ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0102 – Thomas Springs Office/Warehouse

DISTRICT: 8

ZONING FROM: RR-NP

TO: W/LO-NP (Tract 1), as amended
SF-3-NP (Tract 2), as amended

ADDRESS: 7815 Thomas Springs Road

SITE AREA: 6.49 acres

PROPERTY OWNER:
Loco Grande Enterprises LLC (Brandon Brydson)

AGENT:
Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:
Staff recommends warehouse/limited office – neighborhood plan (W/LO-NP) combining district zoning for Tract 1 and family residence – neighborhood plan (SF-3-NP) combining district zoning for Tract 2. For a summary of the basis of staff’s recommendation, see page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:
January 26, 2021 Approved staff’s recommendation to rezone Tract 1 to W/LO-NP and Tract 2 to SF-3-NP. Vote: 11-1. [P. Seeger, G. Anderson – 2nd;
T. Shaw voted nay].

CITY COUNCIL ACTION:
February 18, 2021 Scheduled for City Council

ORDINANCE NUMBER:

ISSUES
Staff has received comments in opposition to the rezoning of this property. Only written or emailed comments are included in staff backup and may be found in Exhibit C: Correspondence Received.

On December 14, 2020 staff received a petition against the rezoning request. The current percentage of the petition is 49.39%. The petition, a map and list of property owners of the petition area and the signatures received to date are included in Exhibit D: Formal Petition.
On December 28, 2020 the applicant amended their rezoning request. Originally, they were requesting the entire property be rezoned to W/LO-NP. Their amended request divided their property into two tracts, requesting Tract 1 to be rezoned to W/LO-NP and Tract 2 to be rezoned to SF-3-NP, please see Exhibit E: Amended Rezoning Request.

CASE MANAGER COMMENTS:
This property is approximately 6.49 acres and has access to Thomas Springs Road and Wier Loop Road. It is currently zoned RR-NP and is surrounded by properties zoned RR-NP to the northeast, east and south. Adjacent to the southwest is a property zoned LO-NP. Across Thomas Springs Road to the north are properties not within the City limits and therefore are not zoned. Please refer to Exhibit A: Zoning Map and Exhibit B: Aerial Map.

This property is currently shown as Rural Residential on the Future Land Use Map (FLUM) and requires a Neighborhood Plan Amendment (NPA) with this rezoning case. Please see related case NPA-2020-0025.01.

This property is located within the Williamson Creek Watershed which is classified as a Barton Springs Zone Watershed. At the time of this report it is subject to the SOS ordinance which would allow up to 25% impervious cover, (see the section Other Staff Comments below for additional Environmental comments). This impervious cover limitation supersedes higher allowable impervious cover amounts in the base zoning districts.

If the rezoning request for SF-3-NP is approved for Tract 2, the applicant is considering subdividing the tract to allow for additional housing.

BASIS OF RECOMMENDATION:
1. Zoning changes should promote compatibility with adjacent and nearby uses.

   Tract 1 is located along Thomas Springs Road and is in between two properties zoned LO-NP and RR-NP. Because the W/LO zoning district only allows buildings to be 25 feet or one story tall and with the additional SOS ordinance limitation of 25% impervious cover, rezoning this tract to W/LO-NP would be compatible with the surrounding land uses and provide a transition in site development standards between the two properties.

   Tract 2 is located along Wier Loop Road and is surrounded by properties zoned RR-NP. Wier Loop Road is a cul-de-sac road and contains primarily residential uses. With a maximum 25% limitation on impervious cover, rezoning this property to SF-3-NP would be compatible with the existing land uses in the area.

