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**B-8** 

# EXHIDIT 2 AREA IN RED PROPOSED PARKLAND FROM 4802\$ Congress

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ARST FLOOR	N/A	34,383 S.F.	FFE 635.			<b>A</b>	
SECOND FLOOR	N/A	29,874 S.F.	FFE 645.			+	
HIRD FLOOR	N/A	29,874 S.F.	FIE 656.	50		1	
FOURTH FLOOR	N/A	29,874 S.F.	FFE 667.	25			
FIFTH FLOOR	N/A	29,874 S.F.	FFE 678.	00			
POOL EQUIPMENT	N/A	129 S.F.	FTE 822.	00			
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BUILDING TYPE	BUILDING I (CARACE):	79,097 SF. BUILDING 2 (APAR	THENTS) IS CONSTRUCTION	A TYPE HA.			
	POOL EQUIPMENT BUIL	DING IS CONSTRUCTION TYPE V	3.				
TOTAL SITE AREA: 5.496	AC. (239,400 SF) N	T SHE AREA: 5.496 AC. (239,4	00 SF)				
NPERMOUS COVER: 53,	the second						
And the second sec		BINED NEIGHBORHOOD PLANNING	; AREA)				
AR PERMITED: 1:1	OWED: 80%						
	000 0 101H CROSS 0 000	AREA ARE THE SAME AS THERE	IS ONLY OUT DIMONIO				
		WREA EXCLUDES BREEZEWAYS, E		R5.			
						SITE PLAN RELEASE N	NOTES:
	E NOTES		COTHE			a) A DEVELOPMENT	
0	LASS AND REFLECTIVE WE	CTIVE SURFACES, SUCH AS REF TAL ROOFS, WHOSE PITCH IS M	ORE THAN			PERMIT FOR N SITE PLANS.	
P	ROHBITED. [SECTION 25-					b) THE REQUIRED	VECCE
2. T	HE NOISE LEVEL OF MECH	WHICH EQUIPMENT WILL NOT E	KCEED 70			IS REQUIRED T	
	SES. [SECTION 25-2-100	57]				c) EACH COMPACT	PARK
		S SPACE MUST BE IDENTIFIED B HEAD OF THE PARKING SPACE.				d) EVERY ACCESSIB	LE PAR
		TERNATIONAL SYMBOL OF ACCES				THE PARKING SP. STATE RESERVED,	ACE. TH
1 4	ID SYMBOLS ON SUCH SI	INS MUST BE LOCATED 60" MIN	NUM			OCATED 60" MINI PARKED IN THE	A NUM
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6. A	LL LANDSCAPED AREAS TO HEELSTOPS OR OTHER AP	BE PROTECTED BY SIX-INCH I	WHEEL CURBS.			BZ OF THE PROP	
7. A	LL ACTIVITIES WITHIN CEF	S SETBACK MUST COMPLY WITH	LAND			4) A CONDITIONAL LE	
		-281(C)(2), WICH STATES THAT E RETAINED TO THE MADIMUM E				PROGRAM PRIOR	
	RACTICABLE, CONSTRUCTION IS PROHIB	IN IS PROHEITED, AND WASTEN				1) THE FIRE LANE M	ARKING
9. N	O SWIMMING POOL, TENNI	S COURT, BALL COURT, OR PLA	YGROUND WILL				
U	SED OR ZONED AS SF-5	OR MORE RESTRICTIVE ZONING.				COMPATIBILITY ST	ANDAR
	D SOUD FENCE ALONG TH F SIX FEET OR A MAXIMU	E PROPERTY LINE WILL EXCEED W OF SEVEN FEET.	AN AVERAGE			A	
	NCH COMPACT PARKING S	PACE/AISLE WILL BE SIGNED "SI	WILL CAR			<ul> <li>a) All exterior lig Subchopter E</li> </ul>	
12. A	N EXTERIOR DOOR WUST	BE PROMOED FOR THE RISER R				or substitution	of to
A	CESSIBLE PARKING LOAD	RANCE OF 114" MUST BE PROM NG ZONES AND ALONG VEHICLE				<ul> <li>b) All dumpsters</li> </ul>	
14. A	MUNITES TO SUCH AREAS F	E PROVIDED FOR VAN ACCESSI	ALC PARKING			at a minimum	of t
1 1	HE PARKING GARAGE	ENCLIAR ROUTE THERETO, TH				c) The use of hi	
	ach parking space is t Esidential Unit,	D BE LEASED SEPARATELY FROM	e THE			matol roofs, w	rhose
						d) The noise leve	
[			>			line adjacent	to re:
	17		A			<ul> <li>e) Exterior lightin</li> <li>f) Screening for</li> </ul>	
	A State of C		1			equal quality t	
Lang and and		Andapati d C					
			and the second s				
Figure 34:							
Examples of fully-shle	ided light fixtures.						
						PARK	ING
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o symbol monte	ne logena.				ACCESSIBLE SPACES R	EQUIRED	-
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[	MINIMUM SP	TE AREA TABLE			COMPACT SPACES PRO	and share the second state of the second	
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MINIMUM SITE	AREA (1,200 SF 2	BR/2BA) x 60 72,000	SF 1.65 ACRES		BICYCLE PARKING PRO	In the second seco	
THE REAL PROPERTY AND ADDRESS OF ADDRESS OF	AREA TOTAL	And the rest of th	SF 3.14 ACRES		and a set to set the set of the s	G LOCATED IN PARK	ING G
TOTAL SITE A	REA OF PROPERTY	239,400	SF 5.50 ACRES			NEAR SOUTH CONG	
				[			
				Concerned a	CONTRACTOR		
						UTIONED THAT THE LOCATIO	
				PLANS IS I	BASED FARTHALLY ON RECO	lities as indicated on the RDS of the city of alist	194.
				VERFY LDC	CATIONS OF WATER, WASTER	RE TAKEN IN THE FIELD TO WATER AND STORM SENIER I	UNES.
				THE DIFORM	MATICH IS NOT SPECIFICALL		
				1	THEFT THIS ARE AREA AREA.	LITY AT LEAST 48 HOURS	

