



## ENVIRONMENTAL COMMISSION MOTION 20220406 003b

**Date:** April 6, 2022

**Subject:** Travis County ESD #4 Fire Station Parking Lot Improvements, SP-2020-0255DS

**Motion by:** Jennifer Bristol

**Seconded by:** Perry Bedford

### RATIONALE:

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting:

1. A Land Use Commission variance to construct a driveway on slopes over 15% per LDC 25-8-301(A)(1)
2. A Land Use Commission variance to construct a parking lot on slopes over 15% per LDC 25-8-302(A)(2)
3. A Land Use Commission variance to allow fill over 4 feet per LDC 25-8-342
4. A Land Use Commission variance to allow an impervious cover of 27.5% net site area per LDC 25-8-453; and

**WHEREAS**, the Environmental Commission recognizes the site is located in the Turkey Creek Watershed, Water Supply Rural, Drinking Water Protection Zone; and

**WHEREAS**, the Environmental Commission recognizes that Staff recommends approval of three of the four requested variances with staff conditions. having determined the required Findings of Fact have been met. Staff does not recommend a variance to allow an impervious cover of 27.5% net site area per LDC 25-8-453; and

**WHEREAS**, the Environmental Commission recognizes that staff cannot recommend the variance to increase the impervious cover from 20% to 27.5%. However, we support the variance change on this individual project.

**THEREFORE**, the Environmental Commission recommends the variance requests with the following:

### Staff Conditions:

1. The applicant will provide vegetative filter strips downslope of the development that will provide a diffuse flow to avoid creating downslope erosion.
2. The applicant will provide structural fill to contain the fill during construction.
3. The applicant will decompact and revegetate the area adjacent to the ROW that has been used for parking.
4. The site will provide a 40% downstream natural area to treat runoff from impervious cover.

**and the following Environmental Commission Conditions:**

The Environmental Commission recommends that staff expedite this request to get it on the Land Use Commission agenda quickly to respect public safety.

**VOTE 10-0**

For: Qureshi, Scott, Thompson, Barrett Bixler, Nickells, Bristol, Ramberg, Aguirre, Brimer, Bedford

Against: None

Abstain: None

Recuse: None

Absent: None

Approved By:

A handwritten signature in black ink that reads "KEVIN RAMBERG". The signature is written in a cursive, slightly slanted style.

Kevin Ramberg, Environmental Commission Chair



**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**COMMISSION MEETING**

**DATE:** April 6, 2022

**NAME & NUMBER OF PROJECT:**

Travis County ESD #4 Fire Station Parking Lot Improvements

**NAME OF APPLICANT OR ORGANIZATION:**

Travis County ESD #4

**LOCATION:**

4200 City Park Rd

**COUNCIL DISTRICT:**

District 10

**ENVIRONMENTAL REVIEW STAFF:**

Mike McDougal, Environmental Policy Program Manager  
Development Services Department  
512-974-6380  
mike.mcdougal@austintexas.gov

**WATERSHED:**

Turkey Creek Watershed, Water Supply Rural, Drinking Water Protection Zone

**REQUEST NO. 1:**

A Land Use Commission variance is requested to construct a driveway on slopes over 15% per LDC 25-8-301(A)(1)

**REQUEST NO. 2:**

A Land Use Commission variance is requested to construct a parking lot on slopes over 15% per LDC 25-8-302(A)(2)

**REQUEST NO. 3:**

A Land Use Commission variance is requested to allow fill over 4 feet per LDC 25-8-342

**REQUEST NO. 4:**

A Land Use Commission variance is requested to allow an impervious cover of 27.5% net site area per LDC 25-8-453

**STAFF RECOMMENDATION**

**NO. 1:** Staff recommends approval of the variance with the conditions

**STAFF RECOMMENDATION**

**NO. 2:** Staff recommends approval of the variance with the conditions

**STAFF RECOMMENDATION**

**NO. 3:** Staff recommends approval of the variance with the conditions

**STAFF RECOMMENDATION**

**NO. 4:** Staff does not recommend approval of the variance



Development Services Department  
Staff Recommendations Concerning Required Findings

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Project Name: Travis County ESD #4 Fire Station Parking Lot Improvements  
 Ordinance Standard: Watershed Protection Ordinance  
 Variance Request: A Land Use Commission variance is requested to construct a driveway on slopes over 15% per LDC 25-8-301(A)(1)

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Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes – Fire stations must provide sufficient parking for firefighters and other staff. More parking is required based on increased staffing requirements. Population growth and development necessitate more staff. Additionally, Travis County signed a contract with COA for City firefighters to staff the fire station. The City of Austin requires a 4 person minimum staffing level. Historically, staffing levels were 2 to 3 people. The configuration of the existing development does not allow for more parking to be provided without the construction of a driveway on slopes over 15%.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes – Additional staffing requirements necessitate additional parking. Currently, fire station staff are parking on and adjacent to the right of way. This is unsafe and technically, not compliant with environmental regulations. The configuration of the existing development does not allow for additional parking to be provided without the construction of a driveway on slopes over 15%. The proposed driveway does not represent a design decision.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes – the proposed driveway represents the minimum deviation from Code necessary to allow a use of the fire station as required by COA staffing requirements.

- c) Does not create a significant probability of harmful environmental consequences.

Yes – The proposed driveway does not create a significant probability of harmful environmental consequences. The proposed driveway construction on slopes will have erosion / sedimentation control in compliance with Code and Criteria.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes – The proposed driveway would allow for stabilized parking. The parking area will not generate sediment. In contrast, the roadside parking is not stabilized and continually discharges sediment. The proposed parking will replace the roadside parking.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

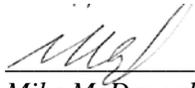
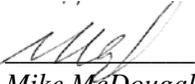
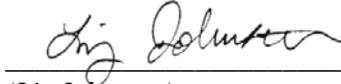
N/A

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

N/A

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends approval of the variance with the following conditions:

1. The applicant will provide vegetative filter strips downslope of the development that will provide a diffuse flow to avoid creating downslope erosion.
2. The applicant will provide structural fill to contain the fill during construction.
3. The applicant will decompact and revegetate the areas adjacent to the ROW that have been used for parking.
4. The site will provide a 40% downstream natural area to treat runoff from impervious cover.

Environmental Reviewer (DSD)	 _____ <i>Mike McDougal</i>	Date <u>2-15-22</u>
Environmental Review Manager (DSD)	 _____ <i>Mike McDougal</i>	Date <u>2-15-22</u>
Environmental Officer (WPD)	 _____ <i>(Liz Johnston)</i>	Date <u>02-22-2022</u>



Development Services Department  
Staff Recommendations Concerning Required Findings

Project Name: Travis County ESD #4 Fire Station Parking Lot Improvements  
 Ordinance Standard: Watershed Protection Ordinance  
 Variance Request: A Land Use Commission variance is requested to construct a parking lot on slopes over 15% per LDC 25-8-302(A)(2)

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes – Fire stations must provide sufficient parking for firefighters and other staff. More parking is required based on increased staffing requirements. Population growth and development necessitate more staff. Additionally, Travis County signed a contract with COA for City firefighters to staff the fire station. The City of Austin requires a 4 person minimum staffing level. Historically, staffing levels were 2 to 3 people. The configuration of the existing development does not allow for more parking to be provided on slopes less than 15%.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes – Additional staffing requirements necessitate additional parking. Currently, fire station staff are parking on and adjacent to the right of way. This is unsafe and technically, not compliant with environmental regulations. The configuration of the existing development does not allow for additional Code compliant parking to be constructed (i.e., parking on slopes less than 15%). The proposed parking does not represent a design decision.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes – the proposed parking represents the minimum deviation from Code necessary to allow a use of the fire station as required by COA staffing requirements.

- c) Does not create a significant probability of harmful environmental consequences.

Yes – The proposed parking does not create a significant probability of harmful environmental consequences. The proposed parking construction on slopes will have erosion / sedimentation control in compliance with Code and Criteria.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes – The proposed driveway would allow for stabilized parking. The parking area will not generate sediment. In contrast, the roadside parking is not stabilized and continually discharges sediment. The proposed parking will replace the roadside parking.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

N/A

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

N/A

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends approval of the variance with the following conditions:

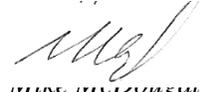
1. The applicant will provide vegetative filter strips downslope of the development that will provide a diffuse flow to avoid creating downslope erosion.
2. The applicant will provide structural fill to contain the fill during construction.
3. The applicant will decompact and revegetate the areas adjacent to the ROW that have been used for parking.
4. The site will provide a 40% downstream natural area to treat runoff from impervious cover.

Environmental Reviewer  
(DSD)

  
Mire McElungu

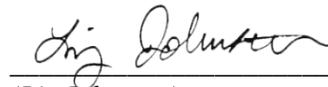
Date 2-15-22

Environmental Review  
Manager (DSD)

  
Mire McElungu

Date 2-15-22

Deputy Environmental  
Officer (WPD)

  
(Liz Johnston)

Date 02/22/2022



Development Services Department  
Staff Recommendations Concerning Required Findings

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Project Name: Travis County ESD #4 Fire Station Parking Lot Improvements  
 Ordinance Standard: Watershed Protection Ordinance  
 Variance Request: A Land Use Commission variance is requested to allow fill over 4 feet per LDC 25-8-342

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Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes – Fire stations must provide sufficient parking for firefighters and other staff. More parking is required based on increased staffing requirements. Population growth and development necessitate more staff. Additionally, Travis County signed a contract with COA for City firefighters to staff the fire station. The City of Austin requires a 4 person minimum staffing level. Historically, staffing levels were 2 to 3 people. The configuration of the existing development does not allow for driveway and parking construction without fill over 4 feet.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes – Additional staffing requirements necessitate additional parking. Currently, fire station staff are parking on and adjacent to the right of way. This is unsafe and technically, not compliant with environmental regulations. The configuration of the existing development does not allow for the construction of parking and a driveway within the 4 foot grading limit. The proposed driveway and parking do not represent a design decision.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes – the proposed parking and driveway represent the minimum deviation from Code necessary to allow a use of the fire station as required by COA staffing requirements.

- c) Does not create a significant probability of harmful environmental consequences.

Yes – The proposed parking does not create a significant probability of harmful environmental consequences. The proposed fill will have structural containment and erosion / sedimentation control will be installed prior to construction activities.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes – The proposed driveway would allow for stabilized parking. The parking area will not generate sediment. In contrast, the roadside parking is not stabilized and continually discharges sediment. The proposed parking will replace the roadside parking.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

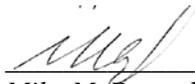
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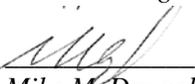
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

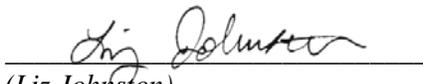
N/A

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends approval of the variance with the following conditions:

1. The applicant will provide vegetative filter strips downslope of the development that will provide a diffuse flow to avoid creating downslope erosion.
2. The applicant will provide structural fill to contain the fill during construction.
3. The applicant will decompact and revegetate the areas adjacent to the ROW that have been used for parking.
4. The site will provide a 40% downstream natural area to treat runoff from impervious cover.

Environmental Reviewer (DSD)  Date 2-15-22  
*Mike McDougal*

Environmental Review Manager (DSD)  Date 2-15-22  
*Mike McDougal*

Environmental Officer (WPD)  Date 02-22-2022  
*(Liz Johnston)*



Development Services Department  
Staff Recommendations Concerning Required Findings

Project Name: Travis County ESD #4 Fire Station Parking Lot Improvements  
 Ordinance Standard: Watershed Protection Ordinance  
 Variance Request: A Land Use Commission variance is requested to allow impervious cover of 27.5% net site area (this is beyond the 20% net site area limit) per LDC 25-8-453

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes – Fire stations must provide sufficient parking for firefighters and other staff. More parking is required based on increased staffing requirements. Population growth and development necessitate more staff. Additionally, Travis County signed a contract with COA for City firefighters to staff the fire station. The City of Austin requires a 4 person minimum staffing level. Historically, staffing levels were 2 to 3 people. The configuration of the existing development does not allow for more parking to be provided without exceeding the watershed impervious cover limit.

2. The variance:
  - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes – Additional staffing requirements necessitate additional parking. Currently, fire station staff are parking on and adjacent to the right of way. This is unsafe and technically, not compliant with environmental regulations. The configuration of the existing development and the design requirements of the fire station do not allow for the construction of parking and a driveway within the watershed impervious cover limit. The proposed driveway and parking do not represent a design decision.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes – the proposed parking and driveway represent the minimum deviation from Code necessary to allow a use of the fire station as required by COA staffing requirements.