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>Zoning</th>
<th>Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>RR-NP</td>
<td>Residential</td>
</tr>
<tr>
<td>Zoning</td>
<td>Land Uses</td>
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<tr>
<td>-------------</td>
<td>------------------------------------</td>
<td></td>
</tr>
<tr>
<td>North</td>
<td>Unzoned</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>RR-NP</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>RR-NP</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>LO-NP</td>
<td></td>
</tr>
</tbody>
</table>

**NEIGHBORHOOD PLANNING AREA**: Oak Hill Combined Neighborhood Plan (West Oak Hill)

**TIA**: A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

**WATERSHED**: Williamson Creek

**OVERLAYS**: Barton Springs Overlay, Wildland Urban Interface (Proximity Class - Within 1.5 miles of a Wildland Area)

**SCHOOLS**: Baldwin Elementary, Small Middle and Bowie High Schools.

**NEIGHBORHOOD ORGANIZATIONS**

- Austin Independent School District
- Austin Lost and Found Pets
- Bike Austin
- Covered Bridge Property Owners
- Friends of Austin Neighborhoods
- Oak Hill Association of Neighborhoods (OHAN)
- Oak Hill Neighborhood Plan - COA Liaison
- Oak Hill Neighborhood Plan Contact Team
- Oak Hill Trails Association
- Ridgeview
- Save Our Springs Alliance
- Sierra Club, Austin Regional Group
- Thomas Springs Alliance
- TNR BCP - Travis County Natural Resources

**AREA CASE HISTORIES**:

<table>
<thead>
<tr>
<th>Number</th>
<th>Request</th>
<th>Commission</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2013-0059</td>
<td>From RR-NP to LO-NP</td>
<td>Approved LO-MU-NP as staff recommended.</td>
<td>Approved LO-MU-CO-NP; CO was to limit trips to 2,000 per day. (6/20/13).</td>
</tr>
<tr>
<td>Cedars Montessori School</td>
<td>9704 Circle Drive</td>
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<tr>
<td>Number</td>
<td>Request</td>
<td>Commission</td>
<td>City Council</td>
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<td>-------------------------------------------</td>
<td>---------------------------------------------------</td>
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<td>C14-2010-0175</td>
<td>From RR to W/LO</td>
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<td>Approved W/LO-CO-NP; CO was to prohibit a set of land uses. (3/3/11).</td>
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<td>Herzog Zoning</td>
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<td>9726 Circle Drive</td>
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<tr>
<td>C14-2010-0141</td>
<td>From RR to SF-3-NP &amp; LO-NP.</td>
<td>Approved SF-3-NP &amp; LO-NP as staff recommended.</td>
<td>Approved SF-3-NP &amp; LO-NP as Commission recommended. (12/16/10).</td>
</tr>
<tr>
<td>7919 Thomas Springs Rd</td>
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</table>

RELATED CASES:

NPA-2020-0025.01: the neighborhood plan amendment associated with this rezoning case.

C14-2008-0125: (Oak Hill Combined Neighborhood Plan): creation of the Oak Hill Combined Neighborhood Plan, West Oak Hill NPCD, Ordinance No. 20081211-097

EXISTING STREET CHARACTERISTICS:

<table>
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<tr>
<th>Street</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bike Route</th>
<th>Capital Metro (within ¼ mile)</th>
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<tr>
<td>Thomas Springs Rd</td>
<td>52’</td>
<td>20’</td>
<td>ASMP Level 2</td>
<td>No</td>
<td>Shared Lane</td>
<td>No</td>
</tr>
<tr>
<td>Wier Loop Rd</td>
<td>60’</td>
<td>20’</td>
<td>ASMP Level 1</td>
<td>No</td>
<td>N/A</td>
<td>No</td>
</tr>
</tbody>
</table>

OTHER STAFF COMMENTS:

Environmental

1. This site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City’s Land Development Code. It is in the Drinking Water Protection Zone.

2. Project applications at the time of this report are subject to the SOS Ordinance that allows 25% impervious cover in the contributing zone.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

PARD Review

The applicant is requesting W/LO zoning. There are currently no parkland dedication requirements for developments without residential or hotel uses.

Site Plan

SP 1. Any new warehouse development with office space equaling 25% or more than the warehouse square footage is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. The site is subject to compatibility standards. Along the east and west property lines, the following standards apply:

   a. No structure may be built within 25 feet of the property line.

   b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

   c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

   d. No parking or driveways are allowed within 25 feet of the property line.

   e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

SP 3. Additional design regulations will be enforced at the time a site plan is submitted.
Transportation

ATD 1. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

ATD 2. The ASMP (adopted 04/11/2019) requires 80’ of right-of-way for Thomas Springs Rd. Dedicate 40 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55) with the first subdivision or site plan application.

