

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2018-0085 -  
Southwest Parkway and Vega Avenue

DISTRICT: 8

ZONING FROM: LR-MU-NP

TO: GR-MU-CO-NP

ADDRESS: 6113 Southwest Parkway

SITE AREA: 24.723 acres (1,076,922 square feet)

OWNER: St. Andrew's Episcopal School

APPLICANT: McLean & Howard, LLP  
(Jeff Howard)

CASE MANAGER: Scott Grantham (512-974-3574, scott.grantham@austintexas.gov)

STAFF RECOMMENDATION:

**Staff recommends Community Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan (GR-MU-CO-NP) combining district zoning. CO to prohibit uses not allowed in LR, and make conditional the uses that are conditional in LR, except for Congregate Living which would be permitted.**

*For a summary of the basis of staff's recommendation, see case manager comments on page 3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

**November 27, 2018      Scheduled for Planning Commission**

CITY COUNCIL ACTION:

**December 13, 2018      Scheduled for City Council**

ORDINANCE NUMBER:

ISSUES:

The applicant is St. Andrew's Episcopal School, which owns an approximately 25-acre property to the west of its school location on Southwest Parkway. The applicant has requested to change the base zoning to GR, and agreed to a conditional overlay as part of discussions with the neighborhood. Alongside this zoning case is a neighborhood plan amendment (NPA-2018-0025.01) to change the East Oak Hill Future Land Use Map from Neighborhood Mixed Use to Mixed Use. The applicant would like to sell the property and is considering three different development scenarios for potential buyers - commercial office space, multifamily housing, or a senior living facility.

A public meeting was held with neighbors, including the East Oak Hill Neighborhood Plan Contact Team (See NPA staff report). Ultimately, the contact team voted to support the zoning change and NPA, based on a set of conditions. The conditions are as follows (see also Exhibit D, Letter from Neighborhood Plan Contact Team):

1. The property be restricted to uses allowed in LR, in addition to congregate living;
2. Fiscal be provided in the amount required for complete installation of a traffic signal at Southwest Parkway and Vega Avenue beyond pro rata share (and if a traffic signal is not feasible, fiscal should fund a secondary improvement);
3. The site plan to exceed dark sky standards (lighting zone 2) for lighting on the site;
4. A trail easement be designated on the site for the YBC Trail; and
5. Commercial parking be restricted to onsite usage only.

The applicant accepted most of these items, with some added caveats (See Exhibit E, Letter from Applicant). A summary of how the items may be addressed as part of the zoning case is as follows:

1. The property may be restricted in terms of uses. However, additional uses (e.g. Convalescent Services) may not be added as part of a conditional overlay.
2. Regarding the discussion of fiscal, there are many items that are unknown at this time, making precise pro-rata share determinations difficult. These items may be discussed as part of zoning, but will not be known until the time of site plan.
3. Adherence to dark sky standards can be an agreement between the applicant and neighborhood, but not a condition of zoning.
4. The trail easement can be an agreement between the applicant and neighborhood, but not a condition of zoning; it will be revisited by transportation reviewers at the time of site plan.
5. The applicant would like to have parking for special events at the school, which would be considered Off-Site Accessory Parking. The neighborhood's concern was regarding Commercial Off-Street Parking (i.e. a paid parking garage) which would be prohibited under LR, and therefore would be addressed by item 1.

CASE MANAGER COMMENTS:

The subject property is approximately 25 acres. (See Exhibit C, Field Notes and Survey). The property is currently vacant and covered with trees and vegetation. There is substantial terrain on the site, sloping steeply downward from west to east. Therefore, development on the western side of the property will appear taller than that on the eastern portion.

There is a significant drop off from south to north along Vega Avenue approaching Southwest Parkway. The property is not in the flood plain. Gaines Creek is located to the south, approximately 200 feet from the property at its closest point. There are currently no vehicular access points to the site; access will be evaluated by transportation reviewers at the time of site plan.

The property is within the Edwards Aquifer Contributing Zone, within a Barton Springs Zone Watersheds, and in the Drinking Water Protection Zone. Project applications at the time of this report are subject to the SOS Ordinance that allows 20% impervious cover in the Barton Creek Watershed (See also Environmental comments).

The property is within a Hill Country Roadway Corridor. A 50 foot vegetative buffer will be required along Southwest Parkway. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. All buildings must be set back at least 75 feet from the dedicated right-of-way of Southwest Parkway (or drainage easement). Maximum building height is 60 feet or the maximum permitted in the approved zone, whichever is less. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Land Use Commission (See also Site Plan comments).

BASIS OF RECOMMENDATION:

Staff recommends Community Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan (GR-MU-CO-NP) combining district zoning.

