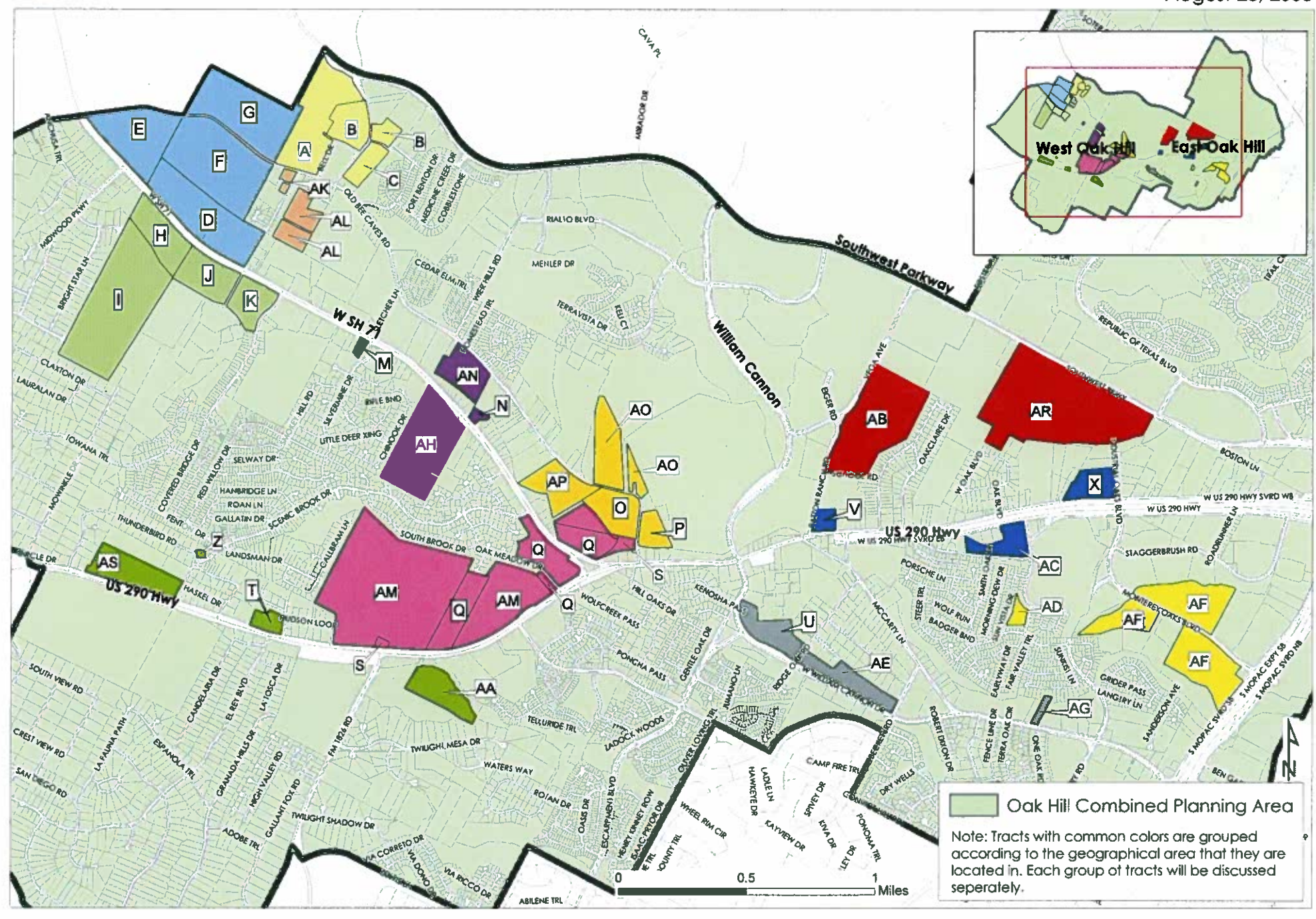




Oak Hill Combined Neighborhood Plan Contested Future Land Use Map Tracts

Item # 106 PH
NP-2008-0025
August 28, 2008



Oak Hill Combined Neighborhood Plan
Contested FLUM Tracts
August 28, 2008 City Council Public Hearing

