NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

<u>NEIGHORHOOD PLAN</u>: Oak Hill Combined (West Oak Hill)

CASE#: NPA-2020-0025.01 **DATE FILED**: September 11, 2020 (Out-of-Cycle)

PROJECT NAME: Thomas Springs/Office Warehouse

PC DATE: January 26, 2021

ADDRESS: 7815 Thomas Springs Rd

DISTRICT AREA: 8

<u>SITE AREA</u>: 6.49 acres

OWNER/APPLICANT: Loco Grande Enterprises LLC (Brandon Brydson)

AGENT: Alice Glasco Consulting (Alice Glasco

CASE MANAGER: Maureen Meredith PHONE: (512) 974-2695

<u>STAFF EMAIL</u>: Maureen.Meredith@austintexas.gov

<u>TYPE OF AMENDMENT</u>:

Change in Future Land Use Designation

 From: Rural Residential
 To: *Commercial (Tract 1) and Single Family (Tract 2)
 *Alice Glasco amended the application on December 28, 2020.

Base District Zoning Change

Related Zoning Case: C14-2020-0102From: RR-NPTo: *W/LO-NP and SF-3-NP*Alice Glasco amended the application on December 28, 2020.

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

PLANNING COMMISSION RECOMMENDATION:

January 26, 2021 – Approved for Commercial land use on Tract 1 and Single Family land use on Tract 2) on a separate vote from the associated zoning case. [J. Shieh – 1^{st} ; P. Seeger – 2^{nd}] Vote: 12-0 [One vacancy].

<u>STAFF RECOMMENDATION</u>: Staff recommends the applicant's request for Commercial and Single Family land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Commercial land use because it is near the commercial node of Thomas Springs Road and Circle Drive. Staff supports the Single Family land use request for the tract that faces Wier Loop Road because the street is a residential street and Single Family land use is appropriate.

Below are sections of the plan that supports the applicant's request:

GOALS, OBJECTIVES AND RECOMMENDATIONS:

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

6A.I

Ensure quality of new construction and renovations.

6.A. Ia—Bring back businesses that have left the Oak Hill area (example: loss of Alberston's store).

6A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.I

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B. Ia—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B. Ib—Cluster higher density development in appropriate areas, striving to balance the interests of all stakeholders while taking into consideration environmental concerns.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

<u>Rural/Large-Lot Single</u> Family- The designation for low-density residential areas that is not suitable or desirable for urban development, generally at densities of one unit per acre or less. These areas are without typical urban services such as, public services, sidewalks, curbs and gutters.

Purpose

1. Allow limited residential development while protecting environmental quality; and

2. Encourage the clustering of homes for new residential developments to prevent sprawling, large-lot subdivisions.

Application

1. Use when zoning is least intense necessary to accommodate;

2. Should primarily apply in environmentally sensitive watersheds and predominantly rural areas; and

3. Clustering can include zoning districts other than RR, however residential density should be limited to 1 unit per acre and impervious cover to approximately 15% to 25%, depending on watershed class. However, clustering units on a larger tract with overall 15%-25% impervious cover may be preferable.

PROPOSED LAND USE ON THE PROPERTY

<u>**Commercial**</u>-Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

Purpose

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and

2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and

2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

<u>Single family</u> - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and

3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and

2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

IMAGINE AUSTIN PLANNING PRINCIPLES

- 1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - The proposed zoning does not include residential uses. Thomas Springs Roads has a number of commercial and residential uses.
- 2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - The property is not located near an activity corridor or an activity center.
- 3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - The property is near a commercial node at Thomas Springs Road and Circle Drive although it is not near an Imagine Austin activity corridor or center.

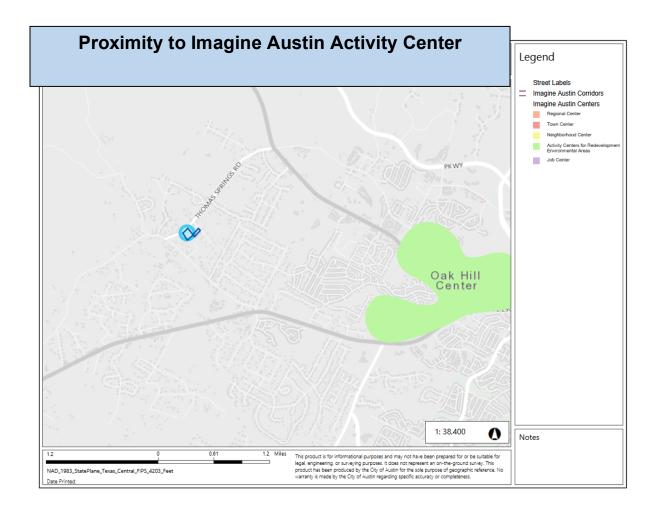
- 4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - The proposed zoning does not allow for residential uses.
- 5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - Commercial land use in this location is compatible in this location.
- 6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.

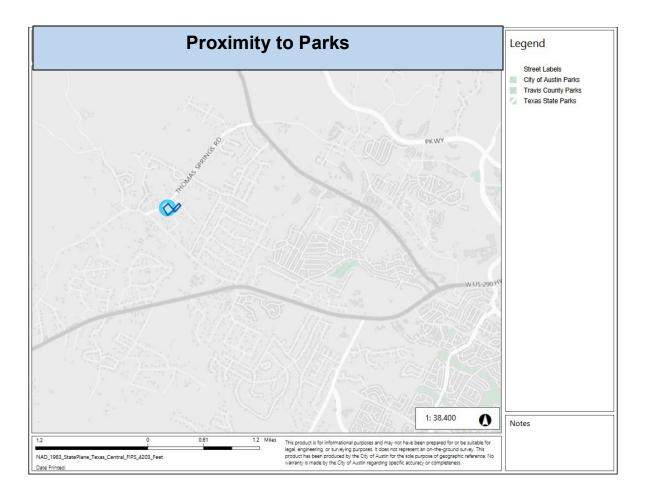
• The property is in the Edwards Aquifer Contributing zone and has limited impervious cover.

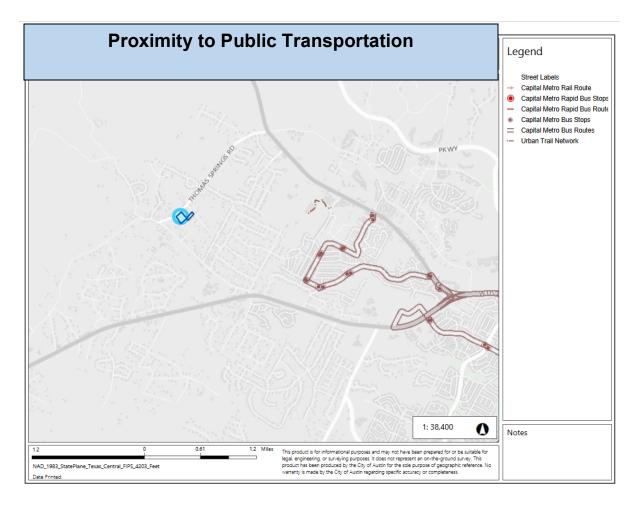
- 7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - Not directly applicable.
- 8. Protect, preserve and promote historically and culturally significant areas.

• To staff's knowledge there are no historic or culturally significance to this property.

- 9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - Not applicable.
- **10.** Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - The proposed development could increase job opportunities in the area.
- 11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - Not applicable.
- 12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - Not applicable.







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods. **Town Centers -** Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The plan amendment application was filed on September 11, 2020 which is out-of-cycle for planning areas located on the west side of I.H.-35. The Oak Hill Neighborhood Plan Contact Team submitted a letter that allowed the out-of-cycle application.

The applicant proposes to change the future land use map on the property from Rural Residential to Commercial and Single Family land use.

The applicant proposes the change the zoning on the property from RR- NP to W/LO-NP and SF-3-NP for an office/warehouse.

PUBLIC MEETINGS: The ordinance-required virtual community meeting was held on November 18, 2020. Approximately 70 meeting notices were mailed to people who rent or own property within 500 feet of the subject tract, in addition to neighborhood organizations and environmental groups who requested notification for the area. Eighteen people attended the meeting, including two city staff members. Also in attendance was Julie Montgomery, Policy Director for Council Member Paige Ellis, District 8, Alice Glasco the applicant's agent and Brandon Brydson, the property owner.

After staff gave a brief presentation, Alice Glasco said Brandon Brydson, the property owner also owns property adjacent to the tract zoned LO-NP and the other tract SF-3-NP, which is vacant. He has an office on the LO-NP tract. He is a community land owner, although he doesn't live there.

