zavala, 512-974-3404 or Cindy Edmond, 512-974-3437

Public Hearing: Planning Commission, December 11, 2018

William E. Stout Jr.
Your Name (please print)

☐ I am in favor
☒ I object

5103 SINGLE SHOT CIRCLE, 78723
Your address(es) affected by this application

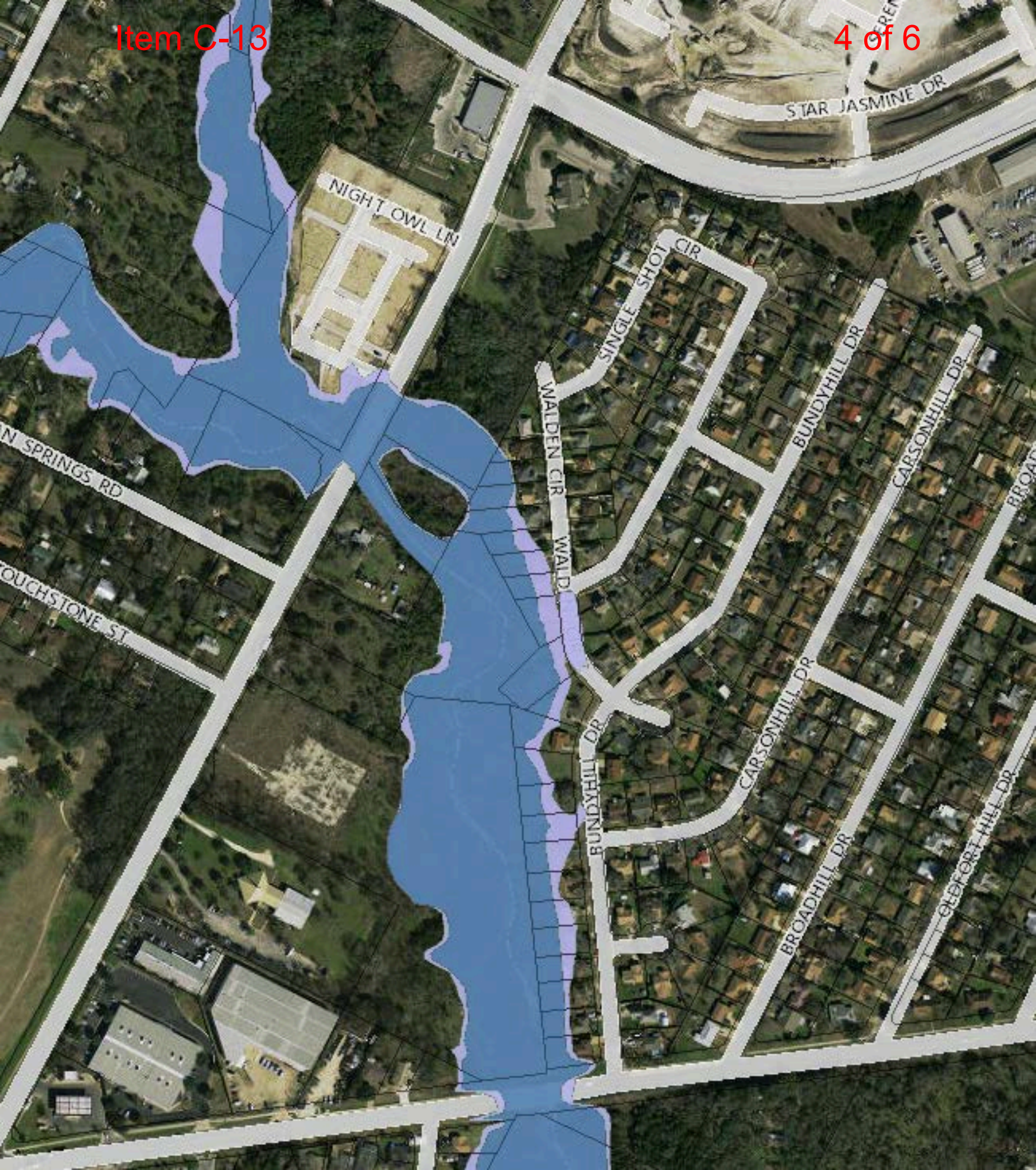
William E. Stout Jr. 12/11/18
Signature Date

