

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2020-0217C **PC DATE:** May 25th, 2021

PROJECT NAME: Senate Hills Park

ADDRESS OF APPLICATION: 5406 Connally Lane

APPLICANT: Senate Hills HOA c/o Spectrum Management
17319 San Pedro Street Unit 318
San Antonio, Texas, 78232

AGENT: LJA Engineering, Inc. (Hannah Riemer-Rapesak) (512) 439-4700
7500 Rialto Blvd., Building 2, Suite 100
Austin, Texas, 78735

CASE MANAGER: Rosemary Avila (512) 974-2784
Rosemary.avila@austintexas.gov

AREA: 0.972 acres

COUNCIL DISTRICT: 1

NEIGHBORHOOD PLANNING AREA: Pecan Springs - Springdale

WATERSHED: Walnut Creek (Suburban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a Conditional Use Permit for a park with other associated improvements shown in the plan set. The proposed construction consists of trails and a covered pavilion. The proposed land use is Community Recreation (Private) classified under LDC 25-2-6 Civic Uses. Community Recreation (Private) use is the use of a site for the provision of an indoor or outdoor recreational facility for use of residents or guests of a residential development.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed community recreation (private) use is a conditional use in the SF-4A-NP base zoning district. All comments are cleared. This site is exempt from compatibility standards due to being on a PUE lot [25-2-1052(B)(3)].

Transportation: All comments are cleared. Parking is not required for private community recreation use and accessibility is not required.

Environmental: All comments are cleared.

STAFF RECOMMENDATION:

DSD: Staff recommends approval of the Conditional Use Permit for the proposed community recreation private use. This site plan will comply with all Land Development Code requirements.

PARD: PARD staff is supportive of the conditional use, Community Recreation (Private), proposed for the open space lot if desired by the Senate Hills community. The private lot was designated for open space with the Senate Hills Subdivision Section One plat recorded in 2006. The Senate Hills Park is proposed to be a privately owned and operated park undertaken by the Applicant.

PC ACTIONS

- Planning Commission closed the public hearing during the May 11th, 2021 hearing and postponed the case to June 8th 2021 (7-5 vote).
- The Land Development Code 25-5-147(A) states that the Land Use Commission shall act on a site plan application not later than the 14th day after the public hearing, therefore this case was placed on the May 25th, 2021 hearing.

PROJECT INFORMATION: 0.972 acres**ALLOWED F.A.R.:** N/A**MAX. BLDG. COVERAGE:** 55%**MAX. IMPERVIOUS CVRG.:** 65%**EXIST. ZONING:** SF-4A-NP**PROPOSED F.A.R.:** 0.00:1**PROPOSED BLDG. CVRG:** 1.4%**PROPOSED IMPERVIOUS CVRG:** 1.62%**SURROUNDING CONDITIONS:****Zoning (Land Use)**

North: Rayburn Lane (ROW)
East: SF-4A-NP (Single Family)
South: Connally Drive (ROW)
West: SF-6-NP (Vacant)

NEIGHBORHOOD ORGNIZATIONS:

Austin Lost and Found Pets

Austin Neighborhood Council

Bike Austin

Del Valle Community Coalition

East Austin Conservancy

East MLK Combined NP Contact Team

Friends of Austin Neighborhoods

Friends of Northeast Austin

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Neighbors United for Prayer

Pecan Spring/Springdale Hills Neigh Assoc.

Preservation Austin

Reissig Group

SEL Texas

Senate Hills HOA

Sierra Club, Austin Regional Group

CONDITIONAL USE PERMIT

D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

- A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the

requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan will comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The SF-4A-NP zoning district is intended for moderate-density residential development and is subject to development standards that maintain single family neighborhood characteristics. The proposed civic use is to serve the neighborhood. This site plan complies with all development regulations of the SF-4A-NP zoning district, including height, impervious cover, and building cover.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: Yes. The site plan will comply with all requirements of the Land Development Code. In addition, the site plan will comply with setback and height requirements.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan will comply with off-street parking and loading facility requirements.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed. Staff response: The proposed project is not in the East Austin Overlay.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;

Staff Response: No

8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.

Staff Response: All signs and lighting will comply with the Land Development Code.



7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735
t 512.439.4700 LJA.com TBPE F-1386

May 18, 2020

Development Services Department – City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: **Senate Hills Park**
Plans for Site Development
Engineer's Summary Letter
LJA Project Number A431-0401

To Whom it May Concern:

Attached is the proposed Site Development Plans for the Senate Hills Park project. The Senate Hills Park is a proposed Type D site plan including the construction of trails, parking, and sidewalk to provide access to proposed park improvements at Lot 18, Block E of the Senate Hills Subdivision Section One (MAPSCO Grid 586D, City of Austin Grid number M24).

The subject tract is located between Connally Lane and Rayburn Lane in the Full Purpose Jurisdiction of Austin. It is bounded by right-of-way to the north and south, private single family lots to the east, and a detached condominium development to the west. The zoning onsite is Single Family with a Neighborhood Plan (SF-4A-NP).

The entire tract lies within the Walnut Creek Watershed. The subject property is not located within any floodplains or floodways, as shown on the Flood Insurance Rate Map of Travis County, Map Number 48453C0470K, effective January 6, 2016. Water quality and detention will be provided by the existing water quality and detention ponds constructed with the Senate Hills Subdivision, Section One construction plans.

The property is in the Austin Water service. The development proposes to connect to the existing water line for irrigation service, but no domestic water or wastewater service is proposed. The property is currently vacant. No known habitable structures exist onsite. No known hazardous materials or waste contamination are suspected onsite.

We trust this information will help in your evaluation of the project. If you have any questions, do not hesitate to call or email.

Sincerely,

LJA Engineering FRN F-1386

A handwritten signature in black ink, appearing to read 'Hannah Riemer', is written over a horizontal line.

Hannah Riemer, P.E.
Assistant Project Manager

PUBLIC HEARING INFORMATION

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Judy B. Cruse

Your Name (please print)

5236 Tower Road Austin, TX 78723

Your address(es) affected by this application

Judy B. Cruse

Signature

5-3-21

Date

Daytime Telephone: 512-657-1596

Comments: Park is an invitation for anyone to go in unsupervised - liability

• Park will bring added noise

• I don't want to pay extra dues for Installation Security, maintenance and legal fees

• Park is a huge liability for HOA

• There are plenty of parks in our area;

• The YMCA - across the street

• The Thinkery - Behind Mueller HEB

• Park in front of Mueller HEB

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

Common area in

RECEIVED

MAY 05 2021

BY

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**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Kara Bausch

Your Name (please print)

5332 Tower Trail, Austin, Texas, 78723

Your address(es) affected by this application



Signature

5/6/21

Date

☐ I am in favor
☒ I object

Daytime Telephone: _____

Comments: _____

Due to liability privacy and other concerns. This park will
create noise and privacy concerns as my house would back up to it
directly. I don't want to be held liable for upkeep litter loitering
criminal activities injuries etc. I bought a house that was not adjacent
to anything because I like this added level of privacy. I've also heard
there will be a huge park across 51st and that will serve the same
purpose for those in favor of this park. I also want to limit the amount
of people parking behind and next to my house to get to this park. I
don't want to be responsible for any grills/fires.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Chifton Jackson - Jheng

Your Name (please print)

5328 Tower Tr 1 Austin TX 78723

Your address(es) affected by this application

☐ I am in favor
☒ I object



Signature

Date

Daytime Telephone: 5728012684

Comments: I do not wish to have a

Park behind my home. Our HOA board has lied and made decision with the funds, regarding the park. There will not be any security for my safety. Being a female living alone most of the time.

Safety would be an issue, traffic in our small community. The current HOA President

want to say this will be a private park

This is in the city park. There are many

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consideration of when the

home(s) were bought many

homeowners did not want a park

however did not want behind our home.

