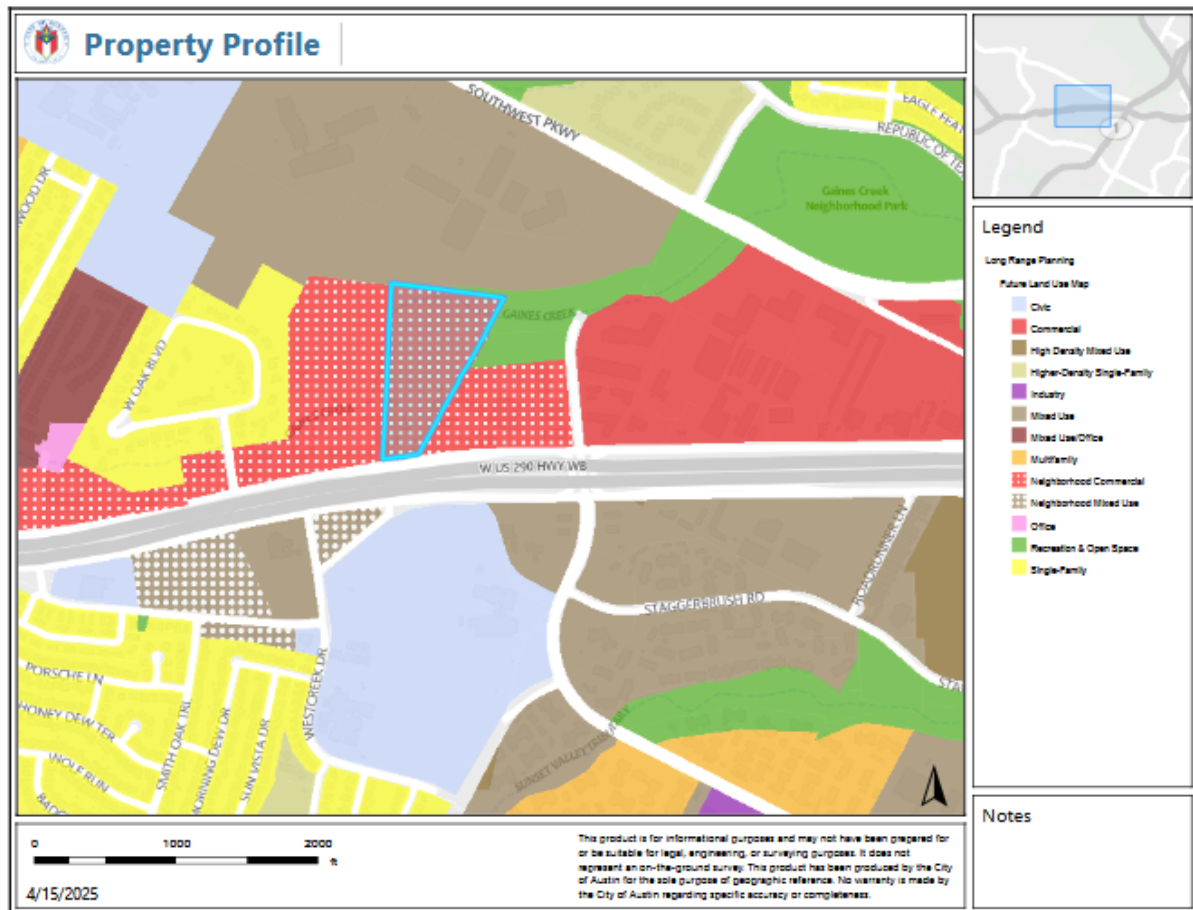


NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**NEIGHORHOOD PLAN:** Oak Hill Combined (East Oak Hill)**CASE#:** NPA-2025-0025.01**DATE FILED:** February 21, 2025**PROJECT NAME:** Oak Hill Apartments**PC DATE:** August 22, 2025**ADDRESS/ES:** 5526 W US Hwy 290 WB**DISTRICT AREA:** 8**SITE AREA:** 14.441 Acres**OWNER/APPLICANT:** 5205 Acquisitions, LLC**AGENT:** Monte F. James, attorney**CASE MANAGER:** Maureen Meredith**PHONE:** (512) 974-2695**STAFF EMAIL:** Maureen.Meredith@austintexas.gov**TYPE OF AMENDMENT:****Change in Future Land Use Designation****From:** Neighborhood Commercial**To:** Mixed Use**Base District Zoning Change****Related Zoning Case:** C14-2025-0038**From:** GR-CO-NP**To:** GR-MU-V-CO-DB90-NP**NEIGHBORHOOD PLAN ADOPTION DATE:** December 11, 2008**CITY COUNCIL DATE:** TBD**ACTION:****PLANNING COMMISSION RECOMMENDATION:***April 22, 2025 – (action pending)*

STAFF RECOMMENDATION: To support the applicant's request for Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Mixed Use land use. Mixed use land use is appropriate along W. US 290 Highway. There is Mixed Use land use to the north and along the south side of W. US 290 Hwy.

The applicant proposes a 201-unit apartment complex with ground floor commercial.



