



## MEMORANDUM

TO: Mayor and Council

FROM: Greg Guernsey, Director  
Neighborhood Planning and Zoning Department

DATE: August 13, 2008

SUBJECT: Oak Hill Neighborhood Plan

On August 7, 2008, the City Council continued the public hearings of the Oak Hill Combined Neighborhood Plan (NP-2008-0025), the West Oak Hill Rezoning (C14-2008-0125) and the East Oak Hill Rezoning (C14-2008-0129).

During the August 7<sup>th</sup> hearing, Council asked staff for additional information related to the proposed plan and rezonings. Below are the preliminary responses to questions raised by the Council during the public hearing.

- 1. Work with community leaders to identify corridors along highways that could potentially mimic strip center development. Identify methods to mitigate such development and gather specific ideas on what land uses should be reflected on the future land use map for those areas.**

At the August 21<sup>st</sup> public hearing, staff will give a presentation on existing commercial development along West Highway 290 and State Highway 71, in addition to the areas that have yet to be developed.

For properties that are already zoned and/or developed as commercial, down-zoning the property to a lower-intensity zoning, such as office, could be an option. However, down-zoning properties would create non-conforming uses, which tend to remain in place for long periods of time, since property owners tend not to redevelop properties if they will lose development rights as a result.

Staff is working on an analysis that provides a comparison of land uses along the highway as proposed in the FLUM and land uses that would be allowed under the existing zoning.

2. **Analyze the potential build-out of the proposed Oak Hill FLUM according to the maximum zoning base districts allowed within the various land use categories. Do not include CH as a base district. Account for development regulations such as impervious cover.**

The Departments of Watershed Protection and Development Review and NPZD are working on providing a preliminary build-out analysis of the main transportation corridors within the Oak Hill planning area, and a similar analysis for the entire planning area.

3. **Investigate use of the Hill Country Roadway Ordinance for the Oak Hill highways and FM 1826, with special emphasis on controls for signage, height, trees / vegetation, curb cuts, and the preservation of the natural beauty of the environment. Also, evaluate how the Hill Country Roadway Ordinance might achieve the goals of the neighborhood plan.**

The Hill Country Roadway Ordinance was established along Southwest Parkway prior to any significant development; therefore, preserving vegetative buffers and limiting development within a certain number of feet from the public right-of-way could be enforced on this undeveloped land. There would be many challenges to implementing a similar Hill Country Roadway Ordinance along developed and established commercial corridors, such as Highway 290 West and State Highway 71 (or possibly FM 1826); however NPZD staff will work with Watershed Protection staff to research opportunities.

4. **Explore the possibility of dedicating mitigation fees resulting from the redevelopment of properties in Oak Hill to purchase open space within area neighborhoods.**

This request has been forwarded to Watershed Protection and Development Review Department and a response will be forwarded to Council as soon as the information is available.

5. **Provide a map that layers the various maps within the plan, such as the parks, transportation recommendations, and the future land use map. If these could be GIS layers, that will keep them useful and easily accessible.**

Please see attachment 4 in the backup that includes Transportation, Parks, Trails and Future Land Use recommendations within the planning area.

### **Survey Results**

NPZD surveys planning area residents at the end of the planning process. The intent of the survey is to assess stakeholder satisfaction with the plan and their agreement with its recommendations. Below are the results to the following questions:

Please rate your level of support for the Oak Hill Combined Neighborhood Plan based on how the goals and recommendations in the final plan represent your concerns:

	Response Percent	Response Count
Fully Supportive	24.8%	39
Generally Supportive	41.4%	65
Generally Unsupportive	21.0%	33
No Support	5.7%	9
Unfamiliar with the plan	7.0%	11
Total		157

Are you satisfied with the Oak Hill Combined Neighborhood Plan planning process?

	Response Percent	Response Count
Very happy/satisfied	15.9%	25
Satisfied	21.7%	34
Neutral	26.8%	42
Dissatisfied	13.4%	21
Very dissatisfied/unhappy	11.5%	18
Did not participate in the process	10.8%	17
Total		157

### **Oak Hill Plan - Summary of Chapters**

#### **Vision and Goals**

This section of the plan states the Oak Hill vision statement and lists all the goals, objectives, and recommendations to be addressed in the chapters of the plan.

#### **Chapter 1: Plan Overview**

This chapter outlines the plan structure and content, in addition to listing the 18 land use planning principles that guides land use recommendations. In addition, this chapter lists other plans and city initiatives, such as the Austin Tomorrow Plan (1979) and The Oak Hill Area Study (1985), whose recommendations were taken into consideration during the planning process.

