

Mailed Notice – Development Permit Application

Mailing Date: October 29, 2019

NOTICE OF APPLICATION OF DEVELOPMENT PERMIT APPLICATION

Application Number: 2019-3776

Project Name: The Phoenix Center

Applicant Name & Address: The Phoenix Center

P.O. Box 732 Marble Falls, TX 78654

Site Location: 3340 W SH 71, Horseshoe Bay, TX 78657

Dear Sir or Madam:

The Lower Colorado River Authority (LCRA) acknowledges that an application for Development Permit approval has been submitted for the referenced project. You are being notified of this application because the LCRA Highland Lakes Watershed Ordinance requires notification of adjacent property owners when a Development Permit application is submitted.

Project Description:

The Phoenix Center proposes to construct a new facility located at 3340 W SH 71 Horseshoe Bay, Texas. The 77 acre property consists of undeveloped land with the exception of an existing 2,500 sf building (to remain) and a 20' wide granite gravel access road (to be improved). The commercial development proposes to gain compliance of the water quality performance standards by following the Alternate Standards design criteria specified in the LCRA Highland Watershed Ordinance (HLWO). The development proposes 2.98 acres of new impervious cover: 0.38 ac in buildings, 1.87 ac access road, and 0.73 ac flatwork/misc. Construction activities related to the development include earthwork, road construction, utility construction, and building construction. No variances to LCRA HLWO are required.

Any interested person may comment on the application. Written comments should be either mailed or delivered to the LCRA no later than 15 days from the date on this letter in order to be considered in the review of the application:

Mail:

LCRA – Watershed Management
Mail Stop L106
P.O. Box 220
Austin, TX 78767

Delivered:

LCRA – Watershed Management
Mail Stop L106
3700 Lake Austin Blvd.
Austin, TX 78703

Additional information regarding this application may be obtained by contacting the LCRA Watershed Management Office at 512-473-3200, ext. 2324.

POSTED

November 1, 2019

Janet Parker

County Clerk - Burnet County, Texas

By [Signature] Deputy