

**From:** [Leah Bojo](#)  
**To:** [Contreras, Kalan](#)  
**Cc:** [Temaria Davis](#); [Katie Gengler](#); [McKnight, Kim](#)  
**Subject:** Re: Cemetery qs?  
**Date:** Monday, February 9, 2026 8:01:02 AM  
**Attachments:** [image001.png](#)  
[2025-08-14 - 12th & Springdale - Plan Set 7.pdf](#)  
[2026\\_01\\_07\\_Regular Meeting Backup, Historic Landmark Commission 36.pdf](#)

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External Email - Exercise Caution

Hi Kalan,

Thanks for sending this - attached is the survey in backup and a copy of our most recent survey. Along the rear boundary we show 641.37 feet and the historic survey is 714.32 feet. At some point the rear part of the cemetery was sold off and is now part of our client's property so we need to make sure that we don't rezone that part that's not cemetery anymore.

I'm looping in Kim, too. Hoping you can use our survey to reduce that back portion? I know it's just going to PC on Tuesday, so we have time to reduce before getting to CC.

**Leah M. Bojo, AICP, Director of Land Use & Entitlements**  
**2705 Bee Caves Road, Suite 100, Austin, TX 78746**  
**Drenner Group, PC | [REDACTED] cell | [REDACTED] | [www.drennergroupp.com](http://www.drennergroupp.com)**

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**From:** Contreras, Kalan <Kalan.Contreras@austintexas.gov>  
**Date:** Monday, January 26, 2026 at 8:46 AM  
**To:** Leah Bojo [REDACTED]  
**Cc:** Temaria Davis [REDACTED], Katie Gengler [REDACTED]  
**Subject:** RE: Cemetery qs?

We are using the tax map (.pdf p. 3) and site plan (.pdf p. 35) from the application (<https://services.austintexas.gov/edims/document.cfm?id=464992>), since neither Commission-initiated historic zonings nor simple single-parcel historic zonings require a survey.



**Kalan Contreras**  
Principal Planner  
Historic Preservation Office  
Austin Planning  
512-974-2727  
[kalan.contreras@austintexas.gov](mailto:kalan.contreras@austintexas.gov)

*Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.  
La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.*

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**From:** Leah Bojo <[REDACTED]>  
**Sent:** Saturday, January 24, 2026 2:12 PM  
**To:** Contreras, Kalan <Kalan.Contreras@austintexas.gov>  
**Cc:** Temaria Davis <[REDACTED]> Katie Gengler <[REDACTED]>  
**Subject:** Re: Cemetery qs?

External Email - Exercise Caution

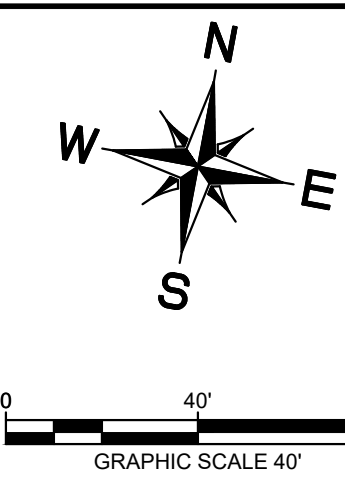
Hi Kalan,

Thank you for reaching out! My client owns the property adjacent to the Bethany Cemetery on the west and south. I know that over the years there have been several different boundaries for the cemetery and so I want to make sure that my client's property isn't inadvertently zoned history based on an incorrect survey. Could you send me the survey that you will be using for this rezoning?

Thanks so much and hope you're staying warm!

**Leah M. Bojo, AICP, Director of Land Use & Entitlements**  
2705 Bee Caves Road, Suite 100, Austin, TX 78746  
Drenner Group, PC | [REDACTED] cell | [REDACTED] | [www.drennergrouppc.com](http://www.drennergrouppc.com)

