

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Oak Hill Combined (East Oak Hill)

CASE#: NPA-2024-0025.02 **DATE FILED:** March 20, 2024

PROJECT NAME: W US Hwy 290

PC DATE: April 23, 2024

ADDRESS/ES: 5151 W US 290 HWY EB

DISTRICT AREA: 8

SITE AREA: 24.83 acres

OWNER/APPLICANT: Jimmy Nassour (Member)

AGENT: Drenner Group, PC (Leah Bojo)

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

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Use

To: High Density Mixed Use

Base District Zoning Change

Related Zoning Case:

From: LO-CO-NP, DR-NP, GO-CO-NP, GR-MU-CO-NP and GR-CO-NP

To: CH-PDA-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

CITY COUNCIL DATE: May 2, 2024

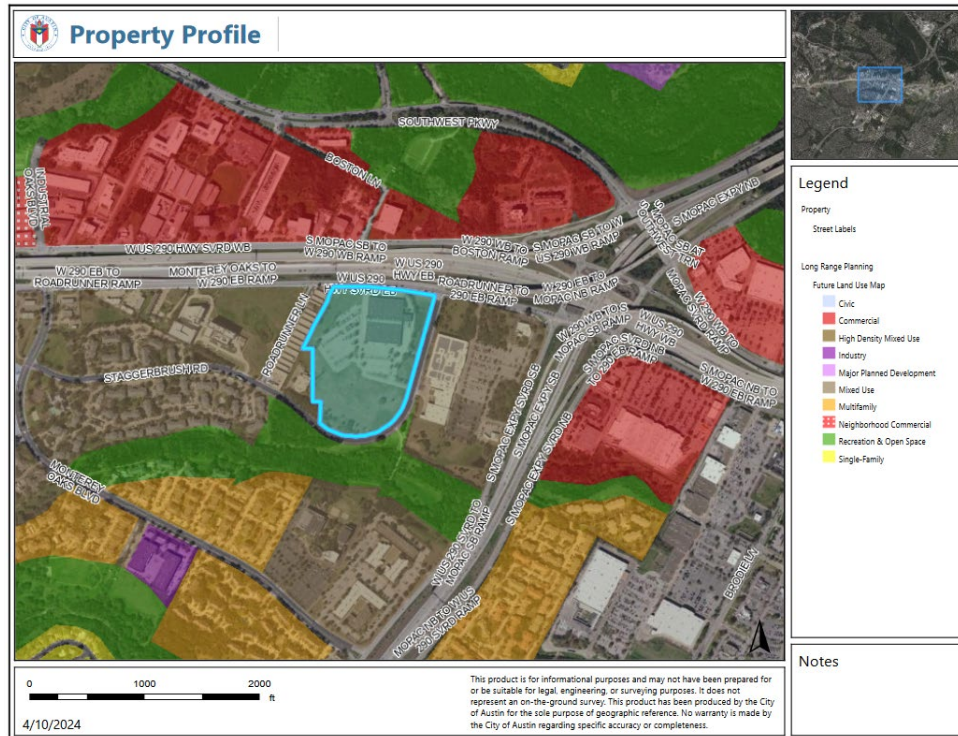
ACTION:

PLANNING COMMISSION RECOMMENDATION:

April 23, 2024 – (action pending)

STAFF RECOMMENDATION: Recommended for applicant's request for High Density Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: The property is located at the southwest corner and near the intersection of two major highways, West US 290 Hwy EB and South MOPAC Expressway. The applicant proposes to add multifamily residential uses to the southern undeveloped portion of the site. On the site fronting West US 290 Hwy EB is a Home Goods store, which the applicant said will remain but could be redeveloped in the future. The applicant's request to change the future land use map from Mixed Use to High Density Mixed Use is supported by staff because this land use is appropriate in this area near two major highways.



The plan amendment request meets the following neighborhood plan goals and recommendations:

Land Use Goals:

GOALS, OBJECTIVES AND RECOMMENDATIONS:

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

6A.1

Ensure quality of new construction and renovations.

6.A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Alberston's store).

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

6.A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit oriented.

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

6.B.1

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

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of all stakeholders while taking into consideration environmental concerns.

6.B.2

Provide business and residential expansion without creating urban sprawl.

6.B.2a—Provide support of targeted development, which are areas with existing infrastructure at commercial nodes.

- 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.

Housing Goals:

- 8.A.** Balance development and environmental protection by maintaining a vibrant residential and commercial community.

8.A.1

Assess and minimize the impact of land development on surface and ground water.

8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc).

8.A.2

Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.

8.A.2a—Clustered development should be encouraged where appropriate (see Chapter 9: Neighborhood Design).

8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.

8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core

Transit Corridors (CTC) and Future Core Transit Corridors

PROPOSED LAND USE:

High Density Mixed Use - An area that is appropriate for a mix of residential and non-residential uses with floor-to-area ratios of 3.0 or higher.

Purpose

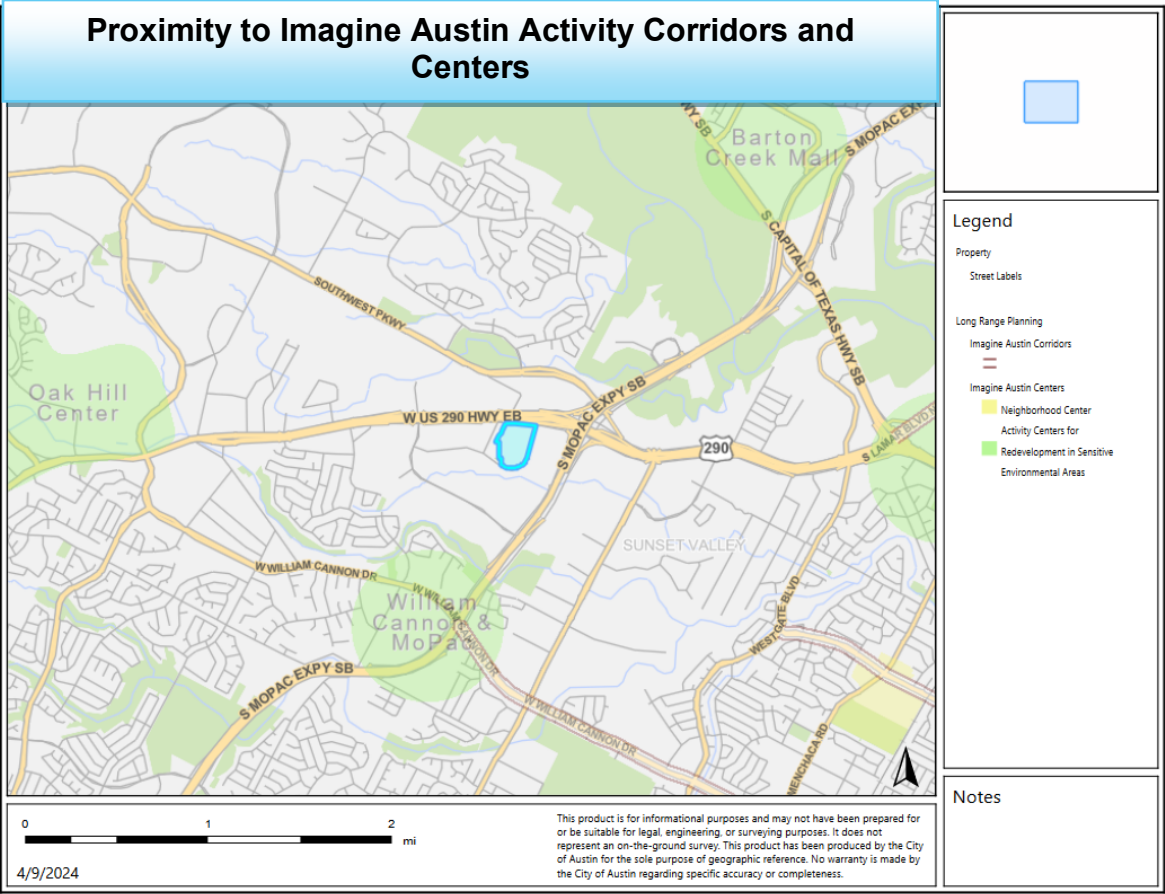
1. Encourage dense, pedestrian- oriented development in downtown, areas near downtown, and sites with exceptional transportation access;
2. Provide a transition between the central core and surrounding districts; and
3. Encourage redevelopment of sites in or near the center city.

