

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Oak Hill Combined (West Oak Hill)

CASE#: NPA-2020-0025.01 **DATE FILED:** September 11, 2020 (Out-of-Cycle)

PROJECT NAME: Thomas Springs/Office Warehouse

PC DATE: January 26, 2021

ADDRESS: 7815 Thomas Springs Rd

DISTRICT AREA: 8

SITE AREA: 6.49 acres

OWNER/APPLICANT: Loco Grande Enterprises LLC (Brandon Brydson)

AGENT: Alice Glasco Consulting (Alice Glasco)

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

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Rural Residential **To:** *Commercial (Tract 1) and
Single Family (Tract 2)

**Alice Glasco amended the application on December 28, 2020.*

Base District Zoning Change

Related Zoning Case: C14-2020-0102

From: RR-NP **To:** *W/LO-NP and SF-3-NP

**Alice Glasco amended the application on December 28, 2020.*

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

PLANNING COMMISSION RECOMMENDATION:

January 26, 2021 – Approved for Commercial land use on Tract 1 and Single Family land use on Tract 2) on a separate vote from the associated zoning case. [J. Shieh – 1st; P. Seeger – 2nd] Vote: 12-0 [One vacancy].

STAFF RECOMMENDATION: Staff recommends the applicant’s request for Commercial and Single Family land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicant’s request for Commercial land use because it is near the commercial node of Thomas Springs Road and Circle Drive. Staff supports the Single Family land use request for the tract that faces Wier Loop Road because the street is a residential street and Single Family land use is appropriate.

Below are sections of the plan that supports the applicant’s request:

GOALS, OBJECTIVES AND RECOMMENDATIONS:

6.A. Provide opportunities for high-quality new development and re-development.

6A.1

Ensure quality of new construction and renovations.

6.A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Alberston’s store).

6.A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of all stakeholders while taking into consideration environmental concerns.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Rural/Large-Lot Single Family- The designation for low-density residential areas that is not suitable or desirable for urban development, generally at densities of one unit per acre or less. These areas are without typical urban services such as, public services, sidewalks, curbs and gutters.

Purpose

1. Allow limited residential development while protecting environmental quality; and
2. Encourage the clustering of homes for new residential developments to prevent sprawling, large-lot subdivisions.

Application

1. Use when zoning is least intense necessary to accommodate;
2. Should primarily apply in environmentally sensitive watersheds and predominantly rural areas; and
3. Clustering can include zoning districts other than RR, however residential density should be limited to 1 unit per acre and impervious cover to approximately 15% to 25%, depending on watershed class. However, clustering units on a larger tract with overall 15%-25% impervious cover may be preferable.

