

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Oak Hill Combined Neighborhood Plan (East Oak Hill)

CASE#: NPA-2025-0025.02

DATE FILED: July 14, 2025

PROJECT NAME: South Town

PC DATE: January 27, 2026
December 9, 2025
November 13, 2025
October 28, 2025

ADDRESS/ES: 4980, 5016, 5020 1/2, and 5030 W US 290 HWY WB

DISTRICT AREA: 8

SITE AREA: 7.008 acres

OWNER/APPLICANT: Lamy South Towne, Ltd

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

CASE MANAGER: Maureen Meredith

PHONE: 512-974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2025-0079

From: CS-CO-NP

To: CS-MU-V-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

CITY COUNCIL DATES:

February 26, 2026

ACTION: Neighborhood postponement request to March 12, 2026.

March 12, 2026

ACTION: (action pending)

PLANNING COMMISSION RECOMMENDATION:

January 27, 2026 - Approved on the consent agenda Staff recommendation for Mixed Use land use. [F. Maxwell – 1st; A. Powell – 2nd] Vote: 10-0 [C. Haney and N. Barrera-Ramirez absent. Once vacancy on the dais].

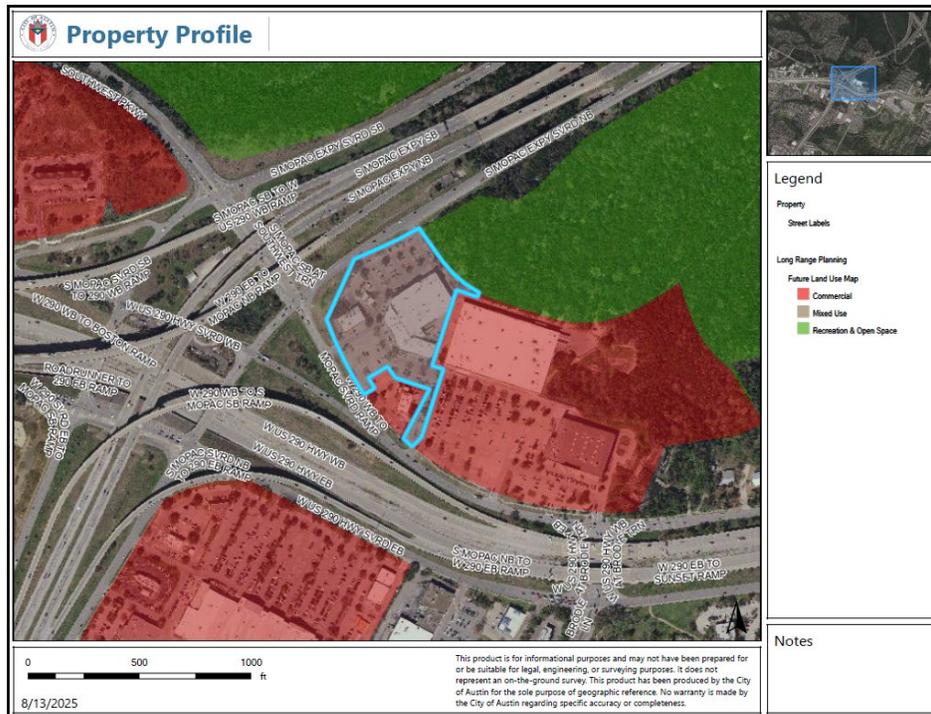
December 9, 2025 – Postponed to January 27, 2026 at the request of the Applicant on the consent agenda. [F. Maxwell – 1st; J. Hiller – 2nd] Vote: 10-0 [A. Woods and P. Howard absent. One vacancy on the dais].

November 13, 2025 - Postponed to December 9, 2025 at the Neighborhood’s request on the consent agenda. [Breton – 1st; Bedrosian – 2nd] Vote: 10-0 [F. Maxwell and P. Howard absent. One vacancy on the dais].

October 28, 2025 – Postponed to November 13, 2025 on the consent agenda at the request of the Neighborhood. [P. Breton – 1st; J. Hiller – 2nd] Vote: 11-0 [A. Lan absent. One vacancy on the dais].

STAFF RECOMMENDATION: Staff supports the Applicant’s request for Mixed Use land use.

BASIS FOR STAFF’S RECOMMENDATION: The property is located at the northeast corner of West Texas Hwy 71/Southwest Parkway and South MOPAC Expressway. The site currently has a Best Buy store with several other smaller businesses. The applicant proposes to rezone the property to allow for multifamily development. The proposed residential development will provide additional housing for the City and the planning area. The applicant’s request to change the future land use map from Commercial to Mixed Use is supported by staff because this land use is appropriate adjacent to two major highways.



Below are goals from the Oak Hill Combined Neighborhood Plan staff believe supports the applicant's request:

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:

Commercial

Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

Purpose

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

PROPOSED 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.