- c) Does not create a significant probability of harmful environmental consequences.

No – Impervious cover represents a harmful environmental consequence to water quality. Increasing impervious cover does create a significant probability of harmful environmental consequences.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No – Water quality degrades as impervious cover increases. Additional water quality control measures would be provided to help offset the proposed impervious cover; however no water quality measure is expected to be 100% effective.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

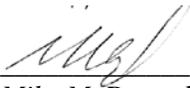
N/A

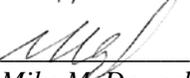
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

N/A

Staff Determination: Staff determines that the findings of fact have not been met. In the event that the variance is approved, Staff recommends the following conditions:

1. The applicant will provide vegetative filter strips downslope of the development that will provide a diffuse flow to avoid creating downslope erosion.
2. The applicant will provide structural fill to contain the fill during construction.
3. The applicant will decompact and revegetate the areas adjacent to the ROW that have been used for parking.
4. The site will provide a 40% downstream natural area to treat runoff from impervious cover.

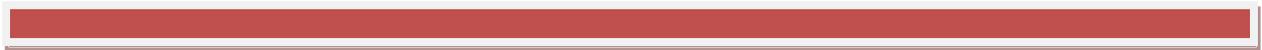
Environmental Reviewer  
(DSD)  Date 2-15-22  
*Mike McDougal*

Environmental Review  
Manager (DSD)  Date 2-15-22  
*Mike McDougal*

Deputy Environmental  
Officer (WPD)  Date 02-22-2022  
*(Liz Johnston)*



## ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM



### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	KSA Engineers – Grayson Cox
Street Address	4833 Spicewood Springs Rd
City State ZIP Code	78759
Work Phone	5123426868
E-Mail Address	<a href="mailto:gcox@ksaeng.com">gcox@ksaeng.com</a>

#### Variance Case Information

Case Name	Environmental Variance Requests for Travis County ESD #4
Case Number	SP-2020-0255DS
Address or Location	4200 City Park Rd
Environmental Reviewer Name	Mike McDougal
Environmental Resource Management Reviewer Name	
Applicable Ordinance	A Land Use Commission variance will be required to construct a driveway on slopes over 15% per LDC 25-8-301(A)(1).
Watershed Name	Turkey Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones

Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	1.05 miles
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is to allow for building a driveway on slopes greater than 15%, as opposed to LDC 25-8-301(A)(1).

Impervious cover	Existing	Proposed (Cumulative)
square footage:	5492	7999
acreage:	0.13	0.185
percentage:	19.0%	27.7%
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<ul style="list-style-type: none"> <li>• 0.9894 Acres of land out of the Charles Clark Survey 703, Abstract 192.</li> <li>• Located in the Turkey Creek Watershed, classified as Water Supply Rural.</li> <li>• The project is not located within a 100-year floodplain nor over the Edwards Aquifer Recharge Zone.</li> <li>• 22 trees are located on-site.</li> <li>• The site contains various slope ranges. 40% of the site's slopes exceed 15%.</li> </ul>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	LDC 25-8-301(A)(1) limits the amount of construction on slopes greater than 15%. Nevertheless, as shown in the grading exhibit provided, the property size restricts design options greatly. A variance was previously granted for the fire station building and driveway to be constructed on 15%+ slopes. The variance is required to provide sufficient parking for AFD firefighters and other TCES staff.
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**FINDINGS OF FACT**

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Travis County ESD #4 Fire Station Parking Lot Improvements (SP-2020-0255DS)

Ordinance: **LDC 25-8-301(A)**.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No [provide summary of justification for determination]

- *Justification: fire stations across the Austin area provide sufficient parking for AFD firefighters and other staff. This fire station requires additional parking to provide this basic safety and operational feature for the fire station and allow for continued emergency services from the fire station.*

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No [provide summary of justification for determination]

- *Justification: The variance is necessary, as observed in the calculations attached (See Grading Exhibit, Appendix Q-2 Table)*

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No [provide summary justification for determination]

- *Justification: Even though more parking spaces would be preferred, the design limited the number of spaces and size of the parking lot to the minimum required to minimize the impacts to the site and extend of variances required.*

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No [provide summary justification for determination]

- *Justification: The site is not located within a 100-year floodplain or within the Edwards Aquifer Recharge Zone. Moreover, the small project area relative to the overall site and larger environmental region makes the impact of the proposed construction insignificant.*

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No [provide summary justification for determination]

- *Justification: The design does not significantly alter water quality. In fact, as shown in the drainage area map, the development will cause the flow rate across the site to increase by only approximately 0.5 cfs. However, this small increase in flow rate is mitigated by designing the small parking lot to detain storm water flows and provide a controlled release that matches the pre-existing flow rate*

*The proposed construction falls under the LDC requirement for new water quality facilities. Water flowing across the property remains generally overland sheet flow per its preexisting condition.*

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No [provide summary of justification for determination]

- *Justification: The project is not located in a Water Quality Transition Zone*

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No [provide summary of justification for determination]

- *Justification: The lot has been sized to accommodate 5 vehicles and cannot be reduced to meet the requirement. The improvement is necessary to provide safe parking for AFD firefighters, TCES staff, and visitors—current capacity forces drivers to park on the street, which is hazardous to both the first responders working at the fire station and the traveling public due to limited visibility and right-of-way on City Park Road.*

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

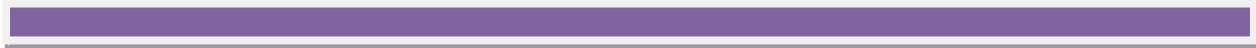
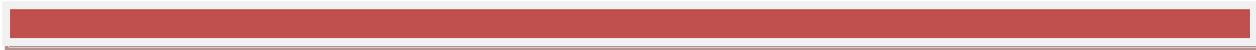
Yes / No [provide summary of justification for determination]

- *Justification: As shown in the grading exhibit, the property size restricts design options. No design alternatives would fit on site, outside of the 15%+ slope range.*

\*\*Variance approval requires all above affirmative findings.



## ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM



### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	KSA Engineers – Grayson Cox
Street Address	4833 Spicewood Springs Rd
City State ZIP Code	78759
Work Phone	5123426868
E-Mail Address	<a href="mailto:gcox@ksaeng.com">gcox@ksaeng.com</a>

#### Variance Case Information

Case Name	Environmental Variance Requests for Travis County ESD #4
Case Number	SP-2020-0255DS
Address or Location	4200 City Park Rd
Environmental Reviewer Name	Mike McDougal
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Land Use Commission variances will be required to construct a parking area on slopes over 15% per LDC 25-8-302(A)(2)
Watershed Name	Turkey Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones

Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	1.05 miles
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is to allow for construction of a parking area on slopes greater than 15%, as opposed to LDC 25-8-302(A)(2).

Impervious cover	Existing	Proposed (Cumulative)
square footage:	5492	7999
acreage:	0.13	0.185
percentage:	19.0%	27.7%
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<ul style="list-style-type: none"> <li>• 0.9894 Acres of land out of the Charles Clark Survey 703, Abstract 192.</li> <li>• Located in the Turkey Creek Watershed, classified as Water Supply Rural.</li> <li>• The project is not located within a 100-year floodplain nor over the Edwards Aquifer Recharge Zone.</li> <li>• 22 trees are located on-site.</li> <li>• The site contains various slope ranges. 40% of the site's slopes exceed 15%.</li> </ul>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	LDC 25-8-302(A)(2) limits the amount of construction on slopes greater than 15%. Nevertheless, as shown in the grading exhibit, the property size restricts design options greatly. A variance was previously provided for the fire station building and driveway to be constructed on 15%+ slopes. The new variance is required to provide sufficient parking for AFD firefighters and other TCES staff.
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**FINDINGS OF FACT**

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Travis County ESD #4 Fire Station Parking Lot Improvements (SP-2020-0255DS )

Ordinance: **LDC 25-8-302(A)(2)**

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No [provide summary of justification for determination]

- *Justification: fire stations across the Austin area provide sufficient parking for AFD firefighters and other staff. This fire station requires additional parking to provide this basic safety and operational feature for the fire station and allow for continued emergency services from the fire station.*

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No [provide summary of justification for determination]

- *Justification: The variance is necessary, as observed in the calculations attached (See Grading Exhibit, Appendix Q-2 Table)*

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No [provide summary justification for determination]

- *Justification: Even though more parking spaces would be preferred, the design limited the number of spaces and size of the parking lot to the minimum required to minimize the impacts to the site and extend of variances required.*

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No [provide summary justification for determination]

- *Justification: The site is not located within a 100-year floodplain or within the Edwards Aquifer Recharge Zone. Moreover, the small project area relative to the overall site and larger environmental region makes the impact of the proposed construction insignificant.*

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No [provide summary justification for determination]

- *Justification: The design does not significantly alter water quality. In fact, as shown in the drainage area map, the development will cause the flow rate across the site to increase by only approximately 0.5 cfs. However, this small increase in flow rate is mitigated by designing the small parking lot to detain storm water flows and provide a controlled release that matches the pre-existing flow rate*

*The proposed construction falls under the LDC requirement for new water quality facilities. Water flowing across the property remains generally overland sheet flow per its preexisting condition.*

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No [provide summary of justification for determination]

- *Justification: The project is not located in a Water Quality Transition Zone*

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No [provide summary of justification for determination]

- *Justification: The lot has been sized to accommodate 5 vehicles and cannot be reduced to meet the requirement. The improvement is necessary to provide safe parking for AFD firefighters, TCES staff, and visitors—current capacity forces drivers to park on the street, which is hazardous to both the first responders working at the fire station and the traveling public due to limited visibility and right-of-way on City Park Road.*

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

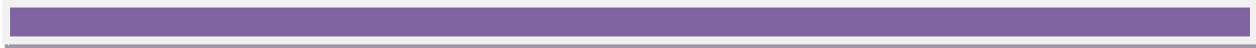
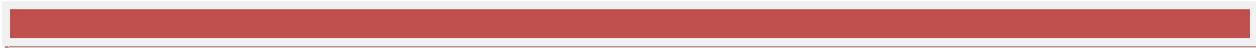
Yes / No [provide summary of justification for determination]

- *Justification: As shown in the grading exhibit, the property size restricts design options. No design alternatives would fit on site, outside of the 15%+ slope range.*

\*\*Variance approval requires all above affirmative findings.



## ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM



### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	KSA Engineers – Grayson Cox
Street Address	4833 Spicewood Springs Rd
City State ZIP Code	78759
Work Phone	5123426868
E-Mail Address	<a href="mailto:gcox@ksaeng.com">gcox@ksaeng.com</a>

#### Variance Case Information

Case Name	Environmental Variance Requests for Travis County ESD #4
Case Number	SP-2020-0255DS
Address or Location	4200 City Park Rd
Environmental Reviewer Name	Mike McDougal
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Land Use Commission variances will be required to fill deeper than 4 ft per LDC 25-8-342.
Watershed Name	Turkey Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones

Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	1.05 miles
Water and Waste Water service to be provided by	Austin Water Utility
Request	The project will require over 4 feet of fill instead of the <4 feet requirement per LDC 25-8-342

Impervious cover	Existing	Proposed (Cumulative)
square footage:	5492	7999
acreage:	0.13	0.185
percentage:	19.0%	27.7%
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<ul style="list-style-type: none"> <li>• 0.9894 Acres of land out of the Charles Clark Survey 703, Abstract 192.</li> <li>• Located in the Turkey Creek Watershed, classified as Water Supply Rural.</li> <li>• The project is not located within a 100-year floodplain nor over the Edwards Aquifer Recharge Zone.</li> <li>• 22 trees are located on-site.</li> <li>• The site contains various slope ranges. 40% of the site's slopes exceed 15%.</li> </ul>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	LDC 25-8-342 limit the amount of fill allowed on site. Our design model shows, however, that the amount of cut delineated in our Grading Exhibit (See 06 Grading) is necessary to provide a flat parking area, while tying to existing ground at a minimal slope within property limits. The amount of cut is also necessary for detention purposes. The parking lot must be able to detain water to mitigate the negative effects of increasing the amount of impervious cover on site.
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**FINDINGS OF FACT**

As required in LDC Section 25-8-342, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Travis County ESD #4 Fire Station Parking Lot Improvements (SP-2020-0255DS)

Ordinance: **LDC 25-8-342**

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No [provide summary of justification for determination]

- *Justification: fire stations across the Austin area provide sufficient parking for AFD firefighters and other staff. This fire station requires additional parking to provide this basic safety and operational feature for the fire station and allow for continued emergency services from the fire station.*

