ZONING AND PLATTING COMMISSION HILL COUNTRY ROADWAY SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2021-0140D ZAP COMMISSION DATE: May 2, 2023

PROJECT NAME: Spicewood Springs Road Regional Mobility Improvements

ADDRESS: 5328 ½ Spicewood Springs Rd

DISTRICT: 10

WATERSHED: Bull Creek/Shoal Creek (Suburban/Urban Watersheds)

AREA: 4,309 linear feet

APPLICANT: Jennifer Massie-Gore

Engineering Services Division

505 Barton Springs Rd

Ste 900

Austin, TX 78704

AGENT: Paul Terranova

Austin Transportation Department

901 S Mopac Expwy Bldg, Ste 300 Austin, TX 78746

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP (512) 974-2788

christine.barton-holmes@austintexas.gov

EXISTING ZONING: NA-ROW

PROPOSED USE: The applicant proposes construct 0.2 miles of road improvements with a landscaped median, curb and gutter, and sidewalks within the Moderate Intensity Zone of the Loop 360 Hill Country Roadway Corridor.

REQUEST: The site is located within the Moderate Intensity Zone of the Loop 360 Hill Country Roadway Corridor, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

WAIVER REQUEST: There are no waiver requests with this application.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan complies will all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. The question is to grant or deny; additional conditions may not be imposed.

ZONING AND PLATTING COMMISSION ACTION: NA

LEGAL DESCRIPTION: NA; ROW

EXIST. ZONING: NA; ROW **PROPOSED USE:** Roadway improvements

ALLOWED F.A.R.: NA
PROPOSED F.A.R.: NA
PROPOSED HEIGHT: NA
PROPOSED BLDG. CVRG: NA
MAX. IMPERV. CVRG.: NA
PROPOSED IMP. CVRG.: NA

MIN. REQ. HC NATURAL AREA: NA PROVIDED: NA

REQUIRED PARKING: NA PROPOSED PARKING: NA

Environmental: This site is located in the Bull Creek and Shoal Creek Watersheds, and is subject to Suburban and Urban Watershed regulations, respectively. All environmental comments have been addressed and cleared.

Transportation: Access to the proposed site will be taken from Spicewood Springs Road. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Offices, then single-family (LO, SF-2)

East: Offices, then single-family (LO, GO-CO, SF-2) **West:** Single-family and office (ISF-3, LO, SF-2) **South:** Offices and single-family (LO, SF-3, SF-)

<u>Street</u> <u>R.O.W.</u> <u>Surfacing</u> <u>Classification</u> Spicewood Springs Rd varies varies Major arterial

NEIGHBORHOOD ORGANIZATION:

2222 Coalition of Neighborhood Associations

Austin Independent School District

Austin Neighborhoods Council

Bull Creek Foundation

Bull Creek Homeowners Association

Friends of Austin Neighborhoods

Long Canyon Phase II & III HOA

Mountain Neighborhood Association

Neighborhood Empowerment Foundation

North Oaks Neighborhood Association

Northwest Austin Civic Association

NW Austin Neighborhoods

SEL Texas

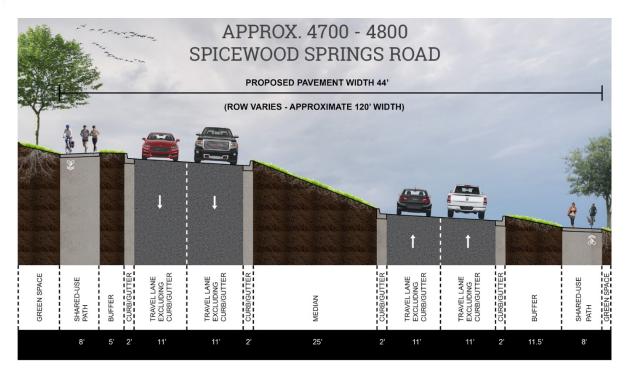
Sierra Club

Stillhouse Canyon HOA



STATION 15+75

NOTE: CROSS SECTION REFLECTS DESIGN TO DATE. CROSS SECTION, DIMENSIONS, AND ELEMENTS ARE SUBJECT TO CHANGES. DATE OF CROSS SECTION: MAY 28, 2020



STATION 38+50

NOTE: CROSS SECTION REFLECTS DESIGN TO DATE. CROSS SECTION, DIMENSIONS, AND ELEMENTS ARE SUBJECT TO CHANGES. DATE OF CROSS SECTION: MAY 28, 2020

DATE

DATE

DATE

SUBMITTAL DATE: 04/28/2021

PLOT DATE: 07/28/2022 7/28/2022

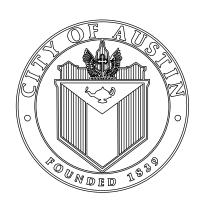
CITY OF AUSTIN, TEXAS AUSTIN TRANSPORTATION DEPARTMENT

NOTES:

- 1. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS PRIOR TO STARTING CONSTRUCTION OR CLEARING
- 2. CONTRACTOR SHALL CALL "ONE CALL" AT 811 FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT OF WAYS.
- 3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- 4. A PORTION OF THIS SITE IS LOCATED WITHIN PARKLAND OR LAND USED FOR PARK PURPOSES. A MEMO OF UNDERSTANDING WAS SIGNED ON DECEMBER 14, 2021 BETWEEN AUSTIN WATER AND PARKS AND RECREATIONS DEPARTMENT
- 5. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL. NOR BUILDING PERMIT APPROVAL
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- 7. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- 8. WATER AND WASTE WATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN.
- 9. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF / OR DAMAGE TO UTILITIES.
- 10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.
- 11. THIS PROJECT IS LOCATED WITHIN THE BULL CREEK WATERSHED CLASSIFIED AS A WATER SUPPLY SUBURBAN AND SHOAL CREEK WATERSHED CLASSIFIED AS AN URBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 25 OF THE CODE OF THE CITY OF AUSTIN.
- 12. THE 100 YEAR FLOOD PLAIN IS NOT CONTAINED WITHIN DRAINAGE EASEMENT SHOWN ON PLAN.
- 13. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION (FIRM), AS PER FEMA MAP NUMBER NO 48453C0245.J AND NO 48453C0435J, DATED JANUARY 6, 2016.
- 14. THIS SITE IS LOCATED OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN. THIS PROJECT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- 15. ADDITIONAL TRENCH E/S CONTROL: TRIANGULAR SEDIMENT FILTER DIKE WILL BE INSTALLED ACROSS FULL WIDTH OF TRAFFI CLOSURE AND DOWNSTREAM OF CONSTRUCTION AREA, PERPENDICULAR TO CURB. FILTER DIKE TO FOLLOW ACTIVE CONSTRUCTION. REMOVING AND RE-SETTING FILTER DIKE IS CONSIDERED SUBSIDIARY TO BARRICADES AND TRAFFIC HANDLING
- 16. APPROPRIATE EASEMENTS/APPROVALS MUST BE SECURED AND DOCUMENTED FOR PROJECT AREAS LOCATED OUTSIDE OF RIGH OF WAYS. NO WORK SHALL BE PERFORMED WITHIN THESE AREAS UNTIL ASSOCIATED RIGHT OF ENTRY HAS BEEN SECURED ADDITIONALLY, THIS PROJECT WILL NOT BE CONSIDERED COMPLETE UNTIL ALL RECORDED EASEMENT DOCUMENT NUMBERS HAVE BEEN OBTAINED AND SHOWN ON PLANS.
- 17. CONTRACTOR SHALL STAKE ALL PROPOSED SERVICE CONNECTIONS LOCATED WITHIN THE CRITICAL ROOT ZONE OF TREES 8" IN CALIPER AND LARGER AT LEAST 21 CALENDAR DAYS PRIOR TO CONSTRUCTION OF SUCH SERVICES. STAKING SHALL CONSIST OF A LATH WITH NAIL AND PAINT MARKINGS. IN CASES WHERE A STAKE CANNOT BE PLACED WITHOUT DAMAGING PROPERTY CONTRACTOR MAY USE PAINT ONLY. ONCE STAKING IS COMPLETED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE CITY OF AUSTIN'S CONSTRUCTION INSPECTOR WITHIN TWENTY-FOUR HOURS. THE CITY OF AUSTIN'S CONSTRUCTION INSPECTOR WILL THEN COORDINATE A FIELD REVIEW OF THE SERVICE LOCATIONS WITH THE GENERAL PERMIT PROGRAM COORDINATOR AND PROPERTY OWNERS. SERVICE LINE LOCATIONS MAY BE ADJUSTED BASED ON THE REVIEW AND WILL BE RESTAKED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. ALL SERVICE LINE STAKING SHALL BE MAINTAINED UNTIL THE SERVICE IS INSTALLED.
- 18. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
- 19. "IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA
- 20. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 21. A VARIANCE FROM THE LAND DEVELOPMENT CODE WAS APPROVED ON 7/13/2021. THE VARIANCE APPLIES TO LDC 25-8-281(C)(1)(A) OR CITY CODE 30-5-281(C)(1)(A) - THE WIDTH OF THE BUFFER ZONE IS 150 FEET FROM THE EDGE OF THE CRITICAL ENVIRONMENTAL FEATURE (DOES NOT APPLY TO RECHARGE FEATURES OR WETLANDS). CONSTRUCTION IS ALLOWED ONLY WITHIN PORTIONS OF THE BUFFERS THAT EXTEND INTO THE ALREADY APPROVED R.O.W. FOR RR-2, RR-3, AND RR-4. CONSTRUCTION IN OTHER AREAS OF THE BUFFER, OR WITHIN THE BUFFERS OF OTHER CEF IS PROHIBITED.
- 22. THE ROADWAY PROJECT WILL BE DELIVERED IN ONE DEVELOPMENT PHASE