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Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Betty Heisser

Your Name (please print)

5425 Raeburn Ln.

Your address(es) affected by this application

Betty Heisser

Signature

Daytime Telephone: 512-936-0922

Comments: To meet traffic in

quiet neighborhood

☐ I am in favor
☒ I object

5/3/2021

Date

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SPC-2020-0217C
Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, May 11, 2021

Wanda Carter
 Your Name (please print) *Wanda Carter*

5320 Hutchinson Dr
 Your address(es) affected by this application *5320 Hutchinson Dr*

Wanda Carter
 Signature *Wanda Carter*

5/8/2021
 Date *5/8/2021*

Daytime Telephone: *512-909-7302*

Comments: _____

☐ I am in favor
☒ I object

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10 of 68

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B-15

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Jessica Fausak

Your Name (please print)

4804 Carsonhill Dr, Austin, TX 78723

Your address(es) affected by this application

Jessica Fausak

Signature

05/08/2021

Date

Daytime Telephone: **210-386-4250**

Comments:

☐ I am in favor
☒ I object

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Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

Certificate Of Completion

Envelope Id: 254BA52CA3F24A55928AC08A7DCAAF02

Status: Completed

Subject: Planning Commission Form - JFausak.pdf

Source Envelope:

Document Pages: 1

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Jessica Fausak

AutoNav: Enabled

jessica.fausak@gmail.com

Envelopeld Stamping: Disabled

IP Address: 64.207.219.73

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Record Tracking

Status: Original

Holder: Jessica Fausak

Location: DocuSign

5/8/2021 9:53:26 AM

jessica.fausak@gmail.com

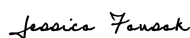
Signer Events**Signature****Timestamp**

Jessica Fausak

jessica.fausak@gmail.com

Business Development Associate

Sellerant, LLC

Security Level: Email, Account Authentication
(None)Signature Adoption: Pre-selected Style
Using IP Address: 72.48.98.229

Sent: 5/8/2021 9:53:27 AM

Viewed: 5/8/2021 9:55:07 AM

Signed: 5/8/2021 9:55:32 AM

Freeform Signing

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

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5/8/2021 9:55:07 AM

Signing Complete

Security Checked

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Completed

Security Checked

5/8/2021 9:55:32 AM

Payment Events**Status****Timestamps**

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.

B-15

Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Judy B. Cruse

Your Name (please print)

5236 Tower Road Austin, TX 78723

Your address(es) affected by this application

Judy B. Cruse

Signature

5-3-21

Date

Daytime Telephone: 512-657-1596

Comments: Park is an invitation for anyone to go in unsupervised - liability

• Park will bring added noise

• I don't want to pay extra dues for Installation

Security, maintenance and legal fees

• Park is a huge liability for HOA

• There are plenty of parks in our area;

• The YMCA - across the street

• The Thinkery - Behind Mueller HEB

• Park in front of Mueller HEB

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

• Common area in

13 of 68

RECEIVED

MAY 05 2021

BY

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.

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Kara Bausch

Your Name (please print)

5332 Tower Trail, Austin, Texas, 78723

Your address(es) affected by this application



Signature

5/6/21

Date

☐ I am in favor
☒ I object

Daytime Telephone: _____

Comments: _____

Due to liability privacy and other concerns. This park will
create noise and privacy concerns as my house would back up to it
directly. I don't want to be held liable for upkeep litter loitering
criminal activities injuries etc. I bought a house that was not adjacent
to anything because I like this added level of privacy. I've also heard
there will be a huge park across 51st and that will serve the same
purpose for those in favor of this park. I also want to limit the amount
of people parking behind and next to my house to get to this park. I
don't want to be responsible for any grills/fires.

If you use this form to comment, it may be returned to:

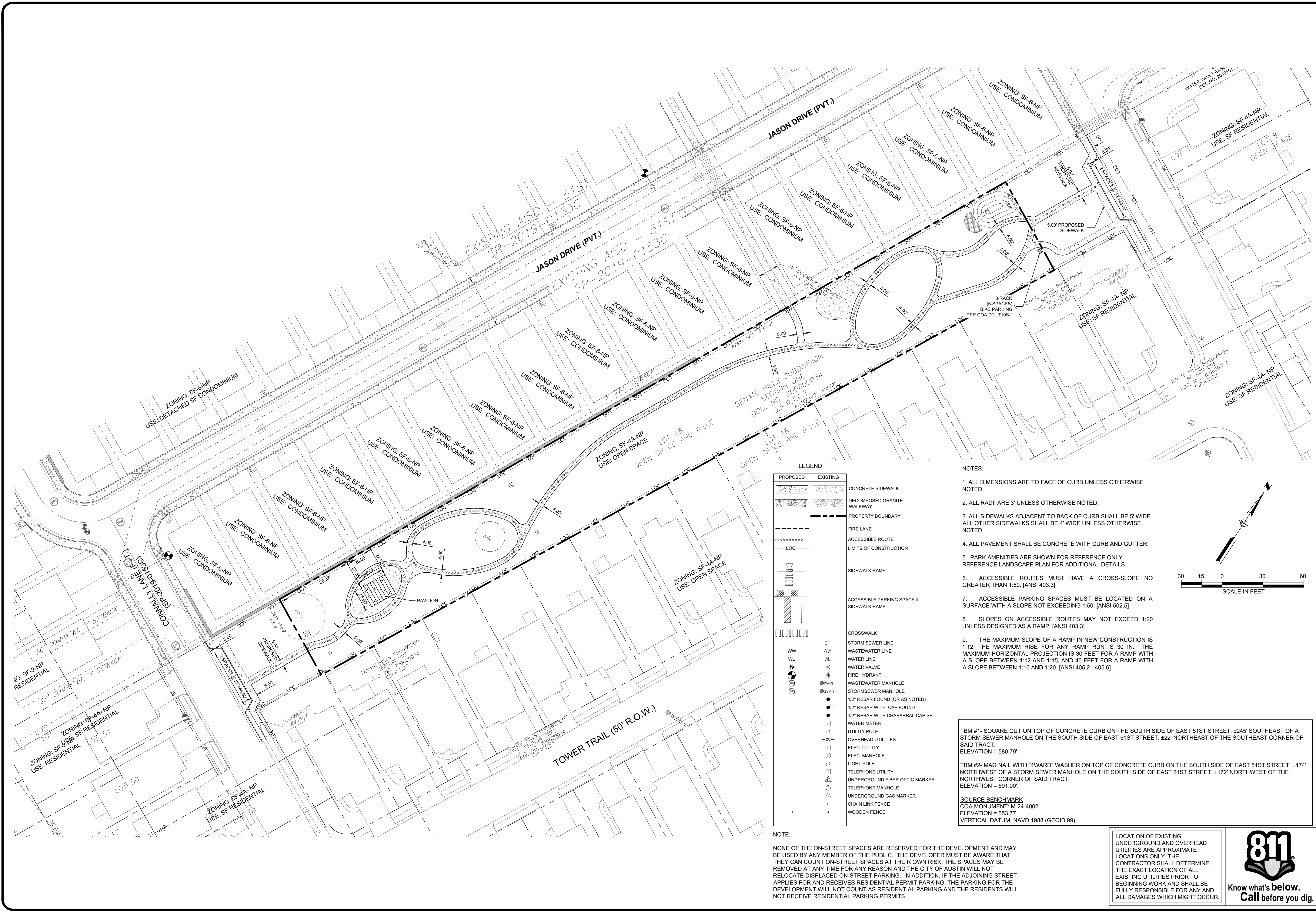
City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