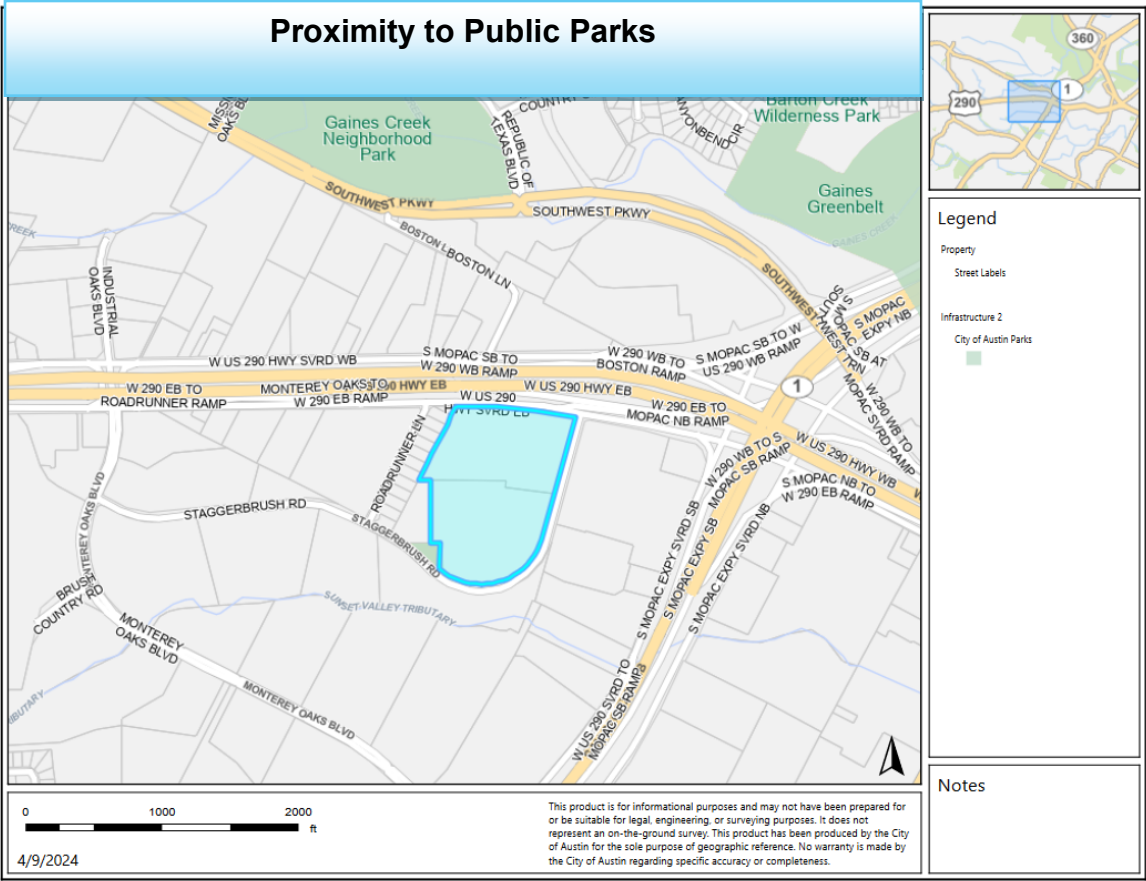
Application

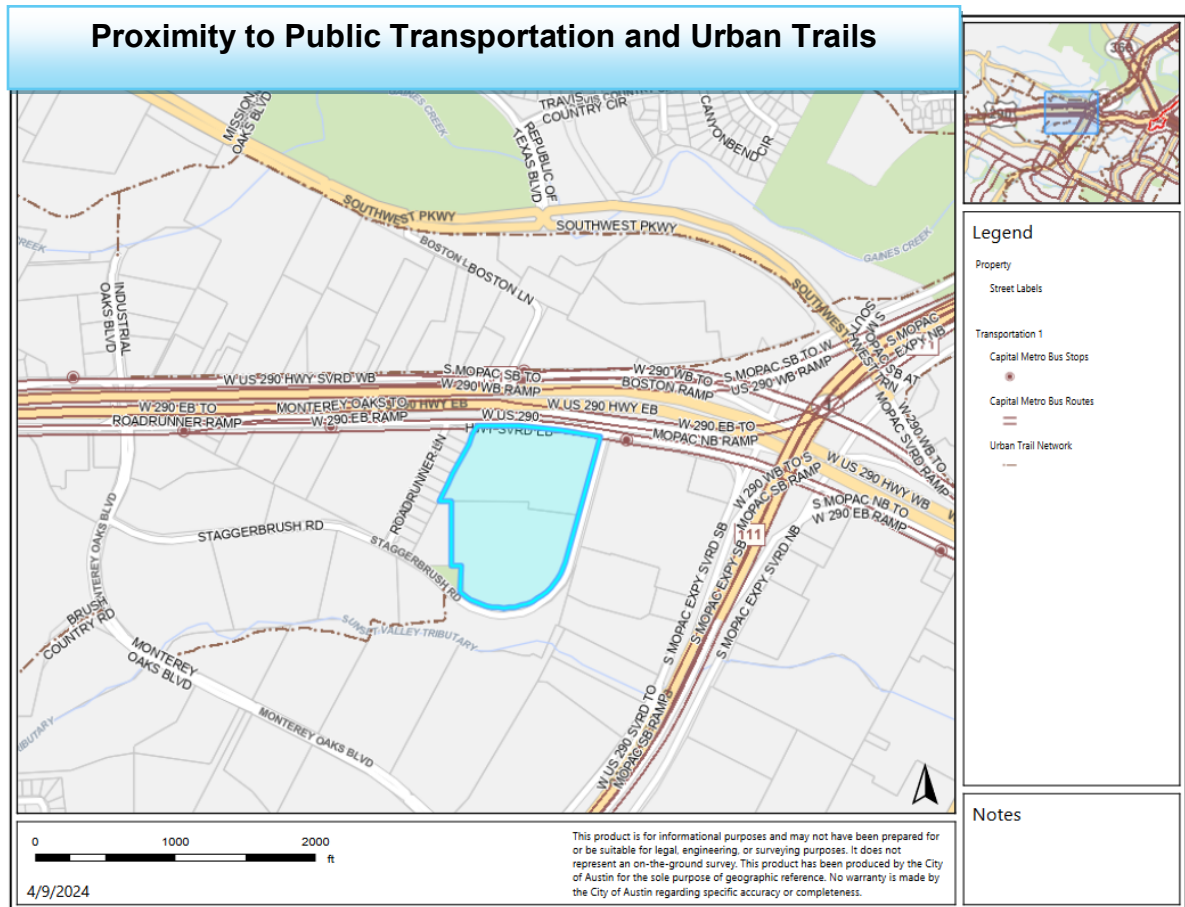
1. Applicable to most mixed-use/commercial sites in the Central Business District;
2. May be applied to other central areas, such as the Central Urban Redevelopment Area, where existing population and infrastructure can support higher-density development;
3. May also be applied to areas outside of the central core where higher densities can be supported and neighborhood impacts are minimal; and
4. Can be used to accommodate Transit-Oriented Development at existing or proposed transit stations.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
No	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center:
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • There are sidewalks along the north side of W US Hwy 290 in front of the Home Goods store. • There are sidewalks along Staggerbrush Road.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.\ <ul style="list-style-type: none"> • Target grocery store directly east of the property
No	Connectivity and Education: Located within 0.50 miles from a public school or university.\ Patton Elementary School is 2.8 miles from the site
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • Archstone Greenbelt directly south of property
Yes	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> • Baylor Scott & White Medical Center 0.8 miles by car and 0.4 miles by foot.

No	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> • Applicant is not proposing affordable housing units but said in the community meeting they would work with the neighborhood on this request.
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> • Applicant proposes to build a multifamily development, although the proposed number of dwelling units was not provided.
Yes	Mixed use: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> • The development will be a mix of commercial uses along the highway frontage and multifamily uses on the southern portion of the site.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
No	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	Industrial Land: Preserves or enhances industrial land.
8	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
n/a	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
n/a	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
n/a	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
n/a	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
PUD zoning is not proposed.	Total Number of "Yes's"







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.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

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 March 20, 2024. Previously, the zoning change application was filed requesting a zoning change to LI-PDA-NP, which did not trigger a change in the future land use map with the existing Mixed Use land use. At some point, the applicant amended their zoning request to CH-PDA-NP and the case proceeded to Planning Commission and was approved on the consent agenda. However, the Long-Range Planning staff was not aware of the change in the zoning change request to CH-PDA-NP which would have triggered a plan amendment application from Mixed Use to High Density Mixed use, therefore, a plan amendment application was filed, and the two cases were notified for the April 23, 2024 Planning Commission hearing date and the May 2, 2024 City Council hearing date.