Austin Water Utility

AW1. The landowner intends to serve the site with City of Austin water utilities and an On-Site Sewage Facility (OSSF) approved by Travis County. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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 utility tap permit.

AW2. Travis County must approve the change of use for On-Site Sewage Facilities.

INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map
Exhibit B: Aerial Map
Exhibit C: Correspondence Received
Exhibit D: Formal Petition
Exhibit E: Amended Rezoning Request
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
Thomas Springs Office/Warehouse

ZONING CASE#: C14-2020-0102
LOCATION: 7815 THOMAS SPRINGS RD
SUBJECT AREA: 6.49 ACRES
GRID: WZ20
MANAGER: KATE CLARK

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
I have lived at 9600 Wier Loop Road for 43 years. Wier Loop Road is a narrow country lane. It is a dead end that is approximately 3 blocks long. There are no side streets crossing it. The measurement of the road at my house is about 16 feet & 4 inches. There is light traffic on the road. When two cars happen to on the road at the same time, it requires one of them to pull over.

Since the property in question includes both a tract on Thomas Springs Road and Wier Loop Road, I oppose the changing of zoning from rural residential, especially on Wier Loop Road. Most of the folks here own 3 or more acres. We are a small residential community and we would like to remain that way.

Thanks,
Cheryl Grossman

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.
Kate

Good morning
Not sure if this is the proper way to express an objection or not. Never done that before. Please let me know if I have to do something different.
Despite being in development and be pro-development, that would make sense, this particular request is overusing the subject property and create a huge impact on the neighborhoods surrounding the proposed development site.

So here is the objection from DQ Design & Development, LLC, the owner of the property at 9601 Wier Loop, Austin, Texas 78736, in regard to the Case # C14-2020-0102
Objection to the request, of the zoning change is primarily because this area is primarily residential, with some property owners having their own businesses on their site.
There are lots of residential homes in the area, some used as rentals, and some occupied by the owners. Nice open spaces, and very modest traffic.
A large warehouse development is intended is out of character for the area, and creates a beginning of a future light industrial area, with heavy transporters traffic on Thomas Springs Road.
Thank you
Benny

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.
To: Mayor Adler
District 8 Council Member Paige Ellis
Council Members Harper-Madison, Fuentes, Renteria, Casar, Kitchen, Kelly, Pool,
To, and Alter
Planning Commission Members
Maureen Meredith, Senior Planner, City of Austin Housing and Planning Department
Kate Clark, Senior Planner, City of Austin Housing and Planning Department

From: Oak Hill Neighborhood Planning Contact Team

RE: NPA-2020-0025.01 • Zoning Case #: C14-2020-0102 • 7815 Thomas Springs Rd. 6.49 ac.

The Oak Hill Neighborhood Planning Contact Team met with neighborhood stakeholders, the
applicant and applicant's agent. The Contact Team urges Boards and Commissions, City staff, and
City Council to accommodate the requests of those neighborhood stakeholders, including those
articulated in the petition (below):

"We, the undersigned owners of property affected by the requested zoning change described in the
referenced file, do hereby protest against the change in the Land Development Code as presented. Although
7815 Thomas Springs Road is being referred to as a single lot or property, it is actually two properties which
have been joined together. The current configuration seems to be at odds with the original land use and plat
intended for the property with frontage on Wier Loop Road. Linking these two parcels together seems
contrived and never should have been permitted.

Although there are existing commercial businesses on Thomas Springs Road, they are generally small and
they have a minimal impact on the community. Although restrictive to a degree, the proposed WLO zoning
has the potential to allow the developer to build warehouses with dock high delivery doors that will allow
large trucks to again travel unimpeded on Thomas Springs Road.

Additionally, this entire property sits in an environmentally sensitive area and the run-off has the potential to
disrupt the environmental balance we currently enjoy. The parcel facing Wier Loop Road, in particular,
contains the headwaters of Williamson Creek, which cross Wier Loop Road about a block away and should be
restricted to Rural Residential.

Therefore, we ask the city council to consider our response to the zoning change.