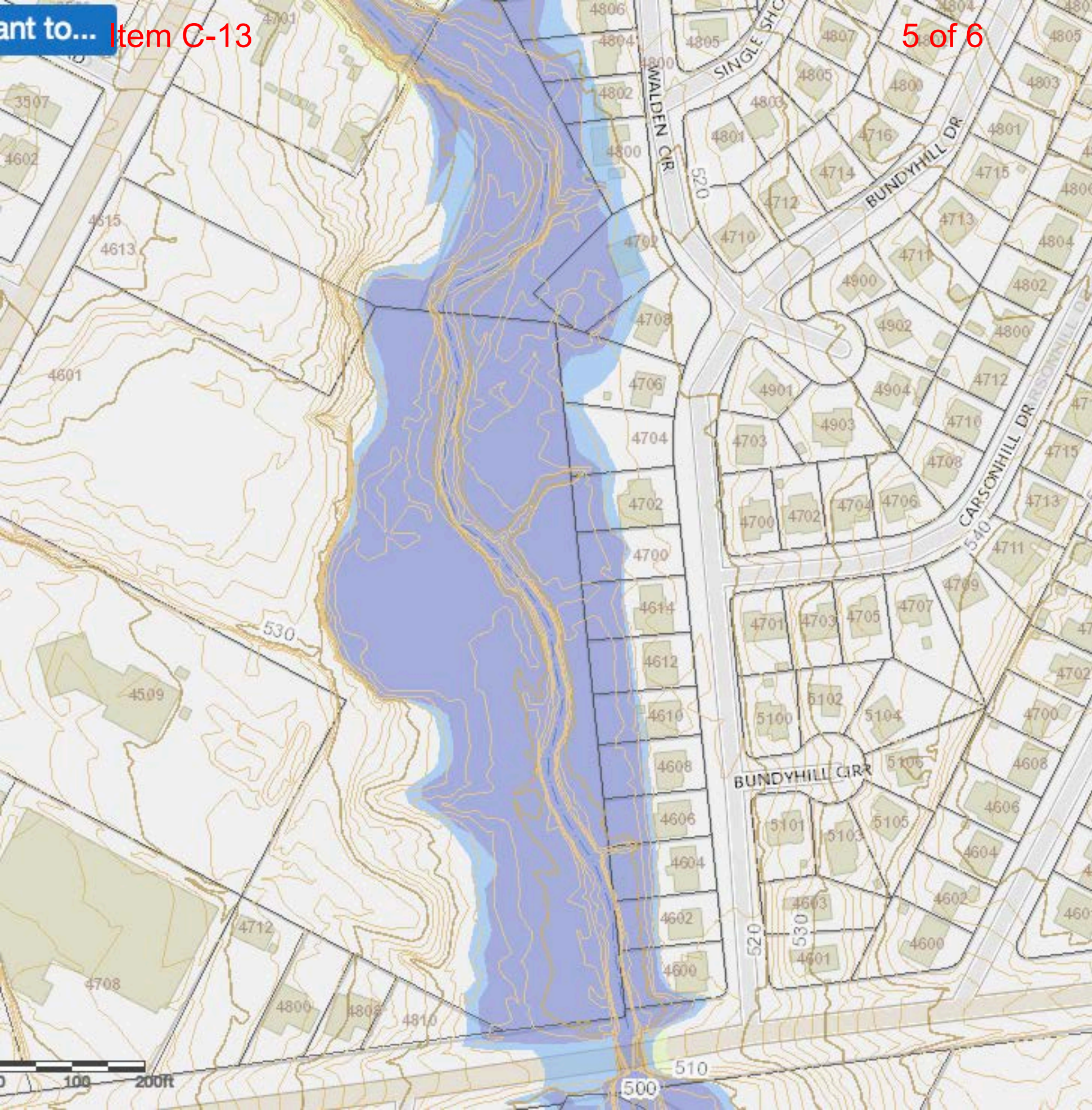
Daytime Telephone: 512-589-8048

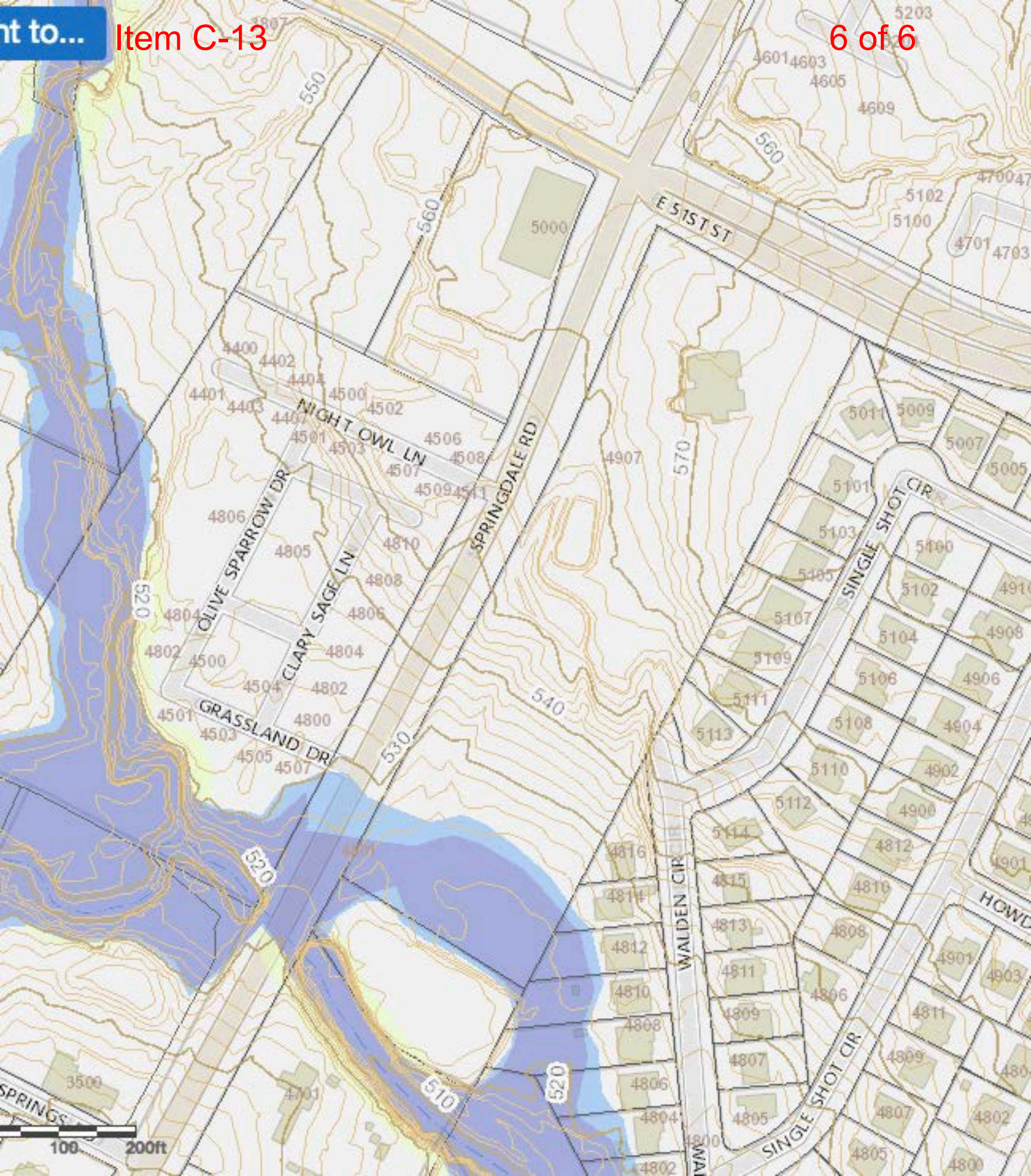
Comments: THE PEXAS SPRINGS - SPRINGDALE N. A.
WOULD LIKE TO EITHER: A) POSTPONE THE HEARING
UNTIL THE WATERWAYS PROTECTION DEPARTMENT
STAFF CAN PROVIDE A CUMULATIVE REVIEW OF THE
COMBINED STORMWATER FOR ALL PROPERTIES AT
51 ST AND SPRINGDALE, RELATIVE AND REFERENCING
THE UPCOMING ATAS 14 FEMA STORMWATER
REGULATIONS; OR B) THE COMMERCIAL SUBDIVISION IS

If you use this form to comment, it may be returned to:
City of Austin - Development Services Department, 4th Floor
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

IN APPROPRIATE
RESIDENTIAL NEIGHBORHOODS.
PLEASE SEE ATTACHED
COMMENTS.







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Item C-13

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