PROPOSED LAND USE ON THE PROPERTY

Commercial -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

Purpose

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and

2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

Single family - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

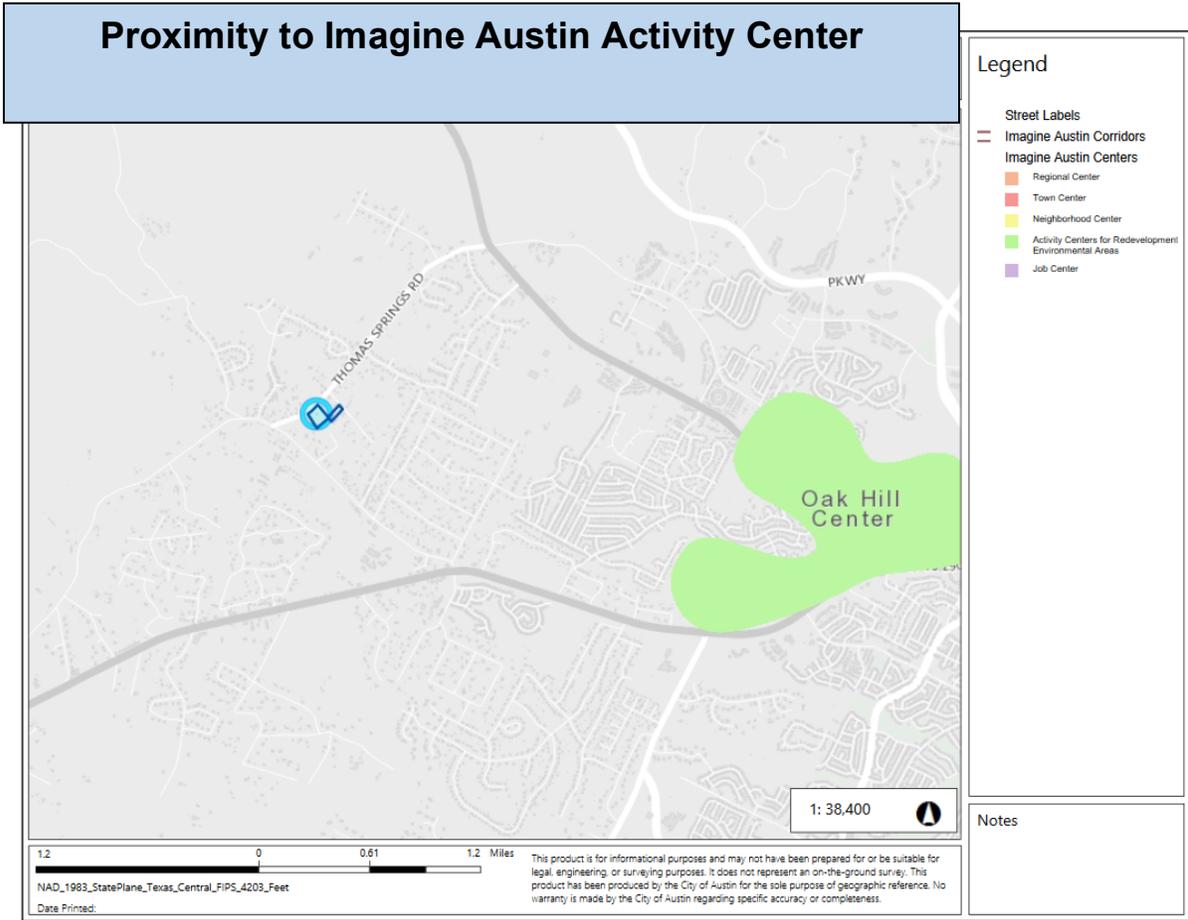
Application

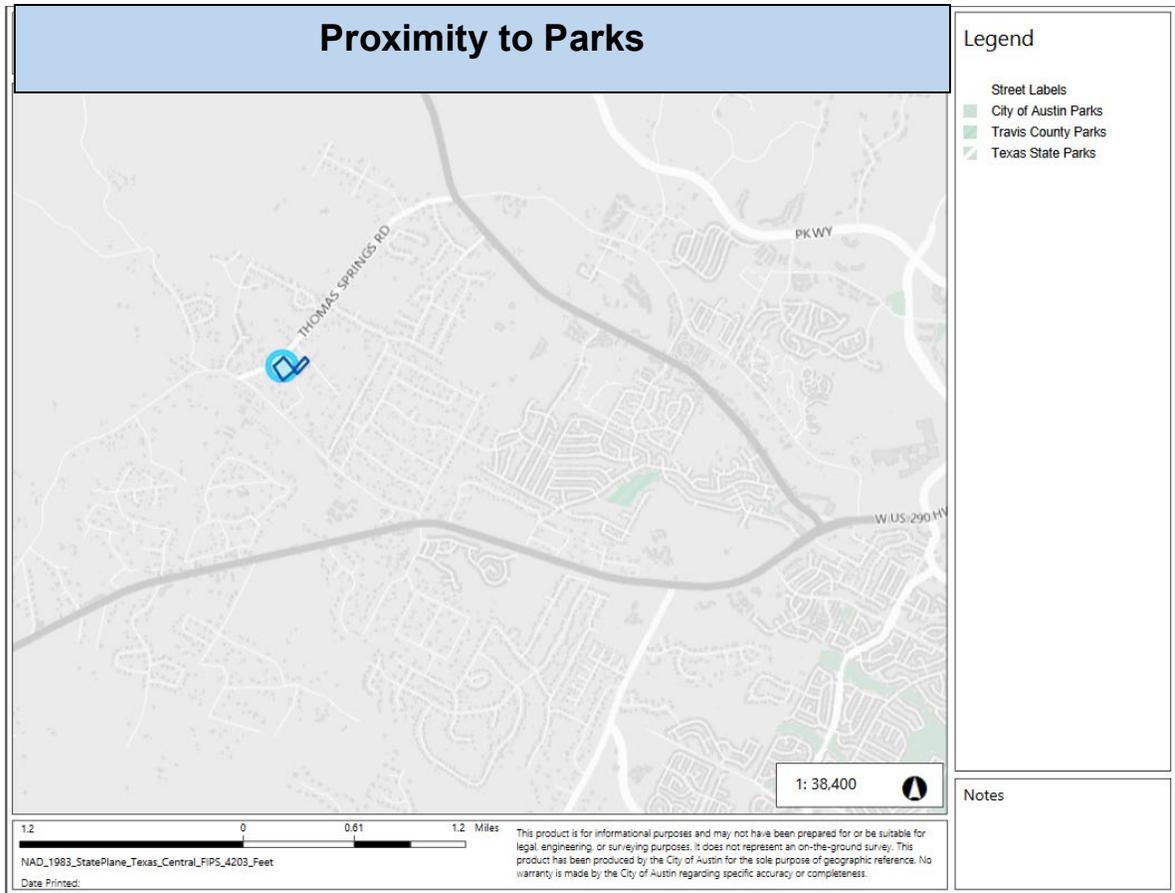
1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

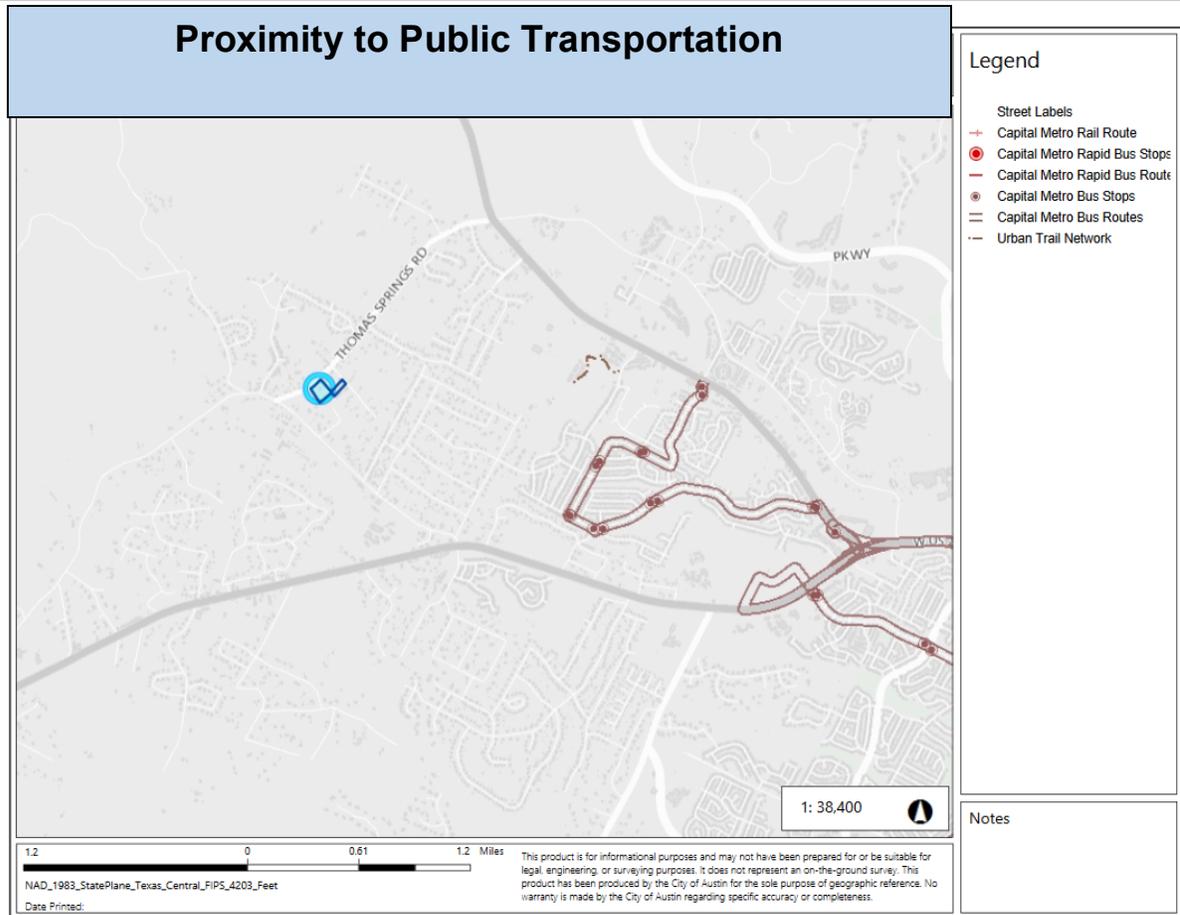
IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The proposed zoning does not include residential uses. Thomas Springs Roads has a number of commercial and residential uses.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is not located near an activity corridor or an activity center.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property is near a commercial node at Thomas Springs Road and Circle Drive although it is not near an Imagine Austin activity corridor or center.***

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The proposed zoning does not allow for residential uses.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Commercial land use in this location is compatible in this location.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is in the Edwards Aquifer Contributing zone and has limited impervious cover.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not directly applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***To staff's knowledge there are no historic or cultural significance to this property.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***Not applicable.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***The proposed development could increase job opportunities in the area.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - ***Not applicable.***







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The plan amendment application was filed on September 11, 2020 which is out-of-cycle for planning areas located on the west side of I.H.-35. The Oak Hill Neighborhood Plan Contact Team submitted a letter that allowed the out-of-cycle application.