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No [provide summary of justification for determination]

- *Justification: The variance is necessary, as observed in the calculations attached (See Grading Exhibit, Appendix Q-2 Table)*

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No [provide summary justification for determination]

- *Justification: Even though more parking spaces would be preferred, the design limited the number of spaces and size of the parking lot to the minimum required to minimize the impacts to the site and extend of variances required.*

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No [provide summary justification for determination]

- *Justification: The site is not located within a 100-year floodplain or within the Edwards Aquifer Recharge Zone. Moreover, the small project area relative to the overall site and larger environmental region makes the impact of the proposed construction insignificant.*

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No [provide summary justification for determination]

- *Justification: The design does not significantly alter water quality. In fact, as shown in the drainage area map, the development will cause the flow rate across the site to increase by only approximately 0.5 cfs. However, this small increase in flow rate is mitigated by designing the small parking lot to detain storm water flows and provide a controlled release that matches the pre-existing flow rate*

*The proposed construction falls under the LDC requirement for new water quality facilities. Water flowing across the property remains generally overland sheet flow per its preexisting condition.*

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No [provide summary of justification for determination]

- *Justification: The project is not located in a Water Quality Transition Zone*

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No [provide summary of justification for determination]

- *Justification: The lot has been sized to accommodate 5 vehicles and cannot be reduced to meet the requirement. The improvement is necessary to provide safe parking for AFD firefighters, TCES staff, and visitors—current capacity forces drivers to park on the street, which is hazardous to both the first responders working at the fire station and the traveling public due to limited visibility and right-of-way on City Park Road.*

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

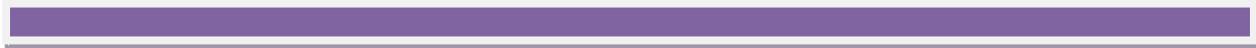
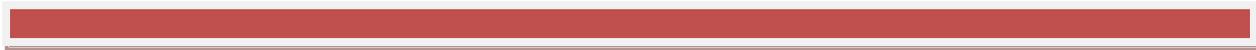
Yes / No [provide summary of justification for determination]

- *Justification: The amount of cut delineated in our Grading Exhibit (See 06 Grading) is necessary to provide a flat parking area and for detention purposes. The parking lot must be able to detain water to mitigate the negative effects of increasing the amount of impervious cover on site.*

\*\*Variance approval requires all above affirmative findings.



## ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM



### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	KSA Engineers – Grayson Cox
Street Address	4833 Spicewood Springs Rd
City State ZIP Code	78759
Work Phone	5123426868
E-Mail Address	<a href="mailto:gcox@ksaeng.com">gcox@ksaeng.com</a>

#### Variance Case Information

Case Name	Environmental Variance Requests for Travis County ESD #4
Case Number	SP-2020-0255DS
Address or Location	4200 City Park Rd
Environmental Reviewer Name	Mike McDougal
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Land Use Commission variances will be required to increase the amount of impervious cover to more than 20% of the net site area, per LDC 25-8-453(D).
Watershed Name	Turkey Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	1.05 miles
Water and Waste Water service to be provided by	Austin Water Utility
Request	The project will require a total 27.5% impervious cover instead of 20% of net site area, as required by LDC 25-8-453(D)

Impervious cover	Existing	Proposed (Cumulative)
square footage:	5492	7999
acreage:	0.13	0.185
percentage:	19.0%	27.7%
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<ul style="list-style-type: none"> <li>• 0.9894 Acres of land out of the Charles Clark Survey 703, Abstract 192.</li> <li>• Located in the Turkey Creek Watershed, classified as Water Supply Rural.</li> <li>• The project is not located within a 100-year floodplain nor over the Edwards Aquifer Recharge Zone.</li> <li>• 22 trees are located on-site.</li> <li>• The site contains various slope ranges. 40% of the site's slopes exceed 15%.</li> </ul>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	LDC 25-8-453(D) requires the impervious cover on site to be 20% of the net site area. However, an onsite septic drain field reduces the net site area and results in a total 27.5% impervious cover. The lot has been sized to accommodate 5 vehicles and cannot be reduced to meet the requirement. The improvement is necessary to provide safe and efficient
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	parking for AFD firefighters, TCES staff, and visitors—current capacity forces drivers to park on the street, which poses an evident hazard due to heavy vegetation and limited visibility around the site.
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**FINDINGS OF FACT**

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Travis County ESD #4 Fire Station Parking Lot Improvements (SP-2020-0255DS )

Ordinance: LDC 25-8-453, LDC 25-8-341 & 342, LDC 25-8-302(A)(2), LDC 25-8-301(A).

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

**Yes** / No [provide summary of justification for determination]

- *Justification: fire stations across the Austin area provide sufficient parking for AFD firefighters and other staff. This fire station requires additional parking to provide this basic safety and operational feature for the fire station and allow for continued emergency services from the fire station.*

2. The variance:
  - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

**Yes** / No [provide summary of justification for determination]

- *Justification: The variance is necessary due to limited space. The proposed parking lot is designed to use up minimal space, while providing safe parking to AFD firefighters and TCES staff.*

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

**Yes** / No [provide summary justification for determination]

- *Justification: Even though more parking spaces would be preferred, the design limited the number of spaces and size of the parking lot to the minimum required to minimize the impacts to the site and extend of variances required.*

c) Does not create a significant probability of harmful environmental consequences.

Yes / No [provide summary justification for determination]

- *Justification: The site is not located within a 100-year floodplain or within the Edwards Aquifer Recharge Zone. Moreover, the small project area relative to the overall site and larger environmental region makes the impact of the proposed construction insignificant.*

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No [provide summary justification for determination]

- *Justification: The design does not significantly alter water quality. In fact, as shown in the drainage area map, the development will cause the flow rate across the site to increase by only approximately 0.5 cfs. However, this small increase in flow rate is mitigated by designing the small parking lot to detain storm water flows and provide a controlled release that matches the pre-existing flow rate*

*The proposed construction falls under the LDC requirement for new water quality facilities. Water flowing across the property remains generally overland sheet flow per its preexisting condition.*

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No [provide summary of justification for determination]

- *Justification: The project is not located in a Water Quality Transition Zone*

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No [provide summary of justification for determination]

- *Justification: The lot has been sized to accommodate 5 vehicles and cannot be reduced to meet the requirement. The improvement is necessary to provide safe parking for AFD firefighters, TCES staff, and visitors—current capacity forces drivers to park on the street, which is hazardous to both the first responders working at the fire station and the traveling public due to limited visibility and right-of-way on City Park Road.*

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No [provide summary of justification for determination]

- *Justification: As shown in the grading exhibit, the property size restricts design options. The design cannot be reduced in size to comply with the requirement.*

\*Variance approval requires all above affirmative findings.

**Champlin, Kaela**

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**From:** Bert Kramer <[REDACTED]>  
**Sent:** Wednesday, March 30, 2022 9:50 AM  
**To:** Champlin, Kaela  
**Subject:** For Case SP-2020-0255DS (Fire Station #47 Parking Lot)

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

Kaele,

We strongly support creating a safety parking lot behind Fire Station 47 on City Park Road. This is a very important safety issue for the people who staff the Firestation. It is also important for traffic on City Park Rd.

Thank you for taking care of this asap!!!

[REDACTED]

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**Champlin, Kaela**

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**From:** Bryan Willoughby [REDACTED]  
**Sent:** Wednesday, March 30, 2022 10:50 AM  
**To:** Champlin, Kaela  
**Subject:** FOR Case SP-2020-0255DS

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

Hi Kaela,

I am writing to you today to emphatically communicate my support for the addition of a parking lot for the firefighters at Station #47.

These men and women who serve my area are in need of an appropriate place to park and one that materially improves their safety. It is of utmost importance to me that the people who risk their lives running into burning buildings for their community do not risk their lives walking to and from their cars on a busy thoroughfare.

I am an ardent supporter of environmental protections and preserving the wildlife areas in this beautiful area of the hill country. With that said, it is the duty of the local government to balance these protections with the safety and good governance for our emergency workers.

I strongly urge you, and the other hard working members of our local government, to allow this parking lot be built for our dedicated EMS professionals.

With kind regards,

Bryan Willoughby  
[REDACTED]

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**Champlin, Kaela**

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**From:** Dianne Arnett [REDACTED]  
**Sent:** Wednesday, March 30, 2022 12:40 PM  
**To:** Champlin, Kaela  
**Subject:** Firestation: City Park Road

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

Dear Ms. Champlin,

I understand that you are considering work done on the parking for the firestation on City Park Road. I am a resident of that neighborhood and very appreciative of the location for our safety and all of the community. I support the work considered to be done there.

Respectfully,

Dianne Arnett Becker  
[REDACTED]  
Austin, Texas 78730

[REDACTED]  
Dianne Arnett, MA, LMFT, LPC  
[REDACTED]

Talking Points Psychotherapy  
3930 Bee Caves Road  
Building Two, Suite E  
Austin, Texas 78746

[REDACTED]  
[www.diannearnett.com](http://www.diannearnett.com)  
[REDACTED]

\*In compliance with the Health Portability and Accountability Act "HIPAA" (rule 104-91), this message and any attachments are intended only for use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this electronic message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission, or for the consequences of any actions taken on the basis of the information provided or omitted.\*

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**Champlin, Kaela**

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**From:** Richard Edmonson [REDACTED]  
**Sent:** Wednesday, March 30, 2022 1:12 PM  
**To:** Patrick Scott  
**Cc:** Hank Lydick; Champlin, Kaela; Brimer, Richard - BC; Allison.Alter@austintexas.gov; Steve Hudson; Bryan Willoughby  
**Subject:** Re: FOR Case SP-2020-0255DS

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

Approved

On Wed, Mar 30, 2022 at 10:27 AM Patrick Scott [REDACTED] wrote:  
Approved.

On Wed, Mar 30, 2022 at 10:08 AM Hank Lydick [REDACTED] wrote:  
CC: Board of Directors, Greenshores on Lake Austin  
CC: Allison Alter & Representative (City of Austin Environmental Commission)

Kaela Champlin,

Greenshores on Lake Austin (GOLA) Community, and it's Board of Directors have come to understand that on Wednesday (April 6, 2022) the City of Austin Environmental Commission will be discussing SP-2020-0255DS.

Allison Alter is very aware of how vocal the GOLA Community becomes on the environmental, and development (i.e. The Reserve at Lake Austin, and 145-acre Camelback property) issues.

On behalf of the GOLA Board of Directors, I am writing this [Letter of Support FOR Case SP-2020-0255DS](#).

It is the Board's request that City of Austin Environmental Commission immediately grant the variance sought for the Fire Station #47 parking lot.

On a personal note, 7112 Greenshores Drive (Lot #4) had a major home fire last year (> \$M damage). The continued operation of Fire Station #47 is critical to the delivery of Emergency Services to the GOLA Community. It is very important that Fire Fighters (housed at Fire Station #47) be able to park in a safe manner, not on the shoulder of the road (City Park), and that these Fire Fighters be ready, willing & able to defend local forest which can escalate into devastating wildfire in the urban interface.

The Variance Requested to support building Fire Station #47 is required to support the GOLA Community, support Public Safety, and is sought for the public good. [The GOLA Board asks that you approve these Variances.](#)

Thank You for Your Consideration,

Hank Lydick  
President  
Board of Directors  
Greenshores on Lake Austin

7112 Greenshores Drive (Lot #2)  
Austin, Texas 78730

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**Champlin, Kaela**

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**From:** Paul Shreve [REDACTED]  
**Sent:** Wednesday, March 30, 2022 1:28 PM  
**To:** Champlin, Kaela  
**Cc:** Meg Shreve; Hank Lydick; TCESD4 DBailey; Brimer, Richard - BC  
**Subject:** Subject Line of your Email is "FOR Case SP-2020-0255DS"

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

Dear Ms Champlin,

I am writing to inform you of our FULL SUPPORT for the granting of a variance from the Environmental Commission for the Station 47 parking lot. Station 47 is critical to the safety of our community and this parking lot will ensure safe, accessible parking for these firefighters while they protect our community.

Unfortunately, we are the home owners that had the terrible fire at our home. The Firemen saved us from total disaster. They were there in 14 minutes and attacked the fire to keep it from destroying the whole hose. We need to provide these firefighters with a safe, accessible parking environment ASAP.