The current land use is Rural Residential and the proposed land use change is Commercial, which is needed for the W/LO zoning district. The justification for the proposed change are consistent with the surrounding land uses. See Alice Glasco's presentation included with this report which outlines how the request meets the Goals of the Oak Hill Neighborhood Plan.

After her presentation the following questions were asked with additional comments made:

Q. We are worried if the two-acre section on Wier Loop Road gets rezoned we won't have any reassurance that a future owner would do more than just put a driveway, as this owner said he might do. Is there a way in the zoning that would prohibit this?

A. The owner is willing to prohibit access from Wier Loop Road. It could become part of the zoning ordinance. A future property owner would have to submit another rezoning request to amend this if it were approved by Council this time.

Q. Alice said the City might require access from Wier Loop Road. Restricting access from trucks to Wier Loop Road would be hard to enforce. The property needs to be segregated from 7815 Thomas Springs Road.

A. If City Council approves an ordinance that prohibits access to Weir Loop Road, then it would be enforced at the site plan stage.

Q. If there was a prohibition to access to Wier Loop Road, would that restriction follow a potential subdivision that would happen later?

A. If the property is still zoned with the prohibition, it would have be rezoned to remove that prohibition.

Q. I watch box trucks go up and down Thomas Springs Road and they are supposed to be restricted. So enforcement is the issue, even if you call the Police they don't show up. How to you stop the through traffic? You cannot let that property be connected to the other tract.

A. The site plan review would prohibit the owner from having access to Wier Loop Road if an ordinance was approved with that prohibition.

Q. As I understand the main development would be on the 7815 Thomas Springs Road. From what I understand the Wier Loop Road could be undeveloped because the impervious cover restrictions. Is this correct?

A. That's correct.

Q. I'm concerned if this property on Wier Loop Road becomes commercial, what would people be looking at who lives next to it?

A. With limited impervious cover, this tract would mostly be green because of the shape of the property the office would face the main street Thomas Springs Road where most of the development will be placed.

Q. You still haven't said what will be built there? We want to see something tangible. A. We showed a picture of property that is similar and could have similar building. (See *photo in back of report*). Brandon, the owner, said he would like to restrict access to Weir Loop Road and use the property on Weir Loop as green space for his pervious cover. He would like to have a ectangular building on the Thomas Springs Road tract. It would have a detention pond, perhaps, but it would be up to the Civil Engineer.

Comments:

- Alice Glasco said Travis County is planning to widen Thomas Springs Road sometime in the future, but doesn't know the timing of this.
- I spoke with almost all my neighbors along Weir Loop Road which is a short, deadend, narrow road. It is occupied by people over 65 years of age, some have been here for over 30 years. It's on older community, a safe harbor for many people. My concerns are any development would be a detriment to our environment, property values and our safety. People's reactions get slower as we get older and traffic is hazardous. We have zero desire for property that faces Weir Loop Road to change. We want it to stay Rural Residential. The property on Thomas Springs could be Commercial, but we want it to stay residential on Weir Loop Road. I would propose a home builder could build nice homes on 6.5 acres and could benefit the neighborhood. Any type of commercial development would bring in commercial traffic and trucks. There will be a domino effect if this goes commercial. It's an example of commercialization other than mom-and-pop.
- I worry about loading docks. I don't know if there is space for a semi-truck to turn around, if not, it would have to back onto Thomas Springs Road. These are issues of bringing commercial uses into a residential neighborhood. I've lived here 22 years.
- We are newcomers, we've only been here few years. We are concerned about commercialization on Thomas Springs Road the development on Wier Loop Road. We want all commercial access restricted from Wier Loop Road so we can protect the rural nature of the road. We want to ensure our children's safety. Thomas Springs

Road has major traffic. The rural nature of Wier Loop Road is our saving grace. We want to keep this.

- We live at the very end of Weir Loop Road. We want to echo everything people have talked about. There is no room for trucks on this narrow road. Also the noise pollution is an issue. The area is undeveloped and quiet. We don't want to lose that.
- I don't want Thomas Springs Road to end up like Burnet Road where it's all commercial.
- It's too bad that the tract of land with frontage on Weir Loop Road has the address of 7815 Thomas Springs Road. We don't want that part commercial, even if there is no access to Weir Loop Road. The owner can do what he wants with Thomas Springs Road part, but not on Weir Loop Road. I've been here for 43 years. The impact of that part made commercial would open the possible for more commercial land being developed. I live within 500 feet of the property.
- What defines Wier Loop Road are families and animals, not cars.
- If an 18-wheeler turns onto Wier Loop from Thomas Springs Road a car on Wier Loop Road would have to back up. I don't how that would work. The roads are not conducive to big trucks. They tear up the pavement.
- The community wants more specifics of what Brandon wants to do. We need more information from the owner if he wants our support. What you said about the rectangular building is the most we've heard about it so far. We want Brandon to come back to the community to work on this.

<u>CITY COUNCIL DATE</u>:

ACTION:

February 18, 2021

ALICE GLASCO CONSULTING

alice@agconsultingcompany.com* Tel. 512-231-8110

September 8, 2020

Mr. Jerry Rusthoven, Assistant Director Neighborhood Planning and Zoning Department 505 Barton Spring Road, Suite 500 Austin, Texas 78704

RE: Oak Hill Combined Neighborhood Plan Amendment and rezoning for 7815 Thomas Springs Road

Dear Jerry:

I represent Loco Grande Enterprises LLC, the entity that owns the subject property in a request to amend the Future Land Use Map (FLUM) of the Oak Hill Combined Neighborhood Plan and associated rezoning. The proposed zoning and FLUM (Future Land Use Map) change are as follows:

Current FLUM Land Use: Rural Residence

Proposed FLUM Land Use: Commercial

Current Zoning: RR-NP (Rural Residence District)

Proposed Zoning: W/LO (Warehouse /Limited Office District)

Site area: 6.487 acres

JUSTIFICATION FOR A PLAN AMENDMENT AND REZONING

- 1. The proposed change to the FLUM and associated rezoning are consistent with the surrounding land use pattern. Since the property is subject to the Save Our Springs ordinance, impervious cover for this site is limited to 25%. Given the low SOS impervious cover limit, the W/LO zoning district is compatible from a density stand point with the SOS ordinance since the maximum F.A.R. is 0.25:1.
- 2. Land Use Goal # 6.B.: Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.
- 3. Land Use Goal # 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.

RE: Oak Hill Combined Neighborhood Plan Amendment and rezoning for 7815 Thomas Springs Road

4. Land Use Goal # 6.E.: Encourage locally owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

Key Principles:

- 5. 6.B.1: Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.
- 6. 6.E.1: Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments.

We look forward to a positive staff recommendation. Please let me know if you have any questions or need additional information.

Sincerely,

rebleesa

Alice Glasco, President Alice Glasco Consulting

Cc: Maureen Meredith, Neighborhood Planner

2

Out-of-Cycle Letter Authorization from Neighborhood Plan Contact Team (NPCT)

Tom Thayer, Chair Cynthia Wilcox, Vice-Chair Leigh Ziegler, Secretary



August 31, 2020

To: Alice Glasco, Alice Glasco Consulting

Re: 7815 Thomas Springs Rd

On July 30, 2020, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the proposed out-of-cycle plan amendment and zoning change for the property located at 7815 Thomas Springs Rd owned by Brandon Brydson. The Oak Hill Neighborhood Plan Contact Team voted to allow the applicant to proceed with the out-of-cycle plan amendment and zoning change applications that seek to change the land use from Rural Residential to Commercial and the zoning from RR-NP (Rural Residential) to W/LO (Warehouse/Limited Office). The Oak Hill Neighborhood Contact Team encourages the applicant to reach out to nearby property owners to seek their input and initiate discussions on the proposed changes.

Sincerely,

Tom Thayer Chair, OHNPCT

Cc: Cynthia Wilcox – Vice Chair Leigh Ziegler – Secretary

Page 1 of 1

Letter of Recommendation from the Oak Hill Neighborhood Plan Contact



Oak Hill Neighborhood Planning Contact Team

To: Mayor Adler

District 8 Council Member Paige Ellis Council Members Harper-Madison, Fuentes, Renteria, Casar, Kitchen, Kelly, Pool, Tovo, 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.

