



C16

ONION CREEK MEADOWS
Property Owners Association
P. O. Box 434, Manchaca, Texas 78652

July 20, 2011

Ms. Sarah Sumner
Travis County Transportation & Natural Resources
411 W. 13th Street, 11th Floor
Austin, TX 78701

RE: Estancia Hill Country
COA Case Number C8J-2009-0142
Austin, Travis County, Texas

Dear Ms. Sumner:

The Onion Creek Meadows Property Owners Association would like to voice their support regarding the Estancia Hill Country Preliminary Plat to be heard before Zoning and Platting Commission on August 16, 2011.

It is the neighborhood's understanding that John Lloyd has issue with the Estancia Hill Country Preliminary Plat and is planning on protesting the plan before Zoning and Platting Commission. It is our further understanding that Mr. Lloyd is proposing to move the ROW for possible future SH 45 further towards the north than what is planned on the Estancia Hill Country Preliminary Plat, which will put the future ROW for SH 45 closer to our neighborhood and subject the neighborhood to more noise, pollution and traffic than what is proposed on Stratford Land's proposed preliminary plat. In addition, it is our further understanding that Mr. Lloyd has not submitted a preliminary plat to the County for review and has not contacted the neighborhood to discuss his future plans for his development.

The neighborhood would like to voice their opposition to the change in the alignment as desired by Mr. Lloyd. If the ROW has to be dedicated and/or reserved, the neighborhood would want the ROW as far away from our homes as possible.

Your consideration for this request is appreciated. Please do not hesitate to contact us if you have any other questions.

Sincerely,

Lance R Farley, President
on behalf of OCMP OA

01/19/2005 11:28
HJA-17-2011 00:52

5199420461
From: Jaspers Fayer

DAVID W. MENARD
To: 5199420461

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I, David Menard, owner of approximately 70 acres located at 13400 Old San Antonio Road, Buda, Texas, 78610 hereby authorize Carl Urban to read the following statement into the record at the City of Austin Zoning & Platting Committee Meeting on 16 August 2011 re Estancia Hill Country Preliminary Plan No. C8J-2009-0121.

I, David Menard, owner of approximately 70 acres located at 13400 Old San Antonio Road, Buda, Texas, 78610 have reviewed the Estancia Hill Country Preliminary Plan File No. C8J-2009-0121. I fully support the proposed alignment of SH-45 SW and the west bound frontage road where they are shown on Estancia's plan and where they are presently being proposed to be located.

I do not support the location proposed by John Lloyd for SH-45 SW and the west bound frontage road which would be entirely off of my property and to the north. John Lloyd has never spoken to myself about this or any other matter, as we have never spoken directly, just he and I by phone or in person at any time. No representatives of John Lloyd have contacted me in any way with respect to this matter.

Carl Urban is not authorized to answer questions on my behalf.

August 16, 2011
David W. Menard

David W. Menard,
13400 Old San Antonio Road,
Buda, Texas
78610

Sarah Sumner - Estancia Hill Country Project Support

From: Blayne Stansberry [REDACTED]
To: <bbaker@austintexas.org>, <kbjackson@pbsj.com>, <josephmartinez@yahoo.c...
Date: 8/16/2011 1:48 PM
Subject: Estancia Hill Country Project Support
CC: "Bell, Kelly" [REDACTED] <[REDACTED]>, <[REDACTED]> ...

C14

Dear Zoning and Platting Commissioners,

I am writing as a resident of the Arroyo Doble Estates neighborhood in Manchaca to acknowledge my support of the Estancia Hill Country Development which is item #16 on tonight's agenda.

I have lived in Manchaca since I was a girl and remember fondly the days when the Heep Ranch was an actual working ranch. Mr. Puryear kept the stables immaculate and offered tours to the local elementary kids.

I appreciate the Estancia Hill Country Project continues to honor Mr. Puryear with the continuation of the roadway, Puryear Road to be known as Puryear Parkway.

I also appreciate the preservation of the alignment of Old San Antonio Road as the roadway is designated as part of the El Camino Real de los Tejas National Historic Trail. The developer will be installing the signage marking the historic significance of the trail.

