

## Grantham, Scott

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**From:** John Flowers <>  
**Sent:** Tuesday, February 2, 2021 7:45 PM  
**To:** Grantham, Scott  
**Subject:** Objection to The Bend

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\* External Email - Exercise Caution \*\*\*

I John Flowers object to case # SP-2019-0600C

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## Grantham, Scott

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**From:** Justin S. Haddock <>  
**Sent:** Wednesday, February 3, 2021 11:10 PM  
**To:** Grantham, Scott  
**Subject:** Case # SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Dear Mr. Grantham,

I object to the exemption for Case # SP-2019-0600C.

Thank you,  
Justin Haddock

Sent from my iPhone

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## Grantham, Scott

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**From:** Hannah Lindsley <>  
**Sent:** Wednesday, February 3, 2021 7:13 PM  
**To:** Grantham, Scott  
**Subject:** case # SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Hello!

I'd like to make known my objection to the exemption requested by the developers of The Bend on South Congress. We live in the neighborhood and support the restrictions on the land.

Thank you,  
Hannah Lindsley  
5129235878

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## Grantham, Scott

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**From:** Meera Chandy <>  
**Sent:** Wednesday, February 3, 2021 10:00 AM  
**To:** Grantham, Scott  
**Subject:** case # SP-2019-0600C

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Hi Scott,

I object to exemption for case # SP-2019-0600C.

Thanks,  
Meera Chandrasekaran

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## Grantham, Scott

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**From:** George Mill & Liz McVeety <>  
**Sent:** Wednesday, February 3, 2021 5:29 PM  
**To:** Grantham, Scott  
**Subject:** Please don't grant exemption for case # SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Dear Mr. Grantham,

Our neighborhood is being overdeveloped and we fear the infrastructure can not bear all this. We need all the greenspace/parkland we are entitled to. We are writing to object to giving an exemption for case #SP-2019-0600C. The developer is trying to make use of a loophole which would close off the trail to all but the condo development, making a continuous greenbelt park impossible. Please help save our neighborhood!

Thank you,  
George Mill and Elizabeth McVeety  
78745

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## Grantham, Scott

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**From:** PAUL M MONTGOMERY <>  
**Sent:** Wednesday, February 3, 2021 6:18 PM  
**To:** Grantham, Scott  
**Subject:** Objection to Case #SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Hello Mr. Grantham:

My name is Paul Montgomery. I live at 4417 Garnett St. Austin, Tx. 78745. This email pertains to the proposed new development at 4802 Congress Avenue in South Austin.

As this development pushes up against my neighborhood and will adversely affect my life, I object to the exemption and development of #SP-2019-0600C. I urge you to reject SP-2019-0600C!!!!

Thank You,

Paul Montgomery

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## Grantham, Scott

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**From:** norman rice <>  
**Sent:** Wednesday, February 3, 2021 9:38 AM  
**To:** Grantham, Scott  
**Subject:** Fw: Case SP-2019-0600C Appeal denied

you can added my name to deny the appeal for case SP-2019-0600C Norman Rice 4801 S Congress Unit D-1 78745

## Grantham, Scott

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**From:** Loren Pospisil <>  
**Sent:** Tuesday, February 2, 2021 12:56 PM  
**To:** Grantham, Scott  
**Subject:** SP-2019-0600C - New Build blocking green space entrance

\*\*\* External Email - Exercise Caution \*\*\*

Hello Scott,

I am writing in protest to the new build of condos blocking the Williamson Creek Greenbelt, SP-2019-0600C. I live within walking distance to the greenbelt and would like to be able to use the trail the city is developing.

The developers of "The Bend" at 4802 S Congress, want to build 125 condos on a former used car lot. Their 5.3 acre lot includes Williamson Creek frontage, in an area that the City are trying to open up as a creekside trail. The development code requires high density developments like this to dedicate part of their land for parks use, in this case just over 2 acres.

That shouldn't be a problem, as 1.8 acres of the site are in the floodplain, and so can't be used for anything else. However this parkland is useless without public access from Congress Avenue, and the developers are reluctant to grant that, fearing liability issues if traffic entering the development collides with visitors. The problem can be seen at <http://thebendaustin.com> where the site plan shows the building (in orange) crammed into the front part of the site, leaving just enough space for an access driveway. The gap between driveway and southern boundary leaves little room for a sidewalk. Without public access the dedicated parkland is useless. **The Developer is trying to appeal to the Planning Commision, with a hearing set for February 9th at 6pm.** Case# SP-2019-0600C. We need to insist on a public access easement.