REVISION/CORRECTIONS RECORD

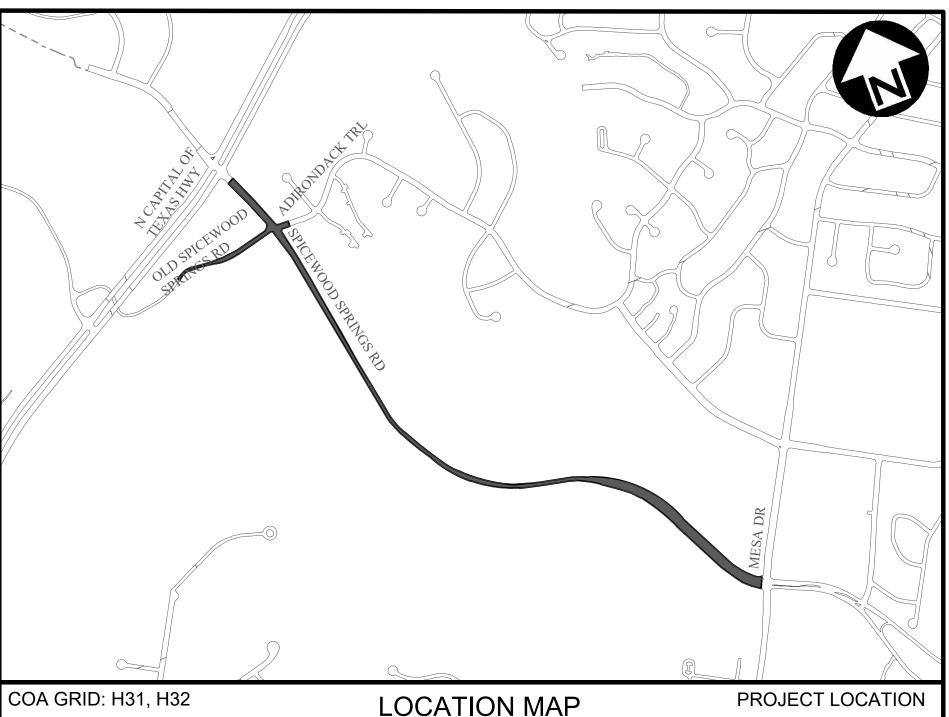
NO	DESCRIPTION	BY	REVISE (R) ADD (D) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMPV. COVER (sq.ft.)	TOTAL SITE IMPV. COVER (sq.ft.) %	CITY OF AUSTIN APPROVAL / DATE	DATE IMAGED



SPICEWOOD SPRINGS ROAD REGIONAL MOBILITY IMPROVEMENTS

SUB PROJECT ID: 11880.001 WATER ID NO. W-2022-WASTEWATER ID NO. WW-2022-

5328 1/2 SPICEWOOD SPRINGS ROAD



MAPSCO: MAP 494L, 494Q, 494U, 494V, 494Z

N.T.S.

WATER PRESSURE ZONE: LOCATION LOCATION TYP. MAX. NORHWEST A (8", DS PRV) 120 PSI 137 PSI 159 PSI NORTHWEST A (8, US PRV) 70 PSI 83 PSI 105 PSI NORTHWEST A (24") 74 PSI 87 PSI

AULCC NUMBER

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

UCC-170831-14-01

PROJECT INFORMATION:

STREET ADDRESS: 4315-5399 SPICEWOOD SPRINGS RD **AUSTIN, TX 78759**

CLIENT/SPONSOR:

CITY OF AUSTIN AUSTIN TRANSPORTATION DEPARTMENT 3701 LAKE AUSTIN BLVD **AUSTIN, TX 78703** 512-974-1150

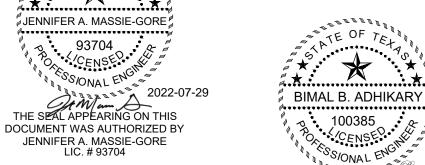
CONTACT: PAUL TERRANOVA, P.E. PHONE: (512) 974-7163 EMAIL: Paul.Terranova@austintexas.gov

PROJECT MANAGEMENT:

CITY OF AUSTIN PUBLIC WORKS DEPARTMENT PROJECT MANAGEMENT DIVISION 505 BARTON SPRINGS RD., STE. 900 AUSTIN, TEXAS 78704

CONTACT: DAVID HERNANDEZ PHONE: (512) 974-3014 EMAIL:David.Hernandez3@austintexas.gov

PREPARED & SUBMITTED FOR APPROVAL BY:



FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL

THE SEAL APPEARING ON THIS

DOCUMENT WAS AUTHORIZED BY

THU ANH CAO LIC. # 93976

AUTHORIZED FOR CONSTRUCTION UNTIL FORMAL CITY APPROVAL.

I CERTIFY THAT THESE DRAWINGS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION BUT ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL

07.29.2022
THE SEAL APPEARING ON THIS

DOCUMENT WAS AUTHORIZED BY

BIMAL B. ADHIKARY

Engineering Services DIVISION

CITY OF AUSTIN PUBLIC WORKS DEPARTMENT **ENGINEERING SERVICES DIVISION** 505 BARTON SPRINGS RD., STE. 900 AUSTIN, TEXAS 78704

CONTACT: KEVIN SWEAT, P.E. PHONE: (512) 974-7017 EMAIL: Kevin.sweat@austintexas.gov

REVIEWED BY:

I CERTIFY THAT THESE DRAWINGS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL FORMAL CITY APPROVAL.	PUBLIC WORKS DEPARTMENT (PMD PM)	DATE
	PUBLIC WORKS DEPARTMENT (ESD DM)	DATE
SATE OF TEXAS	AUSTIN WATER	DATE

AUSTIN TRANSPORTATION DEPARTMENT 7/29/2022 THE SEAL APPEARING ON THIS

CERTIFY THAT THESE DRAWINGS ARE COMPLETE. ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES,

* : AARON L. HANNA THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY

AARON L. HANNA, P.E. CERTIFY THAT THESE DRAWINGS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES,

INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL FORMAL CITY APPROVAL.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GRISHMA SHAH

I CERTIFY THAT THESE DRAWINGS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL FORMAL CITY APPROVAL.