The applicant proposes to change the future land use map on the property from Rural Residential to Commercial and Single Family land use.

The applicant proposes the change the zoning on the property from RR- NP to W/LO-NP and SF-3-NP for an office/warehouse.

PUBLIC MEETINGS: The ordinance-required virtual community meeting was held on November 18, 2020. Approximately 70 meeting notices were mailed to people who rent or own property within 500 feet of the subject tract, in addition to neighborhood organizations and environmental groups who requested notification for the area. Eighteen people attended the meeting, including two city staff members. Also in attendance was Julie Montgomery, Policy Director for Council Member Paige Ellis, District 8, Alice Glasco the applicant's agent and Brandon Brydson, the property owner.

After staff gave a brief presentation, Alice Glasco said Brandon Brydson, the property owner also owns property adjacent to the tract zoned LO-NP and the other tract SF-3-NP, which is vacant. He has an office on the LO-NP tract. He is a community land owner, although he doesn't live there.

The current land use is Rural Residential and the proposed land use change is Commercial, which is needed for the W/LO zoning district. The justification for the proposed change are consistent with the surrounding land uses. See Alice Glasco's presentation included with this report which outlines how the request meets the Goals of the Oak Hill Neighborhood Plan.

After her presentation the following questions were asked with additional comments made:

Q. We are worried if the two-acre section on Wier Loop Road gets rezoned we won't have any reassurance that a future owner would do more than just put a driveway, as this owner said he might do. Is there a way in the zoning that would prohibit this?

A. The owner is willing to prohibit access from Wier Loop Road. It could become part of the zoning ordinance. A future property owner would have to submit another rezoning request to amend this if it were approved by Council this time.

Q. Alice said the City might require access from Wier Loop Road. Restricting access from trucks to Wier Loop Road would be hard to enforce. The property needs to be segregated from 7815 Thomas Springs Road.

A. If City Council approves an ordinance that prohibits access to Weir Loop Road, then it would be enforced at the site plan stage.

Q. If there was a prohibition to access to Wier Loop Road, would that restriction follow a potential subdivision that would happen later?

A. If the property is still zoned with the prohibition, it would have be rezoned to remove that prohibition.

Q. I watch box trucks go up and down Thomas Springs Road and they are supposed to be restricted. So enforcement is the issue, even if you call the Police they don't show up. How to you stop the through traffic? You cannot let that property be connected to the other tract.

A. The site plan review would prohibit the owner from having access to Wier Loop Road if an ordinance was approved with that prohibition.

Q. As I understand the main development would be on the 7815 Thomas Springs Road. From what I understand the Wier Loop Road could be undeveloped because the impervious cover restrictions. Is this correct?

A. That's correct.

Q. I'm concerned if this property on Wier Loop Road becomes commercial, what would people be looking at who lives next to it?

A. With limited impervious cover, this tract would mostly be green because of the shape of the property the office would face the main street Thomas Springs Road where most of the development will be placed.

Q. You still haven't said what will be built there? We want to see something tangible.

A. We showed a picture of property that is similar and could have similar building. ***(See photo in back of report)***. Brandon, the owner, said he would like to restrict access to Weir Loop Road and use the property on Weir Loop as green space for his pervious cover. He would like to have a ectangular building on the Thomas Springs Road tract. It would have a detention pond, perhaps, but it would be up to the Civil Engineer.

Comments:

- Alice Glasco said Travis County is planning to widen Thomas Springs Road sometime in the future, but doesn't know the timing of this.
- I spoke with almost all my neighbors along Weir Loop Road which is a short, dead-end, narrow road. It is occupied by people over 65 years of age, some have been here for over 30 years. It's on older community, a safe harbor for many people. My concerns are any development would be a detriment to our environment, property values and our safety. People's reactions get slower as we get older and traffic is hazardous. We have zero desire for property that faces Weir Loop Road to change. We want it to stay Rural Residential. The property on Thomas Springs could be Commercial, but we want it to stay residential on Weir Loop Road. I would propose a home builder could build nice homes on 6.5 acres and could benefit the neighborhood. Any type of commercial development would bring in commercial traffic and trucks. There will be a domino effect if this goes commercial. It's an example of commercialization other than mom-and-pop.
- I worry about loading docks. I don't know if there is space for a semi-truck to turn around, if not, it would have to back onto Thomas Springs Road. These are issues of bringing commercial uses into a residential neighborhood. I've lived here 22 years.
- We are newcomers, we've only been here few years. We are concerned about commercialization on Thomas Springs Road the development on Wier Loop Road. We want all commercial access restricted from Wier Loop Road so we can protect the rural nature of the road. We want to ensure our children's safety. Thomas Springs

Road has major traffic. The rural nature of Wier Loop Road is our saving grace. We want to keep this.

- We live at the very end of Weir Loop Road. We want to echo everything people have talked about. There is no room for trucks on this narrow road. Also the noise pollution is an issue. The area is undeveloped and quiet. We don't want to lose that.
- I don't want Thomas Springs Road to end up like Burnet Road where it's all commercial.
- It's too bad that the tract of land with frontage on Weir Loop Road has the address of 7815 Thomas Springs Road. We don't want that part commercial, even if there is no access to Weir Loop Road. The owner can do what he wants with Thomas Springs Road part, but not on Weir Loop Road. I've been here for 43 years. The impact of that part made commercial would open the possible for more commercial land being developed. I live within 500 feet of the property.
- What defines Wier Loop Road are families and animals, not cars.
- If an 18-wheeler turns onto Wier Loop from Thomas Springs Road a car on Wier Loop Road would have to back up. I don't how that would work. The roads are not conducive to big trucks. They tear up the pavement.
- The community wants more specifics of what Brandon wants to do. We need more information from the owner if he wants our support. What you said about the rectangular building is the most we've heard about it so far. We want Brandon to come back to the community to work on this.

CITY COUNCIL DATE:

ACTION:

February 18, 2021

ALICE GLASCO CONSULTING

alice@agconsultingcompany.com* Tel. 512-231-8110

September 8, 2020

Mr. Jerry Rusthoven, Assistant Director
Neighborhood Planning and Zoning Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Oak Hill Combined Neighborhood Plan Amendment and rezoning for 7815 Thomas Springs Road

Dear Jerry:

I represent Loco Grande Enterprises LLC, the entity that owns the subject property in a request to amend the Future Land Use Map (FLUM) of the Oak Hill Combined Neighborhood Plan and associated rezoning. The proposed zoning and FLUM (Future Land Use Map) change are as follows:

Current FLUM Land Use: Rural Residence

Proposed FLUM Land Use: Commercial

Current Zoning: RR-NP (Rural Residence District)

Proposed Zoning: W/LO (Warehouse /Limited Office District)

Site area: 6.487 acres

JUSTIFICATION FOR A PLAN AMENDMENT AND REZONING

1. The proposed change to the FLUM and associated rezoning are consistent with the surrounding land use pattern. Since the property is subject to the Save Our Springs ordinance, impervious cover for this site is limited to 25%. Given the low SOS impervious cover limit, the W/LO zoning district is compatible from a density standpoint with the SOS ordinance since the maximum F.A.R. is 0.25:1.
2. **Land Use Goal # 6.B.:** Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.
3. **Land Use Goal # 6.C.** Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated activity areas) at strategic locations.

