

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0125 – West Oak Hill NPCD Rezoning **P.C. DATE:** July 8, 2008

AREA: 6,155.03 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Maureen Meredith

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Parks Foundation
Barton Creek Associations
Barton Springs/Edwards Aquifer Conserv Dist.
Beckett Place Townhome Association
Circle C Homeowners Assn.
Circle C Neighborhood Assn.
City of Rollingwood
Convict Hill Neighborhood Assn.
Convict Hill Neighborhood Assn.
Cottage Court Condominium HOA, Inc.
Estates at Shadowridge
Estates of Loma Vista HOA
First American Commercial Property Group
Fox Run Ridge Homeowners Assoc.
Granada Homeowners Association
Hill Country Estates Homeowners Assoc.
Home Builders Association of Greater Austin
Homeless Neighborhood Assn.
Homeowner at 5900 Patton Ranch Road
Legend Oaks Neighborhood Association
McCarty Lane/Beckett Estates Neigh. Assn.
Oak Hill Association of Neighborhoods (OHAN)
Oak Hill Combined NPA Staff Liaison
Oak Hill Heights Neighborhood Assn.
OHAN 78735
OHAN 78736
OHAN 78737
OHAN 78739
OHAN 78748
OHAN 78749
Old Spicewood Springs Rd. Neighborhood Assn.
Save Barton Creek Assn.
Save Our Springs Alliance
Scenic Brook Neigh. Assn.

South Windmill Run Neighborhood Association
 The New Villages at Western Oaks Owners Assn.
 Thomas Springs/Murmuring/Weir/Circle
 Travis Country West Home Owners Association
 Village at Western Oaks Neigh. Assn.
 Woods of Legend Oaks
 Wynnrock Area Neighborhood Assn.

AREA OF PROPOSED ZONING CHANGES: The West Oak Hill Neighborhood Planning Area is generally bounded by Southwest Parkway to the north; West William Cannon Drive to the east; FM 1826, Davis Lane, Clairmont Drive, Abilene Trail, and Convict Hill Road to the south; and Thomas Springs Road, Circle Drive and West View Road to the west. Please refer to Exhibit A.

TIA: Is not required

WATERSHEDS: Williamson Creek **DESIRED DEVELOPMENT ZONE:** No
 and Barton Creek – Barton Springs Zone

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAYS: Yes,
 West William Cannon Drive,
 Loop 1, Escarpment Boulevard

SCHOOLS:

Clayton Elementary School	Mills Elementary School	Oak Hill Elementary School
Patton Elementary School	Sunset Elementary School	
Covington Middle School	O. Henry Middle School	Small Middle School
Austin High School	Bowie High School	Crockett High School
Austin Community College – Pinnacle Campus		

SUMMARY STAFF RECOMMENDATION:

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the 20 tracts (140.11 acres), the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the proposed zoning base district follows the list.

LIST OF ATTACHMENTS:

Attachment 1: West Oak Hill Rezoning Tract Map

Attachment 2: West Oak Hill Rezoning Tract Chart

Attachment 3: Proposed Oak Hill Rezoning Conditional Overlay Recommendations

Attachment 4: Description of Zoning Districts

RELATED CASES:

NP-2008-0025 – Oak Hill Combined Neighborhood Plan

C14-2008-0129 – East Oak Hill Neighborhood Planning Area Rezoning

PLANNING COMMISSION RECOMMENDATION:

July 8, 2008: Please refer to attached motion sheets

ISSUES: Members of Shadowridge Crossing, Sections 9 and 9-B subdivisions have provided a letter in opposition to the zoning recommendations for a portion of Tract 12 made by the Staff and the Neighborhood Planning Contact Team. Please refer to comments attached at the back of the Staff packet.

CITY COUNCIL DATE: August 7, 2008

ACTION: Approved a Postponement to August 21, 2008 (7-0).

August 21, 2008

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBERS:

CASE MANAGER: Maureen Meredith
e-mail: maureen.meredith@ci.austin.tx.us

PHONE: 974-2695

STAFF RECOMMENDATION

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the 20 tracts, the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the zoning base district follows the list.

BACKGROUND

The Oak Hill Combined Neighborhood Plan was initiated by Council resolution (#20051020-012) on October 20, 2005.

The first planning workshop was held on November 19, 2005. Since that workshop, NPZD staff worked with community members to conduct approximately 20 public meetings. These meetings addressed planning issue areas such as: land use and zoning, parks and open space, transportation, neighborhood design, housing, etc. Notes from all meetings were posted on the Oak Hill website and the information gathered from these meetings became the foundation for the recommendations in the Oak Hill plan.

In addition to the community meetings, staff conducted approximately 21 steering committee and planning contact team meetings.

After the land use workshops, NPZD staff worked with the Oak Hill Steering Committee and Planning Contact Team to formulate the zoning recommendations for specific sites in the planning area.

The following is a timeline of important dates in the Oak Hill Combined Neighborhood planning process:

Oak Hill Plan Public Meetings Timeline:

- September 27, 2005 – Pre-planning stakeholder meeting
- November 19, 2005 – First Workshop: Strengths, Opportunities, Challenges
- January 2006 through August 2007 – 17 issue workshops (vision and goals, land use, transportation, parks/open space, etc.)
- April 12th and April 26th, 2007 - Presentation of a draft Future Land Use Map (FLUM) and proposed zoning maps for public comment
- June 23, 2007 - Open House Meeting: NPZD staff presented a draft plan document and the revised FLUM based on the comments received from the April meetings
- March 31, 2008 – Special Information meeting held to address general comments received during comment period.
- April 29, 2008 – Future Land Use Map (FLUM) meeting to address FLUM comments received during comment period.
- May 14, 2008 – Final Open House: Presented the final plan document and FLUM.

Other landmark planning process dates:

- September 9, 2007 – Deadline for comments on the June 23, 2007 draft plan document and FLUM.
- September, October, November, and December of 2007 – NPZD staff met with members of the Oak Hill Planning Contact team to review the Oak Hill Plan document chapter-by-chapter.
- December 13, 2007 City Council hearing - OHPCT team members David Richardson, Mickey Bentley and Frank Bomar spoke to Council to request additional time to review the Oak Hill Plan. Council granted them an additional three months.
- March 15, 2008 – Deadline for stakeholder comments on the revised plan document and FLUM.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The Staff's basis for recommendation is derived from the goals and objectives for DEVELOPMENT IN THE BARTON SPRINGS ZONE and the LAND USE AND DEVELOPMENT, as described in Chapters 4 and 6 of the Oak Hill Combined Neighborhood Plan:

Chapter 4 – Development in the Barton Springs Zone**4.A. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.****4.A.1**

Preserve the water quality of area aquifers, streams, rivers, and springs and protect endangered species dependent on the quality of those water resources.

