



Property Profile

CWQZ, WQTZ, Floodplain, CEF Map

1 of 20



Legend

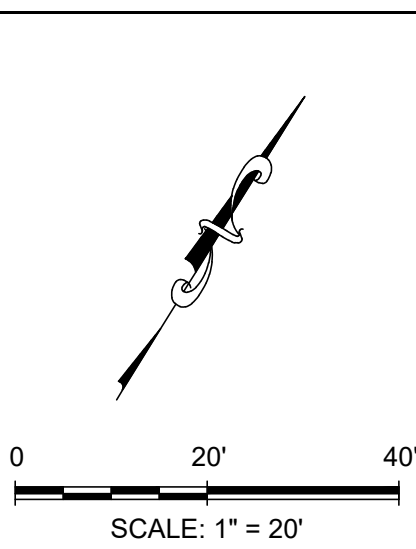
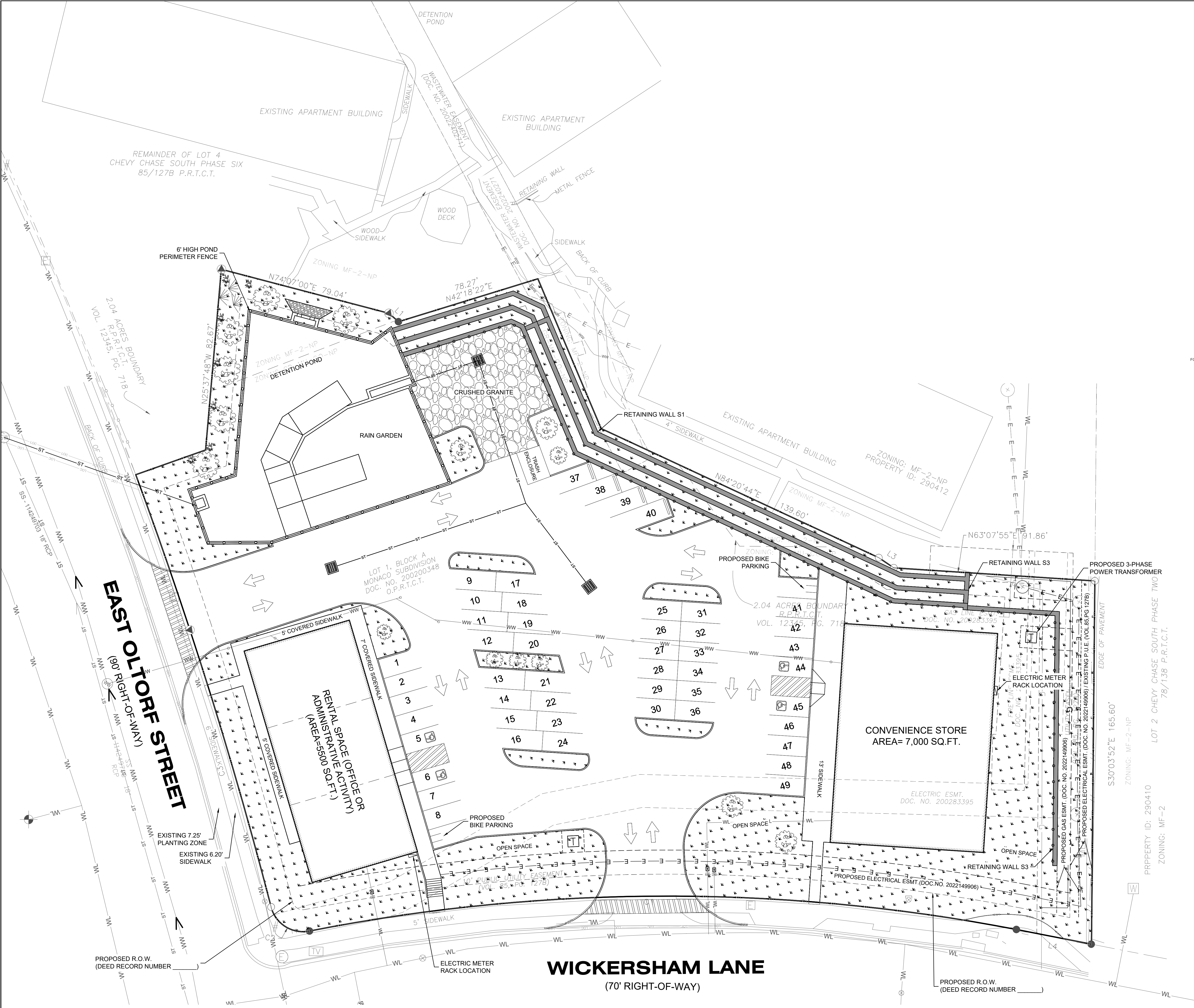
- > 15% Slope
- 15 - 60% Slope
- 60% Slope or Higher
- Property
 - Jurisdictions (No Fill)
 - FULL PURPOSE
 - Jurisdictions Fill
 - Jurisdiction
 - FULL PURPOSE
- Environmental 2
 - Fully Developed Floodplain
 - COA Fully Developed 25-Year
 - COA Fully Developed 100-Year
 - FEMA Floodplain
 - 100 Year (Detailed-AE)
 - 500 Year
- Environmental 3
 - Creek Buffers (CWQZ/WQTZ)
 - Critical Water Quality Zone
- Environmental 1
 - Wetland