Plotted By: Perez, Paulino. Date: August 14, 2025. 02:14:42pm. File Path: \\EAU-Civil\069408701 - Heartwood - 12th & Springdale\CAD\PlanSheets\C - Existing Conditions and Demo Plan.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
	GAS
	GUARD RAIL
	OVERHEAD ELECTRIC
	BENCHMARK
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER VAULT
	WATER VALVE
	IRRIGATION VALVE
	WASTEWATER CLEANOUT
	STORM SEWER GRATE INLET
	STORM SEWER MANHOLE
	GAS METER
	GAS SIGN
	GAS VALVE
	TELEPHONE BOX
	TELEPHONE MANHOLE
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	UTILITY POLE
	GUY ANCHOR
	TRAFFIC SIGNAL
	SIGN
	LIMITS OF CONSTRUCTION AREA
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED

NOTES:

- TREES AND TOPOGRAPHY BASED UPON SURVEY BY 4WARD LAND SURVEYING ON NOVEMBER 29, 2022. TPBELS#10174300. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
- CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.
- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- REFER TO THE EROSION CONTROL PLAN SHEET FOR EROSION CONTROLS TO BE PLACED PRIOR TO THE PRECONSTRUCTION MEETING.
- EROSION CONTROLS MUST BE MAINTAINED DURING ANY SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES.
- LOCATIONS OF PUBLIC AND FRANCHISE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL THE ONE CALL CENTER (472-2822) AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE ONE CALL PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
- REMOVAL OR RELOCATION OF EXISTING PUBLIC AND PRIVATE FRANCHISE UTILITIES (WATER, ELECTRIC, AND GAS ETC.) WITHIN THE LIMITS OF THE SITE DEMOLITION SHALL BE COORDINATED WITH THE APPLICABLE UTILITY AGENCIES.
- ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL SUBGRADE, STRUCTURAL FOUNDATION, AND UTILITIES WITHIN THE SITE. CONTRACTOR TO DISPOSE ALL DEMOLITION SPOILS OFF-SITE IN A LEGAL MANNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT THEIR OWN EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
- CONTRACTOR TO RESTORE ANY CONCRETE CURB & GUTTER AND FIRE LANE STRIPING PROPOSED TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION.
- REFERENCE TREE LIST ON SHEET 13 - TREE LIST.
- REFERENCE LANDSCAPE SHEETS FOR TREE REMOVAL AND MITIGATION CALCULATIONS.
- REFERENCE ARBORIST REPORT COMPLETED BY BARTLETT TREE EXPERTS, DATED OCTOBER 2, 2023.
- REFERENCE ENVIRONMENTAL RESOURCE INVENTORY (ERI) COMPLETED BY ECS SOUTHWEST, DATED SEPTEMBER 20, 2023.
- TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF DEMOLITION ON SITE BEFORE DEMOLITION OCCURS. WHERE FENCING CANNOT BE PLACED TO PROTECT THE EXTENT OF THE CRZ WITH NATURAL GROUND COVER, PROVIDE 8" LAYER OF ORGANIC HARDWOOD MULCH OUTSIDE OF THE FENCING. STRAPPING 2X4 OR THICKER LUMBER (TO MATCH HEIGHT OF BUILDING) SECURELY AROUND TREE TRUNK, BUTTRESS ROOTS, AND ROOT FLARE. IS REQUIRED IF FENCING CANNOT GO AROUND THE ENTIRE HALF CRZ.
- IF PRUNING IS NECESSARY DURING DEMOLITION, IT SHOULD TAKE PLACE PRIOR TO THE START OF THE DEMOLITION PROCESS. IT MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NO MORE THAN 25% IS PERMITTED.
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEFS) AND ASSOCIATED SETBACKS MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED EXCEPT AS DEFINED IN THIS SITE PLAN, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- CONTRACTOR TO INSURE THAT AN ARCHEOLOGIST WILL BE ON PROPERTY TO OBSERVE AND MONITOR ANY EXCAVATION WITHIN 25' OF CEMETERY TRACT PER RESTRICTIVE COVENANT #2023135351.

**Kimley»Horn**  
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 TBE Firm No. 928



KHA PROJECT	069408701
DATE	AUGUST 2025
SCALE	AS SHOWN
DESIGNED BY	NG
DRAWN BY	PP
CHECKED BY	GP

OVERALL EXISTING CONDITIONS

12TH AND SPRINGDALE  
4120 & 4130 E 12 STREET  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

SHEET NUMBER  
7 OF 76