The applicant proposes to change the future land use map (FLUM) from Mixed Use to High Density Mixed Use to add multifamily residential uses to the site.

The applicant proposes to change the zoning from DR-NP - Development Reserve district—Neighborhood Plan), LO-CO-NP - Limited Office district-Neighborhood Plan), GO-CO-NP - General Office district—Neighborhood Plan) and GR-CO-NP - Community Commercial district-Neighborhood Plan) to CH-PDA-NP (Commercial Highway district-Planned Development Area-Neighborhood Plan). For more information on the proposed zoning change, see associated zoning case report C14-2023-0056.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on April 4, 2024. Approximately 69 community meeting notices were mailed to utility account holders and property owners within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended the meeting, Maureen Meredith and Mark Walters from the Planning Department. Leah Bojo and Temaria Davis from Drenner Group, PC, the applicant's agents attended, and three people from the neighborhood.

Below are highlights from Leah Bojo's presentation:

- The site is 24.83 acres.
- The site is currently developed with Home Goods store. There is a site plan in review which currently has an office use, but we want to change it to multifamily uses.
- There is public transportation access near the property and also the Archstone greenbelt trail near the site as well.

- Now the site is a mix of zoning districts. We are asking for CH-PDA-NP. The FLUM request is from Mixed Use to High Density Mixed Use. CH has FAR of 3:1.
- We offer environmental superiority is to reduce the permitted IC by 3.5%
- Our request is to increase the building height from 60 ft to 120 ft.
- We want to add residential uses, waive setbacks and remove heavy uses allowed.

Q: How much IC is on the site?

A: The whole site is about 60% IC on its area. The site is divided into two phases. The front of the site with Home Goods is Phase I and it is staying for now. The part where the multifamily is proposed is Phase II where the IC would have to reduce by 3.5%, so it would be 56.5% IC, so the total would be 57.6% IC, but it would have to be over the total site.

Q: The entire site is asking for 120 ft height?

A: Yes, but eventually the Home Goods site could be redeveloped, but right now we are talking about the back portion of the site for multifamily.

Q: So why aren't you providing affordable housing?

A: The City cannot ask for affordable housing except through density bonus program. There is not a density bonus program that allows us to get 120 feet through this zoning process, but we could discuss this with you separately, not in a City meeting.

Q: What are the conditional overlays?

A: There are certain prohibited uses that we carried over from existing zoning and I can forward those to you and your neighbors.

Q: Will the Home Goods store be torn down?

A: There are no immediate plans to tear it down, but eventually it could be.

Q: How many units could be built on the multifamily part?

A: We don't have that number ready to give, but we can get back to you.

Q: Where will the ingress and egress be?