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Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
West and East Oak Hill - Contested Future Land Use Map Tracts						
E 9100, 9116, 9120, 9200, 9220, 9300 W STATE HWY 71; STATE HWY 71 W (LOT 1 BLK A OLD BEE CAVE SUBD [1-D-1]); Lot 8, Blk A Old Bee Cave Sub [1-D-1]	<i>Agriculture</i> GR LOT 1 BLK A OLD BEE CAVE SUBD - County Owned Property	<i>Office Mixed Use Land Use</i>	<i>Neighborhood Mixed Use Land Use</i> The subject tract is fronting State Highway 71 and Thomas Springs Road with GR (community commercial district) zoning. Staff recommendation is for Neighborhood Mixed Use to allow for a mix of neighborhood friendly retail and offices that would serve the low intensity residential uses along Thomas Springs Road. This is less intense land use than what the existing zoning allows for.	<i>Office Mixed Use Land Use</i>	(Not known)	4 for 1st reading 5 for all three readings
D 8956 W Highway 71; ABS 2292 SUR 36 *(1-D-1) WARD J ABS 2264 SUR 63 *VAR SURS MCCLURE H;ABS 2292 SUR 36 WARD J ABS 2264 SUR 63 * & VAR SURS MCCLURE H (1-D-1)	<i>Agriculture</i> AG	<i>Neighborhood Mixed Use Land Use</i>	<i>Neighborhood Mixed Use Land Use</i> The subject tracts take frontage on State Highway 71. The existing zoning on adjacent tracts is GR (Community Commercial District) and LR (Neighborhood Commercial District). Staff recommendation is Neighborhood Mixed Use to allow for neighborhood serving retail and commercial uses because these tracts are also within the Contributing Zone of the Edwards Aquifer.	<i>Large Lot Rural Single Family Land Use</i>	Property Owner Recommendation (Marx Harry): <i>Mixed Residential Land Use</i> Save Oak Hill Group Recommendation: <i>Single Family Land Use</i>	4 for 1st reading 5 for all three readings
F 8776, 8956 STATE HWY 71 W; OLD BEE CAVES RD (ABS 2292 SUR 36 *(1-D-1) WARD J ABS 2264 SUR 63 *VAR SURS MCCLURE H)	<i>Agriculture</i> AG	<i>Large Lot Rural Single Family Land Use</i>	<i>Large Lot Rural Single Family Land Use</i> This tract takes access from Old Bee Caves Road and does not front State Highway 71. Large Lot Rural Single Family land use supports the community's desire for large-lot residential in appropriate areas. This area is appropriate for large lots because it is one of the few undeveloped areas where large-lot development could be accommodated. Additionally, the subject tract is closer to the environmentally sensitive Balcones Canyonlands Conservation land.	<i>Large Lot Rural Single Family Land Use</i>	Property Owner Recommendation (Marx Harry): <i>Mixed Residential Land Use</i>	4 for 1st reading 5 for all three readings
G 8776, 8956, 9002 STATE HWY 71 W; OLD BEE CAVES RD (ABS 2292 SUR 36 *(1-D-1) WARD J ABS 2264 SUR 63 *VAR SURS MCCLURE H)	<i>Agriculture</i> AG 9002 Old Bee Caves: Mobile Homes	<i>Large Lot Rural Single Family Land Use</i>	<i>Large Lot Rural Single Family Land Use</i> Large lot rural single family land use supports the community's desire for large-lot residential in appropriate areas. Because this tract is adjacent to the environmentally sensitive Balcones Canyonlands Conservation land staff is recommending a lower intensity residential use.	<i>Large Lot Rural Single Family Land Use</i>	Property Owner Recommendation (Marx Harry): <i>Mixed Residential Land Use</i>	4 for 1st reading 5 for all three readings

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A 8818 Travis Hills Drive.	<i>Multi Family</i> MF-1-CO Mountain View Apartments	<i>Neighborhood Mixed Use Land Use</i>	<i>Neighborhood Mixed Use Land Use</i> There are existing Apartment buildings on this tract and Natural Gardner plant nursery adjacent to the tract. Community members have expressed a desire for mixed use type development along Old Bee Caves Road, however, Old Bee Caves Road is a two lane divided roadway with no curbs or sidewalks and is not designed to accommodate for that type of development. The subject tracts have direct access to Southwest Parkway and if they were to redevelop there would be a greater possibility to cluster residential and commercial buildings and provide for open space because of the fairly large size of the tracts.	(Not Known)	Save Oak Hill Group Recommendation: <i>Mixed Residential Land Use</i>	4 for 1st reading 5 for all three readings
B 5504, 5507, 5604, 5702 Travis Cook Road; 560 t, 560 t B Sunset Ridge; 8724 Travis Hills Drive; ABS 86 SUR 75 BELL A F ABS 448 SUR 74 JOHNSON R M ACR 2.0; ABS 448 SUR 74 JOHNSON R M ACR .97; ABS 448 SUR 74 JOHNSON R M ACR .62; LOT C TRAVIS HILLS;	RR Hudson Miramont Luxury Rentals, Single Family residences, and Vacant properties	<i>Neighborhood Mixed Use Land Use</i>	<i>Neighborhood Mixed Use Land Use</i> During the land use meetings for this area, stakeholders expressed a desire for mixed use type development along Old Bee Caves Road because of the existing mix of uses present on many of the properties. Old Bee Caves Road is a two lane divided roadway with no curbs or sidewalks. These subject tracts have direct access to Southwest Parkway unlike tracts along Old Bee Caves Road. Therefore, staff recommendation is for Neighborhood Mixed Use to allow for low intensity retail that would be supported by the Travis Cook single family neighborhood and other single family and multi family residences along Old Bee Caves Road.	(Not Known)	Save Oak Hill Group Recommendation: <i>Large Lot Rural Residential Land Use</i>	4 for 1st reading 5 for all three readings
C 5500, 5510 Sunset Ridge Road; 5611, 5701, 5707, 5801, 5811 Travis Cook Road; LOT 5 OAK VALLEY	SF-3 on 5500, 5510 Sunset Ridge Rd.; 5611, 5701 Travis Cook Rd. RR on 5611, 5701, 5707, 5801, 5811 Travis Cook Rd. Child Development Center, Single Family residences	<i>Neighborhood Mixed Use Land Use</i>	<i>Neighborhood Mixed Use Land Use</i> During the land use meetings for this area, stakeholders expressed a desire for mixed use type development along Old Bee Caves Road because of the existing mix of uses present on many of the properties. Old Bee Caves Road is a two lane divided roadway with no curbs or sidewalks. These subject tracts have direct access to Southwest Parkway unlike tracts along Old Bee Caves Road. Therefore, staff recommendation is for Neighborhood Mixed Use to allow for low intensity retail that would be supported by the Travis Cook single family neighborhood and other single family and multi family residences along Old Bee Caves Road.	(Not Known)	Save Oak Hill Group Recommendation: <i>Single Family Land Use</i>	4 for 1st reading 5 for all three readings