LAND USE DESCRIPTIONS:

EXISTING LAND USE:

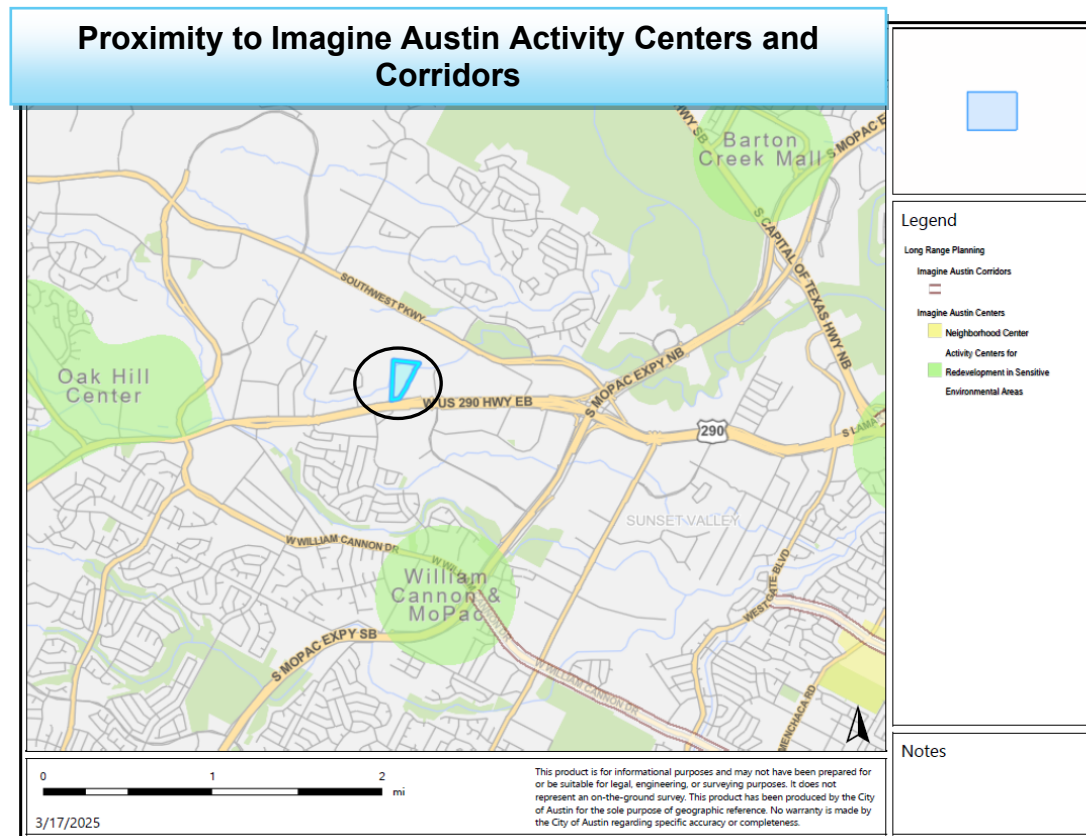
Neighborhood Mixed Use - Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale.

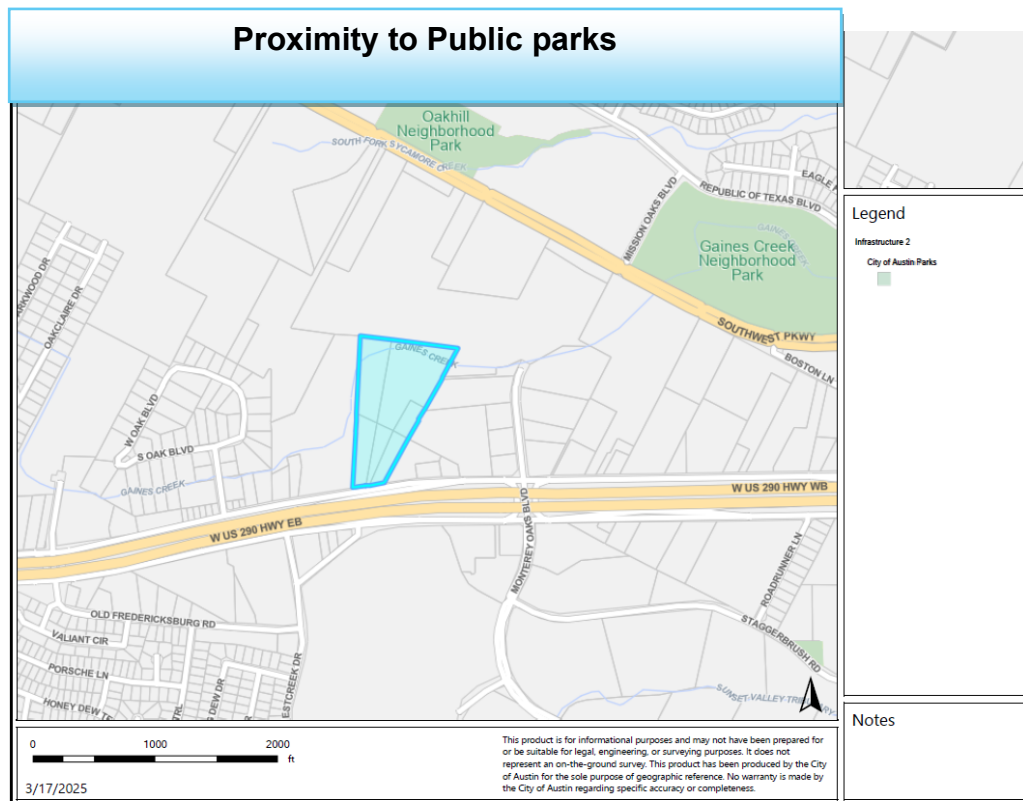
PROPOSED LAND USE:

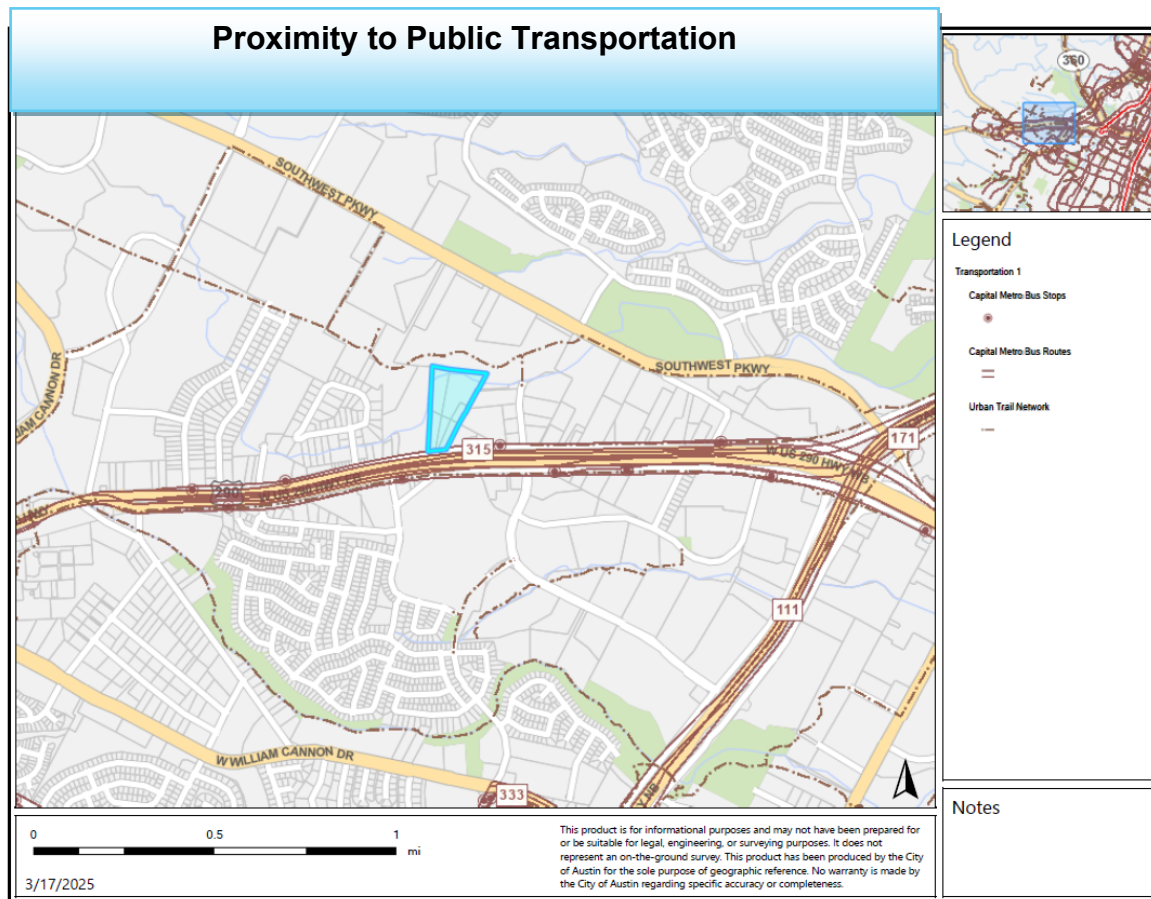
Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

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. <ul style="list-style-type: none"> • Bus routes along service road
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Various commercial services along service road
No	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
No	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 1.2 miles from Oak Hill Elementary
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"> • Urban trail to the north of the property
No	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"> • 1.4 miles from Dr. Dan Rasor, MD (doctor's office) • 1.6 miles from Baylor Scott & White Medical Center
Yes	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 states DB90 will be pursued which requires for ownership units, 12% must be set aside for affordability at 80% or less of the area medium family income (MFI), while rental units, 10% must be at 50% MFI or 12% at 60% MFI.
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 proposed 201-unit apartment complex with ground-floor commercial uses.
Yes	Mixed use: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> • The proposed zoning of GR-MU-V-CO-DB90-NP. Applicant proposes to develop under DB-90 which would require a commercial component with the residential uses.
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.
Not known	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.
7	Number of “Yeses”







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 applicant proposes to change the land use on the future land use map (FLUM) from Neighborhood Commercial to Mixed Use land use.

The applicant proposes to change the zoning on the property from GR-CO-NP (Community Commercial district – Conditional Overlay combining district – Neighborhood Plan) to GR-MU-V-CO-DB90-NP (Community Commercial district – Mixed Use combining district – Vertical Mixed Use combining district – Conditional Overlay combining district – Density Bonus 90 combining district – Neighborhood Plan) to build a five-story, 201-unit apartment complex using DB90 which will require an affordable housing component and ground-floor commercial uses. For more information on the zoning case, see report C14-2025-0038.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on March 18, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 67 community meeting notices were mailed to people with utility accounts and property owners within 500 feet of the subject property, in addition to the neighborhood and environmental groups who requested notification for the area.

