

## ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0079 (South Town Rezoning)

DISTRICT: 8

ADDRESS: 4980, 5016, 5020 ½, and 5030 West U.S. Hwy 290 Westbound

ZONING FROM: CS-CO-NP

TO: CS-MU-V-CO-NP

SITE AREA: approximately 7.008 acres (approximately 305,268 square feet)

PROPERTY OWNER: LAMY South Towne, Ltd.

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

### STAFF RECOMMEDATION:

**Staff recommends granting general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning.**

**The conditional overlay would prohibit the following 26 uses:**

- |  |  |
|--|--|
| - Agricultural sales and services        | - Funeral services                             |
| - Automotive repair services             | - Kennels                                      |
| - Automotive washing (of any kind)       | - Laundry services                             |
| - Bail bond                              | - Limited warehousing/distribution             |
| - Building maintenance services          | - Monument retail sales                        |
| - Campground                             | - Outdoor entertainment                        |
| - Club or lodge                          | - Pawn shop services                           |
| - Commercial off-street parking          | - Recreational equipment maintenance & storage |
| - Construction sales and services        | - Recreation equipment sales                   |
| - Drop-off recycling collection facility | - Research services                            |
| - Equipment repair services              | - Service station                              |
| - Equipment sales                        | - Vehicle storage                              |
| - Exterminating services                 | - Veterinary services                          |

### PLANNING COMMISSION ACTION / RECOMMENDATION:

October 28, 2025: Neighborhood postponement request to November 13, 2025 granted.

November 13, 2025: Applicant postponement request to December 9, 2025 granted.

December 9, 2025: Applicant postponement request to January 27, 2026 granted.

January 27, 2026: Planning Commission approved staff recommendation of CS-MU-V-CO-NP on the consent agenda. Motion by Commissioner Maxwell, seconded by Commissioner Powell.

### CITY COUNCIL ACTION:

February 26, 2026: Neighborhood postponement request to March 12, 2026, granted.

March 12, 2026: Case is scheduled to be heard by City Council.

### ORDINANCE NUMBER:

N/A

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently approximately 65,000 square feet of commercial shopping constructed in the 1990s with approximately 80,000 square feet of paved parking and approximately 10,000 square feet of commercial outparcels with an additional approximately 20,000 square feet of paved parking. It is bound to the northwest, west, and south by highways and a major highway interchange of W. US 290 Hwy. and South Mopac Expy. (ASMP Level 4 roadways maintained by TxDOT). To the north and northeast is Gaines Creek Greenbelt Open Space. To the east is an approximately 135,000 square feet of commercial shopping (Sam’s warehouse club) constructed in approximately 1991 with approximately 200,000 square feet of paved parking. To the south are additional commercial outparcels. South of W. US 290 Hwy. is a Wal-Mart and additional intense commercial development.

BASIS OF RECOMMENDATION:

Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.

Intensive multi-family zoning should be located on major arterials and highways.

Granting of the request should result in an equal treatment of similarly situated properties.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO-NP	Approximately 65,000 square feet of commercial shopping constructed in the 1990s with approximately 80,000 square feet of paved parking and approximately 10,000 square feet of commercial outparcels with an additional approximately 20,000 square feet of paved parking.
<i>North</i>	P-NP	Gaines Creek Greenbelt Open Space
<i>South</i>	GR-CO-NP	A single-story restaurant outparcel of approximately 5,500 square feet constructed in approximately 1995.
<i>East</i>	CS-CO-NP	Approximately 135,000 square feet of commercial shopping (Sam’s warehouse club) constructed in approximately 1991 with approximately 200,000 square feet of paved parking.
<i>West</i>	Interchange of W. US 290 Hwy. and South Mopac Expy.	Transportation: Highways and Highway Interchange

NEIGHBORHOOD PLANNING AREA: East Oak Hill Neighborhood Planning Area

WATERSHED: Barton Creek Watershed (Barton Springs Zone)

**SCHOOLS: A.I.S.D.**

Oak Hill Elementary School  
 O Henry Middle School  
 Austin High School

**COMMUNITY REGISTRY LIST:**

Austin Independent School District, Austin Neighborhoods Council, Barton View Neighborhood Association, East Oak Hill Neighborhood Association, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Oak Hill Association of Neighborhoods (OHAN), Oak Hill Neighborhood Plan - COA Liaison, Oak Hill Neighborhood Plan Contact Team, Oak Hill Trails Association, Preservation Austin, Save Barton Creek Assn., Save Our Springs Alliance, TNR BCP - Travis County Natural Resources