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AK 6000 Mountain Shadows; 8720, 8721, 8723, 8724 Mountain Crest Drive.	RR Single Family residences	Mixed Residential Land Use	<p><i>Mixed Residential Land Use</i></p> <p>These properties have limited access to Southwest Parkway and are located across from existing Multi Family apartment buildings and limited warehouse/office facility. There are existing single family residences on the properties. Therefore, staff recommendation is Mixed Residential that would allow for single family and large lot single family residences to exist on the properties and in the future if these properties were to be land-assembled with adjacent tracts then it would allow for mix of different housing types and clustering.</p>	(Not Known)	Save Oak Hill Group Recommendation: Single Family Land Use	4 for 1st reading 5 for all three readings
AL 8703 Mountain Crest Drive; 8701, 8705, 8709, 8800 Sky Mountain Drive; BLK P MOUNTAIN SHADOWS	Commercial, Single Family RR Austin Concrete Solutions (Construction Business), Architecture Storefront services, Single Family residences	Mixed Residential Land Use	<p><i>Mixed Residential Land Use</i></p> <p>During the land use meetings for this area, stakeholders expressed a desire for mixed use type development along Old Bee Caves Road because of the existing mix of uses present on many of the properties. However, Old Bee Caves Road is a two lane divided roadway with no curbs or sidewalks. There is a mix of commercial, retail and single family uses on these properties. These properties are also fairly large in area, therefore, if they were to redevelop with a mix of different housing types (large lot single family, condos, etc) there would be a greater possibility of clustering the development and provide open space.</p>	(Not Known)	Save Oak Hill Group Recommendation: Rural Residential Land Use	4 for 1st reading 5 for all three readings

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H Front portion of properties fronting State Highway 71 8901, 8955 STATE HWY 71 W	RR Undeveloped	<i>Large Lot Rural Single Family Land Use</i>	<i>Large Lot Rural Single Family Land Use</i> There is a Critical Water Quality Transition Zone and Water Quality Transition Zone on the front of the property. There are existing large lot single family residences adjacent to the subject tracts and through out the planning process, stakeholders expressed a desire to maintain the rural large lot single family character in this area. Therefore, staff recommendation of large lot rural single family land use will compliment the large lot single family residences and other low intensity land uses adjacent to these tracts.	<i>Single Family Land Use</i>	Property Owner Recommendation 8901 State Highway 71 (Promisland Church): <i>Large Lot Rural Single Family Land Use</i>	4 for 1st reading 5 for all three readings
I Rear portion of properties 8901, 8955 W STATE HWY 71	RR Undeveloped	<i>Single Family Land Use</i>	<i>Large Lot Rural Single Family Land Use</i> There are existing large lot single family residences adjacent to the subject tract, therefore staff recommends large lot single family land use that would be compatible with the adjacent tracts and allow for residential development that supports the community's desire to maintain the rural character of Oak Hill.	<i>Large Lot Rural Single Family Land Use</i>	Property Owner Recommendation 8901 State Highway 71 (Promisland Church): <i>Single Family Land Use</i>	4 for 1st reading 5 for all three readings
J 8801, 8835 STATE HWY 71 W; STATE HWY 71 W (ABS 569 SUR 94 MCCLURE H ACR 32.476 (1-D-1))	RR	<i>Office Mixed Use Land Use</i>	<i>Large Lot Rural Single Family Land Use</i> There are Critical Water Quality Transition Zone and Water Quality Transition Zone on the property, therefore staff recommends large lot rural single family land use designation. This will compliment the low intensity land uses adjacent to the subject tract.	<i>Office Mixed Use Land Use</i>	(Not known)	4 for 1st reading 5 for all three readings
K 6600, 6704, 6720, 6800 COVERED BRIDGE DR; 8707, 8719, 8733 W STATE HWY 71	GR Property owner has filed a site plan for commercial development	<i>Mixed Use Land Use</i>	<i>Neighborhood Mixed Use Land Use</i> The back side of the subject tract is within the Critical Water Quality Zone (CWQZ) and the tract fronts State Highway 71. There are single family neighborhoods to the south of the tract and staff recommendation is for neighborhood mixed use because it is a less intense land use designation that would be appropriate given the location of the tract in the CWQZ.	<i>Mixed Use Land Use</i>	Property Owner Recommendation (Bill Schultz): <i>Mixed Use Land Use</i>	4 for 1st reading 5 for all three readings

