

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2020-0102 – Thomas Springs  
Office/Warehouse

DISTRICT: 8

ZONING FROM: RR-NP

TO: W/LO-NP (Tract 1), as amended  
SF-3-NP (Tract 2), as amended

ADDRESS: 7815 Thomas Springs Road

SITE AREA: 6.49 acres

PROPERTY OWNER:

Loco Grande Enterprises LLC (Brandon Brydson)

AGENT:

Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Kate Clark (512-974-1237, [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends warehouse/limited office – neighborhood plan (W/LO-NP) combining district zoning for Tract 1 and family residence – neighborhood plan (SF-3-NP) combining district zoning for Tract 2. For a summary of the basis of staff's recommendation, see page 2.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**January 26, 2021      Approved staff's recommendation to rezone Tract 1 to W/LO-NP and Tract 2 to SF-3-NP. Vote: 11-1. [P. Seeger, G. Anderson – 2<sup>nd</sup>; T. Shaw voted nay].**

CITY COUNCIL ACTION:

**February 18, 2021      Scheduled for City Council**

ORDINANCE NUMBER:

ISSUES

Staff has received comments in opposition to the rezoning of this property. Only written or emailed comments are included in staff backup and may be found in *Exhibit C: Correspondence Received*.

On December 14, 2020 staff received a petition against the rezoning request. ***The current percentage of the petition is 49.39%.*** The petition, a map and list of property owners of the petition area and the signatures received to date are included in *Exhibit D: Formal Petition*.

On December 28, 2020 the applicant amended their rezoning request. Originally, they were requesting the entire property be rezoned to W/LO-NP. Their amended request divided their property into two tracts, requesting Tract 1 to be rezoned to W/LO-NP and Tract 2 to be rezoned to SF-3-NP, please see *Exhibit E: Amended Rezoning Request*.

#### CASE MANAGER COMMENTS:

This property is approximately 6.49 acres and has access to Thomas Springs Road and Wier Loop Road. It is currently zoned RR-NP and is surrounded by properties zoned RR-NP to the northeast, east and south. Adjacent to the southwest is a property zoned LO-NP. Across Thomas Springs Road to the north are properties not within the City limits and therefore are not zoned. Please refer to *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

This property is currently shown as Rural Residential on the Future Land Use Map (FLUM) and requires a Neighborhood Plan Amendment (NPA) with this rezoning case. Please see related case NPA-2020-0025.01.

This property is located within the Williamson Creek Watershed which is classified as a Barton Springs Zone Watershed. At the time of this report it is subject to the SOS ordinance which would allow up to 25% impervious cover, (see the section *Other Staff Comments* below for additional Environmental comments). This impervious cover limitation supersedes higher allowable impervious cover amounts in the base zoning districts.

If the rezoning request for SF-3-NP is approved for Tract 2, the applicant is considering subdividing the tract to allow for additional housing.

#### BASIS OF RECOMMENDATION:

*1. Zoning changes should promote compatibility with adjacent and nearby uses.*

Tract 1 is located along Thomas Springs Road and is in between two properties zoned LO-NP and RR-NP. Because the W/LO zoning district only allows buildings to be 25 feet or one story tall and with the additional SOS ordinance limitation of 25% impervious cover, rezoning this tract to W/LO-NP would be compatible with the surrounding land uses and provide a transition in site development standards between the two properties.

Tract 2 is located along Wier Loop Road and is surrounded by properties zoned RR-NP. Wier Loop Road is a cul-de-sac road and contains primarily residential uses. With a maximum 25% limitation on impervious cover, rezoning this property to SF-3-NP would be compatible with the existing land uses in the area.

#### EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	RR-NP	Residential

	Zoning	Land Uses
North	Unzoned	Outside of City limits
South	RR-NP	Residential
East	RR-NP	Residential
West	LO-NP	Administrative and business offices

NEIGHBORHOOD PLANNING AREA: Oak Hill Combined Neighborhood Plan (West Oak Hill)

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

WATERSHED: Williamson Creek

OVERLAYS: Barton Springs Overlay, Wildland Urban Interface (Proximity Class - Within 1.5 miles of a Wildland Area)

SCHOOLS: Baldwin Elementary, Small Middle and Bowie High Schools.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Oak Hill Neighborhood Plan Contact Team
Austin Lost and Found Pets	Oak Hill Trails Association
Bike Austin	Ridgeview
Covered Bridge Property Owners	Save Our Springs Alliance
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Oak Hill Association of Neighborhoods (OHAN)	Thomas Springs Alliance
Oak Hill Neighborhood Plan - COA Liaison	TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2013-0059 Cedars Montessori School 9704 Circle Drive	From RR-NP to LO-NP	Approved LO-MU-NP as staff recommended.	Approved LO-MU-CO-NP; CO was to limit trips to 2,000 per day. (6/20/13).

