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ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0178 (Overlook at Spicewood Springs)

Z.A.P. DATE: December 16, 2014

ADDRESS: 4920 Spicewood Springs Road

OWNER/APPLICANT: Joseph Benford and Richard A. Haberman Trust
(Danny Haberman, Trustee)

AGENT: CIVILE, LLC (Lawrence M. Hanrahan)

ZONING FROM: SF-2

TO: LO

AREA: 4.283 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommends LO-CO, Limited Office-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

ISSUES:

On June 24, 2014, Code Enforcement issued a stop work order for this property for an Enterprise Violation (please see Attachment A).

INFORMATION:

In conjunction with the previous rezoning case, the applicant filed a site plan for the property at 4920 Spicewood Springs Road. During the administrative review of site plan case SP-2014-0141C, members of the neighborhood association requested additional information involving environmental features/CEFs and tree removal/protection for this property. The City's hydrologist has stated that a total of 16 CEFs (6 springs/seeps, 4 canyon rimrocks and 6 wetlands) have been identified within and adjacent to the proposed subdivision for this property (please see Attachment B). The site plan case for this property expired on November 21, 2014.

DEPARTMENT COMMENTS:

The property in question is an undeveloped tract of land located adjacent to three office developments. The applicant is requesting LO, Limited Office District, zoning because they would like to develop the site with an office use.

The staff recommends LO-CO zoning because the site under consideration meets the intent and purpose statement of the Limited Office zoning district. LO-CO zoning will promote consistency and orderly planning because there is existing office zoning (LO, LO-CO) located to the south and west of the site under consideration. The property fronts onto and is accessible from Spicewood Springs Road, a major arterial roadway. The proposed zoning will permit the applicant to develop office uses adjacent to other office developments located to the north, south, east that will provide services to the nearby residential areas. The staff's recommendation is consistent with previous staff/ZAP Commission recommendations in this area on other LO, Limited Office District, zoning requests.

The applicant agrees with the staff's recommendation.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	MF-3	Office
<i>South</i>	LO-CO, LO, SF-3	Office
<i>East</i>	SF-2	Undeveloped
<i>West</i>	I-SF-3, LO, LO-CO	Office

AREA STUDY: N/A

TIA: Waived

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Heritage Tree Foundation
 Austin Neighborhoods Council
 Balcones Civic Association
 Bike Austin
 Bull Creek Foundation
 Bull Creek Homeowners Association
 Long Canyon Phase II & LLL Homeowners Association, Inc.
 Neely's Canyon HOA
 Northwest Austin Civic Association
 SELTEXAS
 Sierra Club, Austin Regional Group
 The Real Estate Council of Austin, Inc.
 2222 Coalition of Neighborhood Associations, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0047 (Overlook at Spicewood Springs: 4920 Spicewood Springs Road)	SF-2 to GO	5/20/14: Approved the staff's recommendation for GO-CO zoning, with the condition that other than the 15-foot front yard setback, the site shall be limited to all other LO district site development standards, and include ROW dedication requirement (5-1, J. Meeker-No, R. McDaniel-absent); G. Rojas-1 st , C. Banks-2 nd .	8/28/14: Motion to keep the public hearing open and to adopt GO-CO zoning, with conditions and the exclusion of the 15 foot front yard setback, on first reading only failed (2-4, S. Cole, M. Martinez, L. Morrison and C. Riley-No); B. Spelman-1 st , L. Leffingwell-2 nd . Council Member K. Tovo was off the dais.
C14-2013-0103 (4845 Spicewood Springs Rezone: 4845 Spicewood Springs Rd)	I-SF-3, LO to LO	10/01/13: Approved staff's recommendation of LO zoning on consent (7-0); P. Seeger-1 st , S. Compton-2 nd .	10/24/13: Approved LO zoning on consent on all 3 readings (7-0); M. Morrison-1 st , B. Spelman-2 nd .

