

DATE: March 7, 2021
TO: Scott Grantham Scott.Grantham@austintexas.gov
CC: Pio.Renteria@austintexas.gov
FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT
Re: SCCNPCT - Requesting **Denial of the Appeal** to Planning Commission March 9, 2021
Re: Notice of Public Hearing Site Plan Appeal for 4802 South Congress Avenue
Case Number SP-2019-0600C District-3
Applicant: Mike McHone
Parks Dept.: Scott Grantham, Scott.Grantham@austintexas.gov

Dear Planning Commission,

We, the SCCNPCT, have been in communication with Scott Grantham from the Parks Department, and Mike McHone, the applicant for 4802 South Congress Avenue. We have been able to hear both sides regarding intent and specifics for this appeal.

We, the SCCNPCT, would like to have access from South Congress Ave through this property as mentioned by the Parks and Recreation Department. Parkland and greenbelts are often rare. Having access so that all area residents may safely enjoy the Central Williamson Creek Greenbelt is critical. The dedicated parkland, parking, and access to it, will provide an opportunity for relaxation and exercise to all residents living within close proximity. This would also leave intact an area for natural plants and species to live.

We the SCCNPCT understand if the applicant's request is denied by Planning Commission, PARD and the SCCNPCT will continue to work with the applicant on outstanding issues such as the exact size and boundary of the parkland at the rear of the site along Williamson Creek; and the design of the driveway/public access way to promote safety and use by pedestrians as well as vehicles. As a registered “interested party”, the SCCNPCT, would like to be involved with the progression, access, and design of this parkland dedication that’s being implemented within the contact team area. Our understanding is that park policies, procedures, and rules are in place and maintained. Title 9. Prohibited activities - § 9-4-11 - CAMPING AND OBSTRUCTION IN CERTAIN PUBLIC AREAS PROHIBITED.

Another suggestion, would be for future cases such as this one, to include the Neighborhood Plan Contact Team with discussions, before, during, and continuing after site plan approval. Neighborhood Contact Teams should be “interested parties” to all projects within their boundaries. Additionally, the “fee in lieu of” the least desirable cheapest smallest unit is nowhere near the cost of “fee in lieu” calculations need to generally be reexamined, as the payoff cost from developers does not align with the current costs for land, development, and housing in Austin. It is our understanding that the funds accumulated by the “fee in lieu” of process, are to be deployed within the surrounding neighborhoods.

Please **deny** this appeal. We need more parkland access within the City of Austin, especially within the East South Congress area.

Thank you,

Mario Cantu, Keena Miller, Gwen Jewiss, & SCCNPCT