

DATE: February 2, 2021

TO: Scott Grantham Scott.Grantham@austintexas.gov

CC: Pio.Renteria@austintexas.gov

Case Number SP-2019-0600C District-2.

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

Re: SCCNPCT - Requesting Postponement Planning Commission February 09, 2021

Re: Notice of Public Hearing Site Plan Appeal for 4802 South Congress Avenue

Applicant: Mike McHome

Parks Department: Scott Grantham Scott.Grantham@austintexas.gov

.  
Dear Scott Grantham,

We, the SCCNPCT are requesting postponement February 9, 2021 Planning Commission for Case Number SP-2019-0600C 4802 South Congress Avenue to March 9, 2021 Planning Commission.

We the SCCNPCT will need time to communicate with the applicant Mike McHone for this Notice of Public Hearing Site Plan Appeal. We will consult with Scott Grantham from the Parks Department and the applicant as to the intent and specifics of this appeal for 4802 South Congress Avenue.

Thank you,  
Mario Cantu, Keena Miller & SCCNPCT.

## Grantham, Scott

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**From:** kevin mackie <>  
**Sent:** Thursday, February 4, 2021 1:11 AM Grantham,  
**To:** Scott  
**Subject:** case # SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Hello Scott Grantham - I object to the exemption for case # SP-2019-0600C - Kevin Mackie (Mockingbird Lane)

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## Grantham, Scott

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**From:** Elizabeth Birns <>  
**Sent:** Wednesday, February 3, 2021 9:30 PM  
**To:** Grantham, Scott  
**Subject:** NO to the exemption for SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Scott

As a resident on Hedgewood Drive, near Williamson Creek AND 4802 S. Congress, I wanted to let you know that I am very much opposed to the exemption for case # SP-2019-0600C.

If you allow the park land access exemption in this case, you will be setting a horrible precedent. Allowing this exemption tells all future developers that they can promise whatever they need to in order to get approval for a permit to build. And they know that they won't be held accountable and will only have to pay a fine to essentially do whatever they wanted to do in the first place. This is simply not acceptable, so please vote NO! on this exemption.

Thank you for your time.

Sincerely,

Elizabeth Burns

Sent from my iPhone

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## Grantham, Scott

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**From:** Clare Branson <>  
**Sent:** Wednesday, February 3, 2021 8:48 AM  
**To:** Grantham, Scott  
**Subject:** 4802 Congress Ave Development

\*\*\* External Email - Exercise Caution \*\*\*

I object to the developer's application for exemption to provide park land in the project for Case # SP-2019-0600C.

**Clare Branson**  
**215 Lareina**  
**Austin, TX 78749**

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## Grantham, Scott

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**From:** Daniel <>  
**Sent:** Wednesday, February 3, 2021 9:01 AM  
**To:** Grantham, Scott  
**Subject:** SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Hi Scott,

My name is Daniel Sullivan, and I'm a resident of the East Congress neighborhood in South Austin (812 Sheraton Ave).

I'm writing to you today to urge the city to reject the developer's appeal to forego the requirement for a public easement leading to the Williamson Creek Greenbelt. The requirement for a public easement is hardly onerous, and would ensure that this part of the city progresses in its development towards being more vibrant and pedestrian friendly.

Thanks for your time. I hope you take this into consideration.

Best,  
Daniel Sullivan

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## Grantham, Scott

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**From:** John Flowers <>  
**Sent:** Tuesday, February 2, 2021 7:45 PM  
**To:** Grantham, Scott  
**Subject:** Objection to The Bend

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I John Flowers object to case # SP-2019-0600C

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## Grantham, Scott

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**From:** Justin S. Haddock <>  
**Sent:** Wednesday, February 3, 2021 11:10 PM  
**To:** Grantham, Scott  
**Subject:** Case # SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Dear Mr. Grantham,

I object to the exemption for Case # SP-2019-0600C.

Thank you,  
Justin Haddock

Sent from my iPhone

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## Grantham, Scott

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**From:** Hannah Lindsley <>  
**Sent:** Wednesday, February 3, 2021 7:13 PM  
**To:** Grantham, Scott  
**Subject:** case # SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Hello!

I'd like to make known my objection to the exemption requested by the developers of The Bend on South Congress. We live in the neighborhood and support the restrictions on the land.

Thank you,  
Hannah Lindsley  
5129235878

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## Grantham, Scott

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**From:** Meera Chandy <>  
**Sent:** Wednesday, February 3, 2021 10:00 AM  
**To:** Grantham, Scott  
**Subject:** case # SP-2019-0600C

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Hi Scott,

I object to exemption for case # SP-2019-0600C.