**AREA CASE HISTORIES:**

<b>Number</b>	<b>Request</b>	<b>Commission</b>	<b>City Council</b>
C14-2023-0056 (W US 290)	The Applicant is proposing to change approximately 24.83 acres from DR-NP; LO-CO-NP; GO-CO-NP; GR-CO-NP; and GR-MU-CO-NP to LI-PDA-NP.	04.23.2024 (PC): Approved staff's recommendation of LI-PDA-NP on the consent agenda. Motion by Commissioner Anderson, seconded by Commissioner Woods on a vote of 10-0. Commissioner Cox, Mushtaler, and Phillips were off the dais.	05.02.2024: Approved Ordinance No. 20240502-087 for CH-PDA-NP with prohibited uses, a maximum height of 120 feet, a maximum impervious cover of 56.5 percent, and 0-foot setbacks.
C14-06-0195 (Pointe at Gaines Ranch Shopping Center)	The Applicant is proposing to change approximately 1.278 acres from CS to CS-1-CO.	10.24.2006 (PC): Approved staff's recommendation on consent (8-0)	11.30.2006: Approved Ordinance No. 20061130-058 for commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning was approved with additional prohibited uses. The additional prohibited uses are: pet services, bail bonds, and pawnshops.

<p>C814-05-0213                  (Loop 1 at US 290 West PUD)</p>	<p>The Applicant is proposing to change approximately 54.84 acres from GR, RR, and GR-CO to PUD.</p>	<p>02.07.2006 (ZAP):                  Approve PUD with conditions recommended by staff.                   02.14.2006 (PC):                  Approve PUD with conditions recommended by staff.</p>	<p>05.04.2006:                  Approved Ordinance No. 20060504-034 for PUD district zoning for tracts 1 and 2.</p>
<p>C14-95-0017 (Leif Johnson Ford @ Mopac &amp; Hwy 290 West)</p>	<p>The Applicant is proposing to change approximately 29.925 acres from GO-CO to GR-CO and RR-CO-NP</p>	<p>09.05.1995 (PC):                  N/A</p>	<p>09.28.1995:                  Ordinance No. 950928-J approved the conditional overlay states that development of the Property shall, at a minimum, comply with the water quality provisions as contained in Chapter 13-2, Article V, and Chapter 13-7, Article I, of the Land Development Code. Development shall also comply with all other stricter water quality provisions which may be applicable.</p>

RELATED CASES:

NPA-2025-0025.02 South Town Future Land Use Map (FLUM) change from Commercial to Mixed Use.

ADDITIONAL STAFF COMMENTS:

Environmental

1. This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City’s Land Development Code. It is in the Drinking Water Protection Zone.
2. Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone.

3. According to floodplain maps there is no floodplain within or adjacent to the project location. Offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

#### Fire

No comments on rezoning.

#### PARD – Planning & Design Review

PR1: Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with proposed CS-MU-V-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should any fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov). At the applicant's request, PARD can provide a parkland early determination (PED) of whether fees in-lieu of land will be allowed. It is highly recommended that a PED be submitted for this project.

#### Site Plan

##### Zoning Cases

1. Site plans will be required for any new development except for residential only project with up to 4 units.
2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

#### Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. There is a proposed Urban Trail adjacent to this site, along the western/southern property boundary. A 12 ft shared use path will be required at time of site plan.

#### EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W 290 WB to MoPac SVRD Ramp	Level 4	Coord. With TxDOT	N/A	N/A	Yes	Yes	Yes
S. MoPac Expy SVRD NB	Level 4	Coord. With TxDOT	N/A	N/A	Yes	Yes	Yes

TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

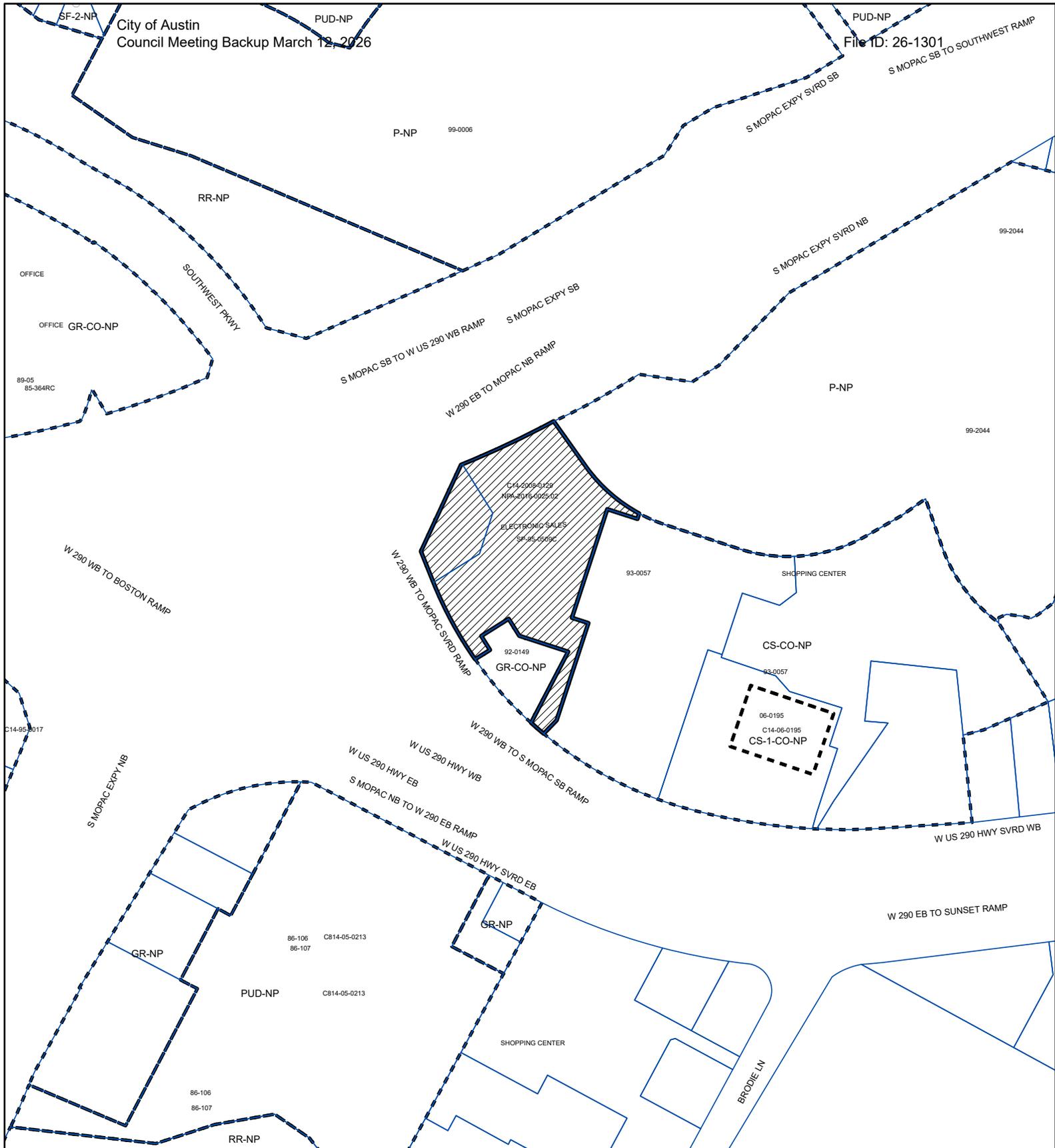
AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

**INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:**

- A. Zoning Map
- B. Aerial Map
- C. Applicant’s Summary Letter
- D. Traffic Impact Analysis (TIA) Determination Worksheet
- E. Neighborhood Correspondence



