

## SP-2019-06000



## 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: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

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

**Public Hearing:** Planning Commission, February 9, 2021

Norman L Rice's Katerina R Dittmore

Your Name (please print)

4801 S Congress Avenue #R4

Your address(es) affected by this application

Katerina R Dittmore

Signature

☐ I am in favor  
☒ I object

2/1/2021

Date

Daytime Telephone: 512 707 0455

Comments: Appeal denied

We must dedicate parkland

No fee in lieu.

We need parkland in this area of town

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

**Grantham, Scott**

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**From:** Katerina Dittmore <>  
**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 Dittmore  
4081 S Congress Ave Unit R-4  
Austin, TX 78745

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**Grantham, Scott**

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**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

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**Grantham, Scott**

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**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

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**Grantham, Scott**

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**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

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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

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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.

**Grantham, Scott**

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**From:** kevin mackie <>  
**Sent:** Thursday, February 4, 2021 1:11 AM Grantham,  
**To:** Scott  
**Subject:** 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)

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**Grantham, Scott**

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**From:** Elizabeth Birns <>  
**Sent:** Wednesday, February 3, 2021 9:30 PM  
**To:** 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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