H.P. LP. and made some at 120 NOTE: LE: 1"=60' ORIGINAL PROPERTY AND FEBRUARY 23, 2012, 1 PROPERTY BOUNDARY, T UPDATED ON JUNE 1, 2 LAYOUT, LLC, AND REPR INFORMATION SUPPLEMENT TOPOGRAPHIC DATA NOTE: APPROVAL OF THESE PI INDICATES COMPLIANCE DNLY, APPROVAL BY OT BE REQUIRED PRIOR TO APPLICANT IS RESPONSI ADDITIONAL APPROVALS

- a) A DEVELOPMENT PERMIT NUST BE ISSUED PRIOR TO AN PERMIT FOR NON-CONSOLIDATED BUILDING PERMIT OR P SITE PLANS.
- b) THE REQUIRED VEGETATIVE BUFFER YARD ADJACENT TO THIS IS REQUIRED TO BE BUILT AT THE TIME OF ANY EXPANSION
- c) EACH COMPACT PARKING SPACE/AIGLE WILL BE SIGNED d) EVERY ACCESSIBLE PARKING SPACE MAIST BE IDENTIFIED BY A THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATION STATE RESERVED, OR EDUINALENT LANGUAGE. CHARACTERS AND OCATED 60" MINIMUM ABOVE THE GROUND SO THAT THE Y CA
- PARKIED IN THE SPACE. [IBC 1110.1, ANS! 502.7]. d) NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PRO PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY H BZ OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY STATE CONCERNING CONDOMINUNS.
- A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIM PROGRAM PRIOR TO BUILDING PERMAT.
- 1) THE FIRE LANE MARKING SHALL READ FIRE LANE/TOW AWAY ZO

## COMPATIBILITY STANDARDS NOTES:

- a) All exterior lighting will be full cut-off and fully Subchapter E 2.5 and will be reviewed during build or substitution of tamp/light fixtures shall be subs opproval in accordance with Section 2.5.2.E.
- b) All dumpsters and any permanently placed refuse at a minimum of twenty (20) feet from a proper or more restrictive.
- c) The use of highly reflective surfaces, such as rel metal roofs, whose pilch is more than a run of will be prohibited.
- d) The noise level of mechanical equipment will not line adjacent to residential uses.
- e) Exterior lighting above the second floor is prohibi Screening for solid waste collection and loading or equal quality to, principal building materials

	PARKING	SUMMARY	
MULTY-FAMILY	# BEDROOMS PER UNIT	PARKING SPACES REQ' PER UNIT	I OF
MULTY-FAMILY	D	1	
MULTY-FAMILY	1	1.5	6
MULTY-FAMILY	2	2	6
SUBTOTAL			12
TOTAL REQUIRED WITH	REDUCTIONS (10%/REDUCTIO	N FOR TREE PRESERVATION	0
ACCESSIBLE SPACES	REQUIRED		
ACCESSIBLE SPACES	PROVIDED		
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COMPACT SPACES PR	DWDED		
TOTAL PARKING SPACE	S PROVIDED		
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BICYCLE PARKING PRO	WIDED*		
-			A COLUMN TAXABLE PROPERTY.