A: I believe the primary entrance will be off Hwy 290, but there is an existing access point off Staggerbrush Rd, which might be for emergency vehicles, but this would be something we would have to work with the City.

Q: What about the flooding concerns regarding building on the back lot?

A: We will have to comply with the City's flood plain requirements and rules for drainage.

Q: What's the need to go up to 120 feet?

A: There are a lot of height limits that are not based on construction reality. There is a fire code change at 70 feet, so 90 feet is not a realistic height to build to, but 120 feet is.

Q: So this will be market-rate housing and will it be condos or apartments for rent?

A: Yes, it will be market-rate housing and it has not been 100% determined if it will be rentals or condos.

Q: Will drainage and detention/retention be improved on the site?

A: The site currently has detention/retention on it with the existing development and with the new development it will be required and will certainly be improved.

Q: I understand they are proposing to expand Hwy 290. Has that affected your property?

A: I'll have to get back to you if ROW request has been submitted.

Q: Do you know what other commercial/retail uses will be on the property?

A: The multifamily stage will not have a commercial phase, but eventually the part with the Home Goods will be redeveloped but I can't tell you at this time what commercial uses will be there.

Applicant Summary Letter from Application

Leah M. Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

DRENNER
GROUP

March 17, 2024

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 5151 W US Highway 290 – Neighborhood Plan Amendment application for the 24.83-acre piece of property located at 5151 W US Highway 290 in the City of Austin, Travis County, Texas (the “Property”).

Dear Ms. Middleton-Pratt:

As representatives of the Owners of the Property, we respectfully submit the enclosed Neighborhood Plan Amendment application for 5151 W US Highway 290. The project is located in the full purpose jurisdiction of the City of Austin and consists of 24.83 acres located on the east side of U.S. Highway 290 at the northeast corner of U.S. Highway 290 and Staggerbrush Road.

The Property has multiple zones GR-CO-NP (Community Commercial–Conditional Overlay – Neighborhood Plan) GR-MU-CO-NP (Community Commercial–Mixed Use–Conditional Overlay – Neighborhood Plan), GO-CO-NP (General Office–Conditional Overlay–Neighborhood Plan), LO-CO-NP (Limited Office–Conditional Overlay–Neighborhood Plan), DR-NP (Development Reserve–Neighborhood Plan) to CH-PDA-NP (Commercial Highway Services – Planned Development Area – Neighborhood Plan). The rezoning has been submitted and is under review, per City of Austin Case No. C14-2023-0056.

The Property is located within the Oak Hill Combined Planning Area – East Oak Hill and has a Future Land Use Map (FLUM) designation of Mixed-Use. The zoning amendment to CH-PDA-NP requires a change to the FLUM from Mixed-Use to High Density Mixed-Use.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo
Drenner Group

cc: Joi Harden, Planning and Zoning Department (*via electronic delivery*)

**Letter of Recommendation from the Neighborhood
Plan Contact Team (NPCT)**



April 17, 2024

Maureen Meredith,

Please provide answers to stakeholder requests for information regarding 5151 W US 290 HWY:

- Text of the existing Conditional Overlay details
- Details regarding the proposed height, bulk and location of such building and line of sight analyses from adjoining properties and/or rights of way.
- Schematic drawings which illustrate the height, bulk and location of such buildings and line-of-sight analyses from adjoining properties and/or rights of way.
- Schematics and acreage square footage of open space or buffer areas
- The phasing of the development and the manner in which each phase can exist as a stable independent unit consistent with the provision of adequate public facilities and services.
- Right of way widths, wastewater disposal, stormwater analysis.
- Details regarding the addition of fire-fighting infrastructure, staff, and equipment, including additional ladder trucks, adequate water pressure and quantity to serve the added height and density proposed
- Firewise construction requirements for the proposed project.
- Evacuation plans in the event of a fire or other natural or manmade disaster affecting the proposed 1000 units and surrounding inhabitants.
- The expected population impact upon school overcrowding in the area

The Oak Hill NPCT concludes that the current land use (MU) seems most appropriate and allows for housing growth consistent with recent Council density allowances. Over more, it is obvious that much is missing from this project request.

The project claims 1000 housing units but requires a 3:1 FAR and is not considering affordable housing. It is evident another use could occupy over half of the project- perhaps the reason for the non-conforming LI zoning request.

In the case of this 24.83 acres property at 5151 Highway 290 strategically located for opportunities in development, the Oak Hill Neighborhood Planning Contact Team cannot support the requested height/density, nor the non-conforming zoning request. Most importantly, we would like to be certain that any development in this area while perhaps more intense than surrounding areas will not jeopardize the safety of residents. The area of request is predominantly 2-4 stories in height and is nestled near the convergence of Barton Creek, Williamson Creek and Sunset Valley.

We ask the developer to define the need for 120 ft in height when 70 ft (the height we are told maximum development cost/profit below 70 ft) would produce the highest building along our major traffic arteries. This area is not downtown and there have been no significant improvements in infrastructure.

Please do not move forward with this land use change until greater focus is given to the project.

Thank you in advance for addressing the concerns of our neighbors and attach this initial request for information to the case file.

Leigh Ziegler
OHNPCT, Chair

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From: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Sent: Wednesday, April 17, 2024 3:10 PM
To: LEIGH ZIEGLER <>; Meredith, Maureen
<Maureen.Meredith@austintexas.gov>
Subject: RE: NPA-2024-0025.02 and C14-2023-0056_5151 W US 290 Hwy

Hi Leigh,

Thank you for your email. It will be included in the back-up materials for the staff report.

The first bullet point request does pertain to zoning; however, the majority of the items/questions below pertain to a proposed site plan and this information would need to be provided by the applicant. I can provide their contact information to you.

I will get the conditional overlay information and email it to you. I will do my best to send it to you before your mtg. but I may not be able to get it to you until tomorrow.

