

Grantham, Scott

From: Larry Petrowski <>
Sent: Friday, February 26, 2021 9:26 AM Grantham,
To: Scott
Subject: Fwd: Case Number: SP-2019-0600C

*** External Email - Exercise Caution ***

Sent from my iPhone

Begin forwarded message:

From: Larry Petrowski <>
Date: February 26, 2021 at 8:05:10 AM MST
To: scott.grantham@austintexas
Cc: Paula Petrowski <>
Subject: Case Number: SP-2019-0600C

Good morning. Under Petrowski Family Trust, my wife and I own a condo unit at Bel Air, 4801 S. Congress.

We did not receive the notice showing a mailing date of Jan. 22, 2021 until February 25, 2021. However, we support the dedication of land as part of the site plan, and not payment of a fee in lieu of parkland dedication.

Please let me know if this email is sufficient to reflect our position if a final decision has not already been made.

Lawrence C. Petrowski
602.909.9707

Sent from my iPhone

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Grantham, Scott

From: Stuart Frazier <>
Sent: Monday, March 29, 2021 3:55 PM
To: Grantham, Scott
Subject: SP-2019-0600C

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I live in the Battle Bend Neighborhood and have explored this area in great detail.

I'm not sure if this has been decided but please deny this request to prevent the general public from accessing the williamson greenbelt in this location.

We as a city have to grow, and I'm fine with that! But we also need to take this opportunity to have the developers and businesses that are re-developing Austin help keep the greenspace evolving and growing at the same pace.

To restrict access to any of this space seems like it goes against every fiber of what makes Austin, Austin.

Just my thoughts. I appreciate you taking them into consideration.

Thanks,

Stuart Frazier
512.913.7073

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DATE: March 21, 2021

TO: City of Austin Planning Commissioners

CC: District 3 Council Member, Renteria: Pio.Renteria@austintexas.gov, Scott Grantham, PARD: Scott.Grantham@austintexas.gov

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

Re: SCCNPCT – Requesting Planning Commission (March 23, 2021) **Deny Appeal**
Case Number SP-2019-0600C - 4802 South Congress Avenue
“The Bend” - 125 MF condo units

Applicant: Mike McHone

Dear Commissioners,

We, the SCCNPCT, have been in communication with Scott Grantham from Austin Parks and Recreation Department (PARD), and Mike McHone, the applicant for this case at 4802 South Congress Avenue, and have heard both sides regarding intent and specifics for this appeal.

We, along with area neighbors, would like to have access preserved from South Congress Avenue through, along the south side of this property development as recommended by PARD (Plan A). 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 for all to enjoy will provide relaxation and exercise to all residents living within close proximity, leaving also intact an area for natural plants and established wildlife species to continue to live.

We understand if the applicant's request is denied by Planning Commission, PARD and the SCCNPCT will continue to work with the applicant on outstanding related 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 drive/walkways where publicly accessible to promote safety and use by pedestrians, vehicles and emergency needs. As a registered “interested party”, the SCCNPCT, would like to be involved with the progress, access, and design of this dedicated parkland within the contact team area. Our understanding is that park policies, procedures, and rules are to be maintained in place, as per: Title 9. Prohibited activities - § 9-4-11 - CAMPING AND OBSTRUCTION IN CERTAIN PUBLIC AREAS PROHIBITED.

With new information since the previous postponement, the applicant, Mike McHone reported a 1984 plat of the property adjacent to the south of 4802 South Congress was discovered. According to records this lot, #3 at 4930 South Congress, includes a 10 ft. Public Utility Easement (PUE) which the applicant would like to use for pedestrian access to the Williamson Creek Greenbelt (PLAN B),

We, the SCCNPCT, along with area neighbors, request that (1) the current easement remains as per Austin Parks Dept’s recommendation (Plan A), coupled with (2) an understanding that PARD will continue to work with the applicant to thoroughly consider the new easement proposal (Plan B), and further, if the two parties then determine the newly proposed easement (Plan B) will not work, (3) the SCCNPCT maintains support for PARD’s initial recommendation (Plan A) resulting from Scott’s team’s thorough work over the last several months on the issue.

Important to note in this case, any “fee in lieu of” is far below and nowhere near the cost of The Bend’s least desirable, cheapest and smallest unit. We strongly urge and see the need for “fee in lieu” calculations to be reexamined, as the payoff from developers is out of line with current costs for land, development and housing in Austin. It is our understanding that any “fee in lieu” funds will be accumulated and deployed within the surrounding neighborhoods.

Additionally, for any future cases such as this, the Contact Team would appreciate notice and the opportunity to participate in discussions, before, during, and continuing after any site plan approval. All Neighborhood Contact Teams should be “interested parties” to projects within their boundaries.

We respectfully ask for you to please **deny this appeal**. If we want Austin to continue to be the green city we say it is, more parkland, accessible to all is needed within the city, and especially so in this East South Congress area.

Thank you,

Mario Cantu, Keena Miller, Gwen Jewiss, & SCCNPCT