KING LOCATED IN PARKING GARAGE ES NEAR SOUTH CONGRESS ENTRY.

# SITE PLAN R

WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEMATER AND STORM SEWER LINES. THE DEFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAUNTON TO REQUEST THE EXACT FIELD LOCATIONS AS REDURED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES WHICH CONFLICT WITH THE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS RECLIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED. (SEE SEQUENCE OF CONSTRUCTION)	APPROVED BY PLANNING CI APPROVED BY CITY COUNCI under Section <u>112</u> of Director, Development Serv DATE OF RELEASE Rev. 2 Rev. 3 Rev. 3 Rev. 3 Rev. 3 RELEASE OF THIS APPLICATION AN INCEDIRACY AND ADEQUACY OF COURACY AND ADEQUACY OF COURACY AND ADEQUACY OF
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ND TREE SURVEY PREPARED ON BY PRECISE LAND SURVEYING, INC. TOPOGRAPHIC & TREE SURVEY 2020 BY EAGLE EYE CONSTRUCTION PRODUCED KEREON, CONTOUR JENTED BY CITY OF AUSTIN		-	4	\$					T	the second se
PLANS BY THE CITY OF AUSTIN E WITH APPLICABLE CITY REGULATIONS OTHER GOVERNMMENTAL ENTITIES MAY TO THE START OF CONSTRUCTION. THE ISIBLE FOR DETERMINING WHAT S WAY BE NECESSARY.	CORRECTION/REVISION									
APPLICATION FOR BUILDING PLANNING COMISSION APPROVED	ATE						_		+	
THE NULTIFAMLY RESIDENTIAL SION TO THE SITE.	12	+	-	-		$\parallel$	-	-	+	-
"COMPACT ONLY." LDC 25-8-475.	AB TO		-	L					-	
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ROPOSED RESIDENTIAL CONDOMINIUM HAVE COMPLIED WITH CHAPTER BT AND NY OTHER STATUTES ENACTED BY THE										
ENERGY GREEN BUILDING										
TONE.				8	10					
y shielded in compliance with ilding plan review. Any change bmitted to the Director for se receptacles will be located erty used or zoned as SF-5 reflective glass and reflective f seven (7) to a rise of twelve (12). It exceed 70 dba at the property ibited. areas shall be the same as, or of		WILDER		4802 SOUTH CON	AUSTIN. TEXAS 78745		CITE DI AL	OIL F LIGHT		
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ALL ROUDA APPLICATION BATE: 12/23/19				1	GIN	17	ST	T.		
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of Chapter of the Auctin City Code.			-	57	A		4	in the second	4	
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Correction 2				MIL	SIONAL SIONAL	El	1	入	1.31	۴
TION BOES NOT CONSTITUTE A VERIFICATION OF AND CALCULATIONS SUPPLY BY THE APPLICANT, IS SOLELY RESPONSIBLE FOR THE COMPLETENESS OF HEATHER SUBMITIAL, WHETHER OR NOT THE FOR CODE COMPLIANCE BY CITY ENGINEERS.	-	1		ET	-	¢	F	2	8	
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SP-2019-0600C

### **B-8**

### 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.

A board or commission's decision 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.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

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 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: <u>www.austintexas.gov/devservices</u>.

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: SP-2019-0600C
Contact: Scott Grantham, (512) 974-9457
Bublic Hearing, Planning Commission, Echnology 0, 2021
Public Hearing: Planning Commission, February 9, 2021
Norman L Kice's Katerina K Vitemore
Your Name (please print)
4801 5 Congress Avenue #R4
Your address(es) affected by this application
Laterie R Differmence 2/1/2021
Signature Date
Daytime Telephone: 512 707 0455
Comments: Appeal denied
kle must dedicate parklard
No fee in lieu.
We need parkland in this area of town
WE NEED VERYERS IN THES STEED OF 1800M
If you use this form to comment, it may be returned to:
City of Austin
Scott Grantham
P. O. Box 1088 Austin, TX 78767-1088

2 of 9

From:	Katerina Dittemore <>
Sent:	Monday, February 1, 2021 11:06 AM
To:	Grantham, Scott
Cc:	Norman Rice; 'Faye Beck'
Subject:	Case SP-2019-0600C Appeal denied
Attachments:	Appeal denied 4802.pdf
Importance:	High
Follow Up Flag:	Follow up
Flag Status:	Flagged

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

### Goo morning Mr Grantham

I am responding to the Notice of Public Hearing Site Plan Appeal Case SP-2019-0600C

Please record in the official public hearing comments that I object to the appeal.

