

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: East Cesar Chavez Neighborhood Plan

CASE#: NPA-2015-0002.01

DATE FILED: April 8, 2015 (Out-of-cycle)

PROJECT NAME: 21 Waller Street

PC DATE: May 26, 2015

ADDRESS: 21 Waller Street

DISTRICT AREA: 3

SITE AREA: 17.768 acres

APPLICANT/OWNER: Austin Geriatric Center, Inc.

AGENT: City of Austin, Planning & Zoning Department (Maureen Meredith)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Multifamily

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2015-0055

From: CS-MU-CO-NP

To: CS-MU-V-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 1999

PLANNING COMMISSION RECOMMENDATION: May 26, 2015 – Approved on the consent agenda. *[S. OLIVER; J. NORTEY – 2ND] (5-0) J. STEVENS, R. HATFIELD, A. HERNANDEZ – ABSENT; J. SHIEH – NOT YET ARRIVED*

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The request to change the land use on the future land use map from Multifamily to Mixed Use is supported by staff because Mixed Use land use and the proposed mixed use development is compatible with the surrounding area. The area has single family homes to the north and east, parkland to the south, with residential and commercial uses to the west.

The proposed development will provide affordable housing for seniors and also provide commercial services and health care facilities for the area, which meets the following plan goals and recommendations:

Goal 1: Provide zoning for a mix of business and residential land uses in the commercial corridors and selected other commercial areas.

Action 6. Provide economic opportunities for existing neighborhood business owners and residents so they may also benefit from increased development that may be promoted as a result of Mixed Use Zoning designations. **Primary implementers: NHCD, PECSD**

Objective 2: Encourage more retail and commercial services within walking distance of residents.

Action 8. Change existing commercial "spot zoning" (nodes currently zoned LO, LR, CS and GR) in residential areas to mixed use. **Primary implementers: DRID**

Goal 2: Ensure that new structures and renovations are compatible with the existing neighborhood and protect homes from incompatible business or industry.

Primary resources: City of Austin and public and private sector.

Objective 1: Ensure that all new or redevelopment projects are compatible with the existing character of the area in scale, density, design, and parking.

Action 11. The Neighborhood will work with the City to develop design guidelines for commercial and residential areas to ensure compatibility. Hold a neighborhood design workshop. Solicit participation from a diverse group representing all sectors of the neighborhood, including businesses. Using TND guidelines, develop specific neighborhood guidelines for scale, density, design, parking, signage, screening, fencing and billboards. **Primary implementers: PECSD, NPT**

Objective 2: Protect residential neighborhood from incompatible business or industry and from destruction of existing housing.

3. Housing

Neighborhood Vision: The neighborhood needs more housing for its families, especially its elderly and young families. The neighborhood is willing to absorb some increase in density to accommodate these needs, as long as the neighborhood character is maintained. An array of housing options that are safe, accessible and affordable should be available. Providing more opportunities for existing residents to own their homes is a priority.

Objective 3: Provide additional opportunities to increase housing opportunities in the neighborhood.

4. Environment and Parks

Neighborhood Vision: The natural resources of the East César Chávez Neighborhood must be protected and preserved in ways that assure the protection of the public health and safety and reaffirm our connection to the Earth. Raise awareness about environmental issues of importance to the neighborhood.

Goal 1: Preserve and enhance neighborhood trees, green spaces, trails and gardens.

Objective 1: Plant new trees and maintain existing trees, plants and green spaces.

Action 100. The Neighborhood will work with City departments to care for and protect trees, plants and green spaces. **Primary implementers: NPT**

Objective 2: Create neighborhood "pocket parks," green spaces, and green corridors.

Goal 2: Preserve and enhance existing parks and recreational facilities.

Objective 1: Maintain, improve and extend existing parks and recreational facilities.

5. Economic Development

Neighborhood Vision: The neighborhood should be a thriving, self-sufficient community where services are available and people are able to gain work that supports them and makes the best use of their individual skills and talents. The neighborhood envisions economic development that will include and benefit neighborhood residents, such as projects that offer space and support for locally owned small businesses.

Goal 1: Attract or develop businesses that serve essential neighborhood needs.

Objective 1: Identify businesses needed or desired by residents.

Action 146. The Neighborhood will work with other community organizations to conduct an in-depth survey to identify businesses needed by the neighborhood. **Primary implementers: NPT**

Objective 2: The Neighborhood will work with private sector to create a small grocery store or a grocery shuttle.

7. Health and Human Services

Neighborhood Vision: The neighborhood values the health and well being of its residents, young and old. It hopes to improve residents' access to health and human services, many of which are already available, but are unknown to residents who qualify for them. The neighborhood would like to work toward reducing the incidence of diseases that reduce our quality of life, such as diabetes, cancer and heart disease, which are epidemic. Neighbors would like to see more preventive programs that offer opportunities for individual growth, family development and healthy living. Such programs could help redirect youth and others who might be drawn toward alcohol, drugs or gangs.

Goal 1: Coordinate and promote health and human services programs in the neighborhood.

Objective 1: Form partnerships between the neighborhood and health and human services agencies.