RE: Oak Hill Combined Neighborhood Plan Amendment and rezoning for 7815 Thomas Springs Road

4. **Land Use Goal # 6.E.:** Encourage locally owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

Key Principles:

5. 6.B.1: Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.
6. 6.E.1: Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments.

We look forward to a positive staff recommendation. Please let me know if you have any questions or need additional information.

Sincerely,



Alice Glasco, President
Alice Glasco Consulting

Cc: Maureen Meredith, Neighborhood Planner

**Out-of-Cycle Letter Authorization from
Neighborhood Plan Contact Team (NPCT)**

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



August 31, 2020

To: Alice Glasco, Alice Glasco Consulting

Re: 7815 Thomas Springs Rd

On July 30, 2020, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the proposed out-of-cycle plan amendment and zoning change for the property located at 7815 Thomas Springs Rd owned by Brandon Brydson. The Oak Hill Neighborhood Plan Contact Team voted to allow the applicant to proceed with the out-of-cycle plan amendment and zoning change applications that seek to change the land use from Rural Residential to Commercial and the zoning from RR-NP (Rural Residential) to W/LO (Warehouse/Limited Office). The Oak Hill Neighborhood Contact Team encourages the applicant to reach out to nearby property owners to seek their input and initiate discussions on the proposed changes.

Sincerely,

Tom Thayer
Chair, OHNPCT

Cc: Cynthia Wilcox – Vice Chair
Leigh Ziegler – Secretary

**Letter of Recommendation from the Oak Hill
Neighborhood Plan Contact**



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.

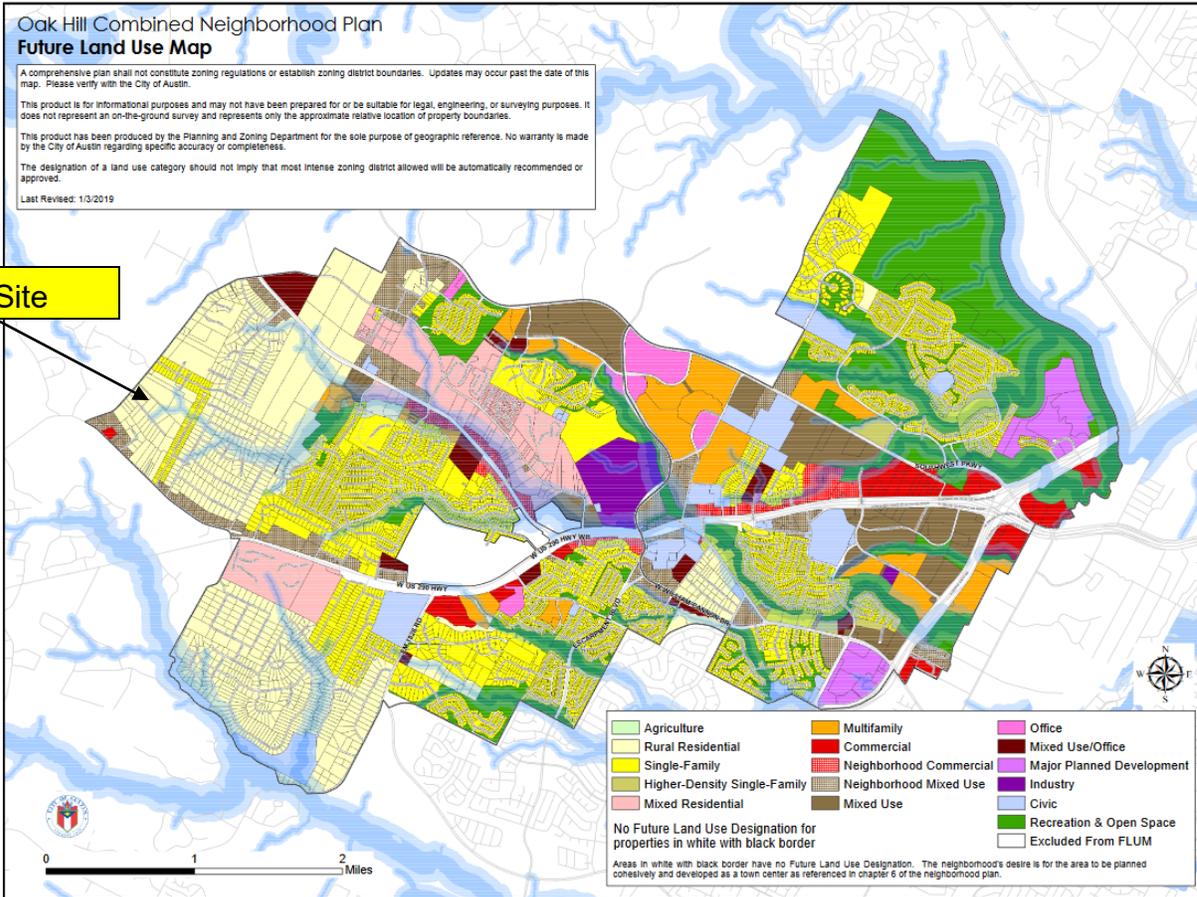
Therefore, we ask the city council to consider our response to the zoning change.

