

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Oak Hill Combined Neighborhood Plan

CASE#: NPA-2011-0025.04 **DATE FILED:** Nov. 16, 2011 (out-of-cycle)

PC DATE: January 10, 2012

ADDRESS/ES: 8739 & 8743 West State Highway 71

SITE AREA: Approx. 6.097 acres

APPLICANT/AGENT: Thrower Design (A. Ron Thrower)

OWNER: CBAL Whitecrowe, LLC, c/o Stuart Dupuy

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Rural Residential

To: Mixed Use and Multifamily

*(Application was revised on 12/05/2011 from
Multifamily on the whole tract)*

Base District Zoning Change:

Related Zoning Case: CD-2011-0010 (Development Assessment)

From: RR-NP, SF-6-NP, MF-1-NP, & GR-NP **To:** PUD

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

PLANNING COMMISSION RECOMMENDATION: On January 10, 2012, the change in the future land use map was approved on the consent agenda on a vote of 8 to 0 with Commissioner Dealey absent.

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The request to change the Future Land Use Map from Rural Residential to Mixed Use and Multifamily meets the following plan Goals, Objectives, and Recommendations:

BACKGROUND: The applicant submitted a plan amendment application on November 15, 2011, which is out-of-cycle for City Council-approved neighborhood plans located on the west side of I.H.-35. The Oak Hill Planning Contact Team allowed the out-of-cycle application. See attached letter.

The plan amendment request is to change the future land use map from rural residential to mixed use and multifamily land use. This case is associated with plan amendment case number NPA-2011-0025.01, which was a request to change the future land use map from Higher-Density Single Family to Multifamily land use. That request was approved by City Council on June 23, 2011. No zoning case was filed with this plan amendment case.

The original application was to change the future land use map from Rural Residential to Mixed Use on 6.79 acres. However, at the plan amendment meeting on November 30, 2011, the applicant changed his request to Mixed Use on the top portion of the property and Multifamily on the remaining part. See map in this report.

The Oak Hill Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on December 11, 2008. The planning area is located in southwest Austin and is bound by MOPAC (Loop 1) on the east, Thomas Springs Road and Circle Drive on the west, Southwest Parkway and Travis Country neighborhood on the north, and Convict Hill, Davis Lane, and Granada Hills neighborhood on the south. The area covers approximately 11,000 acres, making it the largest planning area in the City.

PUBLIC MEETINGS: The ordinance required plan amendment meeting was held on November 30, 2011. Thirty six notices were mailed to property owners, utility account holders living within 500 feet of the property, in addition to neighborhood organizations and environmental groups registered with the City. Twelve people attended the meeting.

At the meeting, Ron Thrower, the property owner's agent, said the 6.70 acre tract of land was purchased to provide access to the proposed assisted living facility to be built on the property associated with the plan amendment case NPA-2011-0025.01. This 6.70 acre tract will also allow the facility to be built to the west allowing more preservation of the land. Eventually, the whole 20 acres will be part of a rezoning request application for a Planned Unit Development.

After the presentation, the following questions were asked:

Q: How many acres was the original case?

A. Fourteen acres. With this case, the total will be about 20 acres.

Q: How will William Crowe access his property?

A. He will be able to use this access to get to his property.

Q. What if he decides to develop his property?

A. He also has access to his property from Mowinkle Drive to the south.

Q. Why did you apply for Mixed Use land use?

A. The zoning planners said I needed Mixed Use land use to have access from W. SH 71 to the property.

Q. Why not Multifamily land use?

A. Because Bill Schultz, who owns the property to the southeast, will also use the access from his property, so we needed Mixed Use.

Q. Have you heard from the people who live in the Covered Bridge development?

A. Covered Bridge has no problem with the request.

After the questions and answers question, the Oak Hill Planning Contact Team voted whether to support the plan amendment. One member commented that he did not want support Mixed Use on the whole 6.79 acres because this might encourage other property owners to request Mixed Use. Ron Thrower agreed to amend his application for Mixed Use only on the part of the property that abuts the existing Mixed Use on the property to the southeast. The remaining part will be Multifamily.