4.A.1a—Consider implementation of policies recommended in the Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and Its Contributing Zone. Regional land development regulations designed to protect sensitive recharge and contributing zone areas of the Edwards Aquifer would help achieve regional and local water quality goals. Note: Some property owners represented on the Oak Hill Contact Team believe land use regulations should be applied on a regional level; if a certain land use is restricted in Oak Hill's recharge zone, they feel that land use should be restricted in other recharge areas as well.

4.A.1b—Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.

4.A.1c—Utilize bonds and other City funds to actively acquire environmentally sensitive land in Oak Hill for preservation as wildlife areas, trails, or parkland.

4.A.1d—Integrate Stormwater Treatment Program water quality controls for all new development and redevelopment projects in Oak Hill. Ensure regional water quality

controls (wet ponds) are carefully maintained. For more information on this City program, see http://www.ci.austin.tx.us/watershed/stormwater_treatment.htm.

4.A.1e—Prevent polluted runoff from commercial property and residential areas in Oak Hill by increasing public education; increase funding for City of Austin WPDR educational programs. Find information about these programs at <http://www.cityofaustin.org/watershed/education.htm>.

4.A.1f—Regional transportation authorities should create a regional hazardous materials roadway plan to minimize risk of spills and extensive contamination of groundwater.

4.A.1g—The City should encourage more frequent inspections of facilities monitored by City of Austin Stormwater Discharge Permit Program staff over the recharge and contributing zones. For more information about this program, see http://www.cityofaustin.org/watershed/stormwater_permit.htm.

4.A.1h—City staff should conduct and publish research on the environmental impact of creating a densely developed transit center in Oak Hill. Some stakeholders are concerned that too much development in Oak Hill will draw additional visitors to the environmentally sensitive area, which will result in additional car trips and resulting automobile related pollution.

4.A.1i—City staff should conduct and publish research on the environmental impact of City of Austin regulations on regional development patterns. Some stakeholders are concerned that development will “leap” beyond Austin into environmentally sensitive areas with little regulation outside of the Austin City limits ultimately having a negative impact on water quality.

4.B. Provide opportunities for high-quality new development and redevelopment.

4.B.1

Minimize the ecological footprint of development in the Oak Hill planning area to help achieve environmental goals, particularly the preservation of water quality.

4.B.1a—During the development process, city staff should consider offering incentives for developers to comply with current land use regulations for “grandfathered” projects.

4.B.1b—City staff should retrofit existing dysfunctional water quality controls as redevelopment occurs in Oak Hill.

4.B.1c—City staff should consider conducting and publishing research on the merits of conservation development laws.

4.B.1d—Support trail connectivity in Oak Hill to achieve wildlife preservation goals and water quality goals. Trails can preserve open space and reduce car trips by providing alternate methods for travel within Oak Hill.

Chapter 6 – Land Use and Development

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

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.A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit oriented.

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.

6.B.2

Provide business and residential expansion without creating urban sprawl.

6.B.2a—Provide support of targeted development, which are areas with existing infrastructure at commercial nodes.

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.

6.D. Create a Town Center with cultural, educational, arts, and community gathering opportunities.

6.D.1

The Town Center should be a multi-functional public gathering space.

6.D.1a—Town Center should have a library, movie theater, park and ride, civic and recreational space, public performance and meeting space, elder center/ retirement center.

6.E. Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

6.E.1

Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments

6.E.1a—Explore opportunities to replace anchor tenants with new tenants who can attract customers to support local small businesses.

6.E.1b—Establish/explore tax credits to help in the development of local businesses.

6.E.1c—Create a small business incubator for the Oak Hill area, to help foster the creation of locally-owned and operated businesses in the planning area.

6.E.1d—Finds ways to attract businesses that will enhance services available to the community.

6.E.1e—Encourage more doctors, dentists, and other medical professionals to locate in the area.

6.E.1f—Encourage the exploration of appropriate State and City governmental small business grants and/or loans.

EXISTING CONDITIONS

Existing Land Use:

Large Lot Single Family	2%
Single Family	25 %
Mobile Home	2%
Duplex	1%
Multi-family	4%
Office	2%
Commercial	3%
Industrial	2%
Civic	3%
Open Space	10%
Transportation	0%
Right-of-way	12%
Utilities	0%

Undeveloped	34%
Water	0%

Impervious Cover

The Land Development Code controls impervious cover limitations across the entire city through base zoning categories. It also establishes the following Watershed Regulation Areas: the Barton Springs Zone Watershed, Water Supply Rural Watersheds, Water Supply Suburban Watersheds, Suburban Watersheds, and Urban Watersheds. The Barton Springs Zone is all of the watersheds that “contribute recharge to Barton Springs, including those portions of the Barton, Williamson, Slaughter, Onion, Bear and Little Bear Creek watershed located in the Edwards Aquifer recharge or contributing zones” (LDC 25-8-2).

Oak Hill is in the Barton Springs Zone watershed, which has strict impervious cover limits: Edwards Aquifer Recharge Zone: 15%; Contributing Zone within Barton Creek Watershed: 20%; remainder of the Contributing Zone: 25%. Property owners are required to supply licensed engineers’ reports with all site plan applications. These engineers’ reports are used by City reviewers to determine the “Net Site Area” (NSA) of all tracts.

A property owner’s NSA is used to determine how much impervious cover is allowed for that site. NSA is calculated by taking total gross site area (the square footage of the entire property) and subtracting areas with significant slope, areas used for wastewater irrigation, CEF setbacks (see next page), and creek buffers. The presence of these features affects the placement and amount of development allowed on a piece of property. Impervious cover calculations for sites also include “perimeter roadway deductions.” Depending on the width of a property owner’s right-of-way, the owner may be required to compensate for the impervious cover created by roadways adjacent to their property.

A caveat to these regulations are any properties that have been “grandfathered” under Chapter 245 of the Texas Local Government Code. This law releases property owners and developers from current watershed regulations, including impervious cover limitations.