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C14-2012-0153 (Spicewood Springs Office Rezoning: 4714 Spicewood Springs Road)	SF-3 to GO	1/15/13: Approved staff's recommendation of GO-CO zoning, with additional conditions to limit impervious cover on the site to a maximum of 70% and to limit building coverage on the site to a maximum of 50% (5-1, B. Baker-No, P. Seeger-absent); G. Rojas-1 st , C. Banks-2 nd .	2/14/13: Approved GO-CO zoning on consent on all 3 readings (7-0); S. Cole-1 st , B. Spelman-2 nd .
C14-2008-0128 (5005 Spicewood Springs Road)	SF-2 to LO- MU	9/16/08: Denied staff rec. of LO-MU (7-0)	9/25/08: Approved SF-6 zoning (7-0); 1 st reading only 10/16/08: Approved SF-6 zoning (7-0); 2 nd reading 2/12/09: Approved SF-6-CO zoning (6-0); 3 rd reading
C14-05-0202 (Crown Castle Spicewood Springs: 4919 Block of Spicewood Springs)	I-SF-3 to SF-6-CO	1/17/06: Approved SF-6-CO, with only permitted non- residential uses a telecommunication tower and permitted SF uses (7-0)	3/23/06: Approved SF-6-CO (7-0); all 3 readings
C14-05-0078 (Shelton Medical Office: 4615 Spicewood Springs Road)	SF-3 to LO	8/02/05: Approved LO-CO, with 50 vtpd limit (8-0)	9/01/05: Approved LO-CO zoning (7-0); all 3 readings
C14-04-0014 (Peppard: 4601 Spicewood Springs Road)	GO-CO to GO	3/02/04: Approved staff rec. of GO-CO, limiting medical office to 3,485 sq. ft., by consent (8-0)	4/01/04: Approved GO-CO on approximately 4,000 sq. ft. (7-0); 1 st reading only 4/22/04: Approved GO-CO zoning (6-0); 2 nd /3 rd readings
C14-03-0164 (4810 Spicewood B: 4810 Spicewood Springs Road)	SF-3 to LO	1/06/04: Approved staff rec. of LO by consent (9-0)	1/29/04: Approved LO (5-0); all 3 readings
C14-00-2049 (Spicewood Office: Spicewood Springs Road)	SF-3 to LO	4/18/00: Approved staff rec. of LO-CO w/conditions to include list of neighborhood prohibited uses except for Family Home, Group Home and Counseling Services (8-0)	5/18/00: Approved PC rec. of LO- CO zoning on 1 st reading (6-0, Lewis-absent) 6/22/00: Approved LO-CO zoning on 2 nd /3 rd readings (7-0)

RELATED CASES: SP-2014-0141C (Site Plan)
C8-2014-0066.0A (Subdivision)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT
Spicewood Springs Rd.	120'	MAU-2	Major Arterial	22,207

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CITY COUNCIL DATE: January 29, 2015

ACTION:

