

Item # C4

Sirwaitis, Sherri

From: Leslie Johnston [REDACTED]
Sent: Monday, January 14, 2013 3:06 PM
To: Sirwaitis, Sherri
Subject: CASE NUMBER: C14-2012-0153

CASE NUMBER: C14-2012-0153
CONTACT: SHERRI SIRWAITIS
PUBLIC HEARINGS: JAN. 15, 2013 ZONING & PLATTING COMMISSION
FEB. 14, 2013 CITY COUNCIL

NAME: LESLIE MILLER JOHNSTON
ADDRESS: 4612 SPICEWOOD SPRINGS ROAD, AUSTIN, TX. 78759
DATE: JAN. 14, 2013
PHONE: 325-379-1245

COMMENTS: I am the property owner with a home and lot adjacent to this zoning request. We have met with the applicant Scott Taylor of Sierra Concepts. He represented to us that the subject property would have mixed use of local office and residential.

It seems that the zoning change should be to LO rather than GO to be more consistent with the immediate mixed use neighborhood consisting of LO and various categories of residential uses.

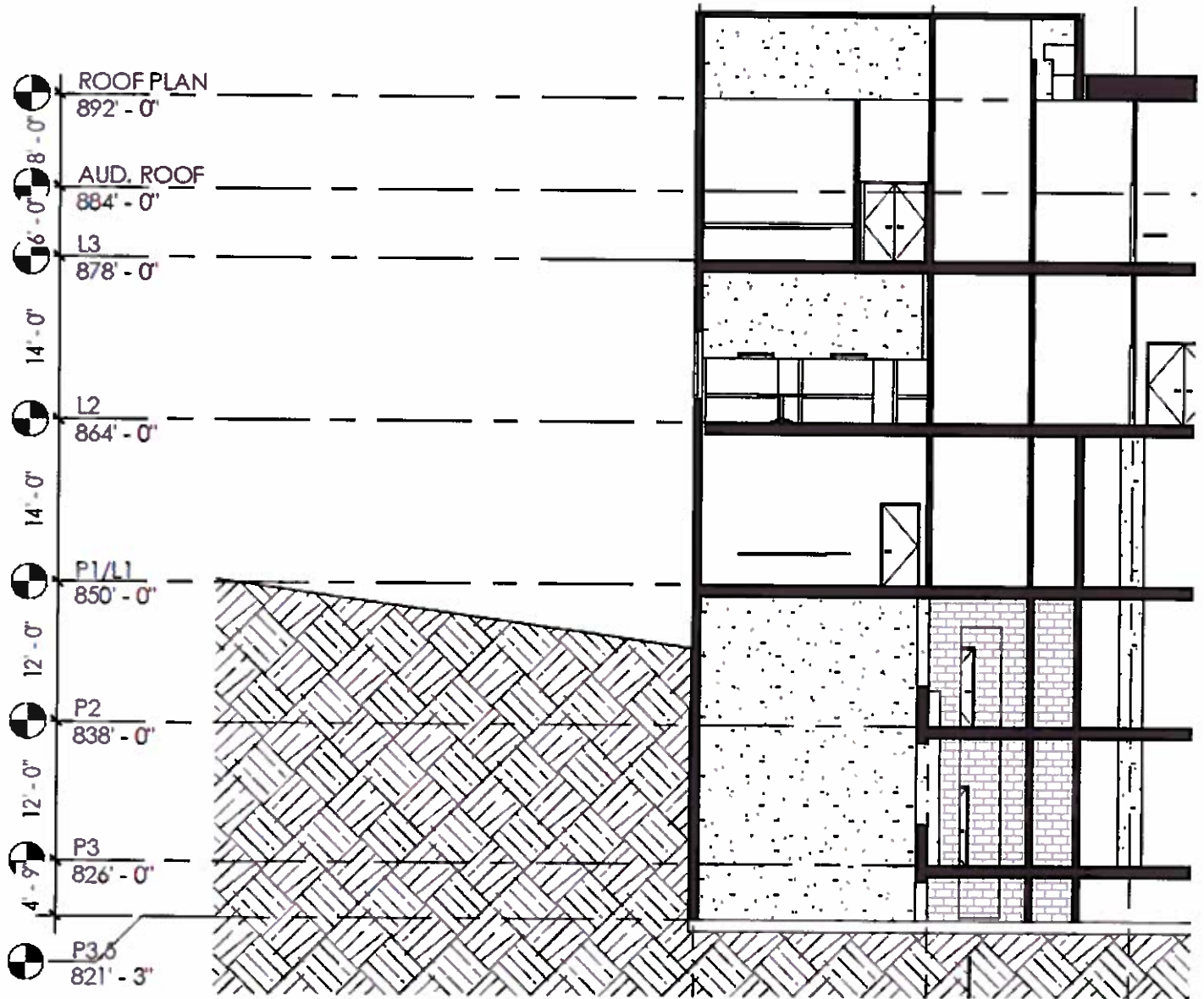
Therefore, I oppose the request of the zoning change from SF-3 to GO.

I recommend instead the change be from SF-3 to LO with the MU to allow for local office and residential, as represented to us by Scott Taylor, the applicant.

As I am recovering from the flu, I am unable to attend the hearing on Jan. 15, 2013. I appreciate your representation of my viewpoint.

Leslie M. Johnston
Tel. # 325-379-1245

the hillside for the parking garage and the slope towards the back (north), the average grade is 835.01'



Traveling west to east, Spicewood Springs Road rises 19' from 846' on the west side of the 4714 Spicewood Springs Road tract to 865' on the east side of the 4620 Spicewood Springs Road tract. Thus, from the Neely's Canyon property further east, the office building will appear to be less than 27' high (892' top of building - 865' rising ground level).

Note that we sited the office building completely on the west lot (4714 Spicewood Springs Road), with the east lot (4620 Spicewood Springs Road) as a buffer between the office building and the Neely's Canyon project. The east lot is zoned LO, which limits the building height directly adjacent to Neely's Canyon. We are removing all the invasive plant species from the east lot and replanting the area to return it to natural "Hill Country" vegetation.

Please call me to discuss (#619-1846) or we can meet at your office.

Thanks,

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Scott S. Taylor

Land/Creek Development

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SCALE 1-20

