

**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 with 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**ALLOWED F.A.R.:** NA**ALLOWED HEIGHT:** NA**MAX. BLDG. COVERAGE:** NA**MAX. IMPERV. CVRG.:** NA**MIN. REQ. HC NATURAL AREA:** NA**REQUIRED PARKING:** NA**PROPOSED USE:** Roadway improvements**PROPOSED F.A.R.:** NA**PROPOSED HEIGHT:** NA**PROPOSED BLDG. CVRG:** NA**PROPOSED IMP. CVRG.:** NA**PROVIDED:** 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-)**Street**

Spicewood Springs Rd

R.O.W.

varies

Surfacing

varies

Classification

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

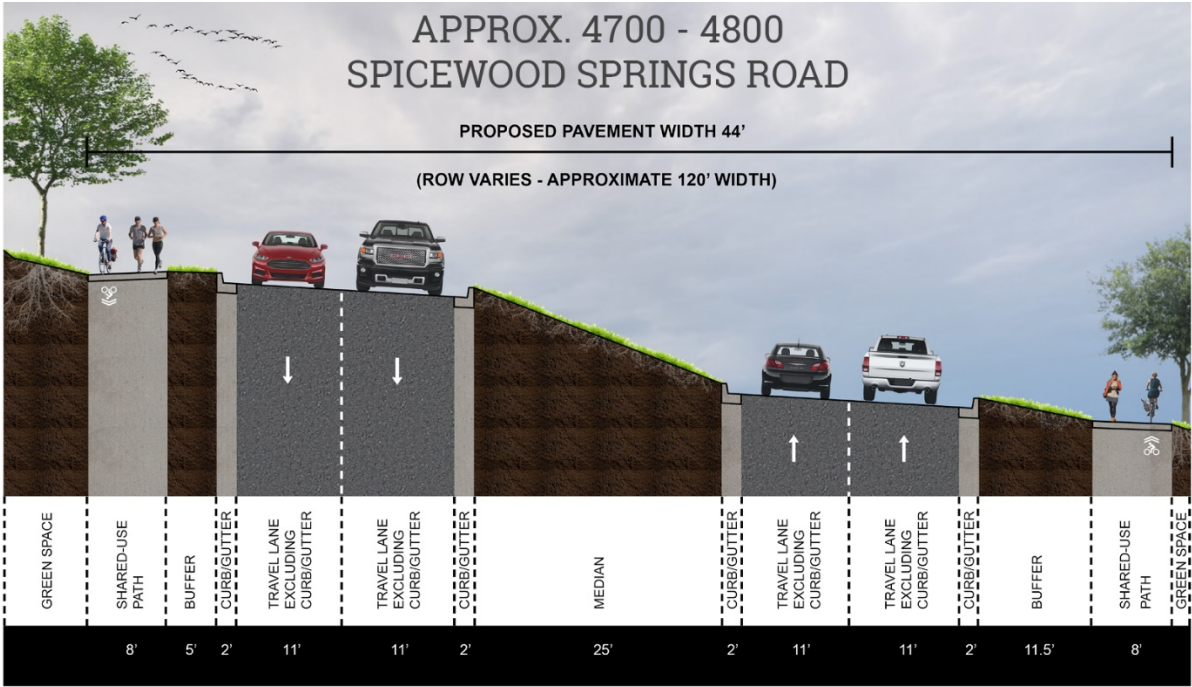
Sierra Club

Stillhouse Canyon HOA



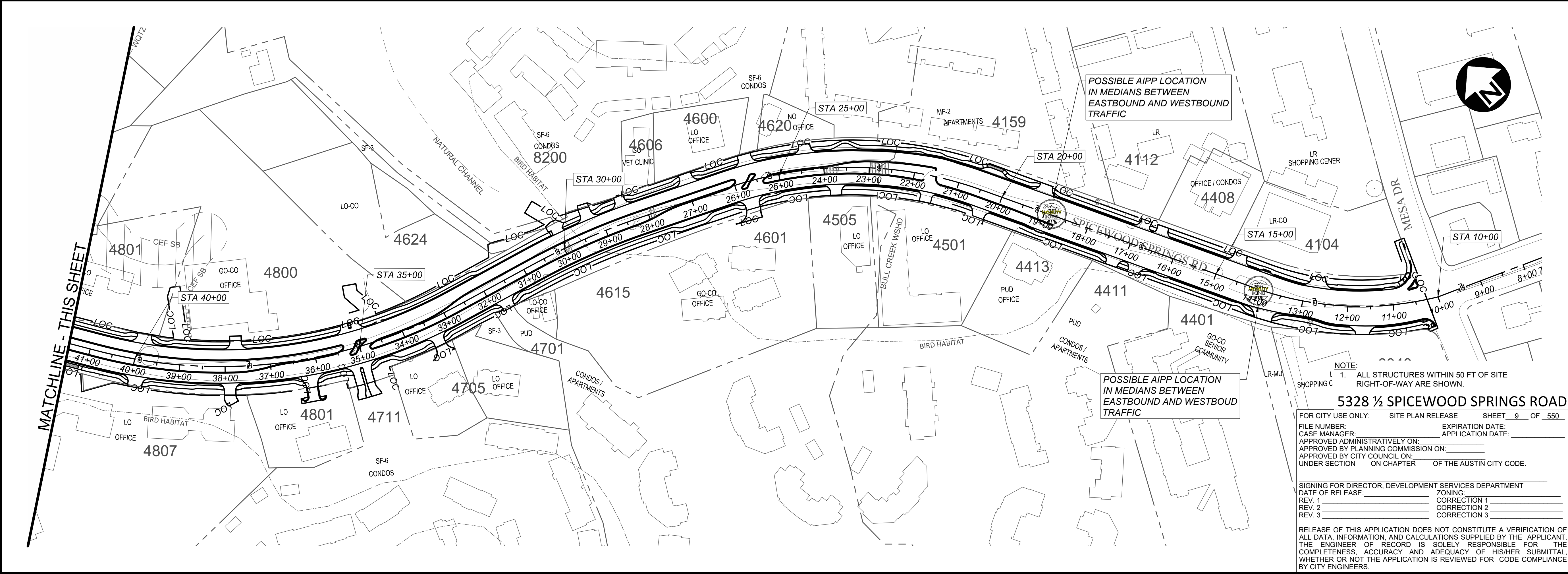
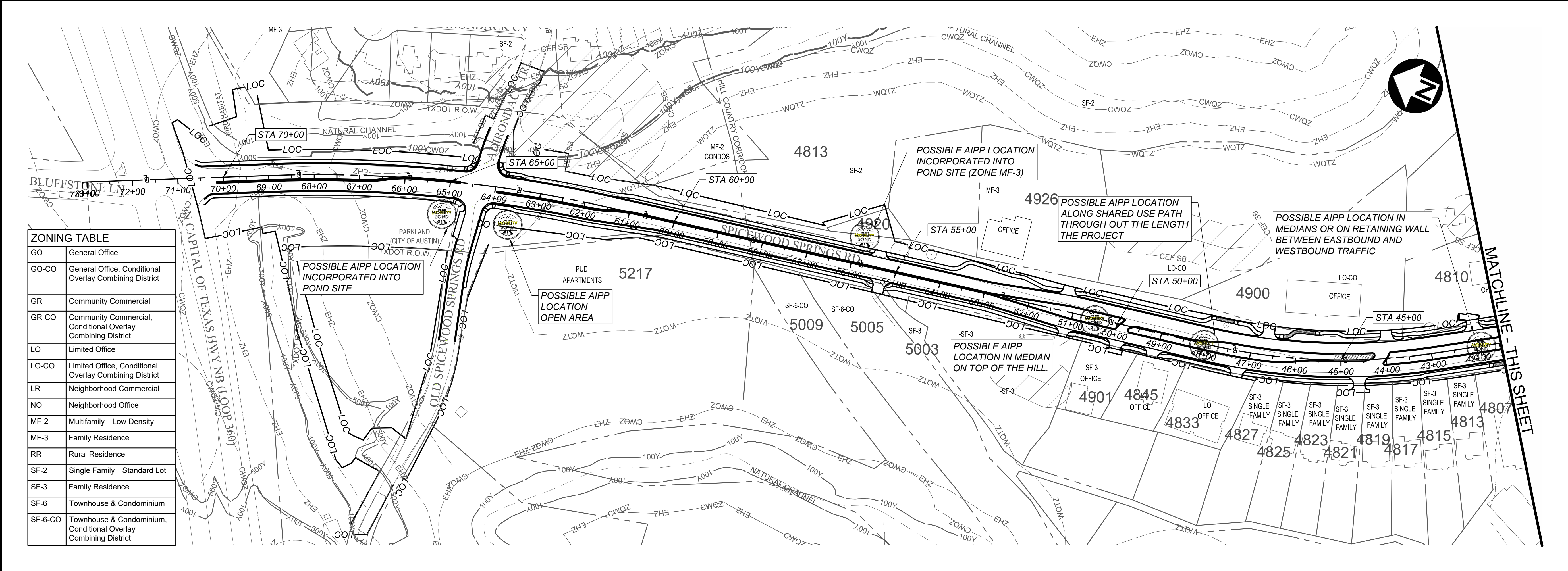
STATION 15+75

