



**Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.:** 34  
**AGENDA DATE:** Thu 02/03/2005  
**PAGE:** 1 of 2

**SUBJECT:** Set a public hearing on an appeal by Ed King (Long Canyon Home Owners Association, Phase I) and Joseph Konopka (Long Canyon Home Owners Association, Phase II/III) of the Zoning and Platting Commission's decision to grant a Hill Country Roadway Site Plan with waiver/variances for Potter's Dentistry at 7901 FM 2222 (site plan no. SPC-04-0022A). (Suggested date and time: February 10, 2005, at 6:00 p.m.)

**AMOUNT & SOURCE OF FUNDING:** N/A

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**REQUESTING** Watershed Protection and **DIRECTOR'S**  
**DEPARTMENT:** Development Review **AUTHORIZATION:** Joe Pantalione

**FOR MORE INFORMATION CONTACT:** Sue Welch, 974-3294; Martha Vincent, 974-3371

**PRIOR COUNCIL ACTION:** N/A

**BOARD AND COMMISSION ACTION:** Granted by the Zoning and Platting Commission on December 7, 2004 (6-2).

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The applicant is requesting a Hill Country Roadway Site Plan with three waiver/variances. The project proposes 8272 sq. ft. of medical office and administrative office with associated detention/water quality pond, parking, and related improvements for a total impervious coverage of 38,152 sq. ft. (18.54%). This site is located within 1000 feet of FM 2222, a Hill Country Roadway (Low Intensity Zone). The applicant is requesting three waivers/variances:

**WAIVER:** The applicant is requesting a waiver from 25-2-1023 to reduce the Hill Country Roadway buffer from 100 ft. to 50 ft. Recommended: Staff recommends approval of the waiver because it imposes an undue hardship because of the topography and the peculiar configuration of the tract.

**VARIANCES REQUESTED:** The applicant is requesting two environmental variances:

Variance #1: 25-8-301 & 302: To allow construction on slopes; Recommended: Staff recommends approval with conditions; recommended by Environmental Board with staff conditions.

Variance #2: 25-8-423: To exceed allowable impervious cover in the Water Quality Transition Zone (may not exceed 18% in WQTZ; applicant is proposing 27%). Not Recommended: by staff; recommended conditional approval by Environmental Board.

Staff did **not recommend** approval of this Hill Country Roadway Site Plan, due to the Water Quality Transition Zone variance. Staff believes this site may be developed with the requirement that impervious cover in the WQTZ not exceed the 18% limitation.

The Zoning and Platting Commission heard the case on December 7, 2004 and approved the Hill Country Roadway site plan with the waiver and variances with the Environmental Board conditions (6-2).



**Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 34  
AGENDA DATE: Thu 02/03/2005  
PAGE: 2 of 2**

Ed King (Long Canyon Home Owners Association, Phase I) and Joseph Konopka (Long Canyon Home Owners Association, Phase II/III) are appealing the Zoning and Platting Commission's decision to grant a Hill Country Roadway Site Plan with the wavier/variances.

## POTTER'S DENTISTRY SITE PLAN APPEAL

- 4.724 Acres, 7901 FM 2222 – Hill Country Roadway Site Plan; the applicant proposes 8272 sq. ft. of medical office and administrative office with associated detention/water quality pond, parking, and related improvements (total impervious coverage for the site 38,152 sq. ft. (18.54%). The applicant is requesting one waiver and two environmental variances.
- Zoned LO-CO; The applicant is complying with all conditions of zoning: the property/development will not exceed 2,000 trips per day; 35 ft. building setback on the south property line, with a 6 ft. high wooden fence to be constructed and maintained along the south that where it abuts a residential property, and a maximum building height of 28 ft. from ground level, building may not exceed one story and several uses were prohibited.
- Waiver Requested: The applicant is requesting a waiver from 25-2-1023 Hill Country Roadway buffer, from 100 ft. to 50 ft. Recommended: Staff recommended approval of the waiver because it imposes an undue hardship on a development because of the topography and the peculiar configuration of the tract. This waiver was not required to be heard by the Environmental Board.
- Environmental Variances Requested: The applicant is requesting two environmental variances:  
Variance #1: 25-8-301 & 302: To allow construction on slopes; Recommended by Staff with conditions; Recommended by EV Board with staff conditions.  
  
Variance #2: 25-8-423: To exceed allowable impervious cover in the Water Quality Transition Zone (may not exceed 18% in WQTZ; applicant is proposing 27%). Not Recommended by staff; Recommended conditional approval by Environmental Board.
- Staff did **not recommend** approval of this Hill Country Roadway Site Plan, due to the Water Quality Transition Zone variance. Staff believes this site may be developed with the requirement that impervious cover in the WQTZ not exceed the 18% limitation.
- The Zoning and Platting Commission heard the case on December 7, 2004 and approved the Hill Country Roadway site plan with the waiver and variances with the Environmental Board conditions (6-2).
- Ed King (Long Canyon Home Owners Association, Phase I) and Joseph Konopka (Long Canyon Home Owners Association, Phase II/III) are appealing the Zoning and Platting Commission's decision to grant a Hill Country Roadway Site Plan with the waiver/variances.

- Other issues: The Long Canyon Neighborhood Association expressed concerns about the site plan connecting to an adjacent property that allows access to the one road into their subdivision (Bell Mountain Drive). At this time, the site plan does not show a connection.

**ZONING & PLATTING COMMISSION SITE PLAN  
HILL COUNTRY SITE PLAN REVIEW SHEET**

**CASE NUMBER:** SPC-04-0022A      **CITY COUNCIL DATE:** February 10, 2005  
**ZAP COMMISSION DATE:** December 7, 2004

**ADDRESS:** 7901 FM 2222

**PROJECT NAME:** Potter's Dentistry

**WATERSHED:** West Bull Creek (Water Supply Suburban)

**AREA:** 4.724 Acres

**EXISTING ZONING:** LO-CO

Conditions of zoning: The property/development will not exceed 2,000 trips per day; 35 ft. building setback on the south property line, with a 6 ft. high wooden fence to be constructed and maintained along the south that where it abuts a residential property, and a maximum building height of 28 ft. from ground level, building may not exceed one story and several uses were prohibited. The applicant is proposing medical/administrative office and is complying with all conditions of zoning.

**PROPOSED USE:** The applicant proposes 8272 sq. ft. of medical office and administrative office with associated detention/water quality pond, parking, and related improvements. This site is located within 1000-feet of FM 2222, a Hill Country Roadway (Low Intensity Zone). The applicant is requesting three waivers/variances (Attachment A for site plan).

**APPLICANT:** Tom Beard/James Potter  
703 Ridge Crest Drive  
Round Rock, 78664

**AGENT:** Jim Bennett (784-4961)  
11505 Ridge Drive  
Austin, TX 78748

**NEIGHBORHOOD ORGANIZATION:**

426--River Place Residential Community Assn., Inc.  
434 - Lake Austin Business Owners  
439--Concerned Citizens For P&B of FM 2222  
448--Canyon Creek Homeowners Assn.  
475--Bull Creek Foundation  
965--Old Spicewood Springs Rd. Neigh. Assn.

**APPLICABLE WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**CAPITOL VIEW:** Not in View Corridor

**T.I.A.:** Not Required

**WAIVER:** The applicant is requesting a waiver from 25-2-1023 Hill Country Roadway buffer, from 100 ft. to 50 ft.

**RECOMMENDED:** Staff recommends approval of the waiver because it imposes an undue hardship on a development because of the topography and the peculiar configuration of the tract. (See attached EV memo – attachment ‘B’).

**VARIANCES REQUESTED:** The applicant is requesting two environmental variances:

Variance #1: 25-8-301 & 302: To allow Construction on Slopes; *{Recommended by Staff with conditions; Recommended by EV Board with staff conditions – see below}.*

Variance #2: 25-8-423: To exceed allowable impervious cover in the Water Quality Transition Zone. *{Not Recommended by Staff, Conditional Approval by EV Board – see below}.*

**SUMMARY STAFF RECOMMENDATION FOR VARIANCES:**

**Variance #1:** LDC 25-8-301 & 302: To allow Construction on Slopes;

**RECOMMENDED:** The findings of fact have been met. Staff recommends approval of the variance from Section 25-8-301 & 302 with the following conditions:

1. All cut/fill to be structurally contained
2. All replacement trees to be Class 1 trees, container grown from native seed.
3. All COA required landscaping to utilize Grow Green Native or Adapted Materials
4. Provide an Integrated Pest Management Plan.
5. Forbid the use of cold-tar based parking lot sealants.

**Variance #2:** LDC 25-8-423: To exceed allowable impervious cover in the Water Quality Transition Zone (may not exceed 18% in WQTZ; applicant is proposing 27%).

**NOT RECOMMENDED:** The findings of fact have NOT been met; therefore, Staff does not recommend approval of this variance. Staff believes this site may be developed with the requirement that WQTZ not exceed the 18% limitation.

See attached Environmental Board support material for further information regarding the variances request (attachment ‘B’).

**ENVIRONMENTAL BOARD RECOMMENDATION:**

11-17-04: The Environmental Board recommended conditional approval of variances requested from the Land Development Code Sections: 1) 25-8-301 & 25-8-302 to allow construction on slopes and 2) 25-8-423 to exceed allowable impervious cover in the WQTZ for the Potter Dentistry project with the following conditions:

1. All cut/fill to be structurally contained;
2. All replacement trees to be Class 1 trees, container grown from native seed;
3. All COA required landscaping to utilize Grow Green Native or Adapted Materials;
4. Provide an Integrated Pest Management Plan;
5. Prohibit the use of cold-tar based parking lot sealants.

(See attachment ‘C’ for EV Board Memo for motion and rationale).

**SUMMARY STAFF RECOMMENDATION:** Staff does Not Recommend approval of this Hill Country Roadway site plan, due to the Water Quality Transition Zone issue. Staff believes this site may be developed with the requirement that WQTZ not exceed the 18% limitation.

**COMMISSION ACTION:**

The Zoning and Platting Commission heard the case on December 7, 2004 and approved the Hill Country Roadway site plan with the waiver and variances with the Environmental Board conditions (6-2).