Objective 3: Identify barriers to residents' access to or use of existing services and seek solutions.

- Action 174.** Inform residents of services through a Health and Human Services campaign. **Primary implementers: HHS**
- Action 175.** The Neighborhood will work with Health and Human Services and Capital Metro to improve transportation services to health and human service facilities, such as a neighborhood shuttle from locations in the neighborhood to the facilities at 2nd and Comal on specific days. **Primary implementers: HHS, NPT**
- Action 176.** The Neighborhood will ask all service providers to open some evenings and weekends so youth will not miss school and workers will not lose pay. **Primary implementers: NPT**
- Action 177.** Consider employing neighborhood residents (such as senior citizens or homemakers) as liaisons between service providers and residents, to conduct home visits, or to help provide transportation. **Primary implementers: HHS**

Objective 4: Create new Health and Human Services programs as necessary to meet the needs of residents in the neighborhood.

- Action 178.** Identify gaps in services, including preventive and educational programs. **Primary implementers: HHS, NPT**
- Action 179.** The Neighborhood will seek support from public and private Health and Human Services providers to create new services and programs as needed. **Primary implementers: NPT**

LAND USE DESCRIPTIONS

EXISTING LAND USES

Multifamily Residential - Higher-density housing with 3 or more units on one lot.

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and

3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

Application

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

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);

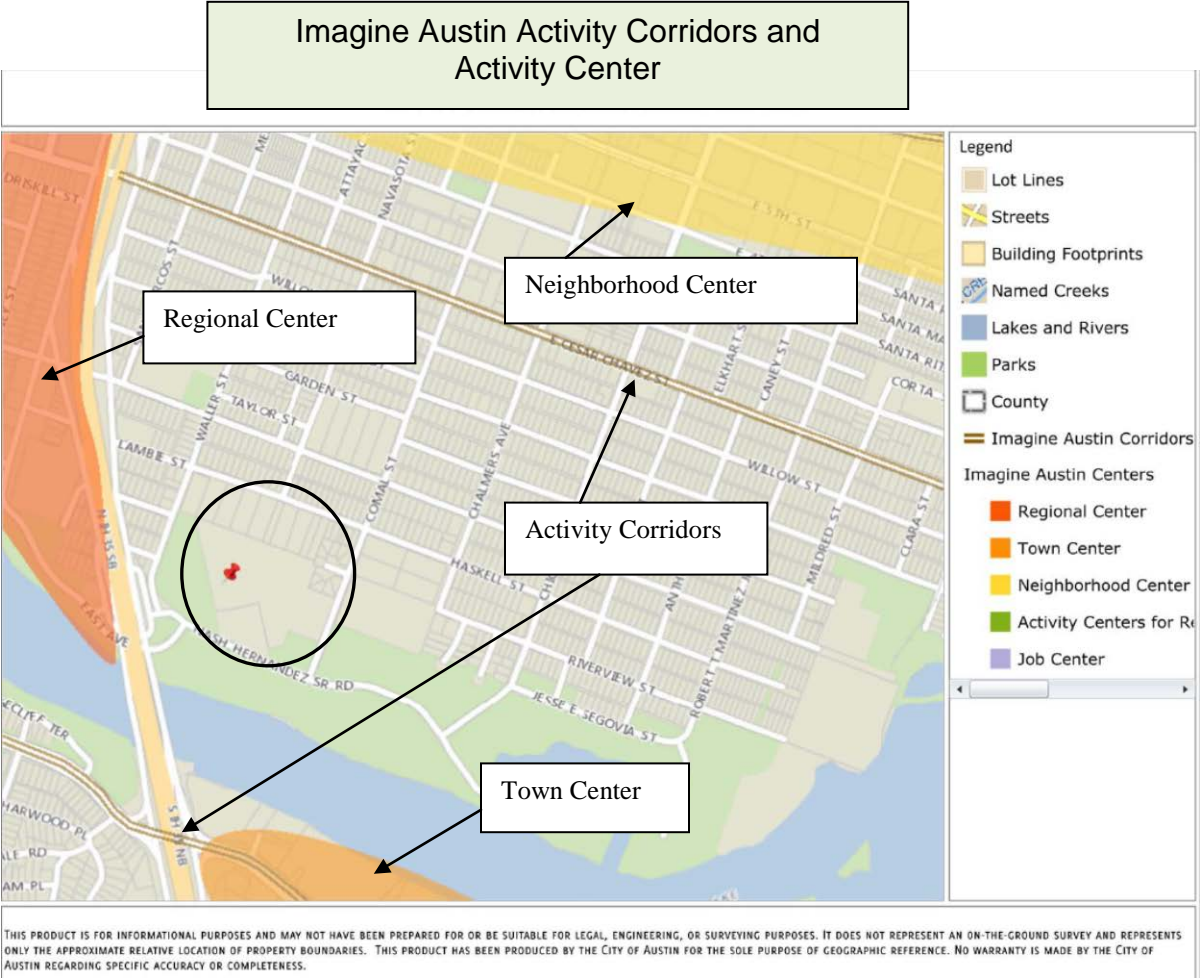
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating 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.

