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PAZ

March 10, 2020
Via Electronic Delivery

Austin City Council
City of Austin
301 2nd Street
Austin, TX 78701

Re: C14-2019-0155 - 4011 Convict Hill Road- Letter of Support

Dear Honorable Mayor and Council Members,

This letter is to express the Save Our Springs Alliance's ***support*** for the proposed zoning change at 4011 Convict Hill Road from single family residence-standard lot (SF-2) district zoning to townhouse and condominium residence (SF-6) district zoning with a conditional overlay of a 15-unit maximum, as approved by the Zoning and Platting Commission. *[Note: If the applicant were to protest the right-of-way dedication, we would support the removal of that condition, as the road does not need widening.]* Our support follows the applicant's clarification that it intends to comply with the Save Our Springs Initiative Ordinance ("SOS Ordinance"), as demonstrated by its revised submittal of an SOS-compliant conceptual site plan. Previously, the conceptual site plan provided exceeded the impervious cover limits of the SOS Ordinance, which flagged some concerns.

Generally, the subject lot is suitable for infill that respects the environmental sensitivity of the land. The lot is a relatively flat piece of property, located on a busy thoroughfare. With the SF-6 zoning category, the applicant can cluster the development towards the front of the property and leave a significant part of the property as native, undisturbed open space. This development represents a similar concept to the "Conservation Single-Family" use that is currently in the existing Land Development Code, which SOS has advocated to be preserved in the revised code.

Please feel free to contact me if you would like to discuss any of the above.

Many thanks,

Bobby Levinski
Attorney, Save Our Springs Alliance
512-636-7649 (mobile)

Austin's water watchdog since 1992

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