Environmental

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek, Slaughter Creek, and Williamson Creek Watersheds of the Colorado River Basin, which are classified as Barton Springs Zone (BSZ) watersheds. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek Watershed and 25% impervious cover in the contributing zone. This tract lies in the 1,500 foot recharge zone verification area, the recharge zone, the Barton Creek Watershed, and the contributing zone.

According to flood plain maps, there is a flood plain within the project location.

Based upon the close proximity of a flood plain, offsite drainage should be calculated to determine whether a transition zone exists within the project location.

The site is located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The landowners intend to serve the site with City of Austin water and wastewater utilities. The landowners, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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 and wastewater utility tap permit.

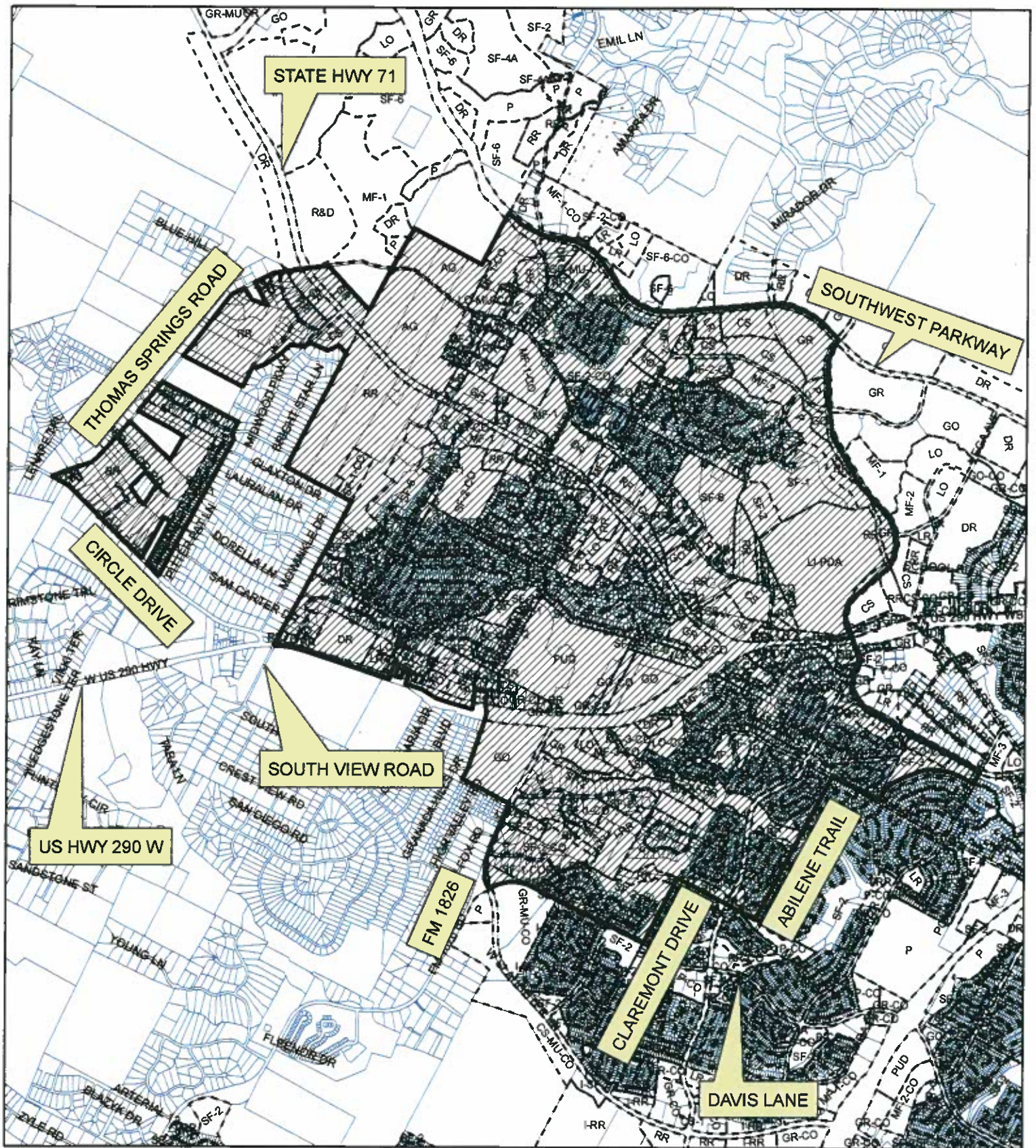
Compatibility Standards




Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

Along these property lines, the following standards apply:

- No structure may be built within 25 feet of the SF-zoned property lines.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area and/or screening is required along the property line. A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

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



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2008-0125
 ADDRESS: OAK HILL COMBINED
 NEIGHBORHOOD PLAN (WEST)
 SUBJECT AREA: 6155 ACRES
 GRID: A17-21, B17-21 & C18-21
 MANAGER: W. RHOADES

EXHIBIT A



1" = 3100'

