

Bennett, Jennifer

Subject: FW: Case #SP-2023-0032C

From: edna johnson [REDACTED]
Sent: Wednesday, September 27, 2023 10:07 AM
To: Bennett, Jennifer <Jennifer.Bennett@austintexas.gov>
Subject: Case #SP-2023-0032C

Ms. Bennett,

We live at 712 Allende Bend which is 500 feet within the proposed site plan variance request from KB Home Phase 11 Condos case #SP-2023-0032C. We plan to attend the Zoning & Platting Commission meeting next week to voice our opposition to the environmental variance KB Homes is requesting.

There are several factors that are of great concern to us:

- 1) Traffic flow and congestion.
- 2) Drainage flow after and during construction.
Our home is lower than street level around 10 ft.
- 3) Construction garbage & trash.
- 4) Water quality during & after construction.
- 5) FEMA Flood plain

Please let us know what we need to do to sign up and speak at the Zoning & Platting Commission next Tuesday. I would also like to point out the parking situation in our subdivision is unacceptable, we are instructed to have visitors park at Atkins High School, not to mention ADA requirements of cars blocking sidewalks.

Thank you for your time and I appreciate the hard job you have!

Edna Johnson
512-923-8432

Layers

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500 Year

100 Year (Shallow-AO)

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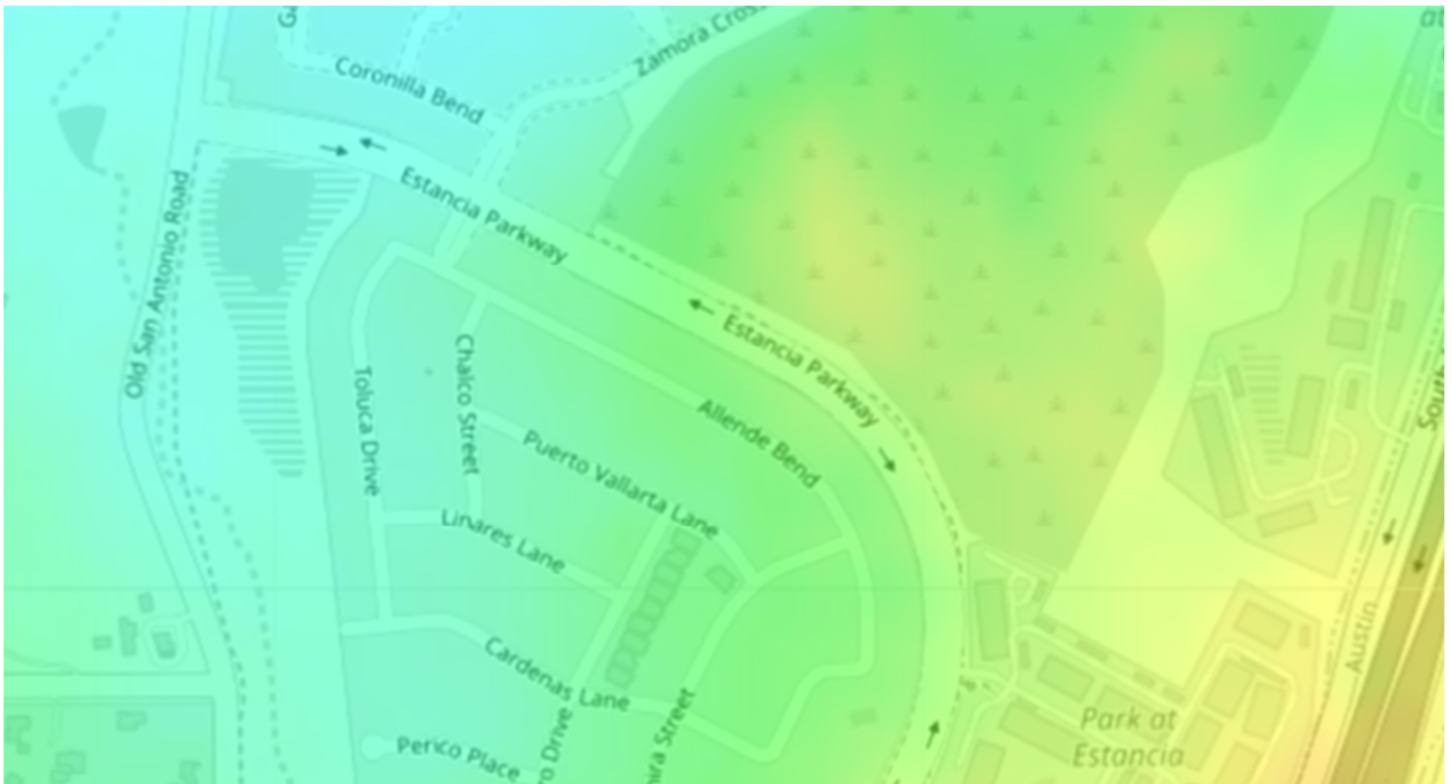
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Bennett, Jennifer