ORDINANCE READINGS: 1st

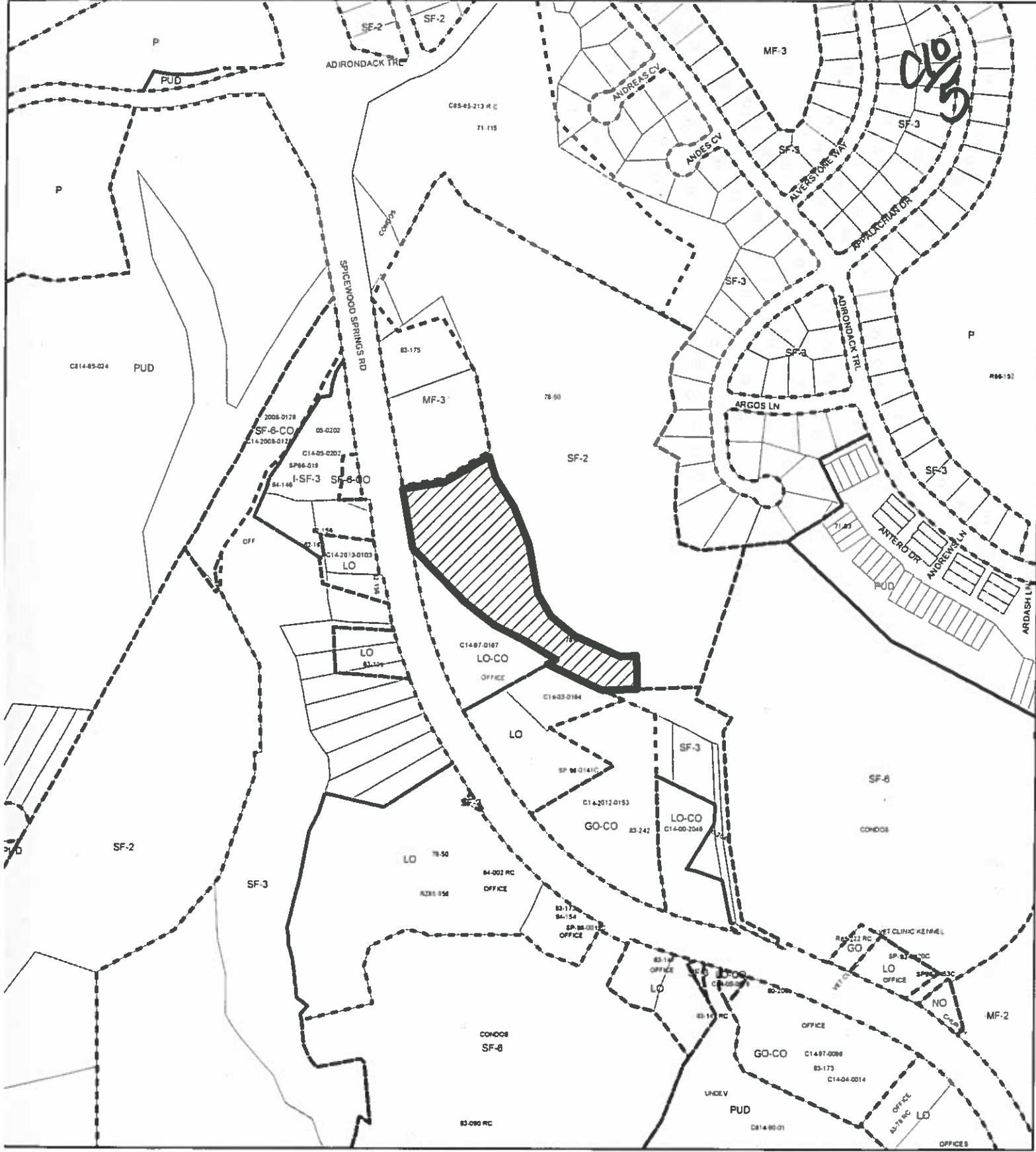
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