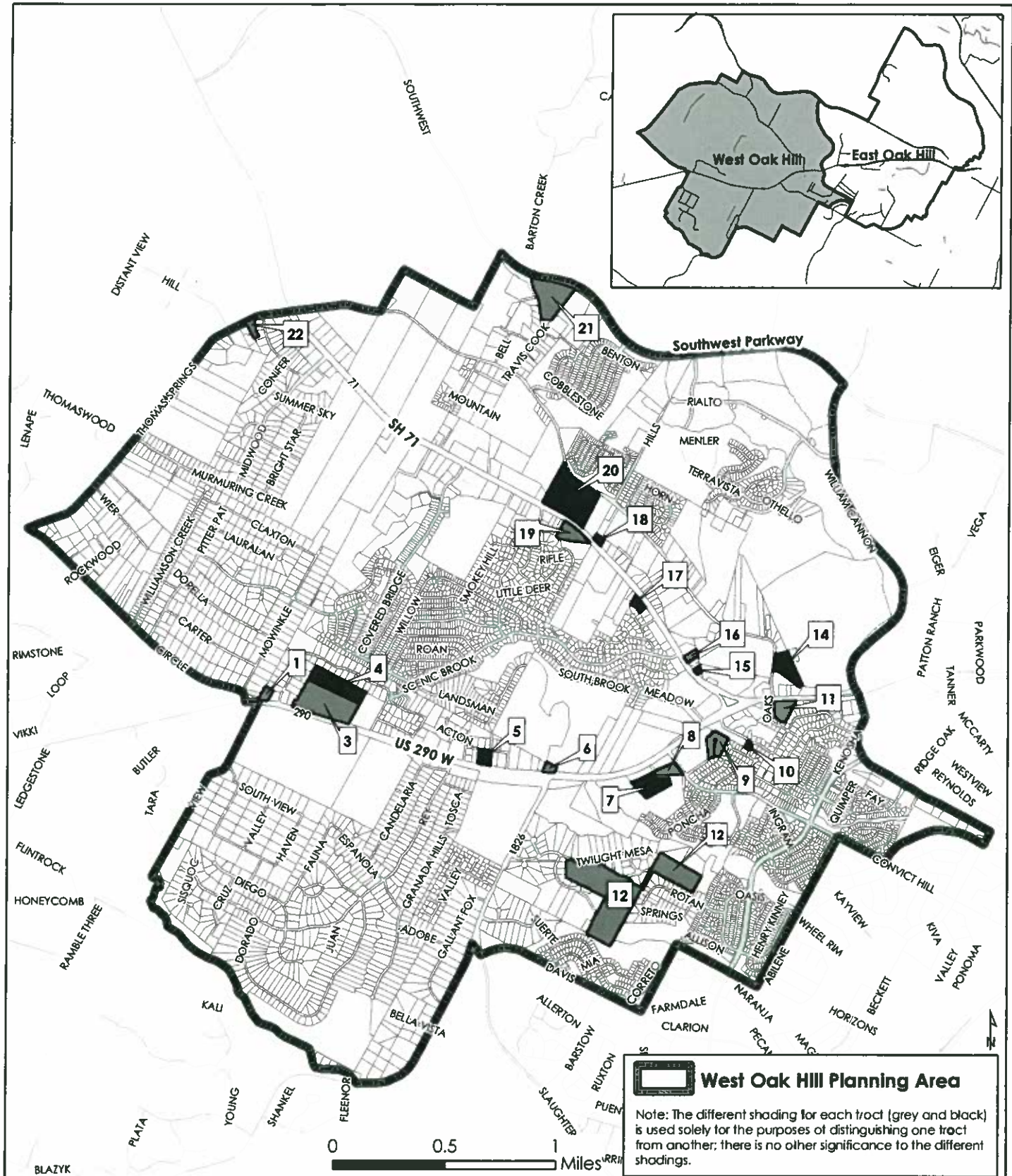
This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Oak Hill Combined Neighborhood Plan

Tract Map for Rezoning - West Oak Hill

City of Austin NPZD
Case # C14-2008-0125



West Oak Hill Proposed Rezoning Tract Chart
Case # C14-2008-0125

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
1	<u>312221</u>	8556 W U S HY 290 (LOT 1 FOREST PARK)	RR	LO-NP
3	<u>446656</u>	CIRCLE DR (ABS 538 SUR 619 MASTON P ACR 30.98)	DR	LR-NP (southern part of tract)
4	<u>446656</u>	CIRCLE DR (ABS 538 SUR 619 MASTON P ACR 30.98)	DR	SF-1-NP (northern part of tract)
5	<u>315296</u>	8060 W US HIGHWAY 290 (ABS 788 SUR 62 WILLIAMS J ACR 2.27)	I-RR	LO-NP
6	<u>315303</u>	7912 W U S HY 290 (LOT A HASKEL SUBD)	RR	GR-NP
7	<u>315280</u>	W U S HY 290 (ABS 788 SUR 62 WILLIAMS J ACR 1.763)	DR	GO-NP
	<u>315281</u>	W U S HY 290 (ABS 788 SUR 62 WILLIAMS J ACR 4.997)	DR	GO-NP
8	<u>315132</u>	7009 CONVICT HILL RD (LOT 1 * LESS N 2.193AC BLK 5 OAK HILL HEIGHTS SEC 5)	RR	LO-NP
9	<u>311870</u>	7201 BREEZY PASS CV (LOT 6 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311867</u>	7207 BREEZY PASS CV (LOT 3 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311878</u>	7209 BREEZY PASS CV (LOT 2 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311869</u>	7203 BREEZY PASS CV (UNNUMBERED LT BETWEEN LT 4&6 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311873</u>	7204 BREEZY PASS CV (LOT 9 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311868</u>	7205 BREEZY PASS CV (LOT 4 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311871</u>	7200 BREEZY PASS CV (LOT 7 BLK 3 * LESS .186AC OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311874</u>	7206 BREEZY PASS CV (LOT 10 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311875</u>	7208 BREEZY PASS CV (LOT 11 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311879</u>	7210 BREEZY PASS CV (LOT 12 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311872</u>	7202 BREEZY PASS CV (LOT 8 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>315046</u>	7211 BREEZY PASS CV (LOT 1 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>315130</u>	6806 BREEZY PASS CV (LOT 13 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
10	<u>311860</u>	6701 WOLFCREEK PASS (LOT 6 BLK A WEDGEWOOD SEC 1)	DR	SF-2-NP
11	<u>311754</u>	W U S HY 290 (ABS 28 SUR 90 ANDERSON T ACR 3.562)	DR	SF-1-NP