Specifically, I agree with the recommendation of the Parks Commission to dedicate parkland as part of this development project. We badly need more greenspace in this area of town.

Please contact me with any questions. 512/707-0455

Thank you Katerina R Dittemore 4081 S Congress Ave Unit R-4 Austin, TX 78745 **CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From:	Pam Lynn <>
Sent:	Monday, February 1, 2021 1:03 PM
To:	Grantham, Scott
Subject:	Exemption Case #SP-2019-0600C OBJECTION
Follow Up Flag:	Follow up
Flag Status:	Flagged

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

Mr. Grantham,

In the matter of Exemption Case #SP-2019-0600C, I wish to let you know that I **OBJECT** to the exemption.

I live opposite (across the greenbelt) of the proposed development at 4802 South Congress. As the Congress corridor continues to grow in density, I think park land near the development is necessary to the health and wellbeing of nearby citizens.

Thank You, Pamela Lynn 4605 Goliad Ln. Austin TX CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From:	Jacob Noack <>
Sent:	Monday, February 1, 2021 7:30 PM
To:	Grantham, Scott
Subject:	4802 Congress Ave Objection

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

Hi Scott,

I object to the exemption application for 4802 Congress Ave (case # SP-2019-0600C). As a homeowner in the West Congress (Fairview) neighborhood and a native Austinite, I strongly believe the greenbelts should be open and inclusive of everyone.

Jacob Noack jacobnoack@me.com 830-385-6863 CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From:	James Millard <>
Sent:	Monday, February 1, 2021 9:13 PM
To:	Grantham, Scott
Subject:	Objection to Exemption, Case SP-2019-0600C
Follow Up Flag:	Follow up
Flag Status:	Flagged

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

Hi Scott,

I object to the developer's application for an exemption on case # SP-2019-0600C. Green space is not only vital to the neighborhood, but to maintaining the surrounding Williamson Creek area and green belt, especially with further development on the horizon.

Please let me know if you need anything else from me.

James Millard

Sent from my iPhone

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

### DATE: February 2, 2021

TO: Scott Grantham Scott.Grantham@austintexas.gov

CC: Pio.Renteria@austintexas.gov

Case Number SP-2019-0600C District-2.

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

- Re: SCCNPCT Requesting Postponement Planning Commission February 09, 2021
- Re: Notice of Public Hearing Site Plan Appeal for 4802 South Congress Avenue

Applicant: Mike McHome

Parks Department: Scott Grantham Scott.Grantham@austintexas.gov

Dear Scott Grantham,

We, the SCCNPCT are requesting postponement February 9, 2021 Planning Commission for Case Number SP-2019-0600C 4802 South Congress Avenue to March 9, 2021 Planning Commission.

We the SCCNPCT will need time to communicate with the applicant Mike McHone for this Notice of Public Hearing Site Plan Appeal. We will consult with Scott Grantham from the Parks Department and the applicant as to the intent and specifics of this appeal for 4802 South Congress Avenue.

Thank you, Mario Cantu, Keena Miller & SCCNPCT.

From: Sent: To: Subject: kevin mackie <> Thursday, February 4, 2021 1:11 AM Grantham, Scott case # SP-2019-0600C

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

Hello Scott Grantham - I object to the exemption for case # SP-2019-0600C - Kevin Mackie (Mockingbird Lane) CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

### **B-8**

### Grantham, Scott

From:	Elizabeth Birns <>
Sent:	Wednesday, February 3, 2021 9:30 PM
То:	Grantham, Scott
Subject:	NO to the exemption for SP-2019-0600C

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

Scott

As a resident on Hedgewood

Drive, near Williamson Creek AND 4802 S. Congress, I wanted to let you know that I am very much opposed to the exemption for case # SP-2019-0600C.

If you allow the park land access exemption in this case, you will be setting a horrible precedent. Allowing this exemption tells all future developers that they can promise whatever they need to in order to get approval for a permit to build. And they know that they won't be held accountable and will only have to pay a fine to essentially do whatever they wanted to do in the first place. This is simply not acceptable, so please vote NO! on this exemption.

Thank you for your time.

Sincerely,

Elizabeth Burns

Sent from my iPhone

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