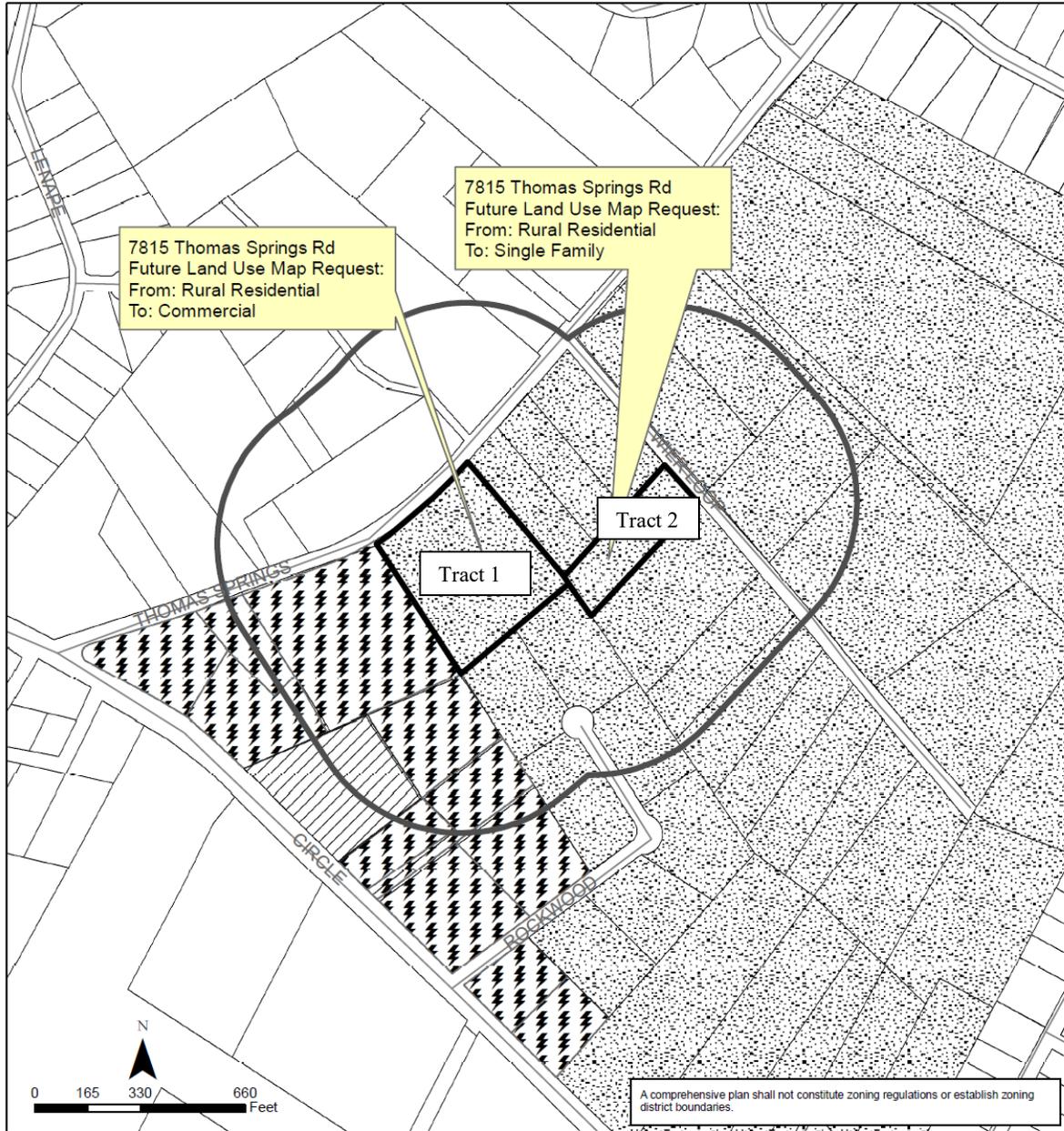
1. The lot facing Thomas Springs Road will be Tract 1 with a proposed zoning of W/LO-NP with a limit placed on the size of trucks allowed to service the development.
2. The two lots would be entirely separate with no access or easement between them.
3. Because Tract 1 is adjacent to a residential area, 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





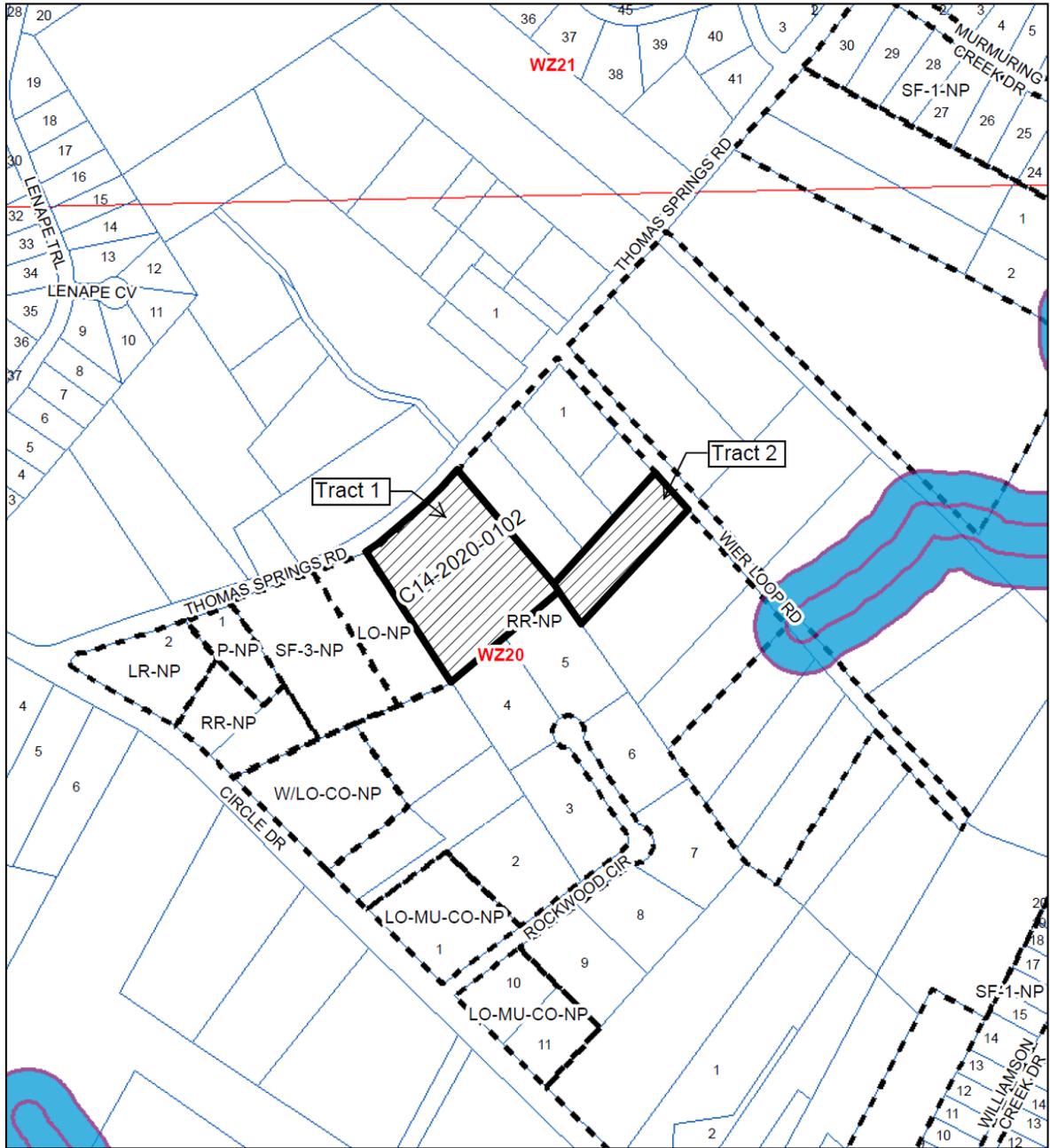
**Oak Hill Combined (West Oak Hill) Neighborhood Planning Area
NPA-2020-0025.01**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by 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.