Below are highlights from Monte James' presentation:

- We are proposing to build the Oak Hill Apartments, which is a 201-unit, five-story complex that will be developed towards the front of the property outside of the flood plain on the property.
- Parking will be in the back of the building. It will be an enclosed exterior structure with the swimming pool in the middle of the structure.
- Concept plans shown in this meeting are subject to change.
- This will be a Class A development.

Q: What will the building height be?

A: About 52-feet, five-stories

Q: Will there be elevators?

A: No.

Q: Where will the parking be?

A: Will be in the rear of the building. It will be determined later if it will be surface parking or structured parking.

Q: Will there be fire and water hook-ups?

A: Yes. The Austin Fire Department will require the development to be up to Code.

Q: Will the access be from 290 W. US 290 Hwy?

A: Yes.

Q: Will there be affordable housing?

A: Yes, at least 10% will be affordable, the rates will be determined at a later time.

Q: What type of drainage system will be used, and will it comply with S.O.S. Ordinance?

A: We will comply with all necessary environmental standards.

Applicant Summary Letter from Application

Monte F. James
Attorney at Law



March 10, 2025

Maureen Meredith
City of Austin

Re: Neighborhood Plan Amendment Summary Letter

Dear Ms. Meredith:

Please allow this letter to serve as 5205 Acquisitions, LLC's revised Summary Letter.

5205 Acquisitions, LLC ("Owner") intends to develop a 206-unit apartment complex at 5526 W U.S. Highway 290, Austin, TX 78735. Owner has filed its Zoning Application to change the zoning from GE-CO-NP to GR-MU-V-CO-DB90-NP, with the request to carry over the Conditional Overlay (CO) from the Neighborhood Plan.

In order to effectuate the zoning change, Future Land Use Map (FLUM) amendment to the Oak Hill Combined Neighborhood Plan is required from Neighborhood Commercial to Mixed Use.

Sincerely,

/s/ Monte F. James
Monte F. James

3724 Jefferson, Suite 210

Austin, TX 78731
mjames@montejames.com

512-451-9500

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

No letter as of April 16, 2025

.....

From: Meredith, Maureen
Sent: Wednesday, April 2, 2025 4:30 PM
Cc: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
Subject: OHNPCT Rec Ltr?: NPA-2025-0025.01_5526 W US 290 Hwy WB

Dear Oak Hill Combined NPCT:

Cases **NPA-2025-0025.01** and **C14-2025-0038_5526 W US Hwy 290 WB** are scheduled for the April 22, 2025 Planning Commission hearing date. If your team would like to have a letter of recommendation included the staff case reports, please email it to me and Marcelle, the zoning case manager, ***no later than 3:00 pm on Wednesday, April 16, 2025***. If we receive it after this date and time, it will be submitted as late material to the Planning Commission.

Thanks.