Number	Request	Commission	City Council
C14-2010-0175 Herzog Zoning 9726 Circle Drive	From RR to W/LO	Approved W/LO as staff recommended.	Approved W/LO-CO-NP; CO was to prohibit a set of land uses. (3/3/11).
C14-2010-0141 7919 Thomas Springs Rd	From RR to SF-3-NP & LO-NP.	Approved SF-3-NP & LO-NP as staff recommended.	Approved SF-3-NP & LO-NP as Commission recommended. (12/16/10).

#### RELATED CASES:

NPA-2020-0025.01: the neighborhood plan amendment associated with this rezoning case.

C14-2008-0125: (Oak Hill Combined Neighborhood Plan): creation of the Oak Hill Combined Neighborhood Plan, West Oak Hill NPCD, Ordinance No. 20081211-097

#### EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Thomas Springs Rd	52'	20'	ASMP Level 2	No	Shared Lane	No
Wier Loop Rd	60'	20'	ASMP Level 1	No	N/A	No

#### OTHER STAFF COMMENTS:

##### Environmental

1. This site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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.
2. Project applications at the time of this report are subject to the SOS Ordinance that allows 25% impervious cover in the contributing zone.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. 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.
7. 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.

#### PARD Review

The applicant is requesting W/LO zoning. There are currently no parkland dedication requirements for developments without residential or hotel uses.

#### Site Plan

SP 1. Any new warehouse development with office space equaling 25% or more than the warehouse square footage is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. The site is subject to compatibility standards. Along the east and west property lines, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

SP 3. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

- ATD 1. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.
- ATD 2. The ASMP (adopted 04/11/2019) requires 80' of right-of-way for Thomas Springs Rd. Dedicate 40 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55) with the first subdivision or site plan application.

Austin Water Utility

- AW1. The landowner intends to serve the site with City of Austin water utilities and an On-Site Sewage Facility (OSSF) approved by Travis County. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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 fee once the landowner makes an application for a City of Austin water utility tap permit.

- AW2. Travis County must approve the change of use for On-Site Sewage Facilities.