0 500 1000 ft

10/31/2022

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.

Notes



LEGEND	
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPERTY BOUNDARY
	EXISTING TREE
	EASEMENT
	STORM DRAIN LINE
	PROPOSED STORM DRAIN MANHOLE
	FENCE
	OVERHEAD UTILITY LINE
	PROPOSED CURB AND GUTTER
	PROPOSED SIDEWALK
	WALL
	ACCESSIBLE ROUTE
	FIRE ACCESS LANE
	PROPOSED FIRE HYDRANT
	PROPOSED WASTEWATER MANHOLE
	PARKING COUNT
	PROPOSED ELECTRIC METER
	PROPOSED BIKE PARKING

WARNING!

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2 of 20

DATE

BY

REVISION

N.D.

SAXON LOOMIS

CONSULTING GROUP

2216 COLLEGE AVENUE AUSTIN, TEXAS 78704

PHONE: (512) 660-0500

F-19735 TYPE FIRM REGISTRATION NO.

CALL 811

811

BEFORE YOU DIG!

SITE PLAN

OLTORF SITE PLAN

4544 E OLTORF ST

AUSTIN, TEXAS 78741

STATE OF TEXAS

CEZARY SAXON

119794

LICENSED PROFESSIONAL ENGINEER

09/15/2023

DESIGNED BY: CS/TL

DRAWN BY: CAB/CMB

CHECKED BY: CS/TL

APPROVED BY: CS/TL

SHEET **8** OF **32**

(SP-2021-0091C)

X:\Projects\Abdul Wickersham\ACAD\Eng Plans\SITE PLAN.dwg, SITE, September 19, 2023, 12:16 PM, ramesh.baniya

SITE PLAN RELEASE NOTES:

- 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.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

PAVEMENT SUMMARY

DRIVEWAY APRON:
7" OF CONCRETE (4,000 PSI) w/ #4 REBAR, CENTERED @ 12"
O.C.E.W.
2" SAND CUSHION

PARKING LOT:
3" HMAC SURFACE COURSE, TY D
8" FLEXIBLE BASE
8" LIME TREATED SUBGRADE

APPENDIX Q-2

IMPERVIOUS COVER
SUBURBAN WATERSHEDS

Note: Q-1 Tables are not required for Suburban Watersheds

Gross Site Area				
Impervious Cover Allowed At	80%	1.87	1.50	Acres
Proposed Impervious Cover				
Existing Impervious Cover Proposed To Remain =			-	Acres
Proposed New Impervious Cover =			1.13	Acres
Total Proposed Impervious Cover =		60.43%	1.13	Acres