ATTACHMENT 2

West Oak Hill Proposed Rezoning Tract Chart
Case # C14-2008-0125

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
12	<u>510978</u>	8015 DARK VALLEY CV UNIT 21 (ABS 788 SUR 62 WILLIAMS J ACR 5.119)	I-RR	SF-1-NP
	<u>510977</u>	8511 F M RD 1826 (ABS 788 SUR 62 WILLIAMS J ACR 4.255)	I-RR	SF-1-NP
	<u>510962</u>	TWILIGHT TERRACE DR (ABS 788 SUR 62 WILLIAMS J ACR 10.0 (1-D-1W))	I-RR	SF-1-NP
	<u>510963</u>	TWILIGHT TERRACE DR (ABS 788 SUR 62 WILLIAMS J ACR 8.0 (1-D-1W))	I-RR	SF-1-NP
	<u>510981 and 532062</u>	6800 WATERS WAY (TAX ID #510981: ABS 788 SUR 62 WILLIAMS J ACR 1.0; TAX ID # 532062: ABS 788 SUR 62 WILLIAMS J ACR 10.324 [1-D-1])	I-RR	SF-1-NP
	<u>510971</u>	F M RD 1826 (ABS 788 SUR 62 WILLIAMS J ACR 1.0)	I-RR	SF-1-NP
	<u>510972</u>	F M RD 1826 (S 788 SUR 62 WILLIAMS J ACR 8.235)	I-RR	SF-1-NP
14	<u>464693</u>	6804 OLD BEE CAVES RD (ABS 28 SUR 90 ANDERSON T ACR 8.939)	I-RR (portion of the tract)	LR-CO-NP
15	<u>311852</u>	7132 W STATE HY 71 (ABS 28 SUR 90 ANDERSON T ACR .689)	SF-2	LR-CO-NP
16	<u>308762</u>	7216 W STATE HY 71 (LOT 2 FIRST PROPERTY REALTY SUBD)	SF-2	LR-CO-NP
17	<u>308781</u>	7601 W STATE HY 71 (LOT 2-A * RESUB OF LOT 2 LARSON OAKS)	RR	LR-CO-NP
	<u>308780</u>	W STATE HY 71 (LOT 1 LARSON OAKS LESS .052 ACR INTO ROW)	RR	LR-CO-NP
18	<u>306454</u>	7928 W STATE HY 71 (LOT 1 Y SUBD SEC 4 THE)	I-SF-2	LR-CO-NP
19	<u>306464</u>	8123 W STATE HY 71 (LOT 2 BLK A VALLEY VIEW ACRES SEC 1)	SF-1	LO-NP
	<u>306465</u>	8101 W STATE HY 71 (LOT 1 BLK A VALLEY VIEW ACRES SEC 1)	SF-1	LO-NP
	<u>306462</u>	8131 W STATE HY 71 (LOT 4 BLK A VALLEY VIEW ACRES SEC 1)	I-RR	LO-NP
	<u>306463</u>	8125 W STATE HY 71 (LOT 3 BLK A VALLEY VIEW ACRES SEC 1)	I-RR	LO-NP
20	<u>306415</u>	W STATE HY 71 (306415 - ABS 671 SUR 803 ROCK T & VARIOUS SURVEYS ACR 21.77)	DR	MH-NP
21	<u>103834</u>	TRAVIS COOK RD (ABS 448 SUR 74 JOHNSON R M ACR 4.532)	DR	GR-NP
	<u>103832</u>	TRAVIS COOK RD (TRT A GARTNER MARY BETH ADDN THE)	DR	GR-NP
	<u>103831</u>	5415 TRAVIS COOK RD (ABS 448 SUR 74 JOHNSON R M ACR 4.77)	DR	GR-NP

West Oak Hill Proposed Rezoning Tract Chart
Case # C14-2008-0125

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
22	<u>103036</u>	6409 THOMAS SPRINGS RD (ACR .552 * OF MCCORMICK ADDN)	I-SF-2	SF-2-NP
	<u>103042</u>	THOMAS SPRINGS RD (ACR .464 * OF MCCORMICK ADDN ABS 588 SUR 600 * .24AC NEPGIN A ACR .704 * TOTAL)	I-SF-2	SF-2-NP

(1) The tract number refers to the numbered tracts on the West Oak Hill Tract Map (see attachments).

(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Addresses listed for each property are those addresses on file with the City pertaining to that property. The legal descriptions are those on file with the Travis Central Appraisal District pertaining to that property.

PROPOSED OAK HILL REZONING CONDITIONAL OVERLAY RECOMMENDATIONS**Recommendations for properties with Sensitive Environmental Features:****LR-CO-NP (Neighborhood Commercial with a Conditional Overlay)**

- This conditional overlay would prohibit the following uses within the Critical Water Quality Zone, Water Quality Transition Zone, Critical Environmental Feature (CEF) buffer, and/or 100-year floodplain portions of your property:
 1. Custom Manufacturing
 2. Service Station

GR -CO-NP (Community Commercial with a Conditional Overlay)

- This conditional overlay (CO) would prohibit the following uses within the Critical Water Quality Zone, Water Quality Transition Zone, Critical Environmental Feature (CEF) buffer, and/or 100-year floodplain portions of your property:
 1. Automotive Repair Services
 2. Custom Manufacturing
 3. Exterminating Services
 4. Service Station

Recommendations for properties with NO Sensitive Environmental Features:**CS-CO-NP and CS-MU-CO-NP -- (Commercial Services with a Conditional Overlay)**

- The following uses will be prohibited through a conditional overlay (CO):
 1. Laundry Services
 2. Maintenance and Service Facilities

Other Conditional Overlays:**Tract 223 – Regents School – Conditional Overlay based on Ordinance No. 000518-22:**

- Under the Conditional Overlay: 1) the use of the property is limited to private educational facilities, and all constitutionally protected uses; 2) a 100 foot building setback is required from the south property line of Lot 29 for all new structures; 3) no permanent bleachers are allowed within the 100 foot setback from the south property line of Lot 29; and 4) no temporary bleachers are allowed within 50 feet of the south property line of Lot 29.

Tract 224 – Regents School – Conditional Overlay:

- The use of the property is limited to private educational facilities, and all constitutionally protected uses.

DESCRIPTION OF ZONING DISTRICTS

This list is not exhaustive; these districts are being proposed for rezonings within the Oak Hill Combined Neighborhood Planning Area or are commonly used throughout the city.

For more information on zoning districts and site development standards please visit:
<http://www.ci.austin.tx.us/zoning/library.htm>

For more information regarding the Oak Hill Combined Planning Process please visit:
www.ci.austin.tx.us/zoning/oak_hill.htm

Residential Districts

RR – Rural Residence district is intended for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

SF-1 – Single Family Residence Large Lot district is intended for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

SF-2 – Single Family Residence Standard Lot district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

SF-3 -- Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

MF-1 – Multifamily Residence Limited Density district is intended for multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired. An MF-1 district may be used as a transition between a single family and higher intensity uses.

MF-2 -- Multifamily Residence Low Density district is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods or in an area for which low-density multifamily use is desirable.

MF-3 -- Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

MF-4 – Multifamily Residence Moderate-High Density district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

MH – Mobile Home Residence district is intended for a mobile home residence park and mobile home subdivision use. An MH use is subject to standards that promote a residential environment and compatibility with adjoining family residence neighborhoods.