Thanks,  
Meera Chandrasekaran

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## Grantham, Scott

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**From:** George Mill & Liz McVeety <>  
**Sent:** Wednesday, February 3, 2021 5:29 PM  
**To:** Grantham, Scott  
**Subject:** Please don't grant exemption for case # SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Dear Mr. Grantham,

Our neighborhood is being overdeveloped and we fear the infrastructure can not bear all this. We need all the greenspace/parkland we are entitled to. We are writing to object to giving an exemption for case #SP-2019-0600C. The developer is trying to make use of a loophole which would close off the trail to all but the condo development, making a continuous greenbelt park impossible. Please help save our neighborhood!

Thank you,  
George Mill and Elizabeth McVeety  
78745

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## Grantham, Scott

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**From:** PAUL M MONTGOMERY <>  
**Sent:** Wednesday, February 3, 2021 6:18 PM  
**To:** Grantham, Scott  
**Subject:** Objection to Case #SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Hello Mr. Grantham:

My name is Paul Montgomery. I live at 4417 Garnett St. Austin, Tx. 78745. This email pertains to the proposed new development at 4802 Congress Avenue in South Austin.

As this development pushes up against my neighborhood and will adversely affect my life, I object to the exemption and development of #SP-2019-0600C. I urge you to reject SP-2019-0600C!!!!

Thank You,

Paul Montgomery

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**Grantham, Scott**

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**From:** norman rice <>  
**Sent:** Wednesday, February 3, 2021 9:38 AM  
**To:** Grantham, Scott  
**Subject:** Fw: Case SP-2019-0600C Appeal denied

you can added my name to deny the appeal for case SP-2019-0600C Norman Rice 4801 S Congress Unit D-1 78745



## Grantham, Scott

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**From:** Loren Pospisil <>  
**Sent:** Tuesday, February 2, 2021 12:56 PM  
**To:** Grantham, Scott  
**Subject:** SP-2019-0600C - New Build blocking green space entrance

\*\*\* External Email - Exercise Caution \*\*\*

Hello Scott,

I am writing in protest to the new build of condos blocking the Williamson Creek Greenbelt, SP-2019-0600C. I live within walking distance to the greenbelt and would like to be able to use the trail the city is developing.

The developers of "The Bend" at 4802 S Congress, want to build 125 condos on a former used car lot. Their 5.3 acre lot includes Williamson Creek frontage, in an area that the City are trying to open up as a creekside trail. The development code requires high density developments like this to dedicate part of their land for parks use, in this case just over 2 acres.

That shouldn't be a problem, as 1.8 acres of the site are in the floodplain, and so can't be used for anything else. However this parkland is useless without public access from Congress Avenue, and the developers are reluctant to grant that, fearing liability issues if traffic entering the development collides with visitors. The problem can be seen at <http://thebendaustin.com> where the site plan shows the building (in orange) crammed into the front part of the site, leaving just enough space for an access driveway. The gap between driveway and southern boundary leaves little room for a sidewalk. Without public access the dedicated parkland is useless. **The Developer is trying to appeal to the Planning Commision, with a hearing set for February 9th at 6pm.** Case# SP-2019-0600C. We need to insist on a public access easement.

The developers have been trying to sell units since last fall, advertising them as "under construction", when they haven't even got a site plan approved as of yet. Please consider the neighbors to this space when making your decision.

Thank you.

Loren Pospisil  
500 Blueberry Hill  
Austin, TX 78745

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## Grantham, Scott

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**From:** Sandy Parham <>  
**Sent:** Wednesday, February 3, 2021 11:54 AM  
**To:** Grantham, Scott  
**Subject:** 4802 Congress

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It's come to my attention that the development at 4802 Congress is wanting an exemption from allowing park land. I strongly oppose this and cannot imagine that this would be favorable to the City of Austin. Taking away the parkland will prohibit access to walking trails as well as not allowing a neighborhood access to the greenbelt. The lack of green space for wildlife impacts them as well.

I think it's time that developers need to conform to what residents want.

Thank you,

Sandy Parham  
4404 Garnett St, Austin, TX 78745

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Sandy Parham

[www.sandyclaydesigns.com](http://www.sandyclaydesigns.com)

Garnett Street Guest House

<https://www.airbnb.com/rooms/8438090?preview>

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## Grantham, Scott

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**From:** Susan Adams <>  
**Sent:** Wednesday, February 3, 2021 10:15 AM  
**To:** Grantham, Scott  
**Subject:** Objection to SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

I object to the request for an exemption on case #SP-2019-0600C.

Susan Adam's  
4408 Garnett St,  
Austin, TX 78745

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Susan Adams

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## Grantham, Scott

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**From:** William Lindsley <>  
**Sent:** Wednesday, February 3, 2021 10:05 AM  
**To:** Grantham, Scott  
**Subject:** Objection to exemption for # SP-2019-0600C

\*\*\* External Email - Exercise Caution \*\*\*

Scott,

I'm writing to let you know I object to the exemption for # SP-2019-0600C regarding the requirement for parkland associated with this development.

Thanks,

Will  
512-517-1065  
4410 Garnett St.  
Austin TX 78745

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