Staff supports the provisions of a Conditional Overlay agreed upon between the applicant and the neighborhood – namely that land uses be restricted to those allowed in LR, and those uses that are conditional in LR be made conditional, with the exception of Congregate Living which would remain as a permitted use.

The following uses would be prohibited:

Automotive Rentals  
 Automotive Repair Services  
 Automotive Sales  
 Automotive Washing (of any type)  
 Bail Bond Services  
 Business or Trade School  
 Business Support Services  
 Commercial Off-Street Parking  
 Communications Services  
 Drop-Off Recycling Collection Facility  
 Exterminating Services  
 Food Preparation  
 Funeral Services  
 Hospital Services (General)  
 Hotel-Motel  
 Indoor Entertainment  
 Indoor Sports and Recreation

Outdoor Entertainment  
 Outdoor Sports and Recreation  
 Pawn Shop Services  
 Research Services  
 Short -Term Rental  
 Theater

The following uses would be conditional

Alternative Financial Services  
 Medical Offices --  
 (exceeding 5000 sq. ft. gross floor area)  
 Community Recreation (Private)  
 Community Recreation (Public)  
 Group Home, Class II  
 Hospital Services (Limited)  
 Residential Treatment

The first basis is that zoning should be consistent with approved and existing residential densities. The GR-MU density is equivalent to that of MF-4 or MF-5. There is a large MF-4 property located just to the west of Vega, also on the south side of Southwest Parkway. The housing in the immediate vicinity is multifamily, with the closest single family over 700 feet away to the southeast, thus presenting no compatibility challenges for the subject property.

The second basis of recommendation is that granting of the request should result in an equal treatment of similarly situated properties. The subject property is immediately adjacent to GR base zoned properties to the east and south – properties that are also owned by St. Andrew's School. Additionally, there is a GR-NP zoned property approximately 2,000 feet to the west at the intersection of William Cannon Drive which currently has an office park. There are other GR zoned properties located along Southwest Parkway to the west.

The third basis is that zoning should promote the policy of locating more intensive zoning along arterial roadways. Southwest Parkway is a major arterial serving as a connector of Mopac Loop 1, William Cannon, and Highway 71. At the location of Vega Avenue, it has six lanes and is 160 feet across. Therefore, a more intense zoning category is recommended, with the acknowledgement that the site will be constrained by its location within the Barton Creek Watershed (see Environmental comments).

Finally, the Oak Hill Neighborhood Plan has specific sections which support this rezoning. For example, depending on the scenario that the applicant chooses, additional commercial or residential development will be added to the neighborhood. The Plan supports opportunities for high quality, new development that serves the neighborhood and meets code.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LR-MU-NP	Vacant
North	Southwest Pkwy, then DR	Southwest Pkwy, then vacant / commercial, medical office
South	GR-CO-NP	Vacant, educational (Oak Hill Elementary)
East	LR-MU-NP, GR-CO-NP,	Vacant, Educational (St. Andrew's School)
West	Vega Ave, then MF-4-CO-NP	Vega Ave, then multifamily

NEIGHBORHOOD PLANNING AREA: East Oak HillTIA: Not RequiredWATERSHED: Barton CreekOVERLAYS: Barton Springs Zone, Hill Country RoadwaysSCHOOLS: Oak Hill Elementary, Small Middle School, Austin High SchoolNEIGHBORHOOD ORGANIZATIONS

Austin Independent School District  
 Aviara HOA  
 Bike Austin  
 City of Rollingwood  
 Covered Bridge Property Owners  
 Friends of Austin Neighborhoods  
 Neighborhood Empowerment Foundation  
 Oak Acres Neighborhood Association  
 Oak Hill Association of Neighborhoods (OHAN)

Oak Hill Neighborhood Plan - COA Liaison  
 Oak Hill Neighborhood Plan Contact Team  
 Oak Hill Trails Association  
 Save Barton Creek Assn  
 Save Our Springs Alliance  
 Seltexas  
 Sierra Club, Austin Regional Group  
 Southwest Neighbors Alliance  
 TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
<b>C14-2008-0129</b> <b>Oak Hill Combined</b> <b>Neighborhood Plan</b> <b>(East)</b>	<b>Oak Hill Combined</b> <b>Neighborhood Plan</b> <b>(East)</b>	<b>07-08-08 – Apvd</b>	<b>12-11-08 – Apvd 3<sup>rd</sup></b> <b>Reading</b>
C14-2014-0112 / NPA-2014-0025.02 Lantana Tract 28	From LO-NP to MF- 4-CO-NP and from GO to GO-MU-NP	10-28-14 - Apvd MF-4-CO-NP for Tract 1 and GO-MU- CO-NP for Tract 2.	12-11-14 – Apvd on 2 <sup>nd</sup> and 3 <sup>rd</sup> Readings (CO – 17 res units per acre, lot standards, max height of 60 ft, 2,000 trips per day)
C14-2013-0044 / NPA-2013-0025.02 Lantana Tract 32	From GO-NP to MF- 4-CO-NP	08-27-13 – Apvd MF-4-CO-NP	10-03-13 – Apvd MF-4-CO-NP (CO – max 17 res units per acre, max of 450 res units, min lot standards, max height of 60 ft, vehicle access to Vega prohibited)

RELATED CASES:

The subject property is a 24.723 acre tract out of the Thomas Anderson League survey, No. 17, Abstract No 2, in Travis County Texas. (See Exhibit C, Field Notes and Survey).