APPROVED BY:

SITE PLAN / DEVELOPMENT PERMIT NUMBER

AUSTIN FIRE DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT SPC-2021-0140D

> RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER

SUBMITTAL, WHETHER OR NOT, THE APPLICATION IS REVIEWED FOR

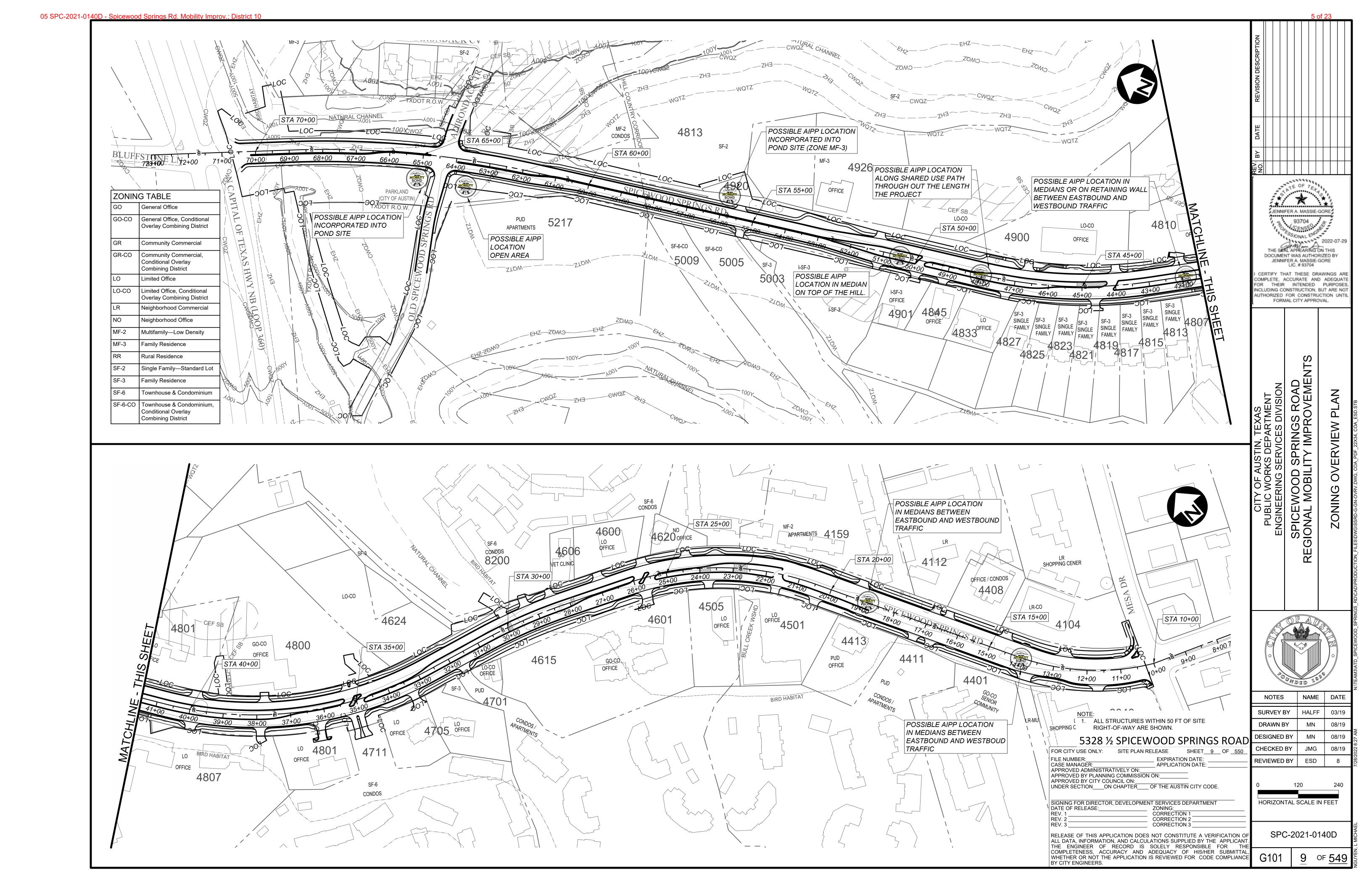
5328 ½ SPICEWOOD SPRINGS ROAD

CODE COMPLIANCE BY THE CITY ENGINEERS.