The hike and bike trail proposed along Old San Antonio Road is welcome. I hope bicycle routes and connectivity continues in this part of the county through out this project and future developments.

With the site complying with the City's environmental requirements and protecting Native American archaeological sites, I am in full support.

I do have concerns about the variances requested on the Boone-Heep Preliminary Plan (Item #20). As that project is not up for action other than statutory disapproval, I hope that the developer of this project will be active with the neighborhoods as it moves through the City and County review process.

Thank you,

Blayne Stansberry
605 Arroyo Vista Dr.
Manchaca, TX 78652

ATTN: SARAH SUMNER or Yolanda Parada via fax 974-3010

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.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person who 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.

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 person 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.

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.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the 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: C83-2009-0142

Contact: Sarah Sumner, (512) 854-7687 or

Yolanda Parada, (512) 974-2784

Public Hearing: Zoning and Platting Commission, August 16, 2011

Bonnie Klava
Your Name (please print)

☐ I am in favor
☒ I object

702 Blackwell Manchaca TK 78652

Your address (es) affected by this application

Bonnie Klava

8-14-11

Signature

Date

Daytime Telephone: 512-280-2209

Comments: I am against this use of

600 acres

"Commercial, Mixed Use"

SINGLE Family Homes or

DUPLEX PROPERTY would be best.

We do NOT want MORE shopping

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

City of Austin - Planning & Development Review Dept. 14th Floor

Sarah Sumner

P.O. Box 1088

Austin, TX 78767-8810

APARTMENT COMPLEXES.

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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.

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Case Number: SPC-2011-0123A

Contact: Lynda Courtney, (512) 974-2810

Public Hearing: Zoning and Platting Commission, Aug 16, 2011

ERIC CASTRO

Your Name (please print)

5800 SEOCFIELD Dr. 78746 (LOST CREEK)

Your address(es) affected by this application

8/7/2011

Signature

Date

Daytime Telephone:

Comments: I HAVE CONCERNS ABOUT THE

ADDITIONAL TRAFFIC AND "PARTIAL ZONING" OF THE BUILDING.

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

Planning and Development Review -- 4th floor

Lynda Courtney

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SPC-2011-0123A

Contact: Lynda Courtney, (512) 974-2810

Public Hearing: Zoning and Platting Commission, Aug 16, 2011

Barbara J Schumann

Your Name (please print)

1405 Thaddeus Ave - Austin, Texas 78746

Your address(es) affected by this application

Barbara J Schumann

Signature

Daytime Telephone: 327-5449

I want to Date

Speak

8-6-11

Comments: I am opposed to the change in

Zoning because I believe the with no

change in the road infrastructure the

impact on the intersection of Loop 360

and Lost Creek Boulevard would be

devastating. Other traffic patterns

to enter and leave Circle have to be

used.

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

City of Austin

Planning and Development Review - 4th floor

Lynda Courtney

P. O. Box 1088

Austin, TX 78767-8810

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**CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: CIELO CENTER

LOCATION: 1250 CAPITAL OF TEXAS HIGHWAY SOUTH, BUILDING 3, SUITE 100

APPLICANT: A. RON THROWER TELEPHONE NO: 512-476-4456

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: X

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	14.619	255,482	LR-GO	OFFICE	710	Eq.	2,743
		1,518	LR-GO	RESTAURANT	932	127/KSF	193
							2,936

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1		7,941	LR-GO	MEDICAL OFFICE	720	36.1/KSF	285
		247,541	LR-GO	OFFICE	710	Eq.	2,676
		1,518	LR-GO	RESTAURANT	932	127/KSF	193
							3,154

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
CAPITAL OF TEXAS HIGHWAY SOUTH	YES		
BARCLAY DRIVE	NO		

FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.
- ✓ The traffic impact analysis has been waived for the following reason: THE INCREASE IN TRAFFIC IS CONSIDERED SMALL AND DOES NOT EXCEED THE THRESHOLD ALLOWED BY THE LDC
- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: [Signature] DATE: 4/26/11

DISTRIBUTION: _____
 FILE _____ GAP, METRO _____ SDHRT _____ TRANS. REV. _____ TRAVIS CO. _____ TPSD TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project REQUIRE a new TIA determination to be made.