**CASE MANAGER:** Sue Welch

**PHONE:** 974-3294

**E-MAIL:** [sue.welch@ci.austin.tx.us](mailto:sue.welch@ci.austin.tx.us)

**ENVIRONMENTAL STAFF:** Chris Dolan

**PHONE:** 974-1881

**E-MAIL:** [chris.dolan@ci.austin.tx.us](mailto:chris.dolan@ci.austin.tx.us)

**PROJECT INFORMATION:**

**LEGAL DESCRIPTION:** 4.724 acres out of the William Swain Survey (C8i-03-0314)

**ZONING:** LO-CO, proposes medical/administrative office

**MAX. BLDG. CVRG ALLOWED:** 70%

**PROPOSED BLDG. CVRG:** 8272 sq. ft. (7.44%)

**MAX. IMPERV. CVRG.:** 40% (CWO)

**PROPOSED IMP. CVRG:** 38,152 sf (18.54%)

**MAX HEIGHT ALLOWED:** 28'\*

**PROPOSED HEIGHT:** 28' (1 story)

**MAX FAR ALLOWED:** .20\*

**PROPOSED FAR:** .04:1

**REQUIRED PARKING:** 41

**PROVIDED PARKING:** 41

**MIN. REQ. HC NATURAL AREA:** 40%

**PROVIDED:** 71%

\*per HCRC Ordinance;

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The project proposes to construct of two new buildings for medical office use (7,642 sq. ft.) with associated water quality and detention ponds, access drive and other associated improvements. An existing building previously used as a barn, will be used as administrative office (630 sq. ft.). The proposed development complies with compatibility standards. Along a portion of the south-side boundary will be screened with a 6 ft. wooden fence (per zoning ordinance) and remaining vegetative buffer, trees and shrubs. The applicant is using building materials that are compatible with the Hill Country environment and will install underground utilities where possible. Other than the 100 ft. vegetative buffer, this site complies with the Hill Country Roadway requirements.

**Environmental:** This site is located in the West Bull Creek watershed. The site is not located with the North Edward's Aquifer Recharge Zone, but is within the COA defined Drinking Water Protection Zone. There are no critical environmental features on site. The applicant is requesting two environmental variances: Variance #1: 25-8-301 & 302: To allow Construction on Slopes; {Recommended by Staff with Conditions; Recommended by EV Board with Staff conditions}; and Variance #2: 25-8-423: To exceed allowable impervious cover in the Water Quality Transition Zone. {Not Recommended by Staff, Conditional Approval by EV Board}. Staff believes this site may be developed with the requirement that WQTZ not exceed the 18% limitation. See attached EV memo for recommendations on variances.

**Transportation:** Access will be taken from FM 2222, and TxDOT has approved the proposed driveway. The estimated trip generation for this use complies with the zoning conditions for less than 2,000 vehicle trips per day. This site plan complies with all other transportation requirements.

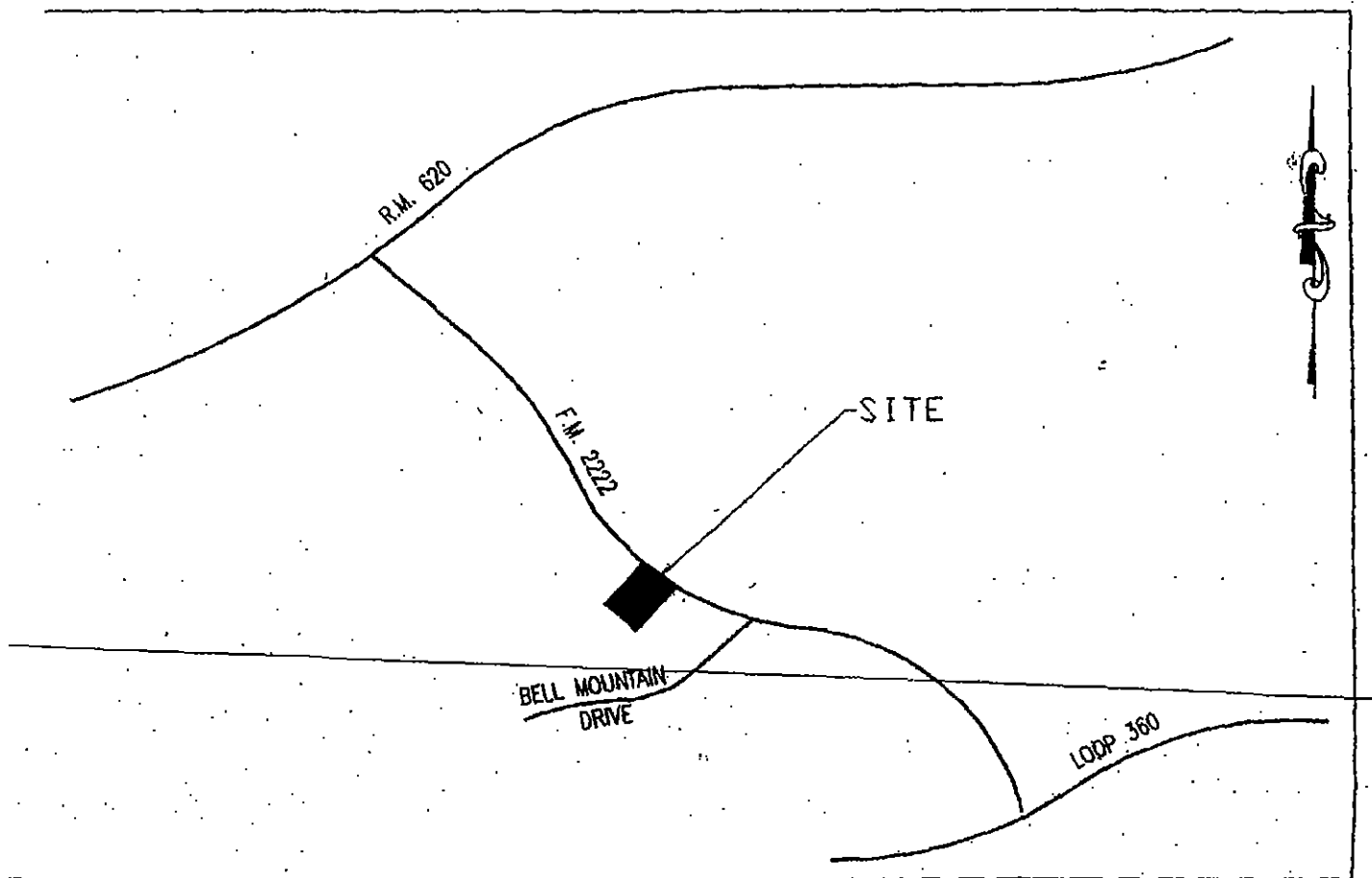
**SURROUNDING CONDITIONS:**

**Zoning/ Land Use**

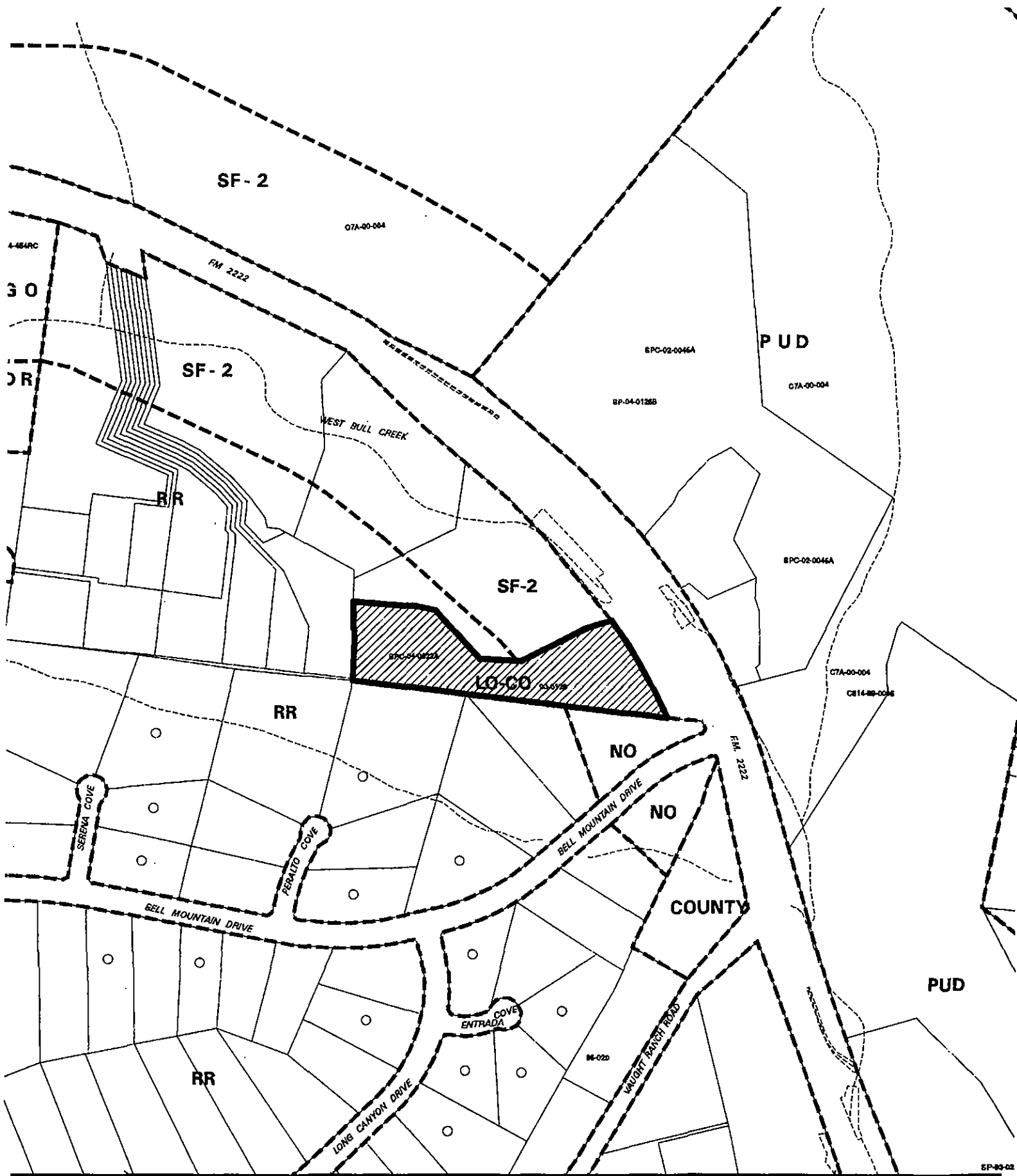
**North:** SF-2/RR – single family residence  
**East:** FM 2222 (ROW 240')  
**South:** NO, office and RR, single family residences  
**West:** RR, single family residences