SITE PLAN APPROVAL	SHEET	1	OF	550
FILE NUMBER	APPLIC	CATION	DATE	
APPROVED BY COMMISSION ON	UNDI	ER SEC	TION	
OF CHAPTER	OF 1	THE CIT	Y OF AU	STIN CO
EXPIRATION DATE (25-5-81, LDC)				_
CASE MANAGER				_
PROJECT EXPIRATION DATE (ORD.)	#970905-A)			
DWPZ DDZ	·			
DIRECTOR. DEVELOPMENT SERVICE	ES DEPARTMEN	Т		
RELEASED FOR GENERAL COMPLIA	ANCE:	ZONII	NG	
REV. 1	CORRECTION 1		-	
REV. 2	CORRECTION 2			
REV. 3				
FINAL PLAT MUST BE RECORDED				

CODE AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

G001 1 0F 549



6 of Interested parties are specifically defined in section 25-1-131 of the City https://www.municode.com/library/tx/austin Code. To view the Code on-line, go to this link:

odevelopment; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development within 500 feet of the site of the proposed development; 2) they are the the following criteria: 1) they occupy a primary residence that is record owner of property within 500 feet of the site of the proposed Besides the applicant or owner listed in an application, a person can City through the Case Manager and if they satisfy at least one of become an interested party if they communicate an interest to the

number, and mailing address; 3) be delivered before the earliest date may occur. seven days after the earliest date on which action on the application communication is by telephone, be confirmed in writing not later than on which action on the application may occur; and 4) if the the issues of concern; 2) include the person's name, telephone phone must communicate an interest by delivering a written statement to If a person satisfies the criteria to become an interested party, they the Case Manager. The communication must: 1) generally identify

> submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the Written comments concerning the site plan application may be

Contact: Renee Johns, 512-974-2711 or **Case Number: SP-2021-0140D** notice. Cindy Edmond, 512-974-3437

Comments: Mailing address (Street, City, ZIP Code) Name (please print) Note: All contact information is mandatory. Address(es) affected by this application Street, City, ZIP Cod I meet the requirements for and request to be an interested party 4801 Spiceword Springs RD Karine Austin

P. O. Box 1088 Mail comment forms to: Austin, TX 78767-1088 Attn: Renee Johns Development Services Department City of Austin

MOMENTUM FACTOR

Suite 250 Austin, TX 78759

July 15, 2021

4801 Spicewood Springs Road Suite 250 Austin, Texas 78759

RE: Case #SP-2021-0140D

To Whom it May Concern:

My concerns with the project are the following:

- 1. Environmental impact of tree removal and potential drainage issues that could result in flooding.
- 2. Scope of the current project, such as 2 sidewalks instead of 1 and a wide center median in the road that requires the project to encroach on too much of the property along the street.
- 3. Complexity of the project and apparent lack of coordination among the various entities in the city that are supposed to complete the project.
- 4. Traffic flow that will encourage increased driving speeds and present challenges to entry and exit of our property.
- 5. Economic impact to our business from the proposed entry and exit to our property.

Sincerely, Karine Zepeda Controller Karine.zepeda@momofactor.com 512-803-6242

Kain Zepeda

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https://www.municode.com/library/tx/austin

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2021-0140D
Contact: Renee Johns, 512-974-2711 or
Cindy Edmond, 512-974-3437

VI meet the requirements for and request to be an interested party

Note: All contact information is mandatory

			Comments:		J. Linne Read 7/5	Mailing address (Street, City, ZIP Code)		4817 Spice was 2 Springs- Hustin 78759 Address(es) affected by this application (Street, City, ZIP Code)	Name (please print) Tele	
	1			Date	7/5/2021	60121 x1 41	H 2027	in 18759	512-345-0145 Telephone number	

Development Services Department

City of Austin

Mail comment forms to:

P. O. Box 1088

Attn: Renee Johns

Austin, TX 78767-1088

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Contact: Renee Johns, 512-974-2711 or

Cindy Edmond, 512-974-3437

Case Number: SP-2021-0140D

💢 I meet the requirements for and request to be an interested party

Note: All contact information is mandatory

Robert Trent 512 461 9156

Name (please print)

Relephone number

8200 NEELY DR AUSTIN 78759

Address(es) affected by this application (Street, City, ZIP Code)

8200 NEELY DR #135 AUSTIN 78759
Mailing address (Street, City, ZIP Code)

Comments: # ログロ Moule NEELY'S CANYON IN FORMED COMMUNITY -Z Creary AL Signature 2 5 HOA PRESIDENT 38 た主く CONDOS 9 KEPT 200 DROJECT 6-29-22

Mail comment forms to:
City of Austin
Development Services Department
Attn: Renee Johns