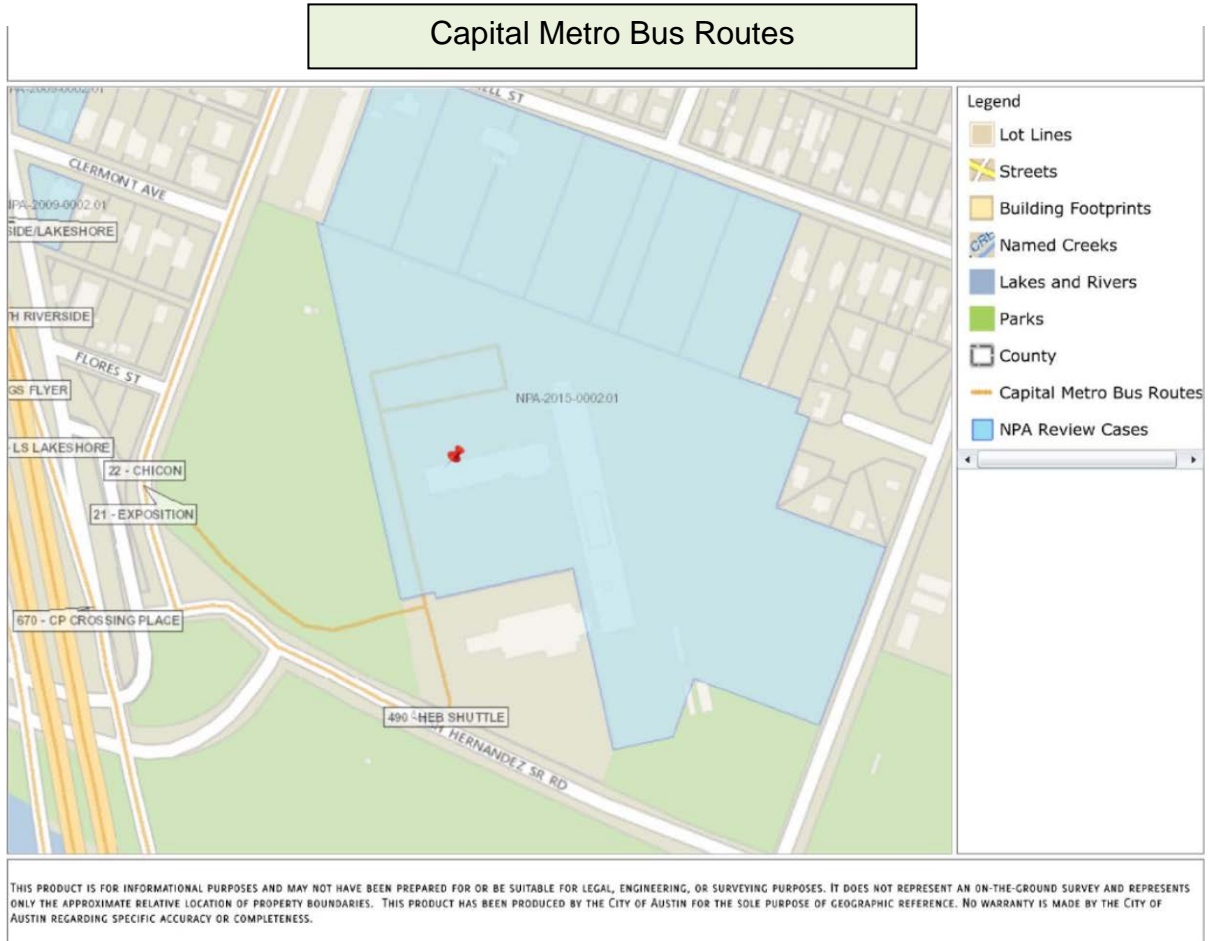
IMAGINE AUSTIN PLANNING PRINCIPLES

The property is less than 0.5 miles from an East Riverside Drive activity corridor and the East Cesar Chavez activity corridor. It is also 0.5 miles from a Neighborhood Center and a Town Center and 1000 feet from miles from Regional Center, as identified on the Growth Concept Map of the Imagine Austin Comprehensive Plan.

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The property is located near multiple Capital Metro bus routes, near an elementary and junior high school and adjacent to parkland along the river. There are commercial businesses to the west side of Haskell Street.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is located near multiple Capital Metro bus routes.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property is not directly on an Activity Corridor or within an Activity Center, but it is within ½ of mile of each.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The proposed development is for an affordable senior housing with some commercial uses proposed.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Mixed Use land is an appropriate land use adjacent to the residential, civic and open space uses.***

6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is not located in an environmentally sensitive area.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***The property will be built to City of Austin Green Building standards.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***The building is not under consideration for historic designation.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***The property is adjacent to city parkland and walking trails. The center will have healthcare services.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***Not applicable.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - ***Not applicable.***





Nighborhood 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.

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 application was initiated by Resolution from the City Council on March 12, 2015, which directed City staff to submit the plan amendment application out-of-cycle on April 8, 2015. The property is owned by Austin Geriatric Center, Inc. Will Schnier from Big Red Dog Engineering and David Stauch from Capital Project Management are representing the owners in this process. City staff is only processing the plan amendment application. The property owners are proposing an affordable senior housing development, apartments, retail and parkland amenities.