Sincerely  
Paul and Margaret Shreve  
[REDACTED]  
Austin, TX. 78730

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**Champlin, Kaela**

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**From:** Richard Edmonson [REDACTED]  
**Sent:** Wednesday, March 30, 2022 1:49 PM  
**To:** Champlin, Kaela  
**Subject:** For Case SP-2020-0255DS

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

City of Austin Environmental Commission,

I write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

The continued operation of this fire station is critical to the delivery of many emergency services for those of us who live in Greenshores on Lake Austin, in particular the defense against devastating wildfires in the urban interface.

This project is indeed about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect.

This project is minimal in scope, its aim is purely for the public good and there are no other feasible options. We ask that you approve these variances.

Thank you for your consideration.

Sincerely,

Richard Edmonson  
[REDACTED]

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**Champlin, Kaela**

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**From:** terrygoldman@gmail.com  
**Sent:** Wednesday, March 30, 2022 1:53 PM  
**To:** Champlin, Kaela  
**Subject:** FOR Case SP-2020-0255DS  
  
**Importance:** High

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

Dear Ms. Champlin:

As Liaison for the City of Austin Environmental Commission, we're hoping you'll share our email with them.

City of Austin Environmental Commission-

We write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires in the urban interface.

This project is indeed about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect.

This project is minimal in scope, its aim is purely for the public good and there are no other feasible options. We ask that you approve these variances.

Thanking you in advance for your consideration.

Sincerely,

Terry and Moises Goldman



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**Champlin, Kaela**

---

**From:** William Lynch [REDACTED]  
**Sent:** Wednesday, March 30, 2022 4:39 PM  
**To:** Champlin, Kaela  
**Subject:** FOR Case SP-2020-0255DS

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

Hello Kaela Champlin,

I am writing in support of granting a Variance so that a parking lot can be built behind Fire Station #47. As a resident in Greenshores on Lake Austin I consider it an important safety issue to not have the firefighters be forced to park on the narrow twisty City Park Road. These men and women work hard to protect the life and property of all residents in this area and we need to remedy the dangerous parking situation that currently exists at Fire station #47.

Respectfully,

William E. Lynch, M.D.  
[REDACTED]

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**Champlin, Kaela**

---

**From:** Jack Baker [REDACTED]  
**Sent:** Wednesday, March 30, 2022 5:04 PM  
**To:** Champlin, Kaela; Brimer, Richard - BC; Allison.Alter@austintexas.gov  
**Subject:** City of Austin Environmental Commission, Case Number SP-2020-0255DS

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

I have managed the Greenshores on Lake Austin Property Owners Association for nearly two decades. In that amount of time, I have seen many homes built in Fire Station 47's service area resulting in a significant population increase in nearby communities and much more vehicular and pedestrian traffic passing the Station on City Park Road.

I am requesting your support and approval of the variances sought for the building permit for the Fire Station 47 parking lot (case # SP-2020-0255DS).

The continued operation of this fire station is critical to the delivery of many emergency services to all residents in its service area, including the members of Greenshores on Lake Austin POA. This project is about public safety, both the safety of fire fighters and the communities they protect. It is imperative the fire fighters of Station 47 be able to park and arrive at their post safely without being forced to walk along the edge of a dangerous and busy road.

Thank you for your consideration.

Sincerely,

Jack Baker, CMCA, AMS



PO Box 92649, Austin, TX 78709  
512-288-2376 phone  
512-288-2389 fax  
www.camanagers.com

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**From:** [REDACTED]  
**To:** [Champlin, Kaela](#)  
**Subject:** Re: Case SP-2020-0255DS  
**Date:** Thursday, March 31, 2022 12:17:55 PM

---

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

Good afternoon Ms. Champlin and Members of the City of Austin Environmental Commission,

This note to you today is written to gain your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS. As relatively new residents to the area, it is very easy to realize that the operation of this fire station is critical to the delivery of many emergency services to our area, involving both personal safety and the protection of the environment.

The safety of the fire fighters and residents of the neighborhood will benefit immensely from the completion of this small, but vital improvement project at the Station. Fire fighters of Station 47 must be given safe access to their fire house and the residents of the surrounding neighborhood must be given clear and unimpeded lines of sight along City Park Road for safe travel.

While serving as the Austin Energy Division Manager of Safety and Risk Management (Retired), it was imperative on my watch that all hazards and potential hazards be identified and corrected before a tragic event occurred and not after. I have never seen a more profound example of a proactive (and small) measure of safety paying such great dividends. This is a “win-win” opportunity for all parties involved and we respectfully ask that you approve these variances. Thank you for your consideration in this matter.

Sincerely,

Garry and Stephanie Durante

[REDACTED]  
Austin, Texas 78730

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**Champlin, Kaela**

---

**From:** Patrick Scott [REDACTED] >  
**Sent:** Thursday, March 31, 2022 11:05 AM  
**To:** Champlin, Kaela; Richard.Brimer@austintexas.gov  
**Cc:** Ramberg, Kevin - BC; Qureshi, Haris - BC; Bristol, Jennifer - BC; Nickells, Colin - BC  
**Subject:** Support FOR Fire Station 47 parking lot, case number SP-2020-0255DS

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

City of Austin Environmental Commission-

I write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

Fire Station 47 delivers emergency services to my neighborhood, Greenshores on Lake Austin, and to all other neighborhoods surrounding Emma Long Park. We drive past this fire station every time we travel to and from our homes. Additionally, every visitor to Emma Long Park also drives past this fire station.

This project is about public safety, including the safety of the firefighters who are forced to park along a narrow and dangerous road frontage, and the safety of the community they protect, and the visitors to City of Austin's Emma Long Park.

This project is minimal in scope, its aim is purely for the public good and there are no other feasible options.

I ask that you approve these variances.

Thank you for your consideration.

Sincerely,

Patrick Scott



Austin, TX. 78730

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**From:** [Jeannette Burger](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DSS Fire Station 47  
**Date:** Sunday, April 3, 2022 6:17:38 PM

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

My name is Jeannette Burger I live in on Far View Drive in the River Point/Glenlake neighborhood. My neighborhood is adjacent to Fire Station 47.

I am writing asking your support and approval of the variances sought in pursuit of the building permit for Fire Station 47 parking lot, case number SP-2020-0255DS.

I am on almost 6 acres of primarily cedar trees. My home is in an extremely high fire zone area. The operation of Fire Station 47 is critical to the delivery of not only fighting fires but other emergency services as well.

In 1999 my husband had a heart attack while cutting the yard. It took a sheriff 20 or more minutes to arrive, even longer for the ER to arrive, and the Hudson Bend Fire truck arrived as the ER was leaving for Seaton Hospital! I appreciate the help of all.

As you can read and know, the travel time just getting to this high fire zone area takes precious time. Driving City Park is an experience in itself - crumpled barricades, traffic halted due to an accident, car being pulled up the hill from going off the road, drunk drivers, etc.

If a fire happen in this high fire zone area and no nearby fire station, the whole place would be in flames. Think of the time it took the fire truck to come from Hudson Bend to my home when my husband had the heart attack! Imagine the panic, possible deaths, and destruction that could happen without a nearby fire station.

Parking on the narrow, long, winding City Park Road is not a safe place for our firemen to be parking. The frontage road area is nil. They are protecting the safety (at times at the cost of their lives) of our community. I would like to believe everyone wants to protect the safe parking for our firemen. Our community is protected by these firemen. Let us all protect them so they can continue protecting us.

I ask that you approve all variances.

Thank you,  
Jeannette Burger

Sent from my iPad

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**From:** [Jamie Carpenter](#)  
**To:** [Champlin, Kaela](#)  
**Cc:** [John Carpenter](#)  
**Subject:** RE: SP-2020-0255DS  
**Date:** Sunday, April 3, 2022 8:27:46 AM

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

*Dear Members of the City Environmental Committee:*

*We write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS. We live in the Glenlake neighborhood which is next to Station 47 -- at neighborhood at high risk for fire and difficult to easily access. The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in the wildland urban interface and we are always on alert for wildfire.*

*This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.*

*We ask that you approve all variances.*

*Thank you for your consideration.*

*Sincerely  
Jamie and John Carpenter*



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**From:** [Rebecca Cole](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS  
**Date:** Saturday, April 2, 2022 9:33:22 AM

---

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

*We write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.*

*We live in the Glenlake neighborhood which is next to Station 47.*

*The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in the wildland urban interface and we always on alert for wildfire.*

*This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.*

*We ask that you approve all variances.*

*Tim and Rebecca Cole*

*Austin, TX 78730*

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**From:** [David Frank](#)  
**To:** [Champlin, Kaela](#)  
**Cc:** [Linda Bailey](#)  
**Subject:** Variances for Fire Station 47 Parking  
**Date:** Friday, April 1, 2022 7:31:06 PM

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

Please share my concerns with the Environmental Commission.

I write today seeking your support and approval of the variances sought in pursuit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

I live in the Glenlake neighborhood, which is next to Fire Station 47

This station is critical to the safety of my neighborhood and several adjacent neighborhoods. In the case of a wildfire, this station will likely be the only defense of our homes. Overgrowth along City Park Road would prevent additional equipment from reaching my neighborhood.

This project is about the safety of the firefighters. Requiring them to park beside a narrow two lane road with no shoulders and a severe drop off is an unsafe situation. I had occasion to visit the station several months ago and I had to park along the road. I was apprehensive about exiting my car because it is also a limited sight area.

I ask that you approve all variances.

Thank you for your consideration.

Regards,

J. David Frank

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**From:** [Bruce Graham](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** City Park Road Fire Station, Re: SP-2020-0255DS  
**Date:** Saturday, April 2, 2022 1:11:02 PM

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

Our Fire Department is asking four variances and City staff has only recommend three. The Environmental Commission can approve the fourth, which is to increase the allowable impervious cover to 28% so 5 new parking spaces can be built.

As a resident of Glenlake, one of the subdivisions served by the Fire Station, it is very important to all of us to have the necessary approvals to make this station safe for the Firefighters who staff that location. We are adjacent to City Park, and over the last 20 years we have had several fires start in the park. There is a tremendous fire load of dead cedars in the park, and our subdivision would be in the path should another fire break out. Having first responders close by can mean the difference between a small, easily contained fire and a huge blaze threatening life and property.

In addition to the extra parking spaces, in the redesign could you also please include/accomodate a walking path from the Glenlake entrance, through the Fire Station property, to City Park? That would give residents of Glenlake and Westminister Glen subdivisions easy access into the park.

Finally, if the issue is the % of impervious cover, why not utilize permeable parking - the lattice work concrete blocks infilled with pea gravel? That solution could actually reduce the overall amount of impervious cover.

In any case, I appreciate the opportunity to share my thoughts.  
Bruce Graham

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March 16, 2021

Glenlake Neighborhood Association  
9811 Glenlake Drive  
Austin, TX 78730

To Council members, Case manager Christine Baron-Holmes, Environmental Mike McDougal,  
Kurt Cadena-Mitchell, David Bailey

Re: Support for Case Number SP-2020-0255DS

Honorable Mayor, Mayor Pro Tem and Council Members

The Glenlake neighborhood abuts the subject property and routinely interacts with the Fire Station 47 located at 4200 City Park Road. The Glenlake Board has met and reviewed their site plan and request for variances.

We understand there will be environmental and development variances required to build the five parking spaces. The nearby neighbors have been contacted and are in support because they will not be able to even see the building changes from their backyard due to the slope of the property.

The Glenlake Board believes it's important to support the safety of our Station 47 firefighters and support their request for all variances.

We urge the City Staff, Environmental Commission and Zoning and Platting Commission to approve the requested variances and support the safety of the Fire fighters and people who travel down City Park Road to their homes or Emma Long Park. Thank you for your consideration.

Sincerely,

Michael Reitzel, President  
Glenlake Neighborhood Association

Cc: GNA Board of Directors

**From:** [ehuberz06@gmail.com](mailto:ehuberz06@gmail.com)  
**To:** [Champlin, Kaela](#)  
**Subject:** Station 47 parking lot expansion  
**Date:** Saturday, April 2, 2022 7:13:29 PM

---

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

We write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

We live in the Glenlake neighborhood which is next to Station 47. Fire fighters from Station 47 came quickly to my home during an emergency with one of our pets and helped to resolve the issue.

Without the quick response , our pet might have been seriously injured.

The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in the wildland urban interface. We are always on alert for wildfire due to being surrounded by a high density of cedar trees.

This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding ,and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.

We ask that you approve all variances.

Thank you for your consideration.

Edwin Huber  


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**From:** [Gary Imken](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Case number SP-2020-0255DS.  
**Date:** Saturday, April 2, 2022 11:19:03 PM

---

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

Hi,

My wife and I seek your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

We live at 3607 Turkey Creek in the Glenlake neighborhood, which is next to Station 47. Firefighters from Station 47 came quickly to my home last summer and helped with an emergency health issue I was having that later required hospitalization.