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 2222	240'	95'	Major Arterial





**VICINITY MAP**  
( NOT TO SCALE )



 1" = 400'	SUBJECT TRACT		SITE PLAN CONSOLIDATED		CITY GRID REFERENCE NUMBER  F31
	PENDING CASE				
	ZONING BOUNDARY		CASE #: SPC-04-0022A	DATE: 04-12	
	CASE MGR: S. WELCH		ADDRESS: FM 2222 NORTH OF BELL MOUNTAIN DR SUBJECT AREA (acres): 4.724	INTLS: SM	

[illegible]

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}
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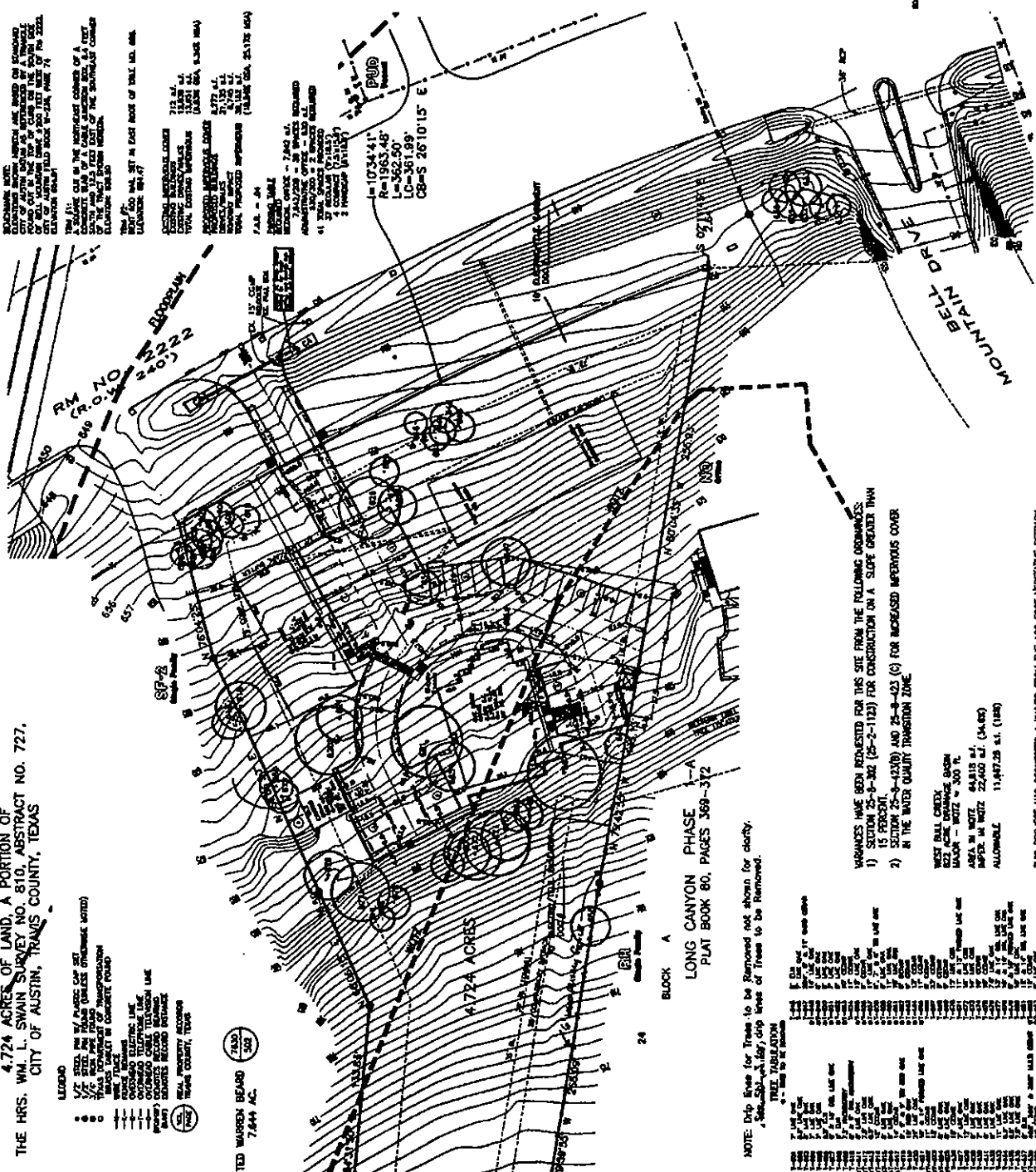
LONG CANYON PHASE 1-A  
PLAT BOOK 80, PAGES 369-372

NOTE: Drop lines for Traces to be Removed not shown for clarity.  
See Sub-3 for drop lines of Traces to be Removed.

- 1) SECTION 25-B-302 (25-2-112) FOR CONSTRUCTION ON A SLOPE GREATER THAN 15 PERCENT.
- 2) SECTION 25-B-423(b) AND 25-B-423 (c) FOR INCREASED WEEDS COVER IN THE WATER QUALITY TRANSITION ZONE.

WEST BULL CREDIT  
1222 ACME DRIVE  
MAJOR - WGTZ - 300 P.  
MAJOR'S WGTZ 64,815 A.F.  
MAJOR IN WGTZ 22,400 A.F. (34.65)  
ALLOWABLE 11,467.28 A.F. (1889)

THIS PROJECT HAS REQUESTED A WAIVER FROM THE 100 FOOT VEGETATIVE SETBACK

[illegible]

RECEIVED  
GENERAL INVESTIGATIVE DIVISION  
FEDERAL BUREAU OF INVESTIGATION  
U.S. DEPARTMENT OF JUSTICE  
WASHINGTON, D.C.  
JAN 10 1967

TO : DIRECTOR, FBI  
FROM : SAC, NEW YORK (100-85454)  
SUBJECT: JAMES EARL RAY, AKA;  
ALLEGED ATTEMPT TO OBTAIN  
PASSPORT FOR TRIP TO ALGERIA;  
RE: NEW YORK TELETYPE TO BUREAU,  
JANUARY NINE LAST.

NEW YORK OFFICE ADVISED THAT  
JAMES EARL RAY, AKA, IS CURRENTLY  
IN THE CUSTODY OF THE NEW YORK  
STATE POLICE AND IS BEING HELD  
AT THE NEW YORK STATE PRISON IN  
JAIL NO. 10, ALBANY, NEW YORK.  
RAY IS BEING HELD ON A CHARGE  
OF VIOLATION OF PAROLE.  
RAY IS CURRENTLY BEING  
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NEW YORK.

END

100-85454-100

$\angle = 10^{\circ}34'41''$   
 $R = 1963.48'$   
 $L = 362.50'$   
 $LC = 361.99'$   
 $CB = S 26^{\circ}10'15'' E$

10

193  
2. 4. 17. 20



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 08-14-2010 BY 60322 UCBAW

[illegible]

Expend	13,651.11
Expend	1,072.12
Expend	21,125.12
Expend	28,407.11
Expend	1,249.12

Total gross site area = 201,262 sq. ft.  
The Oklahoma Capital Center (OCC) = 61,822 sq. ft.  
The Oklahoma State Capitol (OSC) = 67,344 sq. ft.  
The Oklahoma State Capitol Annex (OSCA) = 149,104 sq. ft.  
Total building area = 278,270 sq. ft.

**Net Site Area Considered:**

Area of 1000 Acres	2000	0-10 %	110,000 ± 100	$\Sigma$ = 110,000 a.f.
Area of 1000 Acres	2000	10-20 %	20,000 ± 100	$\Sigma$ = 20,000 a.f.
Area of 1000 Acres	2000	20-30 %	30,000 ± 100	$\Sigma$ = 30,000 a.f.
Area of 1000 Acres	2000	30-40 %	40,000 ± 100	$\Sigma$ = 40,000 a.f.
Area of 1000 Acres	2000	40-50 %	50,000 ± 100	$\Sigma$ = 50,000 a.f.
Area of 1000 Acres	2000	50-60 %	60,000 ± 100	$\Sigma$ = 60,000 a.f.
Area of 1000 Acres	2000	60-70 %	70,000 ± 100	$\Sigma$ = 70,000 a.f.
Area of 1000 Acres	2000	70-80 %	80,000 ± 100	$\Sigma$ = 80,000 a.f.
Area of 1000 Acres	2000	80-90 %	90,000 ± 100	$\Sigma$ = 90,000 a.f.
Area of 1000 Acres	2000	90-100 %	100,000 ± 100	$\Sigma$ = 100,000 a.f.

**APPROXIMATE COVER**

[illegible][illegible][illegible][illegible][illegible]

Range Day	Range End	Percent	Ave	IS for MCA	MCA
0.00	11.00	54.0	118073.43	= 100	118073.43
13.00	23.00	37.4	78200.33	= 40	30746.13
23.00	33.00	4.1	64683.83	= 20	1082.83
33.00	330.00	0.5	961.48	= 0	0
			255,787		151,531

NOTE: SIDEWALKS ALONG R02222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE EXISTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COMMAND BODY OR UTILITY COMPANY.

FBI NUMBER \_\_\_\_\_ SEARCHED INDEXED  
 FILED \_\_\_\_\_ SERIALIZED FILED  
 MAR 10 1964  
 FBI - NEW YORK

1. Name of the person: \_\_\_\_\_  
 2. Address: \_\_\_\_\_  
 3. City: \_\_\_\_\_  
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 6. Date: \_\_\_\_\_  
 7. Signature: \_\_\_\_\_  
 8. Title: \_\_\_\_\_  
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**DECLASSIFICATION AUTHORITY:** This document is exempt from automatic declassification.