Commercial Districts

NO – Neighborhood Office district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

LO – Limited Office district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

GO – General Office district is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

LR -- Neighborhood Commercial district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

GR -- Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

CS -- General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

CS-1 – Commercial Liquor Sales district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

CH – Commercial Highway Services district is intended predominately for major mixed use developments of a service nature which typically have operating and traffic generation characteristics requiring location at the intersection of state maintained highways, excluding scenic arterials. High residential densities are expected. Site development regulations and performance standards contained in this chapter are intended to ensure adequate access to and from all uses, and to permit combinations of office, retail, commercial, and residential uses within a single development.

Industrial Districts

LI – Limited Industrial Services district is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

Special Purpose Districts

DR – Development Reserve district is intended for a temporary use or a use that will not commit land to a particular use pattern or intensity. A DR district designation may be applied to a use located on land for which: adequate public services or facilities are not available; economic, demographic, and geographic data is not available; or, land use and urban development policies have not been completed.

P -- Public district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

Overlay Districts

CO -- Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

MU -- Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

NPCD or (NP) –Neighborhood Plan combining district is a zoning overlay used to implement a neighborhood plan that has been adopted by City Council and to allow certain special “infill” options. The term infill refers to “filling in” vacant parcels of land within a neighborhood. These infill options are only available when approved as part of an NPCD. Each adopted Neighborhood Plan area is able to establish its own NPCD. For some of the infill options, their location must be specified, but other infill proposals can be applied neighborhood-wide. The infill options available in the NPCD include Mixed Use Buildings, Cottage Lots, Small Lot Amnesty, Corners Stores, Secondary Apartments, Neighborhood Urban Center, Residential Infill, and Urban Homes.

PLANNING COMMISSION COMMENT FORM

**File # C14-2008-0125
C14-2008-0129**

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) JAMES D. CANNON

☒ I am in favor
(*Estoy de acuerdo*)

Address 8207 SPRING VALLEY DR.

☐ I object
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

**File # C14-2008-0125
C14-2008-0129**

Planning Commission Hearing Date: July 8, 2008

Comments:

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Name (please print) Crystal Babington

☒ I am in favor

(*Estoy de acuerdo*)

Address 8504 Spring Valley Dr. Austin TX 78736

☐ I object

(*No estoy de acuerdo*)

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/7/08

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

Roy Wyatt

Address

5910 Hwy 290 West Austin, Tx

☒ I am in favor

(Estoy de acuerdo)

☐ I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: **Re : Track #9**

**We approve with one condition : NO driveways onto Breezy Pass
(Except for emergency exit).**

**Also, please include Site Plan # SP-2008-0043C in the change from
MF2 to SF-2-NP.**

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Jinhyoung & Soojong Lee

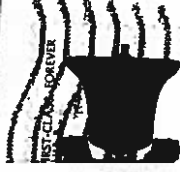
☒ I am in favor
(Estoy de acuerdo)

Address 6804 Convict Hill Rd. Austin, TX 78749

☐ I object
(No estoy de acuerdo)

apt.

RECEIVED
7/10/08



PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: O.K. WITH ALL BUT TRACT #20 - DON'T WANT THE AREA
USED AS TRAILOR PARK! OR MOBIL HOMES
PLEASE

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) GLADYS UMSCHIED *O.K. WITH THE OTHERS*
6705 COVERED BRIDGE DR. #14 ☐ I am in favor
Address AUSTIN, TX 78736 *(Estoy de acuerdo)* ☒ I object
ESPECIALLY TRACT #20 - NO MOBIL HOMES! *(No estoy de acuerdo)*

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

The roads do not support the traffic as is, much less additional development traffic. Additionally, much of this area was or should still be environmentally sensitive. The proposed plan makes the development & population much more dense and therefore environmentally damaging.

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

JANET REINARZ

☐ I am in favor

(Estoy de acuerdo)

Address

701 RIALTO BLVD #1429

☒ I object

(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) _____

Sanja Skfaniw

☐ I am in favor

(*Estoy de acuerdo*)

☒ I object

(*No estoy de acuerdo*)

Address _____

7200 Flynn Cirde

78736

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

Samantha Rock-Stony



I am in favor

(Estoy de acuerdo)

I object

(No estoy de acuerdo)

Address 0701 Silvermine Dr #201 Austin 78736

PLANNING COMMISSION COMMENT FORM

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C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

SALLY TURNER

☐ I am in favor

(*Estoy de acuerdo*)

☒ I object

(*No estoy de acuerdo*)

Address

6610 Breezy Pass
78749

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) James L. and Elizabeth Sue Harkin ☐

I am in favor

(Estoy de acuerdo)

I object

(No estoy de acuerdo)

Address 4900 White Elm Drive
Austin, TX 78749

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Charles T. Ramsey by Mrs. Charles T. Ramsey
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta ☐ I am in favor
(Estoy de acuerdo)

Address 6007 Oakdale Dr., Austin, TX ☒ I object
78735-8609 (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Mayse. H Ramsey

☐ I am in favor
(Estoy de acuerdo)

Address 6007 Oakclaire Dr., Austin TX
78735-8609

☒ I object
(No estoy de acuerdo)

6007 Oakclaire Drive
Austin, TX 78735-8609

June 29, 2008

Neighborhood Planning and Zoning Dept.
P. O. Box 1088
Austin, Texas 78767-8835

Attn: Minal Bhakta

I have voted "I object" to the zoning/rezoning request to implement a neighborhood plan as I do not believe this to be a proper time for such an undertaking with the instability of Austin's, the United States' and the world's economy.

If one has employees and work is being performed, I do not think it wise to attempt to force these people from the community and particularly through regulations. Many of the activities defined as undesirable are being regulated through federal regulations and are needed services. I do not know of any of these activities having polluted the various water quality zones in this city.

When one attempts to regulate against future probabilities, the result may be greater harm to the community overall.

Thank you,


Maysell and Charles T. Ramsey

mr/

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) PAUL HODGES

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address 8103 CURRIENT CIR AUSTIN TX 78736

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

I cannot attend the meetings or take part in the proposed zoning change due to my physical health. I am requesting that the Neighborhood Planning and Zoning Commission and the Austin City Council make their decision on the desire of the Oak Hill community. We have a great neighborhood Community and would like for it to stay as such.