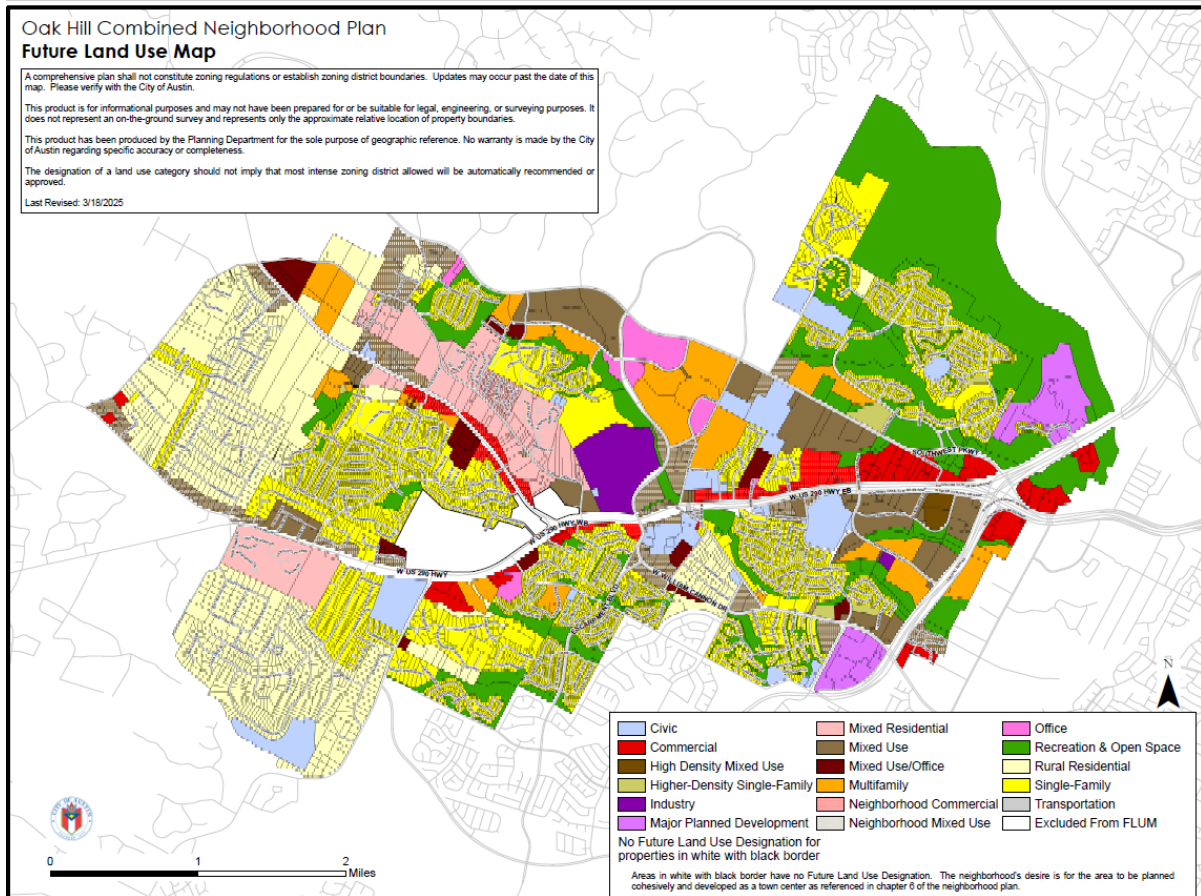
Maureen

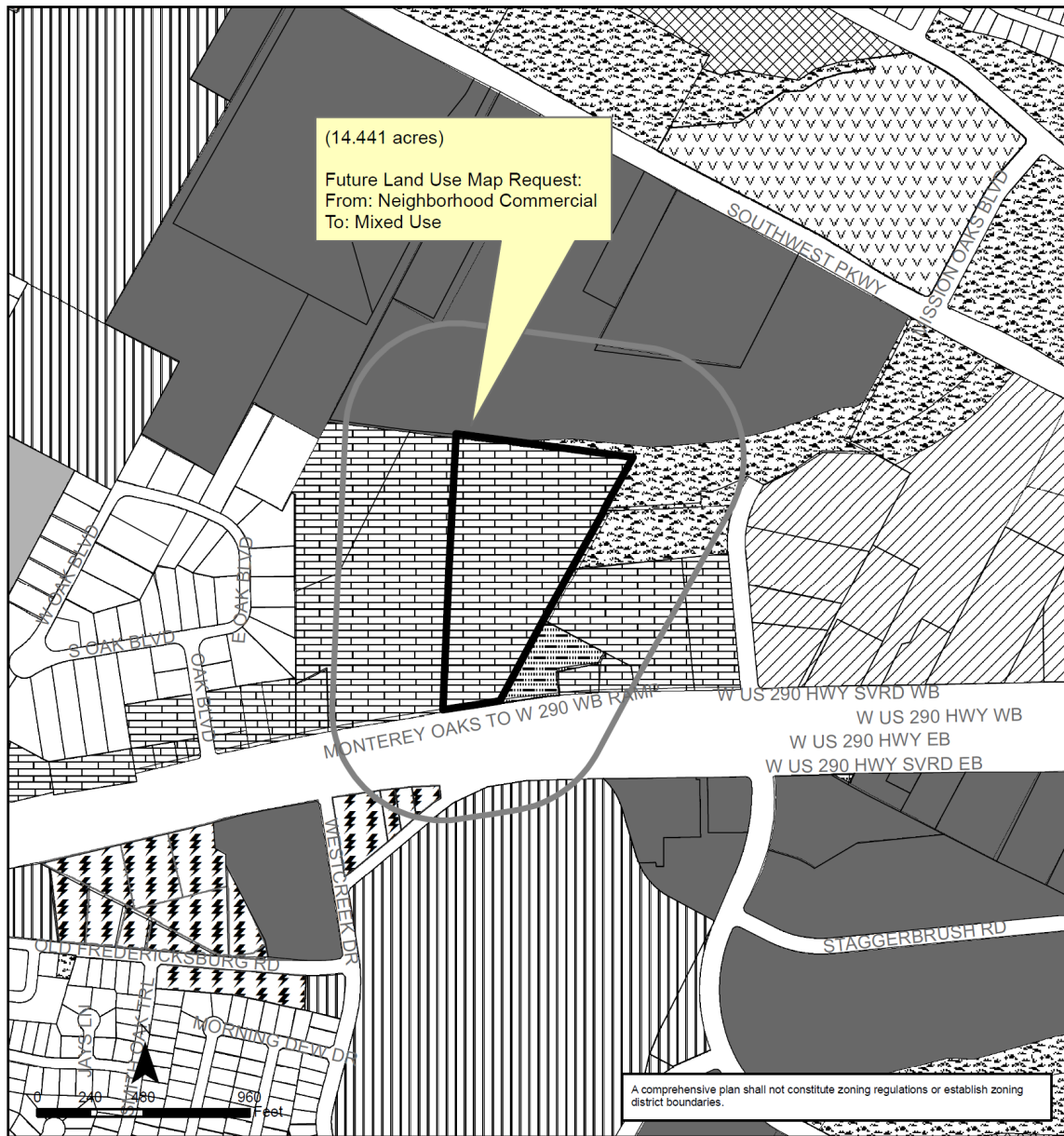


Maureen Meredith (she/her)
Senior Planner, Long-Range Planning
Planning Department
512-974-2695
maureen.meredith@austintexas.gov

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Oak Hill Combined Neighborhood Planning Area NPA-2025-0025.01