Revision No. - Date of Revision - Revision Description - Approved By _____ _____ _____ _____ _____
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\_\_\_\_\_

The drawing is copyrighted by  
Prosser and Associates, Inc.  
Consulting Engineers

POTTER DENTISTRY  
7901 FM 2222, AUSTIN TEXAS 78730  
SITE PLAN/DIMENSION CONTROL PLAN

Attachment A

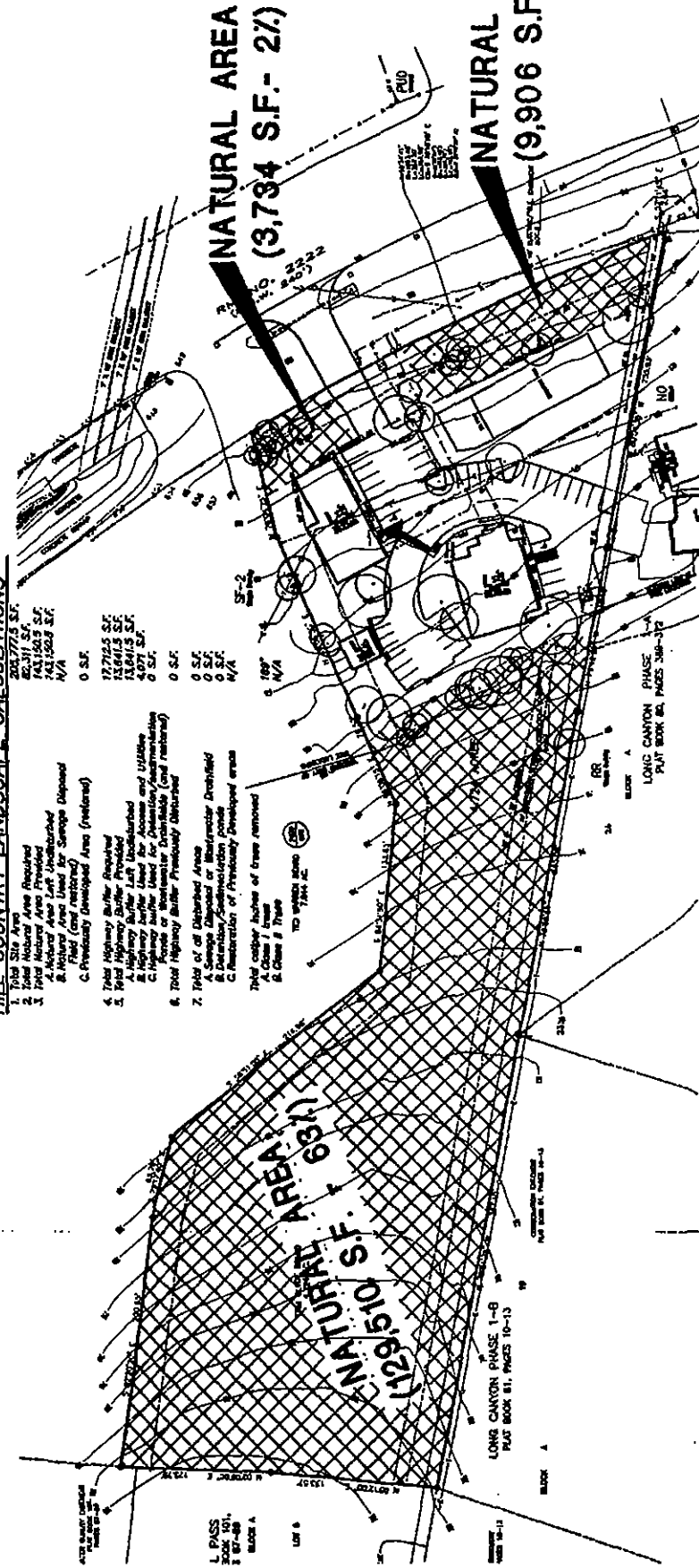
4.

# HILL COUNTRY LANDSCAPE CALCULATIONS

1. Total Site Area  
205,773.5 S.F.
2. Total Natural Area Required  
82,311 S.F.
3. Total Natural Area Left Undisturbed  
143,155.5 S.F.
4. Natural Area Used for Swamp Disposal  
N/A
5. Flood (and restored)  
0 S.F.
6. Previously Developed Area (reforest)  
12,725.5 S.F.
7. Total Highway Buffer Required  
13,841.5 S.F.
8. Highway Buffer Left Undisturbed  
13,841.5 S.F.
9. Highway Buffer Used for Access and Utilities  
4,907 S.F.
10. Highway Buffer Used for Drainage (Compensation)  
0 S.F.
11. Highway Buffer Previously Disturbed  
0 S.F.
12. Total of all Disturbed Areas  
0 S.F.
13. Swamp Disposal or Reforest  
0 S.F.
14. Restoration of Previously Developed Areas  
N/A

Total cubic yards of trees removed  
1,000 cu yd

1. Clear & Fill  
2. Clear & Fill



NATURAL AREA PLAN  
SCALE: 1" = 60'





**NOTE**  
REFER TO "NATURAL AREA  
PLAN", SHEET 14 FOR NATURAL  
AREA DELINEATION

PUD  
 Vacant  
 14.5

$\angle = 10^{\circ}34'41''$   
 $R = 1963.48'$   
 $L = 362.50'$   
 $LC = 361.99'$   
 $CB = S\ 267^{\circ}15' E$   
 $(R = 1963.04')$   
 $(L = 362.72')$   
 $(LC = 362.30')$   
 $(CB = S\ 267^{\circ}20' E)$

**TREE TABULATION**

[illegible][illegible][illegible]

RM NO. 2222  
(R.O.W. 240')

SF-2  
Single Family

24 ACRES

RR  
Single Family

LONG CANYON PHASE 1-A  
PLAT BOOK 80, PAGES 369-372

### SEEDING NOTES

THEY ASKED FOR THE NAME OF THE PERSON WHO  
HAD GIVEN THEM THE PAPER IN THE FIRST PLACE AND  
THEY ASKED FOR THE NAME OF THE PERSON WHO  
HAD GIVEN THEM THE PAPER IN THE FIRST PLACE

[illegible]

PLANT LIST

### NOTATIONS AND NOTATION

[illegible]





**ITEM FOR ENVIRONMENTAL BOARD AGENDA**

BOARD MEETING DATE REQUESTED:	November 17, 2004
NAME/NUMBER OF PROJECT:	Potter Dentistry/SPC-04-0022A
NAME OF APPLICANT OR ORGANIZATION:	Tom Beard Jim Bennett (Agent), 784-4961
LOCATION:	7901 N. FM 2222
PROJECT FILING DATE:	May 13, 2004
WATERSHED PROTECTION STAFF:	Chris Dolan 974-1881 chris.dolan@ci.austin.tx.us
CASE MANAGER:	Sue Welch 974-3294 sue.welch@ci.austin.tx.us
WATERSHED:	West Bull (Water Supply Suburban)
ORDINANCE:	CWO (Current Code)
REQUEST:	Variance #1 from Land Development Code Section 25-8-301, 302 (Construction on Slopes).  Variance #2 from Land Development Code Section 25-8-423 (To Exceed Allowable Impervious Cover in WQTZ)
STAFF RECOMMENDATION:	VARIANCE #1 RECOMMENDED WITH CONDITIONS. (FINDINGS OF FACT ARE MET)  VARIANCE #2 NOT RECOMMENDED (FINDINGS OF FACT ARE NOT MET)



## MEMORANDUM

TO: Betty Baker  
Chairman, City of Austin Zoning and Platting Commission

FROM: Chris Dolan, Senior Environmental Review Specialist  
Watershed Protection and Development Review Department

DATE: December 7, 2004

SUBJECT: Potter Dentistry SPC-04-0022A

### **Description of Project Area**

The proposed Potter Dentistry site is located at 7901 FM 2222, on the southeast side of 2222, near the intersection of Bell Mountain Drive. The site is within the full purpose jurisdiction of the City of Austin, and is bordered by an office building and Bell Mountain Drive to the south, FM 2222 to the east, and single family lots around the remainder of the property. The site is within the West Bull Creek Watershed, which is classified as a Water Supply Suburban Watershed by the City's Land Development Code (LDC). The site is not within the North Edwards Aquifer Recharge Zone, but is within the COA defined Drinking Water Protection Zone.

The 4.72 acre site is subject to the development limitations of the Comprehensive Watersheds Ordinance (CWO), as well as the Hill Country Roadway Corridor (HCRC) Ordinance. There is floodplain and Critical Water Quality Zone (CWQZ) located to the north of the property line, and the site itself includes Water Quality Transition Zone (WQTZ) associated with the referenced CWQZ. There is no CWQZ on site. Allowable impervious cover is limited to 40% in the uplands zone, and 18% within the WQTZ. Due to the topography of the site, a variance for construction on slopes is required to access the developable areas of the site. A second variance (to exceed allowable impervious cover within the WQTZ) is also being requested by the applicant.



### **Existing Topography and Soil Characteristics**

The site contains some steep slopes, with natural drainage to the east/northeast towards FM 2222. Elevations range from approximately 760 feet above mean sea level (MSL) at the west end of the property, falling to approximately 650 feet above MSL at the 2222 ROW line. The topography is typical of Hill Country sites with bands of slopes separating terraced areas that are more suitable for development. Accessing the site from the 2222 ROW line, there are two terraced areas that are suitable for development, within the first 240-250 feet. After the first 250 feet (at the approximate location of the 685 foot contour line) the slopes become more severe, and no development is proposed above the steeper slopes. It should also be noted that development is further restricted adjacent to the ROW line by the requirement for a HCRC Buffer.

The soils on the site are very rocky, and are classified as Brackett (B1D), Brackett with rock outcrop (BoF), and Volente complex (VoD). The consist of clay and silty clay loams with moderately low permeability.

### **Vegetation**

The site is located within the Edwards Plateau vegetation region of Texas. Vegetation is dominated by Ashe juniper (*Juniperus ashei*), Texas (or Spanish) oak (*Quercus texana*), and Plateau live oak (*Quercus fusiformis*). Understory and shrub species are very limited, as the site has historically been used for grazing. The site does not contain a large number of mature, Class 1 trees. All protected size trees will be preserved.

The site is subject to the Hill Country Roadway Corridor (HCRC) Ordinance, and as such is required to preserve 40% of the site as undisturbed natural area, and to provide a 100 foot HCRC Buffer from traffic on 2222. This project will comply with the 40% natural area requirement, as more than 50 percent of the site (above the steep slope line) will remain undisturbed. The project will require a waiver from the Zoning and Platting Commission to allow a reduced HCRC Buffer. As a code requirement, the HCRC Buffer must be restored per the standards of the Environmental Criteria Manual. As conditions of Staff support for the construction on slopes variance, the applicant has agreed that all replacement trees will be Class 1 trees that are container grown from native seed, and that all COA required landscaping will utilize Grow Green native or adapted material.