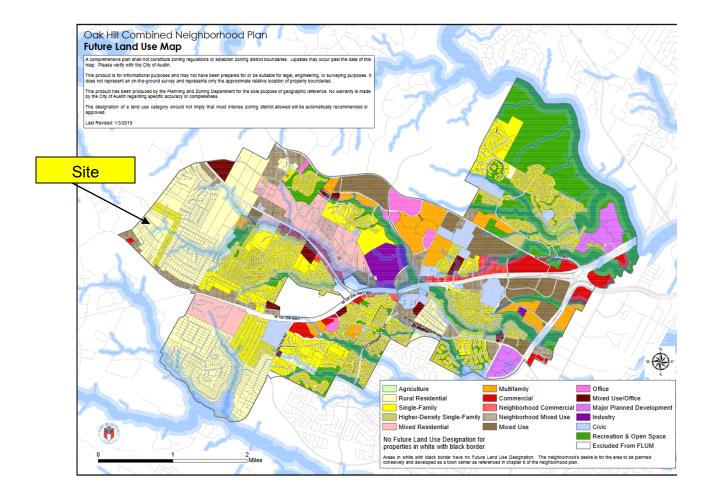
Therefore, we ask the city council to consider our response to the zoning change.

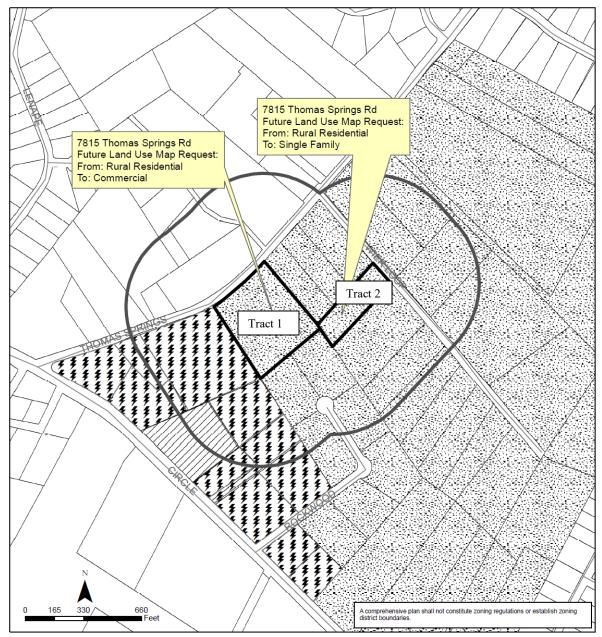
- 1. The lot facing Thomas Springs Road will be Tract 1 with a proposed zoning of W/LO-NP with a limit placed on the size of trucks allowed to service the development.
- 2. The two lots would be entirely separate with no access or easement between them.
- 3. Because Tract 1 is adjacent to a residential 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





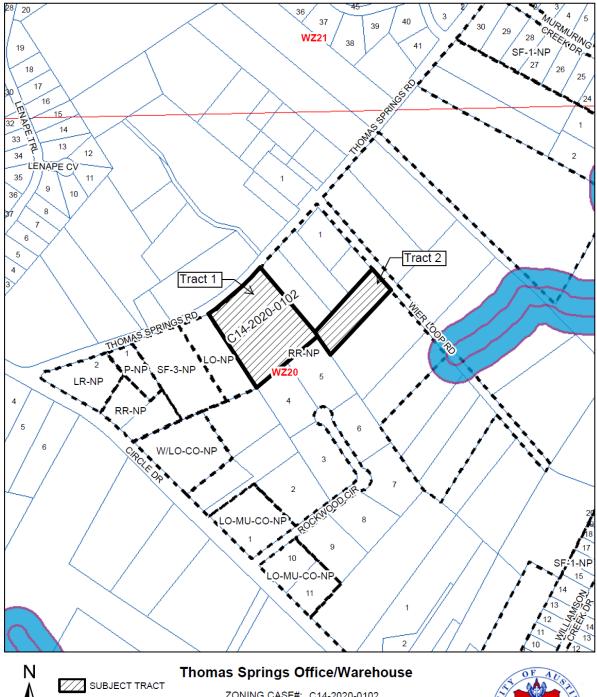
Oak Hill Combined (West Oak Hill) Neighborhood Planning Area NPA-2020-0025.01

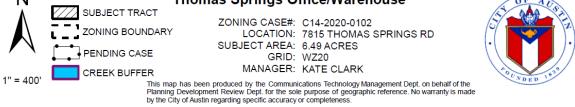
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

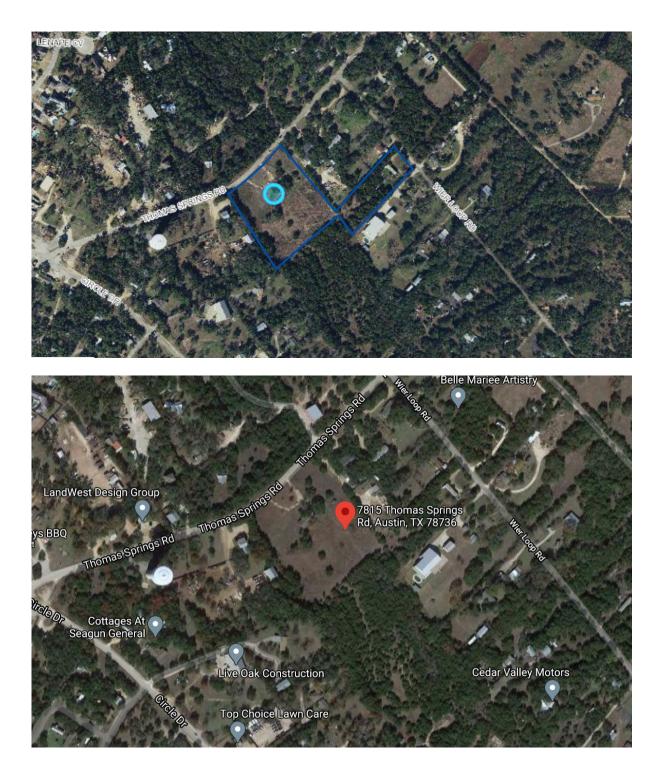
This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin Housing & Planning Department Created on 12/29/2020, by: meredithm







From: peter@ Sent: Tuesday, October 06, 2020 1:02 PM To: Meredith, Maureen <Maureen.Meredith@austintexas.gov> Subject: case # NPA-2020-0025.01

*** External Email - Exercise Caution ***

Hi Maureen,

In regards to the above case, I own 7609 Thomas Springs and 7613 Thomas Springs. We are not in favor of the re-zoning unless we can also get our property rezoned to Commercial. We are surrounded by commercial now and additional commercial will just reduce the value of our homes. I would like to speak with you about this when you have time. Can we schedule a call?

Peter Vigliano 512-680-9903

From: Hayley McGregory [
Sent: Thursday, October 08, 2020 10:12 PM
To: alice@agconsultingcompany.com; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 7815 Thomas Springs Road

*** External Email - Exercise Caution ***

Hi Alice and Maureen,

My name is Justin, and I am a property owner on Thomas Springs Road. Along with my wife and two young children, we raise our family adjacent (three doors) to the proposed 7815 Thomas Springs Road zoning application.

I received the official letter and see the application was submitted in September (which is where I came to find your contact information); however, I have not heard from the property owner or anyone representing the owner regarding their intentions.

I am reaching out to ensure I am included in the discussions around the planning of this proposed project as it impacts the future of our family and community.

Regards,

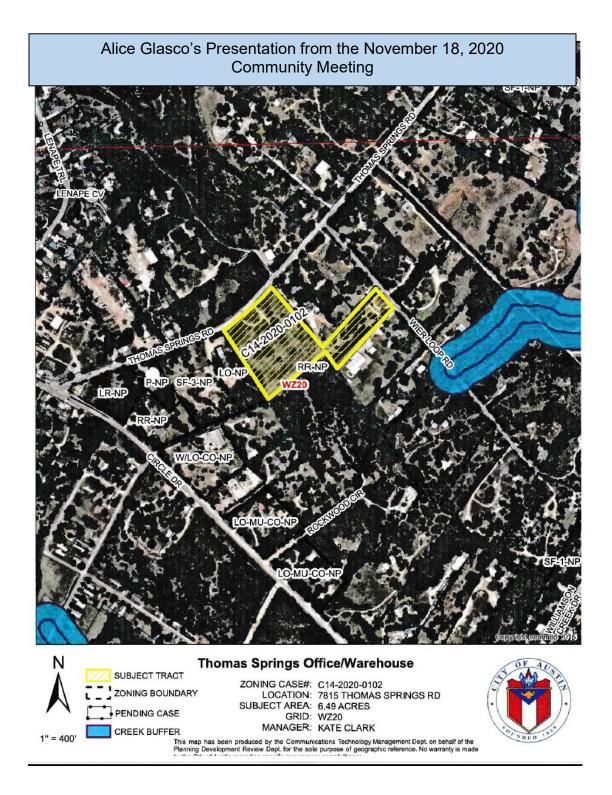
Justin 512-506-1716 From: cwg2
Sent: Friday, November 13, 2020 1:38 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen
<Maureen.Meredith@austintexas.gov>
Cc: Alice Glasco <alice@agconsultingcompany.com>
Subject: 7815 Thomas Springs Road (C14-2020-0102; NPA-2020-0025.01)

*** External Email - Exercise Caution ***

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 512-619-8460



7815 Thomas Springs Road

- Current FLUM Land Use: Rural Residence
- Proposed FLUM Land Use: Commercial
- Current Zoning: RR-NP (Rural Residence District)
- Proposed Zoning: W/LO (Warehouse /Limited Office District)
- Site area: 6.487 acres

JUSTIFICATION FOR A PLAN AMENDMENT AND REZONING

- 1. The proposed change to the FLUM and associated rezoning are consistent with the surrounding land use pattern. Since the property is subject to the Save Our Springs ordinance, impervious cover for this site is limited to 25%. Given the low SOS impervious cover limit, the W/LO zoning district is compatible from a density stand point with the SOS ordinance since the maximum F.A.R. is 0.25:1.
- 2. Land Use Goal # 6.B.: Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.
- Land Use Goal # 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.
- 4. Land Use Goal # 6.E.: Encourage locally owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

Key Principles:

- 6.B.1: Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.
- 6. 6.E.1: Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments.