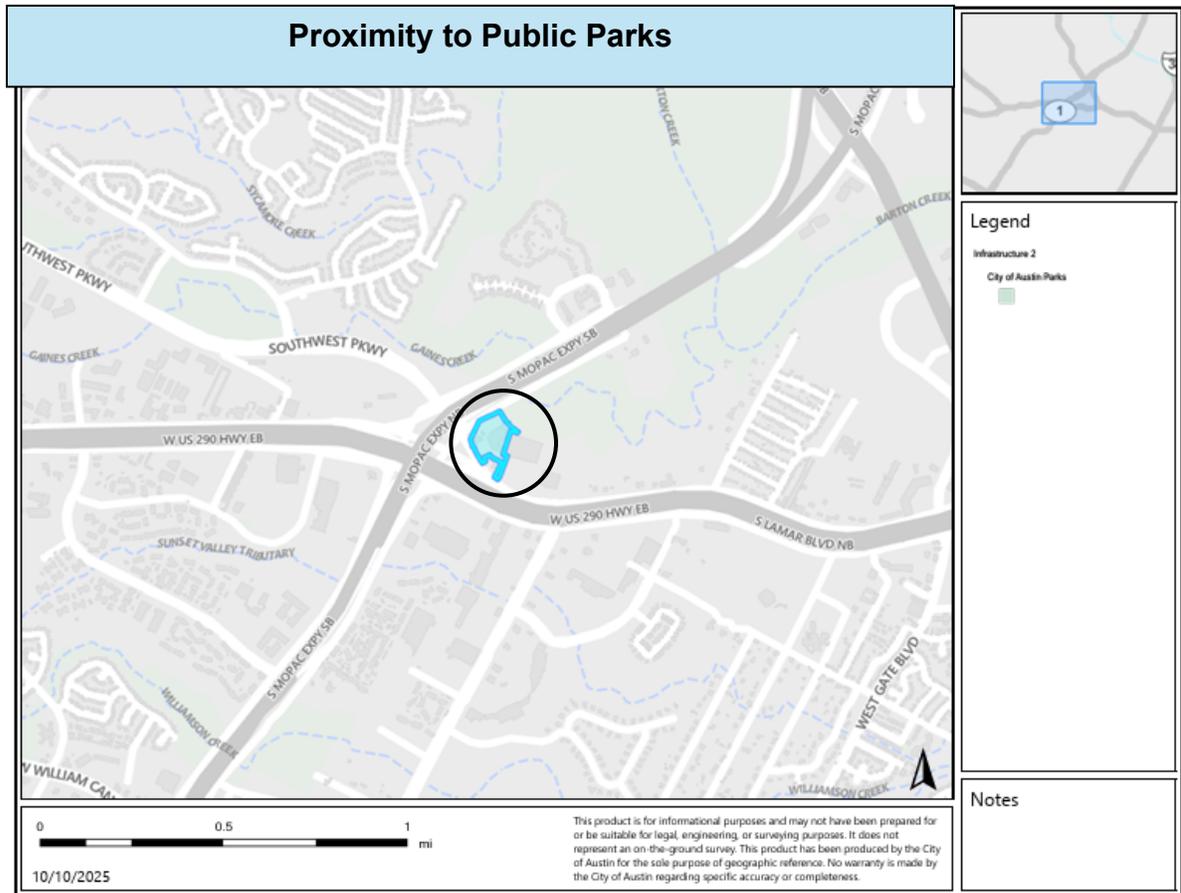
Application

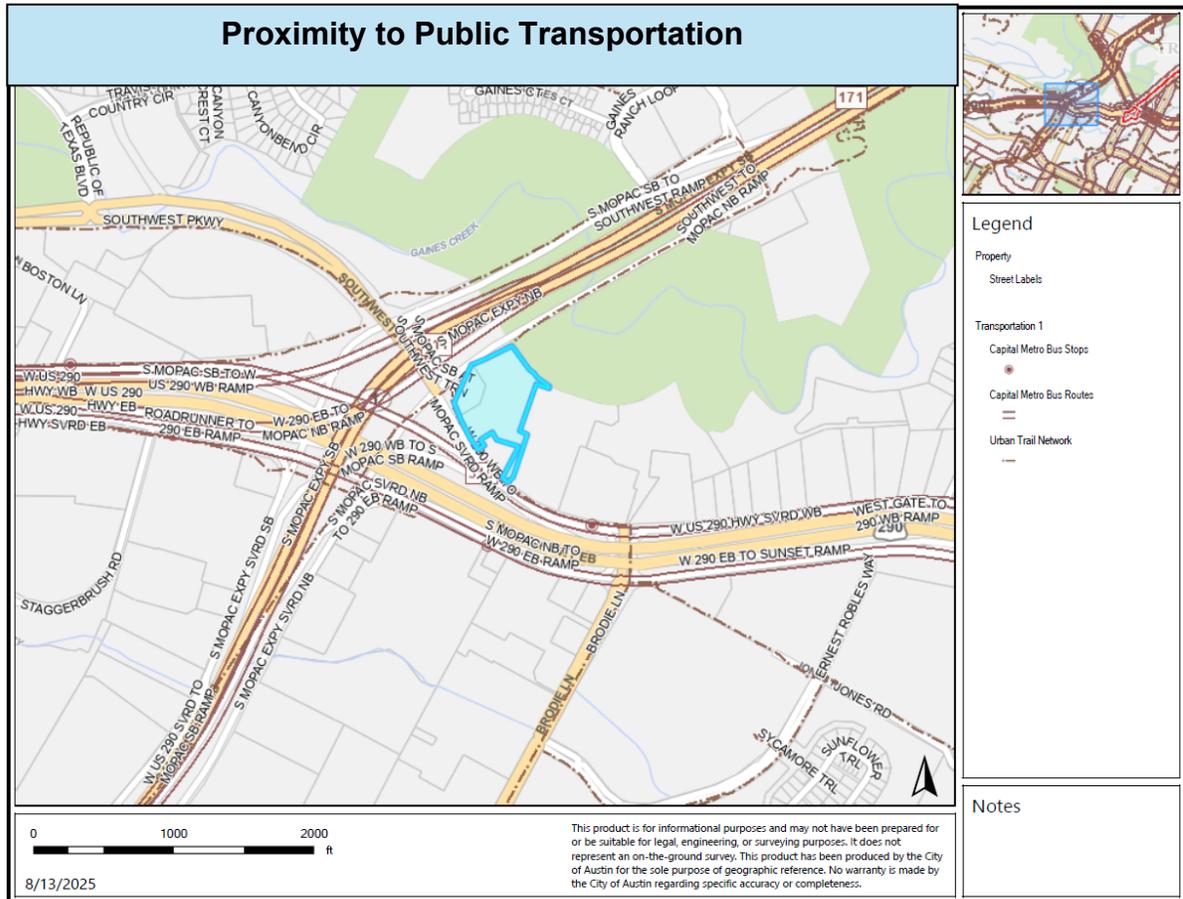
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood’s edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood 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.

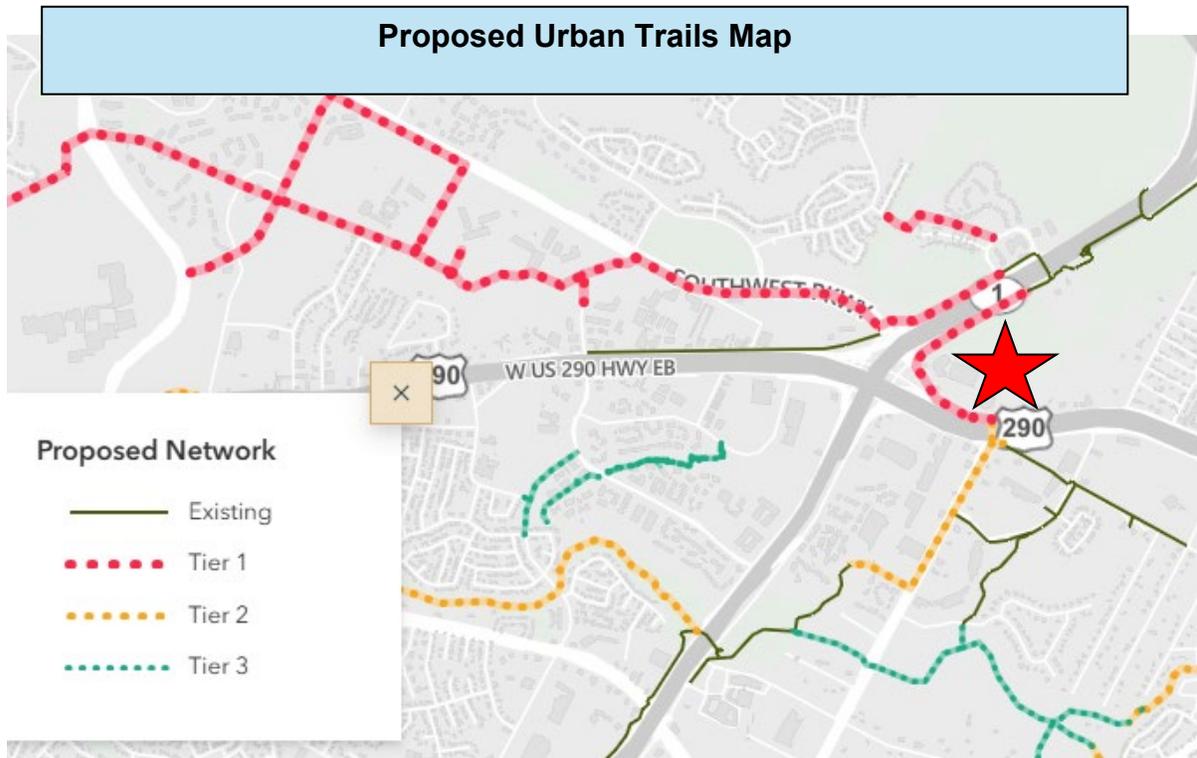
Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
No	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity 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 the service road
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalks along the frontage 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"> • Sam’s Club • Walmart Supercenter south side of US Hwy 290
No	Connectivity and Education: Located within 0.50 miles from a public school or university.
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"> • Gaines Creek Greenbelt to the north • Proposed urban trails
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"> • 1.6 miles from Baylor Scott & White Medical Center - Austin, 5245 W US Hwy 290 Service Rd, Austin, TX 78735 • 2.8 miles from CareNow Urgent Care - Southwest Austin, 5033 US-290, Austin, TX 78746
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.
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 approx. 1,000 residential units.
Yes	Mixed use: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> • The proposed zoning of CS-MU-V-NP would allow for a mixed use development.
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.
7	Number of “Yeses”

Proximity to Imagine Austin Activity Centers and Corridors







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 Commercial to Mixed Use land use.

The applicant proposes to change the zoning on the property from CS-CO-NP (General Commercial Services district – Conditional Overlay combining district – Neighborhood Plan) to CS-MU-V-NP (General Commercial Services district – Mixed Use combining district – Vertical Mixed Use Building combining district – Neighborhood Plan). For more information on the proposed zoning, see case report C14-2025-0079.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on August 13, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 37 meeting notices were mailed to people with utility accounts (renters), property owners, neighborhood and environmental groups within 500 feet of the property. Two city staff members from the Austin Planning attended the meeting, Maureen Meredith and Mark Walters. The applicant’s agents, Richard T. Suttle, Jr., Kelly Wright, and Amanda Morrow from Armbrust and Brown attended along with three members from the neighborhood.