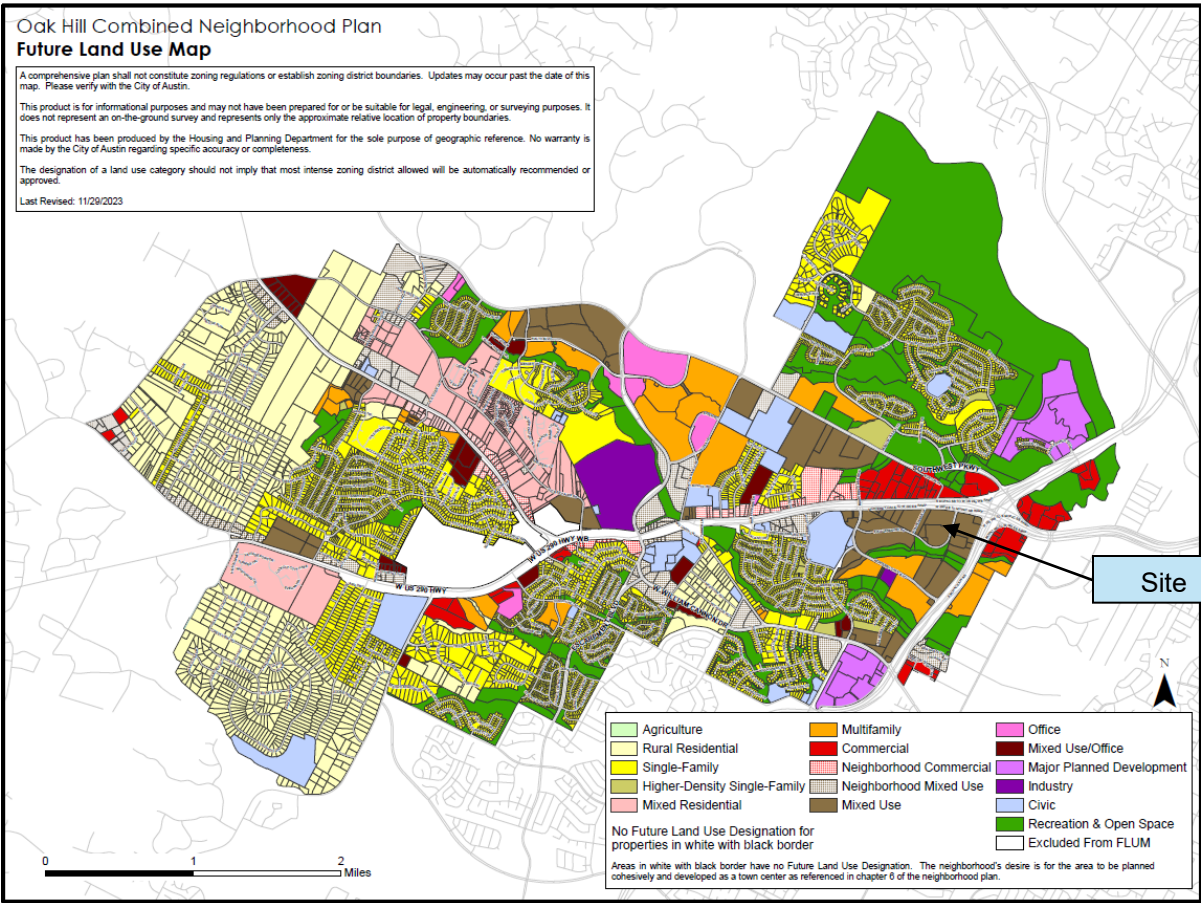
The applicant's contact information:

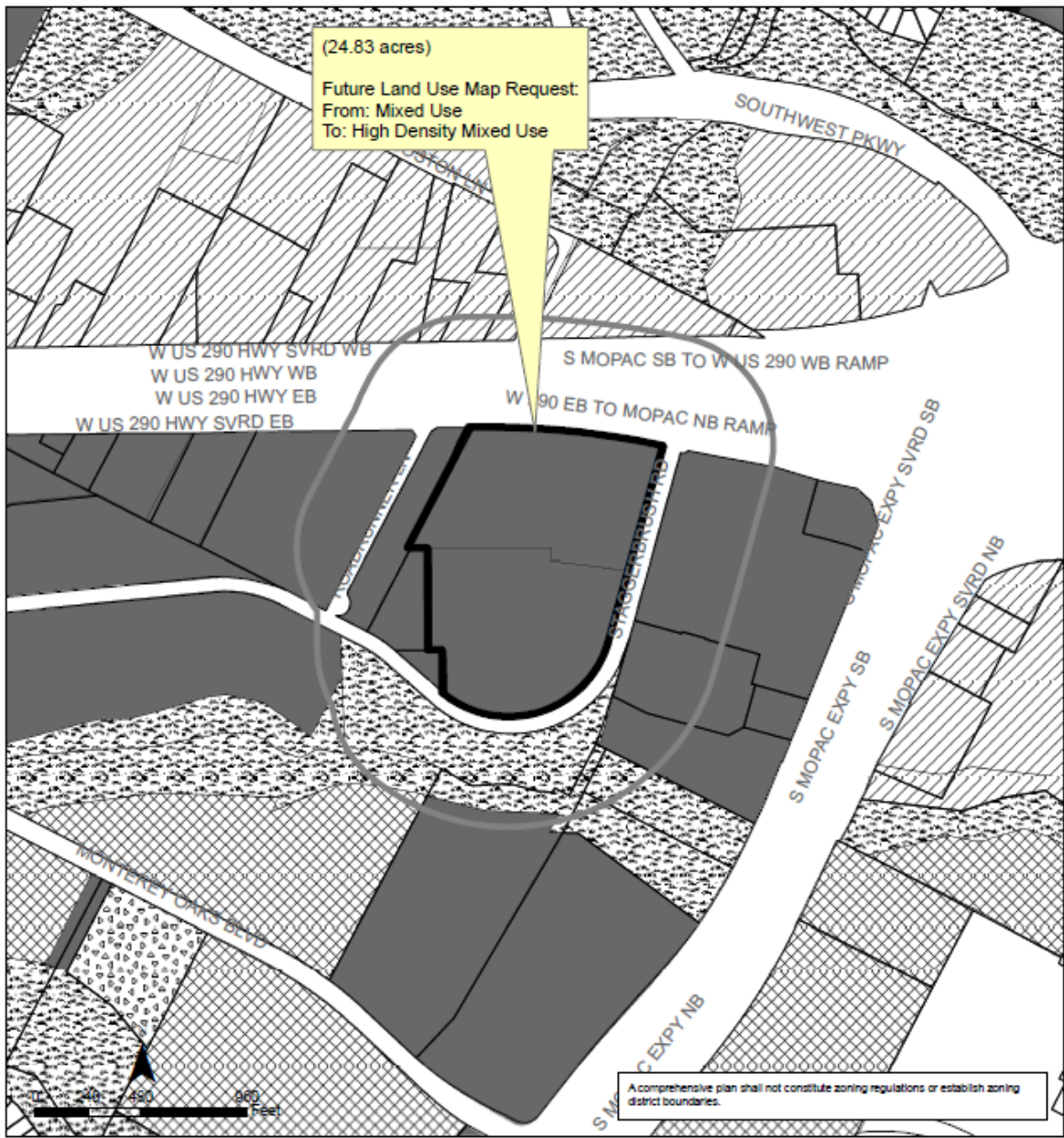
Drenner Group, PC (Leah M. Bojo)
512-807-2918