§ 25-2-584 - WAREHOUSE/LIMITED OFFICE (W/LO) DISTRICT REGULATIONS

\$

(A) This section applies in a warehouse/limited office (W/LO) district.

(B) The building must include an office use. The minimum floor area for the office use is the lesser of:

- (1) 20 percent; or
- (2) 1,000 square feet.

(C) A truck loading dock may not be located on the same building face as an office entrance.

(D) An office use must face the street that provides primary access.

(E) A construction sales and service use may not exceed 10,000 square feet of gross floor area.

(F) The Land Use Commission may approve, in accordance with the applicable provisions of <u>Chapter 25-5</u>, Article 3 (*Land Use Commission Approved Site Plans*), the following modifications to the site development regulations:

(1) a lot that contains at least 21,780 square feet, but less than 43,560 square feet.

(2) a structure with a height greater than 25 feet, but not more than 35 feet; or

(3) a structure with a floor area ratio of more than 0.25, but not more than 0.50.

Site Development Standards

				-			_		Resid	and the second s		2										~~~~~	
			LA	R	2	SF-1	SF-2	SF-3	SF-4/	A SF-4	B	SF-5	SF-6	MF-	1	MF-2	N	AF-3	MF-4	MF	-5	MF-6	MH
Minimum Lot Feet)	Size (Squ	are	43,56	43,5	60	10,000	5,750	5,750	3,600	**	** 6	5,750	5,750	8,0	00	8	000	3,000	8,000		8,000	8,000	2
Minimum Lot	Width		10	0.	00	60	50	50	4	10	**	50	50		50		50	50	50		50	50	
Maximum Dw Per Lot	elling Uni	its		1	1	1	1	**		1	**		-	-	**		. **	**	**		**	**	-
Maximum He	ight		3	5	35	35	35	35		35	**	35	- 35	5	40 40) or 3 sto	ries	40	60)	60	90	
Minimum Set	A.M. MARKING ANT		4		40	25	25	25		15	**	25	25	5	25		25	25	15	5	15	15	
Street Side	Yard		2		25	15				10	**	15			15		15	15	15		15	15	
Interior Sid	e Yard		1		10	5		5		**	10	5	1	5	5		5	5	5	5	5	5	
Rear Yard			2	D	20	10	10	10		**	**	10	10	5	10		10	10	1()	10	10	
Maximum Bui age	Iding Cov	er-		- 2	0%	35%	40%	40%	55	% 40)%	40%	40%	45	%		50%	55%	60%		60%	70%	
Maximum Imp Cover	pervious			• 2	5%	40%	45%	45%	65	% 60)%	55%	55%	55	%		50%	65%	70%	5	70%	80%	
Maximum Flo	or Area F	Ratio		-				-					-	-			0	.75:1	0.75:		1:1	-	
Maximum Un	its Per Ac	re		-			-							-	17		23	36	36-54*	•	54	-	
		ł.						(Comm	ercial	Zon	ning I	Distri	cts									
	NO	L	0	GO	C	R	LR	GR	L	CBDD	MU	W/L	0	cs	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG
um Lot Size re Feet)	5,750		-	5,750						-						20,000	43,56	0 5 acre	-		10 acres		10 acres
um Lot Width	50		50	50		100	50	50	50		-		100	50	50	100	10	0 25	0 50	100	100	••	
	35 012	10	013			1	Dor 3					25	or 1					1		1			

.

Maximum Height		40 or 3 stories	60	40	40 or 3 stories	60	200	**	120	2	5 or 1 story	60	60	**	60	120	60	45	35	**	60	**
Minimum Setbacks																						
Front Yard	25	25	15	50	25	10	10				25	10	10	50	25			75	25	**	100	**
Street Side Yard	15	15	15	50	15	10	10	-			25	10	10	50	25			**	25	**	100	**
Interior Side Yard	5	5	5	20	-		·				5		-	25	**	**	**		10	**	100	**
Rear Yard	5	5	5	20							25			25	**	**	**	**	10	**	100	**
Maximum Building Coverage	35%	50%	60%	25%	50%	75%	50%	100 %	100 %			95%	95%	85%	50%	75%	75%	40%	12,000	**		**
Maximum Impervious Cover	60%	70%	80%	60%	80%	90%	50%	100 %			70%	95%	95%	85%	80%	80%	80%	**	15,000			**
Maximum Floor Area Ratio	0.35:1	0.7:1	1:1	0.25:1	0.5:1	1:1	8:1	8:1	5:1	0	.25:1	2:1	2:1	3:1	1:1	1:1	1:1	**		**		**