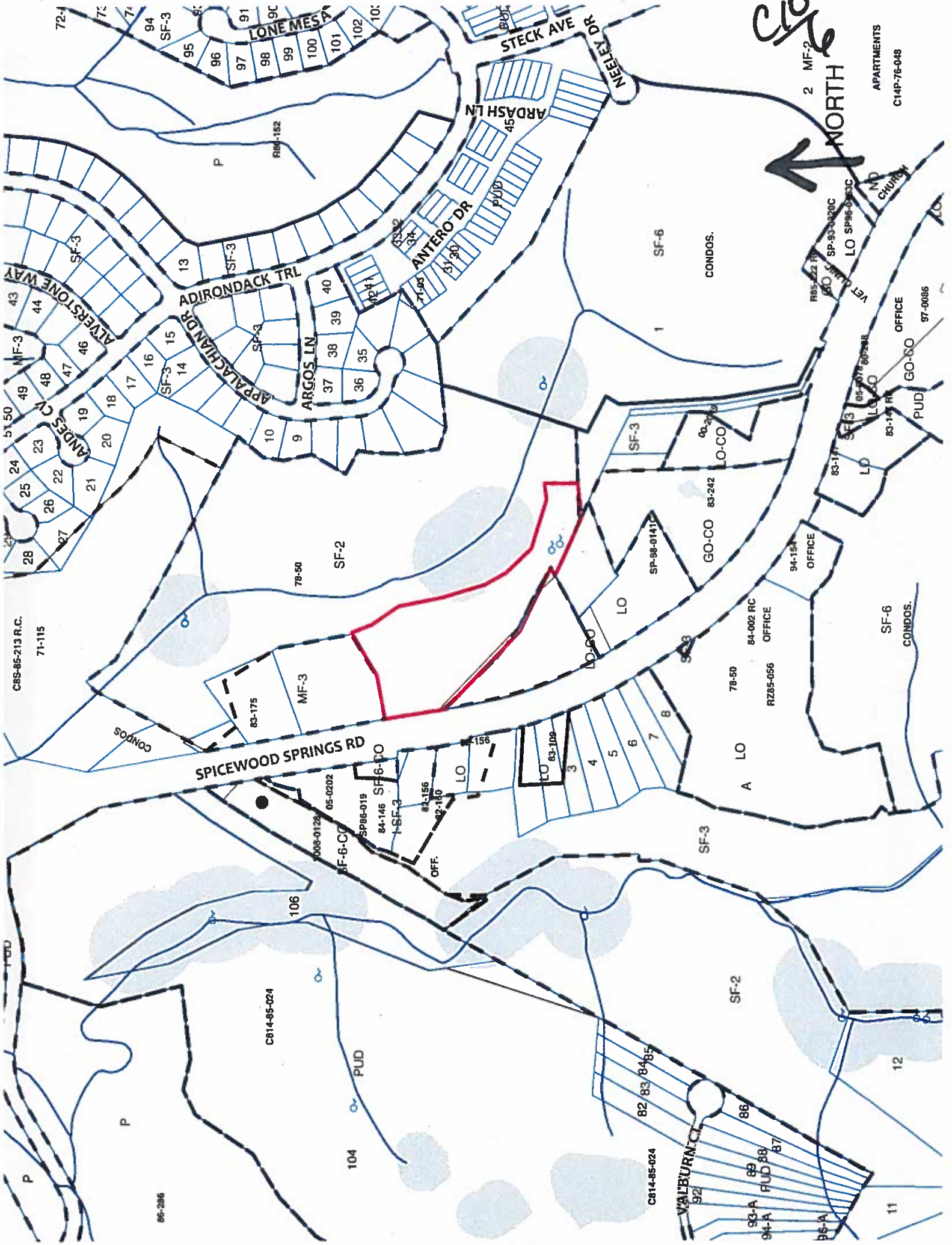
ZONING CASE#: C14-2014-0178



This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'



C14P-76-048
2 MF-2
NORTH

APARTMENTS
C14P-76-048



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STAFF RECOMMENDATION

The staff recommends LO-CO, Limited Office-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The property under consideration is accessible from Spicewood Springs Road, a major arterial roadway. The proposed zoning will permit the applicant to develop office uses adjacent to other office developments located to the north, south and west that will provide services to the nearby residential areas.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning will promote consistency and orderly planning because there is existing office zoning (LO, LO-CO) located to the south and west of the site under consideration.

3. *The proposed zoning should allow for a reasonable use of the property.*

The zoning district would allow for a fair and reasonable use of the site because it would allow the applicant to have additional permitted uses to redevelop a site that fronts onto a major arterial roadway.

EXISTING CONDITIONS

Site Characteristics

The site under consideration consists of a vacant tract of land that is located adjacent to two existing office developments fronting onto Spicewood Springs Road.