Thank you,

Nancy Estrada

Planner Principal | Current Planning
City of Austin, Planning Department
















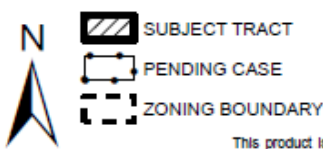
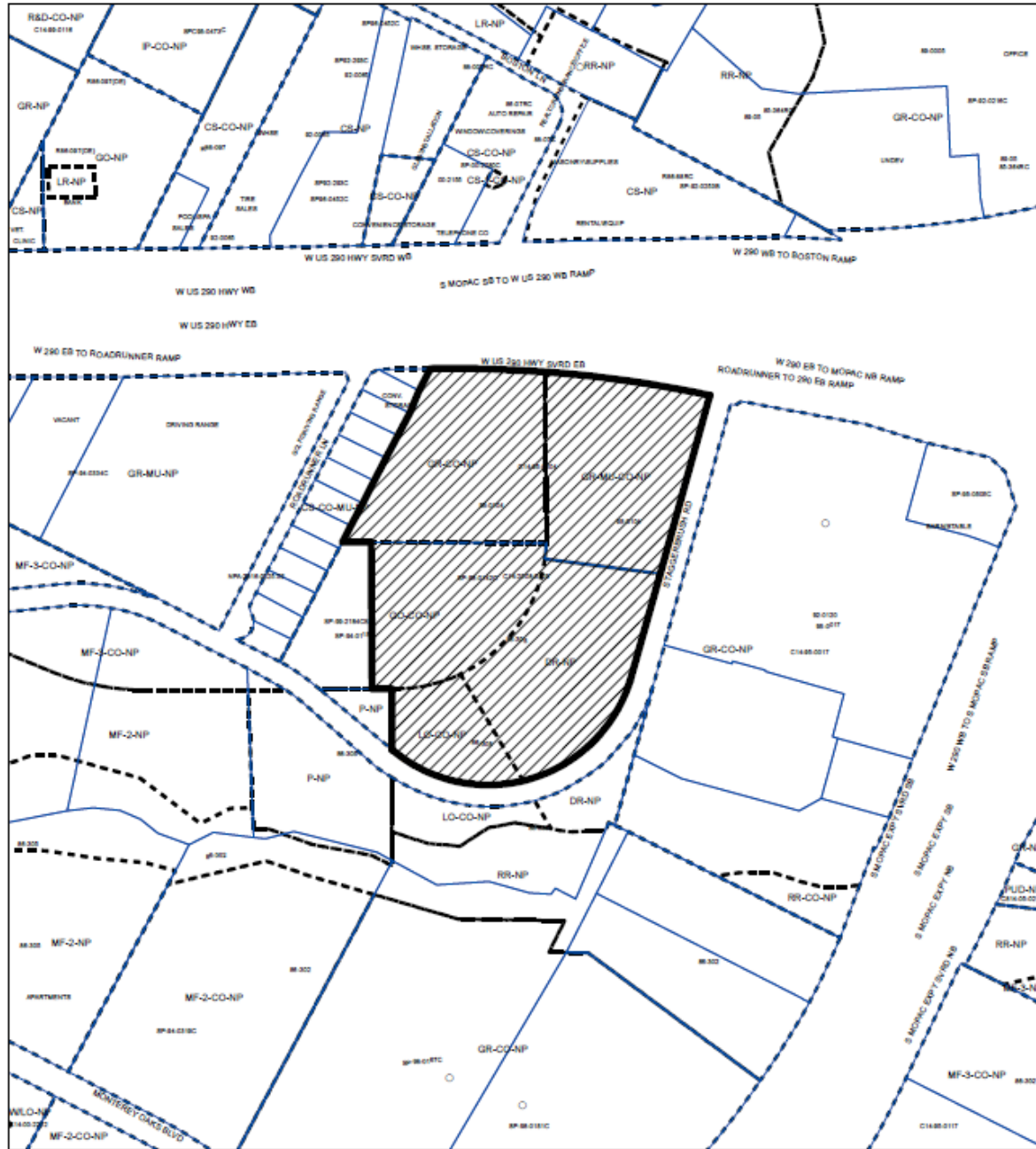
Oak Hill Combined Neighborhood Planning Area
NPA-2024-0025.02

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 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
Planning Department
Created on 3/21/2024, by: MeeksS

Future Land Use	
	Subject Tract
	500 ft. notif. boundary
	Commercial
	High Density Mixed-Use
	Industry
	Major Planned Development
	Mixed Use
	Multi-Family
	Recreation & Open Space
	Single-Family