Allowable Impervious cover Breakdown by Slope Category				
Total Acreage 15-25%	0.080	X 10%	=	0.008 Acres
Proposed Impervious Cover on Slopes				
Slope Categories	Acres	Impervious Cover		Driveways/ Roadways Acres
		Building/and other Impervious Cover Acres	% of Category	
0-15%	1.60	0.29	15.51%	0.81
15-25%	0.08			0.01
Over 25%	0.19			0.02
Gross Site Area	1.87	0.29		0.84

COMPATIBILITY STANDARD NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

CONCRETE NOTES (UNLESS SPECIFIED OTHERWISE IN THE PLANS OR SPECIFICATIONS):

- ALL CONCRETE WORK, DETAILS, AND CONSTRUCTION METHODS SHALL CONFORM WITH THE PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND LOCAL BUILDING CODES. IF CODES CONFLICT, LOCAL CODE SHALL TAKE PRECEDENCE.
- CONCRETE COMPRESSIVE STRENGTH SHALL BE A MINIMUM OF 3000 PSI AT 28 DAYS. IN NO CASE SHALL THE PORTLAND CEMENT FACTOR BE LESS THAN 5.8 BAGS PER CUBIC YARD OF CONCRETE. THE MAXIMUM WATER-CEMENT RATIO SHALL BE 5.6 GALLONS PER BAG. THE AMOUNT OF WATER REQUIRED SHALL BE SUFFICIENT TO PRODUCE CONCRETE WITH A SLUMP OF 4 TO 6 INCHES.
- ALL REINFORCING STEEL SHALL CONFORM TO THE CURRENT REQUIREMENTS OF ASTM A-615-60, EXCEPT WELDED STEEL WIRE MESH - WHICH SHALL MEET ASTM A-185.
- ALL CONCRETE SURFACES TO HAVE MEDIUM BROOM FINISH. CHAMFER ALL EXPOSED EDGES OF CONCRETE ONE INCH (1"), UNLESS OTHERWISE NOTED.
- CONCRETE COVER ON ALL REINFORCEMENT SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
* CONCRETE PLACED AGAINST SOIL - 3"
* EXPOSED FORMED SURFACES - 2"
* FLOOR SLABS - 2" FROM TOP SURFACES
- PAVEMENT SUBBASE SHALL MEET TXDOT GRANULAR SUBBASE, GRADATION #12, COMPACTED TO 95% STANDARD PROCTOR.
- EXTERIOR CONCRETE SHALL BE AIR ENTRAINED.
- ANY DESIGN CHANGES SHALL BE APPROVED BY THE ENGINEER.
- CONTRACTOR TO PROVIDE CONSTRUCTION CONTROL JOINTS AND EXPANSION JOINTS AS PER COA DETAILS AND TYPICAL CONSTRUCTION METHODS.

TRAFFIC CONTROL NOTES:

- THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.
- TRAFFIC CONTROLS SHALL BE PER CITY OF AUSTIN DETAILS 804S-1 AND 804S-5

NOTES:

- THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING THE SIZE, TYPE, AND LOCATION OF ANY UNDERGROUND, SURFACE, AND AERIAL UTILITIES OR OTHER EXISTING FEATURES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM (1-800-344-8377) FOR EXISTING UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY THIS PROJECT'S CONSTRUCTION, IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES, TO THE SATISFACTION OF THE UTILITY COMPANY, AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT SAXON CONSULTING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THESE PLANS.
- THE CONTRACTOR SHALL USE CARE AND NOT DAMAGE ANY EXISTING SIDEWALKS, DRIVES, STREETS, OR OTHER FEATURES, THAT ARE NOT PART OF THIS PROJECT. ANY CONTRACTOR DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
- DIGITAL FILES TO BE PROVIDED TO CONTRACTOR FOR HORIZONTAL LAYOUT.
- SAW CUT, TO FULL DEPTH, ALL EXISTING CURBS AND PAVEMENTS AT EDGE OF NEW CONSTRUCTION.
- ALL CURBS SHALL BE "SPILL" TYPE.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (2%) AND RUNNING SLOPES MAY NOT EXCEED 1:20 (5%) UNLESS DESIGNED AS A RAMP. (TDLR TAS 4.3.7)
- ALL PROPOSED PAVEMENT AND CURBS TO MATCH EXISTING PAVEMENT AND CURBS AT THE EDGES THAT THEY MEET. PROPOSED CONCRETE CURBS AND PAVEMENT TO BE DOWELED INTO EXISTING CONCRETE WITH #3 REBAR @ 12" O.C. AND A CONSTRUCTION JOINT.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB, ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
- CONTRACTOR TO PROVIDE CONSTRUCTION CONTROL JOINTS AND EXPANSION JOINTS AS PER COA DETAILS AND TYPICAL CONSTRUCTION METHODS.
- ALL CONCRETE SIDEWALK SHALL BE CONSTRUCTED AS PER COA DETAIL 432S-1, AND TO SLOPE AWAY FROM THE EXISTING BUILDING AT 2.0% MAX.
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- THE SITE PLAN IS SUBJECT TO LIMITATION OF 300 TRIPS BY PER 20151112-035 ORDINANCE.

LIGHTING NOTES:

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

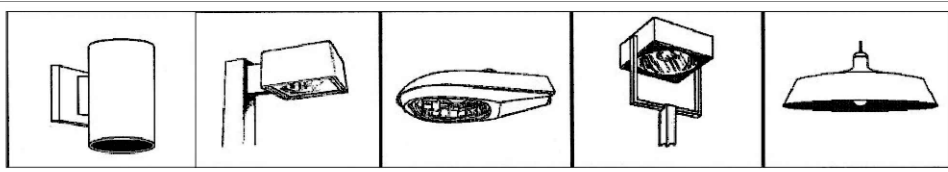


Figure 34:
Examples of fully-shielded light fixtures.

TRANSPORTATION NOTES:

- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.
- EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".

ACCESSIBLE PARKING SPACE NOTES:

EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

CALCULATION OF PARKING REQUIREMENTS

Use Classification	BLD Area (Sq. Ft.)	Parking Required 1 space per sq. ft.	Normal Parking Requirement #	Parking Require after 20% reduction	Parking Provided
GENERAL RETAIL SALES AND SERVICES (CONVENIENCE OR GENERAL)	7000	275	25	20	33
RENTAL SPACE (OFFICE OR ADMINISTRATIVE ACTIVITY)	5500	275	20	16	16
		Total	45	36	49

Bicycle Parking	@ 5% of the motor vehicle spaces prior to reductions, or 5 spaces whichever is greater	5		6
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PARKING DATA - PROVIDED

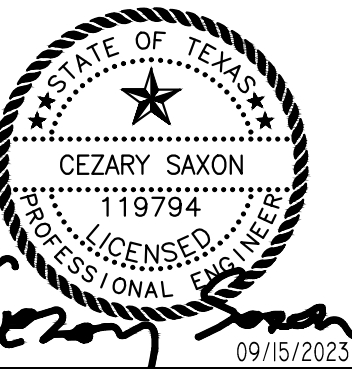
TYPE	PARKING
HANDICAPPED ACCESSIBLE	4
STANDARD PARKING SPACES (9'X18')	25
STANDARD PARKING SPACES @ 30" (9'X18')	16
STANDARD PARKING SPACES @45" (9'X27')	4
TOTAL PARKING PROVIDED:	49