INDEX OF EXHIBITS TO FOLLOW

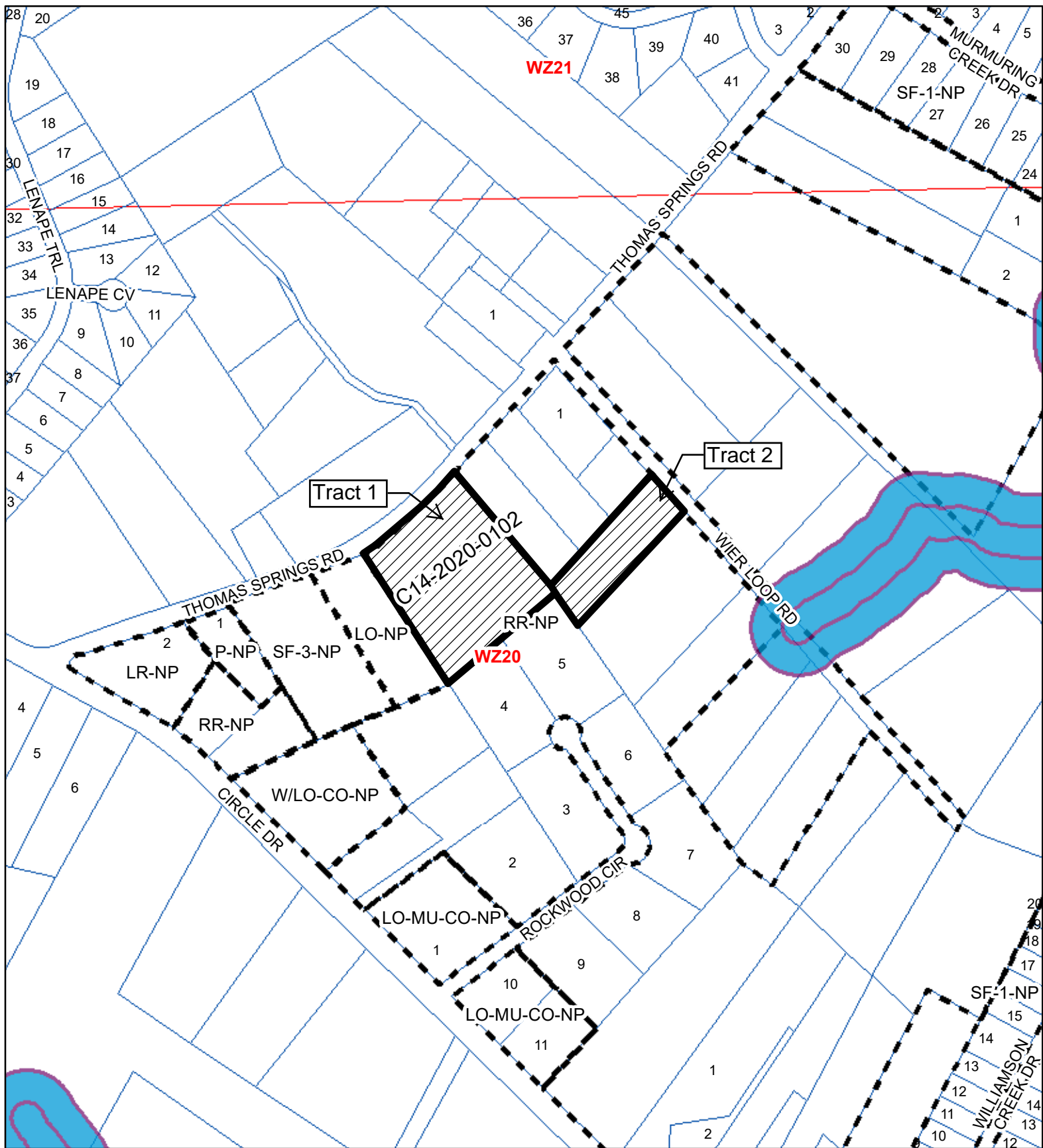
Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence Received