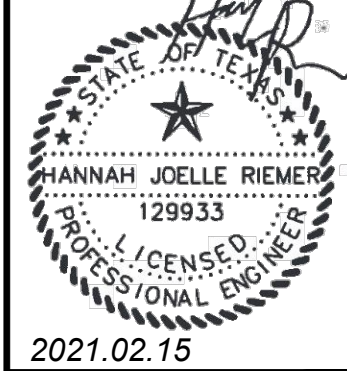
Austin, TX 78767-8810



SENATE HILLS PARK
PLANS FOR SITE IMPROVEMENTS

NO.	REVISIONS	DESCRIPTION	BY	DATE

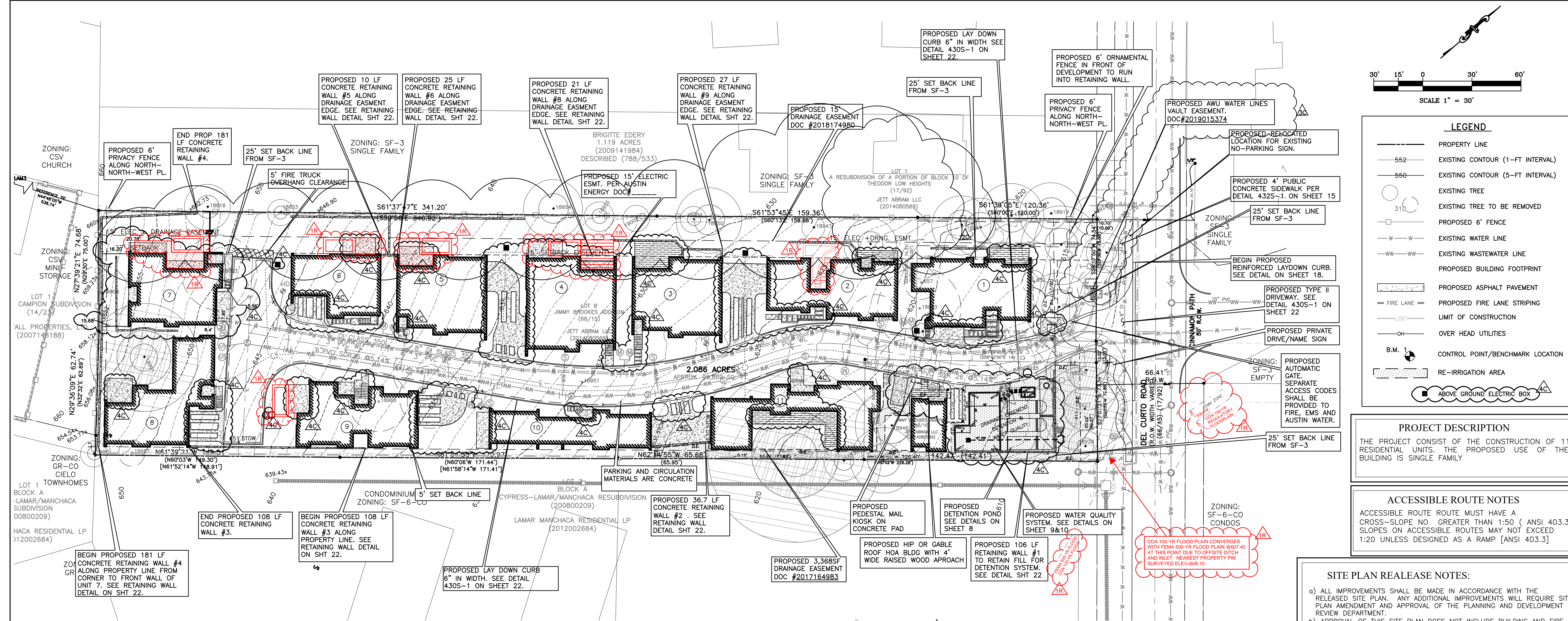
DATE:	7/12/2019
DESIGNED BY:	HJR
DRAWN BY:	JLK
CHECKED BY:	HJR
DRAWING NAME:	SENATE HILLS PARK



LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
FRN-F-1386

JOB NUMBER:	A431-0401
SP01	
SHEET NO.	14
OF 22 SHEETS	





COMPATIBILITY STANDARDS NOTES

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
- 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. [SECTION 25-2-1067].
- 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 25-2-1067].
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

SITE DATA TABLE

EXISTING USE:	RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY
GROSS SITE AREA:	90,869 SF
ZONING:	SF-6-CO
MINIMUM SITE AREA REQUIRED:	N/A
TOTAL GROSS AREA:	90,869 SF OR 2.086 AC
BUILDING COVERAGE:	26,791 SF OR 29.47 %
IMPERVIOUS COVER:	48,267 SF OR 53.50 %
FLOOR TO AREA RATIO:	1:42
FINISH FLOOR ELEV.:	---
NO. OF STORIES:	ONE AND TWO STORY
BUILDING HEIGHT:	26'2"
EXISTING SQUARE FOOTAGE:	4838.57 S.F.
PROPOSED SQUARE FOOTAGE:	38,124 S.F.
FOUNDATION TYPE:	SLAB ON GRADE
BUILDING CONSTRUCTION:	TYPE V
MAX BLDG. ELEVATION:	680.67 FT

NOTE:

YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION (SECTION 25-2-1066).

NOTE:

WE REVIEWED THE CAPCO 2010 CLOSED AND ABANDONMENT LANDFILL INVENTORY REPORT WAS REVIEWED AND NO LANDFILLS OR DUMPS WERE IDENTIFIED IN THE SUBJECT PROPERTY OR NEAR THE AREA ON THE SITE

ENGINEER'S CERTIFICATION

A CIVIL ENGINEER REGISTERED IN TEXAS MUST CERTIFY A PLAN OR PLAT AS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THIS SUBCHAPTER THE DIRECTOR OF WATERSHED PROTECTION DEPARTMENT MAY WAIVE THIS REQUIREMENT AFTER MAKING A DETERMINATION THAT THE PLAN OR PLAT INCLUDES ONLY MINOR ALTERATIONS OR IMPROVEMENTS THAT DO NOT REQUIRE THE SERVICES OF AN ENGINEER.

PARKING CALCULATIONS

USE	#	C.O.A.	PARKING REQUIRED
SINGLE FAMILY	12	2 PARKING PER/HOUSE	24 SPACES
(SEE PHASING PLAN FOR PHASED PARKING TABLE.)			
TOTAL PARKING REQUIRED:			24 SPACES
TOTAL PROVIDED PARKING SPACES:			24 SPACES

THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE CDHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. A UNIFIED DEVELOPMENT AGREEMENT WAS RECORDED AND FILED IN DOCUMENT NO. 2017164984.

BUILDING USE & SQUARE FOOTAGE

		PROPOSED (SF)
1	SINGLE FAMILY	3421
2	SINGLE FAMILY	3274
3	SINGLE FAMILY	3215
4	SINGLE FAMILY	3649
5	SINGLE FAMILY	3215
6	SINGLE FAMILY	2723
7	SINGLE FAMILY	3320
8	SINGLE FAMILY	3348
9	SINGLE FAMILY	3597
10	SINGLE FAMILY	3086
11	SINGLE FAMILY	3921
12	SINGLE FAMILY	1355
TOTAL		38,124 SF

ZONING

ZONING	SF-6-CO
LOT AREA	90,869 SF
	ALLOWED PROPOSED
BUILDING HEIGHT	35' 26'2"
BUILDING COVERAGE	40% 29.47%
IMPERVIOUS COVER	55% 53.50%
FLOOR AREA RATIO	N/A 1:0.42
SETBACKS	SHOWN SHOWN

TREE LIST MARCH 24TH 2016

MS = MULTI-STEM C = CEDAR	LO = LIVE OAK
CE = CEDAR ELM	HB = HACKBERRY
LGS = LIGUSTRUM	CB = CHINABERRY
CB = CHINABERRY	LOQ = LOCUST
MAO = MAGNOLIA	* = TO BE REMOVED
** = TO REMAIN BUT PROVIDE MITIGATION FOR ENCROACHMENT INTO 1/2 CRZ CRITICAL ROOT ZONE	
TAG NUMBER & TRUNK DIAMETER	
TAG NO.	DESCRIPTION
478	20" C
479	18" LO
482	1" MAG
483	MS 7" 6" LGS
484	5" LOQ
485	MS 5" 4" 3" LOQ
18808	17" CE
18818	14" C
18823	23" C
18833	8" CE
18919	19" P
18920	MS 17" 14" LO (H)
18921	12" CE
18922	12" PECAN (R.O.W.)
18923	12" LO (R.O.W.)
18924	21" LO
18925	14" PECAN
18926	24" LO(H)
18927	26" LO(H)
18928	10" LO
18930	20" CE
18939	12" LO
18940	53" LO(H)
18941	18" LO
18942	12" PECAN
18943	MS 12" 8" 7" 5" LGS
18944	16" LO
18945	20" LO
18946	22" CB
18947	MS 11" 10" SOPHORA
18950	MS 13" 13" LO
18951	18" CE
18955	9" HB
18956	MS 13" 12" C
18959	17" C
18966	18" C
18987	3" CE
18991	33" LO(H)
19001	8" HB
19002	8" HB
19003	8" HB

SITE PLAN NOTES:

- 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.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
- THERE ARE NO ACCESSIBLE UNITS, ADAPTABLE UNITS, PUBLIC ACCOMMODATIONS OR PUBLIC AMENITIES ON SITE.

COMPATIBILITY

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1064)
- ALL DUMPSTER AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT AS MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. (SECTION 25-2-1067)
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BICYCLE PARKING

ALL BICYCLES WILL BE PARKED IN EACH UNITS' GARAGE.

IMPERVIOUS COVER CALCULATION

NET SITE AREA : 2.087 AC=		90,896		SF																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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REPLACEMENT SHEET

SITE PLAN APPROVAL

Sheet 4 of 27

FILE NUMBER: SP-2017-0187C APPLICATION DATE: MAY 26, 2017

APPROVED BY COMMISSION ON: UNDER SECTION: 112 OF CHAPTER: 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81.LDC): CASE MANAGER: GEORGE ZAPALAC

PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DOZ

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: Zoning: SF-6-CO

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

SITE PLAN NUMBER: SP-2017-0187C

REVISIONS / CORRECTIONS

NO.	DESCRIPTION
1C	UPDATE SITE PLAN TABLES TO INCLUDE CLUB HOUSE. SHOW RETAINING WALLS ON NORTH EDGE OF PROPERTY. SHOW NEW PARKING SPACES
2C	ADD TWO PARKING SPACES
3C	AMU EASEMENT. RETAINING WALL REMOVE PARKING SPACE. UPDATED BLDG. TABLE
4C	TIRE STRIPS. ADD WALKS, DECKS. REV IMP COVER. MOVE UNIT 7. DELETE UNIT 8. NOT BE
1R	REUSE DECKS POOLS FOR UNITS 2, 4, 7, 9. NO IMPERVIOUS COVER CHANGE. ADD TO FEMA LABELS.