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SITE PLAN NOTES

OLTORF SITE PLAN
4544 E OLTORF ST
AUSTIN, TEXAS 78741



DESIGNED BY: CS/TL

DRAWN BY: CAB/CMB

CHECKED BY: CS/TL

APPROVED BY: CS/TL

SHEET **9** OF **32**

(SP-2021-0091C)

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: SP-2021-0091C

Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, June 27, 2023

Your Name (please print) Allen Stephens

4500 E Oltorf St #420 Austin TX 78747
Your address(es) affected by this application

Allen Stephens 6-22-2023
Signature Date

Daytime Telephone: 512-919-9330

Comments: This plan will put me in a hole. She walks right outside my patio is only 14' away and it will be deepening a retaining wall. This will destroy everything I have worked so hard for. My home will be taken away. If I do not go to see home trying to do this to home.

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

City of Austin / Development Services Department - 2nd Floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, June 27, 2023

Ira Strange Jr

Your Name (please print)

4500 East Oltorf #416

Your address(es) affected by this application

Lee V. Strange Jr.

Signature

Date

Daytime Telephone: (512) 299-6688

Comments: I Do not want a

20 ft wall outside window

or live in a shadowed

maze. Please do not

approve.

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

City of Austin / Development Services Department - 2nd Floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, June 27, 2023

Roxan Adams
Your Name (please print) _____
4500 E. 11th St #120 Austin, TX
Your address(es) affected by this application _____
Roxan Adams Signature _____
6/26/2023 Date _____

☐ I am in favor
☒ I object

Daytime Telephone: 361-550-2057

Comments: I object to the retaining wall
in the plans of Mr. Patel

I am the owner of unit #120 in Building
#1.

If you use this form to comment, it may be returned to:
City of Austin / Development Services Department - 2nd Floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: SP-2021-0091C

Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, July 11, 2023

Allen Stephens

Your Name (please print)

4500 E. Olat St #420 Austin TX 78741

Your address(es) affected by this application

Allen Stephens

Signature

Date

Daytime Telephone: 512-919-9330

Comments:

This plan is going to put
my neighbors in a dark hole
Swisshill & Parkway or homes
and home values.

Austin Can't afford to Destroy
my homes. We are enough
housing issues as it is.
Please say No to Green Mesa.

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

City of Austin / Development Services Department - 2nd floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

7 of 20

I love my
home. It's
all I have.

PUBLIC HEARING INFORMATION

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Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, July 11, 2023

Allen Stephens

Your Name (please print)

4500 E. Oltorf St. #420

Your address(es) affected by this application

Allen Stephens

Signature

Daytime Telephone: 512-99-9330

Date

7-6-2023

☐ I am in favor
☒ I object

Comments:

This plan is going to destroy my home and remove it. it will be a 10' wall right outside my patio so I form my patio - unsafe. Also will destroy my property values.

We don't need this Austin has enough houses already.

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Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SP-2021-0091C

Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, July 11, 2023

Ira Strange Jr
Your Name (please print)

4500 East Oltorf

Your address(es) affected by this application

Ira Strange Jr
Signature

Date

7/1/23

Daytime Telephone:

Comments:

I Do not want 20ft wall outside my lot.

letter of opposition to this variance sent via email to Rosemary Avila. 7/3/23

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

City of Austin / Development Services Department - 2nd floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SP-2021-0091C

Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, July 11, 2023

LAWRENCE FOX

Your Name (please print)

4500 E OLTORF ST APT 104

Your address(es) affected by this application

Lance Fox

Signature

Daytime Telephone: 512-470-6975

Date

7-6-23

Comments: I object to the

VARIANCE REQUESTED FOR THE

OLTORF SITE PLAN at 4544 E

OLTORF STREET CASE NUMBER:

SP-2021-0091C

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

City of Austin / Development Services Department - 2nd floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, July 11, 2023

ERICA 02712

Your Name (please print)