Exhibit D: Formal Petition

Exhibit E: Amended Rezoning Request







## Thomas Springs Office/Warehouse Exhibit A

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

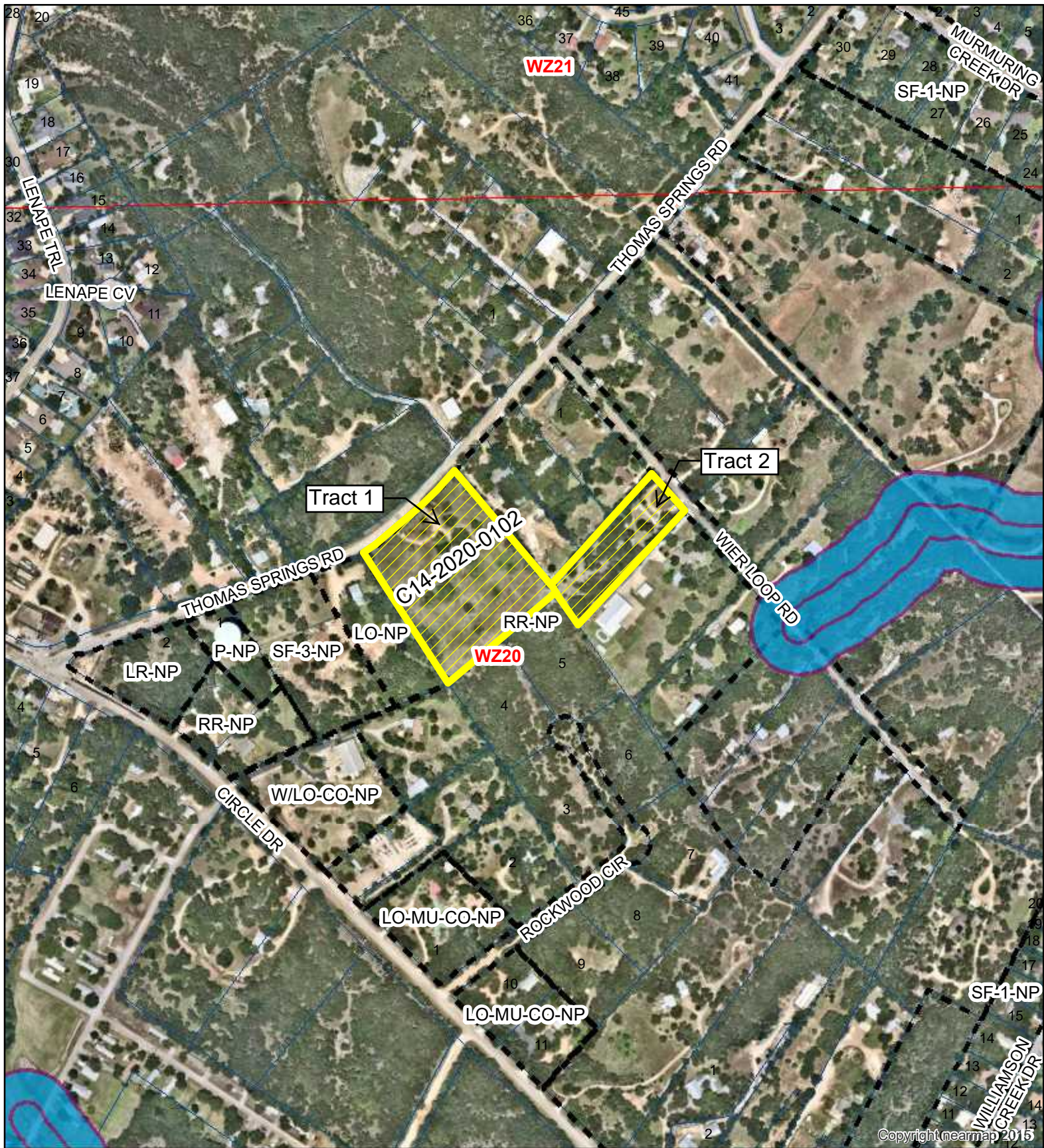


1" = 400'

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

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





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1" = 400'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

## Thomas Springs Office/Warehouse

Exhibit B

ZONING CASE#: C14-2020-0102

LOCATION: 7815 THOMAS SPRINGS RD

SUBJECT AREA: 6.49 ACRES

GRID: WZ20

MANAGER: KATE CLARK



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**Clark, Kate**

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**From:** cwg2  
**Sent:** Friday, November 13, 2020 1:38 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** Alice Glasco  
**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 be 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  
[REDACTED]  
512-619-8460

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone

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## Clark, Kate

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**From:** DDI Design & Development  
**Sent:** Wednesday, January 20, 2021 9:02 AM  
**To:** Clark, Kate  
**Subject:** Re: C14-2020-0102 Rezoning Case

\*\*\* External Email - Exercise Caution \*\*\*

Kate  
Good morning  
Not sure if this is the proper way to express an objection or not. Never done that before. Please let me know if I have to do something different.  
Despite being in development and be pro-development, that would make sense, this particular request is overusing the subject property and create a huge impact on the neighborhoods surrounding the proposed development site.

So here is the objection from DQ Design & Development, LLC, the owner of the property at 9601 Wier Loop, Austin, Texas 78736, in regard to the Case # C14-2020-0102  
Objection to the request, of the zoning change is primarily because this area is primarily residential, with some property owners having their own businesses on their site.  
There are lots of residential homes in the area, some used as rentals, and some occupied by the owners. Nice open spaces, and very modest traffic.  
A large warehouse development is intended is out of character for the area, and creates a beginning of a future light industrial area, with heavy transporters traffic on Thomas Springs Road.  
Thank you  
Benny

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# 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

## Clark, Kate

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**From:** cwg2 [REDACTED]  
**Sent:** Thursday, January 21, 2021 1:14 PM  
**To:** Clark, Kate  
**Subject:** 7805 Thomas Springs Road

\*\*\* External Email - Exercise Caution \*\*\*

I object to the plan insofar as Wier Loop Road. The headwaters of Williamson Creek are about a block away. We essentially have consensus on our short street (@ 2 blocks) that we don't want to see other than Rural Residential on the tract facing Wier Loop Road. This can be added to my other comments. I plan to attend the meeting on the 26th of January.

