

**From:** Ana Aguirre

**Sent:** Tuesday, November 20, 2018 10:52 AM

**To:** Hopkins, Steve <Steve.Hopkins@austintexas.gov>

**Cc:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Robert Williams <>; Jason Lucio <>; Alberto Garcia <>; JB Booher <jbbooher1@gmail.com>

**Subject:** SCNPCT Past Action re C8-2016-0146

Hello Mr. Hopkins,

I am contacting you as the Chair of the Southeast Combined Neighborhood Plan Contact Team. Although, I am a member of the ZAP, I am communicating with you as the Chair of the SCNPCT and will be abstaining from voting on this item today due to the SCNPCT's historical involvement with this property and formal action taken in early 2016, prior to my appointment to the ZAP. The SCNPCT took action on this case because it is adjacent to the boundary area. I am attaching a copy of a past communication we had that was addressed to the ZAP Commissioner in February 2017. Flooding, water quality and other critical issues unique to our area are carefully considered when we review cases within our Neighborhood Plan Area as well as immediately adjacent to our area. Please share this information with the ZAP Commissioners. Thank you.

Respectfully submitted,  
Ana Aguirre, Chair  
SCNPCT



## NOTICE OF PUBLIC HEARING FOR A SUBDIVISION

Este aviso es para informarle de una audiencia pública tratando de un propuesto desarrollo o cambio dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

**Mailing Date: January 27, 2017**

**Case Number: C8-2016-0146**

The City of Austin has sent this letter to inform you that we have received an application for a Subdivision. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. Below you will find information regarding the application.

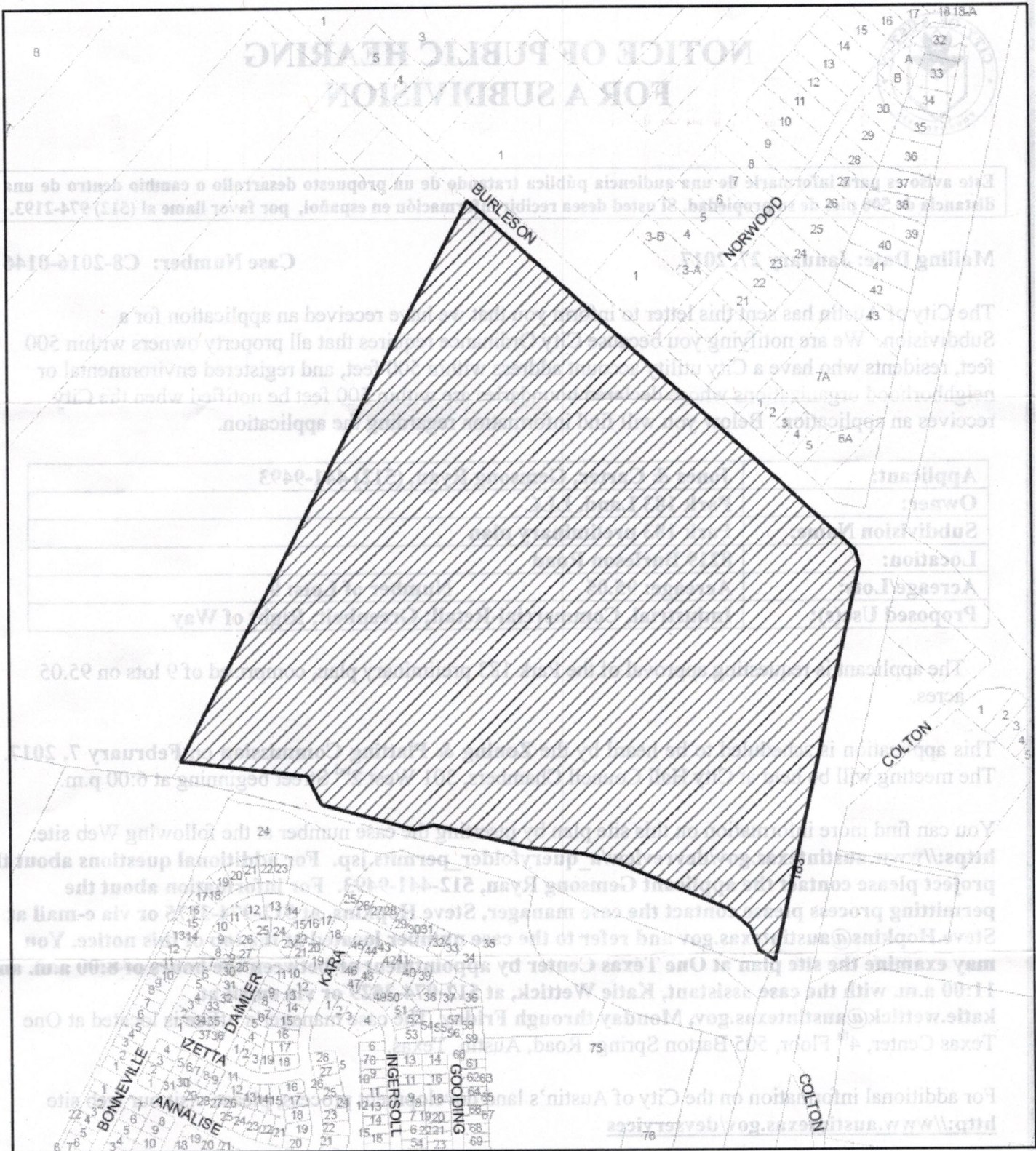
<b>Applicant:</b>	<b>Jones &amp; Carter, Gemsong Ryan, (512) 441-9493</b>
<b>Owner:</b>	<b>Park 183 Land, LLC</b>
<b>Subdivision Name:</b>	<b>Park 183 preliminary plan</b>
<b>Location:</b>	<b>8219 Burleson Road</b>
<b>Acreage/Lots:</b>	<b>Acreage: 95.05                      Number of Lots: 9</b>
<b>Proposed Use(s):</b>	<b>Industrial, Commercial-Retail; Greenbelt; Right of Way</b>

