



November 7, 2025

Maureen Meredith, Planning  
Jonathan Tomko, Planning & Zoning  
Members of the Planning Commission:

The **Oak Hill NPCT (OHNPCT) and OHAN** object to increasing building height by adding **Vertical Mixed Use** (changing to MU land use and V zoning) at this key Oak Hill intersection currently home to single-story commercial properties.

The **OHNPCT and OHAN oppose the changes** due to compounded negative impacts added onto the **Re-development Exception in the Barton Creek Zone**. Traffic and roadway access, the compromise of water quality at Gaines Creek, as well as electrical and water hardship in meeting existing and especially planned growth are escalating concerns.

Most importantly, current land use and zoning already will bring substantial commercial as well as possible residential development up to 60 ft. from the existing 1 story development. It allows for coverage of essentially the entire 7 acres without additional height allowances despite being in the Drinking Water Protection Zone. **Utilizing current allowances is more than adequate for this site**, which already includes an automatic provision of SB840 that allows **378 units under current land use/zoning**.

This commercial lot remains **auto centric** without any realistic remedy due to corner traffic **congestion at the intersection, inadequate and unpopular transit options**, and the **boxed in location**. Overall, these **commercial businesses are key assets to the surrounding community**. There is an **overabundance of MF & SF housing already built & in the pipeline**. For the purpose of minimizing existing roadway congestion & pollution by maintaining nearby access to commercial, retail and restaurant space at this location, upzoning of South Towne is undesirable and opposed by the community at this time.

Thank you,

Leigh Ziegler, OHNPCT Chair  
Cynthia Wilcox, OHAN President