2800 DEL CURTO
AUSTIN, TEXAS 78704

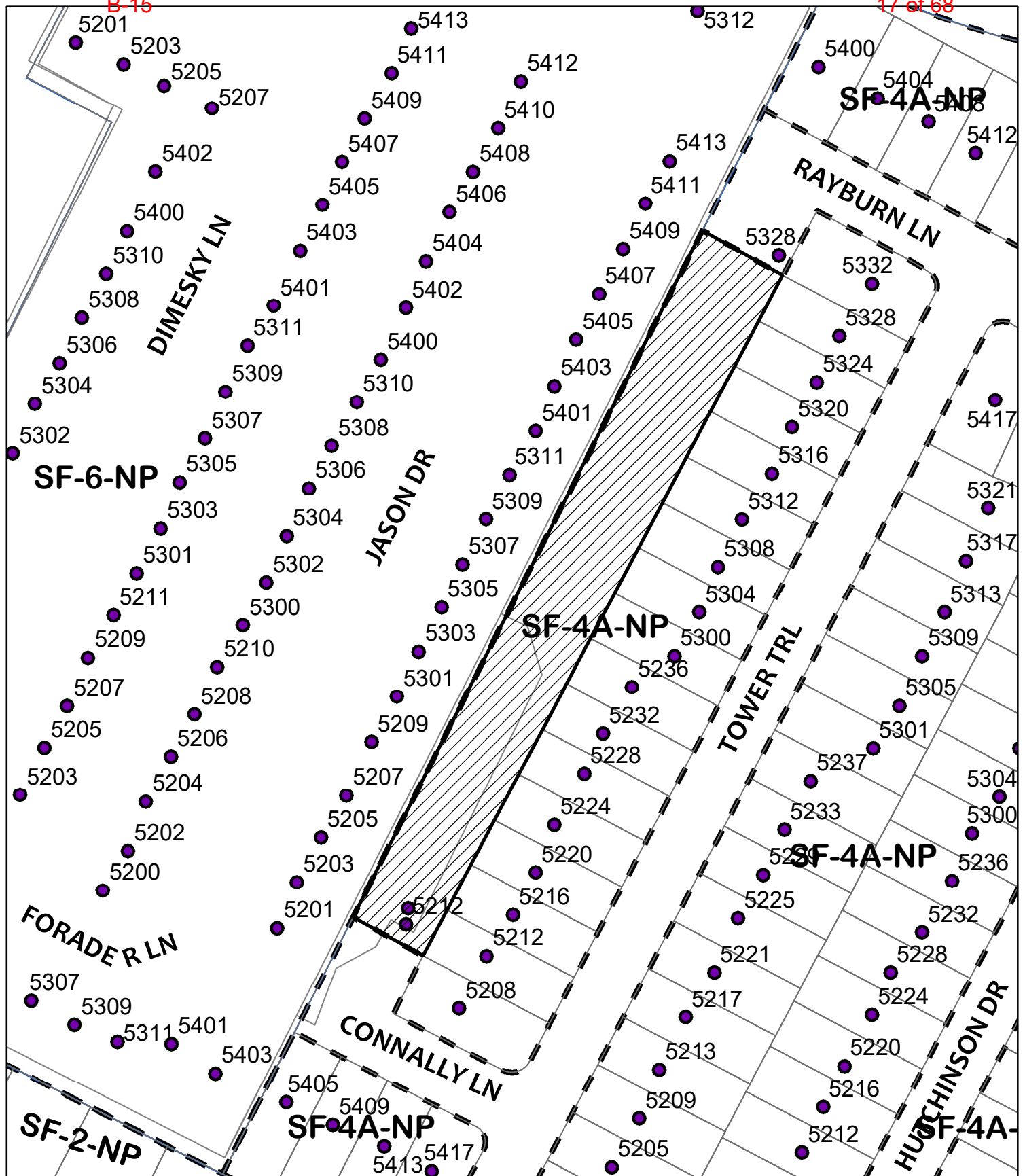
SITE PLAN

LOC Consultants
Civil Environmental Engineers
F-4756
1715 E 7th Street
Austin, Texas 78702
Ph: (512) 524-0677
Sergio@loccivil.com

SHEET:

4

OF 27



N



0 50 100 200 Feet

CASE#: SPC-2020-0217C
 ADDRESS: 5406 Connally Lane
 CASE NAME: Senate Hills Park
 MANAGER: Rosemary Avila



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: R. Avila

Our concerns regarding a park between Senate Hills and new construction on adjacent property are numerous. These are a few:

1. We will have a park as big as Zilker Park across the street in less than 2 years with concert space, children's activities and playscapes, hiking, biking, and nature stations. It will be right across the street from developments; no need to have additional park between developments and all the problems it will bring to our neighborhood.
2. Proposed park will be too small for the number of people living at the two adjacent multi-family developments.
3. Proximity of a pavilion to properties on Tower St. It will increase noise, safety concerns and will infringe on privacy.
4. Proximity of charcoal grills to residents on Tower, which will be a fire hazard and health hazard.
5. How will access be monitored? This poses a MAJOR safety and crime concerns. We are not clear on how it will be maintained or how crime and violations will be monitored and handled.
6. Austin Police Officer Andrew Kos confirmed on NextDoor app, APD cannot remove homeless individuals and will be allowed to camp in a public park. Remember, this park supposedly is between multifamily developments!
7. Proximity of a children's playscape to residents on Tower. There goes the quiet neighborhood!
8. Proximity of a Half Way House on Connally Ln. with a history of overdoses, drug use in common spaces, open area sexual activity, and trespassing. This poses safety concerns.
9. Private streets in new development, compared to Senate Hills' public streets and thus creating parking issues, is a problem. The new subdivision will be already using the entrance to Senate Hills, so more congestion will occur in and out of our subdivision.
10. Increased noise in close proximity to residents on Tower, Connally, and Rayburn.
11. Why is HOA President, Mr. Andy Creel, submitting the application instead of the developer/contractor as in original contract? Contract seems different than originally presented which many residents did not want to support? Submission is odd; timing is odd. Even developers changed as original developer went bankrupt. We really don't need or want a park!

PUBLIC HEARING INFORMATION

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

JACQUELINE WILLIAMS

Your Name (please print)

AUSTIN

4803 CARSONHILL DRIVE

TX 78723-6123

Your address(es) affected by this application

Jacqueline Williams

Signature

Date

Daytime Telephone: 512-695-9042

Comments: MEMBER PSSNA - PARK NOT NEEDED

NOT APPROVED BY CITY OF AUSTIN IN ORIGINAL PLANNING

STAGE DUE TO FLOODING IN ADJACENT NEIGHBORHOOD AND

CONFLICT WITH SENATE HILLS MAJORITY. ALSO MULTIPLE

PARKS WITHIN WALKING-BIKING-HIKING DISTANCE.

MUELLER U WALNUT CREEK S

DORR JORDAN 2

GIVENS 3

BARTHOLOMEW H

CONFLICT OF WHO BEAR COST AND LIABILITY

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

IS THE PAYER

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Roslyn Williams

Your Name (please print)

5232 Tower Trail Austin TX 78723

Your address(es) affected by this application

Roslyn Williams

5-10-21

Signature

Date

Daytime Telephone: 512-576-9294

Comments: I am against this park because
promises were made to the residents
of Senate Hills and not kept. Please
see attached documents highlighted
promises agreed upon. I would
like to use these documents as my
voice.

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

☒ I am in favor
☐ I object



William Lyon Homes
Experience the pride.

January 17, 2019

Senate Hills Section One Homeowners Association Inc.

David Arnold: davidarnold2323@gmail.com

Abby Ruiz: kittymadeline@gmail.com

Liliam Fernandez: lefm_filo@yahoo.com

Josh Morris: joshualmorris3@gmail.com

Sandy Navarro: sjh0176@hotmail.com

Re: Senate Hills Neighborhood and RSI Communities/William Lyon Homes property located on E. 51st.

Dear Board Members:

We have received your counter proposal letter dated January 15, 2019. We greatly appreciate your response and find most everything to be agreeable, save some minor clarification. To follow are our responses to your letter.