The subject property is part of the Oak Hill Combined Neighborhood Plan, approved in 2008, which rezoned it from DR to LR-MU-NP, but did not attach any special conditions.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Southwest Parkway	158'	98'	MAD 6	no	yes	no
Vega Ave	83'	20'	local	no	no	no

FYI – the existing driveways and sidewalks along Southwest Parkway and Vega Ave may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

OTHER STAFF COMMENTS:Comprehensive Planning

See comments under accompanying Neighborhood Plan Amendment case:  
(NPA-2018-0025.01)

Environmental

According to COA GIS, this site is within the Edwards Aquifer Contributing Zone and this site is located approximately 500 feet west of the Edwards Aquifer Recharge Zone boundary. A geologic analysis may be required to confirm the location of the Recharge Zone with regard to this project. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone and 20% impervious cover in the Barton Creek Watershed.

According to floodplain maps there is no floodplain within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or

specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

### Hill Country Roadway

The site is located within 1,000 feet of Southwest Parkway and within a Hill Country Roadway Corridor. The site is located within the low intensity zone of Southwest Parkway. Hill Country Roadway Floor Area Ratios do not apply Southwest Parkway.

Except for clearing necessary to provide utilities or site access, a 50 foot vegetative buffer will be required along Southwest Parkway. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. All buildings must be set back at least 75 feet from the dedicated right-of-way of Southwest Parkway (or drainage easement). Maximum building height is 60 feet or the maximum permitted in the approved zone, whichever is less.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Land Use Commission.

### Transportation

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.



Additional right-of-way maybe required at the time of subdivision and/or site plan.

A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC. 25-6-113.

The traffic impact analysis for this site was waived because the applicant will participate in identified transportation improvements from prior zoning cases c14-2013-0044 and c14-2016-0020.

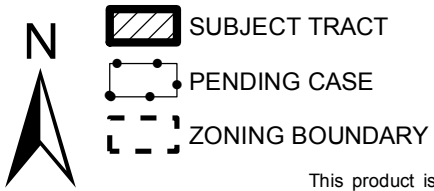
According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Southwest Parkway. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

#### Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

#### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Field Notes and Survey
- D. Letter from Neighborhood Plan Contact Team
- E. Response Letter from Applicant
- F. Additional Correspondence with Interested Parties