Comprehensive Planning

This zoning case is situated on a 4.3 acre vacant lot, located on the east side of Spicewood Springs Road, which is a heavily travelled corridor in this part of Austin. This case is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes an apartment building to the north, office uses to the south and west, and vacant land to the east. The proposed use is office.

Imagine Austin

The comparatively small scale of the site relative to other office and multifamily projects along this heavily traveled corridor, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin; consequently, the plan is neutral on the proposed rezoning. However, due to the site's location within an environmentally sensitive area (the Edward Aquifer), there will be at the site planning stage an environmental review to determine if any

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critical environmental features are located on the site. If any are located on the site, mitigation and setbacks necessitated by the land development code will be required.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location. However, COA GIS shows a Water Quality Transition Zone within the project location. Development is limited within the Water Quality Transition Zone per LDC 25-8.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, in this rezoning application site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

According to Sylvia Pope, in Hydro Geologist Review, a total of 16 CEFs (6 springs/seeps, 4 canyon rimrocks and 6 wetlands) have been identified within and adjacent to the proposed subdivision for this property (please see Attachment B).

Impervious Cover

The maximum impervious cover allowed by the LO zoning district would be 70%. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Note: The most restrictive impervious cover limit applies.

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Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

A Traffic Impact Analysis (TIA) is required but has not been received. A zoning application is not complete until the required TIA has been received. This delay in the submittal of the TIA may result in a delay in the scheduling of this zoning change request on a Land Use Commission agenda. The TIA must be submitted at least 26 calendar days (18 working days) prior to consideration of this case by the Commission. Please contact the assigned transportation reviewer for this case. [LDC, 25-6-113]. TIA may be waived if a Conditional Overlay limiting the project to 2,000 trips per day is included in the zoning case.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: Spicewood Springs Road.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Spicewood Springs	110'-116'	28'	Arterial	No	No	No

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Attachment A

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Initial Checklist for Red Tag Folder
Revised 07/05/2012

After you have posted a red tag (RT) on site, a copy of the RT must, by code, be sent to the record owner. The letter cannot be sent out until you have completed the RT folder and given it to Administrative Support.

Complete this check list and attach it to the inside of the RT folder on the left side. Write the TCAD address on the folder tab. All required documentation should be included in the file.*

- ☐ Inspector's name: Bruce Beckett.
- ☐ Date of violation: 06/24/2014.
- ☐ Sequence Number for the CV Folder in AMANDA on folder: 066139
- ☐ Address in AMANDA on folder: 4920 SPICEWOOD SPRINGS RD
- ☐ HCAD/TCAD/WCAD ID # 0147050204
- ☐ 2-3 photos of the violation should be entered into AMANDA for other staff members to view when looking at the CV folder.