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M 8305 STATE HWY 71 W; STATE HWY 71 W (.929 ACR OF LOT 1 BLK A VALLEY VIEW ACRES REVISED); STATE HWY 71 W (.929 ACR OF LOT 1 BLK A VALLEY VIEW ACRES REVISED) Agent: Cathy Coneway (Stanberry & Associates)	Office LR 8305 Highway 71 RR .929 ACR OF Lot 1 Blk A VALLEY VIEW ACRES REVISED Undeveloped	<i>Neighborhood Commercial Land Use</i>	<i>Neighborhood Commercial Land Use</i> The subject tract is located completely within the Critical Water Quality Transition Zone limiting its possibility for full development of the site. Staff recommendation is to allow for lower intensity, neighborhood scale commercial uses that would serve nearby single family neighborhoods.	<i>Neighborhood Commercial Land Use</i>	Property Owner Recommendation: <i>Commercial Land Use</i>	4 for 1st reading 5 for all three readings
AH 7919 W State Hwy 71; ABS 114 SUR 91 BOND A J ACR 7.873; ABS 114 SUR 91 BOND A J ACR 8.17 (1-D-1); ABS 114 SUR 91 BOND A J ACR 23.56 (1-D-1)	RR, SF-2, LO, CS Undeveloped	<i>Office Mixed Use on 500 feet from SH Hwy 71 and Single Family on the remainder of the tract.</i>	<i>Office Mixed Use Land Use</i> The subject tract fronts State Highway 71. The front of the tract is within the Critical Water Quality Transition Zone and Water Quality Transition Zone. Staff recommendation is for Office Mixed Use to allow for a mix of office and residential units on land that is outside of the Water Quality Transition Zone.	(Not known)	Adjacent Property Owners Recommendation: <i>Single Family Land Use</i>	4 for 1st reading 5 for all three readings
N 7700 STATE HWY 71 W Agent: Alice Glasco	Office GR Y @ 71 PROFESSIONAL BUILDING	<i>Neighborhood Commercial Land Use</i>	<i>Neighborhood Commercial Land Use</i> The subject tract is completely within the Critical Water Quality Transition Zone, but along State Highway 71, therefore staff recommends lower intensity, neighborhood friendly commercial uses that serve the residential areas nearby.	<i>Neighborhood Commercial Land Use</i>	Property Owner Recommendation (Steffen Waltz): <i>Commercial Land Use</i>	4 for 1st reading 5 for all three readings
AN 7715 Old Bee Caves Road; LOT A SAILORS SUBD 1; ABS 114 SUR 91 BOND A J ACR 10.17;	RR; GR on portion of 7715 Old Bee Caves Road property. Single Family residences and largely undeveloped	<i>Mixed Residential Land Use</i>	<i>Mixed Residential Land Use</i> The subject tract is located along Old Bee Caves Road with GR (community commercial district) property adjacent and CS (general commercial services district) property behind the tract. However, a significant portion of the tract is within the Critical Water Quality Zone and Water Quality Transition Zone. Mixed Residential land use is recommended to allow for low intensity large lot single family residences to exist on the property or a mix of different housing types instead of high intensity commercial uses.	(Not Known)	Save Oak Hill Group Recommendation <i>Large Lot Rural Residential Land Use</i>	4 for 1st reading 5 for all three readings