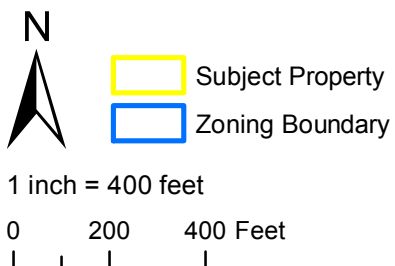
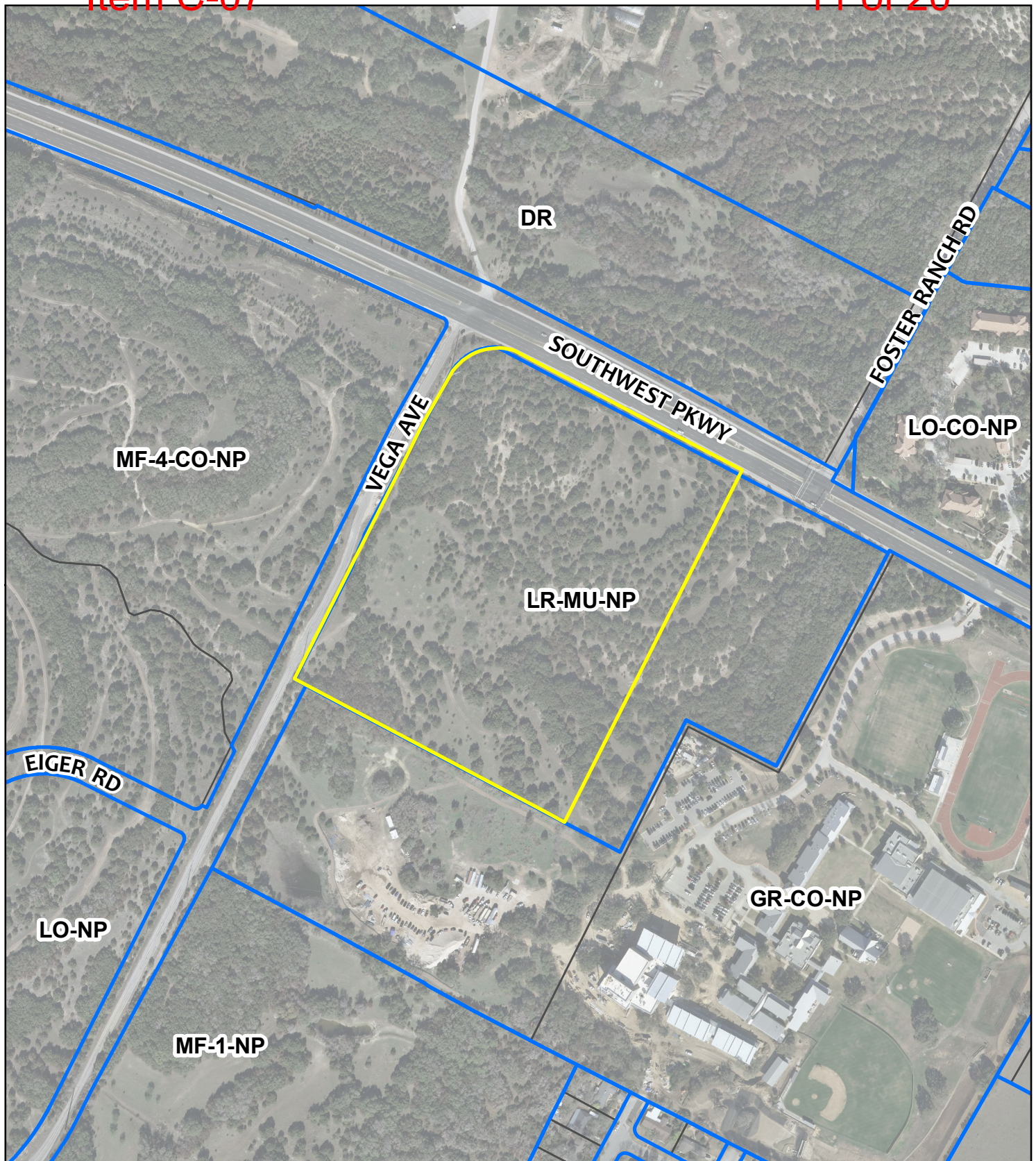
# EXHIBIT A



This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

$$1'' = 400'$$





## ZONING & VICINITY

Zoning Case: C14-2018-0085  
 Address: 6113 Southwest Parkway  
 Subject Area: 24,723 Acres  
 Case Manager: Scott Grantham

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**EXHIBIT B**



## EXHIBIT C

24.723 ACRES  
THOMAS ANDERSON LEAGUE  
REMAINDER TRACT

FN. NO. 12-332 (MLT)  
AUGUST 20, 2012  
BPI PROJECT NO. R0103375-005

## DESCRIPTION

OF 24.723 ACRES OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 42 ACRE TRACT (CALLED "EIGHTH TRACT") CONVEYED TO GEORGE LEE MILLER, BY DEED OF RECORD IN VOLUME 2412, PAGE 283, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 24.723 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, for reference, at 1/2-inch iron rod found at an interior ell-corner in the northerly line of Lot 2, Block "A", Harper's Park Subdivision Section One, of record in Book 100, Pages 196-197, of the Plat Records of Travis County, Texas, being a southeasterly corner of said Eighth Tract;

**THENCE**, N62°36'12"W, along the northerly line of said Lot 2, (as fenced and occupied upon the ground), being the apparent intended southerly line of said Eighth Tract, a distance of 177.26 feet to a 1/2-inch iron rod with "BPI" cap set for the **POINT OF BEGINNING** and the southeasterly corner hereof;

**THENCE**, continuing along the northerly line of said Lot 2, (as fenced and occupied upon the ground), in part along the apparent intended southerly line of said Eighth Tract, and in part over and across said Eighth Tract, for the southerly line hereof, the following two (2) courses and distances:

- 1) N62°36'12"W, a distance of 67.10 feet to a 1/2-inch iron rod found, for an angle point;
- 2) N62°08'02"W, at 822.67 feet passing an iron pipe found at the northwesterly corner of said Lot 2, and continuing for a total distance of 851.14 feet to a 1/2-inch iron rod with "BPI" cap set in the easterly right-of-way line of Vega Avenue (R.O.W. Varies/as fenced and used upon the ground), same being the apparent intended easterly line of that certain 2.032 acre tract conveyed for right-of-way purposes to Travis County, Texas, by Deed of record in Volume 1848, Page 376, of said Deed Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in said easterly right-of-way line of Vega Avenue bears S26°35'57"W, a distance of 617.40 feet;