1. The lot facing Thomas Springs Road will be Tract 1 with a proposed zoning of W/LO-NP with a limit
   placed on the size of trucks allowed to service the development.
2. The two lots would be entirely separate with no access or easement between them.
3. Because Tract 1 is adjacent to a residential area, the site shall include buffering of 40' wooded
   vegetation on the east property line of tract 1, as well as project design to mitigate potential adverse
   effects on nearby residential properties.
4. The lot facing Wier Loop Road will be Tract 2 and keep its current zoning of RR-NP."

Thank you in advance for your consideration.

Sincerely,

Cynthia Wilcox
President, OHNPCT
I object to the plan insofar as Wier Loop Road. The headwaters of Williamson Creek are about a block away. We essentially have consensus on our short street (@ 2 blocks) that we don't want to see other than Rural Residential on the tract facing Wier Loop Road. This can be added to my other comments. I plan to attend the meeting on the 26th of January.

Cheryl Grossman
PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application’s hearing to a later date, or may evaluate the City staff’s recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin’s land development process, visit our website: www.austintexas.gov/planning.
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

<table>
<thead>
<tr>
<th>TCAD ID</th>
<th>Address</th>
<th>Owner</th>
<th>Signature</th>
<th>Petition Area</th>
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<td>0404550301</td>
<td>THOMAS SPRINGS RD 78736</td>
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<td>BRUSHWOOD BRIAN &amp; BONNIE</td>
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<td>15781.60</td>
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<td>0404550107</td>
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<td>PORTILLO CHRISTOPHER RYAN &amp; KELLY ELIZABETH MCGETTIGAN</td>
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<td>0404550134</td>
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<td>TAYLOR JULIE ANGELL</td>
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<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>698071.30</strong></td>
<td><strong>49.39%</strong></td>
</tr>
</tbody>
</table>

Total Square Footage of Buffer: 712605.5514
Percentage of Square Footage Owned by Petitioners Within Buffer: 49.39%

Date: 12/18/2020
PETITION

Date: December 9, 2020

PAC #: NPA-2020-0025.01

Zoning Case #: C14-2020-0102

Address of Rezoning Request: 7815 Thomas Springs Rd. 6.49 ac.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against the change in the Land Development Code as presented. Although 7815 Thomas Springs Road is being referred to as a single lot or property, it is actually two properties which have been joined together. The current configuration seems to be at odds with the original land use and plat intended for the property with frontage on Wier Loop Road. Linking these two parcels together seems contrived and never should have been permitted.

Although there are existing commercial business's on Thomas Springs Road, they are generally small and they have a minimal impact on the community. Although restrictive to a degree, the proposed WLO zoning has the potential to allow the developer to build warehouses with dock high delivery doors that will allow large trucks to again travel unimpeded on Thomas Springs Road.

Additionally, this entire property sits in an environmentally sensitive area and the run-off has the potential to disrupt the environmental balance we currently enjoy. The parcel facing Wier Loop Road, in particular, contains the headwaters of Williamson Creek, which cross Wier Loop Road about a block away and should be restricted to Rural Residential.

Therefore, we ask the city council to consider our response to the zoning change.

1. The lot facing Thomas Springs Road will be Tract 1 with a proposed zoning of W/LO-NP with a limit placed on the size of trucks allowed to service the development.

2. The two lots would be entirely separate with no access or easement between them.

3. Because Tract 1 is adjacent to a residential area, the site shall include buffering of 40' wooded vegetation on the east property line of tract 1, as well as project design to mitigate potential adverse effects on nearby residential properties.

4. The lot facing Wier Loop Road will be Tract 2 and keep its current zoning of RR-NP.

Thank you,

Wier Loop Road Neighborhood
OWNERS NAME(S) PRINTED  ADDRESS

Paula Jenniges  9511 Wicaco Rd

SIGNATURE (S)  DATE

Paula Jenniges  12/13/20

OWNERS NAME(S) PRINTED  ADDRESS

SIGNATURE (S)  DATE

OWNERS NAME(S) PRINTED  ADDRESS

SIGNATURE (S)  DATE

OWNERS NAME(S) PRINTED  ADDRESS

SIGNATURE (S)  DATE

OWNERS NAME(S) PRINTED  ADDRESS

SIGNATURE (S)  DATE

OWNERS NAME(S) PRINTED  ADDRESS
Kate,

As a follow-up to our phone conversation on 12/23 regarding staff recommendation of: **W/LO-NP for the lot facing Thomas Springs Road and SF-3-NP for the lot facing Wier Loop Road**, on behalf of my client, I would like to amend our request to correspond to staff recommendation and also match the neighborhood plan amendment accordingly.