The request was approved 9 to 0 with one abstention. The official letter of support from the Oak Hill Planning Contact Team is provided with this report.

CITY COUNCIL DATE: January 26, 2012 **ACTION:** Pending

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Oak Hill Combined Planning Contact Team Letter of Support

Brian Reis, Chair
Stacy Engeling, Vice-Chair
Danielle Lepper, Secretary



Date: December 6, 2011
Revised January 7, 2012

To: Maureen Meredith, Senior Planner
City of Austin, Planning & Development Review Department,
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: 8739-8743 Highway 71 (property near Covered Bridge)
Owner's Representative: Ron Thrower

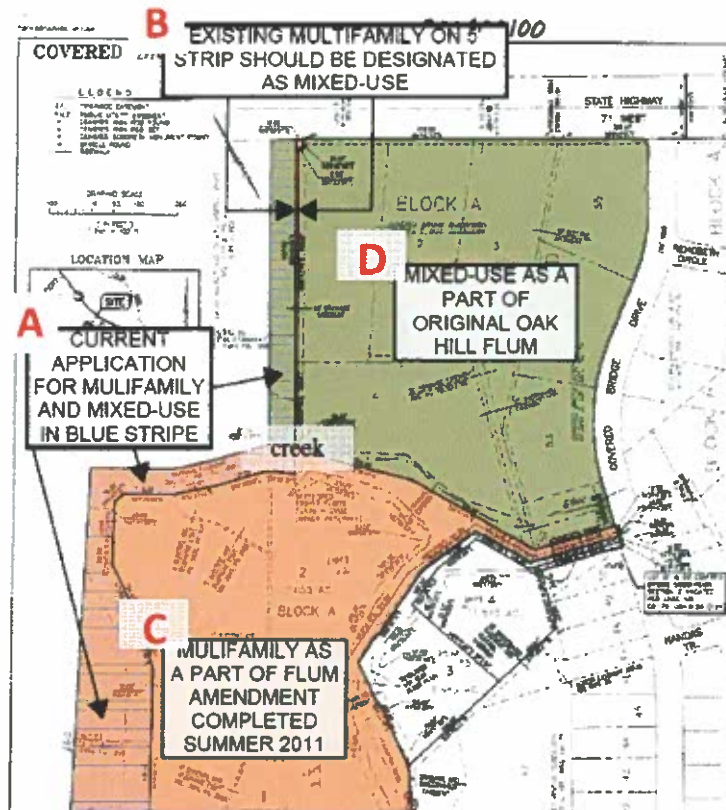
On November 30, 2011, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the applicant's proposed future land use amendment for the property located at 8739-8743 Highway 71. The applicant has requested a change in land use from Higher-Density Single Family to Multifamily. Several members of the contact team attended the community meeting held early that evening and heard the request.

The OHNPCT voted to support the application if the area north of the creek, being approximately 1.0 acre, was changed from "Rural Residential" to "Mixed-use"; and the area south of the creek, approximately 5.111 acres, was changed from "Rural Residential" to Multi-Family," labeled as 'A' on the following graphic. The concept and decision to allow the changes is to have the requested property's Future Land Use Map designation coincide with the abutting Future Land Use Map designations of the land to the east of the subject property, labeled 'C' and 'D'.

I would also like to point out that a previous application, supported by the OHNPCT in a letter dated January 31, 2011 and completed this past summer, included a 5' strip of land out of Lot 2, Covered Bridge, Section 8 which is now currently designated on the FLUM as Multifamily, labeled as 'B' and 'C' on the following graphic. To be consistent with the recommendation described in this letter for the tract labeled 'A', this 5' strip of land out of Lot 2, Covered Bridge, Section 8 should also have a FLUM designation of Mixed-use. Please accept this revised letter as support from the OHNPCT for the 5' strip of land north of the creek to also be changed to Mixed-use on the FLUM as part of this current application by the applicant.