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AP 7101, 7105, 7201 Old Bee Caves Road	<i>Single Family</i> RR Single Family residences	<i>Mixed Residential Land Use</i>	<i>Mixed Residential Land Use</i> The subject tract is located along Old Bee Caves Road with GR (community commercial district) and CS (general commercial services district) properties adjacent to the tract. However, the tract is within the Critical Water Quality Zone and Water Quality Transition Zone. Mixed Residential land use is recommended to allow for low intensity large lot single family residences to exist on the property or a mix of different housing types.	(Not Known)	Save Oak Hill Group Recommendation: <i>Large Lot Rural Residential Land Use</i>	4 for 1st reading 5 for all three readings
O 6901 OLD BEE CAVES RD	CS Single Family, Lee Manox Canine (Dog Training facility), and largely undeveloped	<i>Mixed Use Land Use</i>	<i>Mixed Residential Land Use</i> This property is located near the low water crossing on Old Bee Caves Road and a significant portion of the property is within the Critical Water Quality Transition Zone. Currently, Old Bee Caves Road is a narrow two-lane roadway. There are existing large lot single family residences, multi-family buildings and mobile home subdivisions along the roadway. Given the limited capacity of Old Bee Caves Road, Staff recommends lower intensity mix of residential uses rather than high intensity commercial uses.	<i>Mixed Use Land Use</i>	Property Owner Recommendation (Graydon Galt): <i>Mixed Use Land Use</i>	4 for 1st reading 5 for all three readings
AO 6902, 6904, 6912, 7100, 7102 Old Bee Caves Road; ABS 28 SUR 93 ANDERSON T ACR 13.885; LOT 1B * RESUB OF LOT 1 MAGNESS-ROBINSON SUBD	<i>Commercial, Single Family</i> RR Keystone Construction, Alamo Body & Paint, Single Family residences, Dougherty Fireworks	<i>Mixed Residential Land Use</i>	<i>Mixed Residential Land Use</i> The subject tracts are located near the low water crossing on Old Bee Caves Road with CS (general commercial services district) property between the two tracts. During the land use meetings for this area, stakeholders expressed a desire for mixed use type development along Old Bee Caves Road because of the existing mix of uses present on many of the properties. Currently, Old Bee Caves Road is a narrow two-lane roadway and it may not be able to accommodate for high intensity commercial uses. There are existing large lot single family residences, multi-family buildings and mobile home subdivisions along the roadway as well. Given the limited capacity of Old Bee Caves Road, Staff recommends lower intensity mix of residential uses rather than high intensity commercial uses.	(Not Known)	Save Oak Hill Group Recommendation: <i>Single Family Land Use</i>	4 for 1st reading 5 for all three readings
P 6804 OLD BEE CAVES RD	I-RR Undeveloped	<i>Mixed Use Land Use</i>	<i>Neighborhood Mixed Use Land Use</i> LR-CO The subject tract is adjacent to Freescale and closer to US Highway 290. however, this property is located near the low water crossing on Old Bee Caves Road and a significant portion of the property is within the Critical Water Quality Transition Zone. Community expressed a desire for mix of uses along Old Bee Caves Road, given the limited capacity of the roadway, staff recommends lower intensity Neighborhood Mixed Use because of the property's close proximity to St Highway 71 and to allow for a mix of residential, retail and restaurants that would serve the residential areas along Old Bee Caves Road.	<i>Mixed Use</i>	(Not known)	4 for 1st reading 5 for all three readings