City of Austin
Housing & Planning Department
Created on 12/29/2020, by: meredithm



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 1" = 400'

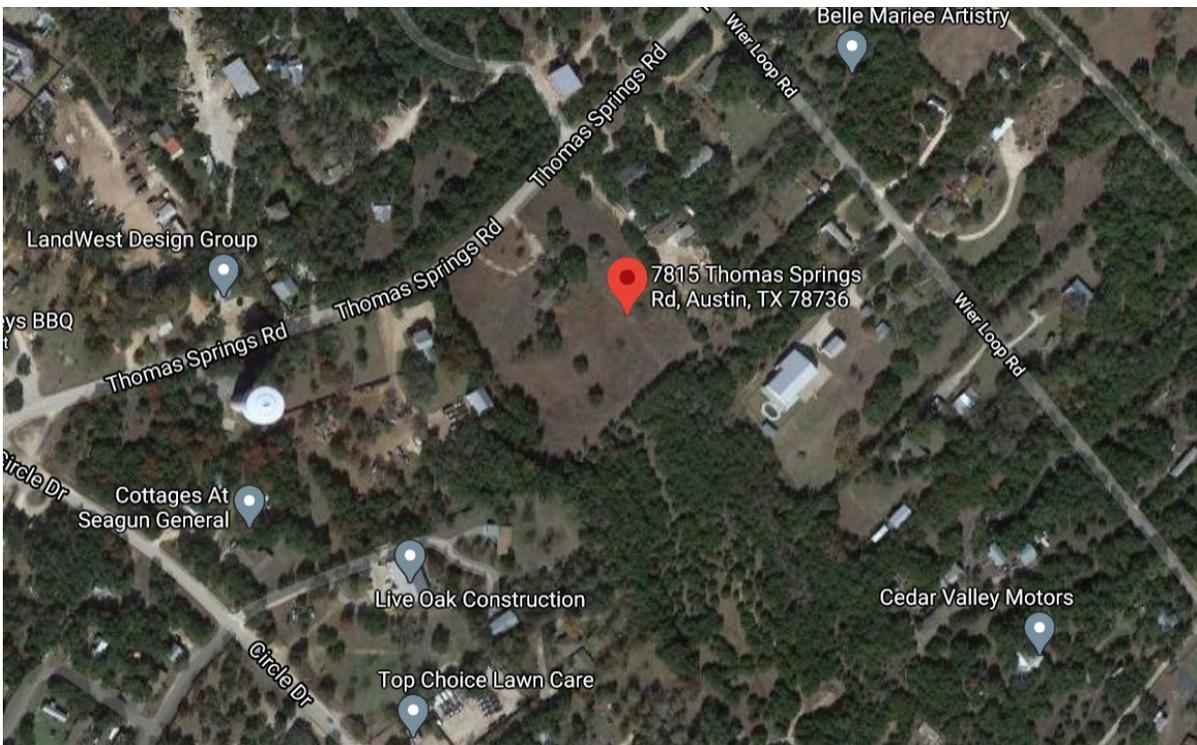
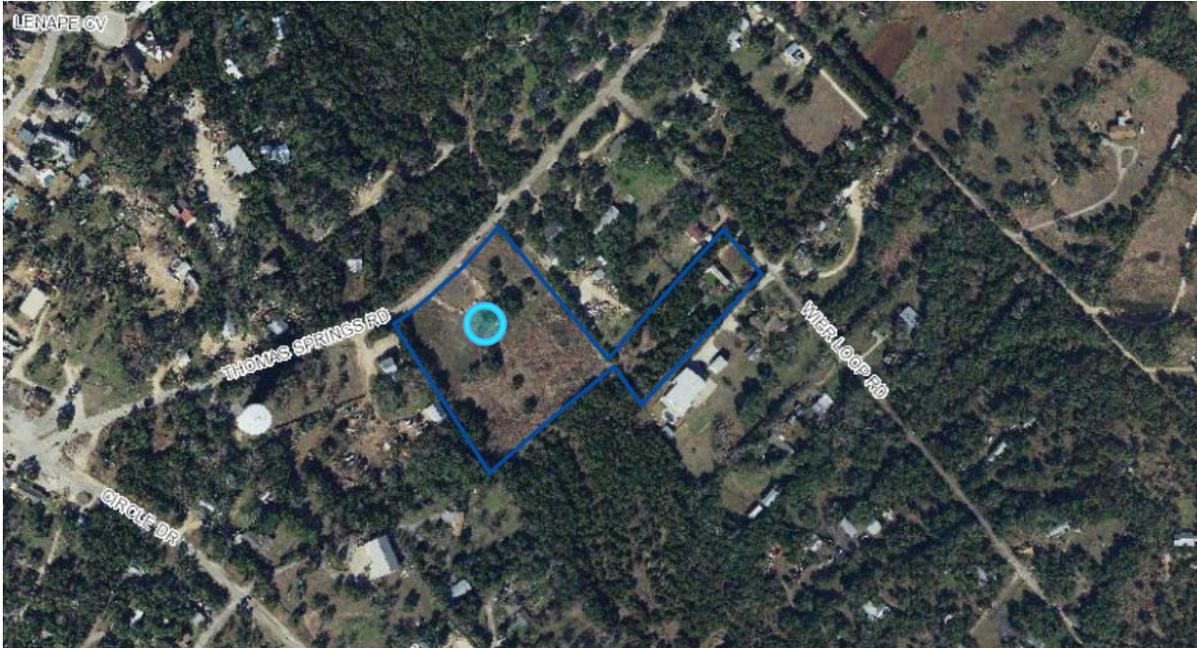
- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

Thomas Springs Office/Warehouse

ZONING CASE#: C14-2020-0102
 LOCATION: 7815 THOMAS SPRINGS RD
 SUBJECT AREA: 6.49 ACRES
 GRID: WZ20
 MANAGER: KATE CLARK



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From: peter@
Sent: Tuesday, October 06, 2020 1:02 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: case # NPA-2020-0025.01

*** External Email - Exercise Caution ***

Hi Maureen,

In regards to the above case, I own 7609 Thomas Springs and 7613 Thomas Springs. We are not in favor of the re-zoning unless we can also get our property rezoned to Commercial. We are surrounded by commercial now and additional commercial will just reduce the value of our homes. I would like to speak with you about this when you have time. Can we schedule a call?