Please let me know if you have any questions.

Brian Reis, Chair
Stacy Engeling, Vice-Chair
Danielle Lepper, Secretary



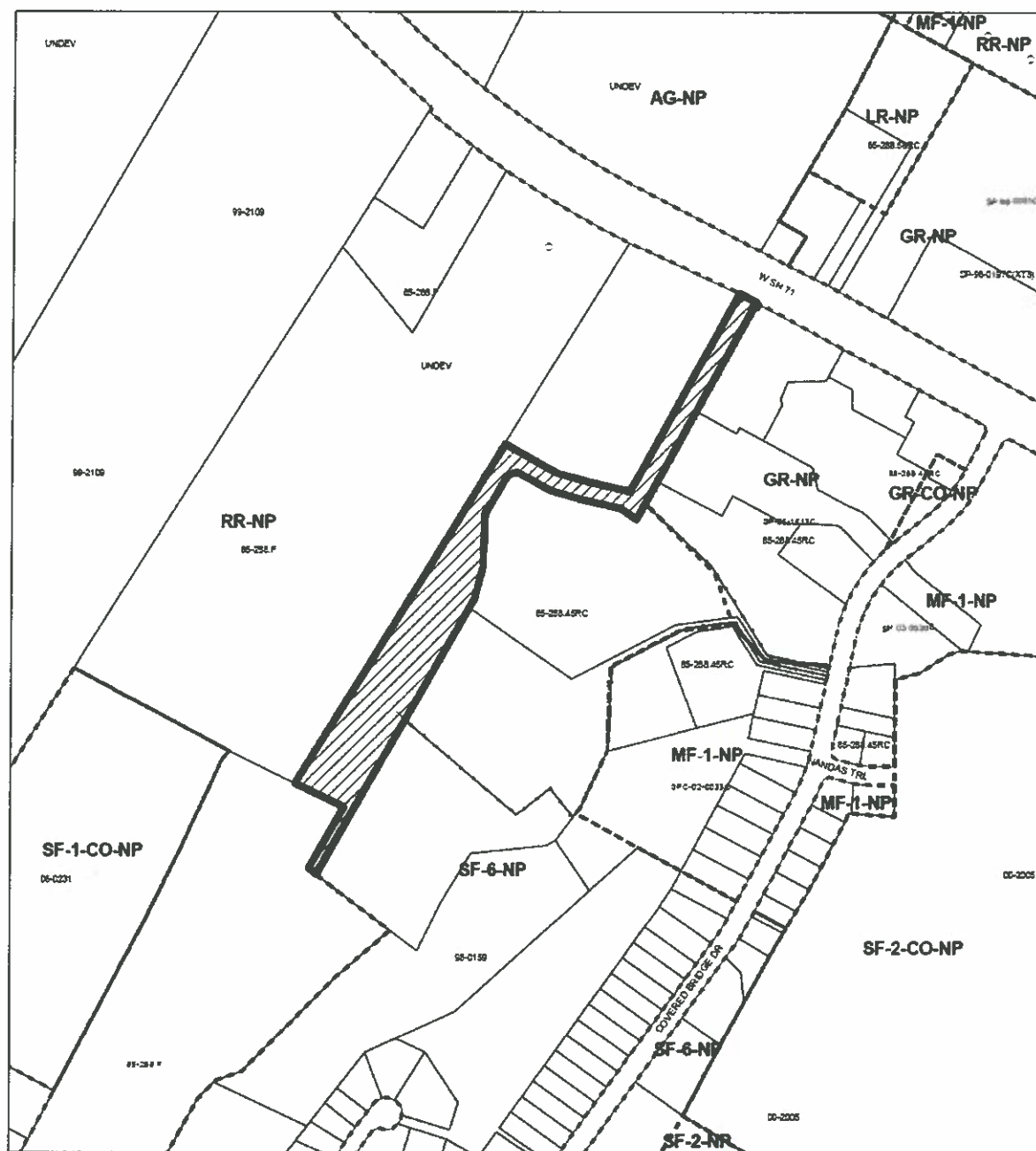
Sincerely,




submitted via e-mail

Brian Reis
Chair, OHNPCT

Cc: Stacie Engeling – Vice Chair
Danielle Lepper – Secretary

C:\Users\shreid\Documents\shreid\11206_rev120107_6804 Covered Bridge_part_2_FLUM_amend.doc