### **WAIVER**

Staff supports the request to allow a reduced HCRC Buffer (from 100 to 50 feet) based on the topographical constraints of the site. The peculiar configuration of the tract, as well as the existence of steep slopes on a significant portion of the property, minimize the portion of the site that is suitable for development. The conditions of Staff support for the construction on slopes variance will ensure that the proposed development will equal or exceed code compliant development with respect to environmental protection.

### **Critical Environmental Features/Endangered Species**

An Environmental Assessment provided by the applicant, as well as a site visits conducted by Watershed Protection Staff, confirmed that there are no critical environmental features (CEF's) either on or within 150 feet of the site. The applicant has agreed to participate in the BCCP Program to address the issue of endangered species.

### **Variance Requests**

The variances being requested by this project are to LDC Sections 25-8-301 and 302 (for Construction on Slopes), and to LDC Section 25-8-423 (to allow impervious cover in excess of 18% within the WQTZ). Environmental Staff supports the request for the construction on slopes variance, as the topography of the site requires that such a variance would be necessary to allow any development on the property. Staff is not supporting the second variance because the site can be developed to a lower degree of intensity without exceeding the impervious cover limitations (18%) for the WQTZ. As conditions of staff support for the construction on slopes variance, all proposed cut/fill on the site will be structurally contained, an IPM Plan will be provided, and the use of coal-tar based asphalt sealants will be prohibited.

### **LDC 25-8-301, 302 Construction on Slopes**

A driveway cannot be constructed on slopes in excess of 15%, unless the driveway is necessary to provide primary access to at least two (2) contiguous acres with a gradient of 15% or less; or building sites for at least five (5) residential units. A building or parking structure cannot be constructed on slopes in excess of 25%, or except for a parking structure, a parking area cannot be constructed on slopes in excess of 15%.

### **LDC 25-8-423 Water Quality Transition Zone**

Section 25-8-423 of the Land Development Code states that impervious cover in the Water Quality Transition Zone (WQTZ), for project sites in Water Supply Suburban Watersheds, may not exceed 18 percent. In determining the land area within the WQTZ, land in the 100 year floodplain must be excluded.

The granting of the requested construction on slopes variance is recommended with conditions because the findings of fact have been met. The following are conditions of variance support:

### **Conditions**

1. All cut/fill to be structurally contained.
2. All replacement trees to be Class 1 trees, container grown from native seed.
3. All COA required landscaping to utilize Grow Green Native or Adapted Material.
4. Provide an IPM Plan.
5. Forbid the use of cold-tar based parking lot sealants.

The granting of the requested variance to allow impervious cover to exceed 18 percent in the WQTZ is not recommended because the findings of fact were not met.

If you have any questions or require further assistance, please contact Chris Dolan at 974-1881.

Chris Dolan, Senior Environmental Review Specialist



*Variance # 1*

**Watershed Protection and Development Review Department  
Staff Recommendations Concerning Required Findings  
Water Quality Variances**

---

**Application Name:** *Potter Dentistry*  
**Application Case No:** *SPC-04-0022A*  
**Code Reference:** *25-8-301, 302*  
**Variance Request:** *Construction on Slopes*

---

**A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:**

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**Yes/ In recent years, many similarly situated development projects have requested similar construction on slopes variances due to the same topographical conditions that are present at this site.**

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**Yes/ Due to the topographical constraints of the site, construction on slopes would be required to access any of the developable portions of the site. A minimal number of parking spaces will need to occur on slopes between 15 and 25 percent, but will result in better preservation of Class 1 trees.**

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

**Yes/ Construction that triggers the requested variance will be limited to driveway access, and a minimal number of parking spaces.**

- c) Does not create a significant probability of harmful environmental consequences; and

**Yes/ The site contains no critical environmental features (CEF's). All cut/fill that is generated by the construction on slopes will be structurally contained. The site was designed to preserve as many Class 1 trees as possible. No protected size trees will be removed.**

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**Yes/ Water Quality Controls will be designed to meet the current requirements of the Land Development Code.**

**B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):**

1. The above criteria for granting a variance are met;

N/A [summary of justification for determination]

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A [summary of justification for determination]

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A [summary of justification for determination]

---

Reviewer Name: Chris Dolan

Reviewer Signature: \_\_\_\_\_

Date: [Date of determination]

---

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

W. L. Swain

# NET SITE AREA CALCULATIONS

Existing Impervious Cover 13,631 s.f.  
 Proposed Impervious Cover  
 Buildings 8,272 s.f. (4.02% GSA, 5.45% NSA)  
 Pavement 21,135 s.f.  
 Total 29,407 s.f.  
 Roadway Impact 8,745 s.f.  
 Percent Impervious 18.54% (GSA) 25.17% (NSA)  
 Total gross site area = 205,787 s.f.  
 Site Deductions: Creek Valley Water Quality Zone (CWQZ) = 0.00 Acres  
 Wetland Quality Transition Zone (WQTZ) = 87,945 s.f.  
 Wetland Quality Transition Zone (WQTZ) = 87,945 s.f.  
 Deduction subtotal = 87,945 s.f.  
 Upland area (Gross area minus total deductions) = 117,842 s.f.  
 Net Site Area Calculation:  
 Area of Upland with Slopes 0-15% = 119,075 s.f. = 119,075 s.f.  
 Area of Upland with Slopes 15-25% = 75,000 s.f. = 75,000 s.f.  
 Area of Upland with Slopes 25-35% = 5,409 s.f. = 5,409 s.f.  
 Net Site Area (subtotal) = 199,484 s.f.

# POTTER DENTISTRY 7901 FM 2222, AUSTIN TEXAS 78730

## PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	Area (s.f.)	F.A.R.	BLDG./ OTHER Area (s.f.)	% of Category (s.f.)	DRIVES, ROADS, ETC Area (s.f.)	IMPER. ALLOWED Area (s.f.)	IMPER. PROPOSED Area (s.f.)
0-15%	119,075	0.060	7,192	6.04	15,281	47,530	22,453
15-25%	75,000	0.014	1,086	1.40	5,874	7,689	6,954
25-35%	5,409	0.00	0.00	0	0	0	0
Total Site Area	205,787 GSA						

WQTZ AREA 87,945 s.f.  
 IMPERVIOUS ALLOWED IN WQTZ (18%) 15,830 s.f.  
 PROPOSED IN WQTZ (25.4%) 22,453 s.f.  
6,623 s.f.

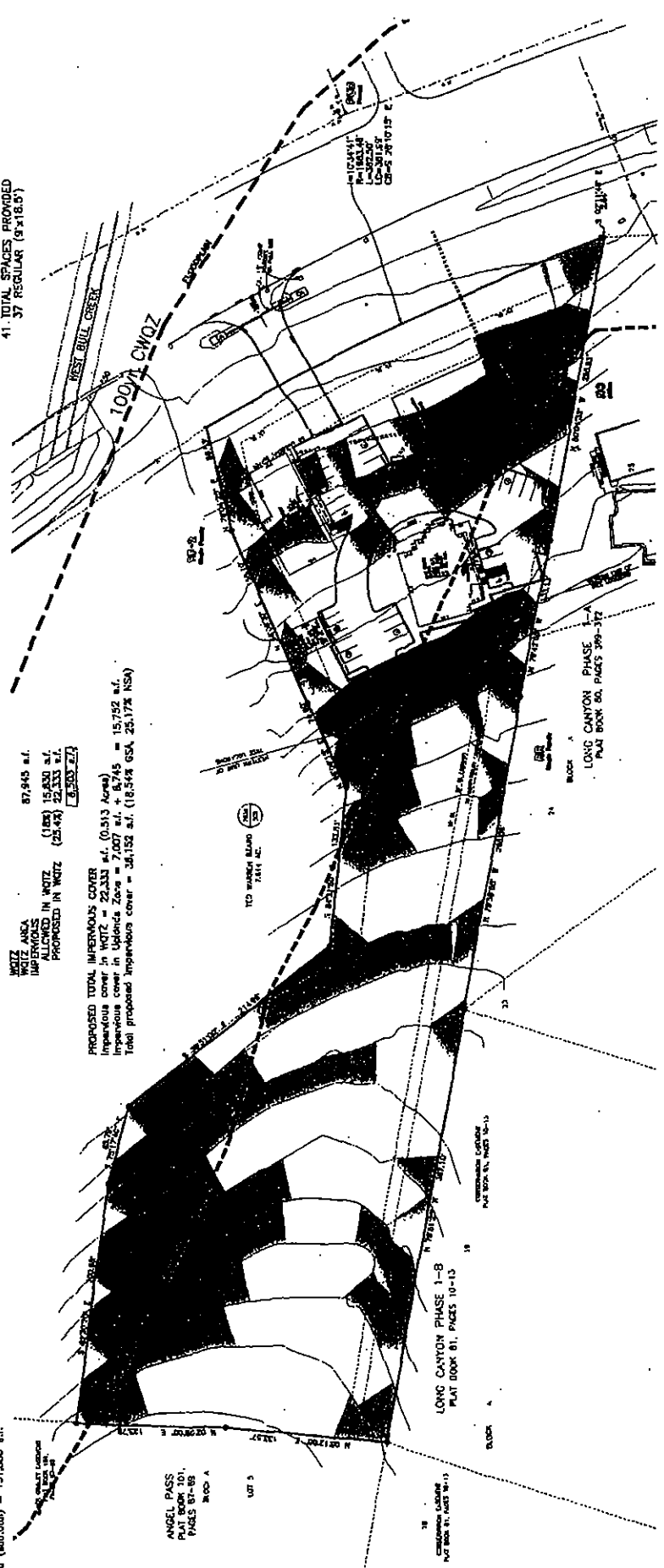
PROPOSED TOTAL IMPERVIOUS COVER  
 Impervious cover in WQTZ = 22,453 s.f. (0.313 Acres)  
 Impervious cover in Uplands Zone = 7,007 s.f. + 8,745 = 15,752 s.f.  
 Total proposed impervious cover = 38,152 s.f. (18.54% GSA, 25.17% NSA)

ROADWAY IMPACT CALCULATIONS  
 FM 2222  
 1/2 ROAD WIDTH = 40  
 1/2 ROAD WIDTH IMPACT = 14,575.8 s.f. (4.2% GSA, 5.45% NSA)  
 1/2 ROAD WIDTH IMPACT = 14,575.8 s.f. (4.2% GSA, 5.45% NSA)  
 1/2 ROAD WIDTH IMPACT = 14,575.8 s.f. (4.2% GSA, 5.45% NSA)  
 1/2 ROAD WIDTH IMPACT = 14,575.8 s.f. (4.2% GSA, 5.45% NSA)