Below are highlights from Richard T. Suttle’s presentation:

- The site is about 7 acres, it is where the Best Buy store is located.
- The family leases the property to Best Buy. As the lease matures, the owners are looking at other options in the event the Best Buy does not renew the lease.
- The family is thinking about putting a multifamily development, with about 1,000 units, but they have not done any official calculations, so they don’t know exactly how many units they could fit on the property.

Q: Best Buy store offers great benefits to the neighborhood. When would the lease be up?

A: Regarding the Terms of the Lease, we need to get back to you on this and to also find out if we can make this information public.

Q: Would you want to keep the CO on the property?

A: We are interested in looking into carrying over the CO. We will talk to the landowner about this. I don’t see why we wouldn’t want to carry over most, if not all, of these conditions.

Q: Why not use the SB 840, which allows for mixed use and multifamily residential uses instead of rezoning the property?

A: When we started this process, SB 840 had not passed, so we just moved forward with this application. Also, we don’t know exactly how SB 840 would work so we decided to move forward with a process that we know versus an outcome we are not sure of. Right now, we are only interested in a maximum of 60 feet.

Q: How many buildings are proposed for a proposed 1,000-unit project?

A: We don't have any designs yet.

Q: Does this development include affordable housing?

A: No, I don't think so. The owner has not talked about including affordable housing units.

Q: What happens to the property when MOPAC is extended? Would that affect his property if they need ROW?

A: Nobody has approached the owner yet about easements.

Comments:

- This intersection is crowded as it is, then you plan to add approximately 1,000 residential units, with maybe some commercial uses, this could be a problem.
- This is an important commercial area for the area. We would love to see this property developed with more commercial uses. This would be a big loss.

Applicant Summary Letter from Application

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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

FACSIMILE 512-435-2260

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

July 2, 2025

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

Re: Neighborhood Plan Amendment application for property located at 4980, 5016, 5020 1/2, 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 amend the Future Land Use Map ("FLUM") for property located at 4980, 5016, 5020 ½, and 5030 W US 290 HWY WB (the "Property").

The Property is approximately ±7.008 acres and is zoned General Commercial Services, Conditional Overlay Combining – Neighborhood Plan Combining District ("CS-CO-NP") by Ordinance 931202-N and amended by Ordinance 970320-C. The Property is situated in the Oak Hill Combined Neighborhood Planning Area and is currently developed with a retail shopping center with associated surface parking and infrastructure. The proposed project will include approximately 1,000 residential units (the "Project").

In order to facilitate development of the Project, a zoning application will be submitted in conjunction with the Application 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"). The FLUM established by the Neighborhood Plan identifies the Property as Commercial. This Application requests to change the FLUM on the Property from Commercial to Mixed-Use so that the FLUM is consistent with the proposed rezoning.

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

(W1161343.1)

ARMBRUST & BROWN, PLLC
Page 2

Very truly yours,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

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

**Neighborhood Postponement Request at February 26, 2026
City Council Hearing**

From: Amanda Hendrix <>
Sent: Thursday, February 19, 2026 2:25 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; rsuttle@abaustin.com; Kelly Wright <>
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>; LandUseLiaison <LandUseLiaison@austintexas.gov>
Subject: RE: OHNPCT Postpone Request: NPA-2025-0025.02 – South Towne Square – C14-2025-0079

Hi Maureen,

We don't object to the neighborhood's request for a 2 week postponement.

Thank you!
Amanda Hendrix

From: LEIGH ZIEGLER <>
Sent: Thursday, February 19, 2026 12:49 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Amanda Hendrix <>; Ellis, Paige <Paige.Ellis@austintexas.gov>
Subject: NPA-2025-0025.02 – South Towne Square –C14-2025-0079



February 19, 2026

Jonathan Tomko and Maureen Meredith,

The OHNPCT requests a **two-week postponement of the South Towne Sq case** currently scheduled for February 26, 2026 to gather additional data and input regarding the proposed allowance of **automotive sales**, a currently prohibited use, which would permit **10% automotive service uses on the 7 acres adjacent to Gaines Creek**.

While VMU at this intersection was previously supported with a list of restricted uses accepted by the Owner, it was only recently recognized that Automotive Sales—currently prohibited by CO—would allow service uses that appear inappropriate for this site. Removal of the CO already increases allowable trip counts at a highly congested access lane at Gaines Creek, and the owner’s insistence on this currently prohibited use (Automotive Sales) warrants further review. Overall, there is a neighborhood preference for local business services that support health and safety and increase community connection.

We request clarification on:

- **Trip Generation** for a fully developed 7-acre automotive sales site and whether a **TIA (4,544 ITE daily trips)** would be triggered and typical chemical runoff generated
- **Chemical Runoff Controls** associated with automotive services and impacts upon on-site water reuse.
- **Site Access Review and Restrictions**, if any, that occur at site plan since a TIA will likely not be required.

Additionally, we request Legal confirmation that SB840 applies only to a request for a maximum of **378 units (or 54 units/acre)** to clarify concerns regarding additional exceptions associated with use of the Re-Development Exception.

Please forward to Council and Agenda backup as is appropriate. Thank you for considering a two-week postponement and your assistance in providing additional information.

Sincerely,

Leigh Ziegler, Chair, Oak Hill NPCT

Applicant Postponement Request

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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

December 2, 2025

Jonathan Tomko
Case Manager
City of Austin, Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: South Town NPA (NPA-2025-0025.02) and South Town Rezoning
(C14-2025-0079) (collectively, the "Applications")

Dear Mr. Tomko:

This letter is written on behalf of the owner for the above referenced Applications to request a postponement of the South Town NPA and South Town Rezoning cases to the January 27, 2026 Planning Commission agenda to allow for additional time to gather information and coordinate with the Oak Hill Association of Neighborhoods (OHAN).

If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Maureen Meredith
Joi Harden
Jay Lamy
Joe Lamy
Amanda Hendrix

**Oak Hill NPCT Postponement Request for the October 28, 2025
PC hearing date**



RE: NPA-2025-0025.03, C14-2025-0087, South Towne

October 20, 2025

Maureen Meredith, City of Austin Planning:

The OHNPCT asks that the Land Use/Zoning change be postponed until the impact of zoning regulations regarding Commercial and Mixed Use are better defined to include dimensional standards and allowances, parking requirements (if any), additional floor uses and the interplay of recent ordinances and Texas law. This is for the benefit of everyone.

It is not clear how VMU will support the goal of mobility in this predominately autocentric district which lacks adequate bus transit and already has significant rental units in the area both current and planned. Climate goals for VMU would be appropriate but will be challenged by the re-development exception due to proximity to Gaines Creek and Barton Creek. Despite the application it does appear that the TIA would be triggered by 2000 trips (not 4000) under the re-development exception. Traffic congestion at this intersection along Mopac is not conducive to unrestricted residential development. The Mopac extension will exacerbate this problem.

The best and highest use clearly remains Commercial for this intersection, but the Oak Hill Neighborhood Planning Contact Team would like to consider and could possibly support filing an application to allow for a VMU building for 150 units and restricted to 60 ft. (5 Floors) since this is the apparent desire of the developer. It appears this could be achieved in the form of a conditional amendment under current Land Use and Zoning (25-2, subchapter E, Article 4.3.5 as an opt-in), separate and distinct from SB 840 which requires 65% residential units.

Currently, the Oak Hill NPCT does not support a change in the Neighborhood Plan from Commercial to Commercial- Vertical- Mixed- Use without adding restrictions and carrying over Ordinance No. 931202-N in its entirety.