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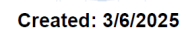
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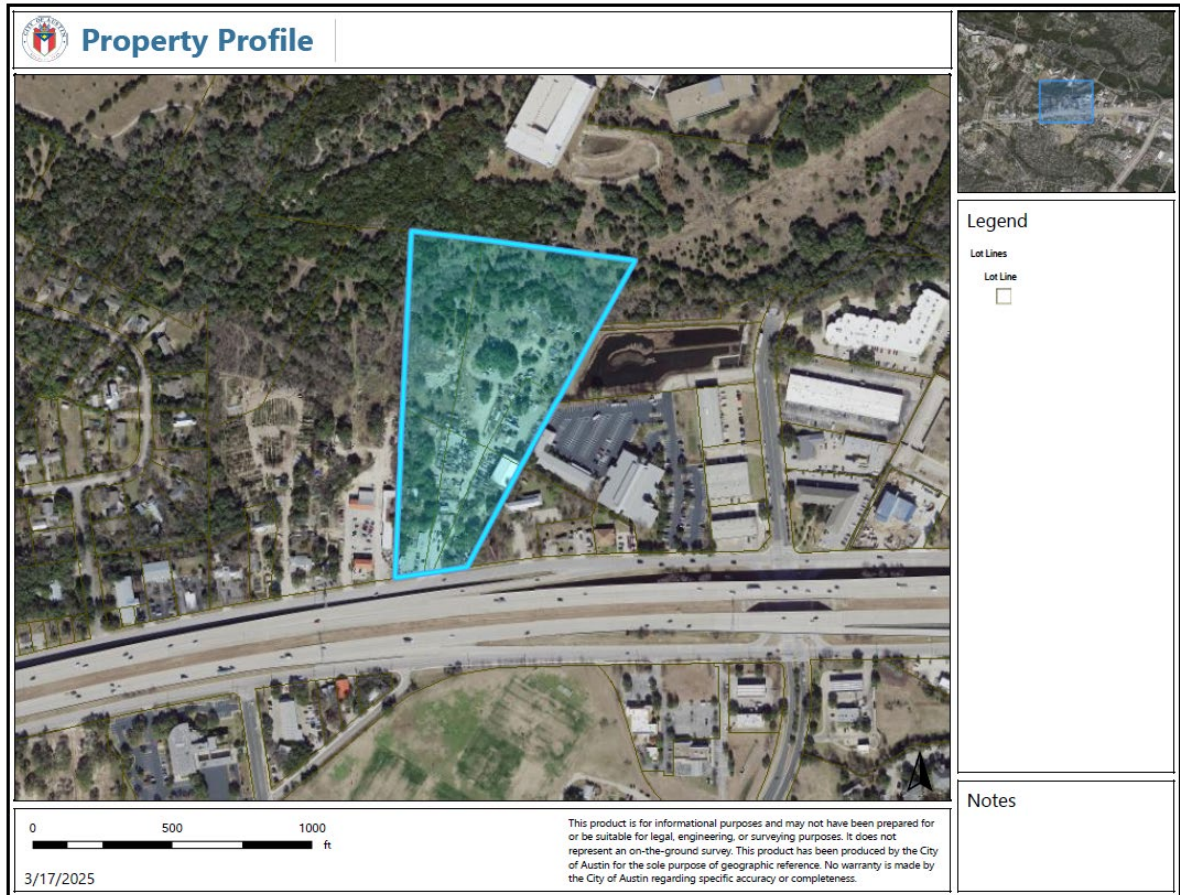