The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in a wildland urban interface and are always in danger from wildfire.

This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations is too long to service our area.

We ask that you approve all variances.

Thanks for your consideration.

Sincerely,  
Gary and Jannelle Imken

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March 25, 2021

**Subject: Lake Austin Collective Support for Case Number SP-2020-0255DS**

To Honorable Mayor, City Council Members, Case Manager Christine Baron-Holmes, Environmental Policy Program Manager Mike McDougal, District 10 City Council Chief of Staff Kurt Cadena-Mitchell, ESD 4 Chief David Bailey, LAC Board

Fire Station 47 does not have sufficient firefighter parking and members of the Lake Austin Collective (LAC) believe this is a safety hazard not only for firefighters, but for drivers on City Park Road. Firefighters and station visitors are often forced to park in the road's narrow Right of Way, which only exacerbates a road that is already notorious for blind curves and increases in park visitor traffic during the summer and holidays.

LAC members understand that ESD4 requires property variances to add five new parking spaces, and we are in full support. We feel this improvement is essential to the safety of people driving on City Park Road as well as the safety of our Station 47 firefighters.

Members of LAC rely on the services of Station 47 and consider this parking issue to be a potential impediment to the first responders who service our area. We urge City Staff, Environmental Commission and Zoning and Platting Commission to approve the requested variances and support the safety of the firefighters and people who travel on City Park Road to reach their homes or Emma Long Park.

*Linda Bailey*

President of Lake Austin Collection

Our members represent the Lake Austin area community and reside in Glenlake, Greenshores, Two Coves, Shepherd Mountain and Monte Vista Condominium neighborhoods.

**From:** [Dede Lakey](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** refer sp-2020-0255DS  
**Date:** Sunday, April 3, 2022 6:50:37 PM

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

We write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

We live in the Glenlake neighborhood which is next to Station 47. The continued operation of this fire station is critical to the delivery of many emergency services in particular the defense against devastating wildfires because we live in the wildland urban interface and we are always on alert of wildfire.

This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.

We ask that you approve all variances.

Thank you for your  
consideration

Sincerely,  
Dede Lakey

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**From:** [Paul Martin](#)  
**To:** [Ramberg, Kevin - BC](#); [Brimer, Richard - BC](#); [Oureshi, Haris - BC](#); [Bristol, Jennifer - BC](#); [Nickells, Colin - BC](#)  
**Cc:** [Champlin, Kaela](#); [Linda Bailey](#); [Kendel Martin](#)  
**Subject:** SUPPORT FOR case SP-2020-0255DS - Fire Station 47 parking lot  
**Date:** Friday, April 1, 2022 10:37:36 AM

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

Commissioners:

We live at [REDACTED] - directly across the street from Fire Station 47 - and we strongly support this request.

Firefighters are currently forced to park on the side of City Park Road, which is narrow with uneven shoulders. During the winter storm of 2021, we invited them to park their vehicles on our property because the ice and snow had made parking challenging and dangerous. In short, there is no safe place for them to park.

These variances are necessary because:

- In addition to the firefighters' personal vehicles, a number of other vehicles are in and out of the station regularly - AFD support staff and leadership, vendors servicing equipment at the station, and waste disposal services to support this wildfire readiness effort. **I have personally witnessed several "near misses" as firefighters and others try to pull out from the side of the road after a shift into oncoming traffic that's difficult to see.**
- There are also citizens who "drive up" to Station 47 seeking emergency medical care. Oftentimes, it's people who have been hurt while visiting Emma Long Park who come to Station 47. **These individuals need a safe place to park as well.**

Our property consists of 10 acres, and roughly 9 of those acres are in a conservation easement given to Travis County for wildlife habitat protection. Like you, we are also concerned about the environmental impacts of activities in this area. We believe this variance request is both necessary to the safety of those working and visiting Fire Station 47 and minimally invasive to the surrounding area.

Please show us as supporting this variance request. Thanks.

Paul and Kendel Martin

[REDACTED]

[REDACTED]

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**From:** [Gina Mundy](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS - Fire Station 47  
**Date:** Saturday, April 2, 2022 2:58:24 PM

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

Dear Members of the Environmental Commission,

I write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

I live in the Glenlake neighborhood which is next to Station 47. The First Responders from Fire Station 47 came to my home on March 5 and literally saved my life. I had a seizure that Saturday evening. My husband immediately dialed 911, and within 7 minutes the First Responders from Fire Station 47 arrived at our home in Glenlake and started saving my life. Without them, I would not be writing this letter to you today.

The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in the wildland urban interface and we always on alert for wildfire.

This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.

My husband and I implore that you approve all variances. Our very lives depend on it.

Thank you for your consideration.

Sincerely,

Gina Mundy and Lew Chizek

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**From:** [Pitman](#)  
**To:** [Champlin, Kaela](#)  
**Cc:** "[Marilyn Baker](#)"; "[Linda Bailey](#)"; [REDACTED]  
**Subject:** refer to SP-2020-0255DS  
**Date:** Saturday, April 2, 2022 10:56:54 AM

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

*We write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.*

*We live in the Glenlake neighborhood which is next to Station 47. The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in the wildland urban interface and we always on alert for wildfire.*

*This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.*

*We ask that you approve all variances.*

*Thank you for your consideration.*

Pitman Baker  
[REDACTED]

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**From:** [bobreim@robertreim.com](mailto:bobreim@robertreim.com)  
**To:** [Champlin, Kaela](#)  
**Subject:** Station 47  
**Date:** Saturday, April 2, 2022 10:31:00 AM

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

**ROBERT V. & ELEANOR K. REIM**  
**4200 TURKEY CREEK DRIVE**  
**AUSTIN, TX 78730**  
**[BOBREIM@ROBERTREIM.COM](mailto:BOBREIM@ROBERTREIM.COM)**      **PHONE: (512) 345-8921**

We are seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS. This station is important to the City Park Road community, which includes many subdivisions as well as Emma Long Park.

The personnel from this station have been vital to us in the past.

1. When an ambulance was called to our home, Station 47 was here quickly and able to dispense medical attention prior to the arrival of the ambulance.
2. Neighbors started an ill-advised fire; the ashes and soot covered our vehicle, under a carport, ¼ mile away. Station 47 responded to neighbors by monitoring the fire making sure it did not get out of control.
3. This is a very high risk fire area with limited egress; fire protection is essential.

Ellie & Bob Reim

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**From:** [Richard Savage](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Fire Station 47 - Case Number SP-2020-0255DS  
**Date:** Saturday, April 2, 2022 1:08:42 PM

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

*I write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.*

*I live in the Glenlake neighborhood which is next to Station 47. Several years ago Fire fighters from Station 47 came quickly to my neighbor's house to put out a fire on there deck while my neighbor's were out of town. The fire would have quickly spread throughout the neighborhood if Station 47 was not located close to Glenlake.*

*The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in the wildland urban interface and we always on alert for wildfire.*

*This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.*

*We ask that you approve all variances.*

*Thank you for your consideration.*

*Sincerely,*

*Richard Savage*

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March 11, 2021

Environmental Commission  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701

**RE: Variance Request for Parking Lot Construction for Fire Station 47**

To Whom It May Concern:

I am writing in support of the variance request from Emergency Service District (ESD) 4 regarding the parking lot construction project for Fire Station 47 on City Park Road. The intention for the project is to expand the current parking lot to include five parking spaces and one curb cut onto City Park Road.

In 2017, the City of Austin and ESD 4 entered into a Contract for Service agreement where the Austin Fire Department (AFD) would provide fire service to ESD 4 for a fee. Within the agreement, the City of Austin agreed to operate and maintain two ESD 4 Fire Stations (Station 47 and Station 48) and staff each apparatus within the stations with four City firefighters.

At the time Station 47 was originally built, parking was provided for 3-person staffing. Since occupying the station in 2017, AFD agreed to staff the station with four people, resulting in roughly eight vehicles needing parking during shift changes. In order to accommodate for the number of vehicles, personnel have been parking on the side of City Park Road which is a public safety and roadway concern. The area that staff parks is on top of a hill with limited visibility from oncoming traffic. Additional parking would allow AFD personnel to safely transition during shift change each day.

Additional parking would also grant access to the wildland urban-interface (WUI) area in west Austin. Station 47 is located in a high-risk wildfire area. Additional parking allows AFD's Wildfire Division access to the WUI in the event of a wildfire in this area.

Furthermore, the expansion of the parking lot at Station 47 would also benefit other City departments including Austin-Travis County Emergency Medical Services (ATCEMS) and Public Works. We have contacted these departments and they have provided their support for the project.

Finally, with additional parking ATCEMS would be able to stage their units in the parking lot during peak incident times which would improve medical response.

We look forward to seeing the positive outcomes from this project.



Joel G. Baker  
Fire Chief

**Champlin, Kaela**

---

**From:** Bert Kramer <[REDACTED]>  
**Sent:** Wednesday, March 30, 2022 9:50 AM  
**To:** Champlin, Kaela  
**Subject:** For Case SP-2020-0255DS (Fire Station #47 Parking Lot)

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

Kaele,

We strongly support creating a safety parking lot behind Fire Station 47 on City Park Road. This is a very important safety issue for the people who staff the Firestation. It is also important for traffic on City Park Rd.

Thank you for taking care of this asap!!!

Bert and Ann Kramer  
[REDACTED]

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**Champlin, Kaela**

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**From:** Bryan Willoughby [REDACTED] >  
**Sent:** Wednesday, March 30, 2022 10:50 AM  
**To:** Champlin, Kaela  
**Subject:** FOR Case SP-2020-0255DS

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

Hi Kaela,

I am writing to you today to emphatically communicate my support for the addition of a parking lot for the firefighters at Station #47.

These men and women who serve my area are in need of an appropriate place to park and one that materially improves their safety. It is of utmost importance to me that the people who risk their lives running into burning buildings for their community do not risk their lives walking to and from their cars on a busy thoroughfare.

I am an ardent supporter of environmental protections and preserving the wildlife areas in this beautiful area of the hill country. With that said, it is the duty of the local government to balance these protections with the safety and good governance for our emergency workers.

I strongly urge you, and the other hard working members of our local government, to allow this parking lot be built for our dedicated EMS professionals.

With kind regards,

Bryan Willoughby  
[REDACTED]

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**Champlin, Kaela**

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**From:** Dianne Arnett <[REDACTED]>  
**Sent:** Wednesday, March 30, 2022 12:40 PM  
**To:** Champlin, Kaela  
**Subject:** Firestation: City Park Road

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

Dear Ms. Champlin,

I understand that you are considering work done on the parking for the firestation on City Park Road. I am a resident of that neighborhood and very appreciative of the location for our safety and all of the community. I support the work considered to be done there.

Respectfully,

Dianne Arnett Becker  
[REDACTED]  
Austin, Texas 78730

[REDACTED]  
Dianne Arnett, MA, LMFT, LPC  
[REDACTED]

Talking Points Psychotherapy  
3930 Bee Caves Road  
Building Two, Suite E  
Austin, Texas 78746

[REDACTED]  
[www.diannearnett.com](http://www.diannearnett.com)  
[REDACTED]

\*In compliance with the Health Portability and Accountability Act "HIPAA" (rule 104-91), this message and any attachments are intended only for use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this electronic message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission, or for the consequences of any actions taken on the basis of the information provided or omitted.\*

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**Champlin, Kaela**

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**From:** Richard Edmonson <[REDACTED]>  
**Sent:** Wednesday, March 30, 2022 1:12 PM  
**To:** Patrick Scott  
**Cc:** Hank Lydick; Champlin, Kaela; Brimer, Richard - BC; Allison.Alter@austintexas.gov; Steve Hudson; Bryan Willoughby  
**Subject:** Re: FOR Case SP-2020-0255DS

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

Approved

On Wed, Mar 30, 2022 at 10:27 AM Patrick Scott <[REDACTED]> wrote:  
Approved.

On Wed, Mar 30, 2022 at 10:08 AM Hank Lydick <[REDACTED]> wrote:  
CC: Board of Directors, Greenshores on Lake Austin  
CC: Allison Alter & Representative (City of Austin Environmental Commission)

Kaela Champlin,

Greenshores on Lake Austin (GOLA) Community, and it's Board of Directors have come to understand that on Wednesday (April 6, 2022) the City of Austin Environmental Commission will be discussing SP-2020-0255DS.