EXISTING IMPERVIOUS COVER  
 EXISTING BUILDINGS 719 s.f.  
 EXISTING DRIVEWAYS 12,930 s.f.  
 EXISTING IMPERVIOUS 13,651 s.f.  
 TOTAL EXISTING IMPERVIOUS (6.63% GSA, 5.34% NSA)

PROPOSED IMPERVIOUS COVER  
 PROPOSED BUILDINGS 8,272 s.f.  
 PROPOSED DRIVEWAYS 21,135 s.f.  
 PROPOSED IMPERVIOUS 29,407 s.f.  
 TOTAL PROPOSED IMPERVIOUS (18.54% GSA, 25.17% NSA)

F.A.R. = .04  
 PARKING TABLE REQUIRED  
 MEDICAL OFFICE - 7,642 s.f.  
 7,642/200 = 38 SPACES REQUIRED  
 ADMINISTRATIVE OFFICE - 630 s.f.  
 630/300 = 2 SPACES REQUIRED  
 41 TOTAL SPACES PROVIDED  
 37 REGULAR (9'x18.0')



This drawing is copyrighted by:  
 Prossner and Associates, Inc.  
 Consulting Engineers  
 13077 Road 2000, Austin, Texas 78738  
 Phone (512) 835-2333  
 Fax (512) 835-2331

4.724 ACRES OF LAND, A PORTION OF  
 THE HRS. WM. L. SWAIN SURVEY NO. 810, ABSTRACT NO. 727,  
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



*Variance #2*

**Watershed Protection and Development Review Department  
Staff Recommendations Concerning Required Findings  
Water Quality Variances**

---

**Application Name:** *Potter Dentistry*  
**Application Case No:** *SPC-04-0022A*  
**Code Reference:** *25-8-423*  
**Variance Request:** *To exceed Allowable impervious cover in Water Quality Transition Zone*

---

**A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:**

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**No/ Reviewer was unable to document any similarly situated development projects, for which a variance to exceed allowable impervious cover in the WQTZ was approved.**

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**No/ The variance is based on the method chosen by the applicant to develop the property, and the method of development does not provide greater overall environmental protection than is achievable without the variance.**

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

**No/ The site could be developed (allowing a reasonable use of the property), and remain within the code limitation for impervious cover in the WQTZ, without depriving the applicant of a privilege given to other property owners.**

- c) Does not create a significant probability of harmful environmental consequences; and

**No/** The applicant is requesting a waiver to allow for a reduction of the required (per the HCRC zoning ordinance) Hill Country Buffer, and Staff is unable to justify any request for additional impervious cover when the applicant is unable to strictly comply with zoning requirements for the HCRC Buffer.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**Yes/** It is a code requirement that Water Quality Controls would have to be designed to treat all impervious cover within the WQTZ.

**B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):**

1. The above criteria for granting a variance are met;

**No/** Staff has determined that the above criteria for granting a variance have not been met.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

**No/** The requirement for which the variance is requested does not prevent a reasonable, economic use of the entire property. The site could be developed, and remain code compliant with respect to impervious cover in the WQTZ.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

**No/** Per the previous finding, Staff has determined that the requirement for which the variance is requested does not prevent a reasonable, economic use of the entire property. Therefore, the variance cannot be considered the minimum change to allow a reasonable, economic use of the entire property.

---

Reviewer Name: Chris Dolan

Reviewer Signature: \_\_\_\_\_

Date: [Date of determination]

---

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).





**Prossner and Associates, Inc.**

Consulting Engineers

2601 Chitina Court  
Cedar Park, Texas 78613  
(512) 918-3343

November 30, 2004

Ms. Tammy Williamson, Assistant Director  
Development Review and Inspection Department  
505 Barton Springs Road  
Austin, Texas 78701*waiver***Re: Request for a waiver (section 25-2-1123) - Potter Dentistry  
7901 FM 2222, Austin, Texas**

Ms. Williamson,

This correspondence is a formal request for consideration of a waiver from Section 25-2-1123 to reduce the required 100 foot vegetative buffer setback on a Hill Country Site Plan for the above referenced site. The waiver is needed to allow the Owner to construct improvements within the 100 foot vegetative buffer imposed by the Hill Country Roadway Ordinance. The Owner is requesting a 50 foot setback due to extreme grades on the site the further you get from FM 2222.

Should you have any questions, please contact our office at 918-3343.

Sincerely,

Kurt M. Prossner, P.E.  
President

cc: Dr. Jim Potter

file:potter\_dentistry/setback\_waiver.doc

**Prossner and Associates, Inc.**

Consulting Engineers

16400 Chitina Court  
Cedar Park, Texas 78613  
(512) 918-3343

Variance #1

October 12, 2004

Ms. Tammie Williamson, Assistant Director  
Environmental and Conservation Services Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78701

**Re: Variance Request for Potter Dentistry - 7901 FM 2222**

Ms. Williamson,

This correspondence is being submitted as a request for a variance from Section's 25-8-301 and 25-8-302 of the City of Austin Land Development Code for the above referenced Site Plan Application. The variance request is to allow construction of parking facilities on slopes in excess of fifteen (15) percent. The site has steep grades starting from FM 2222 and the only area where safe and useable parking can be placed is in the front portion which has the only buildable areas where the structures can be located.

To meet the parking requirements of the Land Development Code and to provide safe and accessible parking there are limited areas on the site where the parking can be located. We have placed the parking where there will be minimal disturbance to several large trees that the Owner wants to keep but in steeper areas of the site. Several of these trees are located in areas where the slopes are less than 15% but to keep the trees we have elected to leave the root zones undisturbed. It must also be noted that access to the site from FM 2222 can not be gained without crossing an area with slopes in excess of fifteen (15) percent.

It is our opinion that approval of the variance request will not provide the applicant with a special privilege over similar developments as this area generally has extreme topography and tracts in this area would not be able to be developed without some relief to the construction on slopes requirements. The areas where the variance is requested are very isolated and the site can not be designed differently due to the natural grade on the site and the need to minimize the internal drive slopes to accommodate ADA requirements. The variance approval we believe is a minimum departure from the Land Development Code and the approval of the variance will not create any significant environmental consequences.

Should you have any questions or require any additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt M. Prossner". The signature is fluid and cursive, with the first name "Kurt" being more prominent.

Kurt M. Prossner, P.E.  
President

cc: Mr. James Potter

file:potter\_dentistry/variance\_slopes.doc

**Prossner and Associates, Inc.**

Consulting Engineers

16400 Chitina Court  
Cedar Park, Texas 78613  
(512) 918-3343

October 12, 2004

Ms. Tammie Williamson, Assistant Director  
Environmental and Conservation Services Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78701

*Variance #2*

**Re: Variance Request for Potter Dentistry - 7901 FM 2222**

Ms. Williamson,

This correspondence is being submitted as a revised request for a variance from Section 25-8-423 (B) and Section 25-8-423 (C) of the City of Austin Land Development Code for the above referenced Site Plan Application. The variance request is to allow increased impervious cover in the water quality transition zone. The increased impervious cover being requested is for approximately 6,503 s.f. (allowable is 15,830 s.f. and proposed is 22,333 s.f.).

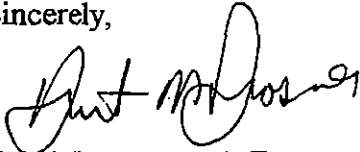
The site is located in the West Bull Creek Watershed which is a Water Supply Suburban watershed and the main branch of West Bull Creek is located directly across FM 2222 from the site. The main branch of West Bull Creek runs on the south side of FM 2222 until it crosses in a culvert approximately 85 feet west of the west property line of the tract. The creek drains approximately 822 acres which classifies it as a major and thus there is a 300 foot water quality transition zone which effects the tract and which is measured from the 100 year floodplain. We have attached copies of the aerial photo from the City of Austin GIS system which indicates the flood zone and the tract location.

It is our opinion that approval of the variance request will not provide the applicant with a special privilege over similar developments as this area generally has steep topography and development of the tract would not be possible further from FM 2222 due to the extreme topographic conditions. We have worked very diligently with staff to try and locate the buildings and drives in an area most suitable in terms of slopes and the least environmentally sensitive. It should also be noted that we feel the intent of the ordinance was to protect the creek from unregulated runoff. The site does not drain directly into this portion of West Bull Creek and all of the proposed development will be directed to an on site water quality and detention pond where it will be treated and released into the right of way of FM 2222. We feel that because there is an arterial located between the site and the creek that the setback requirements of the ordinance should be less stringent.

If the variance is not approved the development will have to be pushed further away from FM 2222 and into more sensitive sloped areas and which may result in additional variances being necessary for cut and fill and construction on slopes. We believe the variance request represents a minimum departure from the Land Development Code and the approval of the variance will not create any significant environmental consequences.

Should you have any questions or require any additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt M. Prossner". The signature is fluid and cursive, with the first name "Kurt" being more prominent.

Kurt M. Prossner, P.E.  
President

cc: Mr. James Potter

file:potter\_dentistry/variance1.doc



## ENVIRONMENTAL BOARD MOTION 111704-B1

Date: November 17, 2004

Subject: Potter Dentistry

Motioned By: Phil Moncada

Seconded By: Bill Curra

### Recommendation

The Environmental Board recommends **conditional approval** of the variances requested from the Land Development Code Sections: 1) 25-8-301, 25-8-452 and 25-8-302 – to allow construction on slopes and 2) 25-8-423 – to exceed the allowable impervious cover in the WQTZ for the Potter Dentistry project with the following conditions:

### Staff Conditions

1. All cut/fill to be structurally contained;
2. All replacement trees to be Class 1 trees, container grown from native seed;
3. All COA required landscaping to utilize grow green native or adapted material;
4. Provide an IPM Plan;
5. Prohibit the use of coal-tar based asphalt sealants.

