

From: Joyce Statz [redacted] **On Behalf Of** Joyce Statz

Sent: Monday, August 04, 2014 9:32 AM

To: Leffingwell, Lee; Martinez, Mike [Council Member]; Cole, Sheryl; Riley, Chris; Morrison, Laura; Tovo, Kathie; bill.spellman@austintexas.gov

Cc: Sirwaitis, Sherri; [redacted] Rick Brimer; [redacted]

[redacted] Dennis Watts; [redacted] m

Subject: NWACA Board Input on Overlook at Spicewood Springs Road Rezoning (item 148 on 8/7 Council Agenda)

Dear Mayor and Council Members:

Re: The Overlook at Spicewood Springs Road Rezoning

The Northwest Civic Association Board is in support of the Spicewood Green Homeowner's Association recommendation to rezone the property at 4920 to *Limited Office*, limit the scale of the project to that of the adjoining properties, limit the height to 28.5 feet, limit the impervious cover, and limit the uses so that already heavy traffic will not be exacerbated. Our common concerns include these:

- Despite staff comments that this road is an arterial, the road at this location is only two lanes wide.
- Currently there are no plans to widen Spicewood Springs Road in the Capital Improvement Plan.
- Left turns out of the adjacent properties are impossible during rush hour given the average daily trips of 22,207 cars. There are also safety issues, given the proximity of the site to the steep drop-off toward Loop 360.
- The site is also very sensitive environmentally. Since representatives from the Northwest Austin Civic Association first met with the applicant, additional critical environmental features have been found on the site including canyon rim rock, seeps, and wetlands. The tract behind the property is even more sensitive environmentally.

We will have a representative present at this week's council meeting, should you have any questions.

Cordially,

Joyce Statz, President

Northwest Austin Civic Association

cc: Scott Taylor

cc: Sherri Sirwaitis, Casemanager, City of Austin

cc: Richard Brimer, Bull Creek Foundation

cc: Carolyn Wright, President, Stillhouse Canyon Condominium Board of Directors

cc: Sandy Wright, President, Neely's Canyon HOA

cc: Deb Bailey, President, Balcones Civic Association President

cc: Dennis Watts, President, Spicewood Green Homeowners Association

Joyce Statz

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