1. Proposal Item 1: Agreed to. We will coordinate with legal and the City of Austin to draft the appropriate agreement(s) necessary to document this and will forward to you for review once drafted.
2. Proposal Item 2: William Lyon Homes agrees to replace the Senate Hills fence along E. 51st, turning into Hutchinson Drive. It will be replaced within 120 days of execution of an agreement regarding both this and the items below, as noted. We will have the agreement drafted and will forward for your review.
3. Proposal Item 3: William Lyon Homes will construct a private park on Lot 18, Block E for the joint use of our project and Senate Hills. Senate Hills will retain ownership of the land, with the HOA or the William Lyon development reimbursing Senate Hills for insurance and taxes on the property. However, the William Lyon HOA would like to pay for the maintenance of the park directly. Until all of our homes are built and sold, this will be a marketing tool for us and we need to ensure the maintenance obligation directly. This will be documented in the agreement referenced in Item 2 above.
4. Proposal Item 4: William Lyon Homes would prefer to pay the dues directly to the Senate Hills HOA. Due to corporate requirements we will not be able to reimburse the homeowners directly. This will also be documented in the agreement referenced in Item 2 above.
5. Senate Hills Item 1: William Lyon Homes agrees to reimburse Senate Hills up to \$3,000 for expenses incurred on the matters herein, and this will also be documented in the agreement referenced in Item 2 above.
6. Senate Hills Item 2: William Lyon Homes agrees to replace the fence on the western edge (rear of lots 1-17, block E) and eastern edge (rear of lots 16-34, block B), along with the wood fence at the cul-de-sac adjacent to the pond. This will be included in the agreement referenced in Item 2 above and will be completed within 120 days of execution of said agreement.



William Lyon Homes
Experience the pride.

Regarding Neighborhood Concern 1 in the letter, we will install signs where our streets connect to the Senate Hills streets that identify parking being for Senate Hills residents only. The William Lyon development will indeed have on street parking available within our neighborhood for our residents. However, we understand your concern and believe that a sign(s) to restrict parking is the only logical way to remedy this concern.

Regarding Neighborhood Concern 2 in the letter, we believe that the addition of our project and homeowners will further add to security in the area, as there will be more "eyes" out and about. The homeowners on both sides of the park will naturally be drawn to be on the look-out for suspicious activity in the park. Perhaps both neighborhoods could create a joint Neighborhood watch program as well. We will have signage at the park regarding it being private, hours of use, and no trespassing.

We hope that these responses address all the items in your letter, but should we have missed anything, please let us know. As always, we would be glad to meet and further discuss any questions or concerns you have to ensure this is a benefit to both developments.

We met with our attorney to review the terms of the agreement this morning. We hope to have a draft to you for review by Friday January 25th. We will absolutely give you enough time to review and comment,

Sincerely,

Ryan Mattox
Vice President of Land Development

cc: Ander Mitchell:

amitchell@spectrumam.com

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Chifton Jackson - Planning

Your Name (please print)

5328 Tower Trl Austin TX 78723

Your address(es) affected by this application

☐ I am in favor
☒ I object



Signature

Date

Daytime Telephone: 512 801 2684

Comments: I do not wish to have a

Park behind my home. Our HOA board has lied and made decision with HOA funds, regarding the park. There will not be any security for my safety. Being a female living alone most of the time. Safety would be an issue, traffic in our small community. The current HOA President want to say this will be a private park.

This is in the city park. There are many If you use this form to comment, it may be returned to: Other current City of Austin Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

consideration of when the home(s) were bought when the home(s) did not have a park especially the one and a few on

Howe did not want behind the home

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Betty Heisser

Your Name (please print)

5425 Reulburn Ln.

Your address(es) affected by this application

Betty Heisser

Signature

Daytime Telephone: 512-936-0922

5/3/2021

Date

Comments:

Quiet neighborhood

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

25 of 68

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B-15

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Case Number: SPC-2020-0217C
Contact: Rosemary Avila, 512-974-2784 or
 Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, May 11, 2021

Wanda Carter
 Your Name (please print) Austin 15074

5720 Hutchinson Dr
 Your address(es) affected by this application 15074

Wanda Carter
 Signature 5/8/2021

Daytime Telephone: *512-909-7302* Date

☐ I am in favor
☒ I object

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
 Development Services Department
Rosemary Avila
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Nellie Hyder

Your Name (please print)

0324 Tower Trail, Austin, TX 78723

Your address(es) affected by this application

Nellie Hyder

Signature

Daytime Telephone: *512-822-1707*

Date

5-3-2021

☐ I am in favor
☒ I object

Comments: *I am against all this built there because I would like to enjoy peace and quiet. As part of the drive home I see people and I think the area has a beautiful view of peace now.*

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Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Sonia Seeman

Your Name (please print)

5816 Walden Circle
Sofia 78723

Your address(es) affected by this application

Signature Date
5/16/21

Daytime Telephone: 340-699-9064

Comments:

This park was not discussed with residents of PSSNA (Pecan Springs Springdale) who are impacted by the presence of the park. There will not be a path to access it. And our neighbors on Northdale will be negatively impacted by run-off & flooding.

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Lois Coleman

Your Name (please print)

5400 North ME DR 78723

Your address(es) affected by this application

Lois Coleman

☐ I am in favor
☒ I object

5/7/2021

Daytime Telephone: 512-928-4938 512-963-4938 CELL

Comments: Why the need for another park
there are several other parks in this area.
What are the "other associated improvements?"
Why the need for parking if park is
private and only for the residents in the
new development, residents can walk to
the park. What is the purpose of the
pavilion?

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Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

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Case Num: C-2020-0217C

Contact: Rry Avila, 512-974-2784 or
Erza, 512-974-2308

Public Hearing/Commission, May 11, 2021

Your Name (print) URSULA CARTER

Your address (typed by this application) 5308 HWY 170

☒ I am in favor of the subject

Signature Ursula Carter

Date

Daytime Telephone 512-947-4628

Comments: AMTICIPET NOISE AND

NUISANCE AS A RESULT OF THIS

UNNECESSARY ROCKET PARK.

THERE IS A REAL PARK ACROSS THE

STREET

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department
Rosemary A
P. O. Box 10
Austin, TX 7810

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

Enough traffic
going thru Rayburn
w/ new division.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

INFORMACION DE AUDIENCIA PÚBLICA

Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia publica, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia publica, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo o cambio. Usted también puede contactar a una organización de protección al medio ambiente o organización de vecinos que ha expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia publica, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o recomendar aprobar o negar la aplicación. Si la comisión anuncia fecha y hora especifica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación publica.

La decisión de la Comisión puede ser apelada por una persona con pie de recurso o por una persona que ha sido identificado como una parte interesada. El organismo obteniendo la audiencia publica determinara si una persona esta legitimada para apelar una decisión.

Una enmienda de la ordenanza de zonificación puede incluir una superposición condicional que incluiría las condiciones aprobadas por la Comisión de Uso de la Tierra o el Ayuntamiento. Si la aprobación final es por la acción del Consejo de la Ciudad, no hay apelación de la acción de la Comisión de Uso de la Tierra.

Una parte interesada, se define como una persona que es el solicitante o el titular de registro de la propiedad en cuestión o que se comunica el interés de una junta o comisión por:

- la entrega de una declaración por escrito a la junta o comisión, antes o durante la audiencia pública que generalmente se identifica los temas de interés (que puede ser entregado al contacto que aparece en un anuncio), o
- que aparecen y hablan por el registro en la audiencia pública, y
- ocupa una residencia principal que se encuentra dentro de 500 pies de la propiedad en cuestión o el desarrollo propuesto,
- es el registro dueño de la propiedad dentro de 500 pies de la propiedad en cuestión o desarrollo propuesto,
- es un funcionario de medio ambiente o la organización de la vecindad que tiene un interés o cuyos límites declarados son de 500 pies de la propiedad en cuestión o el desarrollo propuesto.

Un aviso de apelación debe ser presentada con el director del departamento responsable, a más tardar 14 días después de la decisión. Un formulario de apelación puede estar disponible en el departamento responsable.

Para obtener información adicional sobre el proceso de desarrollo de la ciudad de Austin, visite nuestro sitio Web: www.austintexas.gov/devservices.