** See Austin City Code Volume III (Land Development Code)

Updated 2/23/2006

		P	= P	erm	itte	d l	Jse		С	= C	one	diti	ona	I Us	se P	ern	nit		-	Not	Per	rmit	ttec												
		1443	U	~	-	TA I	8	~								151		201	-	(au	183	10	141	0	4		444	1.1	-			O A U	11.11		
RESIDENTIAL USES	4	RR	SF.	SF-	LS S	LS.	SF.	SF-	ST-		L	É	MF-5	MF-6	H	Ŷ	2	8 8	5 4	B	1	CBD	DMU	MIL	cs	CS-1	E	•	E I	-	R&D	ň	×	P AG	2
Bed & Breakfast (Group 1)			P	P	P			P	P	PF		P	PF	P	1	P	P	PI		P	P	P	Р	P	P	P	P	-1				-1		-1	
Bed & Breakfast (Group 2)		1-1-	-	4				P	P	PF	P	PI	PF	P		P	P	PI	F	P	P	P	P	P	P	P	P	-		22	111	-			11
Condominium Residential								P	P	PF	P	PI	PF	P					100		C	P	P				P								
Conservation Single Family Residential			P						-				- 1			111		4			11	1	111	-	11	121	1	-			11	11	11	11	111
Duplex Residential					Р			P	P	PF	P	PI	PF	P	1							P	Р			-						-			
Group Residential		44	-				1		-		- (CI	PF	P	-	122	4	-	2		C	P	P	-	111	111	P	1	11	122	1	11		11	111
Mobile Home Residential									-					-	P																-				
Multifamily Residential			11	121	11					PF		P	PF	P	- 1						C	P	P	-	117	11	P	-	11		111		1		1
Retirement Housing (Small Site)					Ρ			P	P	PF		PI	PF	P	1							P	Р					-							
Retirement Housing (Large Site)			-					C	c	CO	0	C	cc	c	- 1		4	1	1	14	14	P	P	12	117		11	110	11	10		11	11	11	110
Single-Family Attached Residential					Р			P	P	PF		PI	PF	P	1					-		P	Р									-			
Single-Family Residential	P	P	P	P	P	11		P	P	PF		P	PF	P	- 1	1229	11	11	11		14	P	P	-	11	11	11	1	11		1	P	11	c	3
Small Lot Single-Family Residential						P	P	P	P													P	P								_	-	-	_	
Townhouse Residential	-	122	11		4	49		P	P	PF		P	PF	P		111	4	-	- 1	y Mar	C	P	P	121	122	11	P	12	11		1	111	1	1	111
Two-Family Residential	-				Р					PF			PF								-	P	P	-			-								-
Short -Term Rental ¹⁹	P	P	P	Ρ	P	P	P	P	P	PF		P	PF	P		111		4		. P	100	P	P		P	111		11	4	11		1	019		P
COMMERCIAL USES		~	SF-1	SF-2	SF.3	SF-4A	SF-4B	8F-5		: :	-	2	4 4			0	0			Hall.		CBD	DWO	MILO		CS-1					380			al a second	5
	3	2	50	ŝ	5	5	S.	5	5	2 1			5 5	2	ŝ	-			5 9		4					ő	E	-	Z	3 (R.	B	A	A I	2
Administrative and Business Offices	-										- -					Ρ	P	P .	- F	P	C	P	Ρ	P	P	Р	P	P		4 H.	1		2	-	3
Agricultural Sales and Services	-	4			-	-					-	-		-				-			14		11	-	P	Ρ	P	P	P	P	1			-	3
Alternative Financial Servics 12																			- 0				С		Ρ									-	
Art Gallery	-	-		1	-			-			- -	-			-	P	P	PI	PF	P	P	P	P	P	P	P	P	P	P	P	1			-	3
Art Workshop						-										P	Ρ	PI	PF	P	C	P	P	P	Р	Р	P	Ρ	P	P	1			-	3
Automotive Rentals	-	-		141			-								- 14	4				- P	C	C	C		P	P	P	P	P	P	1		2	-	3
Automotive Repair Services										-										- P	C	C	C		Р	Ρ	P	P	P	P	1		2	-	3
Automotive Sales	-	-		4		-	-	-				-	-		-					- P	C	C	C		P	P	P	P	P	P	1		11	11	3
Automotive Washing (of any type)				-														-		- P	C	C	С		P	Р	P		P	P	1		2	-	3
Bail Bond Services 10							-					-		-	-					- PC		PC	PC	-	PC	PC	PC	PC	PC	PC	11	11	11	11	011
Building Maintenance Services																		-						P	Р	P	P	P	P	P	1				3
Business or Trade School	-		44				+							-				P.		- P	C	P	P	C	P	P	P	P	P	P	1	11	11	1	3
Business Support Services											-			-				P		- P	C	P	P	P	P	P	P	P	P	P	1				3
Campground	-			1			-		4			-	1					1	c -				11	-	P	P	P	11	11	P	1	81			3
Carriage Stable																						C			-							С		P	-
Cocktail Lounge			-	1	121			1	1			-				122	11	11	1912	100	C	P	C		1219	С	С	111	311	11	100	11	111	LUT I	100
Commercial Blood Plasma Center																									P5	P5	P5				-				
Commercial Off-Street Parking	-		-					1				-	1	1		11	111	11	1911	- P	C	C	c	12	P	P	P	11	P	P	1	11	2	-	3
Communications Services																	Ρ	P		- P	C		P	P	P	P	P	Р	P		1		2	10111	3
Construction Sales and Services	1		-					1	115					1112		122	111	W.	D M	1	111	NU.	110	C	P	P	P	P	P	2	1				3
Consumer Convenience Services																		- 1	CF			P	P		P	P	P		P	1212	1	10121	2		3
Consumer Repair Services	1		12	121	111	1		12	11	10			1			1	117	11	- F	P		P	P		P	P	P	110	2		10		1	ALC: N	1
Convenience Storage																					-			C	P	P	P	Р	Р	1110	1	HARD		1110	3
Drop-Off Recycling Collection Facility	111	1	11					11	1	119			212	12	0 100	11	227	10	1011	- Pe			1011	Ĩ.	P	P	P	i.	P	P	in	ice	121		-
Electronic Prototype Assembly ¹⁵					-						_				ann							CP	CP	P	P	P	P	Р	P	P	(age)	ana	and 1	CU N	1010
Electronic Testing ¹⁶	100	1011	194	1211	110	100	140		UT I	MIN N		111	10 11	111	101124	110	1111	UUR	MI IS	II MI	1910	CP	CP	P	P	111	P	P	P	P	100	ant	111	ante	
Equipment Repair Services	-												-		1000	1171	ATTE	and a			-		1	C	P	P	P	1	P	P	1			1224125	3
Equipment Sales	100	111	121	1117	11	111		u.	10				1110	110	000	111	100	11	14	1	10	100	Q.Y	ŭ	P	P	P	11	P	P	1				3
Exterminating Services										-					100	24.03	ad sta	-	11111	- P		P	P	C	P	P	P	P		P	1		ALC: N		3
Financial Services	-	12	4	111	11	11	1	-	-	IIV S		-	10 12		1	-	1450	1	- F				P	1	P	P	P	P	P		1	120	2		3
Food Preparation	-					-					_				199.40			-	-	- c		P	P	P	Р	P	P	P	P	011	1		2	111	3
Food Sales	12	111	121	144	100				11	11/12	194	122	14	1	19101	(m)	1001	THE	- F				P	-	P	P	P	101	P		1		2		3
Funeral Services	-										21.5	1110		-	-		ants.	and a		- P	-	P	P		P	P	P	192		O HUE	1		4	12229	3
General Retail Sales (Convenience)	4			1	1219	Ω.		110		24101			1112	1	100	100	1318	111	- F		C		P	tant	P	P	P	13/2	P	P	1	_	2		3
General Retail Sales (General)	-	-		a al	67.8	1779	0.0	1010	-		196	199			a an	BIB	100.10		- 1	10,000			P	100	P	P	P		P	CO. P	1		2	10000	1011
Hotel-Motel	TU.	NO.	111		NIV.	THE	11		1157	0.90			10 11	10	1	1	ever.	Dansh	c -	- P			P	100	P	P	P	illin	P		1		2		3
Indoor Entertainment		And I		RUN	177	18B				and i		10.00				100	1771			- P			P	1	P	P	P	P	P						3
the rest for the rest of the r	IRIN	1310	aw	1000	1119	ann	I	Inn	B	1010			119 11	19 383	R ST	1000	E levit		c -						P	P	P	P	P		1		2		3
indoor Sports and Recreation					1000	1000	1.77	100	-		- 11			- 1.1	- 1	1.000	1444		- 1	-12	10	1P	11		1 12	P	P	P		P 1	11	-	2		3
Indoor Sports and Recreation I-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2	2-622	2/13	-2-2	26)	3.R-	fare	to s	ubeł	ant	ar B	Int '	2 1	N 5- 4	I Pof	fore to	1 25	2.62	4/12	2.99	7)- 5	Rote	re in	25	2.901	2 /40	20	221	80	hin	4.4- 1	16 0	000	140	2.00	20

