



Resolution in Support of Oak Hill Neighborhoods Concerned with the Proposed Leif Johnson Ford Dealership

WHEREAS, Leif Johnson Ford (hereinafter “the Dealership”) is proposing a car dealership on 14.80 acres of undeveloped land at the southeast corner of Old Bee Caves Road and State Highway 71 in Oak Hill consisting of a new car lot, a used car lot, a service center, an express lube station, and a five-story parking garage; and

WHEREAS, the Dealership is directly adjacent to the 4,000 acre Barton Creek Habitat Preserve, established to protect the endangered Golden Cheek Warbler, a bird sensitive to human encroachment, and according to the City of Austin, the site “is located within the endangered species area”; and

WHEREAS, the Dealership site was zoned “General Retail” in 1986, when the Barton Creek Habitat Preserve was to be a 4,000 home residential development and Old Bee Caves Road was to be “Major Arterial 12”, a 4 lane divided roadway; and

WHEREAS, the Dealership is next to Rural Residential and an apartment complex; and

WHEREAS, the Dealership site was zoned “Mixed Use/Office” on the Future Land Use Map to “provide a transition from residential use to non-residential or mixed use” which prohibits car lots; and

WHEREAS, the Dealership's five-story parking garage will sit atop one of the highest ridges in Oak Hill dividing Williamson Creek and Barton Creek watersheds; and

WHEREAS, the Dealership property is subject of a public restrictive covenant which allows a maximum of 65% impervious cover and is located in Austin's Drinking Water Protection Zone and directly upstream of the Edwards Aquifer Recharge Zone; and

WHEREAS, the Dealership will provide test drives to countless potential buyers through nearby neighborhoods; and

WHEREAS, the Dealership's lighting will pollute the dark sky in a rural and low-density area; and

WHEREAS, the Dealership has been unwilling to communicate their plans with the affected communities after repeated requests.

NOW, THEREFORE, BE IT RESOLVED: that OHAN finds the Dealership to be inappropriate for the location and disruptive to the area's rural character; and on the environment of the contiguous area; and

BE IT FURTHER RESOLVED: that OHAN fully supports the Neighborhoods in their efforts to reduce the adverse impact on the resident's lives by the Dealership; and

BE IT FURTHER RESOLVED: that OHAN requests that no variances, exceptions, waivers, payments in lieu, interdepartmental variances, etc., shall be requested by owner/applicant and none shall be granted by the City of Austin; and

BE IT FURTHER RESOLVED: that OHAN urges the Dealership to engage with the community and address their concerns.

Submitted to the Oak Hill Association of Neighborhoods by Hill Country Estates HOA, Covered Bridge POA, Circleville NA, and Aviara HOA, and unanimously approved by a vote of the membership on March 14, 2018