The applicant is requesting approval of the Park 183 preliminary plan, comprised of 9 lots on 95.05 acres.

This application is scheduled to be heard by the **Zoning & Platting Commission** on **February 7, 2017**. The meeting will be held at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street beginning at 6:00 p.m.

You can find more information on this site plan by inserting the case number at the following Web site: [https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp). For additional questions about the project please contact the applicant Gemsong Ryan, 512-441-9493. For information about the permitting process please contact the case manager, Steve Hopkins, at 512-974-3175 or via e-mail at [Steve.Hopkins@austintexas.gov](mailto:Steve.Hopkins@austintexas.gov) and refer to the case number located at the top of this notice. You may examine the site plan at One Texas Center by appointment or between the hours of 8:00 a.m. and 11:00 a.m. with the case assistant, Katie Wettick, at 512-974-3529 or via email at [katie.wettick@austintexas.gov](mailto:katie.wettick@austintexas.gov), Monday through Friday. The case manager's office is located at One Texas Center, 4<sup>th</sup> Floor, 505 Barton Springs Road, Austin, Texas.

For additional information on the City of Austin's land development process, please visit our web site <http://www.austintexas.gov/devservices>

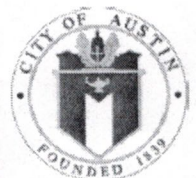


Subject Tract



Base Map

CASE#: C8-2016-0146  
ADDRESS: 8219 BURLESON ROAD



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.

## 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.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person who 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.

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 person 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:

<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2016-0146

Contact: Steve Hopkins, 512-974-3175 or  
Elsa Garza, 512-974-2308

Public Hearing: February 7, 2016, Zoning & Platting Commission

Ana Aguirre  
Your Name (Please print)

☒ I am in favor  
☐ I object

Southeast Combined Neighborhood Plan Contact Team (SCNCT)  
Your address(es) affected by this application

2-7-17

Date

Daytime Telephone: 512-708-0647

Comments: Note: Comments attached to

this form. Thank you in advance  
for your consideration.

Sincerely,

A. J. L. J., Chair

SCNCT

If you use this form to comment, it may be returned to:  
City of Austin – Development Services Department, 4<sup>th</sup> Floor

Steve Hopkins

P. O. Box 1088

Austin, TX 78767

Item C-02

4 of 7



February 7, 2017

RE: Case Number C8-2016-0146

Dear Honorable Commission Members,

I submit the following in response to Case Number C8-2016-0146 on the behalf of the Southeast Combined Neighborhood Plan Contact Team (SCNPCT) and not as a ZAP Commissioner. Our next Contact Team meeting is not scheduled until February 13, 2017, and due to time constraints, we were not be able to formally meet, discuss, and vote on this new notice, once it was received. The SCNPCT membership has been advised the notice has been received and being presented before the ZAP today. In the meantime, I have communicated with the SCNPCT Executive Committee, and we agreed to submit the following:

This same property has been brought to our attention in the past under different Case Numbers. The property is just outside of our neighborhood plan boundary. In response to Case Number C14-2016-0015, in April 2016, we voted 'in favor' of rezoning from RR (Rural Residential) to LI (Limited Industrial) and also requested the Watershed Protection Department carefully review the environmental impact of this development due to it being located within the Onion Creek Watershed. Attached is a copy of what was submitted in April 2016. Please note that although the case numbers are different, the location of the property is the same for both cases. We also note we have received a "Notice of Filing of Application for Rezoning" (Case Number: C14-2016-0111) for this same property and is still pending.

In the current case, Case Number C8-2016-0146, the applicant is requesting approval of the Park 183 preliminary plan. The notice states "Proposed Uses(s): Industrial, Commercial-Retail; Greenbelt; Right of Way." Due to time constraints, the SCNPCT Executive Committee is restating what the SCNPCT membership voted on in April 2016, pertaining to this same property, and that we fully support the "Greenbelt" proposed use and ask that the Commission ensure that provision is included. As you may be aware, a continued concern is flooding in District 2. As the SCNPCT, we STRONGLY urge development projects address flood mitigation, water quality, and drainage in light of historical flood events that have cost lives, damaged property and had environmental consequences in our area. Your consideration is greatly appreciated.

Respectfully submitted,



Ana Aguirre, Chair  
SCNPCT

(Public Hearing Information Form also reflects signature)

February 7, 2017

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Respectfully submitted,

  
 Amy Aguirre, Chair  
 SCNPCT

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