4500 E. 01202F ST. APT 70 AUSTIN, TX 78741

Your address(es) affected by this application

Chad Duff

Signature

Date

Daytime Telephone: (202) 435-9987

07/06/2023

☐ I am in favor
☒ I object

Comments: I oppose the variance request LDC 25-8-341 and LDC 25-8-342 which would allow the construction of a retaining wall. This retaining wall would decrease the property value, is a safety concern, and doesn't support the city's interest in beautifying Austin. Furthermore, I am concerned that the proper drainage, specifically, of the drainage, have been run, as Monaco is in the path of downward drainage. I am also concerned that proper maintenance of any debris thrown over the wall would cause an issue to Monaco residents.

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

City of Austin / Development Services Department - 2nd floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

11 of 20

PUBLIC HEARING INFORMATION

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Case Number: SP-2021-0091C

Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, July 11, 2023

Rosemary Avila

Your Name (please print)

4500 E. Oltorf #120

Your address(es) affected by this application

Rosemary Avila

Signature

Daytime Telephone: *361-550-2051*

Date

7/4/2023

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

Comments: *I object to the proposed retaining wall by Mr. Patel. There are concerns for the safety of buildings due to a history of failed retaining walls. Even property owner has the rights to a home without destruction of a pleasant view. The Planning Commission should not approve this plan as it takes our property owners of this right and will depreciate our property value.*

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

City of Austin / Development Services Department - 2nd floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, July 11, 2023

Martha Avila - Avila
Your Name (please print)

☐ I am in favor
☒ I object

4500 E. 11th #120

Your address(es) affected by this application

Martha Avila - Avila 7/5/2023
Signature Date

Daytime Telephone: 361-550-4332

Comments:

Reject proposed rezoning
well due to concern for safety
and potential flooding

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

City of Austin / Development Services Department - 2nd floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Mike McDougal @mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, July 11, 2023

Your Name (please print)

Your address(es) affected by this application

Signature

Date _____

Daytime Telephone:

Comments:

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

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Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SP-2021-0091C

Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, June 27, 2023

Allen Stephens
Your Name (please print)

☐ I am in favor
☒ I object

4500 E Oltorf St #420 Austin TX 78747
Your address(es) affected by this application

Allen Stephens 6-22-2023
Signature Date

Daytime Telephone: 512-919-9330

Comments: This plan will put me in a hole. She walks right outside my patio is only 14' away and it will be digging a retaining wall. This will destroy everything I have worked so hard for & my home will be taken away. I'd do so to see home come trying to do this to home.

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

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P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SP-2021-0091C

Contact: Rosemary Avila @ rosemary.avila@austintexas.gov or

Mike McDougal @ mike.mcdougal@austintexas.gov

Public Hearing: Planning Commission, June 27, 2023

Ira Strange Jr

Your Name (please print)

4500 East Oltorf #416

Your address(es) affected by this application

4500 East Oltorf #416

Signature

Date

Daytime Telephone: (512) 299-6688

Comments: I Do not want a

20 ft wall outside window

or live in a shadowed

area. Please do not

approve.

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

City of Austin / Development Services Department - 2nd Floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

Avila, Rosemary

From: Ira Strange [REDACTED]
Sent: Friday, June 30, 2023 3:51 PM
To: Avila, Rosemary; McDougal, Mike
Subject: Letter of opposition to SP-2021-0091C; hearing 7-11-23

You don't often get email from irastrange@thenewworldbakery.com. [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Avila

Please accept this as my letter of strong opposition to the variances requested by the applicant in SP-2021-0091C, Oltorf and Wickersham project, scheduled before the Planning Commission July 11, 2023.