Subject: FW: Estancia Phase II Condos - Case Number: SP-2023-0032C

From: Fuechec, Mel <Mel.Fuechec@austintexas.gov>
Sent: Wednesday, September 27, 2023 3:47 PM
To: Bennett, Jennifer <Jennifer.Bennett@austintexas.gov>; Dana Sutton [REDACTED]
Cc: Turpen, Tiffany <Tiffany.Turpen@austintexas.gov>; McDougal, Mike <Mike.McDougal@austintexas.gov>
Subject: RE: Estancia Phase II Condos - Case Number: SP-2023-0032C

Hi Dana,

Case Number: SP-2023-0032C is requesting variances from LDC 25-8-341 for cut greater than 4 feet on slopes greater than 15% and from LDC 25-8-342 for fill greater than 4 feet on slopes greater than 15%.

The development is compliant with the applicable tree regulations and will be subject to monthly and as-needed environmental inspections to maintain compliance during construction should it be approved. City staff has worked with the applicant to preserve as many trees as practicable, however trees are proposed to be removed. This development proposes mitigation for removal of 3,597.7 diameter inches of regulated trees in the following ways: 109 3-inch caliper shade trees to be planted onsite, 524 2-inch caliper shade trees to be planted onsite, and \$307,040 paid to the Urban Forest Replenishment Fund.

You can read more about tree preservation and mitigation requirements in the COA Environmental Criteria Manual: https://library.municode.com/tx/austin/codes/environmental_criteria_manual?nodeId=S3TRNAARPR

From: Bennett, Jennifer <Jennifer.Bennett@austintexas.gov>
Sent: Tuesday, September 26, 2023 4:37 PM
To: Dana Sutton [REDACTED]; Fuechec, Mel <Mel.Fuechec@austintexas.gov>
Cc: Turpen, Tiffany <Tiffany.Turpen@austintexas.gov>
Subject: RE: Estancia Phase II Condos - Case Number: SP-2023-0032C

Hi Dana – I will defer to the environmental reviewer, Mel Fuechec, to answer these questions. She is out of the office today but will be back tomorrow. She's is copied here.

Regards,

Jennifer Bennett, AICP
Senior Planner, Land Use Review
City of Austin Development Services Department
6310 Wilhelmina Delco Dr, Austin, Texas 78752
Office: 512-974-9002



As of March 24, 2023, [Austin Code](#) consolidated under the [Development Services Department](#). We are committed to making this transition as smooth as possible for our community and customers. Further updates will be provided as they become available.

From: Dana Sutton - [REDACTED]
Sent: Tuesday, September 26, 2023 3:15 PM
To: Bennett, Jennifer <Jennifer.Bennett@austintexas.gov>
Cc: Turpen, Tiffany <Tiffany.Turpen@austintexas.gov>
Subject: Estancia Phase II Condos - Case Number: SP-2023-0032C

Hello Jennifer,

I'm emailing you today regarding the notice I received about the Estancia Phase II Condos at 830 Estancia Parkway, with applicant being Kimley-Horn and Kelechi Madubuko and owner being KB Home Lone Star, Inc. I see they are requesting 'environmental variances' on this parcel of land for development. Can you tell me what this means?

My question is what will happen to this greenbelt space? I live in the apartments on the other side of this potential development and have a mini-forest of 40-60 foot trees behind me which are home to many forms of wildlife. I have seen many different types of birds and have hummingbirds that come to my balcony. I fear what additional development will do to this beautiful space.

If you don't have the answers, can you forward me to someone who might?

Thank you,

Dana Sutton

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