Thank you,

Leigh Ziegler, for the Oak Hill NPCT, 512-789-9555, District 8

From: Meredith, Maureen
Sent: Tuesday, October 21, 2025 11:17 AM
To: Amanda Hendrix <>; rsuttle@; Kelly Wright <>
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Land Use Liaison <LandUseLiaison@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>
Subject: RE: OHNPCT PP Request: NPA-2025-0025.02 and C14-2025-0079 South Towne Planning Commission Oct 28, 2025

Hi, Amanda, Richard, and Kelly:
Leigh requests a PP to the December 9th PC hearing date. See her email below.
Please let us know if you are OK with this date.
Thanks.
Maureen

From: LEIGH ZIEGLER
Sent: Tuesday, October 21, 2025 10:58 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: District 8 <District8@austintexas.gov>; Montgomery, Julie <Julie.Montgomery@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Re: NPA-2025-0025.02 and C14-2025-0079 South Towne Planning Commission Oct 28, 2025

Maureen,
If those are our only options, the Dec 9, 2025 date would provide the most time for Council to elaborate on the interaction of code upon overall development and benefit. Please request Dec 09. How do you recommend getting an opinion upon the use of 25-2, subch E, Article 4.3.5, as an opt-in for this case application?
Leigh

Thank you,
Leigh

From: LEIGH ZIEGLER <>

Sent: Friday, January 23, 2026 4:30 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Powell, Adam - BC <BC-Adam.Powell@austintexas.gov>; Woods, Alice - BC <BC-Alice.Woods@austintexas.gov>; Lan, Anna - BC <BC-Anna.Lan@austintexas.gov>; Bedrosian, Brian - BC <BC-Brian.Bedrosian@austintexas.gov>; Hunter, Candace - BC <BC-Candace.Hunter@austintexas.gov>; Skidmore, Danielle - BC <BC-Danielle.Skidmore@austintexas.gov>; Maxwell, Felicity - BC <BC-Felicity.Maxwell@austintexas.gov>; bc-imad.amed@austintexas.gov; Cohen, Jessica - BC <BC-Jessica.Cohen@austintexas.gov>; Hiller, Josh - BC <BC-Josh.Hiller@austintexas.gov>; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: 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

Jonathan Tomko,

Attached is the letter from the Oak Hill Planning Contact Team regarding the South Towne Square Case before the Planning Commission Meeting on January 27th, 2026. Please add to the Backup agenda and forward appropriately.

Leigh Ziegler

Oak Hill Planning Contact Team, Chair



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: POLLUTION
Off site Accessory parking: TRAFFIC ISSUES
Pedicab services NOT APPROPRIATE NOW- AUTOCENTRIC
Plant Nursery: FERTILIZER POLLUTANTS
Printing and Publishing Services: CHEMICAL POLLUTANTS
Industrial: Custom Manufacturing: CHEMICAL POLLUTANTS
Limited Warehousing and Distribution: CONDITIONAL USE
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



RE: NPA-2025-0025.03, C14-2025-0087, South Towne

October 20, 2025

Maureen Meredith, City of Austin Planning:

The OHNPCT asks that the Land Use/Zoning change be postponed until the impact of zoning regulations regarding Commercial and Mixed Use are better defined to include dimensional standards and allowances, parking requirements (if any), additional floor uses and the interplay of recent ordinances and Texas law. This is for the benefit of everyone.

It is not clear how VMU will support the goal of mobility in this predominately autocentric district which lacks adequate bus transit and already has significant rental units in the area both current and planned. Climate goals for VMU would be appropriate but will be challenged by the re-development exception due to proximity to Gaines Creek and Barton Creek. Despite the application it does appear that the TIA would be triggered by 2000 trips (not 4000) under the re-development exception. Traffic congestion at this intersection along Mopac is not conducive to unrestricted residential development. The Mopac extension will exacerbate this problem.

The best and highest use clearly remains Commercial for this intersection, but the Oak Hill Neighborhood Planning Contact Team would like to consider and could possibly support filing an application to allow for a VMU building for 150 units and restricted to 60 ft. (5 Floors) since this is the apparent desire of the developer. It appears this could be achieved in the form of a conditional amendment under current Land Use and Zoning (25-2, subchapter E, Article 4.3.5 as an opt-in), separate and distinct from SB 840 which requires 65% residential units.

Currently, the Oak Hill NPCT does not support a change in the Neighborhood Plan from Commercial to Commercial- Vertical- Mixed- Use without adding restrictions and carrying over Ordinance No. 931202-N in its entirety.

Thank you,

Leigh Ziegler, for the Oak Hill NPCT, 512-789-9555, District 8



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

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

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 931202- N

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS:

TRACT 1: LOTS 1 AND 2, PHASE A, SECTION 1, GAINES RANCH SUBDIVISION, FROM "RR" RURAL RESIDENCE DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 2: LOT 1B, RESUBDIVISION OF GAINES SUBDIVISION, SECTION 1A, FROM "RR" RURAL RESIDENCE DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS 4890 U.S. HIGHWAY 290 WEST, AS MORE PARTICULARLY IDENTIFIED ON THE MAP ATTACHED AS "EXHIBIT A" TO THIS ORDINANCE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-93-0057, as follows:

Tract 1: From "RR" Rural Residence district to "CS-CO" General Commercial Services district-Conditional Overlay combining district.

Lots 1 and 2, Phase A, Section 1, Gaines Ranch Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 89, Pages 328-330, of the Plat Records of Travis County, Texas.

Tract 2: From "RR" Rural Residence district to "CS-CO" General Commercial Services district-Conditional Overlay combining district.

Lot 1B, Resubdivision of Gaines Subdivision, Section 1A, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 90, Pages 383-384, of the Plat Records of Travis County, Texas.

locally known as 4980 U.S. Highway 290 West, as more particularly identified on the map attached as "Exhibit A" to this ordinance, in the City of Austin, Travis County, Texas.

PART 2. That the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development

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

of the Property or any portion of the Property shall be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation for the Property as specified in that certain Traffic Impact Analysis prepared by WHM Transportation Engineering Consultants, Inc., dated April, 1992, on file at the Department of Planning and Development, and submitted in support of the zoning request enacted by this ordinance.

2. The following uses shall be prohibited on the Property:
 - (a) Agricultural sales and services,
 - (b) Art and craft studio (limited),
 - (c) Art and craft studio (general),
 - (d) Art and craft studio (industrial),
 - (e) Automotive repair services,
 - (f) Automotive sales,
 - (g) Automotive washing
(automatic or mechanical),
 - (h) Automotive washing (self service),
 - (i) Building maintenance services,
 - (j) Commercial off-street parking,
 - (k) Theater,
 - (l) Veterinary services,
 - (m) Equipment repair services,
 - (n) Equipment sales,
 - (o) Exterminating services,
 - (p) Funeral services,
 - (q) Kennels,
 - (r) Bulk laundry services,
 - (s) Pet services,
 - (t) Recreational equipment
maintenance and storage,
 - (u) Recreational equipment sales,
 - (v) Research services,
 - (w) Service station,
 - (x) Vehicle storage, and,
 - (y) uses classified as adult oriented businesses as defined in Section 13-2-265 of the Land Development Code.
3. Development of the Property, or any portion of the Property, as Construction sales and services use shall be restricted to a maximum of 107,300 square feet of gross floor area.
 4. Owner shall obtain, and maintain in force, an annual inspection and operating permit for all required water quality controls on the Property in accordance with Section 13-7-11 of the Land Development Code.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "CS" General Commercial Services base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

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

the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

December 2, 1993

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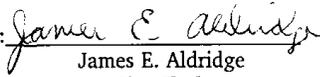
Bruce Todd
Mayor

APPROVED:



Diana L. Granger
City Attorney

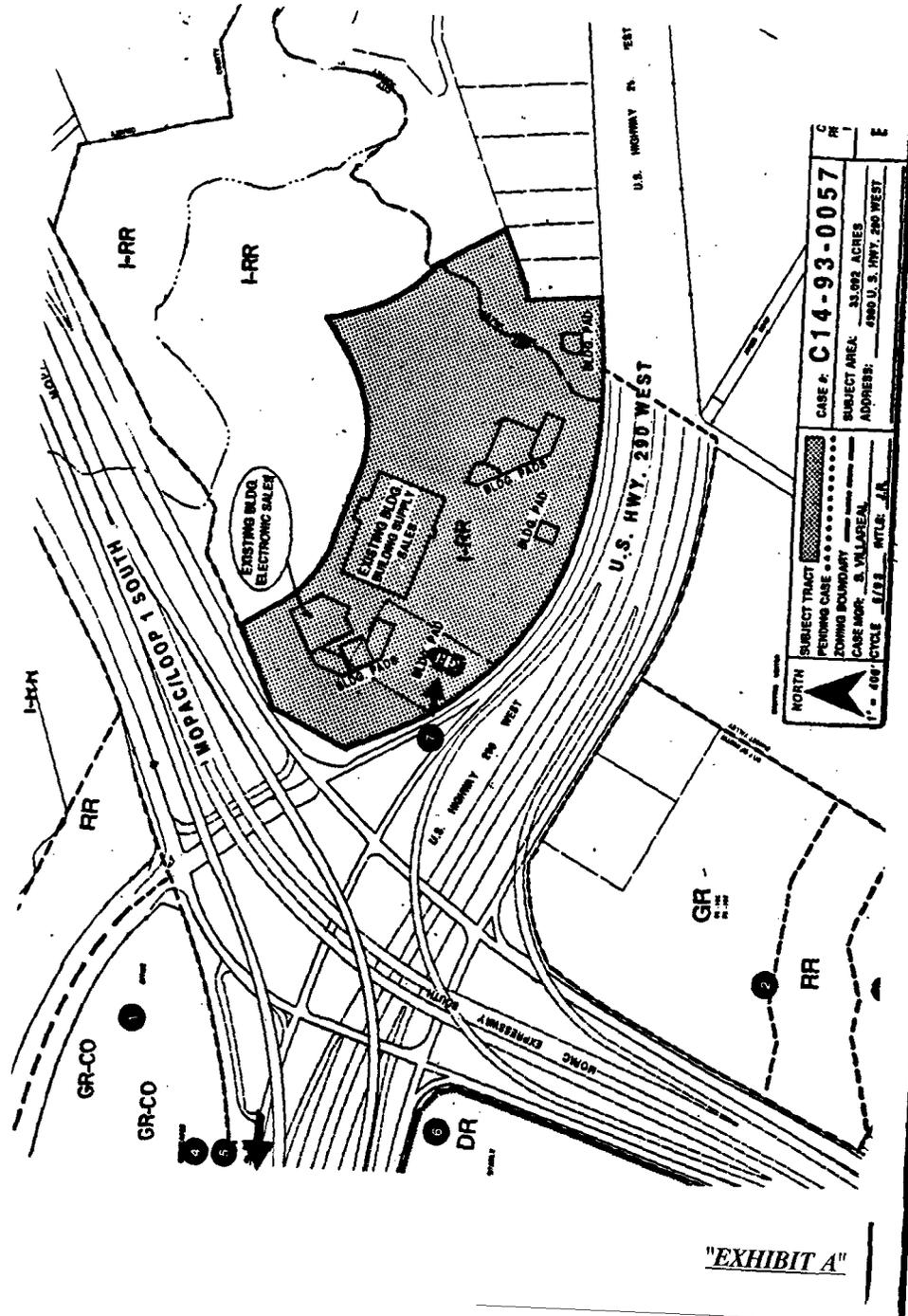
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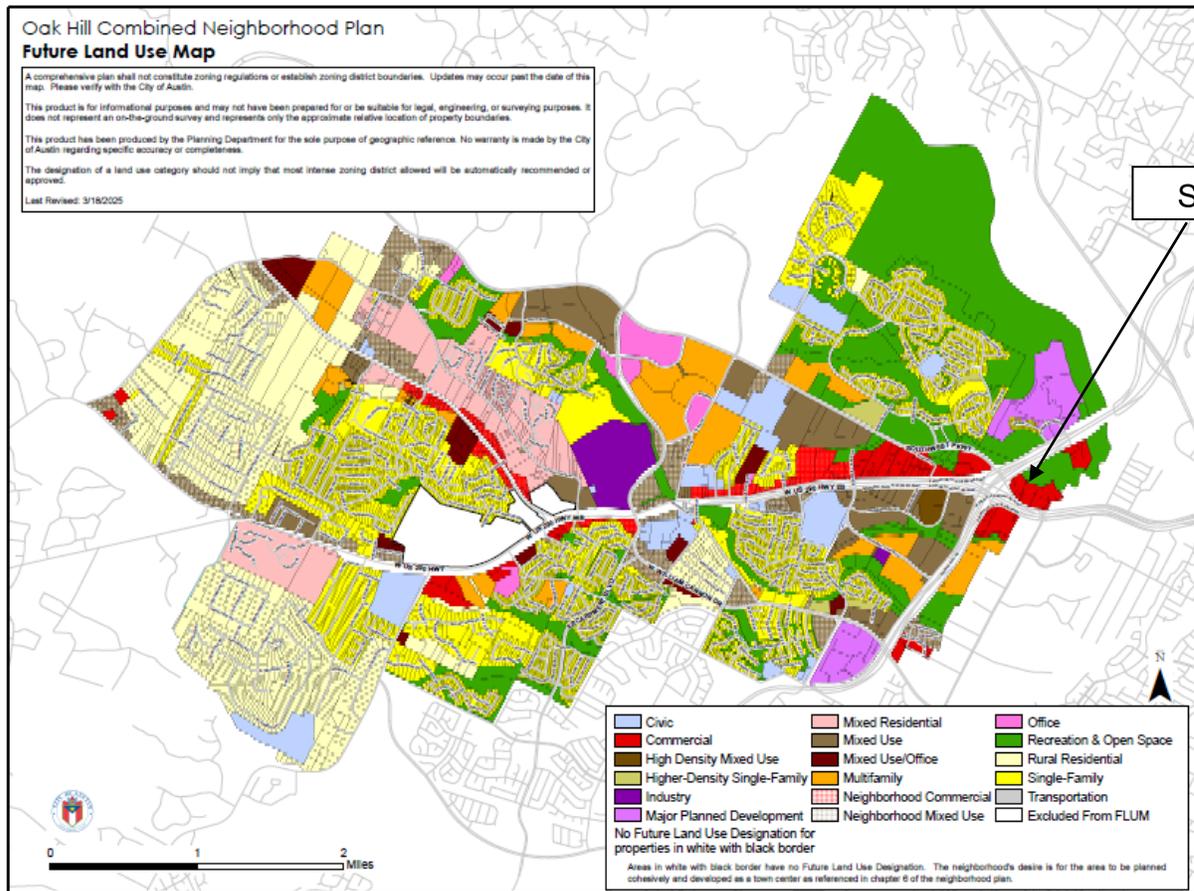