G Drive photos: G:\EV Photos\Bruce Beckett II\4920 Spicewood Sprgs Rd 06232014

☐

*** If you are unable to find any of this information, please ask Admin Support for assistance.**

Red tag folder given to Administrative Support on 6/24/2014

Red tag letter prepared on _____ by _____

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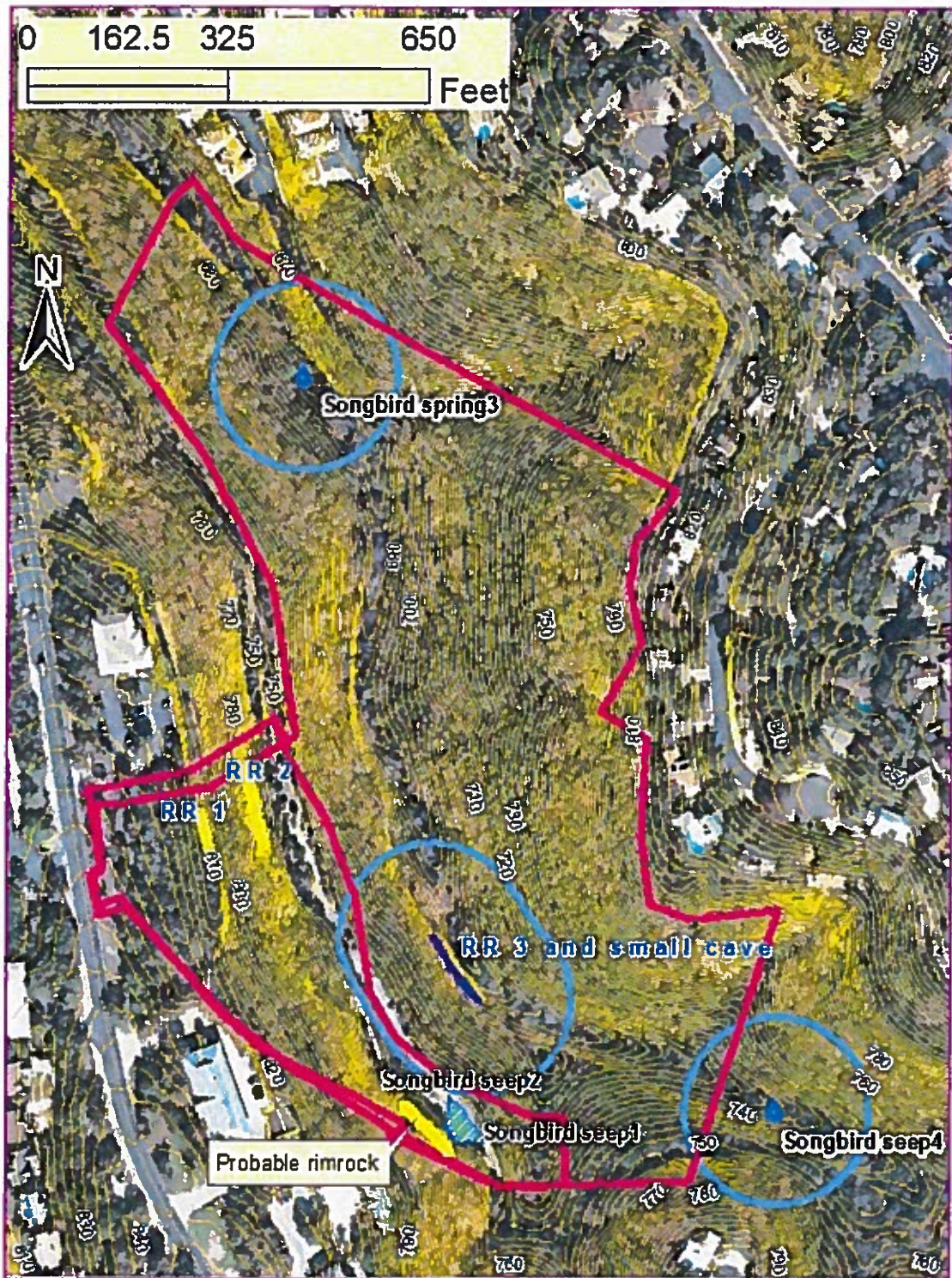
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Overlook at Spicewood Canyon C8-2014-0066.0A

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Legend

- Wetland
- Overlook at Spicewood Springs site plan
- Springs
- Rock Outcrops
- Biological Resource Buffers

This map was produced by Sylvia R. Pope, P.G. It represents the approximate location of environmental features on the site and should not be used for any purpose other than a general depiction of feature locations. All features must be surveyed for accuracy and for application to plats, site plans or other instrument. June 19, 2014

Sirwaitis, Sherri

From: Jayna Judd [mailto:jayna@mbsquoteline.com]
Sent: Wednesday, December 03, 2014 11:39 AM
To: Sirwaitis, Sherri
Subject: Spicewood Springs Zoning (Overlook at Spicewood Springs Road)