4

Updated October 13, 2015

Page 1 of 3

2

COMMERCIAL USES continued Idennels Idennel Ide	C 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		li en e		be 	Use 	1 1 1 1 1 1 1 SF45	C					MF-5	WH 1		rmit 2 9 	- 60		No S	GR		nwd i P	I I MILO	SS P	A A CS-1	H P P	d	IW C	P P C	1		2	- 3 - 3 - 3
aundry Services aundry Services faina faina faina faina fedical Offices receding 5000 sq. ft. gross floor area fedical Offices receding 5000 sq. ft. gross floor area fonument Retail Sales butdoor Entertainment butdoor Sports and Recreation awn Shop Services edicab Storage and Dispatch retresonal Services refersonal Equipment Maint. & Stor. rescreational Equipment Sales research Assembly Services research Testing Services research Testing Services research Testing Services research Marthousing Services	C 1									H-2	WF-3								¥ (- 0	C F	P		P P	P P	Ρ		IW	P	1	- 2	2	- 3 - 3 - 3
ennels	C 1																			- 0	C F	P		P P	P P	Ρ			P	1	- 2	2	- 3 - 3 - 3
iquor Sales farina farina fedical Offices veceding 5000 sq. ft. gross floor area at exceeding 5000 sq. ft. gross floor area at excreational Equipment Maint. & Stor.						11111111	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)									-	-							P	Ρ	10.11	4	-		1	- 2	2	- 3
farina avecaring 5000 sq. ft. gross floor area forument Retail Sales Off-Site Accessory Parking ¹⁴ Dutdoor Entertainment avan Shop Services resonal Dispatch resonal Services resonal Services resonal Services resonal Office rescreational Equipment Maint. & Stor. rescreational Equipment Sales rescreational Equipment Sales research Xesembly Services research Xethousing Services research Testing Services research Testing Services resesarch Warehous			第 第 第 第																		1.		10000		1000		20015	6	C			1	- 3
Teldical Offices			<u>第一第一第一第</u>			1 1 1 1 2 1	12 - 11 - 11 1							1111							- F	F			P	P		101				1	- 3
exceeding 5000 sq. ft. gross floor area			1 2 1 2 1 2 1 3 1			- 38 - 38 -	10 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -				-	_			2 12		12	P	11		a là		1	122	12		<u>un</u> r	<u>m</u>	1	1			
Ideficial Offices			1 2 1 2 1 2 1 2			1 1 1	121			1						- P	P		c	P	CF	F		P	Р	Р	P	P	P	1.	- 2	21	- 3
Acnument Retail Sales Off-Site Accessory Parking ¹⁴ Off-Site Accessory Parking ¹⁴ Ottodor Entertainment Parking ¹⁴ Dutdoor Sports and Recreation Parking ¹⁴ Dutdoor Sports and Recreation Personal Inprovement Services Personal Services Path Nursery Professional Office Recreational Equipment Maint. & Stor. Research Assembly Services Research Testing Services Restearunt (General)			1 1 1 1 1 1 1 1			1 1 3 1					1931	CASTA	and and a	CIE LL	100	-	inin	TREE					in cisto	BIEL	1000	ivers				in the second	100		100103
Diff-Site Accessory Parking ¹⁴ Dutdoor Entertainment Dutdoor Sports and Recreation awn Shop Services Redicab Storage and Dispatch Personal Services Pet Services Printing and Publishing Printing and Publishing Professional Equipment Maint. & Stor. Rescreational Equipment Sales Research Assembly Services Research Testing Services			1 2 1 2 1 3 1							18.8						- P	P		P	P	CF	F		P	P	P	Ρ	P	P	1	- 2	2 -	- 3
Dutdoor Entertainment Dutdoor Sports and Recreation Pawn Shop Services Pawn Shop Services Personal Improvement Services Personal Services Personal Services Printing and Publishing Printing and Publishing Precessional Coffice Recreational Equipment Maint. & Stor. Research Assembly Services Research Testing Services Research Tresting Services Research Tresting Services Restaurant (General)		第1第1第1第1	E E E								-				- -									P				Ρ	P	1			- 3
butdoor Sports and Recreation awn Shop Services Predicab Storage and Dispatch Presonal Improvement Services Personal Improvement Services Part Nursery Professional Office Recreational Equipment Maint. & Stor. Recreational Equipment Sales Research Assembly Services Research Testing Services												4				- CF	P		P	P	CF	F	1	P	P	P	P	P	P	1	- 2	2 -	- 3
tawn Shop Services redicab Storage and Dispatch refersonal Improvement Services reasonal Services reasonal Services rinting and Publishing rofessional Office Recreational Equipment Sales Research Assembly Services Research Testing Services			- 22															С		C	CC	; c	1	C	C	С	С	C	C	1	- 2	2	- 3
Attentional Storage and Dispatch Parsonal Improvement Services Parsonal Services Parsonal Services Printing and Publishing Printing and Publishing Professional Office Recreational Equipment Maint. & Stor. Research Assembly Services Research Testing Services Research Testing Services Research Intervious Services Research Intervious Services						14	1	1					11	1	1 1	11	-	P		P	CF	F		P	P	P	P	P	P	1	- 2	2	- 3
Personal Improvement Services Personal Services Pet Services Printing and Publishing Printing and Publishing Professional Office Recreational Equipment Maint. & Stor. Research Assembly Services Research Testing Services		1 H 1													- -					P.	F	F	1	P	P	Р				1	- 2		- 3
Personal Services Pet Services Plant Nursery Professional Office Professional Equipment Maint. & Stor. Recreational Equipment Maint. & Stor. Research Assembly Services Research Testing Services Research Marchousing Services					111		1	22)		11	11	12	11	11	1111	0111	122	111	P	P.	- 0				P	P	Р	P	P	1	210		110
Personal Services Pet Services Plant Nursery Professional Office Professional Equipment Maint. & Stor. Recreational Equipment Maint. & Stor. Research Assembly Services Research Testing Services Research Marchousing Services			here i														-	112221		1.1	CF			P	P	P		P	P	1	- 2	2 -	- 3
tet Services Plant Nursery Professional Office Professional Equipment Maint. & Stor Recreational Equipment Sales Research Assembly Services Research Testing Services Research Testing Services Restaurant (General)				1017	0217	115	117	010	111	and a	101	11	11	11916	CI IN	- C	P	111			CF			1.	P	P	P	P	P		- 2		
Plant Nursery Printing and Publishing Professional Office Recreational Equipment Maint. & Stor. Research Assembly Services Research Services Research Testing Services Research Testing Services Research Testing Services Research Testing Services Research (General)		(IN)				10.00	0111			1001			IIII KI	CAL BO	1110		1	1921			CF			P	P	P		100	1	1	- 2		- 3
trinting and Publishing throfessional Office Recreational Equipment Maint. & Stor. Research Assembly Services Research Services Research Testing Services Research Warehousing Services Research Marchousing Services Research (General)			1000	1210	VAR	inter a	191		101	Inn	111	0.00		HUM		1011	1					1.0		P	P	P	P	P	P	anur	- 2		
Professional Office Recreational Equipment Maint. & Stor. Recreational Equipment Sales Research Assembly Services Research Testing Services Research Watehousing Services Restaurant (General)	144	EU)	0.10	1771	1571	1770	1000		1111	100		0.0	T 1		107		P								P	1010	10111			and D			
Recreational Equipment Maint. & Stor. Recreational Equipment Sales Research Assembly Services Research Services Research Testing Services Research Watehousing Services Restaurant (General)	1.77	Int	10/1	USAN	TOUT	1510	100		111				-	ALC: NO	- F	P			·						· ·	P	P	P	P	1	- 2		- 3
Recreational Equipment Sales Research Assembly Services Research Services Research Testing Services Research Warehousing Services Research Marehousing Services		177		-				2541		1	-	-			- +	P	P	-	P	P	CF	F	-	Ρ	Ρ	Ρ	Ρ	Ρ	P	11111	- 2		- 3
Research Assembly Services Research Services Research Testing Services Research Watehousing Services Restaurant (General)												-			- -		-	Ρ					-				-			1		-	1-
Research Services Research Testing Services Research Warehousing Services Restaurant (General)			T				-					-				-	-	P	-					11		-	-			1			- 3
Research Testing Services Research Warehousing Services Restaurant (General)												-	- -																	1			- 3
Research Warehousing Services Restaurant (General)			-	-						+		-			+ +	-	-	-		P	CF	> F		P	P	Ρ	P	Ρ	P	1			- 3
Restaurant (General)																							-							1			- 3
			+	-				-				-				- 1-	-	1	-	-			-	4	12		4	112	14	1	4	214	- 3
(hotautant () imited)																-		С	11	P	CF	F	-	P	Р	Р	Р	Р	P	1	- 2	2 -	- 3
Restaurant (Limited)	-	112	122	4		-1		12		11	221	11		11	0 22		C	1	P	P	CF	F		P	P	P	P	P	P	1	- 2		- 3
Scrap and Salvage																							_					С	С	1		1000	- 3
Service Station	1	110		117	11		111	11	121	110	111	011	1171	01	110	9 10	N/I	C	P	P	clo			P	P	P	Р	P	P		- 2		- 3
Software Development											-				- F	P	P	-		P	- F			P		P	P	P	P			100	
Special Use Historic C	C	C	C	c	С	С	С	С	С	C	С	C	c	clo			1.	C		1000	161 (1		108	1.01	1011	1011	1011	1087	hin	and a	ane:	an ter	alay
Stables	C							~	-	-	-	-							~	~		0 UT	1.18	1.10	din.	1376	100	1	m	1	c -	- P	3
heater	-	NGH	1040	019	100	NIM	NU	ADAY	10.9	UN R	m	19.99	NW II	EN N	unv.	AL AL	No.	c	1	P	CF	F	100	P	P	P	P	P	P	-	_	1.	-
/ehicle Storage				in.	1011	100	1226		121		1000	1111	TT	10	1	201	100	-		P			1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	1.000	D TO S A	P	P		P	100	115 10		- 3
feterinary Services	100	UIN I	1101	1110	LH LH	11.11	iniu	0.13	1000		NAME:	NOT N	11111	1100	11111	WBAT	a sugar				- (10	-	P	P	P	1100	Ρ		1	2		- 3
etermary services		1			4					-				77 7										P	P	Р		-	Ρ	1	2	2	- 3
NDUSTRIAL USES	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MEA	MF-2	MF-3	MF-4	MF-5	MF-6		2 9	8	g	<u>۲</u>	g.		INNO	WILO	cs	CS-1	H	•	5	-	R&D	20	0	2 2
Basic Industry							-		-											-				1-				P	P	1		2 -	- 3
Custom Manufacturing	-	-	TL.		-	11				14	11					-			c	C	- 5	F	P	P	P	P	P	P	P	1		2 -	- 3
General Warehousing and Distribution										-	-									-				-	-		Р	P	P	100		2	- 3
ight Manufacturing	112	1	100		111		1975	12				11	1		N N	V	112	12.5	110			918	100	121	101	110	P	P	P	- Contra		2 -	- 3
imited Warehousing and Distribution					a seat								A HING				_	12161	_	_	F	F	P	P	P	P	P	P	P		PLATE ALL REAL	2 -	- 3
Recycling Center	-	111	102	19.19	111	111	(B)	11	and	100	MR.	121	111	181		1 m		1.11	100	1	TANK I		1	Min	1	U.V	2019	P	P	hint	ayor	anew.	
Resource Extraction	-		1010				0.00					_	ALL A					177	100 M		and a		N. MAY	177	107	111	100	nu l	P	1	C		- 3
		-	5	~	44	SF-4B	-	φ	7	N	~	4	10 1	φ					145		-		, 0	-	-			1.51		-		111	0
Inimal Production	RR	SF-1	SF-2	SF-3	SF-4A	SF	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6		2 9	8	S	4	В.		DMI	MILO	S	CS-1	H	_	ž	10.01	1000	NA S		
CAPITAL AND AND AND AN	177	1		1	-		-		-	-	-	-	-				11				-		1 01	17		17		177	++	-		- F	1121
Community Garden P	1.	P	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	P	P	PF	PF	PP	P	Ρ	Ρ	Р	PF	P F	P	P	P	P	Р	Ρ	Ρ	P	PF		
Crop Production							-						-				-							-	-	-			4	-		- F	12.1
							-															- -		-								- F	
ndoor Crop Production		-				-	-	+					-				-				-			P	-	-	P	P	P	-			- P
Support Housing																	-			-				-						-		- F	
Jrban Farm P			P	P	Ρ	Ρ	Ρ	Ρ				P	P	PI	PF	P	P	P	P	P	PF	F	P	P	P	P	P	P	P	P	PF		P
-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622	2 (13	3-2-2	26);	3-Re	efers	to S	ubc	hapt	or D	1-1														11 E -								411444	0.00
-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers ombining districts, subject to 25-2, Subchapter E, Art.	rs to	25-2	-842	2; 9-8	Refe			. mps	u D,	Art.	2, 0)iv 5:	4 Re	efers	to 2	5-2-6	24 (1	3-2-2	27);	5-Re	fers t	p 25	2.80	3 (1)	3-2-2	233)	6-5	ubier	ct to 1	25.2	-805 (13-2	.224