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Case Num: C-2020-0217C

Contact: Rry Avila, 512-974-2784 or
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Public Hearing/Commission, May 11, 2021

Your Name (print) URSULA CARTER

Your address (typed by this application) 5308 THDALE DR

☒ I am in favor of the subject

Signature

Date

Daytime Telephone 512-947-4628

Comments: AMTICIPET NOISE AND

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Jessica Fausak

Your Name (please print)

4804 Carsonhill Dr, Austin, TX 78723

Your address(es) affected by this application

Jessica Fausak

Signature

05/08/2021

Date

Daytime Telephone: **210-386-4250**

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

Certificate Of Completion

Envelope Id: 254BA52CA3F24A55928AC08A7DCAAF02

Status: Completed

Subject: Planning Commission Form - JFausak.pdf

Source Envelope:

Document Pages: 1

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Jessica Fausak

AutoNav: Enabled

jessica.fausak@gmail.com

Envelopeld Stamping: Disabled

IP Address: 64.207.219.73

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Record Tracking

Status: Original

Holder: Jessica Fausak

Location: DocuSign

5/8/2021 9:53:26 AM

jessica.fausak@gmail.com

Signer Events**Signature****Timestamp**

Jessica Fausak

jessica.fausak@gmail.com

Business Development Associate

Sellerant, LLC

Security Level: Email, Account Authentication
(None)Signature Adoption: Pre-selected Style
Using IP Address: 72.48.98.229

Sent: 5/8/2021 9:53:27 AM

Viewed: 5/8/2021 9:55:07 AM

Signed: 5/8/2021 9:55:32 AM

Freeform Signing

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

5/8/2021 9:53:27 AM

Certified Delivered

Security Checked

5/8/2021 9:55:07 AM

Signing Complete

Security Checked

5/8/2021 9:55:32 AM

Completed

Security Checked

5/8/2021 9:55:32 AM

Payment Events**Status****Timestamps**

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Jennifer Casey

Your Name (please print)

5505 Benton Ln. Austin, TX 78723

Your address(es) affected by this application

[Signature]

Signature

5-10-21

Date

Daytime Telephone: 512-786-9713

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Andrew Smith

Your Name (please print)

5304 Hutchinson Dr.

Your address(es) affected by this application

Andrew Smith

Signature

5/5/21

Date

Daytime Telephone: 512-300-4185

Comments: No park in Senate Hills.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

David Arnold

Your Name (please print)

5405 Connally Lane

Your address(es) affected by this application

D. Arnold

☐ I am in favor
☒ I object

5/10/21

Signature

Date

Daytime Telephone: 512-913-9927

Comments: I do not want a park, period.

If you use this form to comment, it may be returned to:

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Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Ethan Ham

Your Name (please print)

5212 Tower Trail

Your address(es) affected by this application

Ethan Ham

Signature

5/10/21

Date

Daytime Telephone: 512-426-3601

Comments: I will give comment at hearing.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Garyon Arnold

Your Name (please print)

5417 Connally Lane

Your address(es) affected by this application

J. Arnold
Signature

5/9/21

Date

Daytime Telephone: _____

Comments: No park in Senate Hills. Not private or public.

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Isabel Bass

Your Name (please print)

5216 Krueger Lane

Your address(es) affected by this application

Isabel Bass

Signature

5/4/21

Date

Daytime Telephone: 512-783-0389

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

Comments: I attended meeting where the HOA(Andy, Gabe, Ryan, Sherry)
gave falsde information to the residents and then refused to answer
our questions.

The HOA even spread lies about people to were speaking out
against the park. This is not being good neighbors.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Jarah Arnold

Your Name (please print)

5405 Connally Ln

Your address(es) affected by this application

Jarah Arnold

Signature

5/10/21

Date

Daytime Telephone: 512-944-2436

Comments: I do not want a park, the neighborhood does not need or want a park.

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P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Ruth Davis

Your Name (please print)

5300 Hutchinson Dr

Your address(es) affected by this application

RDavis

Signature

5/4/21

Date

Daytime Telephone: 512-928-4334

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Dora M. Fabelo

Your Name (please print)

5613 Bentsen Ln. Austin, TX 78723

Your address(es) affected by this application

See attached for comments

5/7/2021

Date

Signature

512-507-6643

Daytime Telephone:

See attached for comments

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Exhibit A

Questions for Developers

Kitty Madeline ·
To: Joshua Morr

Thu, Oct 18, 2018 at 6:58 AM

Since I will be in the hospital for the October 25th meeting, unless I call one of you to listen to the meeting, I have some questions for the developer. Based on Chris Blackburn's email dated 9/17/18, Chris states the COA has asked "them" to take over the maintenance of the ponds as part of their development because the COA no longer wants to maintain our ponds.

The COA maintains this is not true, that the COA would never:

1. grant permission for use of private property
2. allow a commercial property to access a residential pond

The COA maintains that a license agreement would be required to sign over private property to a second party, hence Chris asking if the HOA Board would be in agreement.

From: Chris <Chris@waterloo-development.com>
Sent: Monday, September 17, 2018 4:09 PM
To: Ander Mitchell
Subject: RE: Senate Hills HOA

Ander –

Good afternoon. Are you still involved with Senate Hills?

The City of Austin has asked us to take over the maintenance of the pond as part of our development on the former AISD property as they no longer want to maintain it. I think it would be a benefit as the maintenance would be more regularly scheduled. Would the HOA Board be agreeable to our doing this?

Thank you.

Chris Blackburn
WATERLOO
DEVELOPMENT

Why be disingenuous and deceitful?

Homeowners, in particular, are almost pathologically conservative when it comes to change taking place in their own neighborhoods, why lie? Why?

The developer cultivated the "Affordable Housing" narrative and are far from affordable. Since the development is Condos under a Condo Regime, more units per lot will be built causing more runoff. Runoff our ponds cannot withstand without jeopardizing the homes along the ponds, per the COA Engineers (Ron C.)

Does the developer have documentation of who asked them to "maintain our ponds"?

Is the developer aware the COA denied their access to our ponds since their development is considered commercial?

Who granted access for the survey of our ponds? And was your survey to determine if our ponds were in compliance to make any repairs/adjustments?

Abby

From: Chris <
Sent: Monday, September 17, 2018 4:09 PM
To: Ander Mitchell
Subject: RE: Senate Hills HOA

Ander –

Good afternoon. Are you still involved with Senate Hills?

The City of Austin has asked us to take over the maintenance of the pond as part of our development on the former AISD property as they no longer want to maintain it. I think it would be a benefit as the maintenance would be more regularly scheduled. Would the HOA Board be agreeable to our doing this?

Thank you.

Chris Blackburn

WATERLOO
DEVELOPMENT

Exhibit B

Our concerns regarding a park between Senate Hills and new construction on adjacent property are numerous. These are a few:

1. We will have a park as big as Zilker Park across the street in less than 2 years with concert space, children's activities and playscapes, hiking, biking, and nature stations. It will be right across the street from developments; no need to have additional park between developments and all the problems it will bring to our neighborhood.
2. Proposed park will be too small for the number of people living at the two adjacent multi-family developments.
3. Proximity of a pavilion to properties on Tower St. It will increase noise, safety concerns and will infringe on privacy.
4. Proximity of charcoal grills to residents on Tower, which will be a fire hazard and health hazard.
5. How will access be monitored? This poses a MAJOR safety and crime concerns. We are not clear on how it will be maintained or how crime and violations will be monitored and handled.
6. Austin Police Officer Andrew Kos confirmed on NextDoor app, APD cannot remove homeless individuals and will be allowed to camp in a public park. Remember, this park supposedly is between multifamily developments!
7. Proximity of a children's playscape to residents on Tower. There goes the quiet neighborhood!
8. Proximity of a Half Way House on Connally Ln. with a history of overdoses, drug use in common spaces, open area sexual activity, and trespassing. This poses safety concerns.
9. Private streets in new development, compared to Senate Hills' public streets and thus creating parking issues, is a problem. The new subdivision will be already using the entrance to Senate Hills, so more congestion will occur in and out of our subdivision.
10. Increased noise in close proximity to residents on Tower, Connally, and Rayburn.
11. Why is HOA President, Mr. Andy Creel, submitting the application instead of the developer/contractor as in original contract? Contract seems different than originally presented which many residents did not want to support? Submission is odd; timing is odd. Even developers changed as original developer went bankrupt. We really don't need or want a park!

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Chifton Jackson - Jheng

Your Name (please print)

5328 Tower Trl Austin TX 78723

Your address(es) affected by this application

☐ I am in favor
☒ I object



Signature

Date

Daytime Telephone: 5728012684

Comments: I do not wish to have a

Park behind my home. Our HOA board has lied and made decision with the funds, regarding the park. There will not be any security for my safety. Being a female living alone most of the time.

Safety would be an issue, traffic in our small community. The current HOA President

want to say this will be a private park

This is in the city park. There are many

If you use this form to comment, it may be returned to: Other areas with use of a park.

City of Austin Development Services Department So please take into

Rosemary Avila P. O. Box 1088 consideration of when the

Austin, TX 78767-8810 homes were bought many

homeowners did not want a park

especially the one and a few on

however did not want behind our home.