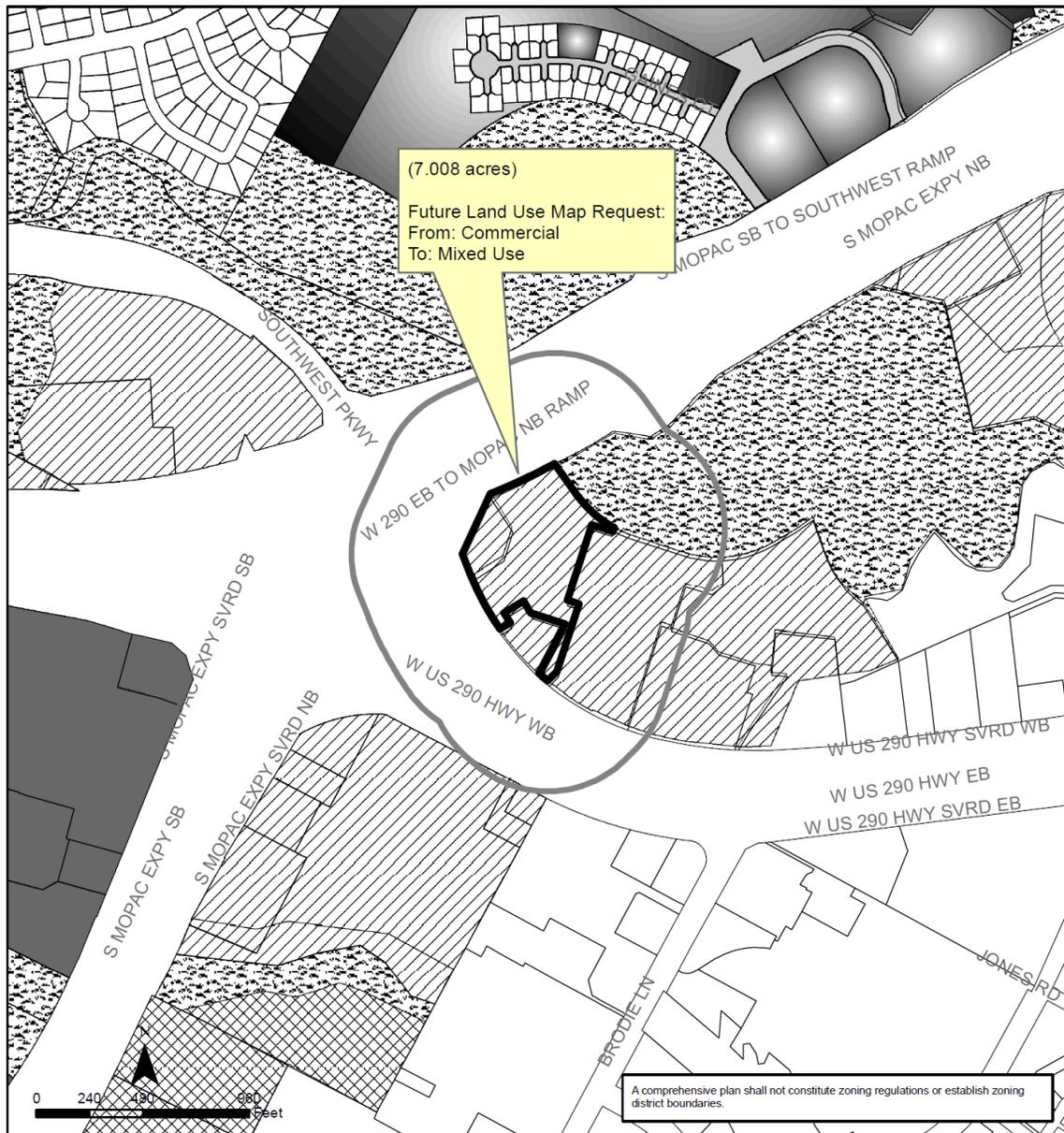
James E. Aldridge
City Clerk

2Dec93
ME/jj

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





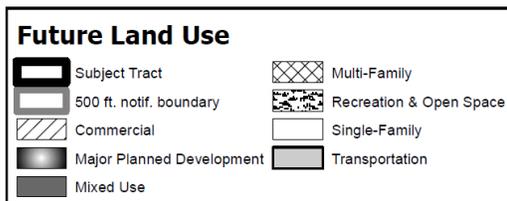


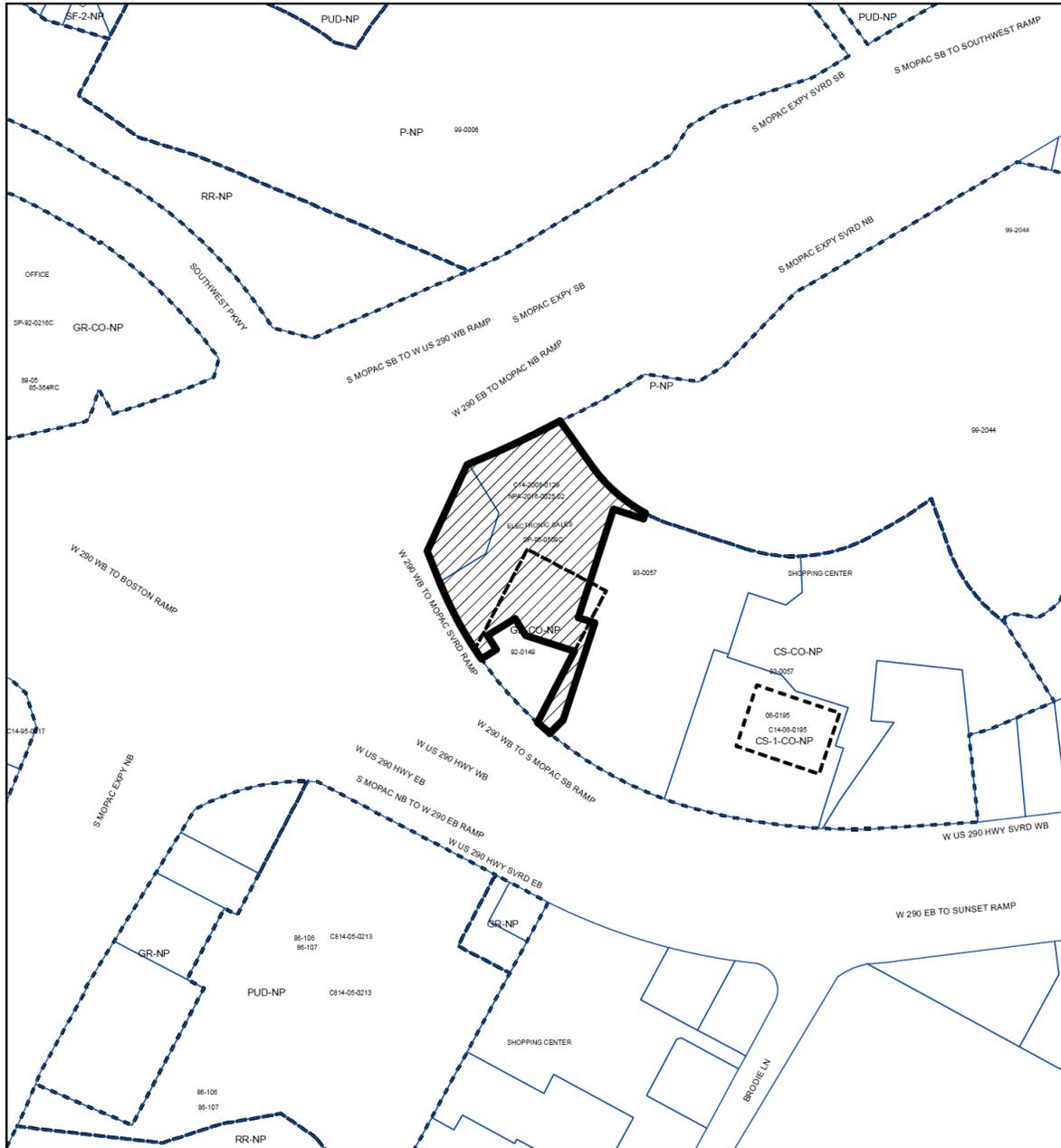
**Oak Hill Combined Neighborhood Planning Area
 NPA-2025-0025.02**

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 7/21/2025, by: MeeksS







 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING
 ZONING CASE#: C14-2025-0079