Allison Alter is very aware of how vocal the GOLA Community becomes on the environmental, and development (i.e. The Reserve at Lake Austin, and 145-acre Camelback property) issues.

On behalf of the GOLA Board of Directors, I am writing this [Letter of Support FOR Case SP-2020-0255DS](#).

It is the Board's request that City of Austin Environmental Commission immediately grant the variance sought for the Fire Station #47 parking lot.

On a personal note, 7112 Greenshores Drive (Lot #4) had a major home fire last year (> \$M damage). The continued operation of Fire Station #47 is critical to the delivery of Emergency Services to the GOLA Community. It is very important that Fire Fighters (housed at Fire Station #47) be able to park in a safe manner, not on the shoulder of the road (City Park), and that these Fire Fighters be ready, willing & able to defend local forest which can escalate into devastating wildfire in the urban interface.

The Variance Requested to support building Fire Station #47 is required to support the GOLA Community, support Public Safety, and is sought for the public good. [The GOLA Board asks that you approve these Variances](#).

Thank You for Your Consideration,

Hank Lydick  
President  
Board of Directors  
Greenshores on Lake Austin

7112 Greenshores Drive (Lot #2)  
Austin, Texas 78730

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**Champlin, Kaela**

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**From:** Paul Shreve <[REDACTED]>  
**Sent:** Wednesday, March 30, 2022 1:28 PM  
**To:** Champlin, Kaela  
**Cc:** Meg Shreve; Hank Lydick; TCESD4 DBailey; Brimer, Richard - BC  
**Subject:** Subject Line of your Email is "FOR Case SP-2020-0255DS"

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

Dear Ms Champlin,

I am writing to inform you of our FULL SUPPORT for the granting of a variance from the Environmental Commission for the Station 47 parking lot. Station 47 is critical to the safety of our community and this parking lot will ensure safe, accessible parking for these firefighters while they protect our community.

Unfortunately, we are the home owners that had the terrible fire at our home. The Firemen saved us from total disaster. They were there in 14 minutes and attacked the fire to keep it from destroying the whole hose. We need to provide these firefighters with a safe, accessible parking environment ASAP.

Sincerely  
Paul and Margaret Shreve  
[REDACTED]  
Austin, TX. 78730

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**Champlin, Kaela**

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**From:** Richard Edmonson [REDACTED]  
**Sent:** Wednesday, March 30, 2022 1:49 PM  
**To:** Champlin, Kaela  
**Subject:** For Case SP-2020-0255DS

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

City of Austin Environmental Commission,

I write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

The continued operation of this fire station is critical to the delivery of many emergency services for those of us who live in Greenshores on Lake Austin, in particular the defense against devastating wildfires in the urban interface.

This project is indeed about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect.

This project is minimal in scope, its aim is purely for the public good and there are no other feasible options. We ask that you approve these variances.

Thank you for your consideration.

Sincerely,

Richard Edmonson  
[REDACTED]

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**Champlin, Kaela**

---

**From:** [REDACTED]  
**Sent:** Wednesday, March 30, 2022 1:53 PM  
**To:** Champlin, Kaela  
**Subject:** FOR Case SP-2020-0255DS

**Importance:** High

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

Dear Ms. Champlin:

As Liaison for the City of Austin Environmental Commission, we're hoping you'll share our email with them.

City of Austin Environmental Commission-

We write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires in the urban interface.

This project is indeed about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect.

This project is minimal in scope, its aim is purely for the public good and there are no other feasible options. We ask that you approve these variances.

Thanking you in advance for your consideration.

Sincerely,

Terry and Moises Goldman

[REDACTED]

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**Champlin, Kaela**

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**From:** William Lynch <[REDACTED]>  
**Sent:** Wednesday, March 30, 2022 4:39 PM  
**To:** Champlin, Kaela  
**Subject:** FOR Case SP-2020-0255DS

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

Hello Kaela Champlin,

I am writing in support of granting a Variance so that a parking lot can be built behind Fire Station #47. As a resident in Greenshores on Lake Austin I consider it an important safety issue to not have the firefighters be forced to park on the narrow twisty City Park Road. These men and women work hard to protect the life and property of all residents in this area and we need to remedy the dangerous parking situation that currently exists at Fire station #47.

Respectfully,

William E. Lynch, M.D.  
[REDACTED]

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**Champlin, Kaela**

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**From:** Jack Baker <jackb@camanagers.com>  
**Sent:** Wednesday, March 30, 2022 5:04 PM  
**To:** Champlin, Kaela; Brimer, Richard - BC; Allison.Alter@austintexas.gov  
**Subject:** City of Austin Environmental Commission, Case Number SP-2020-0255DS

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

I have managed the Greenshores on Lake Austin Property Owners Association for nearly two decades. In that amount of time, I have seen many homes built in Fire Station 47's service area resulting in a significant population increase in nearby communities and much more vehicular and pedestrian traffic passing the Station on City Park Road.

I am requesting your support and approval of the variances sought for the building permit for the Fire Station 47 parking lot (case # SP-2020-0255DS).

The continued operation of this fire station is critical to the delivery of many emergency services to all residents in its service area, including the members of Greenshores on Lake Austin POA. This project is about public safety, both the safety of fire fighters and the communities they protect. It is imperative the fire fighters of Station 47 be able to park and arrive at their post safely without being forced to walk along the edge of a dangerous and busy road.

Thank you for your consideration.

Sincerely,

Jack Baker, CMCA, AMS



PO Box 92649, Austin, TX 78709  
512-288-2376 phone  
512-288-2389 fax  
www.camanagers.com

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**From:** [REDACTED]  
**To:** [Champlin, Kaela](#)  
**Subject:** Re: Case SP-2020-0255DS  
**Date:** Thursday, March 31, 2022 12:17:55 PM

---

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

Good afternoon Ms. Champlin and Members of the City of Austin Environmental Commission,

This note to you today is written to gain your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS. As relatively new residents to the area, it is very easy to realize that the operation of this fire station is critical to the delivery of many emergency services to our area, involving both personal safety and the protection of the environment.

The safety of the fire fighters and residents of the neighborhood will benefit immensely from the completion of this small, but vital improvement project at the Station. Fire fighters of Station 47 must be given safe access to their fire house and the residents of the surrounding neighborhood must be given clear and unimpeded lines of sight along City Park Road for safe travel.

While serving as the Austin Energy Division Manager of Safety and Risk Management (Retired), it was imperative on my watch that all hazards and potential hazards be identified and corrected before a tragic event occurred and not after. I have never seen a more profound example of a proactive (and small) measure of safety paying such great dividends. This is a “win-win” opportunity for all parties involved and we respectfully ask that you approve these variances. Thank you for your consideration in this matter.

Sincerely,

Garry and Stephanie Durante

[REDACTED]  
Austin, Texas 78730

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**Champlin, Kaela**

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**From:** Patrick Scott [REDACTED] >  
**Sent:** Thursday, March 31, 2022 11:05 AM  
**To:** Champlin, Kaela; Richard.Brimer@austintexas.gov  
**Cc:** Ramberg, Kevin - BC; Qureshi, Haris - BC; Bristol, Jennifer - BC; Nickells, Colin - BC  
**Subject:** Support FOR Fire Station 47 parking lot, case number SP-2020-0255DS

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

City of Austin Environmental Commission-

I write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

Fire Station 47 delivers emergency services to my neighborhood, Greenshores on Lake Austin, and to all other neighborhoods surrounding Emma Long Park. We drive past this fire station every time we travel to and from our homes. Additionally, every visitor to Emma Long Park also drives past this fire station.

This project is about public safety, including the safety of the firefighters who are forced to park along a narrow and dangerous road frontage, and the safety of the community they protect, and the visitors to City of Austin's Emma Long Park.

This project is minimal in scope, its aim is purely for the public good and there are no other feasible options.

I ask that you approve these variances.

Thank you for your consideration.

Sincerely,

Patrick Scott

[REDACTED]  
Austin, TX. 78730

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**From:** [Donna Burgess](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS  
**Date:** Monday, April 4, 2022 10:27:01 AM

---

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

The fire station on City Park Road became very important to us when my husband choked, blacked out and fell and hit his head on December 29. Within 5 minutes, help was here. The officers stayed with us until EMS arrived. That is the first and only time we have needed help and we were thankful the officers were near.

We live in a wooded area and feel it is important to have a fire station near our neighborhood.

Please approve all the parking variances to help keep our Fire Station staffed.

Thank you for your consideration in this matter.

Sincerely,  
Donna and Robert Burgess

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**From:** [Chip Graves](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Reference SP-2020-0255DS  
**Date:** Monday, April 4, 2022 1:39:24 PM

---

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

I am sending you this letter in support of the variances for parking at Fire Station 47.

The neighborhoods along City Park Road are already at a disadvantage for accessibility due to the limited egress and ingress to our communities. Our limited Emergency Services are critical for our ever-growing communities. The footprint for Fire Station 47 was not originally intended for the current population along City Park Road. We need to make sure that are homes are adequately serviced.

The recent freeze of 2021 was a prime example of their necessity. My home was flooding rapidly and my water meter was inaccessible due to the snow and ice. Fire Station 47 was my only alternative to save my house from further damage. They arrived within 10 minutes to turn off the water.

Another concern is that our neighborhoods are dense with trees and brush and any wildfire would be catastrophic.

Limiting parking spaces for our brave emergency workers in an underserved area seems shortsighted and not well thought out. There are multiple safety issues with the current parking, including shift changes, playing musical chairs with parking spaces, that endanger our neighbors and visitors to this area on City Park Road.

Would it be better to buy a larger plot of land on City Park Road to build a larger updated fire station with adequate parking to service this area?

**Chip Graves**  
**President, Westminster Glen HOA**  
[iamthird@austinspectrum.com](mailto:iamthird@austinspectrum.com)

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**From:** [susan.kimbrough](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS  
**Date:** Monday, April 4, 2022 11:46:58 AM

---

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

Dear Environmental Commissioners,

Please support approval of all requested variances for the parking lot at Fire Station 47 on City park Road, case number SP-2020-0255D.

Fire Station 47 was originally built as a volunteer fire station. Parking was provided for 3-person staffing; now AFD requires 4-person staffing. Fire stations must provide sufficient parking for firefighters and other staff. Travis County signed a contract with the City of Austin for City firefighters to staff the fire station. The City of Austin requires a 4-person minimum staffing level. Now, during the noon shift-change there are at least 8 vehicles looking for space. Currently, fire station staff are parking on the side of City Park Road and this is unsafe.

I would greatly appreciate your support to help keep City Park Road and our firefighters safe.

Thank you,  
Susan Kimbrough

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**From:** [mike.menghini](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Fire Station 47 parking lot variances  
**Date:** Monday, April 4, 2022 1:26:59 PM

---

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

*I write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS. I live in the Glenlake neighborhood which is next to Station 47. Fire fighters from Station 47 came quickly to my home in a serious medical emergency my wife suffered and their presence in the area is essential for both safety and serious wildfire prevention. The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in the wildland urban interface and we always on alert for wildfire. This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area. We ask that you approve all variances.*

*Thank you for your consideration.  
Sincerely,*

Michael Menghini  
[REDACTED]  
Austin, TX. 78730

Sent from my iPhone

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**From:** [Jack Rock](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Support for SP-2020-0255D  
**Date:** Monday, April 4, 2022 12:10:01 PM

---

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

Dear Environmental Commissioners,

I'm writing to request your approval of the variances for the parking lot at Fire Station 47 on City park Road, case number SP-2020-0255D.

As a long time resident of City Park Road, these variances will increase traffic safety and ensure the safety of fire station staff. Station 47 is an invaluable asset to our community.

Please support the variances.

Thank you,  
Jack Rock

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**From:** [Jim Rumbo](#)  
**To:** [Champlin, Kaela](#)  
**Cc:** "[Linda Bailey](#)"; "[Chip Graves](#)"; "[Tony Iglesias](#)"  
**Subject:** Westminster Glen Support for SP-2020-0255DS | Approve all Variances  
**Date:** Monday, April 4, 2022 12:51:45 PM  
**Importance:** High

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

Dear Ms Champlin:

I have been a member of Westminster Glen HOA since 2005 and have witnessed the significant improvement in service afforded by Station 47 with its upgrade in staff and infrastructure. The variances sought from the Environmental Commission are needed because there is no other viable option available to support this station's essential expansion. This station's capacity has afforded the best in class response to my neighbors and has kept our subdivision from burning during uncontrolled wildfire events. The open space and small impervious cover increase will give the station room and capacity to support the added staff that work this station and enable quick response where only a matter of seconds count in the safety of residents. The needs for this station's response are only expanding—not contracting. Station 47 serves a vital function to quickly respond with EMS and heavy firefighting vehicle response times in hilly terrain. Increasing traffic on 360 and West Courtyard only lengthens counterpart response times by station 37 on RR 2222 . Your FOR choice for these variances can only improve our sustainability in the face of increasing wildfire risk.