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Betty Heisser

Your Name (please print)

5425 Raeburn Ln.

Your address(es) affected by this application

Betty Heisser

Signature

Daytime Telephone: 512-936-0922

Comments: To meet traffic in

quiet neighborhood

☐ I am in favor
☒ I object

5/3/2021

Date

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

48 of 68

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B-15

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Case Number: SPC-2020-0217C
Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, May 11, 2021

Wanda Carter
 Your Name (please print) *Wanda Carter*

5320 Hutchinson Dr
 Your address(es) affected by this application *5320 Hutchinson Dr*

Wanda Carter
 Signature *Wanda Carter*

Daytime Telephone: *512-909-7302*

5/8/2021
 Date

☐ I am in favor
☒ I object

Comments: _____

If you use this form to comment, it may be returned to:

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 Development Services Department
Rosemary Avila
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-22308

Public Hearing: Planning Commission, May 11, 2021

Nellie Hyder

Your Name (please print)

0324 Tower Trail, Austin, TX 78723

Your address(es) affected by this application

Nellie Hyder

Signature

Daytime Telephone: *512-822-1707*

Date

5-3-2021

☐ I am in favor
☒ I object

Comments: *I am against up at this built this because I don't like the way people and I think the area here is the neighborhood will be serious more*

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Sonia Seeman

Your Name (please print)

5816 Walden Circle
Sofia 78723

Your address(es) affected by this application

Signature Date 5/16/21

Signature

Daytime Telephone: 340-699-5064

Comments:

This park was not discussed with residents of PSS NA (Pecan Springs Springdale) who are impacted by the presence of the park. There will not be a path to access it. And our neighbors on Northdale will be negatively impacted by run-off & flooding.

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Lois Coleman

Your Name (please print)

5400 North ME DR 78723

Your address(es) affected by this application

Lois Coleman

☐ I am in favor
☒ I object

5/7/2021

Daytime Telephone: ^{Signature HM} 512-928-4938 ^{Date} 512-963-4938 CELL

Comments: Why the need for another park
there are several other parks in this area.
What are the "other associated improvements"?
Why the need for parking if park is
private and only for the residents in the
new development, residents can walk to
the park. What is the purpose of the
pavilion?

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

Enough traffic
going thru Rayburn
w/ new division.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

INFORMACION DE AUDIENCIA PÚBLICA

Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no está bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo o cambio. Usted también puede contactar a una organización de protección al medio ambiente o organización de vecinos que ha expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o recomendar aprobar o negar la aplicación. Si la comisión anuncia fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

La decisión de la Comisión puede ser apelada por una persona con pie de recurso o por una persona que ha sido identificado como una parte interesada. El organismo obteniendo la audiencia pública determinará si una persona está legitimada para apelar una decisión.

Una enmienda de la ordenanza de zonificación puede incluir una superposición condicional que incluiría las condiciones aprobadas por la Comisión de Uso de la Tierra o el Ayuntamiento. Si la aprobación final es por la acción del Consejo de la Ciudad, no hay apelación de la acción de la Comisión de Uso de la Tierra.

Una parte interesada, se define como una persona que es el solicitante o el titular de registro de la propiedad en cuestión o que se comunica el interés de una junta o comisión por:

- la entrega de una declaración por escrito a la junta o comisión, antes o durante la audiencia pública que generalmente se identifica los temas de interés (que puede ser entregado al contacto que aparece en un anuncio), o
- que aparecen y hablan por el registro en la audiencia pública, y
- ocupa una residencia principal que se encuentra dentro de 500 pies de la propiedad en cuestión o el desarrollo propuesto,
- es el registro dueño de la propiedad dentro de 500 pies de la propiedad en cuestión o desarrollo propuesto,
- es un funcionario de medio ambiente o la organización de la vecindad que tiene un interés o cuyos límites declarados son de 500 pies de la propiedad en cuestión o el desarrollo propuesto.

Un aviso de apelación debe ser presentada con el director del departamento responsable, a más tardar 14 días después de la decisión. Un formulario de apelación puede estar disponible en el departamento responsable.

Para obtener información adicional sobre el proceso de desarrollo de la ciudad de Austin, visite nuestro sitio Web: www.austintexas.gov/devservices.

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Jessica Fausak

Your Name (please print)

4804 Carsonhill Dr, Austin, TX 78723

Your address(es) affected by this application

Jessica Fausak

Signature

05/08/2021

Date

Daytime Telephone: **210-386-4250**

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

Certificate Of Completion

Envelope Id: 254BA52CA3F24A55928AC08A7DCAAF02

Status: Completed

Subject: Planning Commission Form - JFausak.pdf

Source Envelope:

Document Pages: 1

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Jessica Fausak

AutoNav: Enabled

jessica.fausak@gmail.com

Enveloped Stamping: Disabled

IP Address: 64.207.219.73

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Record Tracking

Status: Original

Holder: Jessica Fausak

Location: DocuSign

5/8/2021 9:53:26 AM

jessica.fausak@gmail.com

Signer Events**Signature****Timestamp**

Jessica Fausak

jessica.fausak@gmail.com

Business Development Associate

Sellerant, LLC

Security Level: Email, Account Authentication
(None)Signature Adoption: Pre-selected Style
Using IP Address: 72.48.98.229

Sent: 5/8/2021 9:53:27 AM

Viewed: 5/8/2021 9:55:07 AM

Signed: 5/8/2021 9:55:32 AM

Freeform Signing

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

5/8/2021 9:53:27 AM

Certified Delivered

Security Checked

5/8/2021 9:55:07 AM

Signing Complete

Security Checked

5/8/2021 9:55:32 AM

Completed

Security Checked

5/8/2021 9:55:32 AM

Payment Events**Status****Timestamps**

B-15 PUBLIC HEARING INFORMATION

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Jennifer Casey

Your Name (please print)

5505 Benton Ln. Austin, TX 78723

Your address(es) affected by this application

[Signature] Signature

5-10-21
Date

Daytime Telephone: 512-786-9713

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Andrew Smith

Your Name (please print)

5304 Hutchinson Dr.

Your address(es) affected by this application

Andrew Smith

Signature

5/5/21

Date

Daytime Telephone: 512-300-4185

Comments: No park in Senate Hills.

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

David Arnold

Your Name (please print)

5405 Connally Lane

Your address(es) affected by this application

D. Arnold

Signature

5/10/21

Date

Daytime Telephone: 512-913-9927

Comments: I do not want a park, period.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Ethan Ham

Your Name (please print)

5212 Tower Trail

Your address(es) affected by this application

Ethan Ham

Signature

5/10/21

Date

Daytime Telephone: 512-426-3601

Comments: I will give comment at hearing.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Garyon Arnold

Your Name (please print)

5417 Connally Lane

Your address(es) affected by this application

J. Arnold
Signature

5/9/21

Date

Daytime Telephone: _____

Comments: No park in Senate Hills. Not private or public.

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Isabel Bass

Your Name (please print)

5216 Krueger Lane

Your address(es) affected by this application

Isabel Bass

Signature

5/4/21

Date

Daytime Telephone: 512-783-0389

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

Comments: I attended meeting where the HOA(Andy, Gabe, Ryan, Sherry)
gave falsde information to the residents and then refused to answer
our questions.

The HOA even spread lies about people to were speaking out
against the park. This is not being good neighbors.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SPC-2020-0217C

**Contact: Rosemary Avila, 512-974-2784 or
Elsa Garza, 512-974-2308**

Public Hearing: Planning Commission, May 11, 2021

Jarah Arnold

Your Name (please print)

5405 Connally Ln

Your address(es) affected by this application

Jarah Arnold

Signature

5/10/21

Date

Daytime Telephone: 512-944-2436

Comments: I do not want a park, the neighborhood does not need or want a park.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

Exhibit A

From: Chris
Sent: Monday, September 17, 2018 4:09 PM
To: Ander Mitchell
Subject: RE: Senate Hills HOA

Ander –

Good afternoon. Are you still involved with Senate Hills?

The City of Austin has asked us to take over the maintenance of the pond as part of our development on the former AISD property as they no longer want to maintain it. I think it would be a benefit as the maintenance would be more regularly scheduled. Would the HOA Board be agreeable to our doing this?

Thank you.

Chris Blackburn



Questions for Developers

Kitty Madeline
To: Joshua Moi

Thu, Oct 18, 2018 at 6:58 AM

Since I will be in the hospital for the October 25th meeting, unless I call one of you to listen to the meeting, I have some questions for the developer. Based on Chris Blackburn's email dated 9/17/18, Chris states the COA has asked "them" to take over the maintenance of the ponds as part of their development because the COA no longer wants to maintain our ponds.

The COA maintains this is not true, that the COA would never:

1. grant permission for use of private property
2. allow a commercial property to access a residential pond

The COA maintains that a license agreement would be required to sign over private property to a second party, hence Chris asking if the HOA Board would be in agreement.

From: Chris <chris@waterloodevelopment.com>
 Sent: Monday, September 17, 2018 4:09 PM
 To: Ander Mitchell
 Subject: RE: Senate Hills HOA

Ander –

Good afternoon. Are you still involved with Senate Hills?

The City of Austin has asked us to take over the maintenance of the pond as part of our development on the former AISD property as they no longer want to maintain it. I think it would be a benefit as the maintenance would be more regularly scheduled. Would the HOA Board be agreeable to our doing this?