Cheryl Grossman

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone

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## 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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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 the 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: C14-2020-0102**

**Contact: Kate Clark, 512-974-1237**

**Public Hearing: January 26, 2021, Planning Commission  
February 18, 2021, City Council**

Your Name (please print) Stephanie Davis  
7804 Thomas Springs Road, #C  
Austin, TX 78736

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Stephanie Davis  
Signature

1/14/21  
Date

Daytime Telephone: \_\_\_\_\_

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

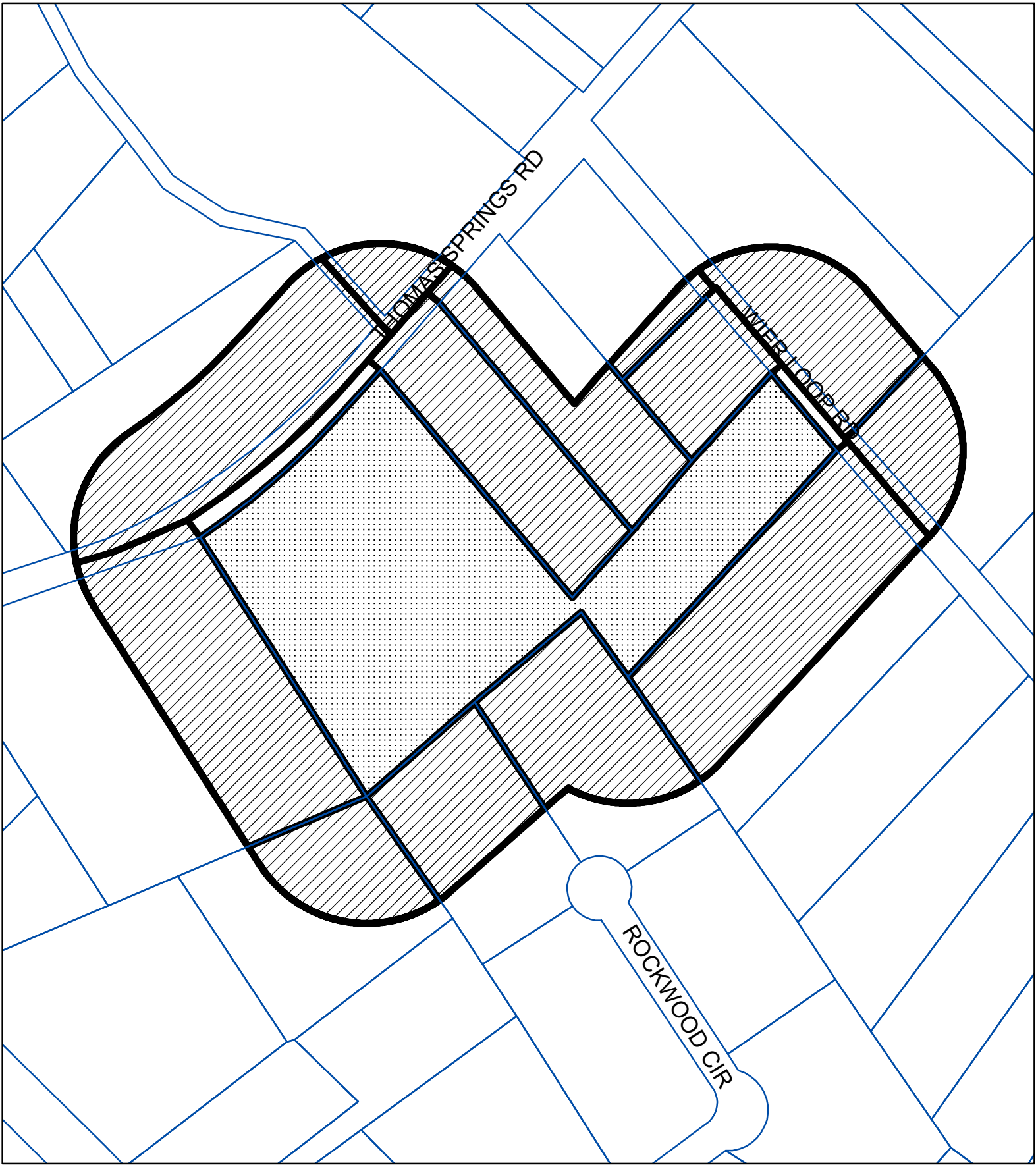
City of Austin, Housing & Planning Department

**Kate Clark**

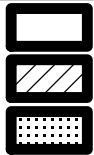
P. O. Box 1088, Austin, TX 78767

Or email to:

**Kate.Clark@austintexas.gov**



N



BUFFER

PROPERTY\_OWNER

SUBJECT\_TRACT

## PETITION

Exhibit D

Case#: C14-2020-0102

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



1" = 200'