**ZONING**

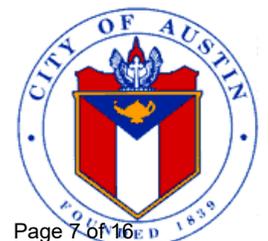
ZONING CASE#: C14-2025-0079

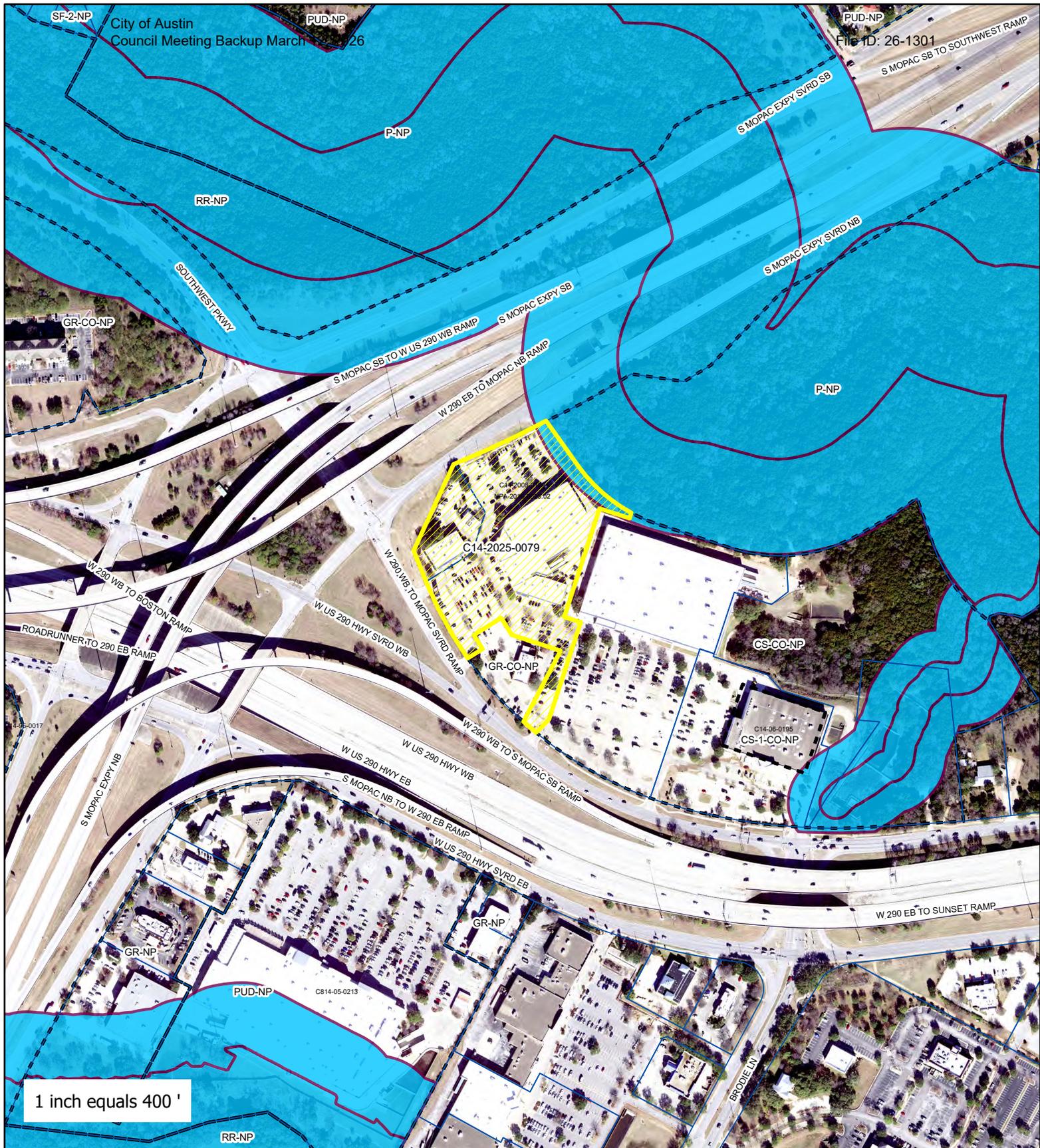
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.





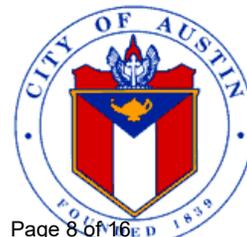
1 inch equals 400'



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

## South Town Rezoning

ZONING CASE#: C14-2025-0079  
 LOCATION: 4980, 5016, 5020 1/2,  
 & 5030 W US Hwy 290 WB  
 SUBJECT AREA: 7.008 Acres  
 MANAGER: Marcelle Boudreaux



## ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

*Richard T. Suttle, Jr.*  
*(512) 435-2300*  
*rsuttle@abaustin.com*

July 2, 2025

Lauren Middleton-Pratt, Director  
City of Austin Planning Department  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

Re: Rezoning Application for property located at 4980, 5016, 5020 ½, and  
5030 W US 290 HWY WB, Austin, Texas 78735 (the "Application")

Dear Mrs. Middleton-Pratt:

This letter, along with the Application is submitted to rezone ±7.008 acres of land located at 4980, 5016, 5020 ½, and 5030 W US 290 HWY WB (the "Property").