PUBLIC MEETINGS: The ordinance-required plan amendment community meeting was held on May 13, 2015. Two hundred and eighty-seven meeting notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to neighborhood and environmental organizations who have requested notification for the area by registering on the City's Community Registry. Approximately 70 people attended the meeting, including one City Staff member, Councilman Renteria, David Stauch (Capital Project Management), Elena Rodriguez (Elena Q. Media & Advertising Agency), and Will Schnier (Big Red Dog Engineering).

After city staff gave an overview of the planning and rezoning process, David Stauch made the following presentation, then opened the floor for questions and answers:

David Stauch said the project is from the 2010 RBJ Center Strategic Master Plan Report (http://www.rbjcenter.org/includes/pdf/RBJ_Strategic_Master_Plan_Report_Final.pdf), where Option C was voted for the preferred development scenario. Option C doubles the affordable housing, and he said they don't want to raise the rents. The configuration of the building is different from what is shown in the Master Plan Report because we need to

reconfigure the building because of Heritage Trees. There are plans at the first of the year to start the new streets and eventually build the new building. The current building does not meet the current building code.

Q. When the new building is built, will the utilities be separate?

A. This is a question for the RBJ Senior Center. I don't know the answer.

Q. Is there a timeline so we can see the design of the new building, the amenities, etc.?

A. We are working with the developer every week on this, but we're not ready yet, but this summer you see should the plan.

Q. Will you have views of the how the apartment will look on the inside?

A. Maybe this fall we will have the interior renderings, but we can't do the inside of the building until we finalize the exterior.

Q. Are you planning to save the trees?

A. We are working on saving the trees.

Q. Also, how do you plan to protect the people who live here?

A. We plan to move people to a different building while the new building is built. There will not be a relocation fee charged to residents.

Q. Will you save the fox that lives within the fox hole by the parking lot?

A. If you show me where he lives, we will note it in the plan. We also plan to save the fishery.

Q. The building next door with the offices, the five story building. What will happen to it?

A. The city owns it. We asked if they want to be part of the development, but at this point we have an answer from the City. We have no plans to acquire it.

Q. Will the new building have a parking garage?

A. Yes, but we want it to be level parking because we don't want people walking on uneven surfaces. This has been part of the issue of redesigning the building.

Q. What are the plans for parking during the construction plans?

A. There will be a combination of busing people or carpooling in a van or truck. Also, there will be a small parking lot, because we don't want to take parking away from residents.

Q. I've been here 20 years. Will we have the same apartment number and view of the lake?

A. I don't have any authority of answer this. You'd need to talk to the RBJ Center and Helen to answer that.

Q. What is the long term plan? Do you have an idea of when we'll be moving?

A. The whole program would be 48 to 54 months. The timeframe that people might move out of here, it would be 18 to 24 months, but it depends on the utility layout and the city permits.

Q. Do you have an idea of how the affordable housing will be split?

A. We don't have the information yet.

Q. Do you have a number of affordable housing units and if the prices will stay the same? Do you know if there will be market rate units?

A. We will double the number of affordable housing units. If people move out, it's up to the RBJ Center whether the rent would increase because they set the rates.

Q. Will you be scheduling periodic meetings with the residents to keep us informed on the process?

A. We will meet with residents to keep you informed about the issue with the utility bills, but it would be a separate meeting.

Q. Option C says there will be 50,000 square feet of commercial, but the resolution says 25,000. Why is it different?

A. I don't know.

Q. How much square feet of commercial is on the property now?

A. Probably less than 20,000 square feet.

Q. You already have CS zoning with the maximum height of 60 feet, why do you need CS in your rezoning?

A. Because now there is a conditional overlay that prohibits a height of greater than 40 feet.

Q. You need to keep big trucks off of Haskell Street.

A. Yes, agreed, because it would be tight to have trucks on that street.

Q. You say that 50,000 sq. feet of commercial but I don't remember that from the previous meetings.

A. Yes, it's in the RBJ Master Plan. The plan has a survey that shows what people have asked for, like small grocery store. You can go to *Rbjcenter.org* website to see all the meetings that were conducted.

Q. You said the neighborhood asked for retail uses, but the retail uses should be for us, the residents of the RBJ Center, not the neighborhood.

A. Most of the requested uses were medical-related uses like physical therapy. Having uses that can be used by mixed income clients can help pay for services, such as the need to expand the dental clinical services. We'd also like to have a physical therapy pool or a small park that can be used by the residents and the neighborhood.

Q. How are the RBJ Center finances now? How are we doing?

A. Helen Varty, Administrator of the RBJ Center, answered: When the building was built, the land was free, but now functions like a forgivable loan. We don't do deals like that

anymore. There are deferred maintenance issues. We can't afford to do all the necessary maintenance of the building. We need retail to help support this building and to keep the rents low.

Q. My concern is the City has Code Compliance trucks on property. Why don't the park on their own property?

A. The city pays the RBJ Center to park their trucks here and it helps the RBJ finances. There is a lot of pressure from downtown to push people out, but the RBJ board is committed to residents to stay here.

