



MEMORANDUM

TO: Mayor and City Council Members

FROM: Greg Guernsey, Director
Neighborhood Planning and Zoning Department

DATE: October 15, 2008

RE: Oak Hill Combined Neighborhood Plan Case Number NP-2008-0025, C14-2008-0125 (West Oak Hill Rezoning), C14-2008-0129 (East Oak Hill Rezoning)

Staff reviewed the FLUM recommendations submitted by S.O.S. Alliance to the City Council at the August 28th public hearing. Below is a summary of the major FLUM recommendations made by S.O.S. Alliance with comments by Neighborhood Planning staff. Please refer to Attachment 1 and 2 to see these areas.

Staff's Future Land Use recommendations took into consideration:

- 1) Existing zoning and land uses on properties;
- 2) Stakeholders' comments from land use meetings;
- 3) Neighborhood plan goals and recommendations; and
- 4) Environmental sensitivity of the area.

Area 1: Intersection of LOOP 1 and U.S. Hwy 290 West (North Side)

S.O.S. Alliance primarily recommends Neighborhood Commercial land uses.

Staff recommends Commercial land use because the majority of the properties at this intersection of two highways are zoned or used for commercial or industrial purposes. Stakeholders' land use recommendations for this area were for higher-intensity land uses on properties that front U.S. Highway 290 and lower-intensity land uses on properties further away from the frontage road. Staff does not recommend splitting land use designations on properties in this area, so this land use recommendation was not supported. The properties are located at the intersection of two major highways and front on U.S. Highway 290 which make them appropriate for higher intensity commercial development

Area 2: Intersection of LOOP 1 and U.S. Hwy 290 (South Side)

S.O.S. Alliance primarily recommends Neighborhood Commercial, Commercial (with no CH-Commercial Highway zoning), Multi-family, and Civic land uses.

Staff recommends Mixed Use land use because during the land use meetings, stakeholders stated a desire for more pedestrian-friendly areas where they could live, work, and play. Monterey Oaks Boulevard and Staggerbrush Road are one of the few areas that could become pedestrian-friendly mixed use area.

The area is developed with commercial uses abutting LOOP 1 with multifamily uses to the west. With Mixed Use zoning, the existing three-story apartments could transition to commercial uses on the lower floors with the upper floor as office or residential uses. The streets have existing sidewalks, which could help in the development as a mixed use node of residential, office, and commercial uses. This area also has good access to two major highways and Capital Metro bus service is available.

Area 2b: The Forum PUD

S.O.S. Alliance primarily recommends Neighborhood Commercial and Rural Residential land uses.

Staff recommends Major Planned Development because this is an existing Planned Unit Development (PUD) with regional commercial uses, such as Costco Warehouse and Haverty's Furniture store.

Area 3: U. S. Highway 290 West from Industrial Oaks/Monterey Oaks to the "Y"

S.O.S. Alliance primarily recommends Neighborhood Commercial, Office, Single Family, and Rural Residential land uses.

Staff primarily recommends Neighborhood Commercial and Neighborhood Mixed Use land uses. This area is within the Recharge Zone of Edwards Aquifer and Neighborhood Commercial and Neighborhood Mixed Use land uses are lower intensity than the existing zoning along this corridor, which is mostly GR- Community Commercial and CS-General Commercial Services zoning. Stakeholder recommendations during the land use meetings were for low-, medium-, and high-density land uses along the north and south sides of the highway. Staff's recommendations supports Goal 6.C in the Oak Hill Plan, which is to create a mix of uses in existing corridors of commercial development and to establish commercial nodes at strategic locations.

Area 4 – Southwest Parkway

S.O.S. Alliance recommends Neighborhood Commercial, Office, Multifamily, and Rural Residential land uses.

Staff primarily recommends Mixed Use, Office, Multifamily, and Neighborhood Commercial land uses on these tracts. The existing zoning and land uses along Southwest Parkway are mainly offices, with few residential properties. During the planning process stakeholders who live in this area and 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 without requiring them to drive to the commercial node at the “Y”. Currently, this area is served by one small convenience store. Staff recommendation is for Mixed Use land use on an area where there are fairly large size tracts of land that could be developed with interior streets so businesses would not front onto Southwest Parkway, which was a desirable concept to stakeholders. This type of development could create another live, work, play node in the Oak Hill area.