P. O. Box 1088
Austin, TX 78767-1088

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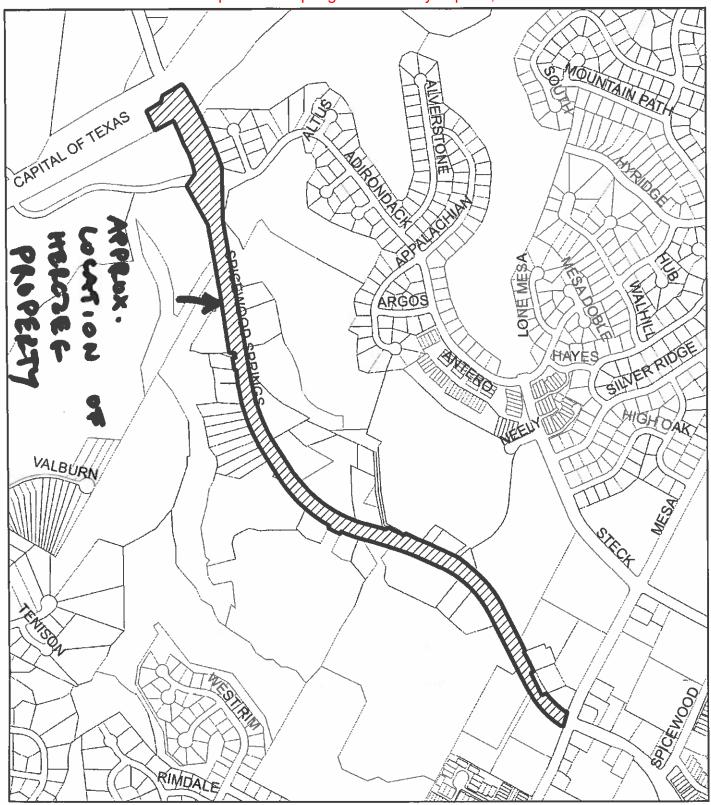
VI meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Comments: Address(es) affected by this application (Street, City, ZIP Code) Name (please print) Mailing address 2005 5003 JX5270 Spicewood spring SPICEWOOD City, ZIP Code, PLE AS FL HERCHEG Signature 5-Ja 1-405 100 133 PACES ALTACKO K 5 F 7-9-21 Telephone number AUSTIN, TX bstrt, XIX Date

Mail comment forms to:
City of Austin
Development Services Department
Attn: Renee Johns

P. O. Box 1088 Austin, TX 78767-1088







Subject Tract

t Tract

Base Map

CASE NO: SP-2021-0140D

ADDRESS: 5328 1/2 SPICEWOOD SPRINGS RD

This product is for informational purposes and may not have been prepared for or be sultable 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.





https://www.municode.com/library/tx/austin Code. To view the Code on-line, go to this link: Interested parties are specifically defined in section 25-1-131 of the City

neighborhood organization that has an interest in the site of the development; or 3) they are an officer of an environmental or feet of the site of the proposed development. proposed development or whose declared boundaries are within 500 record owner of property within 500 feet of the site of the proposed within 500 feet of the site of the proposed development; 2) they are the the following criteria: 1) they occupy a primary residence that is City through the Case Manager and if they satisfy at least one of become an interested party if they communicate an interest to the Besides the applicant or owner listed in an application, a person can

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I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Name (please print) 5005 558 LLC 512-587-1950 Telephone number

Address(es) affected by this application (Street, City, ZIP Code)

Mailing address (Street, City, ZIP Code) 5167 Belaves Kood sugues Man

cared in part of a Will base os Mail comment forms to: My papering I'm willing to do not Development Services Department his Court nu grown City of Austin so mil everaged 16T3 daws The bill From mine one Comments: Will The COR please receiped accessing world When For one of the other dozen or at my property interest across the may I have water acress & A Fire design The COA'S maring water we land to 1 The right or may 400 CT TOO DOWN CONTUNION ines on the other side make a Water line

P. O. Box 1088

Attn: Renee Johns

Austin, TX 78767-1088

hadrast would be much apprinted

SP-2021-0140D - DSD Contact: Renee Johns - Interested party: Laszlo Herczeg; page 1 of 2

My name is Laszlo Herczeg. I own property immediately adjacent to the proposed ROW project, and I meet the requirements for and request to be an interested party as provided under LDC.

Comments:

1. OWNERSHIP

The City does not currently own the approximately 789 sq ft. of land in the proposed right-of-way out of Mr. Herczeg's property at 5003 Spicewood Springs Rd and therefore lacks authority to be an applicant for developing or to develop Mr. Herczeg's property. (LDC §25-1-81)

2. MATERIAL IMPAIRMENT OF ACCESS TO AND FROM THE HERCZEG PROPERTY

Proposed design removes the currently existing left-turn capability into and out Mr. Herczeg's driveway from/to the road by proposing a physical median separating directions of travel along Spicewood Springs Road. This barrier will materially impact accessibility of Mr. Herczeg's property, and will prohibit large trucks and first-responders such as fire-trucks turning into Mr. Herczeg's driveway. Furthermore, the proposed driveway profile at Mr. Herczeg's property is not at a 90-degree angle to the road, which does not meet TCM requirements, and would create a "non-conforming" driveway approach after the development. The City had acquired a parcel from the neighboring cell-tower site in order to properly align the Herczeg driveway in a previous iteration of this ROW project that was managed by TXDOT, so there is no excuse for not adopting the previous plans as relevant to the Herczeg's driveway.

3. FIRE-TRUCK AND GENERAL FIRST-RESPONDER ACCESS

The long, uninterrupted median proposed north of the Herczeg property down towards Adirondack Trail would require fire-trucks and first responders to traverse downslope several thousand feet, and then make a U-turn somewhere, presumably at Adirondack Trail and then come uphill a 30+ degree gradient slope in order to access the Herczeg property as well as the neighboring properties to the south. Traffic projection studies predict lock-step traffic for rush-hour periods for this segment of Spicewood Springs Road — in both directions. This restrictive design in effect would deprive Mr Herczeg and other nearby properties of fire and emergency services, so the feasibility of a turn-around at or near the Herczeg's property — which is situated in a flatter area just before the steep slopes commence — needs to be explored.