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<p>Q</p> <p>the "Y" HEB Tract Agent: Drenner & Golden- 7010, 7012 State Highway 71 W</p> <p>Oak Hill Plaza Agent: Richard Crank 7101 State Highway 71 W</p> <p>7225 State Highway 71 W; 7100, 7748 US Highway 290 W; 7001, 7103 Oak Meadow Drive; ABS 788 SUR 62 WILLIAMS J ACR 9.014</p>	<p>GR 7010, 7012, State Highway 71 W (HEB Tract, McDonalds); 7101 St Highway 71 (Oak Hill Plaza)</p> <p>LR 7001 US Hwy 290 W (Don's BBQ); 7225 St Highway 71 (Scenic Brook Meadows Plaza), 7103 Oak Meadow (Jackson Office Buildings) GR-CO 7100 US Highway 290 (Albertson's Tract) GO-CO 7748 Hwy 290, Abs 788 Sur 62 Williams J Acr 9.014 (Austin Community College)</p>	Major Planned Development	<p><i>Mixed Use Land Use</i></p> <p>The subject tracts are located at the intersection of US Highway 290 and State Highway 71 (the "Y"). Through out the planning process, stakeholders expressed their desire to see this area redevelop as a mixed use town center, including a mix of commercial, retail and residential uses. Staff recommendation is Mixed Use to allow for a live, work, play type gathering place for the Oak Hill community.</p>	Mixed Use Land Use	<p>Planning Contact Team/Oak Hill Business and Professional Association/Oak Hill Association of Neighborhoods Task Force Recommendation: Major Planned Development</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>
<p>AM</p> <p>West Park PUD Agent: Dowe Gullat ABS 788 SUR 62 WILLIAMS J ACR 54.753; ABS 788 SUR 62 WILLIAMS J ACR 59.722, ABS 788 SUR 62 WILLIAMS J ACR 5.37</p> <p>7230, 7338, 7800, 7924, 7936, 8016 US Highway 290; ABS 788 SUR 62 WILLIAMS J ACR 8.299, W 3.41 AC OF TRT A SCHMIDT DORA SUBO</p>	<p>PUD ABS 788 SUR 62 WILLIAMS J ACR 54.753, ABS 788 SUR 62 WILLIAMS J ACR 59.722, ABS 788 SUR 62 WILLIAMS J ACR 5.37</p> <p>SF-6 7228 Hwy 290, W 3.41 AC OF TRT A SCHMIDT DORA SUBD;</p> <p>GR-CO 7800, 7936, 7924, 8016 Hwy 290</p> <p>LR 7230 US Highway 290</p>	Major Planned Development	<p><i>Mixed Use Land Use</i></p> <p>The subject tracts are located at the intersection of US Highway 290 and State Highway 71 (the "Y"). Through out the planning process, stakeholders expressed their desire to see this area redevelop as a mixed use town center, including a mix of commercial, retail and residential uses. Staff recommendation is Mixed Use to allow for a live, work, play type gathering place for the Oak Hill community. These tracts are located at the convergence of two major highways and Mixed Residential land use would only allow for predominantly residential uses on these tracts. One of the goals established by the community stakeholders is to allow for commercial and mix of uses on existing commercial corridors. These tracts are located at a high intensity commercial node in the planning area and Mixed Residential land use would not be compatible with the existing surrounding commercial uses.</p>	Mixed Residential Land Use	<p>Property Owners Recommendation: Request to withdraw tracts from the plan</p> <p>Planning Contact Team/Oak Hill Business and Professional Association/Oak Hill Association of Neighborhoods Task Force Recommendation: Major Planned Development</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>
<p>S</p> <p>Speedy Stop Food Store 7912 US Highway 290</p> <p>6858, 6864, 6912 US Highway 290</p>	<p><i>Commercial, Undeveloped</i></p> <p>RR 7912 US Highway 290 (Speedy Stop Food Store and Gas Station), 6858 US Highway 290</p> <p>GR 6912 St Highway 71; ABS 28 SUR 93 ANDERSON T ACR 8.54 (PRORATE 1/1/07 TO 3/6/07);</p> <p>I-SF-2 6864 US Highway 290</p>	Major Planned Development	<p><i>Mixed Use Land Use</i></p> <p>The subject tracts are located along US Highway 290 and State Highway 71 (the "Y"). Through out the planning process, stakeholders expressed their desire to see this area redevelop as a mixed use town center, including a mix of commercial, retail and residential uses. Staff recommendation is Mixed Use to allow for a live, work, play type gathering place for the Oak Hill community on these tracts. One of the goals established by the community stakeholders is to allow for commercial and mix of uses on existing commercial corridors. Mixed Residential land use would not be compatible with the existing surrounding commercial uses along Highway 290 and Highway 71.</p>	Mixed Residential Land Use	<p>Planning Contact Team/Oak Hill Business and Professional Association/Oak Hill Association of Neighborhoods Task Force Recommendation: Major Planned Development</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>

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AA 7813, 7815 US HWY 290 W. (18 acres) Agent: Brown & McCarroll (Nikelle Meade, Travis Phillips)	LO and MF-3-CO Church and largely undeveloped	<i>Commercial Land Use</i>	<i>Commercial and Multifamily Land Uses</i> Staff recommendation is commercial for the portion of the property that is closest to FM 1826 and fronting US Highway 290. The existing zoning on rest of the tract is MF-3-CO (Multifamily Residence Medium Density District), therefore staff recommendation is multi-family for the MF-3-CO portion of the tract.	(Not known)	Property Owner Recommendation (Oak Hill United Methodist Church): <i>Commercial Land Use</i>	4 for 1st reading 5 for all three readings
T 8186 US Highway 290 W; ABS 454 SUR 648 JOHANNESSEN J P ACR 3.170	RR Single Family residence and largely undeveloped land.	<i>Neighborhood Mixed Use Land Use</i>	<i>Neighborhood Mixed Use Land Use</i> The subject tract is fronting State Highway 71 and has GO (general office district) property adjacent to the tract. One of the goals in the land use chapter states to allow for a mix of uses along existing commercial corridors in the planning area. Due to its location along State Highway 71 and adjacency to high intensity uses, staff recommends neighborhood mixed use that allows for low intensity mix of uses.	(Not Known)	Save Oak Hill Group Recommendation: <i>Single Family Land Use</i>	4 for 1st reading 5 for all three readings
Z Agent: Jim Wittliff 8600 Thunderbird Road	CS Single Family residence	<i>Single Family Land Use</i>	<i>Single Family Land Use</i> The subject tracts are located along Thunderbird Road which is a residential street. There are existing single family residences surrounding the subject tracts. During the planning process, community stakeholders expressed a desire to allow for commercial development on existing commercial corridors and maintain the single family characteristic of established neighborhoods. Due to its location in an established single family neighborhood and along a residential street, staff is recommending single family land use that would be compatible with adjacent single family uses. The single family recommendation is also consistent with the single family recommendations along Thunderbird Road.	(Not Known)	Property Owner Recommendation (Charles Redding): <i>Mixed Use Land Use</i>	4 for 1st reading 5 for all three readings
AS ABS 538 SUR 619 MASTON P ACR 30.98; ABS 538 SUR 619 MASTON P ACR 9.803	DR, LR Undeveloped	<i>Neighborhood Mixed Use Land Use</i>	<i>Neighborhood Mixed Use Land Use</i> This property is located along State Highway 71 with LO (limited office district) property adjacent to the tract. The existing zoning on a portion of the tract is LR (neighborhood commercial). Therefore, staff recommends neighborhood mixed use to allow for low intensity mix office, retail, residential uses along State Highway 71. Neighborhood mixed use land use recommendation is also consistent with the land use recommendations along Highway 71 adjacent to the subject tracts.	<i>Office Mixed Use Land Use</i>	(Not known)	4 for 1st reading 5 for all three readings