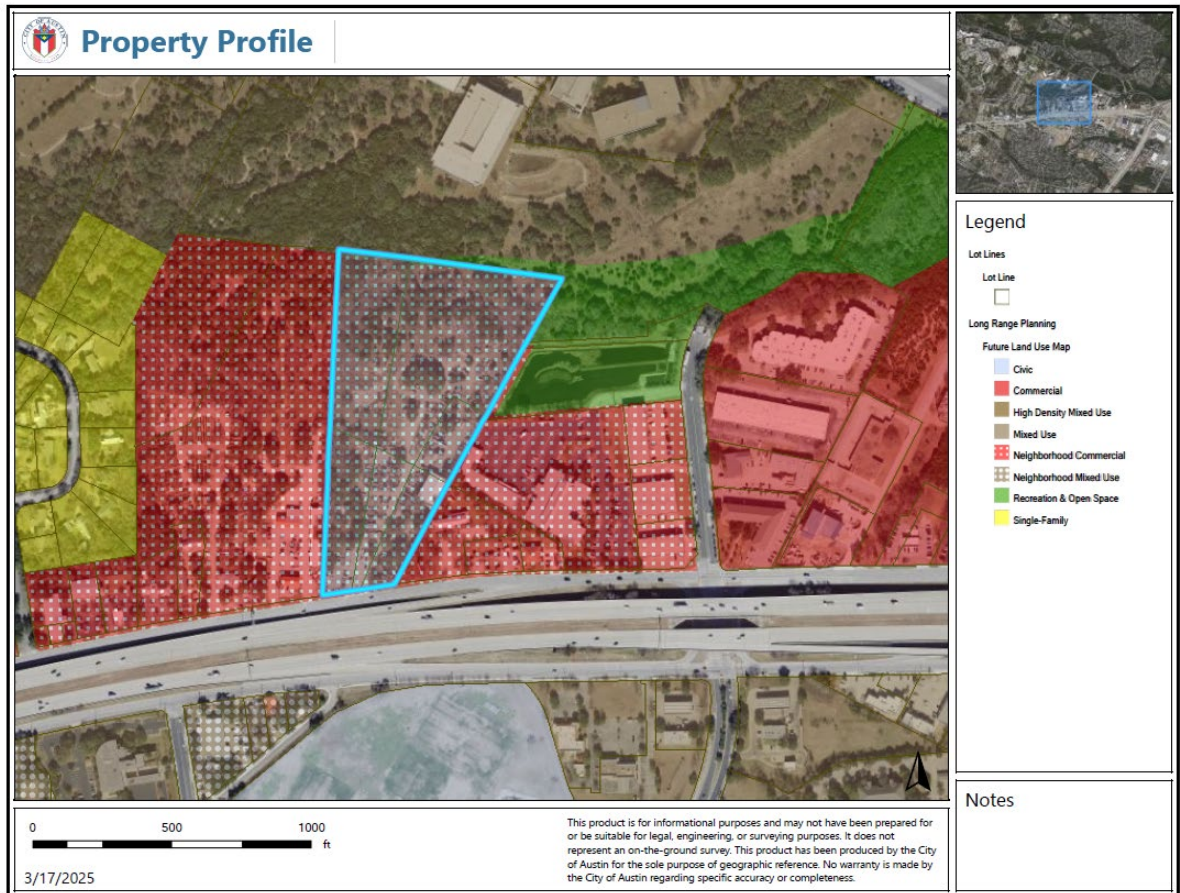
City of Austin
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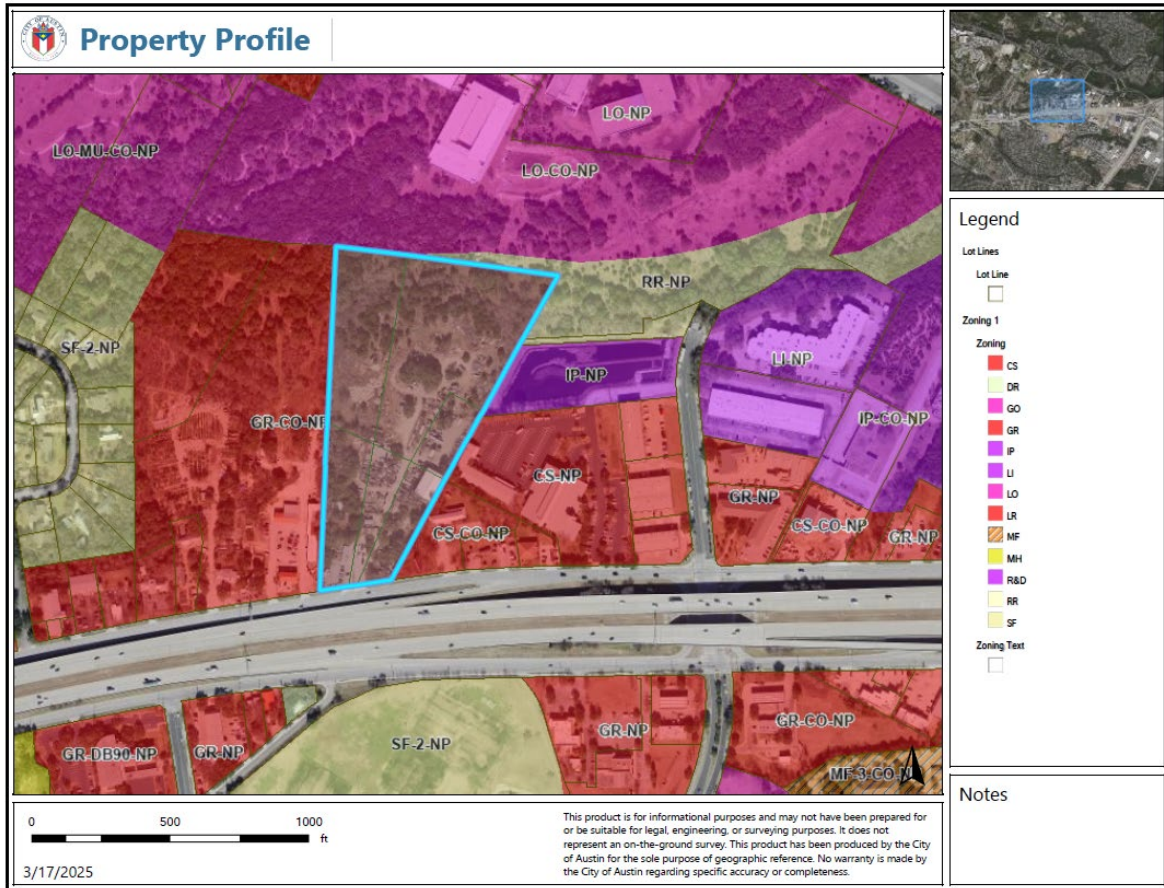
Future Land Use