FN. NO. 12-332 (MLT)  
AUGUST 20, 2012  
PAGE 2 OF 3

**THENCE**, continuing over and across said Eighth Tract, along said easterly right-of-way line of Vega Avenue (as fenced and used upon the ground), being the apparent intended easterly line of said 2.032 acre tract, for the westerly line hereof, the following two (2) courses and distances:

- 1) N26°35'57"E, a distance of 867.86 feet to a 1/2-inch iron rod with "BPI" cap set, for an angle point;
- 2) N29°23'10"E, a distance of 169.98 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the right, being the southwesterly terminus of a right-of-way return line between said easterly right-of-way line of Vega Avenue and the southwesterly right-of-way line of Southwest Parkway (R.O.W. Varies), for the northwesterly corner hereof;

**THENCE**, continuing over and across said Eighth Tract, along said right-of-way return line (as fenced and occupied upon the ground), for a portion of the northerly line hereof, along said curve, having a radius of 169.54 feet, a central angle of 69°37'28", an arc length of 206.02 feet, and a chord which bears N70°51'42"E, a distance of 193.58 feet to a 1/2-inch iron rod with "BPI" cap set at the end of said curve, being the northeasterly terminus of said right-of-way return line, also being on said southwesterly right-of-way line of Southwest Parkway;

**THENCE**, S62°26'43"E, along said southwesterly right-of-way line of Southwest Parkway (as fenced and occupied upon the ground), being the apparent intended northerly line of said Eighth Tract, for a portion of the northerly line hereof, a distance of 774.76 feet to a 1/2-inch iron rod with "BPI" cap set, for the northeasterly corner hereof, from which a 1/2-inch iron rod with "BPI" cap set for an angle point in said southwesterly right-of-way line of Southwest Parkway bears S62°26'43"E, a distance of 202.05 feet;


FN. NO. 12-332 (MLT)  
AUGUST 20, 2012  
PAGE 3 OF 3

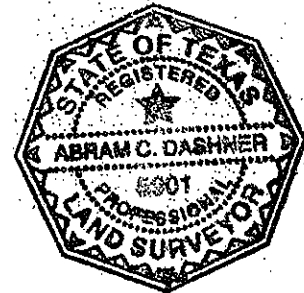
THENCE, S26°35'57"W, leaving said southwesterly right-of-way line of Southwest Parkway, (as fenced and occupied upon the ground), over and across said Eighth Tract, for the easterly line hereof, a distance of 1,183.10 feet to the POINT OF BEGINNING, containing an area of 24.723 acres (1,076,922 sq. ft.) of land, more or less, within these metes and bounds.