Q. You keep saying you will provide affordable housing, but the Mueller Development affordable housing starts around \$1000 a month, that's not affordable.

A. Our affordable housing will service people making 30% median family income, that's about \$16,000 a year. Of the 230 units, some are at 50% MFI, and some 60% MFI. Mueller has 80% MFI, but all the residential units are mixed together, the market rate and the affordable.

Councilman Renteria:

- The building is unsafe. We need to move quickly because costs go up. We want you to be safe in the new building with fire sprinklers and we want it to be affordable.

Other comment:

- I'm glad about the plan because I've lived here two years and it's very convenient. We are happy that the renovation is happening.

CITY COUNCIL DATE: June 11, 2015

ACTION: (Pending)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

<p>Summary Letter submitted with application</p>

Neighborhood Plan Amendment

SUMMARY LETTER

The subject property is located at 21 Waller Street and is ±17.77-acres in size. The property is located in the East Cesar Chavez Neighborhood Planning Area and the Festival Beach section of the Waterfront Overlay zone. The property currently features an existing 16-story tower that provides affordable housing for seniors in 250 apartment units; including 138 one-bedroom apartments and 112 studio apartments.

The RBJ center is currently zoned CS-MU-CO-NP . A zoning application has been submitted to add the vertical overlay to the site. The zoning application will be submitted concurrently with this application.

City Council has initiated an amendment to the Future Land Use Map (FLUM) to change the property's designation from Multifamily to Mixed Use. The City Council voted unanimously (on consent) to initiate the FLUM amendment application at the March 12, 2015 City Council meeting.

RESOLUTION NO. 20150312-015

WHEREAS, the Rebekah Baines Johnson residential tower (RBJ Center) is owned and operated by Austin Geriatric Center, a 501(C)(3) corporation; and

WHEREAS, the RBJ Center Strategic Master Plan Report dated October 31, 2011 (Plan) for the development of the property was completed in 2011 to enable the doubling of affordable senior housing on the site; and

WHEREAS, the Plan considered the ongoing circumstances of the facility's current residents (250 elderly and physically disabled, who are, on average, over the age of 70 and have annual incomes under \$12,500); and

WHEREAS, the report analyzed five options and made recommendations for the future redevelopment considering both quantitative and qualitative criteria; and

WHEREAS, Austin City Council Resolution 20100513-033 directed the City to participate in the partnership with the RBJ Center Board of Directors and the community stakeholder group to evaluate the future use of the adjacent City property and then to analyze the City's potential to participate in the development of a master plan for the 26.78 contiguous acres (17.8 owned by the RBJ Center and 8.98 acres adjacent land owned by the City of Austin); and

WHEREAS, the Plan outlines five options that range from the most simplistic option "Option A" to the option that required the highest level of City of Austin participation "Option E". The Report recommended "Option C", which includes a 5 story main building with structured parking, 500 affordable senior units, lower profile houses on Haskell Street, and 25,000 SF of commercial use. The adjoining 8.98 acre site would be developed by others as mixed use; and

WHEREAS, on April 20, 2011, the East Cesar Chavez contact team, as referenced in their minutes, approved initiating a FLUM (Future Land Use Map) amendment to allow the development to proceed under their 60 foot height option ("Option C"). That option includes commercial space in addition to the existing multifamily space, which would require a FLUM change from Multi-Family to Mixed Use; and

WHEREAS, in order to proceed under the 60 foot height option, the existing zoning will need to be changed from CS-MU-CO-NP to CS-V-MU-CO-NP. To process this zoning change request, a neighborhood plan amendment is also needed to change the land use from Multi-Family to Mixed Use; and

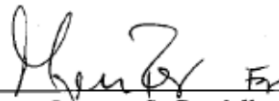
WHEREAS, a neighborhood plan amendment, once initiated, will follow the standard process of Planning Commission review followed by City Council review; **NOW, THEREFORE,**

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

The City Council initiates a neighborhood plan amendment to the East Cesar Chavez Neighborhood Plan to change the land use from Multi-Family to Mixed Use for the approximately 17.8 acres owned by Rebekah Baines Johnson Center at 21 Waller Street.

ADOPTED: March 12, 2015

ATTEST:


Jannette S. Goodall
City Clerk

Letter of Support from the East Cesar Chavez Planning Contact Team



May 19, 2015

Maureen Meredith, Senior Planner
City of Austin - Planning & Development Review Department
505 Barton Springs Rd, 5th Floor
Austin, TX 78704

RE: FLUM amendment and zoning amendment for 21 Waller Street (RBJ Center)

Dear Ms. Meredith:

The East Cesar Chavez Neighborhood Planning Team is writing in support of an ECCNP FLUM amendment and a zoning amendment for 21 Waller Street, as part of the redevelopment of the RBJ tower. Austin Geriatric Center (the owner), their Board of Directors and Capital Project Management have worked with members of the ECCNPT since 2011 to help keep the community involved and adhere to the Neighborhood Plan. The guiding principles of the AGC are the inspiration for and have guided the planning for the redevelopment plan: Continue to provide safe affordable housing on site, Provide upgraded amenities, Expand affordable housing to the elderly, Add other affordable housing and mixed uses consistent with neighborhood plan, and Be good stewards of the land.