Case Number:  
**C14-2020-0102**

## PETITION

Date: 12/18/2020  
Total Square Footage of Buffer: 712605.5514  
Percentage of Square Footage Owned by Petitioners Within Buffer: 49.39%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0404550301	THOMAS SPRINGS RD 78736	AUSTIN INDEPENDENT SCHOOL	no	93692.25	0.00%
0402550724	7708 THOMAS SPRINGS RD 78736	BRUSHWOOD BRIAN & BONNIE	no	15781.60	0.00%
0404550107	ROCKWOOD CIR 78736	CEDARS MONTESSORI SCHOOL INC	yes	60130.75	8.44%
0404550108	ROCKWOOD CIR 78736	CEDARS MONTESSORI SCHOOL INC	yes	44812.95	6.29%
0404550123	9612 WIER LOOP 78736	DIVINE ASSETS LLC	no	29376.31	0.00%
0404550113	9611 WIER LOOP 78736	GREENE JAMES C & PHYLLIS C	yes	103975.53	14.59%
0404550132	7809 THOMAS SPRINGS RD AUSTIN 78736	GRIGGS IKA	no	69456.39	0.00%
0404550131	7711 THOMAS SPRINGS RD AUSTIN 78736	LEONARD RANDY & GERRY	yes	46533.29	6.53%
0404550130	7919 THOMAS SPRINGS RD 78736	LOCO GRANDE ENTERPRISES LLC	no	103934.56	0.00%
0402550201	7707 THOMAS SPRINGS RD AUSTIN 78736	MCGREGORY HAYLEY & JUSTIN BYRNE MORTIMER	yes	7724.89	1.08%
0402550101	7613 THOMAS SPRINGS RD 78736	PETROLEUM STRATEGIES INC (PERONE GROUP, LLC)	yes	53034.88	7.44%
0404550125	9814 CIRCLE DR AUSTIN 78736	PORTILLO CHRISTOPHER RYAN & KELLY ELIZABETH MCGETTIGAN	yes	35748.23	5.02%
0404550134	9621 WIER LOOP 78736	TAYLOR JULIE ANGELL	no	33869.66	0.00%
<b>Total</b>				<b>698071.30</b>	<b>49.39%</b>

## PETITION

Date: December 9, 2020

PAC #: NPA-2020-0025.01

Zoning Case #: C14-2020-0102

Address of Rezoning Request: 7815 Thomas Springs Rd. 6.49 ac.

To: Austin City Council

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4. The lot facing Wier Loop Road will be Tract 2 and keep its current zoning of RR-NP.

Thank you,

Wier Loop Road Neighborhood



OWNERS NAME(S) PRINTED

JILL Young

ADDRESS

9704 Circle Drive

SIGNATURE (S)

Cedars Montessori School

Austin

DATE

78736

Jill Young owner 12/15/2020

OWNERS NAME(S) PRINTED

Cedars Montessori School

ADDRESS

9704 Circle Dr 78736

SIGNATURE (S)

Don Grone owner

DATE

12/15/20

OWNERS NAME(S) PRINTED

GERRY LEONARD

ADDRESS

7711 THOMAS SPRINGS RD

SIGNATURE (S)

Gerry Leonard

DATE

12/15/2020

OWNERS NAME(S) PRINTED

KANDY LEONARD

ADDRESS

7711 THOMAS SPRINGS RD

SIGNATURE (S)

Kandy Leonard

DATE

12/15/2020

OWNERS NAME(S) PRINTED

HAYLEY MCGREGORY

ADDRESS

7707 THOMAS SPRINGS RD

SIGNATURE (S)

Hayley McGregory

DATE

12/15/2020

OWNERS NAME(S) PRINTED

JUSTIN MORTIMER

ADDRESS

7707 THOMAS SPRINGS RD

SIGNATURE (S)

Justin Mortimer

DATE

12/15/2020

OWNERS NAME(S) PRINTED

ADDRESS

Phyllis Greene

9611 WIER LOOP RD

SIGNATURE (S)

DATE

Phyllis Greene

12/9/20

OWNERS NAME(S) PRINTED

ADDRESS

GENE PERKINS

9415 WIER LOOP RD. AUSTIN, TX. 78736

SIGNATURE (S)

DATE

William (Gene) PERKINS

12/9/20

OWNERS NAME(S) PRINTED

ADDRESS

Dessie Perkins

9415 Wier Loop Rd., Austin, Tx. 78736

SIGNATURE (S)

DATE

Dessie Perkins

12/9/2020

OWNERS NAME(S) PRINTED

ADDRESS

Cheryl Grossman

9600 Wier Loop Rd 78736

SIGNATURE (S)