Peter Vigliano
512-680-9903

From: Hayley McGregory [
Sent: Thursday, October 08, 2020 10:12 PM
To: alice@agconsultingcompany.com; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 7815 Thomas Springs Road

*** External Email - Exercise Caution ***

Hi Alice and Maureen,
My name is Justin, and I am a property owner on Thomas Springs Road. Along with my wife and two young children, we raise our family adjacent (three doors) to the proposed 7815 Thomas Springs Road zoning application.

I received the official letter and see the application was submitted in September (which is where I came to find your contact information); however, I have not heard from the property owner or anyone representing the owner regarding their intentions.

I am reaching out to ensure I am included in the discussions around the planning of this proposed project as it impacts the future of our family and community.

Regards,

Justin
512-506-1716

From: cwg2
Sent: Friday, November 13, 2020 1:38 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Alice Glasco <alice@agconsultingcompany.com>
Subject: 7815 Thomas Springs Road (C14-2020-0102; NPA-2020-0025.01)

*** External Email - Exercise Caution ***

I have lived at 9600 Wier Loop Road for 43 years. Wier Loop Road is a narrow country lane. It is a dead end that is approximately 3 blocks long. There are no side streets crossing it. The measurement of the road at my house is about 16 feet & 4 inches. There is light traffic on the road. When two cars happen to on the road at the same time, it requires one of them to pull over.

Since the property in question includes both a tract on Thomas Springs Road and Wier Loop Road, I oppose the changing of zoning from rural residential, especially on Wier Loop Road. Most of the folks here own 3 or more acres. We are a small residential community and we would like to remain that way.

Thanks,
Cheryl Grossman
512-619-8460

Alice Glasco's Presentation from the November 18, 2020 Community Meeting



1" = 400'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

Thomas Springs Office/Warehouse

ZONING CASE#: C14-2020-0102
 LOCATION: 7815 THOMAS SPRINGS RD
 SUBJECT AREA: 6.49 ACRES
 GRID: WZ20
 MANAGER: KATE CLARK



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7815 Thomas Springs Road

- **Current FLUM Land Use:** Rural Residence
- **Proposed FLUM Land Use:** Commercial
- **Current Zoning:** RR-NP (Rural Residence District)
- **Proposed Zoning:** W/LO (Warehouse /Limited Office District)
- **Site area:** 6.487 acres

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4. **Land Use Goal # 6.E.:** Encourage locally owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

Key Principles:

5. 6.B.1: Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.
6. 6.E.1: Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments.

§ 25-2-584 - WAREHOUSE/LIMITED OFFICE (W/LO) DISTRICT REGULATIONS

- (A) This section applies in a warehouse/limited office (W/LO) district.
- (B) The building must include an office use. The minimum floor area for the office use is the lesser of:
 - (1) 20 percent; or
 - (2) 1,000 square feet.
- (C) A truck loading dock may not be located on the same building face as an office entrance.
- (D) An office use must face the street that provides primary access.
- (E) A construction sales and service use may not exceed 10,000 square feet of gross floor area.
- (F) The Land Use Commission may approve, in accordance with the applicable provisions of [Chapter 25-5](#), Article 3 (*Land Use Commission Approved Site Plans*), the following modifications to the site development regulations:
 - (1) a lot that contains at least 21,780 square feet, but less than 43,560 square feet.
 - (2) a structure with a height greater than 25 feet, but not more than 35 feet; or
 - (3) a structure with a floor area ratio of more than 0.25, but not more than 0.50.

Site Development Standards

Residential Zoning Districts

	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH
Minimum Lot Size (Square Feet)	43,560	43,560	10,000	5,750	5,750	3,600**	**	5,750	5,750	8,000	8,000	8,000	8,000	8,000	8,000	--
Minimum Lot Width	100	100	60	50	50	40	**	50	50	50	50	50	50	50	50	--
Maximum Dwelling Units Per Lot	1	1	1	1	**	1	**	--	--	**	**	**	**	**	**	--
Maximum Height	35	35	35	35	35	35	**	35	35	40	40 or 3 stories	40	60	60	90	--
Minimum Setbacks																
Front Yard	40	40	25	25	25	15	**	25	25	25	25	25	15	15	15	--
Street Side Yard	25	25	15	15	15	10	**	15	15	15	15	15	15	15	15	--
Interior Side Yard	10	10	5	5	5	**	10	5	5	5	5	5	5	5	5	--
Rear Yard	20	20	10	10	10	**	**	10	10	10	10	10	10	10	10	--
Maximum Building Coverage	--	20%	35%	40%	40%	55%	40%	40%	40%	45%	50%	55%	60%	60%	70%	--
Maximum Impervious Cover	**	25%	40%	45%	45%	65%	60%	55%	55%	55%	60%	65%	70%	70%	80%	--
Maximum Floor Area Ratio	--	--	--	--	--	--	--	--	--	--	--	0.75:1	0.75:1	1:1	--	--
Maximum Units Per Acre	--	--	--	--	--	--	--	--	--	17	23	36	36-54**	54	--	--

Commercial Zoning Districts

	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	P
Minimum Lot Size (Square Feet)	5,750	5,750	5,750	20,000	5,750	5,750	5,750	--	--	43,560	5,750	5,750	20,000	43,560	50 acres	5,750	**	10 acres	**	10 acres	**
Minimum Lot Width	50	50	50	100	50	50	50	--	--	100	50	50	100	100	250	50	100	100	**	--	**
Maximum Height	35 or 2 stories	40 or 3 stories	60	40	40 or 3 stories	60	200	**	120	25 or 1 story	60	60	**	60	120	60	45	35	**	60	**
Minimum Setbacks																					
Front Yard	25	25	15	50	25	10	10	--	--	25	10	10	50	25	--	--	75	25	**	100	**
Street Side Yard	15	15	15	50	15	10	10	--	--	25	10	10	50	25	--	--	**	25	**	100	**
Interior Side Yard	5	5	5	20	--	--	--	--	--	5	--	--	25	**	**	**	**	10	**	100	**
Rear Yard	5	5	5	20	--	--	--	--	--	25	--	--	25	**	**	**	**	10	**	100	**
Maximum Building Coverage	35%	50%	60%	25%	50%	75%	50%	100%	100%	--	95%	95%	85%	50%	75%	75%	40%	12,000	**	--	**
Maximum Impervious Cover	60%	70%	80%	60%	80%	90%	50%	100%	100%	70%	95%	95%	85%	80%	80%	80%	**	15,000	**	--	**
Maximum Floor Area Ratio	0.35:1	0.7:1	1:1	0.25:1	0.5:1	1:1	8:1	8:1	5:1	0.25:1	2:1	2:1	3:1	1:1	1:1	1:1	**	--	**	--	**