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



REVISION DESCRIPTION

DATE

REV BY

NO.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JENNIFER A. MASSIE-GORE LIC. # 93704

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.

CITY OF AUSTIN, TEXAS
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION

SPICEWOOD SPRINGS ROAD
REGIONAL MOBILITY IMPROVEMENTS

ZONING OVERVIEW PLAN

NOTES	NAME	DATE
SURVEY BY	HALFF	03/19
DRAWN BY	MN	08/19
DESIGNED BY	MN	08/19
CHECKED BY	JMG	08/19
REVIEWED BY	ESD	8

0120240

HORIZONTAL SCALE IN FEET

SPC-2021-0140D

G1019 OF 549

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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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.

Name (please print) Karine Zepeda Telephone number 512-803-6242

Address(es) affected by this application (Street, City, ZIP Code) 4801 Spicewood Springs Rd Suite 200

Mailing address (Street, City, ZIP Code) Austin TX 78754

Signature Karine Zepeda Date 7-15-2021

Comments: _____

See attached letter

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

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

Karine Zepeda

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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.

Name (please print) RENEE J. LEANOR Telephone number 512-345-0145

Address(es) affected by this application (Street, City, ZIP Code) 4817 Spicewood Springs - Austin 78759

Mailing address (Street, City, ZIP Code) 4817 Spicewood Springs - Austin, TX 78759

Signature J. Renee Leanor Date 7/5/2021

Comments: _____

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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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.

Name (please print) ROBERT TRENT 512 461 9156 Telephone 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)

Signature [Signature] Date 6-29-2021

Comments: I AM HOA PRESIDENT OF NEELY'S CANYON CONDOS. AND WOULD LIKE TO BE KEPT INFORMED ON THIS PROJECT AND ITS EFFECTS ON OUR COMMUNITY.