The developers have been trying to sell units since last fall, advertising them as "under construction", when they haven't even got a site plan approved as of yet. Please consider the neighbors to this space when making your decision.

Thank you.

Loren Pospisil  
500 Blueberry Hill  
Austin, TX 78745

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## Grantham, Scott

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**From:** Sandy Parham <>  
**Sent:** Wednesday, February 3, 2021 11:54 AM  
**To:** Grantham, Scott  
**Subject:** 4802 Congress

\*\*\* External Email - Exercise Caution \*\*\*

It's come to my attention that the development at 4802 Congress is wanting an exemption from allowing park land. I strongly oppose this and cannot imagine that this would be favorable to the City of Austin. Taking away the parkland will prohibit access to walking trails as well as not allowing a neighborhood access to the greenbelt. The lack of green space for wildlife impacts them as well.

I think it's time that developers need to conform to what residents want.

Thank you,

Sandy Parham  
4404 Garnett St, Austin, TX 78745

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Sandy Parham

[www.sandyclaydesigns.com](http://www.sandyclaydesigns.com)

**Garnett Street Guest House**

<https://www.airbnb.com/rooms/8438090?preview>

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## Grantham, Scott

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**From:** Susan Adams <>  
**Sent:** Wednesday, February 3, 2021 10:15 AM  
**To:** Grantham, Scott  
**Subject:** Objection to SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

I object to the request for an exemption on case #SP-2019-0600C.

Susan Adam's  
4408 Garnett St,  
Austin, TX 78745

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Susan Adams

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## Grantham, Scott

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**From:** William Lindsley <>  
**Sent:** Wednesday, February 3, 2021 10:05 AM  
**To:** Grantham, Scott  
**Subject:** Objection to exemption for # SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Scott,

I'm writing to let you know I object to the exemption for # SP-2019-0600C regarding the requirement for parkland associated with this development.

Thanks,

Will  
512-517-1065  
4410 Garnett St.  
Austin TX 78745

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# ACDDC

Austin Community Design and Development Center  
Design Matters



TO: City of Austin Planning  
Commissioners and  
Council Members

RE: SP-2019-0600C Site Plan  
Appeal, 4802 S Congress Ave.

February 5, 2021

 [communitypoweredworkshop.org](http://communitypoweredworkshop.org)

 512.220.4254



 1023 Springdale Road, 13F  
Austin, TX 78721

Dear Planning Commissioners and Council Members,

[Community Powered Workshop](#) (CPW) is an Austin-based non-profit organization that works alongside communities who have not yet been heard to create powerful and equitable places, and we do this through collaborative planning, community-driven research and social impact design. This letter is in regards to the Wilder site/The Bend project ([SP-2019-0600C Site Plan Appeal, 4802 S Congress Ave.](#)).

There are nearly 58 acres of parkland and 17 acres of residential floodplain buyout properties between Menchaca Road and Congress Avenue, creating almost two miles of connected green space along Central Williamson Creek. In 2019 CPW was approached by local community leaders to support a process that would allow neighbors of the area to re-imagine this green space as a resilient, healthy and connected space. Since then we have been building relationships and working alongside Southwood and Heartwood neighborhoods through an engaged process that continues today and has grown to include the development of a community-led Vision Plan.

For this Vision Planning process, CPW facilitated the convening of an 8-member Community Working Group from across the creek to bring local voices and perspectives to the table, and a City Working Group of City of Austin staff, including the Watershed Protection Department and Parks and Recreation Department. After securing grant funding from the St. David's Foundation and with additional support through The Nature Conservancy, the project was able to support the time and expertise of residents participating in the working group, develop and distribute engagement materials, and contract local landscape architect team, Asakura Robinson to develop the Vision Plan.

As we have seen throughout the [Central Williamson Creek Greenway Vision Plan](#), the community has overwhelmingly expressed a priority for access and connectivity throughout the neighborhood, and see the greenway as a critical component for this. Since there is no parkland dedicated on this tract yet, we have not included it in the Vision Plan in its current form, although we do see this tract as a potential critical component of green space access, connectivity and health for the neighborhood and overall trail system. Furthermore, according to the Healthy Parks Plan for Travis, Bastrop and Caldwell Counties, the area is in high need of additional parkland. The plan identifies the vast majority of areas around Central Williamson Creek as very high priority areas, with a few segments also considered high priority. The adjacent neighborhoods could benefit from greater access to healthy park space. The Vision Plan works to activate this space and reclaim it as a healthy community resource.