4

Updated October 13, 2015

Page 2 of 3

			GI	mitte	σμ	0.00		0	- (IUII	lion	d	Use	P	enn	III.			Not	Pe		lieu												
CIVIC USES		RR SE.1	SF.2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	HW	o v	2	8	¥ .	E E	_	CBD	DMU	MILO	cs	CS-1	H						VQ.	DDd	3
dministrative Services			1-																	-					-1			-	- -	-11	11-	-12	21-	- 3	31
viation Facilities			-	-				44	+	-						-	11		-	4		122		2.00			11	11		- 1	1	- 2		3	3
Camp .		-																												- 1	1 1	P -		3	3 .
Cemetery .		4 1	1	-				11		-	-					-						11			11	12	11	11				NU (I	010	3	
Club or Lodge	C	CO	0	C	C	C	C	C	C	C	C	C	С	C	С	-	С	C		clo	c	C	C	C	C	C	С	cla		C 1	1 0	- I C	- C		
		CC	0	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	c	PF	0		P	C	P			P.		P 1				3	
Communication Service Facilities	P	PF	F	P	P	P	P	P	P		P				P					PF			P	P				PI		P		P 2			
Community Events	8	8 8	8 8	8	8	8	8	8	8	8	8	8	8	8	8	8	8			8 8			8	8	8							8 8			
Community Recreation (Private)		clo		c	C	С	С	С	С		С				c					CF			P	C						P		- 2		and a second	- H
		CO			C	C	C	C	C		C				C					CF			P	C				PI		P		- 2		- 3	
contraction of the second s				1.000				-	c		c				c					CF			P					P		P		ni af	A	. 3	
	1	W.N			m	1511	U.V	110	ŭ	1	c				1				4		1.7	112	-	P		inter					110	1313	11111	3	- 1
A REAL AND A	12.00					DIST.)		1000	pill	n lite	-	-	_	-	1111	_		1	12			P	1000				nTe la			120		1910	ALC: N	0	1
					10	110	110	110	111	ш	U.T	111	100	OLV.	BR	P	P	P	P	PF	P		P	P	P	P	P	PI		P -	AUTO	No.	1999		AN IN
		clo			C	С	С	С	c	c	c		c	C	C			0.01		PF	0.000	10.000	P	P	P	100	NU	ALC: U	0.41	P 1	1	- 2		1	3
		C			C	C	C	C	C	c	c				c					PF			P	P	P							- 2			3
		clo			C	C	C	c	P	P	P	P			P		P	0.00		PF			P	P	P					P 1		- 2			
		PF			P	P	P	P	P	P	P	P	· .		P								P	P	P			2 A A		_					
Detention Facilities	-		1	1	F	F	F	P	F	P	-	F	P	-	P	P		P	-	Р	10	P	P	Р	Р	P	Р	PI	1	P 1	-	- 2	4		3
				D MA	1111	1303	1	110	m	0.0	111	1				1				100		-					-	·			-	-			3
		PF			P	P	P	P	P	P	P	P						-	-	-		-	-					61. U D		P		P -			3
								C	P	P	P				P					PF			P		Ρ					- 1		- -	- -		3
		PF			C	CP	CP	P	P	P		P			P					PF			Ρ		Ρ					P	G.1	+ +			3
			1.		P	Р					P	P			P					PF			Ρ		Ρ		· ·			P 1	<u> </u>		- -		3
A REPORT OF A R	1		- -				-	+		С	С	11111	1111		С			on the		CF			Ρ	1	Ρ			PI	P	P	CULTURE IN	-	-		3
Buidance Services										-				-						PF			Ρ	-	Р		Р			- 1					3
lospital Services (General)		11.01	-	1	177			-		-				-					1919	- 0			С	-	C		С	-	-	111111	10.0	- 2			3
	-			-						-		С		C	-		С			CF			Ρ		Ρ		P		- -	- 1		- 2			3
and the second se		C	1.1	10000	С	Ċ	С	С	С	C	С	С	C	C	C	P	P	P	C	PF	P C		Ρ	P	P					P		- 2			3
		-	- -							-												C	С		Ρ	P	P	P	P	P	· .	- 2			3
					-			-	-	-	-				-													-	-	-	1	- 2		- 3	3
Aajor Utility Facilities											-																			- 1		2		- 3	3
Ailitary Installations	-							-	-+	-	-	-				-	+							-					-	-	1 -	- 2	2 -	- 3	3
ark and Recreation Services (General)		-									-																			-	1	2	2 -	- 3	3
					-		-	-		-	-														-			11	+ -		1	- 2	2 -	- 3	3
Postal Facilities																-														-	1	- 2	2 -	- 3	3
		CO			C	C	С	C	C	C	C	C	C	C	C	P	P	P	C	PF	C	P	P	P	P	P	P	11	4	1	1	111		- 3	3
		CO			C	C	С	С	С	C	C	C	C	C	C		C	P	C	PF	C	P	Ρ	C	P	P	P			- 1	1.			- 3	3
		PF			P	P	P	Ρ	P	P	P	P			P		P			PF			P	P	P		P	-		1	1	4			3
		PF	PF	P	P	P	Ρ	Ρ	Ρ	P	P	P	P		P					PF			P	C	P		P			unspie	(E) (1)				3
					111		14	-	1		4	14	100		11	-	-			44		-	1	1	1317	1	É.				1		2 -		3
		PF	P	P	P	P	Ρ	P	Ρ	P	Р	Р	P	P	P	P	P	P	С	PF		P	P	P	P	P	P			55.8 P.C			2 -		3
		4		112		123	14	1	C	C	C	C			C	C				CF			P	1000	P	· 1	P			· · ·	1				3
		clo			С	С	С	С	C	C	c	c	c		ç	P	P	P		PF			P	P	P						100		2 -		3
		PCP					_	PC		PC					PC				_	CP			1.0	PC	PC		- L			20.	awy	min	100	MAN	-
Fransitional Housing	ATT	-		111111				111	10	1 M			117				~			1	- 0	10.0	10.00	10	C					1.1.1	1	The second			
Fransportation Terminal	aur	12			1			199		111	D.UR	11.19	100	INT	100		100			10103															3
All other Civic Uses	75			- 10	T	10110	1000	1221				177	TT	177	175		17	177	11	-		C	C		С	С	C	C	C				2 -		3
		-	-1-	-														-1			-1-	-				-	-		-		1	12	2 -	-13	3

Updated October 13, 2015

Page 3 of 3



Applicant's Optional Criteria Worksheet

Provide this information with your plan amendment application for: Oak Hill Combined Neighborhood Plan

Taken From: Article 16: Neighborhood Plan Amendment Ordinance

§ 25-1-810 - RECOMMENDATION CRITERIA.