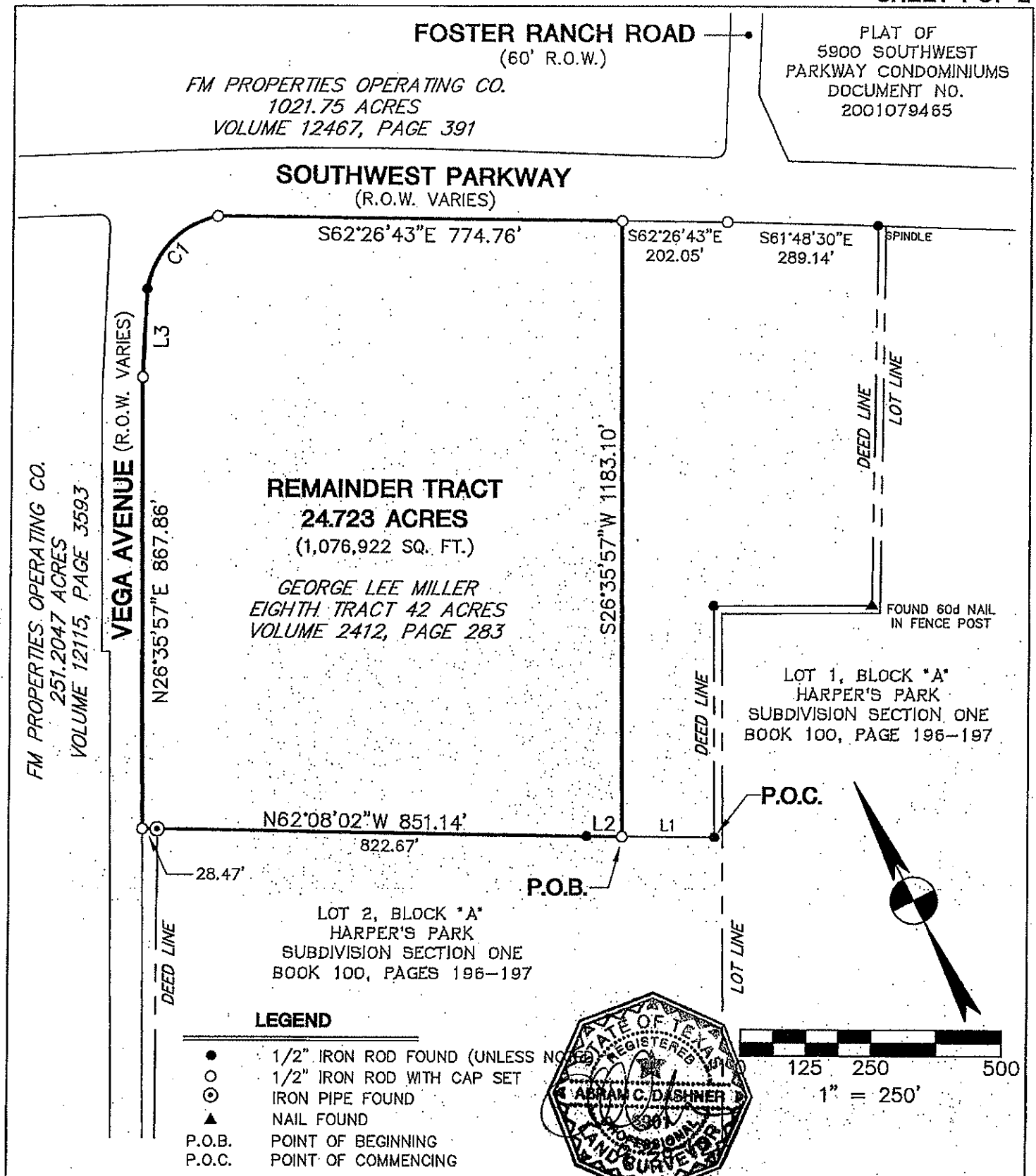
BASIS OF BEARING: IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.  
221 W. SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

 8-30-12  
ABRAM C. DASHNER, R.P.L.S.  
NO. 5901  
STATE OF TEXAS





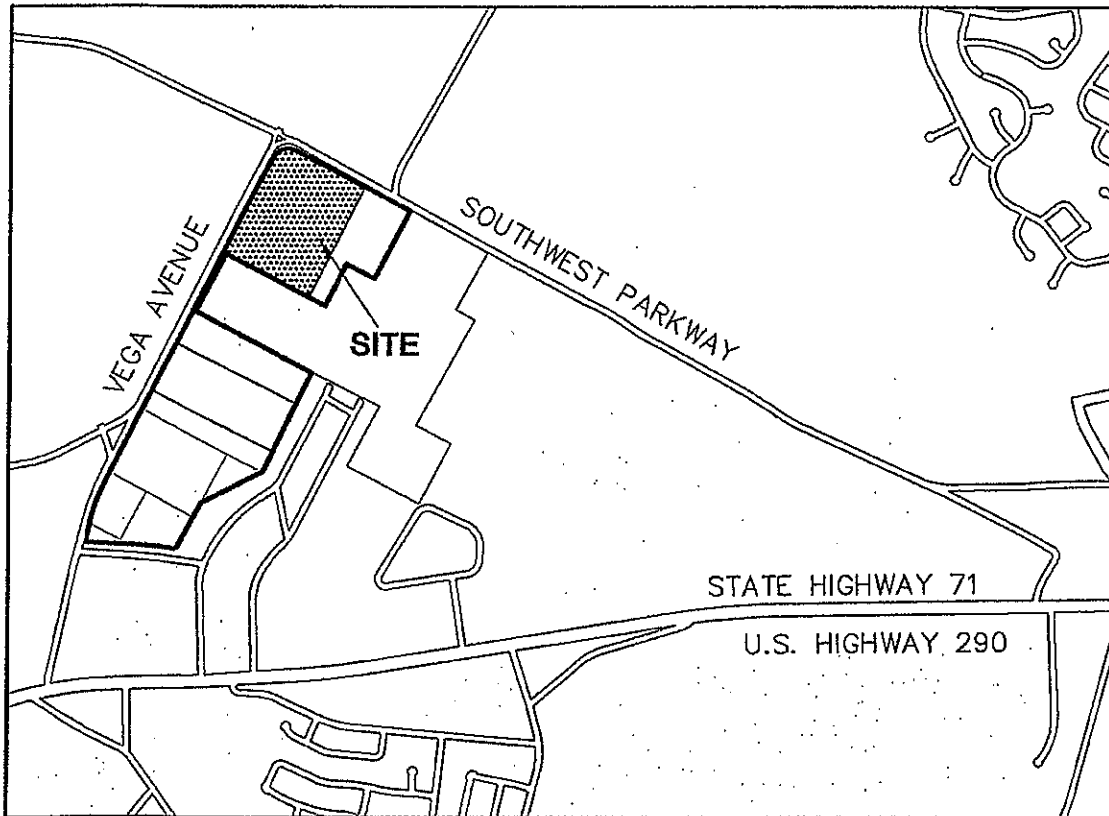
**Bury+Partners**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. © Copyright 2012