The current plan will include doubling the amount of affordable housing on site for seniors, adding market rate housing, adding retail elements specifically targeted to needs of seniors and the neighborhood, and restoring the Fish Hatchery on site.

At our March 18, 2015 meeting, the ECCNPT discussed the above redevelopment plan and voted in support of the following:

- Amendment of the ECCNP FLUM from Multifamily to Mixed Use
- Amendment to the zoning from CS-MU-CO-NP to CS-MU-V-CO-NP, allowing 60' height across the property.

The East Cesar Chavez Neighborhood Planning Team officially supports the ECCNP FLUM amendment and a zoning amendment for 21 Waller Street.

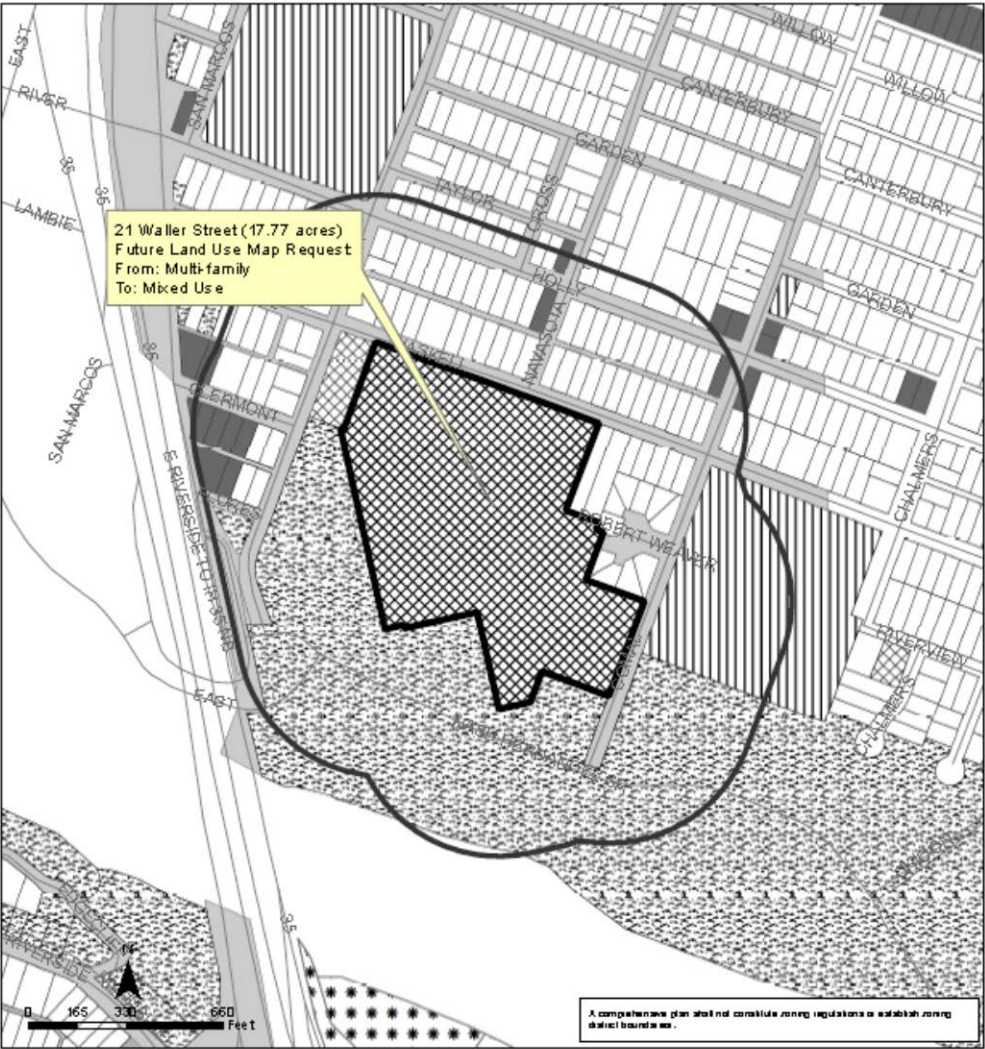
We hope that you will join us in support of this redevelopment and grant the requested amendments.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Johnson".