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Dear Sherri,

Our business occupies an office at 4807 Spicewood Springs Road, directly across from the new Austin Board of Realtors. Traffic has become a huge issue on Spicewood Springs Road; not only the volume but the SPEED. About a week or two ago, there were two wrecks right outside our windows (which face Spicewood Springs Road). Pulling into and out of our parking lot is a real safety concern. One day while heading west trying to take a left turn into our parking lot, a BMW going at least 60 mph came screaming up behind me (I was stopped in the road) and almost crashed into me; he slammed on his breaks and skidded off to the right). After this incident, I called 311 and asked them to more closely monitor the speed on our road and get out here and give some tickets (a true revenue-generating opportunity for the city!); instead, they put one of those 'speed monitoring' devices up but it was east of our building where there is still a grassy divide (closer to Walgreen's). Not sure what good it did.

Anyway, I could go on and on but when I sit in my office and look at people FLYING by here and others stopped trying to make turns, it's pretty frightening – and ABOR isn't even open yet! I know they can have hundreds of people coming/going on a daily basis for training classes, etc.; so something needs to be done on this road before even MORE office buildings are constructed.

Please re-direct this if not of concern to you. I would really like to get the attention of someone regarding this matter!!

PS – I obtained your info from an article posted today in the NWACA newsletter.

Jayna Judd

Operations Manager

MBSQuoteline

512.343.0003

jayna@mbsquoteline.com

www.mbsquoteline.com

www.mbsquoteline.com/m



Ask me how to 'create an app' for MBSQuoteline on your iPhone!

Refer a Friend - Get a Free Month!

Sirwaitis, Sherri

From: Brad Parsons [REDACTED]
Sent: Wednesday, December 03, 2014 1:21 PM
To: Sirwaitis, Sherri
Subject: Comments on Proposed "Overlook at Spicewood Springs"

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Re: The proposed Overlook at Spicewood Springs at 4920 Spicewood Springs Rd. -- [Now scheduled to be heard by the Zoning and Platting Commission in their December 16th.]

Dear Case Manager:

I live near this proposed development, among other huge developments proposed along **Spicewood Springs Rd. for which the constrained transportation infrastructure (roads) cannot handle.**

Neighbors recall a rezoning case that was active this past summer for the property at 4920 Spicewood Springs Road, where the developer sought to have the property zoned General Office (GO), to be able to build a 20,000 square foot office building on 4.283 acres, which is expected to generate about 386 additional car trips per day on Spicewood Springs Road.

Neighbors nearby objected to the additional traffic, the size of the building, and the setback from the road (wanting it to be further back). In addition, there were issues raised about impact on critical environmental features. That case was denied by City Council in August, after active involvement of the neighbors.

The property owners have returned with another rezoning request, this time for Limited Office (LO), with essentially the same building plan, but set back 10 feet further from the street because of LO requirements. This is not adequate mitigation. Impacts on traffic and the size of the building have not been adequately addressed. This is unacceptable. Request that this re-application be pulled from the ZAP agenda by Staff and that the developer be required to address the other issues, the traffic and building size issues, raised by Council.

Brad Parsons,
NW Hills

Note to Staff: Things are going to be changing under *10-1*, in more ways than one might *Imagine*. Those of us who ushered *10-1* through the whole process expect a lot more accountability and responsiveness out of you all from here on out.

Sirwaitis, Sherri

From: Christine Engler [REDACTED]
Sent: Wednesday, December 03, 2014 5:40 PM
To: Sirwaitis, Sherri
Subject: Opposed to the Zoning Change Request for 4920 Spicewood Springs Road

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Dear Ms. Sirwaitis,

I am writing to state my opposition to the developers' request to change the zoning for The Overlook on Spicewood Springs Rd to LO-Limited Office. The proposed development and zoning change will have a negative impact on the traffic on Spicewood Springs Road which is only two lanes in that location and is already overcrowded. I also oppose the development and zoning change because of the negative environmental impact I believe it will have on the area.