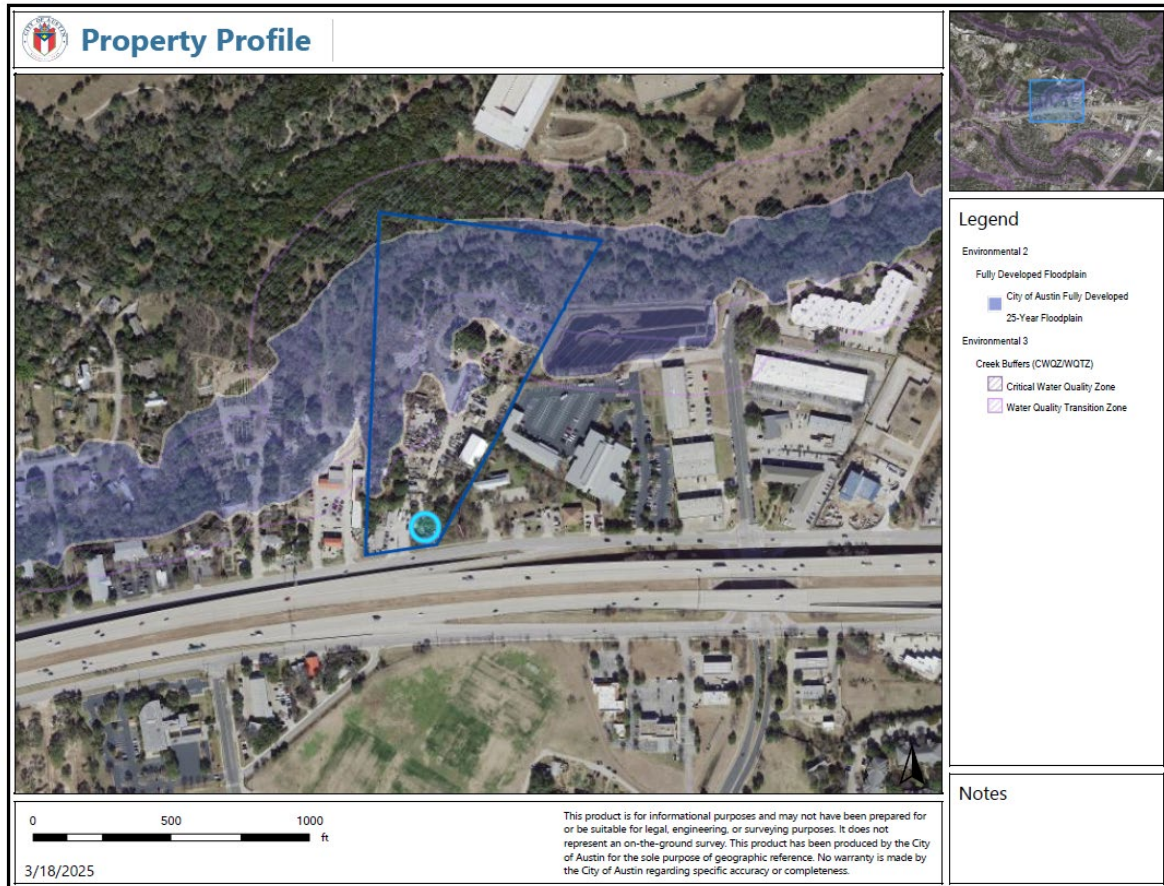
	Subject Tract		Mixed Use/Office
	500 ft. notif. boundary		Multi-Family
	Civic		Neighborhood Commercial
	Commercial		Neighborhood Mixed Use
	High Density Mixed-Use		Recreation & Open Space
	Higher-Density Single-Family		Single-Family
	Mixed Use		



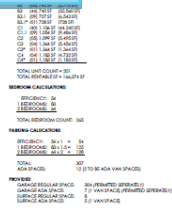








(CITY OF AUSTIN ZONING CODE 25-4.7)



PROPERTY VALUE SITE PLAN
1" = 20'-0"

FOR REFERENCE ONLY. REFER TO CIVIL

ALIGN
AUSTIN ARCHITECTS

OAK HILL APARTMENTS
5524 W. US HWY 290
AUSTIN, TEXAS 78725

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ISSUANCE: 04/2013

04/11/2013

ARCHITECTURAL SITE PLAN

SHEET: AS100

PROJECT NO: 20113

DESIGNED BY: JCA

DRAWN BY: 04/11/2013

PROJECT NAME: SRM



OAK HILL APARTMENTS

5526 W US HWY 290
Austin, Texas 78735

OWNER: MFB REAL ESTATE SERVICES
3724 JEFFERSON STREET, SUITE 210
AUSTIN, TX 78731

ARCHITECT: ALVIN AUSTIN ARCHITECTS
AOR: RODNEY PALMER
CONTACT: KRISTIN SCHEFFER
206 WILD BASIN RD, SUITE 200
AUSTIN, TX 78746
512.294.2218
KRISTIN@ALVINAUSTINARCHITECTS.COM

**STRUCTURAL
ENGINEER:** ENCOTECH
CONTACT: FRANCISCO ROMA DE VIVAR
8300 BLUFFSTONE COVE, SUITE 8-130
AUSTIN, TX 78759
(512) 308-1101
FRANCISCO.ROMADEVIVAR@ECC-TX.COM

INTERIOR DESIGNER: TEO

**CIVIL
ENGINEER:** AUSTIN CIVIL ENGINEERING
CONTACT: SCOTT GREENE
9501 SB MENCHACA ROAD, SUITE 220
AUSTIN, TEXAS 78748
512.306.0018
SQ@AUSTINCIVIL.COM

**MEP
ENGINEER:** EMPOWERED ENGINEERING, LLC
CONTACT: DANIEL SCHWARTZ
8009 ANNALISE DR
AUSTIN, TEXAS 78744
(512) 387-6937
DANIEL@EMPOWERED.ENGINEERING.COM

CONTRACTOR: TBO

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OAK HILL APARTMENTS
5524 NW US HWY 200
Arlington, Texas 76013

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REASON: EXECUTIVE ORDER 13526

PROJECT NO: 22112
DRAWING BY: JX
DATE: 04/17/2000
DESIGN: RAO





Correspondence Received

No correspondence received.