Ken Johnson
Chair
East Cesar Chavez Neighborhood Planning Team





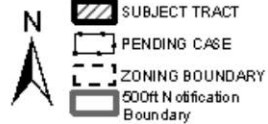
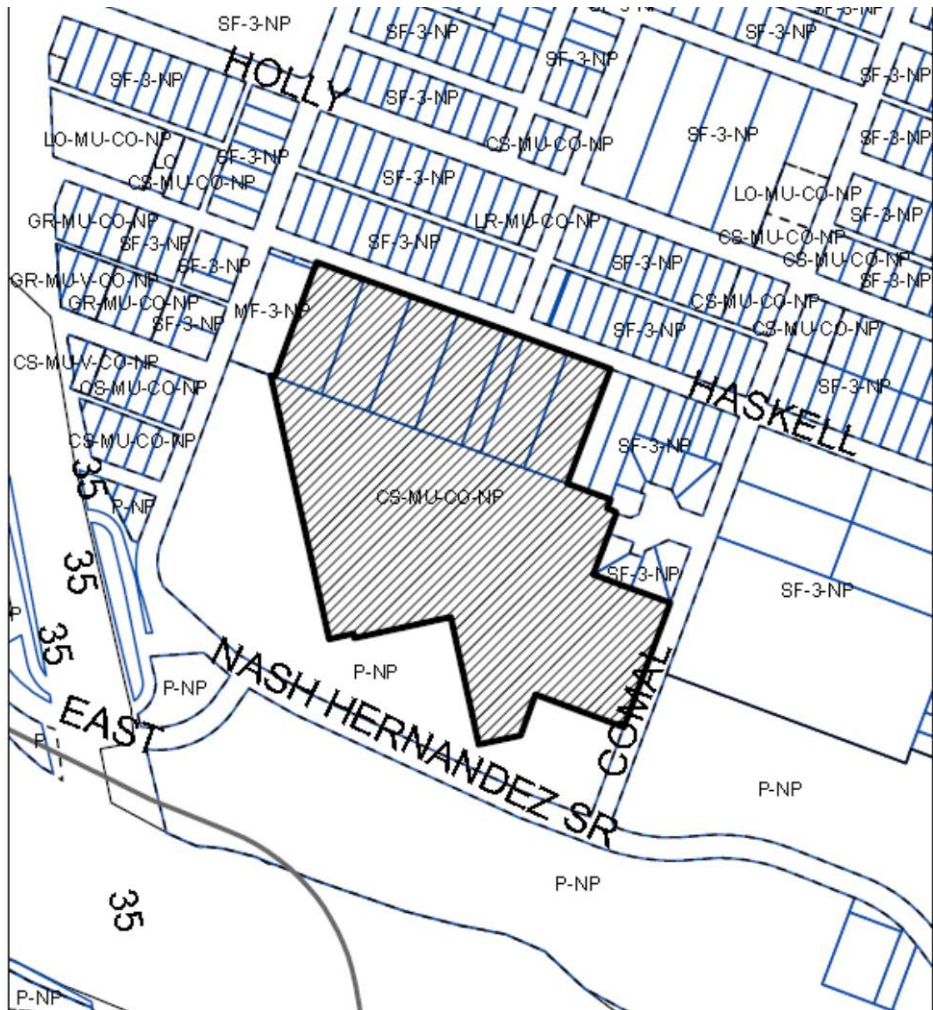
East Cesar Chavez Neighborhood Planning Area
NPA-2015-0002.01

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City of Austin
Planning and Development Review Department
Created on 4/13/2015, by: meredithm

Future Land Use	
	SUD (Special Use District) with a yellow border
	Subject Property
	Single-Family
	Multi-Family
	Mixed Use
	Specific Regulating District
	Office
	Mixed Use/Office
	Civic
	Recreation & Open Space
	Transportation
	Excluded from FLUM