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) HELEN BEEMAN

☐ I am in favor

(*Estoy de acuerdo*)

Address 6801 Beckett Rd. #134R

☐ I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/8/08

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

*Please do not let this land be developed. We
do not need more business or homes. Thank you.*

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Bruce Ballentine ☐ I am in favor

(Estoy de acuerdo)

I object

(No estoy de acuerdo)

Address 4808 Canyonland Circle, Austin TX 78733

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

RECEIVED
7/11/08

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Sally Baskin

Address 7121 Via Dono Dr

- ☐ I am in favor
(*Estoy de acuerdo*)
☒ I object
(No estoy de acuerdo)

As a
if v-

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/7/08

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

GREGORY J. FIGARO

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address

6911 BRIGGHT STAR LN

AUSTIN, TX 78736

BOWES

0.420

03 2008

E 78701

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/7/08

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Jo Ann Cambours ☐ I am in favor
(Estoy de acuerdo)
Address 7501 Shadowridge Run #147 ☒ I object
(No estoy de acuerdo)
Austin, TX 78749-4294

MEMBERS
OF
SHADOWRIDGE CROSSING SEC. 9 SUBDIVISION
SHADOWRIDGE CROSSING SEC. 9-B SUBDIVISION
AUSTIN, TEXAS

June 30, 2008

Via Email: maureen.meredith@ci.austin.tx.us

Ms. Maureen Meredith
Principal Planner
City of Austin

Via Email: gregory.montes@ci.austin.tx.us

Mr. Gregory Montes
Senior Planner
City of Austin

Via Email: minal.bhakta@ci.austin.tx.us

Ms. Minal Bhakta
Planner II
City of Austin

Ladies and Gentlemen:

The undersigned citizens of Austin comprise the owners of the homes in Shadowridge Crossing Sec. 9 Subdivision and Shadowridge Crossing Sec. 9-B Subdivision (referred to herein collectively as "our Subdivisions") which are a part of West Oak Hill of the Oak Hill Combined Neighborhood Plan (the "Plan"). We admire and respect the many hours of hard work and dedication that have been contributed by all of the participants in the Plan, and for the most part, we have no objection to the Plan. However, after review of the most recent FLUM, we are concerned with the zoning district recommended and planned for the neighborhoods adjacent to our residential Subdivisions and in particular the Jacqueline Waters tract on Waters Way. We oppose the recommendation of an SF-1 zoning district and the recommendation of the SF-6 district with the Conditional Overlays as shown in the FLUM. The undersigned support an SF-1 with a Rural Residential density for the reasons shown below.

Our Neighborhoods. Our neighborhood is a quaint and very cohesive neighborhood. We have a total of 50 lots on approximately 50+ acres. The lots in our neighborhood range from .5 to 5 acres in size. Our Covenants, Conditions and Restrictions for our Sec. 9 Subdivision place a 4,000 square foot maximum impervious cover for each lot - below the SOS and Edwards Aquifer watershed requirements of 15% and 20% in this area. The neighborhood to our north and west is the Estates of Loma Vista consisting of 59 homes on approximately 50+ acres. Their lots range from 1 to 9 acres in size. We share many of the same concerns with the Estates of Loma Vista. None of our communities has condos, townhomes, duplexes, or density in excess of a Rural Residential district. These three subdivisions, Estates of Loma Vista, Shadowridge Crossing Sec. 9 and Shadowridge Crossing Sec. 9-B surround 100% of the Waters tract.

OHNPCT. Our neighborhood does not have a representative on the OHNPCT, and we feel very strongly that the OHNPCT has not fulfilled the goals or upheld the vision of the members in our Subdivisions. For some time our Subdivisions did not receive notices or was not apprised of OHNPCT meetings. In particular, no meeting notice was sent out by email or otherwise, and was only posted on the OHAN website one day prior to the November 27, 2007 meeting. No agenda was available prior to the meeting. Meeting minutes have not been made available to the members of our Subdivisions, nor have they been read or approved in the following meetings in which our members have been in attendance. We have been forced to obtain our notices through the members of the Estates of Loma Vista Subdivision. After several meetings have transpired thanks to the efforts of the City, members of our Subdivisions have since been receiving notices after much of the planning has been in progress. We have little faith in the OHNPCT due to the haphazard methods, rules and procedures that OHNPCT has taken and the arbitrary restrictions that have been placed on stakeholders and their rights to be heard at these meetings. For example, the OHNPCT imposed a specific rule only upon the members in our two Subdivisions – no other subdivision or stakeholder. And, that rule allowed only those who lived within 200 feet of the Waters tract to speak, which eliminated most of the members of our Subdivisions. These are ad hoc restrictions being placed on stakeholders so that those in charge can achieve their goals with little or no resistance.

The Plan's Basic Principles. We note the land use principles of the Plan and agree with all of them. We strongly believe that some of the key principles of the Plan are not met by granting an SF-6 for the Waters tract even with the proposed Conditional Overlay as shown in the most recent FLUM or an SF-1 as recommended by the City. Specifically not met are those principles for: avoiding arbitrary development patterns, minimizing incompatible land uses, discouraging intense use adjacent to residential areas, recognizing City priorities, ensuring similar treatment of land use decisions on similar properties and balancing individual's property rights in this neighborhood. Not one of these principles is followed here.

Survey Response and Traffic.

a. Major Roadways. From the responses to the 2005 neighborhood planning survey, the number one challenge in the Plan was traffic congestion. This too is the most pressing concern of the members of our Subdivisions. Our neighborhood and roads simply cannot support another subdivision's traffic even with a density of SF-1. Due to the location of the planning area's being within the DWPZ, TxDot and the other jurisdictions will be limited in the improvements they can make to their arterial roadways, such as FM 1826, Highway 290 and Escarpment - the major roadways supplying our Subdivisions and the Estates of Loma Vista their transportation and infrastructure. The City staff found that FM 1826, which will be the transportation for the Waters tract, falls within the third quartile and poses serious environmental consequences. So, the priority to improve FM 1826 will be very low. And as you know, any new road must be approved by the voters, which is not likely. We too support the Plan's objective to slow and control traffic and to provide overall safety.