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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Cindy Edmond, 512-974-3437

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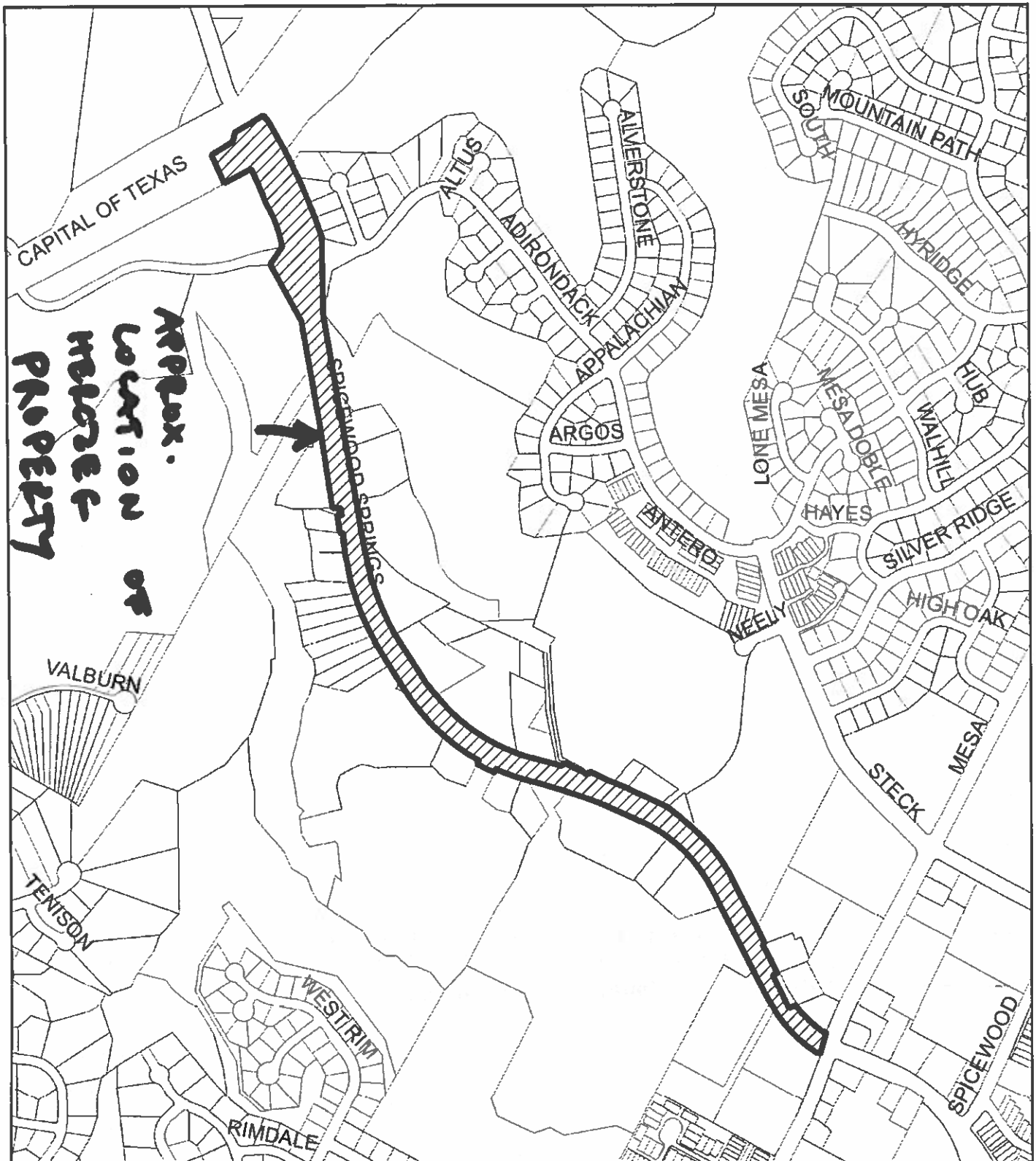
NAME LAST FIRST LAST NAME
LASLO HEACZEG Telephone number

Address(es) affected by this application (Street, City, ZIP Code)
5003 SPICEWOOD SPRINGS RD, ATX, 78759
5003 SPICEWOOD SPRINGS RD, AUSTIN, TX 78759
Mailing address (Street, City, ZIP Code)

Signature Date
7-9-21

Comments: PLEASE SEE ATTACHED SHEETS
(Two PAGES)

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



Subject 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 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 the Planning and Development Review Department for the sole purpose of geographic reference.