** See Austin City Code Volume III (Land Development Code)

Updated 2/23/2006

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

COMMERCIAL USES continued	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P				
Kennels																																									
Laundry Services																																									
Liquor Sales																																									
Marina																																									
Medical Offices -- exceeding 5000 sq. ft. gross floor area																																									
Medical Offices -- not exceeding 5000 sq. ft. gross floor area																																									
Monument Retail Sales																																									
Off-Site Accessory Parking ¹⁴																																									
Outdoor Entertainment																																									
Outdoor Sports and Recreation																																									
Pawn Shop Services																																									
Pedicab Storage and Dispatch																																									
Personal Improvement Services																																									
Personal Services																																									
Pet Services																																									
Plant Nursery																																									
Printing and Publishing																																									
Professional Office																																									
Recreational Equipment Maint. & Stor.																																									
Recreational Equipment Sales																																									
Research Assembly Services																																									
Research Services																																									
Research Testing Services																																									
Research Warehousing Services																																									
Restaurant (General)																																									
Restaurant (Limited)																																									
Scrap and Salvage																																									
Service Station																																									
Software Development																																									
Special Use Historic																																									
Stables																																									
Theater																																									
Vehicle Storage																																									
Veterinary Services																																									
INDUSTRIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P				
Basic Industry																																									
Custom Manufacturing																																									
General Warehousing and Distribution																																									
Light Manufacturing																																									
Limited Warehousing and Distribution																																									
Recycling Center																																									
Resource Extraction																																									
AGRICULTURAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P				
Animal Production																																									
Community Garden																																									
Crop Production																																									
Horticulture																																									
Indoor Crop Production																																									
Support Housing																																									
Urban Farm																																									

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4 Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-603 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-687 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811.
 PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted



Applicant's Optional Criteria Worksheet

Provide this information with your plan amendment application for: Oak Hill Combined Neighborhood Plan

Taken From: Article 16: Neighborhood Plan Amendment Ordinance

§ 25-1-810 - RECOMMENDATION CRITERIA.

(A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) **and** (C) are satisfied.

(B) The **applicant** must demonstrate that:

(1) The proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments.

Does this criterion apply to your proposed plan amendment application? ___Yes
Yes **X** No

If there was a mapping error, explain here and provide documentation:

(2) The denial of the proposed amendment would jeopardize public health, safety, or welfare.

Does this criterion apply to your application? ___Yes **X** No

If this condition applies, explain here _____

(3) The proposed amendment is appropriate:

- (a) because of a material change in circumstances since the adoption of the plan; **and**
- (b) denial would result in a hardship to the applicant.

Does this criterion apply to your application? ___Yes ___No

If yes, explain here: Actually, the proposed FLUM change and rezoning are consistent with the adopted West Oak Hill Neighborhood Plan s indicated in the goals and objectives. Therefore, the proposed plan amendment is appropriate as it relates to conformity with the neighbhod plan.

(4) The proposed project:

- (a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations.

Does this criterion apply to your application? Yes ___ No

If yes, explain here Redevelopment of the site would require on-site detention and a water quality pond - both of which are not currently provided because they were not required when the site was developed.

_____ or

(b) promotes the recruitment or retention of an employment center with 100 or more employees.

Does either one of these criteria apply to your application? ___ Yes No

If yes, explain here _____

(5) The proposed amendment is consistent with the goals and objectives of the neighborhood plan.

List the goals and objectives from the plan that you feel support your plan amendment request, along with your rationale for why it meets these goals/objectives. Use separate document if necessary.

Land Use Goal # 6.B.: Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

Land Use Goal # 6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial "nodes" (concentrated activity areas) at strategic locations.

Land Use Goal # 6.E.: Encourage locally owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

Key Principles:

6.B.1: Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.E.1: Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments.

(You can find the plan document here: <http://austintexas.gov/page/adopted-neighborhood-planning-areas-0>)

or

(6) The proposed amendment promotes additional S.M.A.R.T. Housing opportunities.

Is this a S.M.A.R.T. Housing project? ___ Yes X No

If yes, explain here and provide the letter from Neighborhood Housing and Community Development _____

(C) The applicant must demonstrate that:

(1) The proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property; and

https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE

Response: The NPA application will be accompanied by a rezoning application and during the site plan review/approval stage, the proposed development at that time, will comply with applicable regulations and standards of the land development code.

(2) The proposed amendment is consistent with sound planning principles. (See attached)

LAND USE PLANNING PRINCIPLES

You can find the Guide to Land Use Standards here:

<http://www.austintexas.gov/department/neighborhood-planning-resources>

If you believe a principle does not apply to your proposed plan amendment application, write "Not applicable".

1. Ensure that the decision will not create an arbitrary development pattern.

Provide your analysis here: The decision to rezone the site from RR-NP to W/LO-NP will not create an arbitrary development pattern.

2. Ensure an adequate and diverse supply of housing for all income levels.

Provide your analysis here: The proposed development is an office and warehouse.

3. Minimize negative effects between incompatible land uses.

Provide your analysis here: The proposed office/warehouse development is compatible with surrounding land uses and zoning in the area.

4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas.

Provide your analysis here: N/A

5. Discourage intense uses within or adjacent to residential areas.

Provide your analysis here: N/A

6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood.

Provide your analysis here: This criterion will be met during the site plan stage.

7. Minimize development in floodplains and environmentally sensitive areas.
Provide your analysis here: The developer will comply with applicable environmental regulations during the site plan stage – in this case, Save Our Springs (SOS) ordinance.

8. Promote goals that provide additional environmental protection.
Provide your analysis here: Any proposed development will comply with all applicable codes and ordinances related to environmental protection.

9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development).
Provide your analysis here: Any proposed development will comply with all applicable codes and ordinances.

10. Ensure adequate transition between adjacent land uses and development intensities.
Provide your analysis here: The proposed development will comply with all applicable regulations.

11. Protect and promote historically and culturally significant areas.
Provide your analysis here: N/A

12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: <http://austintexas.gov/department/Imagine-austin-download-center>. Appendix E. Framework for Decision Making, pages A-57 through A-58.)

Provide your analysis here: The proposed development has the potential to promote the following items set forth in Appendix E:

1. Create jobs.
2. The applicant has site control

13. Avoid creating undesirable precedents.

Provide your analysis here: The proposed W/LO-NP zoning will not create any undesirable precedents.

14. Promote expansion of the economic base and create job opportunities.

Provide your analysis here: The proposed office/warehouse se will create job opportunities.

15. Ensure similar treatment of land use decisions on similar properties.

Provide your analysis here: Amending the FLUM to allow office/warehouse use in this planning area will treat the subject site in a similar manner to what is envisioned in the adopted neighborhood plan and the surrounding zoning and land use pattern.

16. Balance individual property rights with community interests and goals.

Provide your analysis here: The requested FLUM amendment and rezoning will create jobs within the city limits.

17. Consider infrastructure when making land use decisions.

Provide your analysis here: There is adequate infrastructure to accommodate an office/warehouse use on the subject site.

18. Promote development that serves the needs of a diverse population.

Provide your analysis here: The requested FLUM change and rezoning will, indeed, promote development that will serve the community.