Area 5: Commercial Node at Southwest Parkway, Travis Cook Road, Travis Hills, and Old Bee Caves Road

S.O.S. Alliance recommends Neighborhood Commercial, Rural Residential or Single Family.

Staff recommends Neighborhood Mixed Use because the existing zoning and land uses in this area are commercial, office, multifamily, and residential uses. The Natural Gardner plant nursery is a local business with regional draw of customers, which could attract the development of small restaurants and coffee shops to create a neighborhood commercial, mixed use node within walking distance from the residential areas. This area also had direct access to Southwest Parkway.

Area 6: Old Bee Caves Road Area

S.O.S. Alliance primarily recommends Neighborhood Commercial, Rural Residential or Single Family.

Staff recommends Mixed Residential land use because the existing zoning of properties along Old Bee Caves Road is commercial, office, multifamily, single family and rural residential. Stakeholders’ recommendation for this area was Mixed Use land use; however, Old Bee Caves Road is a two-lane divided roadway with no curbs or sidewalks and is not designed to accommodate high-intensity, mixed use-type development. Staff recommendation is for Mixed Residential land use because it allows for limited neighborhood-serving retail uses within residential developments. Limited neighborhood-serving retail uses could provide residents the opportunity to make small purchases without having to drive their cars to larger commercial center.

Area 7: U.S. Highway 290 at SH 71 (The “Y”)

S.O.S. Alliance recommends Neighborhood Commercial.

The Planning Commission approved Major Planned Development land use, whereas staff’s recommendation was for Mixed Use. Staff recommended Mixed Use because

these tracts are located at the convergence of two major highways and was identified by stakeholders during the planning process as an appropriate location for a Town Center-type development or possible Transit Oriented Development. The Planning Commission approved Major Planned Development land use to indicate an area where property owners should be encouraged to work together to develop a cohesive development.

Area 8: State Highway 71 West

S.O.S. Alliance primarily recommends Neighborhood Commercial, Multifamily, Single Family and Rural Residential land uses.

Staff recommends Neighborhood Commercial, Neighborhood Mixed Use, Mixed Residential and Office Mixed Use land uses because the existing zoning and land uses along this highway are commercial retail and office uses, although there are a few tracts that are currently zoned and used for residential uses. Stakeholder's recommendation from the land use meetings was for a mix of office, civic, retail and residential uses along SH 71 West.

Area 9: U.S. Highway 290 West/the "Y" to West View Road

S.O.S. Alliance primarily recommends Neighborhood Commercial, Office, Single Family, and Rural Residential land uses.

Staff primarily recommends Neighborhood Commercial, Office Mixed Use, Office, Multifamily land uses because this generally reflects the current zoning and land uses along the highway.

Area 10: Circle Drive

S.O.S. Alliance recommends Rural Residential.

Staff recommends Neighborhood Mixed Use because during the planning process, stakeholders identified this area for low-intensity mixed use land uses. Circle Drive currently has a mix of residential and commercial land uses, but no zoning because a part of Circle Dr. is in the County. Neighborhood Mixed Use land uses could allow for more neighborhood-serving retail services within walking distance from the nearby residential areas.

Attachments

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

- Attachment 1: PC-Approved FLUM with S.O.S. Areas (East Oak Hill)
- Attachment 2: PC-Approved FLUM with S.O.S. Areas (West Oak Hill)
- Attachment 3: Tracts contested by S.O.S. Alliance.
- Attachment 4: Motion Sheets and Maps.

Attachment 5: New Citizen Communication since August 28th hearing.

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

A handwritten signature in black ink, appearing to read "Greg Guernsey", with a horizontal line extending to the right.

For
Greg Guernsey, Director
Neighborhood Planning and Zoning Department

X: Marc A. Ott, City Manager
Sue Edwards, Assistant City Manager