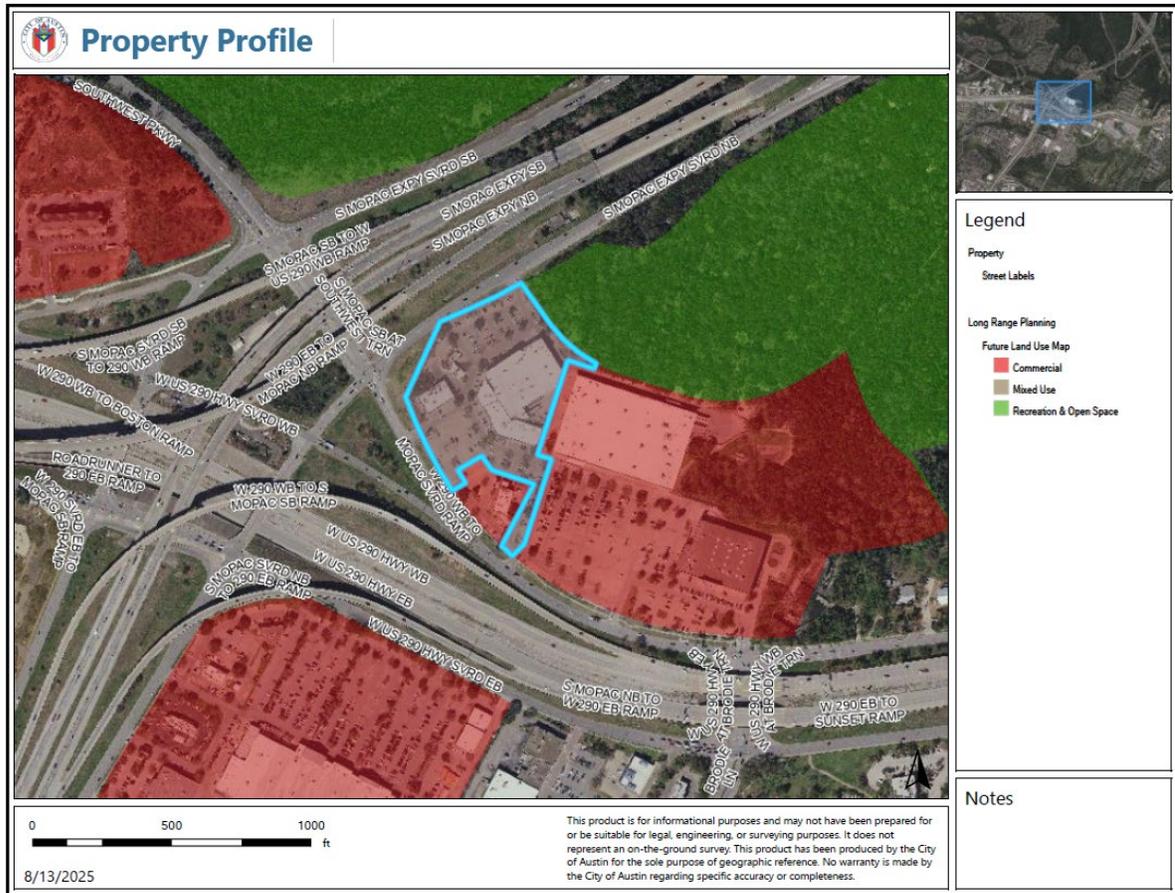
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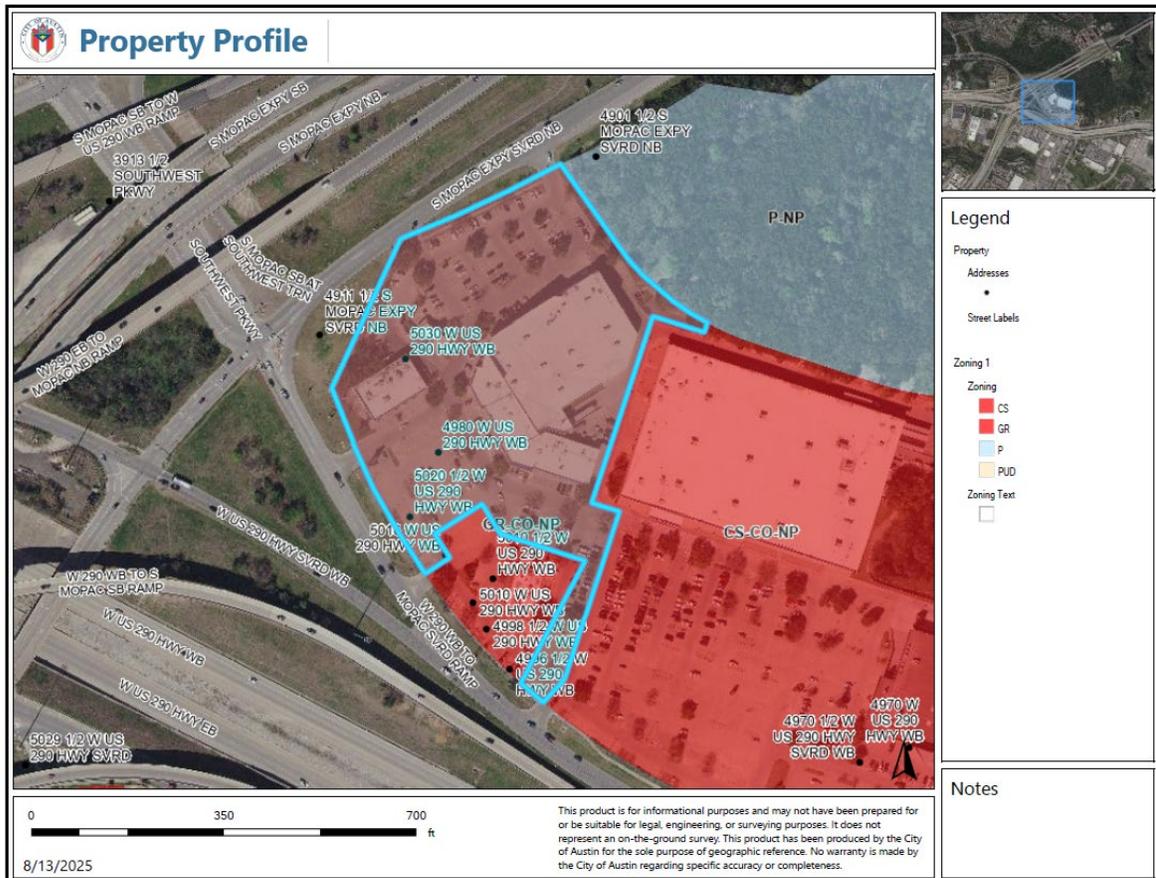
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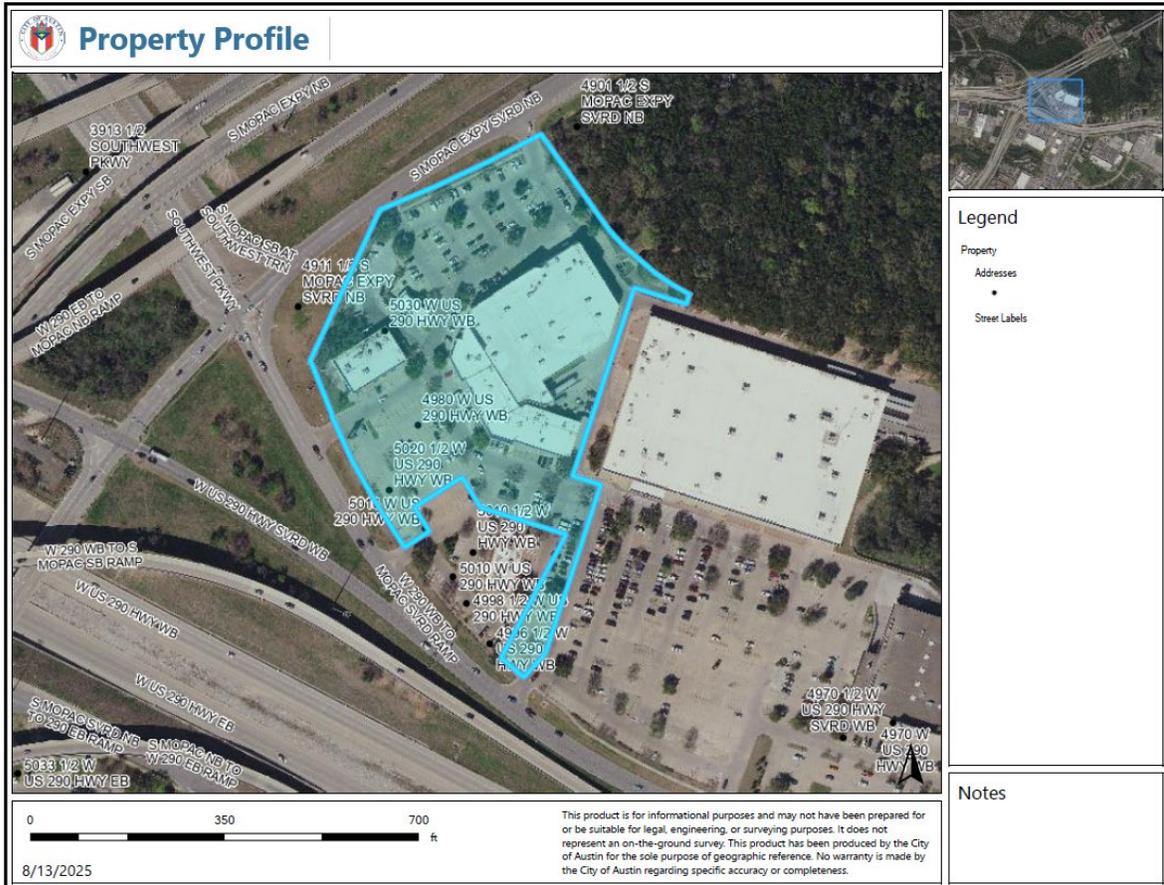
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Created: 7/21/2025