**Note:** FYI - please see the email I sent to the contact team chair on November 30th regarding my client’s willingness to separate the two tracts as noted above.

**New maps:** could you please send me the updated staff maps reflecting my amended request?

Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email: alice@agconsultingcompany.com

---

Dear Cynthia,

Brandon has given a lot of thought into the two compromise offers listed below in your letter. To that end, Brandon is willing to separate the Thomas Springs Road lot from the Wier Loop Road lot as follows:

1. The lot facing Thomas Springs Road will be **Tract 1** with a **proposed zoning of W/LO-NP**.
2. The lot facing Wier Loop Road will be **Tract 2** with a **proposed zoning of SF-3-NP**. This will allow the tract to be subdivided into 3 lots for single family homes.

**Justification for SF-3:**
The attached City of Austin building footprint map shows that some properties along Wier Loop Road have two or more residential units – which makes those lots non-conforming with RR, Rural Residential zoning per the City’s Land Development Code.

**Justification for W/LO:**
While some properties in the vicinity of the subject site have commercial zoning, however, some properties on Thomas Springs, and some on Wier Loop Road are being used for commercial purposes, with RR, Rural Residential zoning.

**Link to Google Aerial of Businesses on Wier Loop Road and Thomas Springs Road**
https://www.google.com/maps/place/9611+Wier+Loop+Rd,+Austin,+TX+78736/@30.2465943,‐97.9237271,775m/data=!3m2!1e3!4b1!4m5!3m4!1s0x865b4856a2148fb9:0xe836dcd3dd90c49c18m2l3d30.2465943!4d‐97.9215384

Thank you for the opportunity to work towards a compromise.

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Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email: alice@agconsultingcompany.com

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From: Alice Glasco
Sent: Monday, November 23, 2020 10:13 AM
To: cbwidaho
Subject: RE: Letter regarding 7815 Thomas Springs Road

Dear Cynthia,

Thank you for the follow-up. I will forward your email to my client - Brandon Brydson - and get back with you.

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Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email: alice@agconsultingcompany.com

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From: cbwidaho
Sent: Monday, November 23, 2020 7:50 AM
To: Alice Glasco <alice@agconsultingcompany.com>
Subject: Letter regarding 7815 Thomas Springs Road

Dear Alice,

There is strong and unified opposition from community stakeholders to the current proposal. Though 7815 Thomas Springs Road is being referred to as a single lot or property, any reasonable person can see at a glance that it is actually two properties which have been joined together. The current configuration seems to be at odds with the original land use and plat intended for the property with frontage on Wier Loop. Linking these two parcels together seems contrived and never should have been permitted.

- One property is an approximately 2-acre rectangular residential lot with frontage on Wier Loop. This lot is similar to the adjacent residential lots on Wier Loop, and has a residence on it like the others.
The other property is around the corner and 4 properties down with frontage on Thomas Springs Road. This is an approximately 4-acre square lot, with another almost identical lot, also owned by the applicant, sharing a property line with it, on Thomas Springs Road.

The Contact Team encourages you and your client to revisit the current proposal. There is a general consensus among stakeholders in support of removing future development rights and prohibiting parking and flood control/water-quality infrastructure on the portion of the property that is an approximately 2 acre rural-residential lot which has frontage on Wier Loop Road. That would leave approximately 2.9 acres of the portion of the property that fronts on Thomas Springs Road to accommodate flood control/water-quality devices, with the remainder of the Thomas Springs section to be developed. The portion of the property with frontage on Thomas Springs might be more appropriate for a lower-impact commercial designation. The current proposal is to intensify the use beyond what would be consistent with the surrounding community.

Will the applicant be willing to either return the joined property to its appropriate configuration (two separate lots - one on Wier Loop and one on Thomas Springs), or to treat them separately in this process in order to preserve the section with frontage on Wier Loop as undisturbed and undeveloped?

Thank you in advance,

Cynthia Wilcox
President, OHNPCT

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