Thank you.

Chris Blackburn
WATERLOO
 DEVELOPMENT

Why be disingenuous and deceitful?

Homeowners, in particular, are almost pathologically conservative when it comes to change taking place in their own neighborhoods, why lie? Why?

The developer cultivated the "Affordable Housing" narrative and are far from affordable. Since the development is Condos under a Condo Regime, more units per lot will be built causing more runoff. Runoff our ponds cannot withstand without jeopardizing the homes along the ponds, per the COA Engineers (Ron C.)

Does the developer have documentation of who asked them to "maintain our ponds"?

Is the developer aware the COA denied their access to our ponds since their development is considered commercial?

Who granted access for the survey of our ponds? And was your survey to determine if our ponds were in compliance to make any repairs/adjustments?

Abby

Exhibit B

Rodriguez, Genoveva <Geno.Rodriguez@austintexas.gov>
to me ▾

Sep 18, 2018, 1:52 PM



Just left a voicemail for you. Please do not agree or sign anything with the developer. I have reached out to the Office of Real Estate to get some more information on how to proceed.

Best,

Mrs. Genoveva (Geno) Rodriguez

Policy Aide, Media & Communications Liaison

Council Member Ora Houston, District #1

301 W. 2nd Street

P: 512-978-2101

F: 512-978-2111

Geno.rodriguez@austintexas.gov

From: Rodriguez, Genoveva

Sent: Tuesday, September 18, 2018 1:28 PM

To: 'Kitty Madeline' ·

Subject: RE: Fw: Senate Hills HOA: Retention Pond

Good afternoon,

According to the last communication with the Office of Real Estate Office, the developer would need a license agreement to 'take over' your detention pond. I am reaching out directly to staff to ask for additional guidance.

Please standby.

Best,

Mrs. Genoveva (Geno) Rodriguez

Policy Aide, Media & Communications Liaison

Council Member Ora Houston, District #1

301 W. 2nd Street

P: 512-978-2101

F: 512-978-2111

Kitty Madeline <kittymadeline@gmail.com>
to Genoveva ▾

Sep 20, 2018, 7:30 AM



Genoveva,

Thank you for looking into this for me. I have been calling and calling Ron Czajkowski who has assured us that our ponds were not up to code and that the city would never allow a condo regime (commercial property) use our residential ponds.

Then the surveyors came from 4Ward Land Surveying. They gave us 3 different stories: the city called them out, its for SW Key, and it was a project from many years ago(?).

I called Ron again and he advised that more than likely it was the developer surveying to see how out of compliance our ponds were so they could fix them- he was right. Ron also verified that the COA did not send these land surveyors.

So now the developer, RSI/Waterloo/Lyons has presumably lied to us about the city granting them permission to use our land, but we want to make sure.

I want to thank you for everything you have done for me and my neighborhood. I am eagerly awaiting confirmation from the COA verifying this developer has a license agreement or not or how we should proceed.

Thank you,

Abby

Exhibit C

Senate Hills HOA Stormwater Pond Inbox x



Ryan Mattox
to davidarnold2

AM



Hello Senate Hills HOA Board,

I hope this email finds all of you well during this holiday season. We would like to reach out to you one last time with an offer of improvements to your neighborhood in exchange for the use of your existing stormwater facility. Please see the attached letter that clearly itemizes all we would like to offer.

I would like to let you know that we are genuinely here to help and be good neighbors. We believe that we are offering homes that are affordable in a City that is quickly becoming unaffordable to a large portion of the population. Not sure if you are aware of this, but we entered into an Agreement with AISD when we purchased the property to offer a certain percentage (25%) of the homes to AISD employees (as well as families with children attending AISD schools) to ensure teachers and employees of AISD as well as families in the area have access to affordable housing. We WANTED to do this, it was discussed once with the District and we immediately agreed. To be clear, we are not receiving any incentive for and we were not forced to do this, it felt like the right thing to do, because we believe in doing the right thing. That in essence is why we are asking you to use the existing pond. It was sized and constructed to accept stormwater for BOTH of our developments. We are not trying to do anything underhanded or 'slip anything past you', we just simply want to use the pond as it was originally intended.

If you allow us to use the existing pond, we want to build a park that would benefit the residents of Senate Hills because it's the right thing to do. Please carefully consider our offer.

Respectfully,

Ryan Mattox
VICE PRESIDENT OF LAND DEVELOPMENT

Office 512.953.4133 Mobile 512.694.8698

www.lyonhomes.com



Exhibit D

From: Chris Blackburn <
Sent: Wednesday, May 2, 2018 4:32 PM
To: Ander Mitchell
Cc: Ryan Mattox; Tiffany Dimesky
Subject: FW: Senate Hills

Ander –

Good afternoon. In follow up to the HOA meeting on the 21st, we would like you to forward this email to the HOA board members.

Senate Hills HOA:

We wanted to follow up with you after the meeting on April 21st when we discussed the AISD site that we are working on and the potential for a public park on the property owned by Senate Hills between the two neighborhoods.

As discussed, the City of Austin Parks and Recreation Department asked us to explore the possibility of Senate Hills dedicating the drainage easement adjacent to the AISD property for a park. William Lyon (formerly RSI) would fund and construct park improvements and landscaping on the property along the lines of the attached concept plan. There would be no cost or expense to

Senate Hills other than the donation of the land, and would eliminate the current maintenance expense that Senate Hills has on the property. The maintenance of the park would be handled by the City of Austin parks department and supplemented as needed by the HOA established by William Lyon for the AISD development. Along with the parks improvements, we will be installing a pedestrian crossing across E. 51st to the Walnut Creek Greenbelt.

In addition, a granite trail with solar lighting would be installed adjacent to the detention and water quality pond that serves Senate Hills. This is also shown on the attached concept plan. As part of our development, we will be installing a wood fence along E. 51st and would be willing to replace the existing Senate Hills fence along E. 51st as well.

Thank you for your time, and we would be glad to meet with you again to further discuss or answer any questions in order for you to make a decision. Due to time constraints on this project, we would appreciate a decision in the next couple of weeks.

Chris Blackburn



Exhibit E

From: [REDACTED]
Date: Thu, Mar 19, 2020 at 1:56 PM
Subject: Re: Senate Hills
To: Kitty Madeline <kittymadeline@gmail.com>

[REDACTED] I was not fully aware of all that was going on but did get reached out to a while back regarding the vote for the parks.

To be completely frank, I have not been a huge fan of Andy's for a while. I was indifferent about him when working for [REDACTED]. But, he had reached out to me a few years later over the phone and I did not at all care for his motives and comments. So, when he reached out about this issue several times, the attempts all fell on deaf ears. However, someone I did enjoy speaking with from my times I have known him... [REDACTED]..reached out to explain his side of what was going on and asked for my support. I told him of my feelings of Andy but that I trusted his motive and gave him my proxy. I didn't know that person gave my proxy to Andy without my knowledge.

Later, I heard many rumors of the issues Andy and others were causing. I also received the letter about withdrawing my proxy and immediately reached out to Spectrum to rescind any outstanding proxy to vote on my behalf. This is also when I reached out to [REDACTED] to get her opinion so I would feel better informed of what was truly going on out there...as [REDACTED] was always someone I felt was a very good person and I could count on her morals...as well as her opinions.

To be honest, that was the last I heard of anything until now. So, while I don't have much power, I will do what I can to make sure Andy not only does not gain anymore power or momentum...but will do my part to have him removed as soon as available to do so.

I will say, [REDACTED] But, I know nothing more about the back (or side) stories around it...which it sounds like Andy was pushing inappropriately. I do also know that Lyons was just recently (last month) bought out by Taylor Morris. However, any contract or lease agreed to between Lyons and the Senate Hills HOA will still be in place until changed or amended by both parties.

I am reaching out to Spectrum again to confirm the status of any outstanding Proxy. I will also see what I can do to get information regarding future votes and the use of any of those other proxies that Andy may still have. If you have other ideas or suggestions, feel free to reach out.

[REDACTED]

Exhibit F

[REDACTED]

to ICE, me ▾

Jul 18, 2019, 10:18 AM ☆ ↩ ⋮

[REDACTED]

We appreciate this follow up. We would like to know how did this person got our information? Did she obtain our info illegally? This is a PII concern and it is violation by **law**.

We have our proxy in the neighborhood so we are well represented.

Thank you,

[REDACTED]

Exhibit G

[REDACTED]

me ▾

Jul 18, 2019, 12:15 PM ☆ ↩ ⋮

I spoke with [REDACTED] last night. The board actually mailed the letters out for her, which we find completely inappropriate.

At this point in time, we are against the park as the proposal stands.

Thank you for reaching out to us.

[REDACTED]