Respectfully,  
Jim Rumbo

  
Austin, TX 78730

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**From:** [Edward Astrich](#)  
**To:** [Champlin, Kaela](#)  
**Cc:** [Eddie Astrich](#)  
**Subject:** Station 47 Variances  
**Date:** Monday, April 4, 2022 9:20:16 PM

---

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

Thank you for your consideration.

Sincerely,  
Ed Astrich & Joan Edelstein  
Finklea Cove  
Shepherd Mountain

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**From:** [John Busch](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Fire Station 47 Support  
**Date:** Monday, April 4, 2022 5:04:21 PM

---

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

Kaela,

Our 6-person household writes today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS. We view them as critical.

We live in the Glenlake neighborhood which is next to Station 47. In the past, fire fighters from Station 47 came quickly to my home for emergency health and wildland fire-related issues. We moved here in 2000, and one of our main draws and a big sense of relief was the fire station being so close by our cedar-lined neighborhood. We've called on them over the years, and each time received good and proper service.

The continued operation of this fire station is critical to the timely delivery of many emergency services, in particular health emergencies and defense against devastating wildfires because we live in the wildland urban interface and we always on alert for wildfire, and quick response is a matter of life-and-death. I cannot stress this enough. Our neighborhood and surrounding area have grown, not diminished, so the need for Fire Station 47 is greater than it has ever been.

This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area. When Firestation 47 transferred to AFD several years ago, this was a pre-condition agreed to by both parties that our fire station would remain intact, so it is not an option, nor would it make logical sense given the continued growth of our area, and the prevalent fire danger recent droughts have exacerbated.

We ask that you approve all variances. Thank you for your consideration.

Sincerely,

John & Tanya Busch and Family, [REDACTED], Glenlake subdivision

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**From:** [Lisa Christensen](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Station 47  
**Date:** Monday, April 4, 2022 9:10:43 PM

---

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

Thank you for your consideration.

Sincerely,  
Lisa & Dan Christensen  
Shepherd Mountain

Sent from my iPhone

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**From:** [Amy Dempsey](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS - Parking Variance Support  
**Date:** Monday, April 4, 2022 9:00:55 PM

---

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

Thank you for your consideration.

Sincerely,  
Amy & Patrick Dempsey  
Shepherd Mountain Residents



--

Amy Dempsey

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**From:** [Dave E](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Fire Station 47 Parking lot variances  
**Date:** Monday, April 4, 2022 10:51:46 PM

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

Thank you for your consideration.

Sincerely,

David Eastman  
Shepherd Mountain  
[REDACTED]

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**From:** [Cathleen Enright](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Support for Fire Station 47 variance request  
**Date:** Monday, April 4, 2022 9:36:19 PM

---

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

Thank you for your consideration.

Sincerely,  
Cathleen Enright  
Shepherd Mountain

Sent from my iPhone

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**From:** [Joseph Hang](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Fire Station 47  
**Date:** Monday, April 4, 2022 9:22:40 PM

---

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

Thank you for your consideration.

Sincerely,  
Joseph Hang  
  
Austin, Tx 78730  
Shepherd Mountain

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April 4, 2022

To: Austin Environmental Commission

Re: **Request for Variance with Respect to ESD # Fire Station #47 parking lot, Case # SP-2020-0255DS.**

Thank you for the opportunity to provide my comments to the Commission regarding the importance of ensuring the safe functioning of the ESD #4 Fire Station 47 ("Station 47") with regards to approval of the variances sought in pursuit of the building permit for the Station 47 parking lot, case number SP-2020-0255DS.

I am a resident of River Place and the President of the River Place Residential Community Association Inc., President of the River Place Limited District, Director of the River Place Firewise Program and an Austin Fire Department – Wildfire Division (AFD-WD) Firewise Ambassador for the City of Austin. In my various community roles, I had the privilege to assist facilitating the International Association of Fire Fighter's *"Responding to the Interface Training Program"* in River Place, during the week of July 26, 2021.

The week-long training exercise was the first of its kind in the nation and was 5-years in its development. The purpose of the training was to train all Austin fire fighters in wildfire tactics and personal safety when fighting wildfires. The training was comprised of classroom and in-field exercises provided by 24 'top drawer' wildfire fire fighters from across the Nation. Fire fighters from Station 47 were instrumental in the success of this training program and have incorporated lessons learned in their daily repertoire of tactics they practice ensuring the safety of local residents, protection of critical infrastructure and the surrounding Station 47.

The safe operation of the ESD #4 Fire Station is paramount to ensuring the safety of not just local residents but those throughout River Place, Four Points, Steiner Ranch, etc., as well as critical infrastructure in the area and the hill country ecosphere. The ESD #4 fire station is located at the top of one of Travis County's widest and steepest canyons which abut City Park Road. Evidence has shown that this type of topography can result in the most disastrous outcomes in the event of a wildfire. Further, it should be noted that City Park Road is the only evacuation corridor for all of the communities along City Park Road as well as, under certain circumstances, the River Place community. ESD #4 fire fighters, who have been trained in wildfire tactics, are the first line of defense, and may in the event of wildfire, become the only line of defense for thousands of residents in surrounding communities. By all measures of wildfire risk metrics identified by AFD-WD

(e.g., rate of spread, slope, flame height, etc.), the area surrounding ESD #4 Fire Station is one of the highest wildfire risk areas in the City of Austin.

The variance requested for approval is not just about protecting AFD fire fighters at Station 47 from being struck by oncoming traffic during their shift change or their vehicles being damaged or broken into during their shift, it's about protecting the safety of their spouses, children and other family members who visit with them during their extended shifts on-duty.

It should also be noted that Station 47 is in the middle of an "S" curve on City Park Rd. where the sight lines are significantly restricted and where there is insufficient room on the shoulder of the roadway for Station 47 fire fighters to safely park their vehicles at shift change or leave them during their shift. Also of note, because the Emma Long Park is situated at the end of City Park Rd., it is reasonable to assume that during summer months and weekends, a certain percentage of drivers to and from the park could be driving under the influence of alcohol or drugs which increases the likelihood that an Austin fire fighter and or his/her family members could be struck by on-coming traffic when parking at or visiting the ESD #4 Fire Station.

For the above reasons, the residents of River Place, the River Place Residential Community Association, Inc, the River Place Limited District, and members of the River Place Firewise Committee respectfully request that the Commission approves the variance with respect to ESD Fire Station #47 parking lot (Case # SP-2020-0255DS).

Respectfully,

*Randall Jamieson*

Randall Jamieson



[rjamieson@atticusconsultinggroup.com](mailto:rjamieson@atticusconsultinggroup.com)

**From:** [William Kaylakie](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Mail - William Kaylakie - Outlook  
**Date:** Monday, April 4, 2022 9:40:14 PM

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

*We write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.*

*We live in the Glenlake neighborhood which is next to Station 47. Fire fighters from Station 47 came quickly to my home when my wife fell down the stairs and broke her ankle. Their quick response and expert care assured a better outcome for her injury.*

I am also concerned about not having any defense against fire and medical emergencies, especially with the increased danger of wildfires we are experiencing.

*The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in the wildland urban interface and we always on alert for wildfire.*

*This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.*

*We ask that you approve all variances.*

*Thank you for your consideration.*

*Sincerely- “ Dr. William G. Kaylakie, [REDACTED],  
Austin, TX 78730 [REDACTED]*

### **Reference for More Info**

Go to the Environmental Commission and click on the Backup for  
the Fire Station at

[https://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/28\\_1.htm](https://www.austintexas.gov/cityclerk/boards_commissions/meetings/28_1.htm)Linda Bailey

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**From:** [gurudhan.khalsa](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.  
**Date:** Monday, April 4, 2022 5:42:22 PM

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

*I am writing today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.*

*I live in the Glenlake neighborhood which is next to Station 47. Fire fighters from Station 47 came quickly to my home (about one year ago) when I could not turn off my smoke alarms over the weekend. They were courteous and efficient in solving the issue. They also did a quick inspection of my entire house to see if there were any obvious fire hazards (there were not). I feel secure knowing Fire Station 47 is so close to both Glenlake Estates and Westminster Estates.*

*The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in the wildland urban interface and we always on alert for wildfire.*

*This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.*

*We ask that you approve all variances.*

*Thank you for your consideration.*

Sincerely  
Gurudhan Khalsa

Austin

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**From:** [Fara Kosari](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Supporting Fire Station 47!  
**Date:** Tuesday, April 5, 2022 12:51:04 AM

---

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

Thank you for your consideration.  
 Fara and Mo Kosari  
 Shepherd Mountain Resident.

*Thank you and have a great day!*



***Diamond Club Top Producer \$10M+ 2017, 2018, 2019, 2020, 2021***

***Platinum Top 50 REALTORS® 2019, 2020, 2021, 2022***

*(Based on sales, education, industry participation and civic leadership)*

***Austin Business Journal's 2020, 2021, 2022 Residential Real Estate Nominee.***

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**From:** [Marisa Lipscher](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS  
**Date:** Monday, April 4, 2022 8:45:31 PM

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

Thank you for your consideration.

Sincerely,  
Marisa Barreda Lipscher  
Shepherd Mountain

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**From:** [John Lyon](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Fire Station 47 parking lot Variances  
**Date:** Tuesday, April 5, 2022 12:02:51 AM

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

The ROW around the Fire Station needs to be free of parked cars especially in the event of a wildfire caused evacuation of our neighbors and homes south of the Fire Station.

Thank you for your consideration.

Sincerely,  
John Dana Lyon, PE  
Shepherd Mountain  


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**From:** [arthur mclean](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Case # SP-2020-0255DS  
**Date:** Monday, April 4, 2022 6:51:12 PM

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

Dear Ms. Champlin,

We are writing in support of the requested variances and the approval of the building permit for the Fire Station 47 parking lot.

The predominant tree here is the Ashe Juniper, making this area a very high wildfire risk, so as residents of Glenlake, the continued presence of Station 47 is very important to us.

We are also concerned about traffic safety when exiting Glenlake onto City Park Road. The sight distance to the South is limited, making turning left onto CPR difficult. When vehicles are parked on CPR close to the Fire Station, the problem is exacerbated.

Please grant the variances and approve the building permit, so that adequate on-site parking can be provided for the staff at Station 47.

Sincerely,

Gillian & Arthur McLean

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**From:** [John Morgan](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Re: variances sought in conjunction with SP-2020-0255DS  
**Date:** Monday, April 4, 2022 9:54:04 PM

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

To Whom It May Concern:

I would like to voice my support for all of the variances applied for in the Fire Station 47 parking lot project (case SP-2020-0255DS). I live just a few hundred feet from the station on Glenlake Dr. The station has made a major positive impact on the neighborhood and is critical in providing a rapid response to mitigate the ever present danger of fire. I believe that adding additional parking will improve the safety of the area and help ensure this valuable public service can continue to be provided effectively.

Specifically with regard to the increase in impervious cover the parcel in question is surrounded by numerous larger lots that are far below the maximum allowable impervious cover and combined with the proposed design I believe the impact to the area will be minimal. While the requested increase in impervious cover exceeds the regular limit for a lot of that size it still represents just a tiny increase in absolute terms when viewed in the context of the surrounding lots. This situation should not be judged solely on the lot lines as they are merely lines drawn on paper by man. They are unseen by nature and not a determination of the project's true environmental impact. These maps and the associated Code are tools we use to protect the quality of our neighborhoods and we should not allow them to stand in the way of important projects that will have an outsize positive impact on public safety.

In short this seems like just the sort of scenario variances were created to allow. The public benefit greatly exceeds the cost and I cannot think of a lot more deserving of such consideration.

Thank you,  
John Morgan

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**From:** [Lance Obermeyer](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS  
**Date:** Monday, April 4, 2022 6:51:41 PM

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

I am in favor of expanding the parking lot for fire station 47. I live very close to that fire station. There is so much fuel in the wooded parts of Emma Long that fast fire response is critical for our neighborhoods out here. The nearest fire stations at the end of River Place and by the County Line on 2222 are far away from here.

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**From:** [Kim Obermeyer](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Ref. SP-2020-0255DS  
**Date:** Monday, April 4, 2022 4:40:53 PM

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

We write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.

We live in the Glenlake neighborhood which is next to Station 47. We have worked with the firefighters on more than one occasion to help lost hikers find their way out of the woods.