The Vision Plan was shaped by community input shared through [audio stories](#), an interactive [Social Pinpoint map](#), and ideas for the greenway were shared and voted on with '[Creek Idea Cards](#).' Learn more about the [engagement activities](#) and [Vision Plan](#) by visiting [www.centralwilliamsoncreek.org](http://www.centralwilliamsoncreek.org). Please do not hesitate to reach out to Nicole Joslin, Executive Director, at [nicole@cp-workshop.org](mailto:nicole@cp-workshop.org), if you have any questions.

Sincerely,

*Nicole Joslin*

Nicole Joslin, AIA, LEED AP  
Executive Director, Community Powered Workshop

*This letter is submitted with the full support of the Williamson Creek Community Working Group members:*

Mary Olmstead  
Anna Pittala  
Steve Prather

Jessica Sager  
Nicole Sanford  
Greg Stevens

Michael Usher  
Esther Weekes

## Grantham, Scott

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**From:** chip waldron <>  
**Sent:** Thursday, February 4, 2021 12:48 PM  
**To:** Grantham, Scott  
**Subject:** Case # SP-2019-0600C

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\* External Email - Exercise Caution \*\*\*

Dear Mr. Grantham,

I own a house very close to the above-referenced project which I understand has applied for several variances for their plan. I am writing to you to let you know that I object to the requested exemptions for case # SP-2019-0600C. My name is Robert (Chip) Waldron and my address is 4414 Garnett Street, Austin, 78745. Please do not hesitate to email me with any questions that you might have.

Thank you for your time.

Sincerely,

Chip Waldron

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## Grantham, Scott

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**From:** Ryan Albert <>  
**Sent:** Tuesday, February 9, 2021 9:24 AM  
**To:** Grantham, Scott  
**Subject:** Case SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Hello Mr. Grantham,

I sent in a reply via postal mail as well, but I wanted to email just to make sure you received it in time.

I live at 4601 Goliad Ln, Austin, TX 78745 and I object to the developer receiving an exemption to the City's requirement to provide park land as part of the development at 4802 Congress Ave.

Thank you for your consideration.

Best,

Ryan Albert

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## Grantham, Scott

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**From:** Sarah burleson <>  
**Sent:** Monday, February 8, 2021 10:03 PM  
**To:** Grantham, Scott  
**Subject:** SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Hello Mr. Grantham:

I am writing to let you know that **I object to the exemption for case # SP-2019-0600C**. I am a property owner and resident near the development at 412 Philco Drive, 78745.

Thank you for your time and taking this objection into account.

All best,  
Sarah Burleson

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Sarah Burleson  
Home Owner  
412 Philco Drive, Austin, 78745  
512-636-4178  
[sarah.burleson.atx@gmail.com](mailto:sarah.burleson.atx@gmail.com)

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## Grantham, Scott

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**From:** Cassi Clinton <>  
**Sent:** Monday, February 8, 2021 10:41 PM  
**To:** Grantham, Scott  
**Subject:** Sp-2019-0600c

\*\*\* External Email - Exercise Caution \*\*\*

Hi Scott,

I live at 5305 harvest Lane. I have two small children and we access the green belt at Williamson creek several times a week and we love having this public land to enjoy. Allowing The Bend to obtain their own land eliminates entry and enjoyment to the families thAt live and enjoy the green belt. Further, it eliminates out ability to enjoy what should be public land for all. Please do not allow The Bend to confiscate public land.

Thank you,  
Cassi Clinton  
512-850-2828

Sent from my iPhone

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## Grantham, Scott

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**From:** adam hulse <>  
**Sent:** Monday, February 8, 2021 2:35 PM  
**To:** Grantham, Scott  
**Subject:** Case number sp-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Mr Grantham,

I strongly object to the developers request for exemption to the city's REQUIREMENT to provide park land as part of this development.

Case: SP-2019-0600C

Thank you.

Adam Hulse  
301 Southview  
Austin, TX 78745

Sent from my iPhone

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