I live at Monaco Condominiums, 4500 East Oltorf unit # 416. Adjacent to the development site. The applicant is requesting among other things a variance to allow five times more cut and fill than is allowed under code. The applicant says he "must" have this for ADA reasons. This is not correct. There has been two previous site plans in the past ADA compliant with no fill needed that were never built. The expansive soil in the area and 20+ foot wall towering over my biggest investment potentially affecting its value. Puts my home in a hole possibly threatening my safety and others if the stacked walls fail.

I ask that the commission not grant this variance.

Sincerely,
Ira Strange, Jr.
Board Member
Monaco Condominiums

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

NIEMANN & HEYER, L.L.P.
ATTORNEYS AT LAW
WESTGATE BUILDING, SUITE 313
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To: Austin Planning Commission
From: Connie Heyer, attorney for Monaco Homeowners' Association, Inc.

June 28, 2023

Re: Opposition to SP-2021-0091C, Oltorf and Wickersham project, scheduled to be heard before the planning commission July 11, 2023.

Dear Planning Commission members:

This firm represents the Monaco Homeowners' Association, Inc. Monaco is a 56-unit development of homes located immediately adjacent to the applicant's proposed building site. Monaco HOA is strongly opposed to the requested variances.

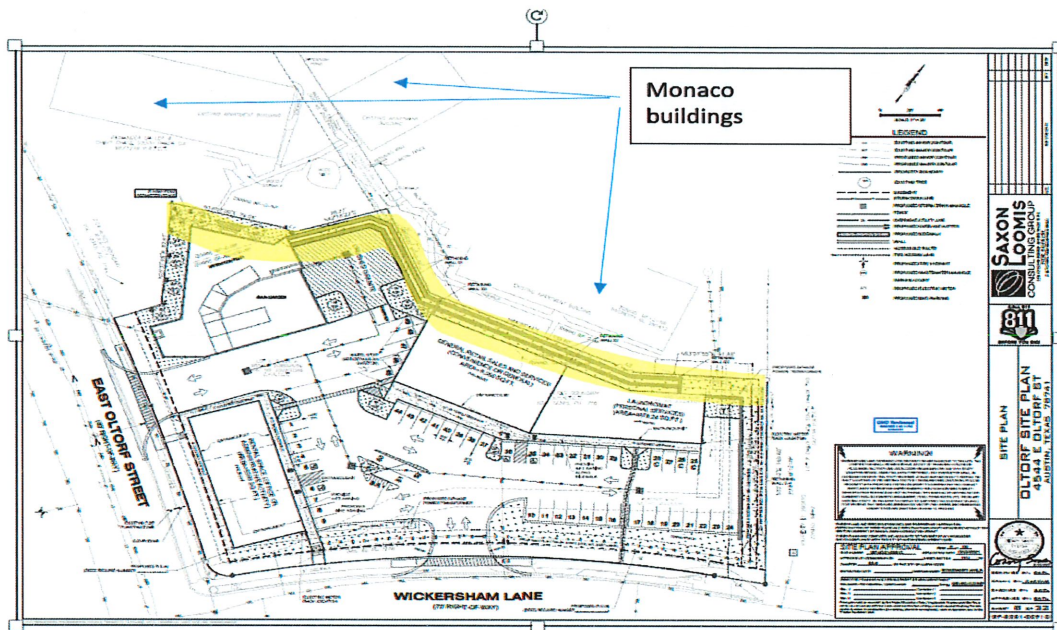
Applicant's variance:

- * asks for five times the cut and fill that is allowed by code;
- * would result in a retaining wall 20'-23' running the entire length of the joint property line;
- * would thus result in the 56 Monaco homeowners being in a "hole" under a towering wall, affecting light, affecting property values, affecting aesthetics, and compromising safety due to the expansive clay soils on the property; and
- * is not necessary to meet ADA as applicant claims. Two prior site plans that also met ADA and were never built met ADA and asked for no cut and fill variance.

