



OHAN Resolution to Support a Zoning Change Request, C14-2016-0020, from LR-MU-NP to GR-MU-NP ONLY with a Strict Conditional Overlay and Restrictive Covenant

WHEREAS, OHAN member Travis Country Community Service Association has raised issues concerning the zoning change request in C14-2016-0020; and

WHEREAS, these concerns include, among other things, the elevated location within Barton Springs with drainage to the Williamson Creek watersheds; potential overflow into Gaines Creek; the existing entitlements on the property grandfathered and not subject to the SOS ordinance; reduced water quality controls; increased impervious cover allowances; inadequate traffic signals at the property; and decreased Austin Fire Department response time to this property; both separately and in conjunction with the entitlements on property adjacent to and in proximity to the project; and

WHEREAS, the Oak Hill Association of Neighborhoods supports responsible development; and

WHEREAS, the Oak Hill Association of Neighborhoods supports ways to best manage growth to enhance the quality of life and to best preserve, protect, and manage natural resources and wildlife within our community; and

WHEREAS, the owner of the project has requested a zoning change from LR to GR to enable two specific purposes; and

WHEREAS, OHAN supports the zoning change request so long as the zoning change does not allow for any further or different development or uses than the existing zoning, with the exception of the two purposes that the owner has represented to OHAN as the reasons for the requested zoning change.

THEREFORE, OHAN supports the zoning change request in C14-2016-0020 from LR to GR upon the following conditions:

1. All uses not allowed in LR shall be excluded from permissible uses in the GR zoning via a Conditional Overlay and restrictive covenant with the exceptions stated below.
2. The only uses and/or deviations from LR zoning shall be:
 - a. decked space for the restaurant site shall be no more than 1,500 square

feet; and

- b. drive-thru coffee shop shall be an allowed use.
3. No variances, exceptions, waivers, payments in lieu, interdepartmental variances, etc., shall be requested by owner and none shall be granted by the City of Austin.

Adopted this 8th Day of June, 2016

/s/ Darryl W. Pruett
Darryl Pruett, OHAN President