### Rationale

Texas Department of Transportation (TXDOT) roadway and concrete rip rap provide conveyance of runoff that is not treated in WQTZ. Increased capture volume and treatment of runoff by 100% in excess of code requirements. Rear portion of undeveloped site where steeper slopes and larger class 1 trees are located remain undisturbed. 100 year CWQZ appears to be inaccurate due to TXDOT improvements and lack of drainage study. Therefore the applicant meets intent and spirit of the ordinance. The Environmental Board does not believe this case should be use as a precedent due to unusual circumstances noted above.

Continued on back

Vote 5-0-0-2

For: Ascot, Curra, Holder, Moncada, Riley

Against: None

Abstain: None

Absent: Anderson, Maxwell,

Approved By:

Mary Ruth Holder, Chair



## Response from Applicant and Letters of Support

James V. Potter, DDS, PA  
8412 Long Canyon Drive  
Austin, TX 78730-2810  
(512) 241-1281

January 16, 2005

City Council  
City Hall  
301 W. 2<sup>nd</sup> St.  
Austin, Texas

Dear Council Members,

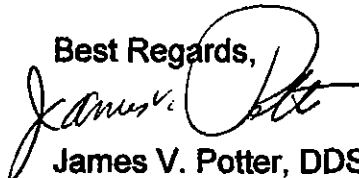
Attached for your review are 29 letters of support for Site Plan SPC-04-0022A, Potter Dentistry. Each letter was obtained after meeting one-on-one with the endorsing party and discussing the project. Included with the letters are three documents that show the location and site plan (titled "Project Location", "Original Site Plan: Three Buildings", and "Final Site Plan: Reduced to Two Buildings").

The respondents represent owners and residents of almost all of the land bordering the east- and west-side of FM2222, from City Park Road on the south to the far side of the Park 22 complex to the north. Every single-family home owner on FM2222 within two miles of my proposed office, except one, supports the site plan (the home owner not represented could not be contacted). These home owners have lived on FM2222 for multiple generations and are very familiar with FM2222 issues and growth.

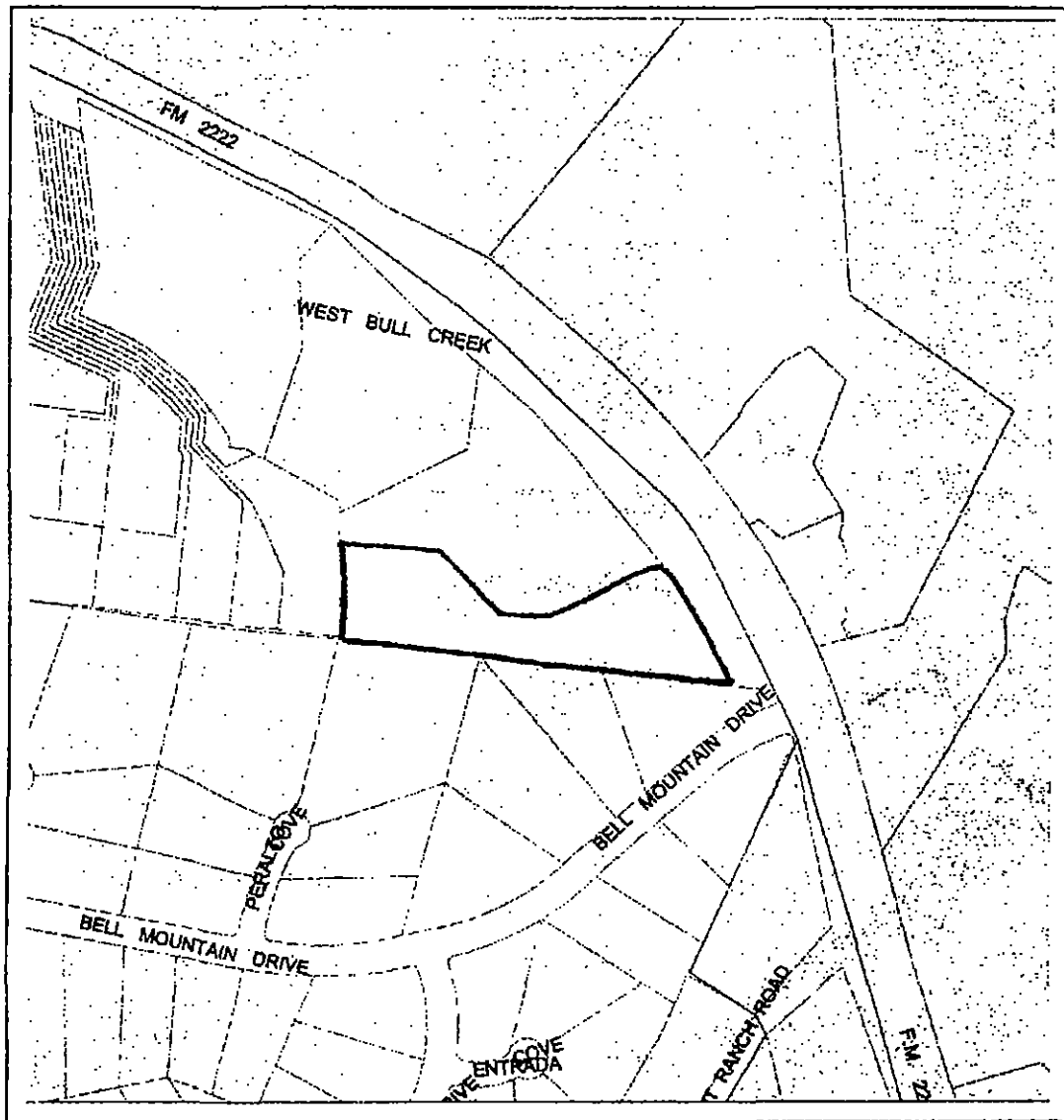
Home and land owners that border my property also responded. Each owner bordering the east, west, and north are supporting my project. Home owners bordering to the south are residents of the Long Canyon subdivision. Of the nine letters of protest from the Long Canyon Home Owners Phase II/III submitted to the City Zoning and Platting Commission hearing on December 7, 2004, none bordered my property or are within 500 feet. In fact, many of the letters of support come from home owners of Long Canyon subdivision.

In summary, there is broad support for this project. I and members of this project request you affirm the original decisions of the Environmental Board and City Zoning and Platting Commission by approving the submitted site plan.

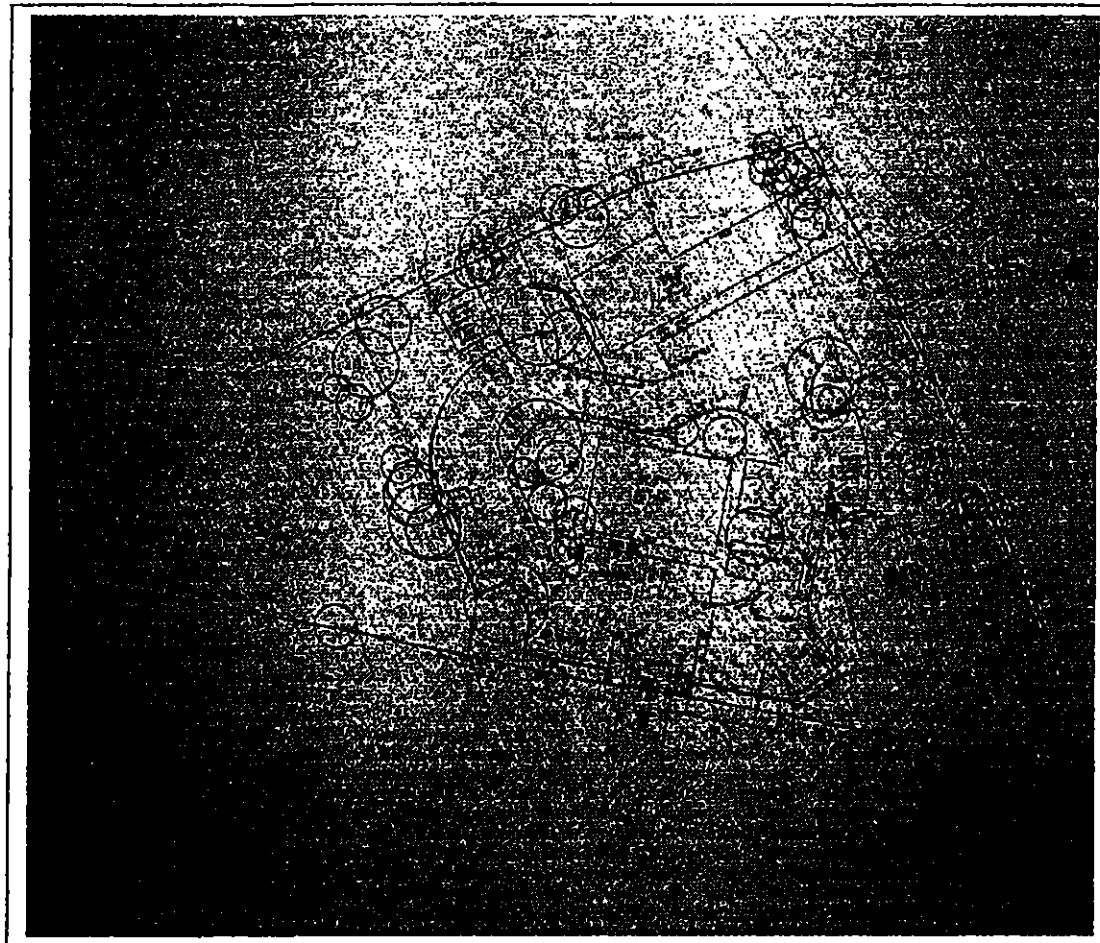
Thank you.