#### **Chapter 2: The Neighborhood in Context**

This chapter provides a brief history of the area, known historical sites, and demographic profile of Oak Hill planning area as compared to the Urban Core and the City of Austin. In general, Oak Hill stakeholders are more educated and have higher incomes than Urban Core and City residents. The end of the chapter briefly describes the environmental sensitive nature of the planning area, which is located over The Edwards Aquifer.

### **Chapter 3: The Planning Process**

This chapter describes the planning process, outlines the results of the initial survey, describes the community outreach, and explains the formation of the steering committee and the planning contact team.

### **Chapter 4: Development in the Barton Springs Zone**

This chapter outlines how development affects water quality; provides general information on State, Federal, and City of Austin water quality regulations; regional water quality initiatives; and general information on City's comprehensive plan in relation to the Oak Hill Planning Area.

### **Chapter 5: Public Utilities and Development Patterns**

The chapter briefly explains the history of how centralized utility services were extended throughout Oak Hill and reviews City programs and regulations that address erosion and stormwater.

### **Chapter 6: Land Use and Development**

This chapter provides the environmental context for proposed land use and zoning recommendations; recommendations for sustainable building practices, prohibition of high-risk land uses, outlines future land use recommendations by major roadways, provides stakeholder comments on the proposed Town Center at the "Y" (the intersection of U.S. Highway 290 West and State Highway 71), information on the Station Area Planning Process in the event a location for a Transit Oriented Development (TOD) is determined; and additional requirements, such as additional restrictions on mobile food establishments and a front yard parking restriction within the planning area boundary.

Land use recommendations attempt to balance the community's desire for more commercial services with the recognition that water quality and environmental protection should also be considered for properties rezoned through the planning process, in addition to future zoning changes.

### **Chapter 7: Transportation and Infrastructure**

This chapter provides information on the effect of long range transportation plans on the planning area; an overview of recommendations concerning major roadways in the area; recommendations for pedestrian and bicycle facilities, traffic calming, street extensions and public transportation recommendations.

### **Chapter 8: Housing**

This chapter provides information on existing housing types and stock in Oak Hill; existing affordable housing and constraints to creating affordable housing in an environmentally sensitive area.

### **Chapter 9: Neighborhood Design**

This chapter provides information on the character of Oak Hill, lists stakeholder priorities regarding the Commercial Design Standards and Guidelines, Residential Design Tools, front yard parking restrictions, and notes that the stakeholders choose not to opt-in properties for vertical mixed use during the planning process.

#### **Chapter 10: Parks, Trails, and Open Space**

This chapter provides general information about existing parks and greenbelts in the planning area, in addition to stating the desire for more active open space, such as ball fields and the desire for more extensive trails to connect key locations throughout the planning area along creeks.

#### **Chapter 11: Community Life**

This chapter provides information on historic preservation, public safety, public services, and schools.

#### **Chapter 12: Implementation**

This chapter simply states that the planning contact team will be the stewards of the plan after adoption, thus will be the primary organization responsible for implementing the recommendations within their purview in the plan. In addition to the planning contact team, the NPZD implementation planner will facilitate coordination between contact teams, city departments, and other agencies to implement plan recommendations.

#### **Planning Commission Recommendation**

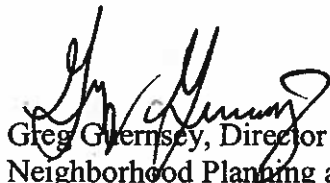
The Oak Hill Combined Neighborhood Plan was approved by the Planning Commission on July 8, 2008. Changes recommended by the Planning Commission have been reflected on the Future Land Use Map (FLUM) and the plan document.

#### **Attachments**

Below is a description of the information attached as backup for this agenda item:

- Attachment 1: Future Land Use Map- Planning Commission Recommendations
- Attachment 2: Future Land Use Map- Staff Recommendations
- Attachment 3: Future Land Use Map- PCT/OHBPA/OHAN Recommendations.
- Attachment 4: FLUM, Transportation, Parks & Trails Recommendations.
- Attachment 5: Current zoning maps for East and West Oak Hill Planning Areas
- Attachment 6: Official Public Comments received since the August 7, 2008 City Council Hearing

If you have any additional questions, please do not hesitate to contact me at 974-2387.



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