DATE

Cheryl Grossman

12-9-2020

OWNERS NAME(S) PRINTED

ADDRESS

Rebekah Dykhuis Marvin Dykhuis

9400 Wier loop Rd 78736

SIGNATURE (S)

DATE

[Signature]

12/9/20

OWNERS NAME(S) PRINTED

ADDRESS

MICHAEL B. JONGGERS

9511 WIER LOOP RD

SIGNATURE (S)

DATE

Michael B Jonggers

12/9/20

OWNERS NAME(S) PRINTED

Eric Melish

ADDRESS

9411 Wier Loop Rd, Austin TX 78736

SIGNATURE (S)



DATE

12/9/2020

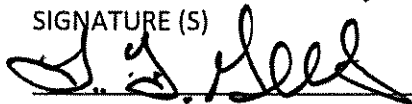
OWNERS NAME(S) PRINTED

LEE & Cindy GEBBERT

ADDRESS

9416 Wier Loop Rd. Austin, TX 78736

SIGNATURE (S)



DATE

Cindy GEBBERT 12/9/2020

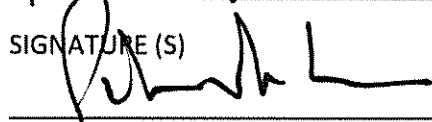
OWNERS NAME(S) PRINTED

PETER VIGLIANO

ADDRESS

7613 THOMAS SPGS. RD

SIGNATURE (S)



DATE

12/10/2020

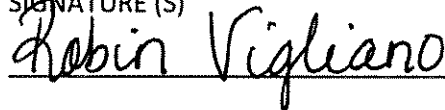
OWNERS NAME(S) PRINTED

Robin Vigliano

ADDRESS

7613 THOMAS SPGS RD

SIGNATURE (S)



DATE

12/10/2020

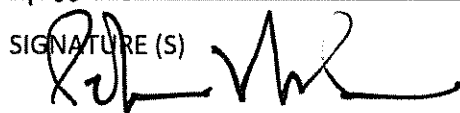
OWNERS NAME(S) PRINTED

PETER VIGLIANO

ADDRESS

7609 THOMAS SPGS. RD

SIGNATURE (S)



DATE

12/10/2020

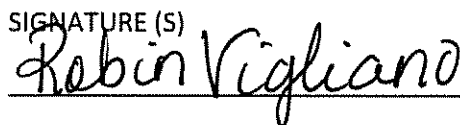
OWNERS NAME(S) PRINTED

Robin Vigliano

ADDRESS

7609 THOMAS SPGS. RD

SIGNATURE (S)



DATE

12/10/2020

OWNERS NAME(S) PRINTED

ADDRESS

Paula JENNIGES

9811 Wier Loop Rd

SIGNATURE (S)

DATE

Paula Jenniges

12/13/20

OWNERS NAME(S) PRINTED

ADDRESS

SIGNATURE (S)

DATE

OWNERS NAME(S) PRINTED

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DATE



OWNERS NAME(S) PRINTED

Kelly M. Yettigan

ADDRESS

9814 Circle Dr.

SIGNATURE (S)

Kelly M. Yettigan

DATE

12/15/20

OWNERS NAME(S) PRINTED

Christopher R. Hitt

ADDRESS

9814 Circle Dr.

SIGNATURE (S)

Ch. R. Hitt

DATE

12/15/2020

OWNERS NAME(S) PRINTED

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**Clark, Kate**

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**From:** Alice Glasco  
**Sent:** Monday, December 28, 2020 1:44 PM  
**To:** Clark, Kate  
**Cc:** Brandon Brydson; Meredith, Maureen  
**Subject:** 7815 Thomas Springs Road - Follow-up to Staff Recommendation  
**Attachments:** 7815 Thomas Springs Road Building Footprint Map.pdf

\*\*\* External Email - Exercise Caution \*\*\*

Kate,

As a follow-up to our phone conversation on 12/23 regarding staff recommendation of: **W/LO-NP for the lot facing Thomas Springs Road and SF-3-NP for the lot facing Wier Loop Road**, on behalf of my client, I would like to amend our request to correspond to staff recommendation and also match the neighborhood plan amendment accordingly.

**Note:** FYI - please see the email I sent to the contact team chair on November 30<sup>th</sup> regarding my client's willingness to separate the two tracts as noted above.

