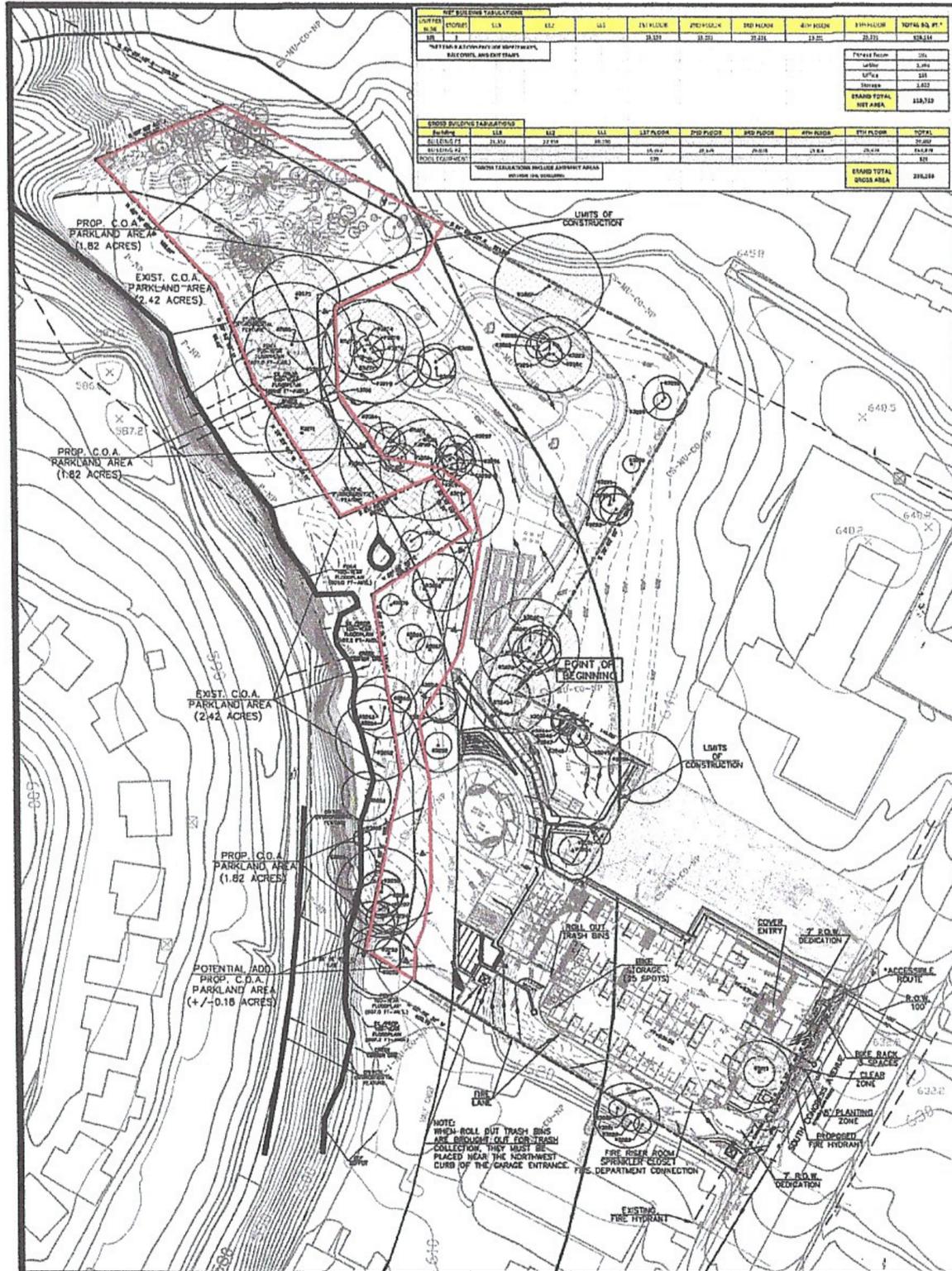
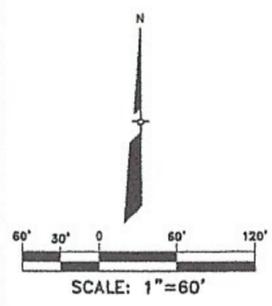