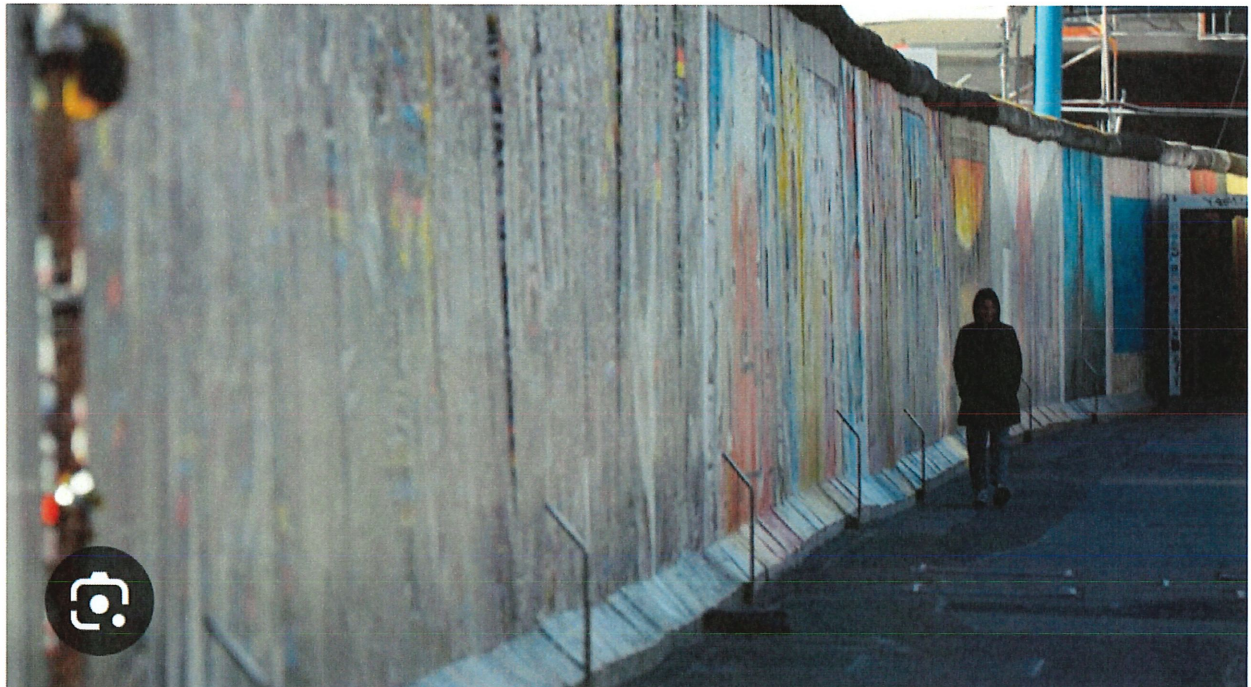
Monaco's land is at a slightly lower elevation than applicant's land:



Applicant's site plan proposes a 20'-23' wall (yellow) running the length of the property line:



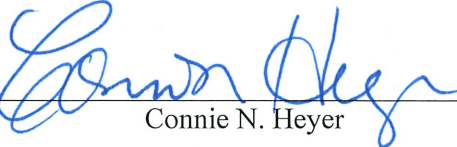
For scale, the Berlin Wall, shown below, was 14' high. Applicant's requested wall is 50% taller than this, with 25' of buildings on top of it, for a total height of more than 45' -- towering over their Monaco neighbor's homes and backyards.



We respectfully submit that applicant's variance should be denied, as it is not the responsibility of neighboring homeowners to bear such extremely negative consequences to their homes so a developer can maximize profit and enhance his lot's already-admirable city views.

Thank you.

NIEMANN & HEYER, L.L.P.

By 
Connie N. Heyer

Enclosure:

May 17, 2023 letter to applicant's counsel

/Volumes/File Server/CLIENTS/MonacoCondos/Reciprocal Easement Patel 11-22 4500 East Oltorf (monaco) and 4544 E Oltorf (Patel) /Opposition Letter 6-28-23.doc