The Property is currently zoned General Commercial Services – Conditional Overlay Combining District – Neighborhood Plan Combining District ("CS-CO-NP") and is developed as a retail shopping center with associated surface parking and infrastructure. The Property is located within the Oak Hill Combined Neighborhood Plan and the Future Land Use Map identifies the Property as Commercial.

The proposed redevelopment of the Property contemplates approximately 1,000 residential units (the "Project"). In order to facilitate development of the Project, this Application seeks to rezone the Property from CS-CO-NP to General Commercial Services – Mixed Use Combining District – Vertical Mixed Use Building Combining District – Neighborhood Plan Combining District ("CS-MU-V-NP"). A neighborhood plan amendment application will also be submitted concurrently with the Application to change the Future Land Use Map from Commercial to Mixed Use so that it's consistent with the proposed rezoning.

Thank you in advance for your time and consideration of this Application. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2300 or Kelly Wright at (512) 435-2364.

ARMBRUST & BROWN, PLLC  
Page 2

Very truly yours,

**ARMBRUST & BROWN, PLLC**

A handwritten signature in black ink, appearing to read "R. Suttle, Jr.", written in a cursive style.

Richard T. Suttle, Jr.

cc: Joi Harden  
Amanda Hendrix  
Kelly Wright  
Jay Lamy  
Joe Lamy



## Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet except where noted for TPW Staff. Please submit completed worksheet to the TIA Determination Worksheet portal (<https://atd.knack.com/development-services#services/traffic-impact-analysis-determination/>) for review and signature.

Project Name: South Town Rezoning

Location: 4970. 5016. 5020 1/2 and 5030 W US 290 Hwy WB Austin TX 78735

Applicant: BOE Telephone No: 737-301-2153

Application Type:  Dev. Assessment (Zoning)  Zoning  Site Plan

\*Indicates determination is optional  Dev. Assessment (Site Plan)\*  Concept Site Plan\*

By checking the box below, the applicant acknowledges that City Council has adopted a Street Impact Fee (SIF) program effective December 21, 2020, and that street impact fees will be assessed for any building permit pulled on or after June 21, 2022. For more information on the Street Impact Fee program, please visit [www.austintexas.gov/department/street-impact-fee](http://www.austintexas.gov/department/street-impact-fee)

Applicant acknowledgment of Street Impact Fee program

### EXISTING:

### FOR TPW STAFF USE ONLY

Tract Number	Tract Acres	Units**	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	7.01	73,758sf	CS-CO-NP	Commercial			4,544
				See attached			

Please note that existing trip generation in the above table is applicable only to this worksheet. Existing trip generation for use in transportation studies and SIF calculations shall be determined separately.

### PROPOSED:

### FOR TPW STAFF USE ONLY

Tract Number	Tract Acres	Units**	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	7.01	1000	CS-MU-V-NP	MF (Mid-Rise)	221	FCE	4,724

\*\*Applicable based on land use (e.g., dwelling units for residential, building square footage for commercial, etc.)

### ABUTTING ROADWAYS:

Street Name	Proposed Access (Y/N)	Proposed Number of Driveways	ASMP Street Level
S Mopac Service Road	Y	(1) Existing (No new access)	Level 4
W Hwy 71 Service Road/SouthWest Pkwy	Y	(4) Existing (No new access)	Level 4



**FOR TPW STAFF USE ONLY**

- A Transportation Demand Management (TDM) Plan is required. For more information on the contents required in a TDM Plan, please refer to Section 10 of the Transportation Criteria Manual (TCM) or contact a Lead Development Review Engineer.
- A traffic impact analysis is required. The consultant preparing the study must contact a Lead Development Review Engineer to discuss scoping requirements prior to beginning the study. Please see below for the type of study required; for more information on each study, please refer to Section 10 of the TCM.
  - Full TIA  Transportation Assessment (TA)  Zoning Transportation Analysis (ZTA)  TIA Compliance
- A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.
- The traffic impact analysis has been waived for the following reason:  

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- A neighborhood traffic analysis (NTA) is required per LDC 25-6-114. The applicant may have to collect current traffic counts. Please contact a Transportation Planner for information.