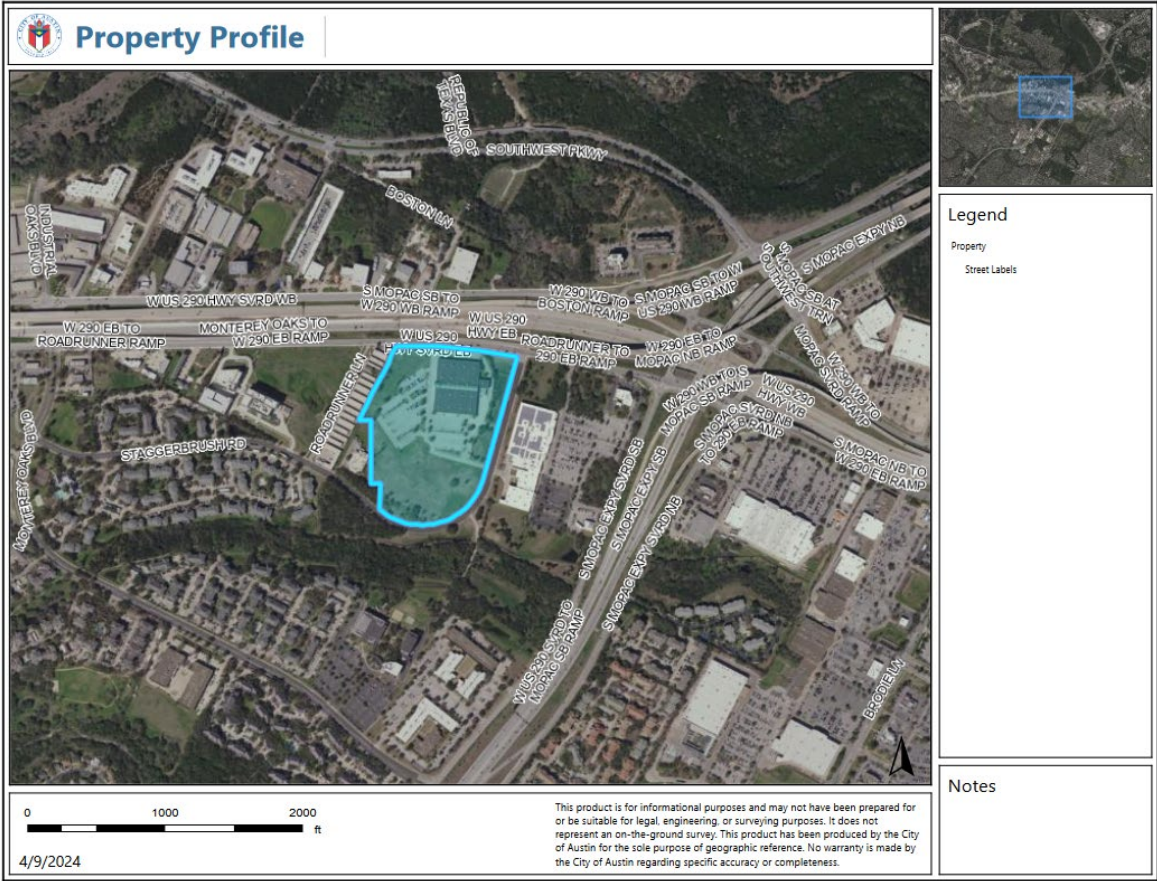
ZONING ZONING CASE#: C14-2023-0056

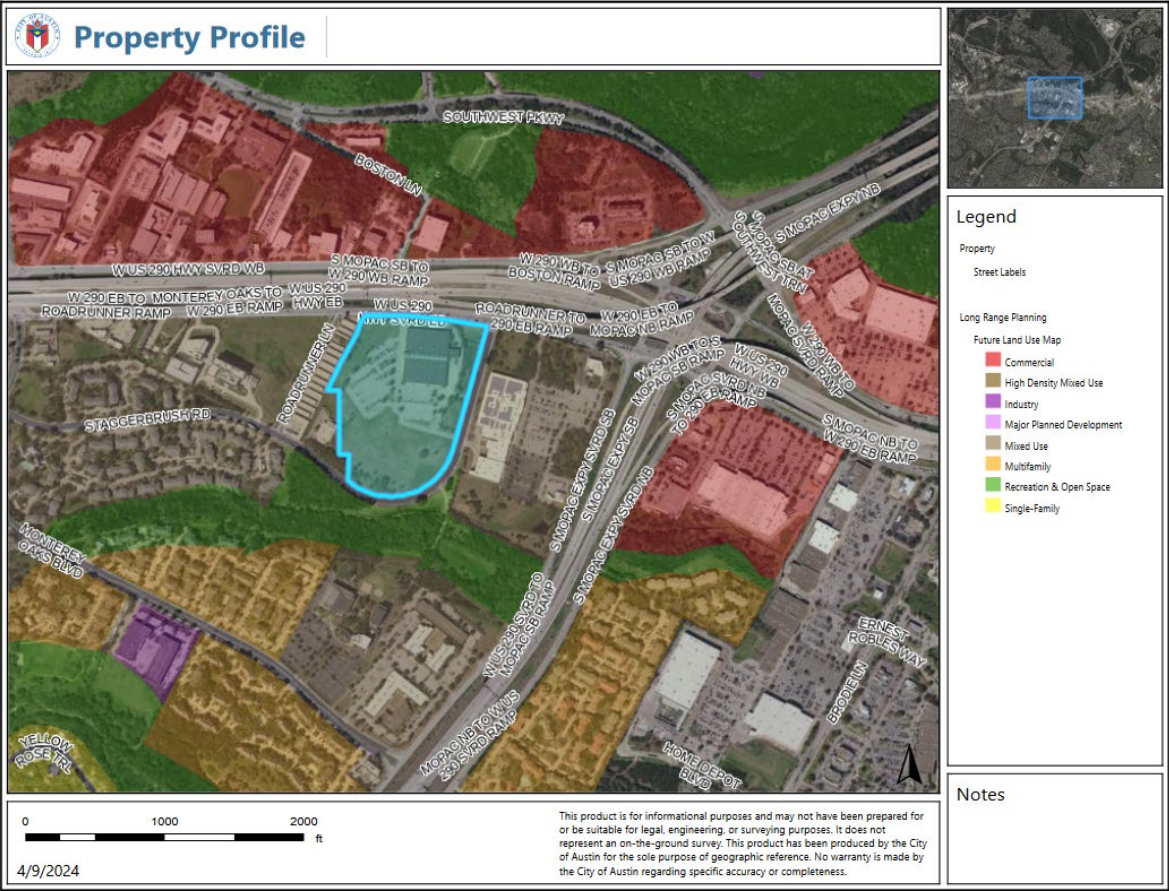
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

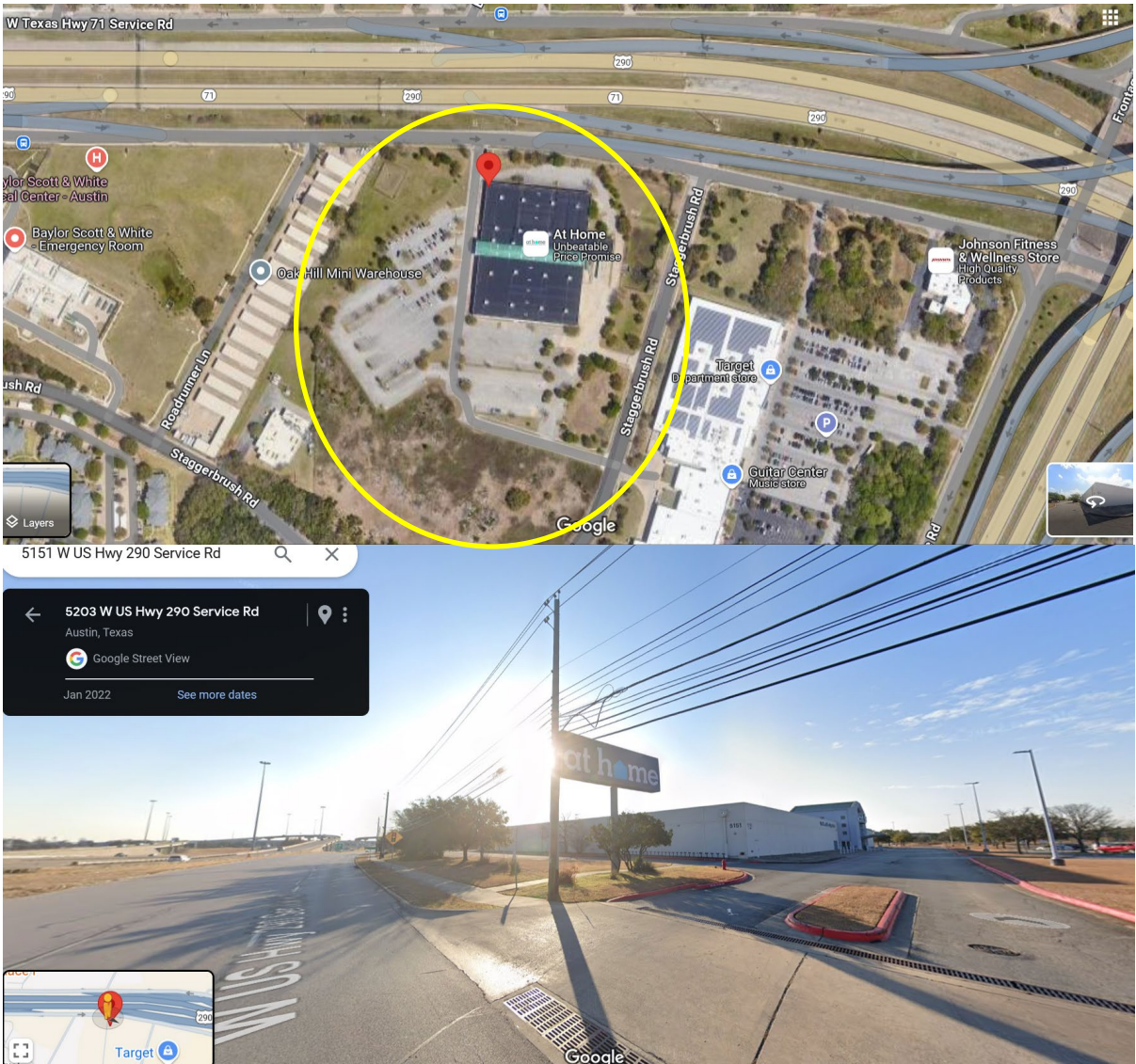
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Created: 4/25/2023