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U 5914, 6000, 6114, 6200, 6210 WILLIAM CANNON DR W	<i>Commercial; Office</i> GR 6210, 6200 William Cannon Dr. Jack in the Box and Walgreens LR (office) 6114, 6000 William Cannon Dr. LO 5914 William Cannon Dr.: Day Care	<i>Neighborhood Mixed Use Land Use</i>	<i>Neighborhood Mixed Use Land Use</i> At the convergence of a major intersection of Escarpment and William Cannon, these properties are located within the Recharge Zone of the Edwards Aquifer. Staff feels that lower intensity neighborhood mixed use designation will allow for neighborhood level retail and office development that would serve the large lot single family residences adjacent to the tract.	<i>Mixed Use Land Use</i>	(Not known)	4 for 1st reading 5 for all three readings
AE Beckett Estates Agent: Ron Thrower 6810 Beckett; 5503, 5505, 5511, 5601, 5609, 5615, 5703 Reynolds Road; 6807 Ridge Oaks Road	RR Single Family	<i>Large Lot Rural Single Family Land Use</i>	<i>Large Lot Rural Single Family Land Use</i> The subject tracts do not have access to William Cannon Drive, they take access on Reynolds which is a residential street. They are located on the south side of Reynolds. There are existing large lot rural single family houses on the north side of Reynolds street. Staff recommendation is large lot rural single family to help maintain the rural character of the single family neighborhood and to match the existing land use to the north of Reynolds.	(Not known)	Property Owners Recommendation (Judith Grimes and Others): <i>Neighborhood Mixed Use Land Use</i> Adjacent Property Owners Recommendation: <i>Large Lot Rural Single Family Land Use</i>	4 for 1st reading 5 for all three readings
AG 4808 William Cannon Drive Agent: Jeff Howard Note: There is a zoning case on file for this property (C14-2008-0115), agenda item 62.	SF-2 Single Family residence	<i>Single Family Land Use</i>	<i>Single Family Land Use</i> This property is completely within the Critical Water Quality Zone and Water Quality Transition Zone with residential uses adjacent and behind the tract. Staff recommends single family land use to be consistent with the existing surrounding single family land uses.	(Not Known)	Property Owner Recommendation (Schaeffer Jane C & B): <i>Neighborhood Mixed Use Land Use</i>	4 for 1st reading 5 for all three readings

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Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
AD 6102 Hill Forest Drive; Agent: Mickey Bentley - 6110 Hill Forest Drive	SF-6 & SF-3 6102 Hill Forest Drive: Hill Forest Condominiums; 6110 Hill Forest Drive: Undeveloped	<i>Single Family Land Use</i>	<p style="text-align: center;"><i>High Density Single Family Land Use</i></p> <p>Staff recommendation on 6102 Hill Forest Drive and adjacent property 6110 Hill Forest Drive is for High Density Single Family because there are existing duplexes surrounding the subject tract and unlike other large lot single family neighborhoods in Oak Hill, this neighborhood has smaller lot sizes. Also, the existing zoning on 6102 Hill Forest Drive is SF-6.</p>	(Not known)	6110 Hill Forest Drive Property Owner Recommendation (Frank Bomar): <i>Multifamily Land Use</i> West creek Neighborhood Association Recommendation: <i>Single Family Land Use</i>	4 for 1st reading 5 for all three readings
AF 4600, 4701 Monterey Oaks Blvd.; S 6100 Mopac Expressway	<p style="text-align: center;"><i>Multi Family</i></p> MF-2 Amli At Monterey Oaks, Sedona Springs Apartments, Monterey Mesa	<i>Mixed Use Land Use</i>	<p style="text-align: center;"><i>Mixed Use Land Use</i></p> <p>These tracts are located along Monterey Oaks Boulevard and have direct access to Mopac Expressway and US Highway 290. During the planning process, community stakeholders expressed a desire to locate mix of uses where existing infrastructure exists and along commercial corridors. Monterey Oaks Boulevard is one of the few areas that could become a pedestrian-friendly mixed use corridor in the planning area. Therefore, staff recommends mixed use land use due to its location and fairly large size of the tracts.</p>	(Not Known)	Save Oak Hill Group Recommendation: <i>Multi Family Land Use</i>	4 for 1st reading 5 for all three readings