Reviewed By: Nazlie Saeedi *Nazlie Saeedi* Date: 6/30/2025

*NOTE: A TIA determination must be made prior to submittal of any Zoning or Site Plan application; therefore, this completed and reviewed worksheet must accompany any subsequent application for the identical project. Changes to the proposed project may require a new TIA determination. This worksheet will remain valid for 90 calendar days from the approval date above, after which a new TIA Determination Worksheet will be required.*

## SOUTH TOWN REZONING

### Unadjusted Trip Generation<sup>1</sup>

Suite(s)	Description	ITE Code	Land Use	Size	24-Hour Two-Way Volume
<b>EXISTING DEVELOPMENT</b>					
100	Best Buy	863	Electronic Superstore <sup>3</sup>	45,513 sf	2,247
280	Mattress Firm	890	Furniture Store <sup>3</sup>	5,072 sf	32
310	AAA Texas	712	Small Office Building	3,873 sf	56
410	Starting Strength	492	Health/Fitness Club <sup>2</sup>	1,800 sf	60
440,450	Nails By Pro, SportClips Haircuts	822	Strip Retail Plaza (<40k) <sup>3</sup>	3,121 sf	361
460	CraigO's Pizza & Pastaria	930	Fast Casual Restaurant <sup>3</sup>	1,800 sf	175
470,480	The Joint Chiropractic, Ageless Men's Health	720	Medical-Dentist Office Building	2,700 sf	97
500	Serranos	932	High-Turnover (Sit-Down) Restarant <sup>3</sup>	7,000 sf	750
550	Herbanchef Catering	712	Small Office Building <sup>3</sup>	1,279 sf	18
GRND1	Juiceland	934	Fast-Food Restaurant with Drive-Through	1,600 sf	748
<b>EXISTING DEVELOPMENT</b>					<b>4,544</b>
<b>PROPOSED DEVELOPMENT</b>					
		221	Multifamily Housing (Mid-Rise)	1,000 du	4,724
<b>PROPOSED DEVELOPMENT</b>					<b>4,724</b>
<b>NET DEVELOPMENT</b>					<b>180</b>

<sup>1</sup>This table was populated utilizing the criteria set by the ITE Trip Generation Handbook defining when a rate is to be utilized versus an equation.

<sup>2</sup>As there is no ITE provided equation or rate to estimate the 24-hour volume, trips were calculating by applying a k-factor of 0.1 to the PM peak trips.

<sup>3</sup>Business does not operate during the AM peak hours of 7-9am, the PM peak hours of 4-6pm, or both.





November 7, 2025

Maureen Meredith, Planning  
Jonathan Tomko, Planning & Zoning  
Members of the Planning Commission:

The **Oak Hill NPCT (OHNPCT) and OHAN** object to increasing building height by adding **Vertical Mixed Use** (changing to MU land use and V zoning) at this key Oak Hill intersection currently home to single-story commercial properties.

The **OHNPCT and OHAN oppose the changes** due to compounded negative impacts added onto the **Re-development Exception in the Barton Creek Zone**. Traffic and roadway access, the compromise of water quality at Gaines Creek, as well as electrical and water hardship in meeting existing and especially planned growth are escalating concerns.

Most importantly, current land use and zoning already will bring substantial commercial as well as possible residential development up to 60 ft. from the existing 1 story development. It allows for coverage of essentially the entire 7 acres without additional height allowances despite being in the Drinking Water Protection Zone. **Utilizing current allowances is more than adequate for this site**, which already includes an automatic provision of SB840 that allows **378 units under current land use/zoning**.

This commercial lot remains **auto centric** without any realistic remedy due to corner traffic **congestion at the intersection, inadequate and unpopular transit options**, and the **boxed in location**. Overall, these **commercial businesses are key assets to the surrounding community**. There is an **overabundance of MF & SF housing already built & in the pipeline**. For the purpose of minimizing existing roadway congestion & pollution by maintaining nearby access to commercial, retail and restaurant space at this location, upzoning of South Towne is undesirable and opposed by the community at this time.