The continued operation of this fire station is critical to the delivery of many emergency services, in particular, the defense against devastating wildfires because we live in the wildland-urban interface and we are always on alert for wildfire.

This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding, and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.

We ask that you approve all variances.

Thank you for your consideration.

Sincerely,

Kim Obermeyer

Ranch Creek Drive

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**From:** [laura.parker](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS  
**Date:** Monday, April 4, 2022 9:38:44 PM

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

1) why the fire station is important to you,

The City Park Road housing is at great risk for forest fire. All the acreage at Emma Long Park and other large forest areas present a real danger of a forest fire with could take out lots of homes. Sure we have home owners insurance but I'm a 72 years old widow recovering with cancer. I can't imagine starting over. I worry more about a forest fire than anything else.

2) if/how you have been directly impacted or have seen others being helped and

When the fire department had the brush trailer I was able to use it to remove the yards and yards of leaves and brush. I'm lucky I have over 100 oaks that are helping the air quality/environment but they also drop leaves like crazy and they cannot be left on the ground because they dry out and are definitely a fire hazard. That brush truck would make a big difference and having a fire department close by makes a huge difference.

3) what would happen if our fire department was not there.

I only see two options if the fire department was not there: one is to move which I'm really not ready to do and the other is to increase my worrying about a forest fire. I have cut all of my cedar trees, maintain a well trimmed and laddered trees and practice safe fire wise habits but they are useless if it's a huge forest fire.

Please do whatever is necessary to keep our fire department there.

Laura Parker over 20 years residence inn Glenlake

Sent from my iPhone.

Dictated so beware of auto correct

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**From:** [Michael Schindel](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP - 2022 - 0255DS  
**Date:** Monday, April 4, 2022 9:48:19 PM

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

Thank you for your consideration.

Sincerely,  
Sandra and Michael Schindel  
Shepherd Mountain

\*\*\*\*\*

Marisa,

Any letter from Shepherd Mountain would be APPRECIATED.  
Linda

**Request to Help the Fire Station on City Park Road**

Pls email Kaela at [Kaela.Champlin@austintexas.gov](mailto:Kaela.Champlin@austintexas.gov) and refer to SP-2020-0255DS by Monday. Kaela will print your letters and give to the City’s Environmental Commission on Wednesday. Suggested topics for our email are 1) why the fire station is important to you, 2) if/how you have been directly impacted or have seen others being helped and 3) what would happen if our fire department was not

there. (see sample letter at the end)

Our Fire Department is asking four variances and City staff has only recommend three. The Environmental Commission can approve the fourth, which is to increase the allowable impervious cover to 28% so 5 new parking spaces can be built. *Here's why that's important.*

## Background

Fire Station 47 was originally built as a volunteer fire station. Parking was provided for 3-person staffing; now AFD requires 4-person staffing. Fire stations must provide sufficient parking for firefighters and other staff.

Travis County signed a contract with the City of Austin for City firefighters to staff the fire station. The City of Austin requires a 4-person minimum staffing level. Now, during the noon shift-change there are at least 8 vehicles looking for space. Currently, fire station staff are parking on the side of City Park Road and this is unsafe.

## Action Requested

**Email your support letter by Monday night April 4 to Kaela [Kaela.Champlin@austintexas.gov](mailto:Kaela.Champlin@austintexas.gov) and refer to SP-2020-0255DS.** She will share it with the commission on April 6. There are several letters of support already and we would like to get 20 more letters. See the sample below.

**Note: If you want to register to speak remotely, email Kaela [Kaela.Champlin@austintexas.gov](mailto:Kaela.Champlin@austintexas.gov) no later than noon on Tuesday April 5,** with the following information: speaker name, item number 20220406-003b, whether you are for/against/neutral, email address, and telephone number (must be the same number that will be used to call into the meeting). If you want to speak in person email Kaela for instructions.

## Reference for More Info

Go to the Environmental Commission and click on the Backup for the Fire Station at [https://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/28\\_1.htm](https://www.austintexas.gov/cityclerk/boards_commissions/meetings/28_1.htm) Linda Bailey  
[lindabailey123@gmail.com](mailto:lindabailey123@gmail.com)

Sent from my iPhone  
Sandi Schindel

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**From:** [Rick Sutton](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** Building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.  
**Date:** Monday, April 4, 2022 5:04:38 PM

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

Hi Kaela,

I am writing today **seeking your support and approval of the variances** sought in pursuit of the building permit for the **Fire Station 47 parking lot, case number SP-2020-0255DS.**

I live in the Glenlake neighborhood which is next to Station 47. I routinely hear the sirens of that station's EMS and Fire Service personnel from this station as they make their way through our neighborhood. Recently I had a next door neighbor that needed help and they were there in about 2 minutes and very likely kept that situation from turning critical.

The continued operation of this fire station is critical to the delivery of many emergency services in our local area, in particular the defense against devastating wildfires because we live in the wildland urban interface and we are always on alert for wildfire.

**This project is about public safety, both the safety of the firefighters** who are forced to park along a narrow, winding and dangerous road frontage, and the **safety of the community** they are in place to protect. Having no place to park and forcing their cars onto City Park Road is truly a problem as there are some fools driving on it above normal speeds and the road approaches a blind spot going towards the park and with the road narrowing (with traffic and parked cars sticking out into the road), it's just not safe.

There are no other feasible options because there is only one long road in and out (it's 2.9 miles from the 2222 turn off, to the entrance of Glenlake) and response times from other Fire Stations would be too long to service our area.

**I would like to ask that you approve all variances in this case SP-2020-0255DS.**

Thank you for your consideration.

Best Regards,  
Rick Sutton  
32 year resident of Glenlake Subdivision.

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**From:** [Tina zhang](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** About Fire Station 47  
**Date:** Monday, April 4, 2022 9:24:27 PM

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

Dear Environmental Commissioners,

I would like to request your support and approval of the Fire Station 47 parking lot variances, case number SP-2020-0255DS.

Shepherd Mountain is a nationally-recognized Firewise Community and is only 2 miles from this fire station. We know that in the event of an emergency, there is a high likelihood that Fire Station 47 will respond / assist Shepherd Mountain residents.

This project is about public safety -- both the safety of the firefighters who for years have been forced to park along a narrow, winding and dangerous frontage road -- and the safety of the community these firefighters are committed to protect. There are no other feasible options because we rely so heavily on City Park Road.

Thank you for your consideration.

Sincerely,

Tina Zhang

Shepherd Mountain

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Date: April 6, 2022

To: City of Austin Environmental Commission

From: Travis County Commissioners Ann Howard and Brigid Shea

Subject: Support for Case Number SP-2020-0255DS

We are writing in support of the proposed parking area improvements for Travis County ESD #4 Fire Station 47. This station is staffed and operated by the City of Austin Fire Department, and currently does not have sufficient parking for the increased number of Austin firefighters required to staff the station. Consequently, firefighters, visiting supervisors and other city departments that utilize the station resort to parking in the right of way on a daily basis, which is dangerous. In addition, Austin fire units that are regularly sent to the station for trainings, meetings, or emergency response face this same challenge.

We are aware that approval of the proposed parking area will require four variances, three of which are recommended, with conditions intended to mitigate the impact on the existing environment. The fourth variance, we understand, is not recommended because the resulting impervious cover will be 27.5%, exceeding the City's 20% impervious cover limit.

However, in our opinion, the safety of our residents and park visitors in the surrounding area, which is at high risk for wildfire, is paramount. Austin Fire Department needs to have an appropriate number of firefighters working at the station 24/7. While we are both keenly aware of the importance of environmental protections in sensitive areas, in this particular instance we strongly believe that the variance is warranted for the sake of public safety.

We respectfully request that all four variances be approved, subject to completion of the recommended conditions.

**From:** [Mayfly Artists](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS  
**Date:** Wednesday, April 6, 2022 10:35:50 AM

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

Dear Kaela,

I've been out of town and only now received the request for letters in support of granting all four variances to Fire Station 47. I hope it's not too late to pass this on.

I would like to speak in praise of our beloved Fire Station. I have had two personal experiences which would have had tragic outcomes had it not been for the quick response of the first responders at the entrance to Glenlake.

In 2014, while my next door neighbors were out of town, a fire broke out on their back porch. It singed the wall and doors leading into their house but was stopped in the nick of time by the instant response of our fire department. Had there been a delay of even an extra minute or two, not only would their home have been engulfed in flames but, given the dry and windy conditions that night, the fire would likely have spread to our own home.

Last year, our other neighbor fell off of a ladder. He lost consciousness, went into convulsions and stopped breathing. In this case as well, a delay of even a minute likely would have caused his death.

In both cases, I personally witnessed the quick and competent response of the first responders from our heroic Fire Station neighbors. Without them, the outcomes would have been catastrophic.

In Glenlake, we are living at the edge of a tinderbox. With the extreme drought and windy conditions which we're currently experiencing and which seem to be quickly worsening, it is only a matter of time until we experience a wildfire in the area surrounding our neighborhood. I can easily envision a situation in which we and our neighbors are trapped. This is a terrifying scenario, and the only thing that will mitigate that risk at all is to offer whatever support our fire station requests. Not only property but lives are at stake. Thank you for your consideration.

Warm Regards,  
Susan McDonald  
Director of International Programs, Fine Arts Foundation

[REDACTED]  
Austin TX 78730

[www.remembertheriver.org](http://www.remembertheriver.org)  
[www.animalballets.com](http://www.animalballets.com)

[REDACTED]  
[mayflyartists@juno.com](mailto:mayflyartists@juno.com)  
[REDACTED]

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**From:** [jsskraba@gmail.com](mailto:jsskraba@gmail.com)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS  
**Date:** Tuesday, April 5, 2022 10:40:18 AM

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

Dear Kaela;

I am writing in support and approval of the variances requested related to the item above to allow parking lot expansion at Fire Station 47.

We live in GlenLake neighborhood with is adjacent to Station 47. We have been comforted in having the Fire Station so close to our neighborhood. When I was injured at my home, Station 47 fireman were the first to respond and begin administering first aid to me. The speed of arrival and exceptional first aid care they provided was essential to my early treatment. They have also provided invaluable help in the past by surveying our home site and suggesting landscaping improvements to prevent and minimize wildfire threats. The continued operation of this fire station is critical to provide emergency fire services in this wildland urban interface. The medical emergency services they provide is also an essential service to the neighborhood that saves lives.

We all want excellent public safety access. The safety of firefighters parking on City Park Road is critical. City Park Road is a winding, hilly and narrow roadway that unfortunately is prone to drivers exceeding the speed limit. Closing this fire station would harm the community as there are long service times from other fire stations.

I ask that all the variances associated with this fire station are approved.

Sincerely,

Joe and Holly Skraba



Austin, TX 78730

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**From:** [Michelle Wigginton](#)  
**To:** [Champlin, Kaela](#)  
**Subject:** SP-2020-0255DS  
**Date:** Tuesday, April 5, 2022 9:22:53 AM

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

*We write today seeking your support and approval of the variances sought in pursuit of the building permit for the Fire Station 47 parking lot, case number SP-2020-0255DS.*

*We live in the Glenlake neighborhood which is next to Station 47. Fire fighters from Station 47 came quickly to my home when some young kids who were stealing purses, phones and cars came down GlenLake Blvd at a very high rate of speed lost control of the stolen vehicle while attempting a left turn onto Turkey Creek Drive, hit a parked truck on the street and flipped the car in front of my house 3808. I am so grateful for our neighborhood firemen who safely turned off the upside down vehicle, began sweeping up the debris, checked on everyone involved. Further, I can not begin to enumerate the number of times the crew of Station 47 have driven to one of my neighbors homes to render some sort of assistance. My next-door neighbor at 3804 had a grass fire start in their yard due to lightening a few years back, if the fire department hadn't been less than a minute away our homes would have been engulfed. I am profoundly grateful for their proximity.*

*The continued operation of this fire station is critical to the delivery of many emergency services, in particular the defense against devastating wildfires because we live in the wildland urban interface and we always on alert for wildfire.*

*This project is about public safety, both the safety of the firefighters who are forced to park along a narrow, winding and dangerous road frontage, and the safety of the community they are in place to protect. There are no other feasible options because there is only one long road in and out and response times from other Fire Stations would be too long to service our area.*

*We ask that you approve all variances.*

*Thank you for your consideration.*

*Sincerely,*

*Michelle Wigginton*

--

Thank you,

Michelle Wigginton

Director of Mental Health and Wellness  
Foursquare Builders  
[REDACTED]  
Austin, TX 78703



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