**Leah Bojo's presentation at the April 4, 2024 virtual
community meeting**

5151 W. US 290

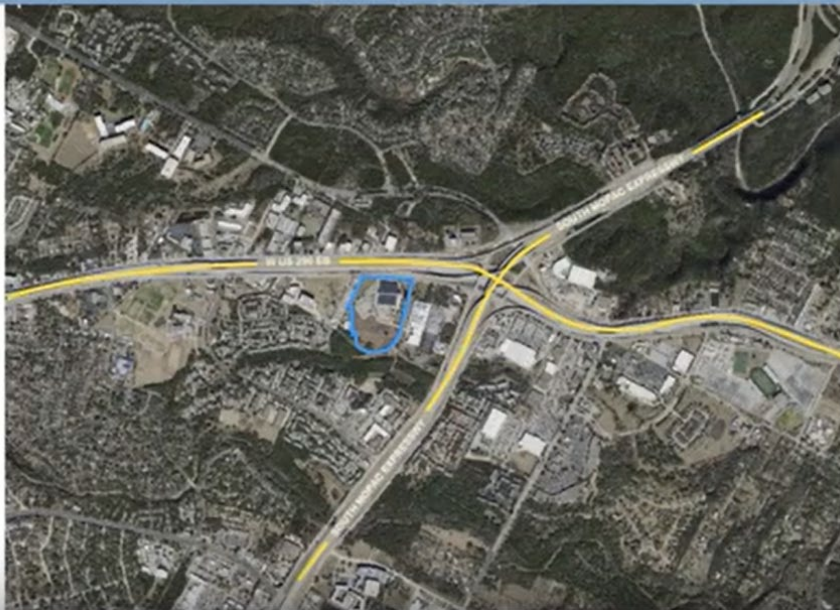
Oak Hill Combined Neighborhood Meeting

April 4, 2024



1

Site Aerial



2

Site Aerial



Property Details

Size:

- 24.83 Acres

Current Use:

- Retail (greater than 25K Square Feet)

Transit/Access:

- W US 290 between Staggerbrush Road and Roadrunner Lane
- CapMetro Line:
 - 315 Ben White
- CapMetro Stops:
 - 5107 290 Hwy/Staggerbrush
 - 5328 US 290/290
- Existing Archstone Greenbelt Trail

Zoning and FLUM Map



DR-NP (Development Reserve - Neighborhood Plan),
 LO-CO-NP (Limited Office - Conditional Overlay - Neighborhood Plan) GO-CO-NP
 (General Office - Conditional Overlay - Neighborhood Plan)
 GR-CO-NP (Community Commercial - Conditional Overlay - Neighborhood Plan)
 GR-MU-CO-NP (Community Commercial - Mixed Use - Conditional Overlay -
 Neighborhood Plan)
 to
 LI-PDA-NP
 (Limited Industrial Services- Planned Development Area - Neighborhood Plan)

Mixed-Use
 To
 High Density Mixed-Use

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CH-PDA-NP (Commercial Highway-Planned Development Area-Neighborhood Plan)

- Reduce permitted impervious cover by 3.5%
- Increase height 60' → 120'
- Add residential uses
- Waive setbacks
- Remove heavy uses

CH – Commercial Highway

- FAR = 3:1

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Contact information

Leah Bojo

lbojo@drennergroupp.com

512-807-2918

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Correspondence Received

From: Signe Porteshawver <
Sent: Saturday, March 30, 2024 3:33 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: NPA-2024-0025.02

Hi Maureen,

I just got a notice about the rezoning case for Oak Hill Combined Neighborhood Plan. Is the zoning change to allow the building of an apartment complex?

Thank you,

Signe

From: Signe Porteshawver
Sent: Thursday, April 4, 2024 5:08 PM
To: Leah Bojo <>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Temaria Davis >
Subject: Re: NPA-2024-0025.02

Thanks all,

I wrote because that lot is currently wild space, lined by old oaks, a small patch of forest, and filled in with meadow. This is already home to a consortium of wild creatures and it breaks my heart that all might get raised to build yet another dwelling for humans, even though Austin is already over-built. I understand this is private land and not up to me, but I remain faithful to the wild ones by advocating for them anyway. I hope your plans will include leaving the trees standing. I will grieve for this place.

Signe

On Mon, Apr 1, 2024 at 3:52 PM Leah Bojo <> wrote:

Thank you, Maureen, and hello Signe,

Yes, we are requesting this change in order to build multifamily instead of office. Not a complex, but more likely a MF building. Please let me know if you have any other questions I can answer. Thank you!

Leah M. Bojo, AICP, Director of Land Use & Entitlements

2705 Bee Caves Road, Suite 100, Austin, TX 78746

Drenner Group, PC | 512-665-1570 cell | | www.drennergrouppc.com