b. Access Through Our Subdivisions and Connectivity. Part of the Plan's objective and the City's for traffic control is connectivity. The Waters tract has a 26 foot wide limited private easement through one homeowner's lot in our Subdivision Sec. 9, running through their side yard. This private easement is restricted to its use by only the owner, family members and guests of the Waters tract and by the owners of the adjacent 5 acre tract owned by A. Hooks and R. Donley, their family and guests. This easement restricts any "through" traffic. Its contact point is to Hot Springs Drive which is a part of Rotan Drive. Neither of these narrow roads is a "through street" but together form a circle and are designed to service only the 50 lots in our Subdivision. This circular road has sharp corners and is designed for very slow traffic speeds. This private easement through one of our homeowner's lot was privately concreted in recent years causing this lot to come out of compliance with the impervious cover requirements of the Covenants, Conditions and Restrictions of our Subdivision Sec. 9 and certainly out of the applicable impervious cover limits imposed by the City. This is a very serious situation that needs the full attention of your Department. The steep grade to this easement presents even more dangerous traffic hazards to our Subdivisions. This narrow sloping private road through the yard of one of our homeowners provides no viable or legal interconnecting road to the Waters tract or the Hooks and Donley tract, as may be suggested by Ms. Waters.

c. Other Accesses. We understand the owners of the Waters tract are seeking access to their development through Twilight Mesa and Waters Way. These streets run through the Estates of Loma Vista and their contact point is FM 1826, a two lane, high-speed road with no turn lanes, no shoulders and with limited site distances, especially at the Twilight Mesa intersection. They are not suitable in width to provide sufficient transportation to a property zoned SF-1 or higher. An SF-6 zoning with the Conditional Overlays as recommended by OHNPCT would create even more of a serious traffic concern. The development of the Waters tract presents an enormous traffic concern and with the narrow rural streets that will support the traffic to the Waters tract and the long-term challenges of road-expansion and improvement, another traffic nightmare will be created by allowing density in excess of the density already established in this area.

Water Quality Protection. Our Subdivisions, as does the Waters tract, lie within feet and partly within BSEA Recharge Zone and clearly lie in a contributing zone to the BSEA. The Waters tract and our Subdivisions are also squeezed in between two Critical Water Quality Zones and Transition Zones, with the Waters tract located only feet away from the most northern Water Quality Transition Zone. We are not aware of any Critical Environmental Features and suspect no environmental survey has been provided, however lowering restrictions on the development of the Waters tract will challenge the impervious limits requirements and the water quality which are so critical to the area in which our Subdivisions are located. We strongly support the Plan's objectives to preserve the rural density and undeveloped land in Oak Hill which is vital for preservation of the aquifer. Our neighborhood is the very area the Plan is talking about!

Inconsistency with Plan. We reiterate and support the land use goals and objectives of the Plan: "Encourage zoning to be compatible with existing and neighboring land uses

and seek optimal and most appropriate use of land” and “cluster high density development in appropriate areas” and “maintaining a vibrant residential ... community that demonstrates caring stewardship of the environment”. These are the words of the OHNPCT, yet they support a zoning of SF-6 with the proposed Conditional Overlays in an area that has nothing close to an SF-6 or an SF-1 and is predominantly RR! This inconsistency shows a true error in judgment.

We also point out the land use development in the Plan between the Y and Southview Road which states it should be developed as a mixed use node, but clearly states that the adjacent single family neighborhoods should be buffered from the town center by less intense development, such as low density housing, open space, trails, or a park. This is not consistent with the City’s position or with the OHNPCT’s recommendation in the FLUM for the Waters tract which lies within this very adjacent single family neighborhood.

Infrastructure. The Plan states that residential density should be compatible with the surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer. We quote from the Plan, “Wherever possible, new housing development should be located where existing services and infrastructure exist. There appearance and density should be appropriate to its environment and compatible with surrounding uses.” This is not the case here. We support the Plan’s idea that higher density residential development should be concentrated closer to major thoroughfares and low density in existing residential neighborhoods. Granting an SF-6 with the Conditional Overlays, and even granting an SF-1 with no overlays to the Waters tract as the FLUM indicates does not follow this ideal. Moreover, granting this more intense use and higher density materially affects the lives and safety of the residents of our Subdivisions and the residents of the Estates of Loma Vista.

Basic Zoning and Conditional Overlays. As shown in the Plan all areas that surround the Nowotny tract, the Hooks and Donley tract and the Waters Tract have Restrictive Covenants. We support Restrictive Covenants and Conditional Overlays. If we look at the basic requirements under the Land Development Code, SF-6 zoning districts are for moderate density, are for large lots with access to streets other than minor residential streets and are used as a transition between a SF and a MF use. This is absolutely not the case here. Every single surrounding property to the Waters tract is an RR use. None of these Code conditions are applicable to the Waters tract, even with the Conditional Overlays proposed in the FLUM. The very purpose of a Conditional Overlay as stated in the City’s Land Development Code is to promote compatibility between competing uses, ease transition from one base district to another, and address land uses and sites with specific requirements. The FLUM, as we understand it, recommends a Conditional Overlay of an SF-1 density with a maximum of 30 dwelling units of detached homes and a 40 foot setback from our Subdivisions and the Estates of Loma Vista neighborhoods. This Conditional Overlay recommended does not promote compatibility, but creates incompatibility. It is not a transition from one base district to another – the Waters tract

is surrounded by RR use – there are no other base districts! A 40 foot setback does not address density or traffic congestion – only appearance.

Conclusion. Our Subdivisions object to the City Staff's recommendation of the SF-1 zoning and the OHNPCT's recommendation of SF-6 with Conditional Overlays. The City's recommendation of an SF-1 without Conditional Overlays is incompatible with every single tract bordering and fully surrounding the Waters tract. Only an SF-1 zoning with a Conditional Overlay of Rural Residential as argued by the Estates of Loma Vista fits within the Plan's objectives and is consistent with the Land Development Code, not to mention provides common and basic fairness to all stakeholders. We fervently believe that those conditions align fairly and consistently with all surrounding neighborhoods and the many voices of the people from those neighborhoods.

We hope that your Department and the City Land Use Commission will carefully consider all of the neighbors' concerns for this particular area of the Plan.

Very truly yours,


The undersigned Members of Shadowridge
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Shadowridge Crossing Sec. 9-B


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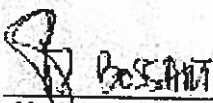
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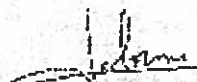
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