SP-2021-0140D - DSD Contact: Renee Johns - Interested party: Laszlo Herczeg, page 2 of 2

4. SLOPE EXCEEDS MAX. PERMITTED GRADIENT FOR ROADWAYS; MITIGATION

The proposed roadway exceeds the maximum state and local rules permitted gradient for roadways. Therefore, traffic calming and safety measures must be incorporated into the project right from the start - and not as an afterthought. During the winter storm of '21, the road became like an ice-rink littered with cars and completely impassable and an attractive nuisance. Mitigation measures such as serrated pavement on slopes, traffic calming devices and artifacts, side-rails, and towline/recovery anchors must be incorporated into the projects in the extremely sloped areas.

5. PROTECTED TREE REMOVAL AND MITIGATION

In the general project area, and specifically at 4801 or near Spicewood Springs Road, several large protected trees have been flagged for removal by Austin Energy. Whether flagged or not, any protected trees that are impacted by the project should be relocated, i.e. "moved", instead of being cut-down and mitigated for. The City should endeavor to show good stewardship and transplant and save these large protected trees where feasible. The health and well-being of the community goes hand in hand with the survival of the trees.





July 15, 2021

4801 Spicewood Springs Road Suite 150 Austin, Texas 78759

RE: Case #SP-2021-0140D

To Whom it May Concern:

While I attended a meeting in 2018 to discuss potential road improvements for Spicewood Springs Road, I have not been informed of any plans until last month when Austin Energy wanted start cutting trees.

My concerns with the project are the following:

- 1. Environmental impact of tree removal and potential drainage issues that could result in flooding.
- 2. Scope of the current project, such as 2 sidewalks instead of 1 and a wide center median in the road that requires the project to encroach on too much of the property along the street.
- 3. Complexity of the project and apparent lack of coordination among the various entities in the city that are suppose to complete the project.
- 4. Traffic flow that will encourage increased driving speeds and present challenges to entry and exit of our property.
- 5. Economic impact to our business from the proposed entry and exit to our property.

Sincerely, E. Jan Vardaman President

Interested parties are specifically defined in section 25-1-131 of the City https://www.municode.com/library/tx/austin Code. To view the Code on-line, go to this link:

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o development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development. development; or 3) they are an officer of an environmental or record owner of property within 500 feet of the site of the proposed within 500 feet of the site of the proposed development; 2) they are the the following criteria: 1) they occupy a primary residence that is Besides the applicant or owner listed in an application, a person can City through the Case Manager and if they satisfy at least one of become an interested party if they communicate an interest to the

If a person satisfies the criteria to become an interested party, they number, and mailing address; 3) be delivered before the earliest date $\frac{6}{5}$ the issues of concern; 2) include the person's nume, telephone phone communication is by telephone, be confirmed in writing not later than may occur. seven days after the earliest date on which action on the application on which action on the application may occur; and 4) if the must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify

SPC-2021-0140D

P. O. Box 1088

Attn: Renee Johns

Austin, TX 78767-1088

Development Services Department

City of Austin

Mail comment forms to:

Written comments concerning the site plan application may be n the

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Comments: Sidewalk is necossary.	
Signature	-
Mailing address (Street, City, ZIP Code)	<u> </u>
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Address(es) affected by this application (Street, City, ZIP Code)	14
Control Control of	,
MANUEL ROMINEZ THE 512-568-9967 Name (nlease print) Telephone number	≈
Note: All contact information is mandatory.	7
☐ I meet the requirements for and request to be an interested party	
Case Number: SP-2021-0140D Contact: Renee Johns, 512-974-2711 or Cindy Edmond, 512-974-3437	
form should include the case number and the contact person listed on the notice.	n n

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link: https://www.municode.com/library/tx/austin

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed or development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed proposed development or whose declared boundaries are within 500 to the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2021-0140D
Contact: Renee Johns, 512-974-2711 or
Cindy Edmond, 512-974-3437

I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Mail comment forms to:
City of Austin

05 SPC-2021-0140D

Development Services Department

Attn: Renee Johns
P. O. Box 1088
Austin, TX 78767-1088

Development Services Department

Attn: Renee Johns

P. O. Box 1088

Austin, TX 78767-1088

Mail comment forms to:

City of Austin

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link: https://www.municode.com/library/tx/austin

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8540 advondach Trail, Unital, Guster 7875 form should include the case number and the contact person listed on the 512261-6578 In meet the requirements for and request to be an interested party submitted to the case manager on this form. Comments on a separate Telephone number TAUP NOWE Written comments concerning the site plan application may be the sale of the sale and Address(es) affected by this application (Street, City, ZIP Code) Note: All contact information is mandatory. Contact: Renee Johns, 512-974-2711 or Cindy Edmond, 512-974-3437 Case Number: SP-2021-0140D Mailing address (Street, City, ZIP Code) ignature COBERT Skme Comments: \angle Vame (please print)

interested parties are specifically defined in section 25-1-131 of the City https://www.municode.com/library/tx/austin Code. To view the Code on-line, go to this link:

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form should include the case number and the contact person listed on the oxtimes I meet the requirements for and request to be an interested party 512-917-88870 Telephone number AUSTIN 787598 submitted to the case manager on this form. Comments on a separate 4801 Spice wood Springs Road Swite 150 AUSTIN, TX Telephone number 1-1-9001 Written comments concerning the site plan application may be 4801 Spice wood Springs Road Note: All contact information is mandatory. Contact: Renee Johns, 512-974-2711 or E. Jan Vardaman Cindy Edmond, 512-974-3437 Case Number: SP-2021-0140D Mailing address (Street, City, ZIP Code) Signature Mail comment forms to: Vame (please print) Comments:

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Development Services Department

City of Austin

Attn: Renee Johns P. O. Box 1088 Austin, TX 78767-1088



NOTICE OF PUBLIC HEARING FOR COMMISSION APPROVAL OF A SITE PLAN

Mailing Date: February 24, 2023

Case Number: SPC-2021-0140D

The City of Austin has sent this letter to inform you that we have received an application for a site plan that requires approval by a Land Use Commission (either the Planning Commission or the Zoning and Platting Commission). We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Applicant:	Public Works, Kiersten Dube, (512) 974-7134
Owner:	Austin Transportation Department
Project Name:	Spicewood Springs Road Regional Mobility Improvements
Project Address:	5328-1/2 SPICEWOOD SPRINGS RD

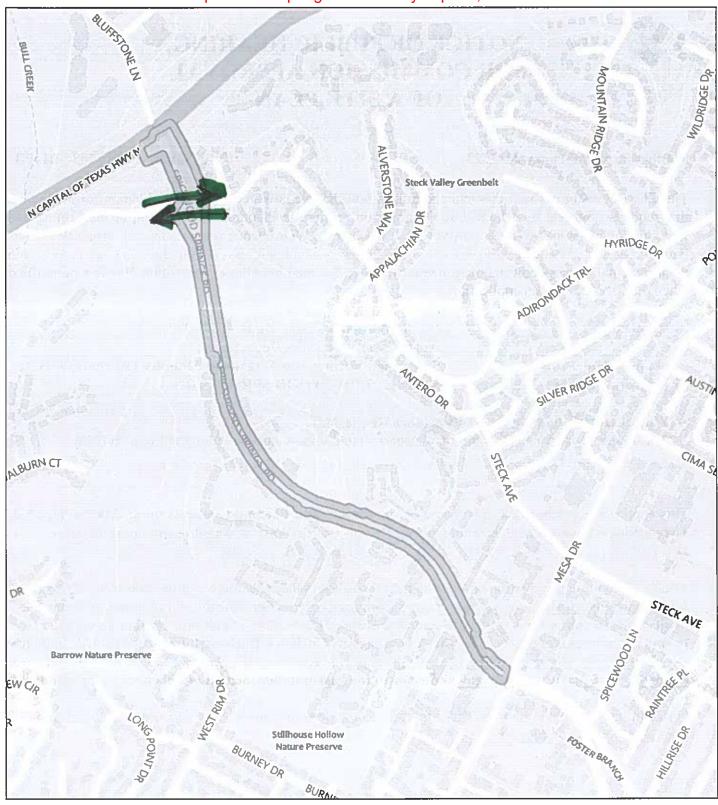
Project Description: or Waiver/Variance Requested:

The applicant is proposing Right of Way and related improvements within the Loop 360 Hill Country Roadway overlay, and thus requires Commission review and approval.

This application is scheduled to be heard by the **Zoning and Platting Commission on March 07, 2023**. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 6:00 p.m.

You can find more information on this site plan by inserting the case number at the following Web site: https://abc.austintexas.gov/web/permit/public-search-other For additional information about the project please contact the applicant, Kiersten Dube, 512-974-7134. For information about the permitting process, please contact the case manager, Christine Barton-Holmes, at 512-974-2788 or via e-mail at christine Barton-Holmes, at 512-974-2788 or via email, kennedy.higgins@austintexas.gov and refer to the case number located on this notice. through Friday.

For additional information on the City of Austin's land development process, please visit our web site www.austintexas.gov/devservices.





SPC-2021-0140D

5328 1/2 SPICEWOOD SPRINGS RD



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

PUBLIC HEARING INFORMATION

hearing, you are not required to attend. However, if you do attend, you have Although applicants and/or their agent(s) are expected to attend a public 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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing the decision. The body holding a public hearing on an appeal will determine to appeal, or an interested party that is identified as a person who can appeal whether a person has standing to appeal the decision.

Council. If final approval is by a City Council's action, there is no appeal of A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- · delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
 - appearing and speaking for the record at the public hearing;
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

department no later than 14 days after the decision. An appeal form may be available from the responsible department.

A notice of appeal must be filed with the director of the responsible

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

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

Case Number: SPC-2021-0140D

Case Number: SPC-2021-0140D

Contact: Christine Barton-Hollmes, 512-974-2788 or

Kennedy Higgins, 512-978-4647

Public Hearing: Zoning and Platting Commission, Mar 07, 2023

Roadon Bocsch

Your Name (please print)

Signature

Date

Date

Comments: If my assumptions are correct looking at the proposed sprints of the intersection of Old Spicewood sprints Bl. it appears Bl. it is appears Bl. it appears Bl. it appears Bl. it appears Bl. it is appears Bl. it appears Bl. it is appearable. It is appearable.

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

Development Services Department, Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-8810

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