**SKETCH TO ACCOMPANY DESCRIPTION**  
OF 24.723 ACRES OF LAND OUT OF THE THOMAS ANDERSON  
LEAGUE, SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN  
TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN  
42 ACRE TRACT (CALLED "EIGHTH TRACT") CONVEYED TO  
GEORGE LEE MILLER, BY DEED OF RECORD IN VOLUME 2412,  
PAGE 283, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

**ST. ANDREWS  
EPISCOPAL SCHOOL**

**MILLER TRACT  
AUSTIN, TEXAS**



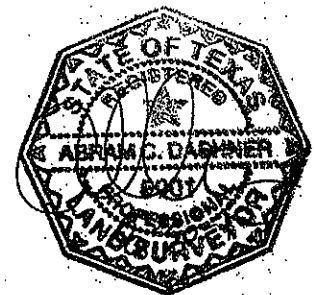
VICINITY MAP  
N.T.S.

#### BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

#### LINE TABLE

No.	BEARING	DISTANCE
L1	N62°36'12"W	177.26'
L2	N62°36'12"W	67.10'
L3	N29°23'10"E	169.98'



#### CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	69°37'28"	169.54	206.02	193.58	N70°51'42"E

**Bury+Partners**

221 West Sixth Street, Suite 600  
Austin, Texas 76701  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. © Copyright 2012

#### SKETCH TO ACCOMPANY DESCRIPTION

OF 24.723 ACRES OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 42 ACRE TRACT (CALLED "EIGHTH TRACT") CONVEYED TO GEORGE LEE MILLER, BY DEED OF RECORD IN VOLUME 2412, PAGE 283, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

**ST. ANDREWS  
EPISCOPAL SCHOOL**

**MILLER TRACT  
AUSTIN, TEXAS**



## EXHIBIT D

*Tom Thayer, Chair  
Cynthia Wilcox, Vice-Chair  
Leigh Ziegler, Secretary*



November 12th, 2018

**To:** Sabina Mora  
Senior Planner, City of Austin Planning and Zoning

**CC:** Jeff Howard  
McLean Howard Law

**Re:** NPA 2018-0025.01 and C14-2018-0085  
Property at the southeast corner of Southwest Pkwy and Vega Ave

On October 24th, 2018, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the applicant's proposed plan amendment and zoning change for the property located at the southeast corner of Southwest Pkwy and Vega Ave, owned by St Andrew's Episcopal School. The Oak Hill Neighborhood Plan Contact Team voted to recommend the change in land use from Neighborhood Mixed Use to Mixed Use and the change in zoning from LR-MU-NP to GR-MU-NP with the following conditions: That the uses on the property be restricted by conditional overlay to those allowed in LR zoning in addition to congregate living; That fiscal be provided in the amount required for complete installation of a traffic signal at Southwest Pkwy and Vega Ave beyond pro rata share (if a traffic signal is not feasible, the fiscal should fund a secondary improvement usage related to traffic control); That the site plan exceed dark sky standards for improved lighting on the site (consistent with Lighting Zone 2 in the attachment); That a trail easement be designated on the site for the YBC Trail in consultation with the City of Austin Urban Trails Program, neighboring resident stakeholders, and the Oak Hill Trails Association; And that commercial parking be restricted to onsite usage only.

Sincerely,

Tom Thayer  
Chair, OHNPCT

**Cc:** Cynthia Wilcox – Vice Chair  
Leigh Ziegler – Secretary



Jeff Howard &lt;

RE: NPCT Recommendation

To Thomas Thayer; Mora, Sabina

Cc Grantham, Scott; leighziegler; Cynthia Wilcox

## EXHIBIT E

&gt;

[Bing Maps](#)

All,

I have had a chance to review the letter from the Oak Hill NPCT and to discuss with members of the St. Andrew's School Board of Trustees who also serve with me on the committee handling this matter for the school. First, the NPCT accurately reflects what we understand to be the NPCT's position and recommendation on this NPA and zoning case. Thank you for confirming that action. Second, on behalf of St. Andrew's School, we would respond as follows:

1. USES. St. Andrew's accepts the NPCT recommendation that uses be limited to LR uses plus congregate living with one clarification. We request that "convalescent services" also be added since this is a potential use associated with senior living.
2. TRAFFIC SIGNAL FISCAL. St. Andrew's conditionally accepts the NPCT recommendation regarding the posting of fiscal for a traffic signal at Vega and SW Parkway. We would accept this recommendation on the following conditions: (i) fiscal would only be required prior to site plan approval, (ii) since this is being required to mitigate the extra height sought by the zoning case, fiscal would only be required if the height of any building shown on a site plan exceeds 40 feet in height, and (iii) such fiscal posting will count against any required City traffic or transportation improvements.
3. DARK SKY STANDARDS. St. Andrew's accepts the Dark Sky recommendation, but needs to review the suggested requirements. St. Andrew's may propose alternative standards after its review.
4. YBC TRAIL. St. Andrew's accepts the requested recommendation; provided that, however, the final location of the trail easement must be in location acceptable to the school.
5. OFF SITE PARKING. St. Andrew's accepts the NPCT recommendation except that St. Andrew's reserves the right to have off site parking allowed on this site only for the St. Andrew's school property.

The above is subject to finalizing an ordinance or other agreement language that may be needed. Let me know if you have any further questions or comments. Thank you all for your consideration.

Jeffrey S. Howard  
Partner

**Grantham, Scott**

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**From:** LEIGH ZIEGLER <>  
**Sent:** Monday, November 19, 2018 7:01 AM  
**To:** Shieh, James - BC; DeHoyosHart, Angela - BC; Seeger, Patricia - BC; Kenny, Conor - BC; Thompson, Jeffrey - BC; Schneider, Robert - BC; Shaw, Todd - BC; Flores, Yvette - BC; Teich, Ann - BC; Mora, Sabina; Grantham, Scott; Rhoades, Wendy; Autry, Kevin  
**Cc:** Jeff Howard; ; OHNPCT Board  
**Subject:** NPA-2018-0025, C14-2018-0042, C8-2015-0042

Dear Planning Commission and Case Managers:

Below is a link to my slide summary of neighborhood concerns regarding case NPA-2018-0025.01, reviewed in context of C8=2015-0042 and C14-2018-0085 coming before Planning Commission on Tuesday, November 28th and Council on December 13th.

<https://1drv.ms/p/s!AIDEPRqxLn6RxWhNHJq1BeUO7Jiz>

This is my presentation for you in place of attendance since my work schedule will not allow speaking participation.

I represent Travis Country in this case and served as Secretary of OHNPCT during the discussion. Bottom Line: if the conditions of the letter submitted by President OHNPCT, Thomas Thayer, are included there is no objection to approval.

It is important to our position that the fiscal provided total the estimated cost of a traffic signal and that a secondary transportation usage to increase safety at the corner of Vega and SW PKWY be applied if the site is too close to the St. Andrews entrance. St. Andrews prefers not to consider movement of the guard house to allow for additional access. The seepage along the west side of Vega complicates use of the ROW in the most dangerous segment. **All parties are in agreement that full funding of a signal should be a required condition for neighborhood plan amendment and site plan approval which will exceed the applicant's pro rata share.** Certainly, a secondary Transportation usage of funds should be specified for use on site if a signal can not be approved due to proximity ( for example, discussed moving of the guard house to allow for adding a split entrance at St. Andrews plus advanced warning system for drop in road to SW PKWY).

Thank you for your time and attention to so many cases before you!

Leigh Ziegler  
Travis Country Resident  
4815 Trail Crest Circle  
District 8  
Member OHAN, OHNPCT, TCCSA Board



## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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 its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

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 board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2018-0085

Contact: Scott Grantham, 512-974-3574

Public Hearing: Nov 27, 2018, Planning Commission  
Dec 13, 2018, City Council

Lugh Ziegler \*  
Your Name (please print) \*  
4815 TRAILCREST PKWY  
AUSTIN, TX 78735 OHNPCT  
RESTRICTION  
☒ I am in favor  
☐ I object  
Your address(es) affected by this application  
DISTRICT 8  
Lugh P. Ziegler 11-18-18  
Signature Date

Daytime Telephone: 512-288-6555

Comments: ALL PARTIES ARE IN AGREEMENT  
THAT CONDITIONS OF THE LETTER SUBMITTED  
BY PRESIDENT OHNPCT, TOM THAYER,  
BRING APPROVAL RECOMMENDATION.

FULL FUNDING OF A TRAFFIC SIGNAL  
IN EXCESS OF PRO RATA & SECONDARY  
ON-SITE USAGE BY TRANSPORTATION IS A CONDITION.  
COMMENTS IN SLIDE: https://1dry.ms/p/s!  
AIDERRqxLn6RxWhNHJq1BeU07Jz

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

City of Austin  
Planning & Zoning Department  
Scott Grantham  
P. O. Box 1088  
Austin, TX 78767-8810