**New maps:** could you please send me the updated staff maps reflecting my amended request?

=====

Alice Glasco, President  
Alice Glasco Consulting  
512-231-8110 W  
512-626-4461 C  
Email: [alice@agconsultingcompany.com](mailto:alice@agconsultingcompany.com)

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**From:** Alice Glasco  
**Sent:** Monday, November 30, 2020 11:47 AM  
**To:** cbwidaho [REDACTED]  
**Subject:** RE: Letter regarding 7815 Thomas Springs Road - Reply About Compromise

Dear Cynthia,

Brandon has given a lot of thought into the two compromise offers listed below in your letter. To that end, Brandon is willing to separate the Thomas Springs Road lot from the Wier Loop Road lot as follows:

1. The lot facing Thomas Springs Road will be **Tract 1** with a **proposed zoning of W/LO-NP.**
2. The lot facing Wier Loop Road will be **Tract 2** with a **proposed zoning of SF-3-NP.** This will allow the tract to be subdivided into 3 lots for single family homes.

**Justification for SF-3:**

The attached City of Austin building footprint map shows that some properties along Wier Loop Road have two or more residential units – which makes those lots non-conforming with RR, Rural Residential zoning per the City’s Land Development Code.

**Justification for W/LO:**

While some properties in the vicinity of the subject site have commercial zoning, however, some properties on Thomas Springs, and some on Wier Loop Road are being used for commercial purposes, with RR, Rural Residential zoning.

**Link to Google Aerial of Businesses on Wier Loop Road and Thomas Springs Road**

<https://www.google.com/maps/place/9611+Wier+Loop+Rd,+Austin,+TX+78736/@30.2465943,-97.9237271,775m/data=!3m2!1e3!4b1!4m5!3m4!1s0x865b4856a2148fb9:0xe836dcd3dd90c49c!8m2!3d30.2465943!4d-97.9215384>

Thank you for the opportunity to work towards a compromise.

=====

Alice Glasco, President  
Alice Glasco Consulting  
512-231-8110 W  
512-626-4461 C  
Email: [alice@agconsultingcompany.com](mailto:alice@agconsultingcompany.com)

---

**From:** Alice Glasco  
**Sent:** Monday, November 23, 2020 10:13 AM  
**To:** cbwidaho [REDACTED]  
**Subject:** RE: Letter regarding 7815 Thomas Springs Road

Dear Cynthia,

Thank you for the follow-up. I will forward your email to my client - Brandon Brydson - and get back with you.

=====

Alice Glasco, President  
Alice Glasco Consulting  
512-231-8110 W  
512-626-4461 C  
Email: [alice@agconsultingcompany.com](mailto:alice@agconsultingcompany.com)

---

**From:** cbwidaho [REDACTED]  
**Sent:** Monday, November 23, 2020 7:50 AM  
**To:** Alice Glasco <[alice@agconsultingcompany.com](mailto:alice@agconsultingcompany.com)>  
**Subject:** Letter regarding 7815 Thomas Springs Road

Dear Alice,

There is strong and unified opposition from community stakeholders to the current proposal. Though 7815 Thomas Springs Road is being referred to as a single lot or property, any reasonable person can see at a glance that 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. Linking these two parcels together seems contrived and never should have been permitted.

- One property is an approximately 2-acre rectangular residential lot with frontage on Wier Loop. This lot is similar to the adjacent residential lots on Wier Loop, and has a residence on it like the others.

- The other property is around the corner and 4 properties down with frontage on Thomas Springs Road. This is an approximately 4-acre square lot, with another almost identical lot, also owned by the applicant, sharing a property line with it, on Thomas Springs Road.

The Contact Team encourages you and your client to revisit the current proposal. There is a general consensus among stakeholders in support of removing future development rights and prohibiting parking and flood control/water-quality infrastructure on the portion of the property that is an approximately 2 acre rural-residential lot which has frontage on Wier Loop Road. That would leave approximately 2.9 acres of the portion of the property that fronts on Thomas Springs Road to accommodate flood control/water-quality devices, with the remainder of the Thomas Springs section to be developed. The portion of the property with frontage on Thomas Springs might be more appropriate for a lower-impact commercial designation. The current proposal is to intensify the use beyond what would be consistent with the surrounding community.

Will the applicant be willing to either return the joined property to its appropriate configuration (two separate lots - one on Wier Loop and one on Thomas Springs), or to treat them separately in this process in order to preserve the section with frontage on Wier Loop as undisturbed and undeveloped?

Thank you in advance,

Cynthia Wilcox  
President, OHNPCT

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).