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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.

Name (please print) Douglas Ginkins / 5005 SSB, LLC 512-587-1950 Telephone number

Address(es) affected by this application (Street, City, ZIP Code) 5005 Spicewood Springs Road Austin, TX 78759

Mailing address (Street, City, ZIP Code) 3267 Belcaves Road Suite 107-158 Austin, TX 78776

Signature Douglas Ginkins Date 7/2/21

Comments: Will the COA please make a water line

accessible at my property instead across the

street? When I saw the other dozen or

so under road 1613 how the hill from mine are

developed, accessing water lines on the other side

will have us tearing apart the new construction

cases as part of the design the COA is making water

access at my property. I'm willing to donate

the land for the right of way

Development Services Department This construction, In return

Attn: Renee Johns may I have water access? A five

P. O. Box 1088 hydrant would be much appreciated

Austin, TX 78767-1088 Thank you

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

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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.

Name (please print) Manuel Ramirez III

Telephone number 512-568-9965

Address(es) affected by this application (Street, City, ZIP Code) 4823 Spicewood Springs Rd 78759

Mailing address (Street, City, ZIP Code) same as above 78759

Signature Manuel Ramirez III

Date 07/01/2024

Comments: Site plan is necessary.

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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Name (please print)

Telephone number

Rox Gaury
4819 Spicewood Springs Austin, TX 78759

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

2211 S. I-35 #400, Austin, TX 78741

Mailing address (Street, City, ZIP Code)

Signature
6/30/21
Date

Comments:

Need underground utilities
and save the oaks !!

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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Cindy Edmond, 512-974-3437

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

Note: All contact information is mandatory.

ROBERT OTTO 512-261-6578
Name (please print) Telephone number

8540 Advondach Trail, Unit 21, Austin 78759
Address(es) affected by this application (Street, City, ZIP Code)

Same
Mailing address (Street, City, ZIP Code)

Robert Otto 7/3/21
Signature Date

Comments: A traffic noise wall must be included with this project. The traffic noise for those of us backing up to Spicewood Springs Road is already almost unbearable. It will be even worse with more traffic.

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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Note: All contact information is mandatory.

Name (please print) E. Jan Vardaman Telephone number 512-917-8887

Address(es) affected by this application (Street, City, ZIP Code) 4801 Spicewood Springs Road Austin 78759

Mailing address (Street, City, ZIP Code) 4801 Spicewood Springs Road Suite 150 Austin TX 78759

Signature E. Jan Vardaman Date 7-1-2021

Comments: _____

Mail comment forms to:

