

**From:** LEIGH ZIEGLER <  
**Sent:** Monday, April 27, 2020 8:30 AM  
**To:** Rivera, Andrew <[Andrew.Rivera@austintexas.gov](mailto:Andrew.Rivera@austintexas.gov)>  
**Subject:** RE: 04-28-2020 Planning Commission B-04 (C14-2019-0003 - Lantana Block P, Lot 3; District 8) (1.3MB) B-05 (C14-85-288.8(RCA5) - Lantana Block P, Lot 3; District 8)

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**RE: Agenda Item 4 & 5 on 04/28/2020**

*SP-2014-0262C(XT2).PCA,*

*C14-85-288.8(RCA5) 7415 SW PKWY ,*

*Lantana Block P, Lot3*

*Zoning Change/ Restrictive Covenant Amendment*

*Planning Commissioners and Mr. Rivera:*

*I am writing out of concern for the listed zoning change which does not appear to include in back-up the associated conditions set forth by Environmental Commission on March 4<sup>th</sup> which stated:*

- “Applicant will provide additional acreage of 3.098 acres to meet the Hill Country Roadway requirement of 40% undisturbed natural area per 25-2-1025 and development on this lot will be restricted to only allow trails.*
- Impervious cover for the project will be capped at 17.5 acres (49% of current site plan SP-2014-0262C(XT2)).”*

*Oddly, the Planning Commission Agenda/ B/U did not include any parameters of the PCA for discussion with the notification of the coming “Not Public” Planning Commission Meeting on 04/28/20.*

*Since Stratus appeared to agree during Environmental Review, I hope this was a mere oversight.*

*There is no objection to the zoning change; however, the requested change in FAR (required for increased density) does not go without significant deleterious impact. Drainage from this lot quickly enters the Aquifer as well as Barton Creek. The lot lies above 2 disjointed fault lines and one must consider the fact that surface floodwaters from build out of adjacent areas of Lantana Phase 1 Section 2 resulted in more recent buy out of homes below Oak Park /Oak Acres. Additionally, the applicable Drainage Criterion Manual ( from letter of 2001) does not require lined retention/ detention ponds nor pollution controls over most if not the entire Lantana Phase 1 Section 2 acreage. Increasing the FAR fivefold (from .2 to 1) potentially increases the erosion, pollution and non- dispersed sheet flow on- site capture coming from suddenly taller buildings which is not addressed adequately for site plan stage.*

*Consequently, it seems important that the additional donation of land and restatement of IC should accompany any change in the existing Restrictive Covenant for this site.*

*Thank you,*

*Leigh Ziegler/ 4815 Trail Crest Circle / District 8 Resident/ OHNPCTMember*