Thank you,

Leigh Ziegler, OHNPCT Chair  
Cynthia Wilcox, OHAN President



### **OHNPCT**

RE: Jan 27, 2026 PC Item # 10 and #11: NPA-2025-0025.02 and C14-2025-0079; South Towne Square, 4980, 5016, 5020 ½, and 5030 W US 290 HWY WB

Planning Commissioners,

While including VMU within the Commercial designation offers greater flexibility for developers, it also presents significant transportation and water quality challenges for Southwest Parkway and Oak Hill at Gaines Creek, respectively. Keeping the local commercial designation that now permits 378 residential units (HB 840) remains the most desirable choice, especially after the recent approval of an additional 1,000 residential units near this intersection, which will worsen traffic congestion.

The OHNPCT would support expanding VMU allowances if the maximum number of units is limited to **650 across both lots ( OWNER allows for 750)**, provided there is a strong commitment to **reduced impervious cover (somewhere between 50% and 95%) as it is applied under future redevelopment exception ( undetermined at this time)** and contingent upon **replacing the existing Conditional Overlay (CO)** with a clearly defined list of prohibited uses necessary to protect public health and safety.

**Commercial Uses to be Prohibited**

- Adult Oriented Businesses
- Agricultural sales and services
- Automotive Repair Services
- Automotive washing (of any kind)
- Bail Bond
- Building Maintenance Services
- Campground
- Club or Lodge
- Commercial off-street parking
- Construction sales and services
- Drop-off recycling collection facility
- Equipment repair services
- Equipment sales
- Exterminating services
- Funeral services
- Kennels
- Laundry Services

- Limited warehousing/distribution
- Monument retail sales
- Outdoor entertainment
- Pawn shop services
- Recreational equipment storage and maintenance
- Recreational equipment sales
- Research Services
- Service Station
- Vehicle Storage
- Veterinary Services

**Add: Agreed to by Owner**

- Convenience Storage : TRAFFIC ISSUES**
- Electronic Prototype Assembly: POL ION**
- Off site Accessory parking: TRAFFIC I UES**
- Pedicab services NOT PROPRIATE NOW- TOCENTRIC**
- Plant Nursery: FERT ZER POL ANT**
- Printing and Publishing Services: CHEMICA POL ANT**
- Industrial: Custom Manufacturing: CHEMICAL POLL ANT**
- Limited Warehousing and Distribution: CONDITONA SE**
- Urban Farm: FERTILIZER POLLUTANTS**

A comprehensive **Traffic Impact Analysis (TIA) with the Site Plan (SP)** is necessary due to the **site's complex access points**, regardless of any future subdivision changes. The projection of only 180 additional daily trips across the entire site may be misrepresented by relying on **24-hour counts** rather than **peak travel times** and may circumvent the requirement for a Traffic Impact Assessment (TIA) with individual Site Plans and subdivision. Allowing unrestricted, high-density development over South Towne's 7 acres, as currently proposed, would deepen transportation issues, worsen water scarcity and pollution, and harm the remaining green spaces around Gaines Park, which seems unprotected from contamination here. Right now, this location best serves the community as a retail hub, distributing traffic throughout the day. Severely intense development here could lead to crucial delays for emergency services trying to reach neighborhoods along Southwest Parkway.

Within the Barton Springs Zone Redevelopment Exception, over half the existing ground-level parking could be replaced by new construction up to 60 feet tall (25-95% impervious cover). Without improved onsite water quality measures, more development will likely increase pollution flowing into Gaines Creek. It is essential to safeguard downstream water flow and thoroughly assess environmental impacts by requiring an adequate onsite standard detention pond and an erosion reduction plan.

The proposed development is too large for the site, which now consists mainly of single-story buildings and half of the acreage is a parking lot. With two town centers already planned nearby—Barton Creek Mall and the “Y” at 290/71—this intersection is better suited for neighborhood retail, especially with current commercial retail occupancy rates at 95%. The Contact Team supports continued retail use but is open to modestly scaled multifamily projects. Recognizing the expectation of change, we strongly advise adopting restrictions that best accommodate plans to pursue DB90 and the Redevelopment Exception, impacting roughly 95% of this property. The OHNPCT requests that the recommended limitations be formally adopted.

Thank you,

Leigh Ziegler, Oak Hill NPCT, Chair