



Oak Hill Neighborhood Planning Contact Team

To: Mayor Adler
District 8 Council Member Paige Ellis
Council Members Harper-Madison, Fuentes, Renteria, Casar, Kitchen, Kelly, Pool,
Tovo, and Alter
Planning Commission Members
Maureen Meredith, Senior Planner, City of Austin Housing and Planning Department
Kate Clark, Senior Planner, City of Austin Housing and Planning Department

From: Oak Hill Neighborhood Planning Contact Team

RE: NPA-2020-0025.01 • Zoning Case #: C14-2020-0102 • 7815 Thomas Springs Rd. 6.49 ac.

The Oak Hill Neighborhood Planning Contact Team met with neighborhood stakeholders, the applicant and applicant's agent. The Contact Team urges Boards and Commissions, City staff, and City Council to accommodate the requests of those neighborhood stakeholders, including those articulated in the petition (below):

"We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against the change in the Land Development Code as presented. Although 7815 Thomas Springs Road is being referred to as a single lot or property, it is actually two properties which have been joined together. The current configuration seems to be at odds with the original land use and plat intended for the property with frontage on Wier Loop Road. Linking these two parcels together seems contrived and never should have been permitted.

Although there are existing commercial businesses on Thomas Springs Road, they are generally small and they have a minimal impact on the community. Although restrictive to a degree, the proposed WLO zoning has the potential to allow the developer to build warehouses with dock high delivery doors that will allow large trucks to again travel unimpeded on Thomas Springs Road.

Additionally, this entire property sits in an environmentally sensitive area and the run-off has the potential to disrupt the environmental balance we currently enjoy. The parcel facing Wier Loop Road, in particular, contains the headwaters of Williamson Creek, which cross Wier Loop Road about a block away and should be restricted to Rural Residential.

Therefore, we ask the city council to consider our response to the zoning change.

1. The lot facing Thomas Springs Road will be Tract 1 with a proposed zoning of W/LO-NP with a limit placed on the size of trucks allowed to service the development.
2. The two lots would be entirely separate with no access or easement between them.
3. Because Tract 1 is adjacent to a residential area, the site shall include buffering of 40' wooded vegetation on the east property line of tract 1, as well as project design to mitigate potential adverse effects on nearby residential properties.
4. The lot facing Wier Loop Road will be Tract 2 and keep its current zoning of RR-NP."

Thank you in advance for your consideration.

Sincerely,

Cynthia Wilcox
President, OHNPCT