Please include my comments in the backup material for the Zoning Commission Hearing scheduled for December 16th.

Thank you,
Christine Engler

Sirwaitis, Sherri

From: K Kissoyan [REDACTED]
Sent: Thursday, December 04, 2014 11:06 AM
To: Sirwaitis, Sherri
Subject: Zoning Change for the Overlook

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Hello,

I will not be able to attend the meeting on 12/16 before the COA Zoning Commission, but I wanted to let you know my position on the current request by the developer to change the zoning for The Overlook to LO (Limited Office). As a neighbor, I respectfully request that the developer's proposed change be denied. Until the environmental and traffic-related issues are addressed and resolved to the satisfaction of those of us who live here (and I mean those of us, the neighbors, but also those of us, Austinites as a whole; environmental impacts can have far-reaching and often unanticipated effects), it would be short-sighted and irresponsible to grant the proposal to change the zoning to LO.

Thank you for your time and attention.

Best,
Kimberley Kissoyan
Mountain Path Circle 78759

--

"It is paradoxical that many educators and parents still differentiate between a time for learning and a time for play without seeing the vital connection between them."

-- Leo F. Buscaglia

"The better you are at your job, the more you're rewarded, financially and spiritually, by doing it. You know how to solve problems for which you receive praise and money. Home life is more chaotic. Solving problems is less prescriptive and no one's applauding or throwing money if you do it right... Learn to embrace the chaos of family life and enjoy the small victories."

-- Kareem Abdul-Jabbar

Sirwaitis, Sherri

From: Martha Blomquist [REDACTED]
Sent: Sunday, December 07, 2014 11:52 AM
To: Sirwaitis, Sherri
Subject: Three story office on Spicewood

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I, Martha Blomquist, am extremely opposed to the office building being built on Spicewood..I feel it would be unsightly, obtrusive, and environmentally a hazard. Please prevent this from being approved. There is already too much traffic on Spicewood making it hard to commute for many people.

Martha Blomquist,
Citizen of Austin

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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

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

Case Number: C14-2014-0178

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 16, 2014, Zoning and Platting Commission
Jan 29, 2015, City Council

NORMAN BRUTECH

Your Name (please print)

4614 SPECT-WOOD SPRINGS ROAD

Your address(es) affected by this application

Norman E. Brutech

Signature

12/7/2014

Date

Daytime Telephone: 512-346-6246

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0178

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: Dec 16, 2014, Zoning and Planning Commission
Jan 29, 2015, City Council

Karen Schmidt

Your Name (please print)

8200 Neely Drive #161

Your address(es) affected by this application

78759

Karen Schmidt

Signature

12-6-14

Date

Daytime Telephone: 512-414-2291

Comments: This will cause more traffic congestion on Spicewood - there is an inadequate infrastructure in place. The noise pollution from construction is horrific. Not to mention the negative affect on the wildlife around Neely's Canyon. I adamantly oppose any commercial construction on the two lane street of Spicewood Springs Rd.!!

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Sherri Sirvaitis
P. O. Box 1088
Austin, TX 78767-8810

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

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

Case Number: C14-2014-0178

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Jan 29, 2015, City Council

Lydia Maese

Your Name (please print)

8200 Weely Dr, #127

Your address(es) affected by this application

Lydia Maese

Signature

12-7-2014

Date

Daytime Telephone:

Comments: 1. More traffic - Traffic is already over crowded
2. Encouraging a wildlife deer coyotes already in
can back & forth trying they have no where to go
3. Don't say natural surroundings - more concrete
produces extreme heat & cold, now have to walk
& enjoy close to home - creates more noise
4. The board & property taxes - we already pay
sideline by the way!
5. School's overcrowded - too many "school zones"
Slowing already crowded traffic at street 5
If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

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