

Via Electronic Delivery

March 17, 2025

Austin Zoning and Platting Commission
301 W. Second Street,
Austin, TX. 78701



Re: C14-2024-0178 – Please Postpone and Protect Big Walnut Creek Nature Preserve
Commissioners.

It was called to our attention today that Zoning Case C14-2024-0178 (8116 Ferguson Cutoff) will be considered by the Zoning & Platting Commission tomorrow night, which is a request from I-SF-2 (interim single family) to LI (limited industrial). The request is intended to permit laundry services in an existing warehouse. While LI may be an appropriate base district category for an existing warehouse, there are several uses allowed under LI—the most intensive zoning category under the City’s hierarchy—that can be harmful to the adjacent nature preserve, the Big Walnut Creek Nature Preserve, a 43-acre nature preserve with a large amount aquatic habitat associated with Walnut Creek.

We are particularly concerned about the proposal to use the building as an on-site laundry services facility. While there are code provisions that address wastewater management for laundry facilities, putting such harmful chemicals and detergents adjacent to one of the City’s prominent nature preserves is an environmental risk that could be avoided by prohibiting such an incompatible land use. Even with regulations in place, accidental spills or improper wastewater management could have long-term impacts on water quality and aquatic habitat.

Due to pre-scheduled conflicts, I am unable to make the March 18, 2025, meeting, and I would ask that the Zoning and Platting Commission postpone this item to your next available meeting. In the meantime, we will reach out to the applicant, appropriate staff contacts, and other community organizations to discuss these concerns.

Respectfully,

Bobby Levinski
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