Best Regards,  
  
James V. Potter, DDS

## Project Location



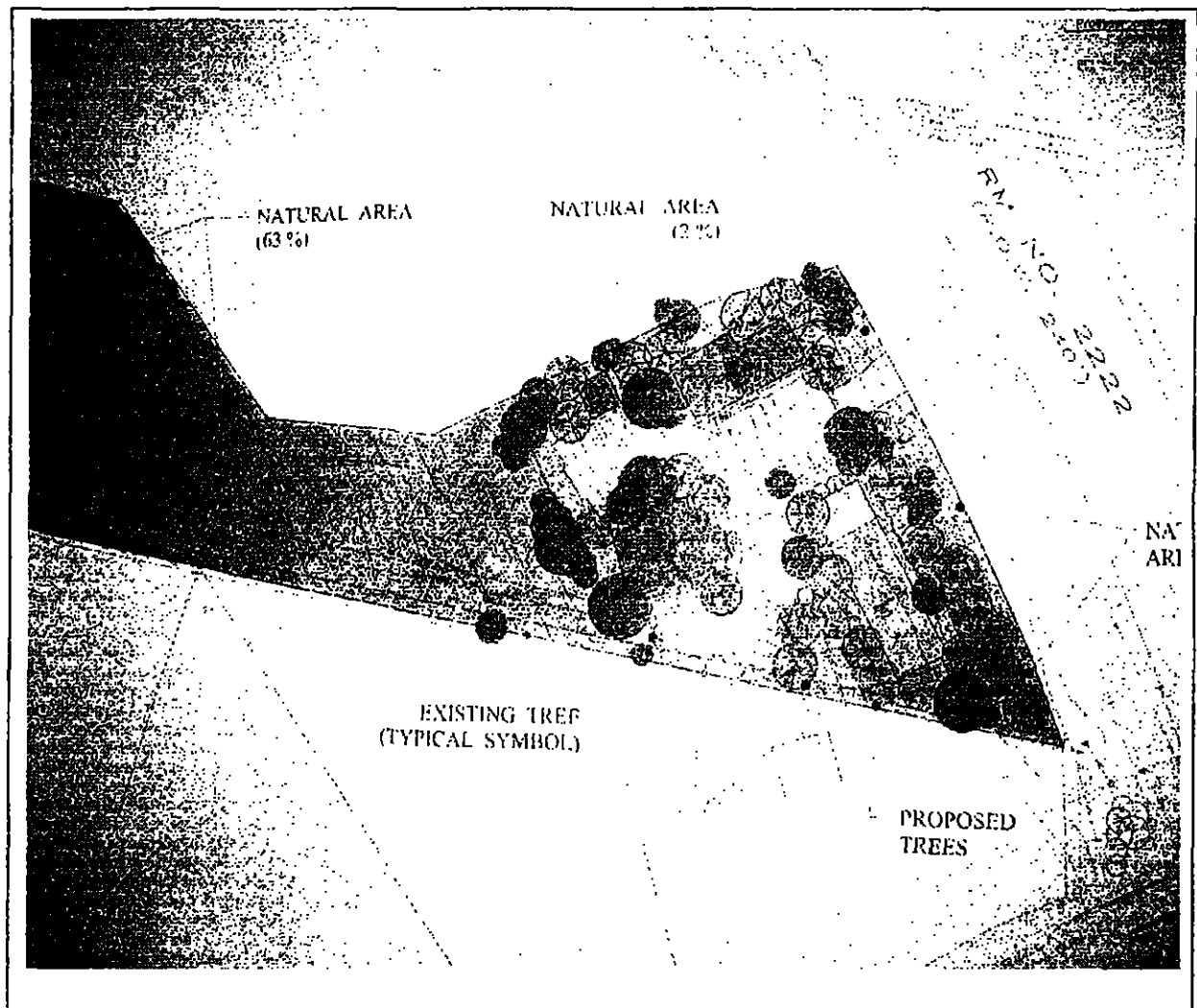
## Original Site Plan. Three Buildings



Final Site Plan. Reduced To Two Buildings  
Reduced Square Footage.

SPC-04-0022A

City Environmental Board- Approved  
City Staff- Approved  
City Planning and Zoning Commission-  
Approved



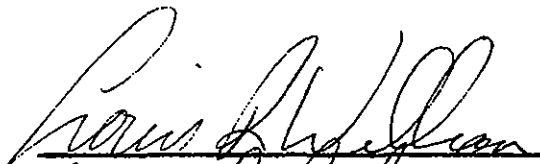
12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

  
Robert R. Williams  
General Partner  
FM 2222/Dentist P  
55 ACRES on FM 2222

Environmental Board and Austin City Zoning  
and Planning Commission for Site Plan SPC-  
0400022A Potter Dentistry and have no  
objections.

Thank you

Signature: 

Address: 9471 Steep Hollow  
Beaumont, TX 77708

For Beard Family  
Partnership.

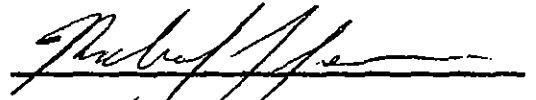
12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

  
\_\_\_\_\_  
Michael Jewell  
\_\_\_\_\_  
5901 Standing Rock Dr.  
\_\_\_\_\_  
Austin, TX 78738



12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

Garry Stobaugh  
8500 Long Canyon  
Austin, TX 78730

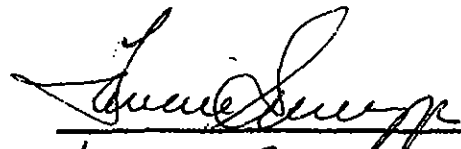
12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

  
Laurie Spertazza  
12009 Tarraza Ct.  
Austin, TX 78732

12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

Albert V. Alvarez  
8602 LONG CANYON DR  
AUSTIN, TX 78730  
(512) 854-9373

1/8/2005

To: City Council

Subject: Sight Plan SPC-04-0022A Potter Dentistry

I, as a practicing dentist here in Austin and also a resident of Long Canyon, can first handedly say that not only will a dental office in this area be a very welcomed and needed service, but that such an enterprise will have a very minimal negative impact on the environment both physically and socially.

I know from my own experience that such a profession has a relatively low volume of patrons/patients per day and any traffic impact would be negligible. Furthermore, the small footprint of necessary office space will allow for conservation of a large portion of the natural vegetation in the local area.

I highly support the proposed land use of this approved site plan.

Professionally,



Richard J. Hlista, DDS

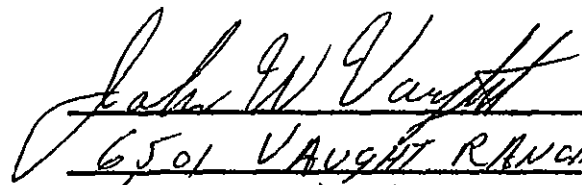
12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

  
6501 VAUGHT RANCH RD  
Kimberly Vaught (spouse)


12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

  
6716-5 CUESTA TR.  
Austin, TX 78750

12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

Mark Seale  
6500 Alaskan Cir.  
Austin, TX 78730

12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

Valery J. Borman  
5905 Deep Springs Cr.  
Austin, TX 78730




12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

  
Charles Kirkpatrick  
7901 Bell Mountain Dr.  
Austin Texas 78730

12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

Signature: 

Address: JAMES GRAHAM

6507 JESTER Blvd. Bldg 5/ste 5100  
Austin, TX 78750

12-31-2004

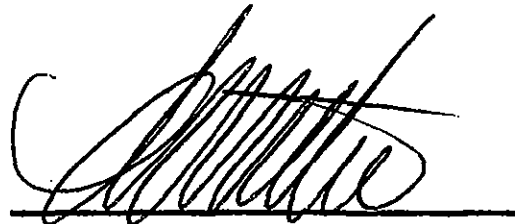
To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

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Thank you.

Signature:

A handwritten signature in black ink, appearing to be "M. Miller", written over a horizontal line.

Address:

8101 LONG CANYON DR.  
AUSTIN, TEXAS  
78730

12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

Signature:

Address:

Henry R. Scholtz  
7001 R.R. 2227  
AUSTIN, TX  
78730

12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

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Thank you.

Patricia H. Richardson  
7913 R.R. 2222  
Austin, TX  
78730

12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

Nancy and Larry Cochran  
8100 Ranch Rd 2222  
Austin Tx 78730  
\_\_\_\_\_

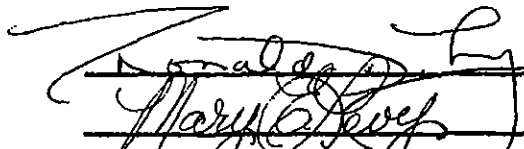
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To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

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Thank you.

  
\_\_\_\_\_  
Mary O'Keefe  
\_\_\_\_\_  
8016 Long Canyon Dr.  
\_\_\_\_\_  
Austin, TX 78730


12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

  
Phyllis Doak  
5904 Deep Spring Cove  
Austin, TX 78730




12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

  
\_\_\_\_\_  
8012 Long Canyon  
Austin TX 78730  
\_\_\_\_\_

12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

Bert Williams  
68162222  
AUSTIN TX 78730

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12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

We (I) the undersigned have reviewed the proposed site plan approved by the Austin Environmental Board and Austin City Zoning and Platting Commission for Site Plan SPC-0400022A Potter Dentistry and have no objections.

Thank you.

Thomas D. Taylor  
6900M 2222  
AUSTIN/TEX 78730

TOM TAYLOR

12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

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Thank you.

*Cathy J Baird*

*8468 Long Canyon Dr.*

*Daniel K. Baird*

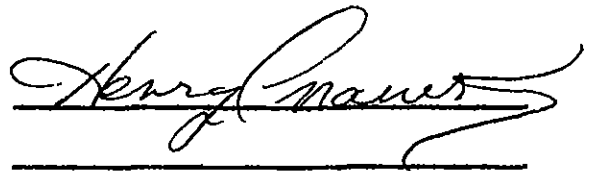
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Thank you.

  
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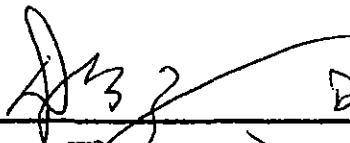
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Thank you.

  
\_\_\_\_\_  
Doug MacGregor  
5801 Deep Slating cr.  
\_\_\_\_\_  
Austin, TX 78750  
\_\_\_\_\_


12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

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Thank you.

  
\_\_\_\_\_  
5805 GIBBS HOLLOW C  
\_\_\_\_\_  
AUSTIN, TX 78730  
\_\_\_\_\_  
\_\_\_\_\_


12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

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Thank you.

 - Betty Beck  
Fred Long Chairman  
Justin, TX  
78730



12-31-2004

To: City Council

Subject: Sight Plan SPC-04-0022A Potter  
Dentistry

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Thank you.

Bain Weinberger  
Bain Weinberger  
5903 Deep Spring Cove  
(512) 342-1869

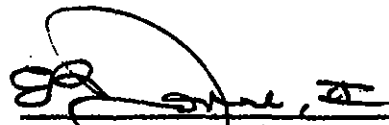
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Thank you.

  
\_\_\_\_\_  
8604 Long Canyon Dr.  
Austin, Tx 78730  
\_\_\_\_\_