 $1'' = 400'$

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

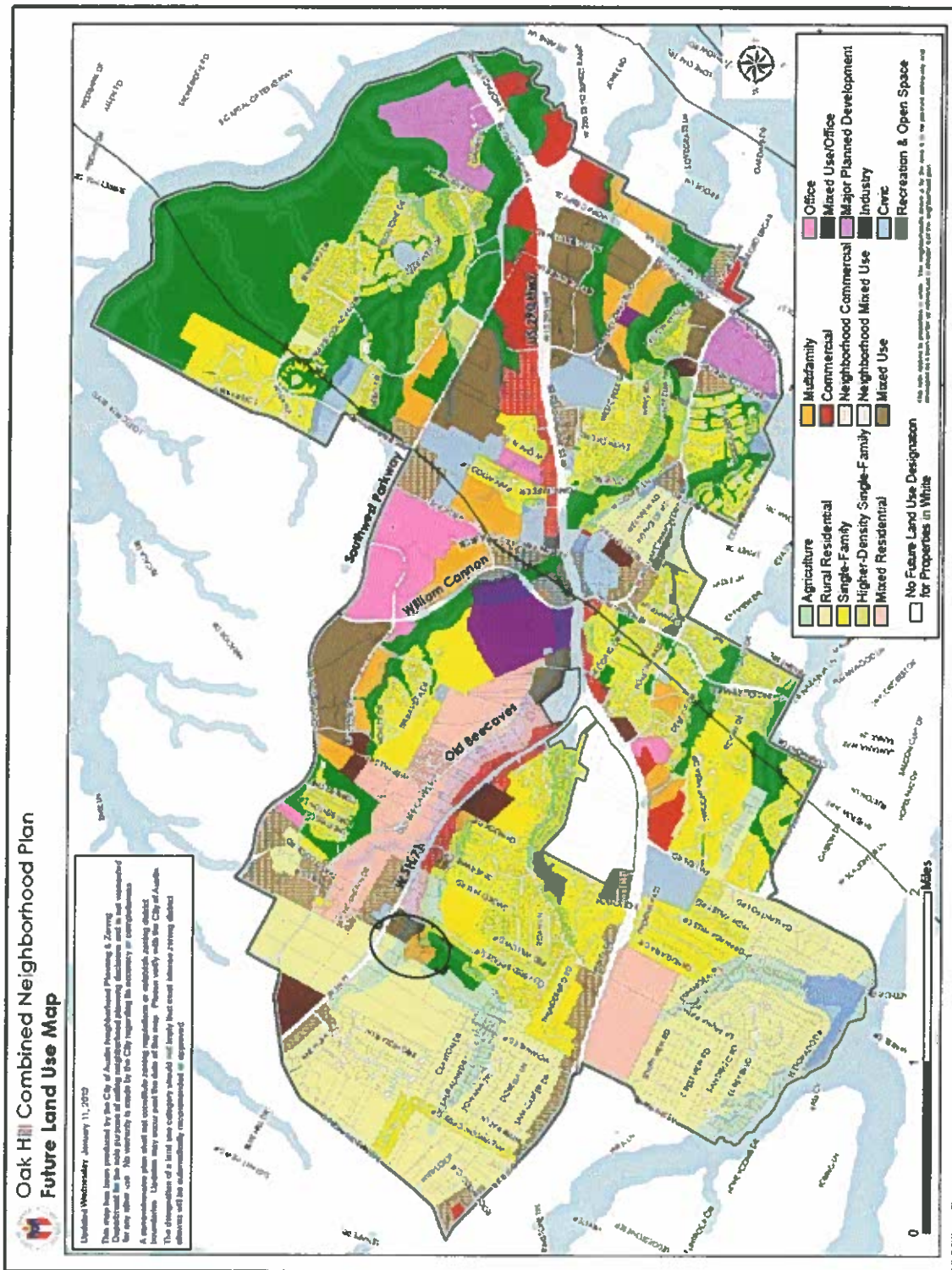
NEIGHBORHOOD PLAN AMENDMENT

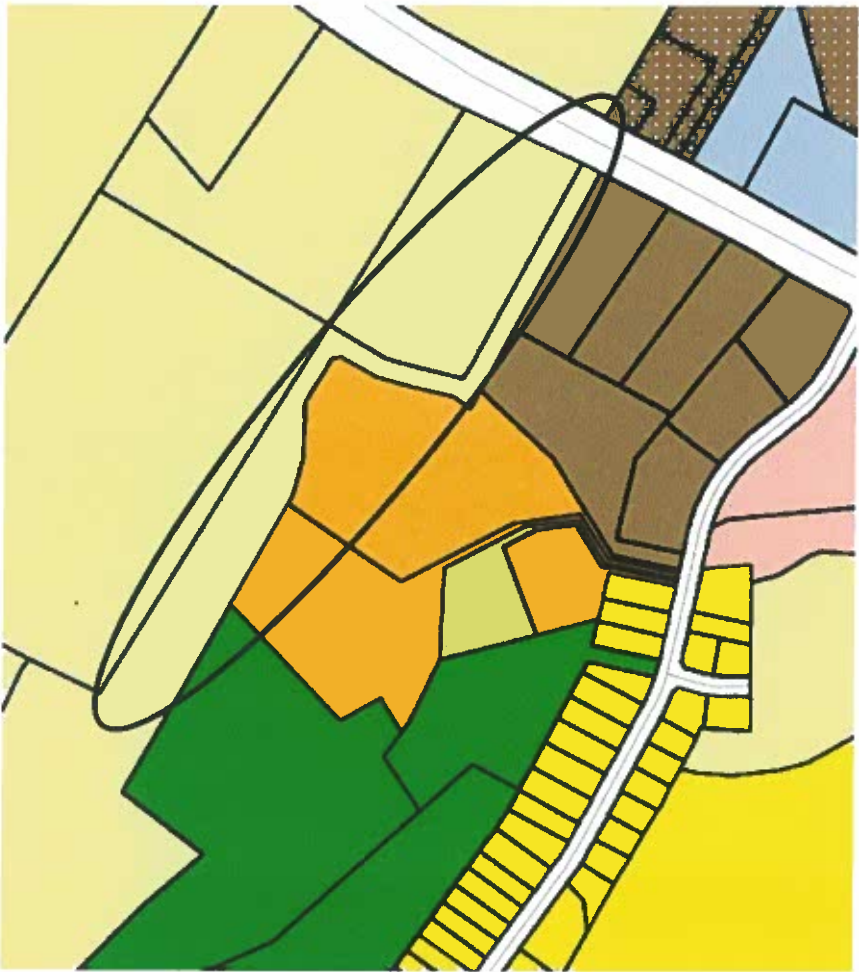
CASE#: NPA-2011-0025.04

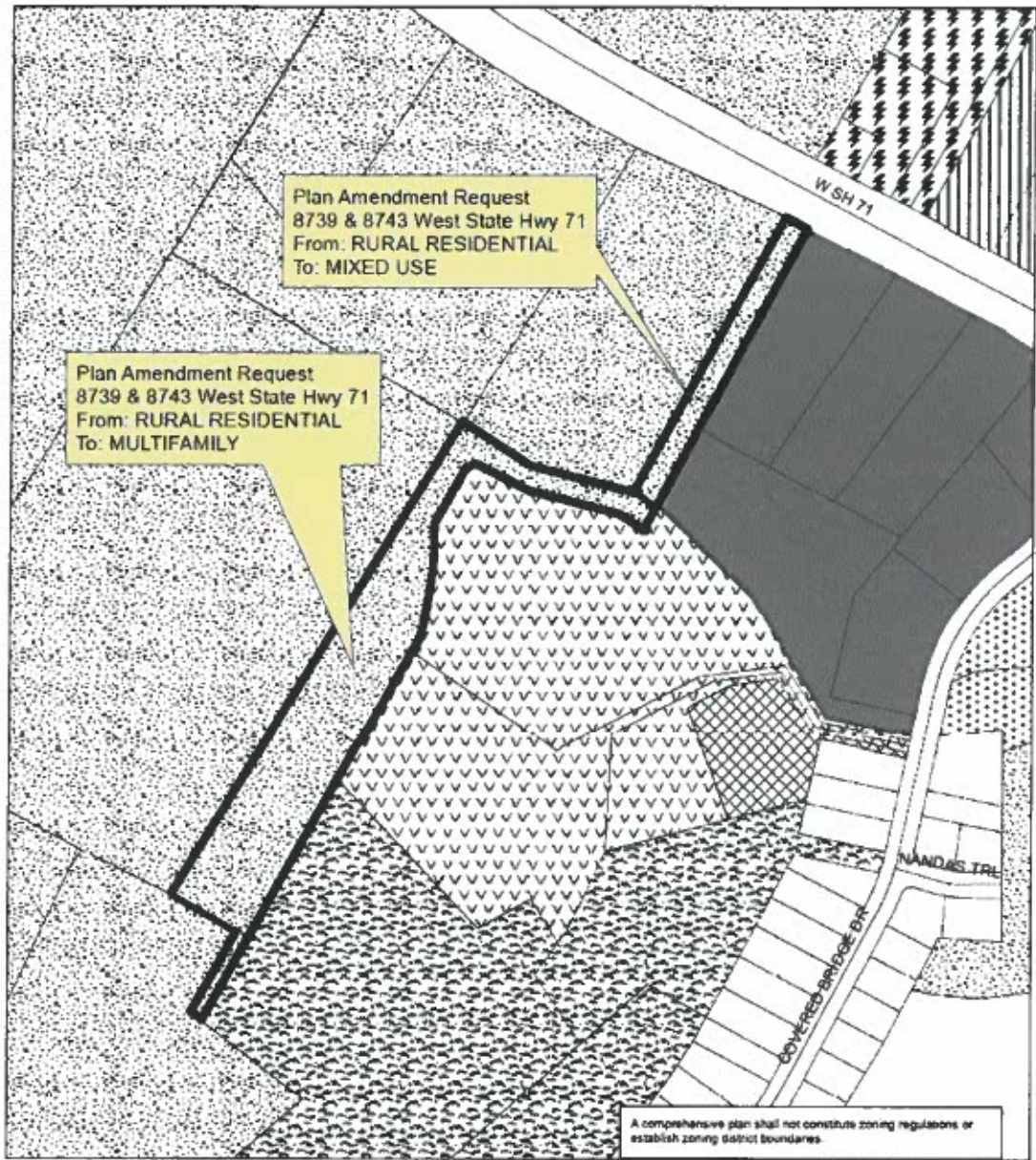
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**Oak Hill Combined Neighborhood Plan
NPA-2011-0025.04**

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City of Austin
Planning and Development Review Department
Created on 12/14/2011_M Meredith



- Legend
- 500ft notification boundary
 - Rural Residential
 - Single-Family
 - Higher-Density Single-Family
 - Mixed Residential
 - Multi-Family
 - Neighborhood Mixed Use
 - Mixed Use
 - Civic
 - Recreation & Open Space