EXHIBIT 2 AREA IN RED PROPOSED PARKLAND FROM 4802ST CONGRESS



FLOOR	STORIES	1.1A	1.1B	1.1C	1.1D	1.1E	1.1F	1.1G	1.1H	1.1I	1.1J	1.1K	1.1L	1.1M	1.1N	1.1O	1.1P	1.1Q	1.1R	1.1S	1.1T	1.1U	1.1V	1.1W	1.1X	1.1Y	1.1Z	TOTAL GROSS SF
Garage	3																											78,097
1st Floor	1																											34,383
2nd Floor	1																											29,874
3rd Floor	1																											29,874
4th Floor	1																											29,874
5th Floor	1																											29,874
Pool Equipment	1																											129
TOTAL	7																											233,100

EXISTING	PROPOSED
EXISTING USE	VACANT CAR LOT
PROPOSED USE	TO BE DEMOLISHED
NUMBER OF STORIES	ONE
GARAGE (3 LEVELS)	2,156 S.F. (804 S.F.)
FIRST FLOOR	N/A
SECOND FLOOR	N/A
THIRD FLOOR	N/A
FOURTH FLOOR	N/A
FIFTH FLOOR	N/A
POOL EQUIPMENT	N/A
GROSS FLOOR AREA*	2,156 S.F. (804 S.F.)
FAR	0.01 : 1
BUILDING COVERAGE	2,156 SF (1%)
BUILDING HEIGHT	25'
MAX. BUILDING HEIGHT	UNKNOWN
BUILDING MATERIAL	UNKNOWN
BUILDING TYPE	BUILDING 1 (GARAGE); 79,097 SF. BUILDING 2 (APARTMENTS) IS CONSTRUCTION TYPE IIA. POOL EQUIPMENT BUILDING IS CONSTRUCTION TYPE VB.
TOTAL SITE AREA	5,498 AC. (239,400 SF)
IMPERVIOUS COVER	53,500 SF (22%)
ZONED	CS-14J-CO-NP (SOUTH CONGRESS COMBINED NEIGHBORHOOD PLANNING AREA)
BUILDING COVERAGE ALLOWED	80%
F.A.R. PERMITTED	1:1



	PROPOSED GRADING
	DRAINAGE AREA
	HIGH POINT
	LOW POINT
	PROPOSED CURB INLET
	PROPOSED AREA INLET
	DRAINAGE AREA BNDRY
	FIRE LANE

NOTE:
ORIGINAL PROPERTY AND TREE SURVEY PREPARED ON FEBRUARY 23, 2012, BY PRECISE LAND SURVEYING, INC. PROPERTY BOUNDARY, TOPOGRAPHIC & TREE SURVEY UPDATED ON JUNE 1, 2020 BY EAGLE EYE CONSTRUCTION LAYOUT, LLC AND REPRODUCED HEREIN. CONTOUR INFORMATION SUPPLEMENTED BY CITY OF AUSTIN TOPOGRAPHIC DATA.

NOTE:
APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

- SITE NOTES:**
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-100(7)]
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-100(7)]
 - EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE.
 - FIRE LANES SHALL BE PAINTED RED AND LABELED "FIRE LANE" NO PARKING ZONE
 - ALL LANDSCAPED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7
 - ALL ACTIVITIES WITHIN CEP'S SETBACK MUST COMPLY WITH LAND DEVELOPMENT CODE 25-8-201(C)(2), WHICH STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL AND IRRIGATION IS PROHIBITED.
 - NO SWIMMING POOL, TENNIS COURT, BALL COURT, OR PLAYGROUND WILL BE CONSTRUCTED WITHIN 50 FEET OR LESS FROM ADJOINING PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE ZONING.
 - NO SOLID FENCE ALONG THE PROPERTY LINE WILL EXCEED AN AVERAGE OF SIX FEET OR A MAXIMUM OF SEVEN FEET.
 - EACH COMPACT PARKING SPACE/ASILE WILL BE SIGNED "SMALL CAR ONLY"
 - AN EXTERIOR DOOR MUST BE PROVIDED FOR THE RISER ROOM.
 - A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PARKING LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES.
 - A MINIMUM OF 80" MUST BE PROVIDED FOR VAN ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO. THIS APPLIES TO THE PARKING GARAGE.
 - EACH PARKING SPACE IS TO BE LEASED SEPARATELY FROM THE RESIDENTIAL UNIT.