City of Austin

Development Services Department

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

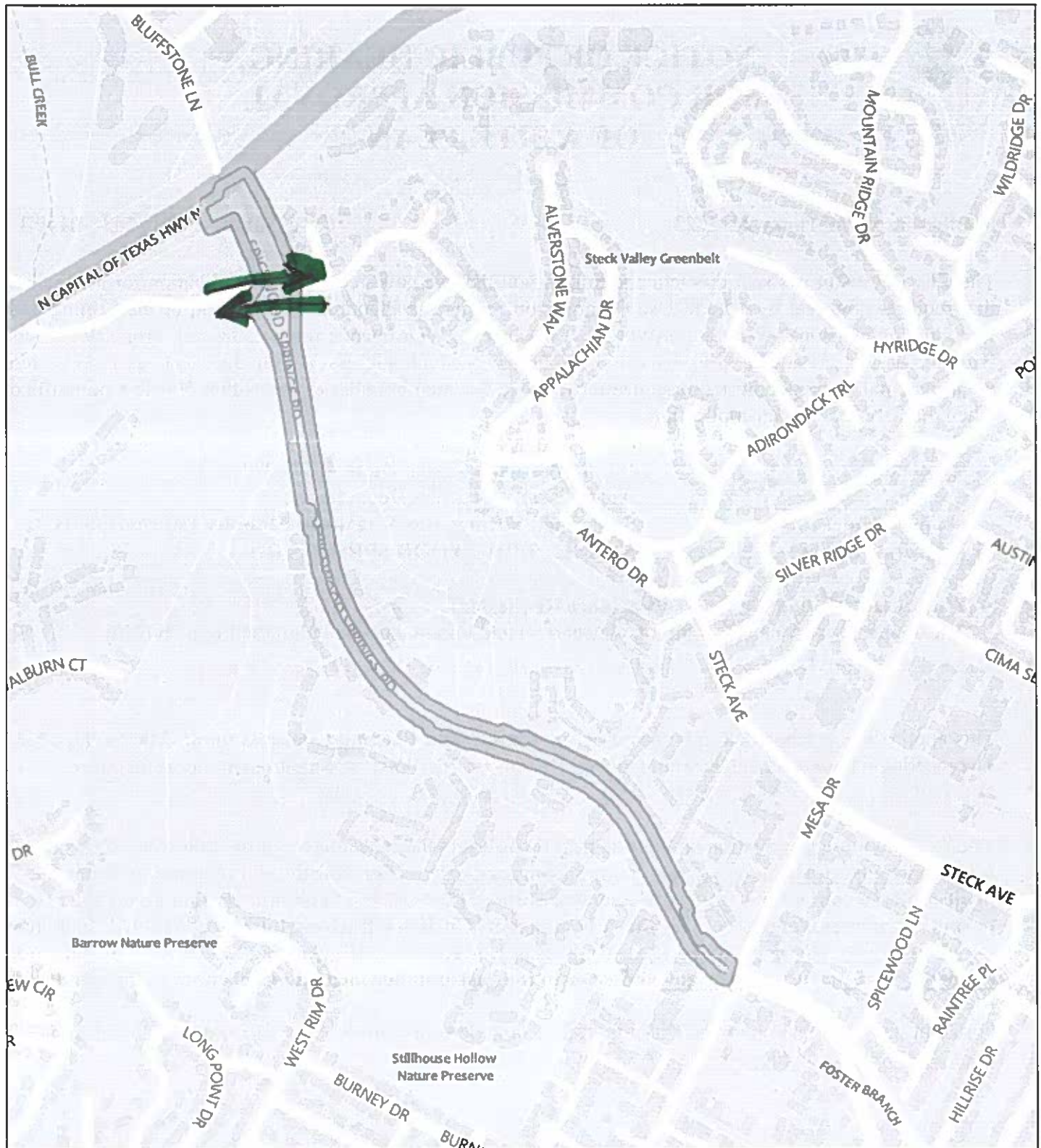
Project Description: or Waiver/Variance Requested:

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@austintexas.gov or Kennedy Higgins at 512-978-4647 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.



1: 9600

2/23/2023

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

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 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 to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

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

and:

- 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.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2021-0140D

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

Kennedy Higgins, 512-978-4647

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

Brandon Boesch

Your Name (please print)

8546 Adirondack Trail #1, Austin TX, 78759

Your address(es) affected by this application

[Signature]

Signature

Date

224-456-9025

Daytime Telephone:

Comments: If my assumptions are correct, looking at the proposed image at the intersection of Old Spicewood Springs Rd, Adirondack Trail, and Spicewood Springs Rd., it appears drivers will no longer be able to cross over Spicewood Springs Rd. from Adirondack Trail to get to Old Spicewood Springs Rd (and vice-versa). Residents of this neighborhood use this route to avoid the bustle of HWY 360 when traveling North and South. I personally use this route 2-3 times a day. Please consider finding a solution that keeps this route in tact. I highlighted this route in green on the attached sheet.

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

Thank you.
-Brandon Boesch