- (A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) and (C) are satisfied.
- (B) The *applicant* must demonstrate that:
 - (1) The proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments.

Does this criterion apply to your proposed plan amendment application? ___Yes Yes_ $\underline{\mathbf{X}}$ No

If there was a mapping error, explain here and provide documentation:

(2) The denial of the proposed amendment would jeopardize public health, safety, or welfare.

Does this criterion apply to your application? ____Yes X__No

- If this condition applies, explain here_____
- (3) The proposed amendment is appropriate:
 - (a) because of a material change in circumstances since the adoption of the plan; and
 - (b) denial would result in a hardship to the applicant.

Does this criterion apply to your application? __Yes ___No

- If yes, explain here: <u>Actually, the proposed FLUM change and rezoning are consistent with</u> <u>the adopted West Oak Hill Neighborhood Plan s indicated in the goals and</u> <u>objectives. Therefore, the proposed plan amendment is appropriate as it relates to</u> <u>conformity with the neighbohod plan.</u>
- (4) The proposed project:
 - (a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations.

Does this criterion apply to your application? X Yes No

If yes, explain here <u>Redevelopment of the site would require on-site detention and</u> <u>a water quality pond - both of which are not currently provided because they were</u> <u>not required when the site was developed.</u>

or

(b) promotes the recruitment or retention of an employment center with 100 or more employees.

Does either one of these criteria apply to your application? _ _Yes X _No

If yes, explain here

(5) The proposed amendment is consistent with the goals and objectives of the neighborhood plan.

List the goals and objectives from the plan that you feel support your plan amendment request, along with your rationale for why it meets these goals/objectives. Use separate document if necessary.

Land Use Goal # 6.B.: Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

<u>Land Use Goal #</u> 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.

<u>Land Use Goal # 6.E.</u>: <u>Encourage locally owned businesses to locate in the Oak Hill area and</u> find ways for local businesses and employers to prosper.

Key Principles:

6.B.1: Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

<u>6.E.1: Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments.</u>

2

(You can find the plan document here: <u>http://austintexas.gov/page/adopted-neighborhood-</u> planning-areas-0)

or

- (6) The proposed amendment promotes additional S.M.A.R.T. Housing opportunities.
- Is this a S.M.A.R.T. Housing project? ____Yes X___No
- If yes, explain here and provide the letter from Neighborhood Housing and Community Development_____

(C)	The	applicant	must	demonst	rate	that:
-----	-----	-----------	------	---------	------	-------

 The proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property; <u>and</u>

<u>https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodel</u> <u>d=TIT25LADE</u>)

<u>Response:</u> The NPA application will be accompanied by a rezoning application and during the site plan review/approval stage, the proposed development at that time, will comply with applicable regulations and standards of the land development code.

(2) The proposed amendment is consistent with sound planning principles. (See attached)

3

LAND USE PLANNING PRINCIPLES

You can find the Guide to Land Use Standards here: <u>http://www.austintexas.gov/department/neighborhood-planning-resources</u>)

If you believe a principle does not apply to your proposed plan amendment application, write "Not applicable".

1. Ensure that the decision will not create an arbitrary development pattern. Provide your analysis here: <u>The decision to rezone the site from RR-NP to W/LO-NP will not</u> create an arbitrary development pattern.

2. Ensure an adequate and diverse supply of housing for all income levels. Provide your analysis here: <u>The proposed development is an office and warehouse</u>.

3. Minimize negative effects between incompatible land uses. Provide your analysis here: <u>The proposed office/warehouse development is compatible with</u> <u>surrounding land uses and zoning in the area.</u>

 4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas.

 Provide your analysis here:
 N/A

5. Discourage intense uses within or adjacent to residential areas. Provide your analysis here: N/A

6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood.

Provide your analysis here: This criterion will be met during the site plan stage.

7. Minimize development in floodplains and environmentally sensitive areas. Provide your analysis here: <u>The developer will comply with applicable environmental</u> regulations during the site plan stage – in this case, Save Our Springs (SOS) ordinance.

8. Promote goals that provide additional environmental protection. Provide your analysis here: <u>Any proposed development will comply with all applicable codes</u> and ordinances related to environmental protection.

9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development). Provide your analysis here: <u>Any proposed development will comply with all applicable codes</u> and ordinances.

10. Ensure adequate transition between adjacent land uses and development intensities. Provide your analysis here: <u>The proposed development will comply with all applicable</u> regulations.

11. Protect and promote historically and culturally significant areas.

 Provide your analysis here:
 N/A

5

12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: <u>http://austintexas.gov/department/imagine-austin-download-center</u>. Appendix E. Framework for Decision Making, pages A-57 through A-58.)

Provide your analysis here: <u>The proposed development has the potential to promote the</u> <u>following items set forth in Appendix E:</u>

- 1. Create jobs.
- 2. The applicant has site control

13. Avoid creating undesirable precedents. Provide your analysis here: <u>The proposed W/LO-NP zoning will not create any undesirable precedents.</u>

14. Promote expansion of the economic base and create job opportunities. Provide your analysis here: <u>The proposed office/warehouse se will create job opportunities.</u>

15. Ensure similar treatment of land use decisions on similar properties. Provide your analysis here: <u>Amending the FLUM to allow office/warehouse use in this</u> planning area will treat the subject site in a similar manner to what is envisioned in the adopted neighborhood plan and the surrounding zoning and land use pattern.

16. Balance individual property rights with community interests and goals. Provide your analysis here: <u>The requested FLUM amendment and rezoning will create jobs</u> within the city limits.

17. Consider infrastructure when making land use decisions. Provide your analysis here: <u>There is adequate infrastructure to accommodate an</u> <u>office/warehouse use on the subject site.</u>

18. Promote development that serves the needs of a diverse population. Provide your analysis here: <u>The requested FLUM change and rezoning will, indeed, promote development that will serve the community.</u>

6

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to participate in the public hearings, you are not required to participate. However, if you do participate, you have the opportunity to speak FOR or AGAINST the proposed amendment. These meetings will be virtual. You must register in advance to speak.

During a 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 plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Housing and Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by participating in the Public Hearings and conveying your concerns at that meeting;
- by submitting the Public Hearing Comment Form; or
- by writing to the city contact listed on the previous page.

For additional information on Neighborhood Plans, visit the website:

www.austintexas.gov/department/neighborhood-planning.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to: City of Austin Housing and Planning Department Maureen Meredith P. O. Box 1088 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2020-0025.01 Contact: Maureen Meredith, Ph: 512-974-2695 Public Hearing: Mar 25, 2021 - City Council

Monreal Framing (ap.

I am in favor I object

Your Name (please print)

7919 Thomes Springs Ket / 1815 Them Your address(es) affected by this application

Signature

Comments:

96 HPD

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to participate in the public hearings, you are not required to participate. However, if you do participate, you have the opportunity to speak FOR or AGAINST the proposed amendment. These meetings will be virtual. You must register in advance to speak.

During a 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 plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Housing and Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by participating in the Public Hearings and conveying your concerns at that meeting;
- by submitting the Public Hearing Comment Form; or
- by writing to the city contact listed on the previous page.

For additional information on Neighborhood Plans, visit the website:

www.austintexas.gov/department/neighborhood-planning.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to: City of Austin Housing and Planning Department Maureen Meredith P. O. Box 1088 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2020-0025.01 Contact: Maureen Meredith, Ph: 512-974-2695 Public Hearing: Mar 25, 2021 - City Council	
Your Name (please print)	☐ I am in favor □ I object
Your Name (please print)	
7815 Thomas Sprigs Rd	
Your address(es) affected by this application	
- forso	3 8 2021
Signature	Date
Comments:	

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. Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0102 Contact: Kate Clark, 512-974-1237 Public Hearing: March 25, 2021, City Council Loco Grade Enders 🖾 I am in favor Your Name (please print) I object Your address(es) affected by this application 202 Signature Date 572-983-4042 Daytime Telephone: Comments: If you use this form to comment, it may be returned to: City of Austin, Housing & Planning Department Kate Clark P. O. Box 1088, Austin, TX 78767 Or email to: Kate.Clark@austintexas.gov

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. Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0102	
Contact: Kate Clark, 512-974-1237	
Public Hearing: March 25, 2021, City Council	
Your Name (please print)	I am in favor I object
7815 Thomas Songs Your address(es) affected by this application	
Daytime Telephone: 512-983-4042	3 8 2021 Date
Comments:	
2	
	-
R.,	
If you use this form to comment, it may be returned to: City of Austin, Housing & Planning Department Kate Clark P. O. Box 1088, Austin, TX 78767	
Or email to: Kate.Clark@austintexas.gov	