Note: Tracts with common colors are grouped according to the geographical area that they are located in. Each group of tracts will be discussed separately.

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V Agent: Robert Kleeman 6300, 6302, 6254, 6266 US HWY 290 W	CS-CO 6302 Hwy 290: Plant Nursery 6300 Hwy 290: Log Cabin GR-H 6266 Hwy 290 (Austin Pizza Garden) GR-CO 6254 Hwy 290	Neighborhood Commercial Land Use	Neighborhood Commercial Land Use The subject tract is located completely within the Critical Water Quality Zone and within the Recharge Zone of Edwards Aquifer. Staff recommendation is for lower intensity Neighborhood Commercial because of the tract's location within the Critical Water Quality Zone and frontage on US Highway 290. Neighborhood commercial land use would allow for low intensity commercial uses on the tract given its location along the highway and within the Critical Water Quality Zone.	Mixed Use Land Use	Property Owner Recommendation: Mixed Use Land Use	4 for 1st reading 5 for all three readings
X 5440, 5500, 5508, 5510, 5524 U S HWY 290 W	Commercial, Office CS-CO 5440, 5524, 5500, 5510 Hwy 290: Warehouse, Burke-Evans Hot Tubs, Auto Parts, Affordable Portables CS 5508 Hwy 290: Office	Neighborhood Commercial Land Use	Neighborhood Commercial Land Use GR-CO These tracts are within the Recharge Zone of Edwards Aquifer and therefore are proposed for a lower intensity neighborhood serving commercial land use. Neighborhood commercial land use would allow for low intensity commercial and retail uses to exist on the site given its location within the Recharge Zone. The recommendation is also consistent with the land use recommendation along the north side of Highway 290 between Patton Ranch and Industrial Oaks.	Mixed Use Land Use	(Not known)	4 for 1st reading 5 for all three readings
AC 6008 Morning Dew Drive; 5906, 6016, 6020, 6028, 6032 Old Fredericksburg Road; 5801 US Highway 290.	Commercial, Single Family GR, LR, MH, LO-CO, SF-2 Single Family residences, Bank of America	Neighborhood Mixed Use Land Use	Neighborhood Mixed Use Land Use The existing zoning on these tracts is commercial, residential, and mobile home. Tracts on the south side of Old Fredericksburg Road (across from the subject tracts) have existing professional office buildings. Staff recommendation is Neighborhood Mixed Use to match the land use that exists on the properties across from the subject tracts. Neighborhood mixed use will allow for neighborhood level office or retail that would serve the single family neighborhood in the vicinity.	(Not known)	Adjacent Property Owners Recommendation: Single Family Land Use	4 for 1st reading 5 for all three readings

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AB 5513 Patton Ranch Road	DR Undeveloped	Multi Family Land Use	<p><i>Multi Family Land Use</i></p> <p>The subject tract fronts Patton Ranch Road and Vega Avenue, both of which are collector streets. Due to its large size, staff and planning contact team recommendation is Multi Family land use for the tract to allow clustering of apartment units that would create green space for the community.</p>	Multi Family Land Use	<p>Adjacent Property Owner Recommendation (Horacio Gasquet): <i>Single Family Land Use</i></p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>
AR 5113, 5301, 5513, 5707 Southwest Parkway	Office LO-CO, LO-MU-CO, GO-CO, GO-MU-CO,	Mixed Use Land Use	<p><i>Mixed Use Land Use</i></p> <p>These tracts front Southwest Parkway and are fairly large in size. During the planning process single family neighborhoods north of Southwest Parkway expressed a desire for a mix of commercial, office, retail areas that are readily accessible by the residents of those neighborhoods. Due to its location and fairly large size, staff recommends mixed use land use that would allow for clustering of commercial, retail, residential uses while providing open space for the community.</p>	(Not known)	<p>Save Oak Hill Group Recommendation: <i>Office Land Use</i></p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>

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