

ZONING & PLATTING  
COMMISSION

~~NOVEMBER 18, 2014~~ Handouts

NOVEMBER 18, 2014

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CL14

**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: C14-2014-0161  
Contact: Tori Haase, 512-974-7691  
Public Hearing: Nov 18, 2014, Zoning and Platting Commission  
Dec 11, 2014, City Council

Tom MAURER  
Your Name (please print)

I am in favor  
 I object

4107 RIDGELINE TRAIL  
Your address(es) affected by this application

*Thomas Maurer*  
Signature

11-13-14  
Date

Daytime Telephone: 512 372 8130

Comments: I ALREADY HAVE A DIFFICULT  
TIME GETTING FROM THE TRAILS  
COMMUNITY TO MESA DRIVE, ADDING  
ADDITION BUSINESS/RESIDENCES WILL  
JUST ADD TRAFFIC CONGESTION  
AND FRUSTRATION

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Development Review Department  
Tori Haase  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-2014-0161  
Contact: Tori Haase, 512-974-7691  
Public Hearing: Nov 18, 2014, Zoning and Platting Commission  
Dec 11, 2014, City Council

VALERIE MAURER

Your Name (please print)

I am in favor  
 I object

4107 RIDGE LINE TRAIL

Your address(es) affected by this application

Valerie Maurer

Signature

11/16/14  
Date

Daytime Telephone: 512 372 8130

Comments: THIS PLAN WILL CONTRIBUTE TO THE GROWING CONGESTION IN THIS AREA OF MESA/SPICEWOOD ROADS WHICH ARE ALREADY BECOMING TRAFFIC JAMS. COMMUTERS ARE NOW BYPASSING MO PAC AND COMING DOWN MESA TO MAKE LEFT TURNS AT SPICEWOOD SPRINGS ROAD OFFICE SPACE + CONDOS ARE ALREADY BEING BUILT ON SPICEWOOD WHICH WILL ADD TO CONGESTION WHEN COMPLETED

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Tori Haase  
P. O. Box 1088  
Austin, TX 78767-8810

ZONING AND PLATTING COMMISSION  
HILL COUNTRY SITE PLAN REVIEW SHEET

C.15/1

**LATE BACKUP & CORRECTION**

**CASE NUMBER:** SPC-2014-0039C

**ZAP COMMISSION DATE:** November 18, 2014

**PROJECT NAME:** Lost Creek Views

**ADDRESS:** 1142 Lost Creek Blvd.

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Please note that the site plan in the previous backup provided to you indicated twelve (12) dwelling units in eleven (11) residential structures. Of these structures depicted on the plan, seven (7) were previously approved under SPC-2013-0039C.

However, we just learned that a site plan correction had been approved that changed the building containing dwelling units #8 and #9 to a single dwelling unit.

The current application that ZAP is considering for approval this evening (SPC-2014-0039C) proposes four (4) additional structures – these are shown as hatched on the attached plan.

Therefore, the proposed plan consists of four new structures with a single dwelling unit within each. The built-out site will be comprised of a total of eleven (11) residential structures and eleven (11) dwelling units.

Our apologies for any confusion in regard to this matter.

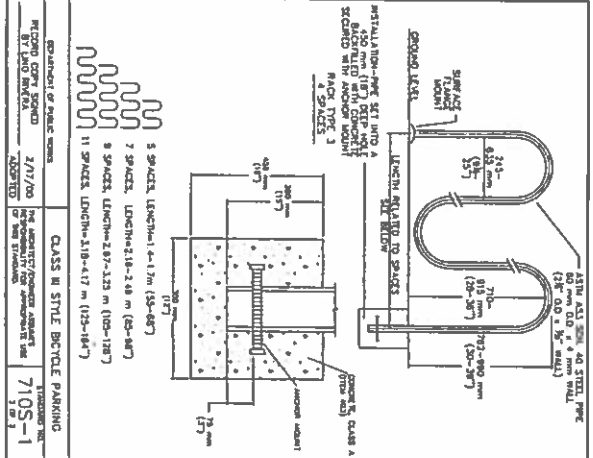




**PROPOSED STRUCTURES**

**PHASE PLAN**  
PHASE 1: ALL COMMON AREAS AND UNIT 1

PHASE 1:	ALL COMMON AREAS AND UNIT 1
PHASE 2:	UNIT 2
PHASE 3:	UNIT 3
PHASE 4:	UNIT 4
PHASE 5:	UNIT 5
PHASE 6:	UNIT 6
PHASE 7:	UNIT 7
PHASE 8:	UNIT 8
PHASE 9:	UNIT 9
PHASE 10:	UNIT 10
PHASE 11:	UNIT 11



**LEGEND**

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- CONCRETE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- OVERHEAD UTILITIES
- TREE
- WATER LINE
- WASTEWATER LINE
- UNDISTURBED AREA
- AREA TO BE REVEGETATED WITH SOILS & OPEN SPACE
- PROPOSED AND EXISTING FOR APPLICATION SP-2014-0039C

SCALE: 1"=20'

ALL RESPONSIBILITY FOR THE ADOPTION OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

**SITE PLAN APPROVAL**

FILE NUMBER: SPC-2014-0039C APPLICATION DATE: \_\_\_\_\_ SHEET OF 25

APPROVED BY COMMISSIONER OR \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF \_\_\_\_\_

CHAPTER: \_\_\_\_\_ OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (23-3-31(LDC)) CASE MANAGER \_\_\_\_\_

PROJECT EXPIRATION DATE (ORD.970805-A) DRP2 002

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE Zoning: \_\_\_\_\_

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

SITE PLAN NUMBER: SPC-2014-0039C

**LOST CREEK VIEWS**  
1142 LOST CREEK BOULEVARD, AUSTIN, TEXAS 78746

**LOC Consultants, LLP**  
Civil, Structural, & Environmental Engineers  
FIRM No. 4756  
1000 EAST CESAR CHAVEZ ST.  
AUSTIN, TEXAS 78702-4208  
PH: (512) 499-0908  
FAX: (512) 499-0807

OCTOBER-01-2014

**REVISIONS/CORRECTIONS**

No.	DESCRIPTION

**SHEET: 25**  
OF 25  
SEPT 2014  
FIRST CHECK