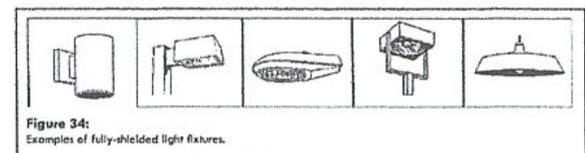


Figure 34: Examples of fully-shielded light fixtures.

* Ground surfaces along accessible routes must be stable, firm, and slip resistant. [ANSI 502.1]. Provide a callout of the type of surface or indicate the surface texture as a symbol within the legend.

MINIMUM SITE AREA (1,000 SF 1BR/1BA) x 65	65,000 SF	1.49 ACRES
MINIMUM SITE AREA (1,200 SF 2BR/2BA) x 60	72,000 SF	1.65 ACRES
MINIMUM SITE AREA TOTAL	137,000 SF	3.14 ACRES
TOTAL SITE AREA OF PROPERTY	239,400 SF	5.50 ACRES

- SITE PLAN RELEASE NOTES:**
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED BUILDING PERMIT OR PLANNING COMMISSION APPROVED SITE PLANS.
 - THE REQUIRED VEGETATIVE BUFFER YARD ADJACENT TO THE MULTIFAMILY RESIDENTIAL IS REQUIRED TO BE BUILT AT THE TIME OF ANY EXPANSION TO THE SITE.
 - EACH COMPACT PARKING SPACE/ASILE WILL BE SIGNED "COMPACT ONLY". LDC 25-8-475.
 - EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THE Y CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE. [EC 110.1, ANSI 502.7].
 - NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 61 AND 62 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
 - A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
 - THE FIRE LANE MARKING SHALL READ FIRE LANE/TOW AWAY ZONE.

- COMPATIBILITY STANDARDS NOTES:**
- All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E.
 - All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive.
 - The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited.
 - The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.
 - Exterior lighting above the second floor is prohibited.
 - Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.

MULTI-FAMILY	# BEDROOMS PER UNIT	PARKING SPACES REQ' PER UNIT	# OF UNITS	SPACES REQUIRED
MULTI-FAMILY	0	1	1	1
MULTI-FAMILY	1	1.5	64	96
MULTI-FAMILY	2	2	60	120
SUBTOTAL			125	217
TOTAL REQUIRED WITH REDUCTIONS (10% REDUCTION FOR TREE PRESERVATION)				
ACCESSIBLE SPACES REQUIRED				
ACCESSIBLE SPACES PROVIDED				
REGULAR SPACES PROVIDED				
COMPACT SPACES PROVIDED				
TOTAL PARKING SPACES PROVIDED				
BICYCLE PARKING REQUIRED (5% OR 5 MINIMUM)				
BICYCLE PARKING PROVIDED*				

* BICYCLE PARKING LOCATED IN PARKING GARAGE WITH 3 SPACES NEAR SOUTH CONGRESS ENTRY.

CONTRACTOR WARNING:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PRIMARILY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONTACT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED. (SEE SEQUENCE OF CONSTRUCTION)

SITE PLAN RELEASE Sheet 28 of 28

FILE NUMBER: **SP-2019-0600C** EXPIRATION DATE: _____
CASE MANAGER: **RANDALL ROUDA** APPLICATION DATE: **12/23/19**

APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: **N/A**
APPROVED BY CITY COUNCIL ON: **N/A**
under Section 112 of Chapter 25-5 of the Austin City Code.

Director, Development Services Department

DATE OF RELEASE: _____ Zoning: **CS-14J-CO-NP**

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA. INFORMATION AND CALCULATIONS SUPPLY BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

DESIGNED BY: _____
CHECKED BY: _____
DATE: SEPTEMBER 2020
SCALE: AS NOTED

PROJECT: _____
FILE NAME: _____
DATE: _____
SCALE: _____

NO. BY DATE

CONTRACTOR/DESIGNER

WILDER
4802 SOUTH CONGRESS
AUSTIN, TEXAS 78745
SITE PLAN

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

STATE OF TEXAS
MICHAEL A. RIVERA
60198
REGISTERED ENGINEER

SHEET **3** OF **28**

SP-2019-0600C

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.

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)

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

4801 S Congress Avenue #R4
Your address(es) affected by this application

Katerina R Dittmore
Signature

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

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 ***

Good 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

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

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

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

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

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

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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