Richard Suttle's Presentation at the Virtual Community Meeting

SOUTH TOWN NEIGHBORHOOD PLAN AMENDMENT & REZONING

4980, 5016, 5020 ½, and 5030 W US 290 HWY WB

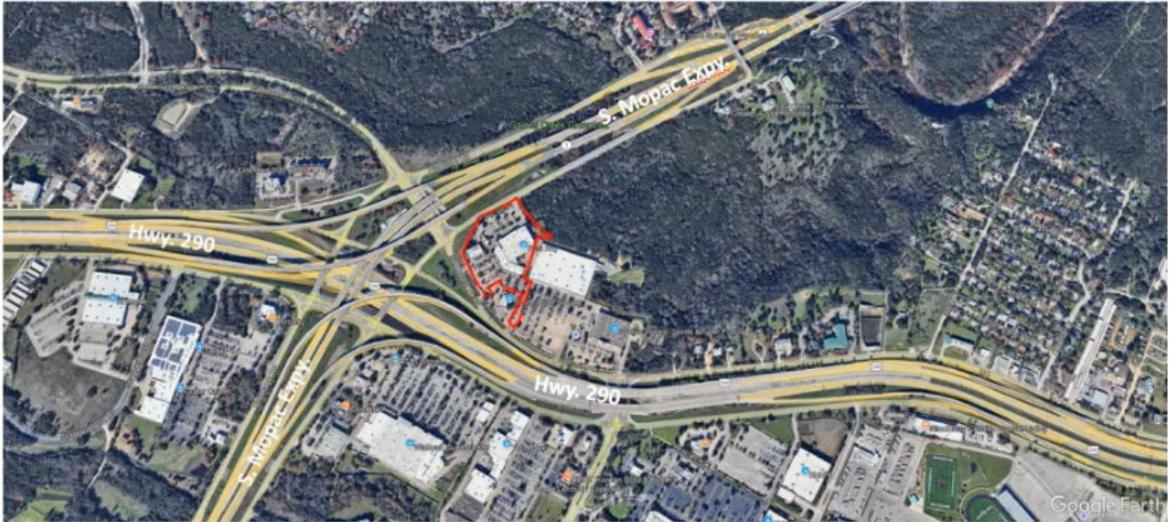
**Neighborhood Plan Amendment
Case No. NPA-2025-0025.02**

Zoning Case No. C14-2025-0079

LOCATION MAP

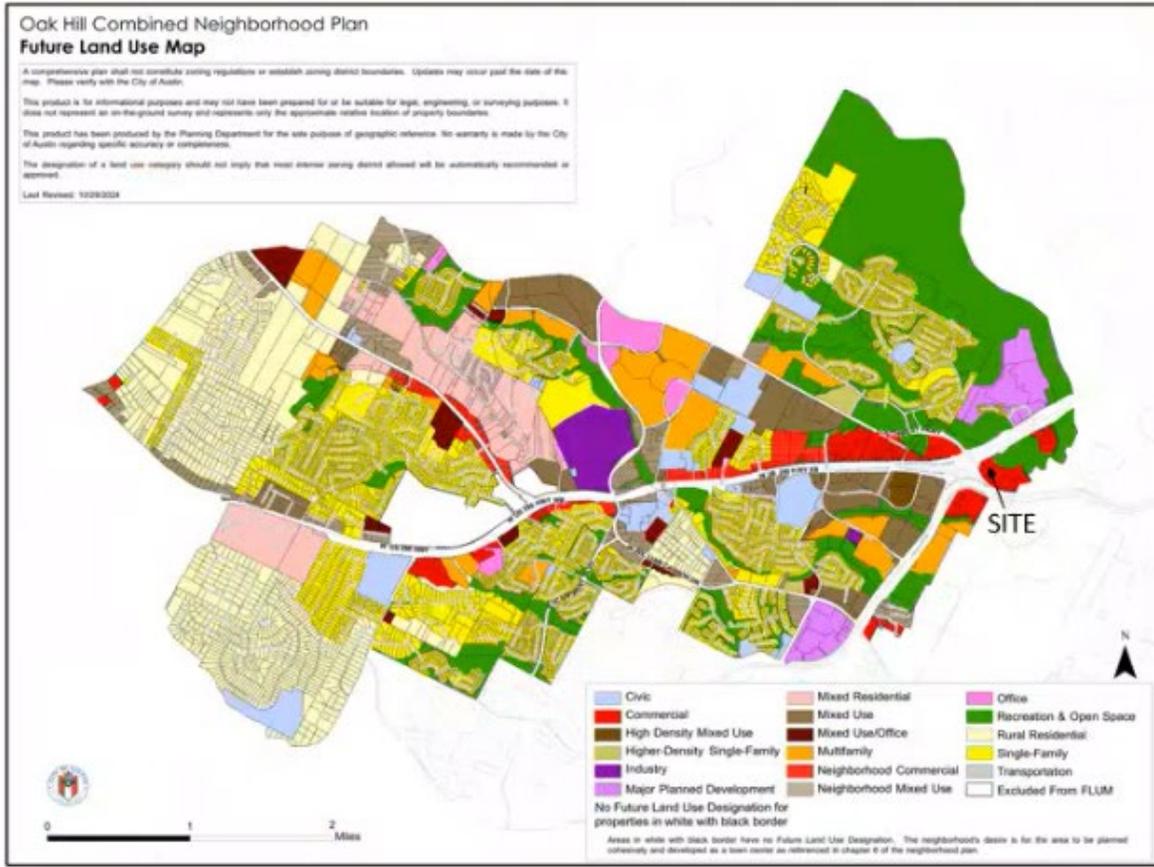


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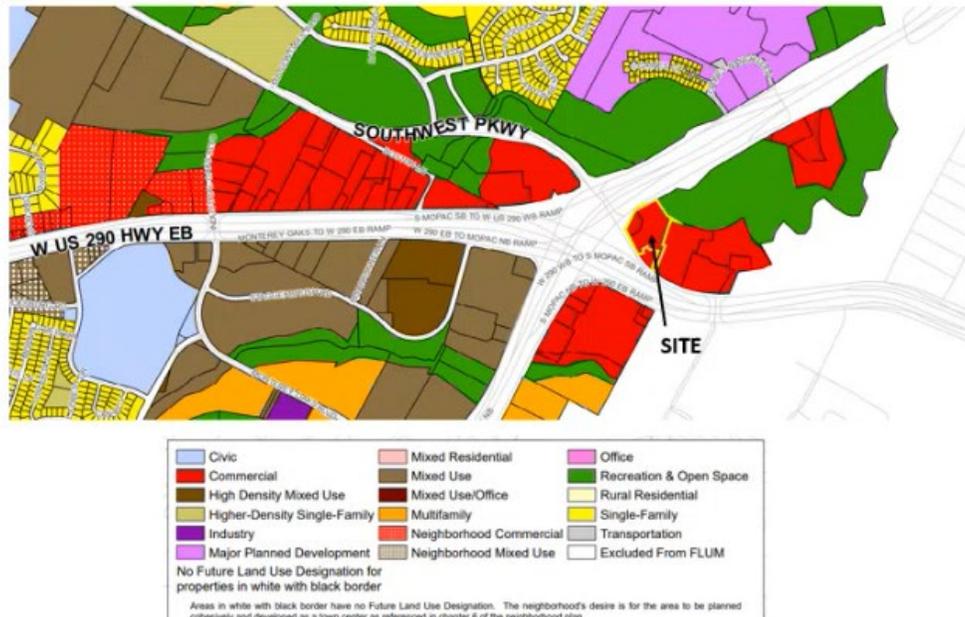


REZONING ZONING MAP





NEIGHBORHOOD PLAN AMENDMENT MAP



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Correspondence Received

(No correspondence received)