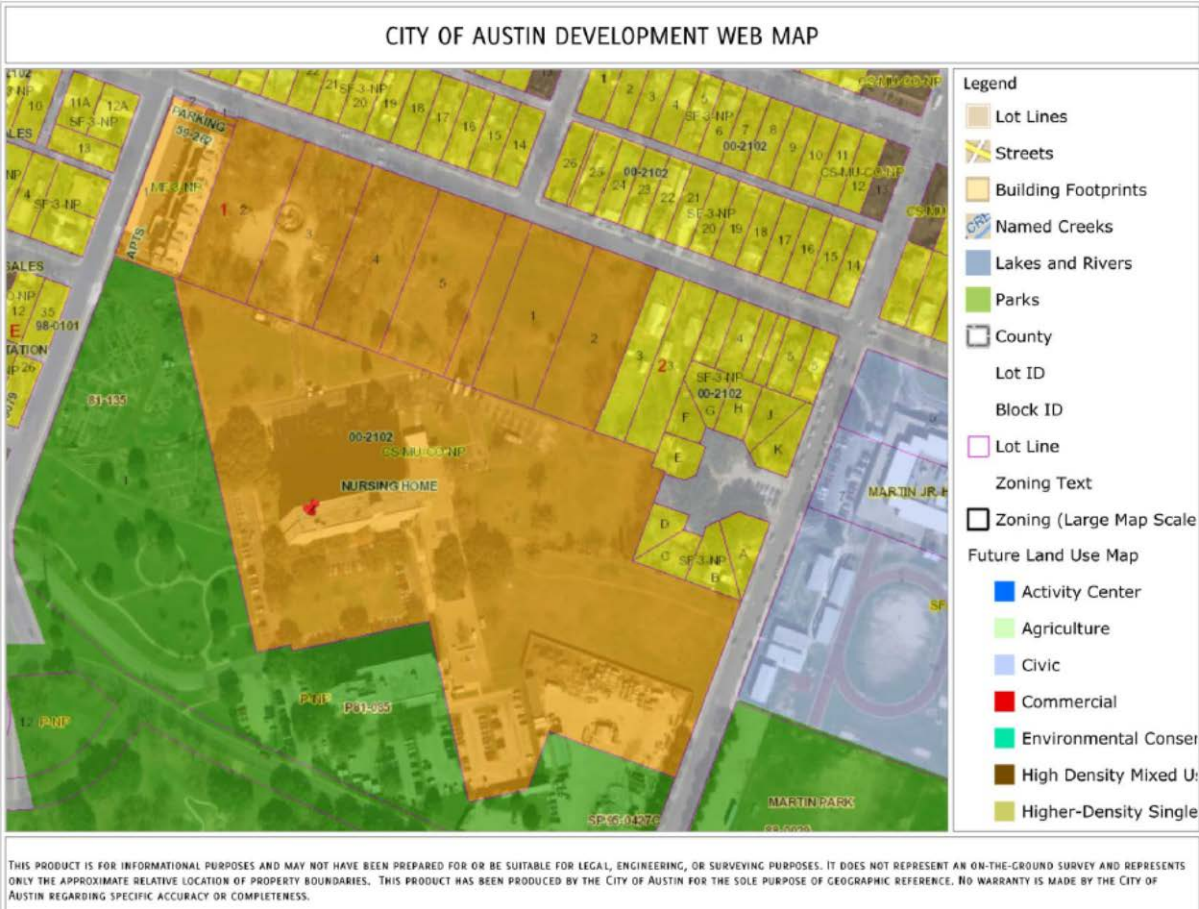
NEIGHBORHOOD PLAN AMENDMENT

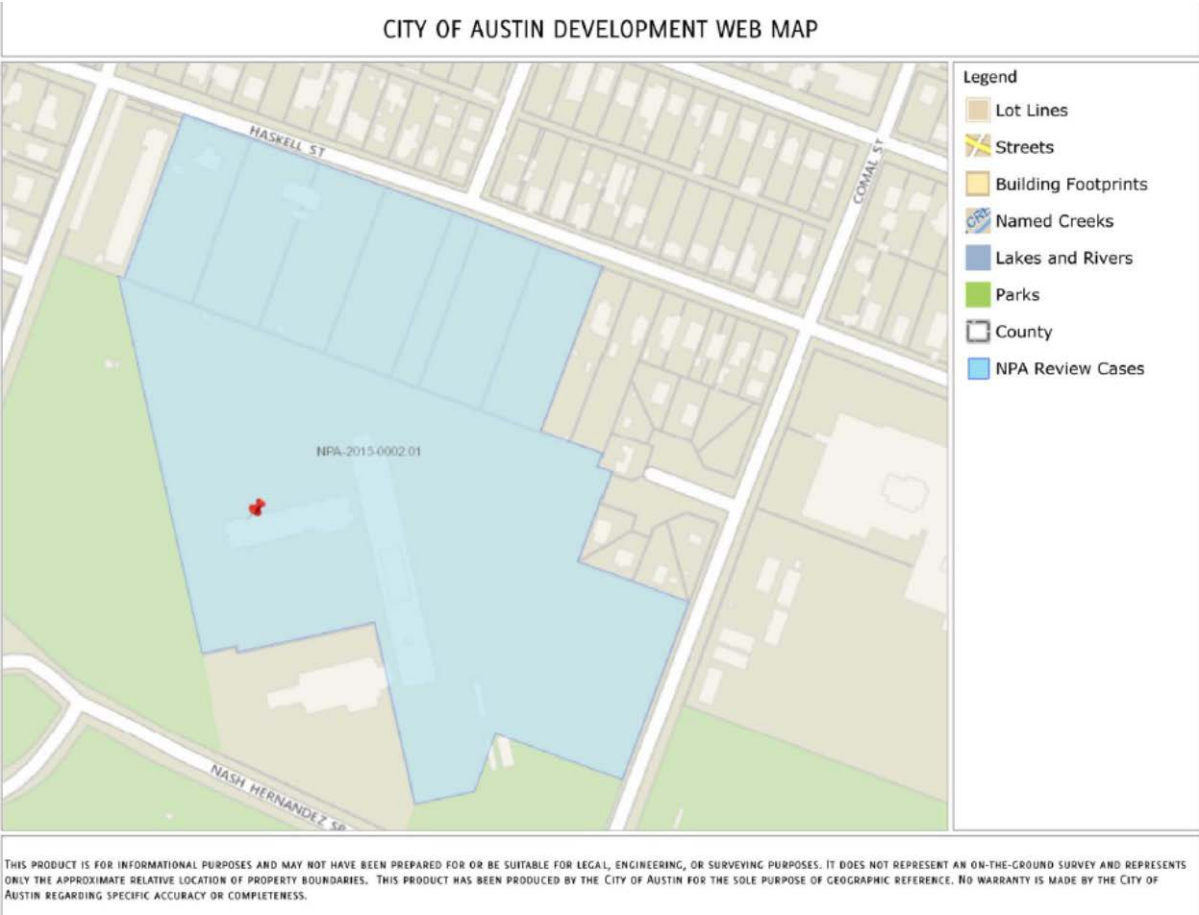
Case Number: NPA-2015-0002.01
Address: 21 Waller Street
Approx. 17.77 acres

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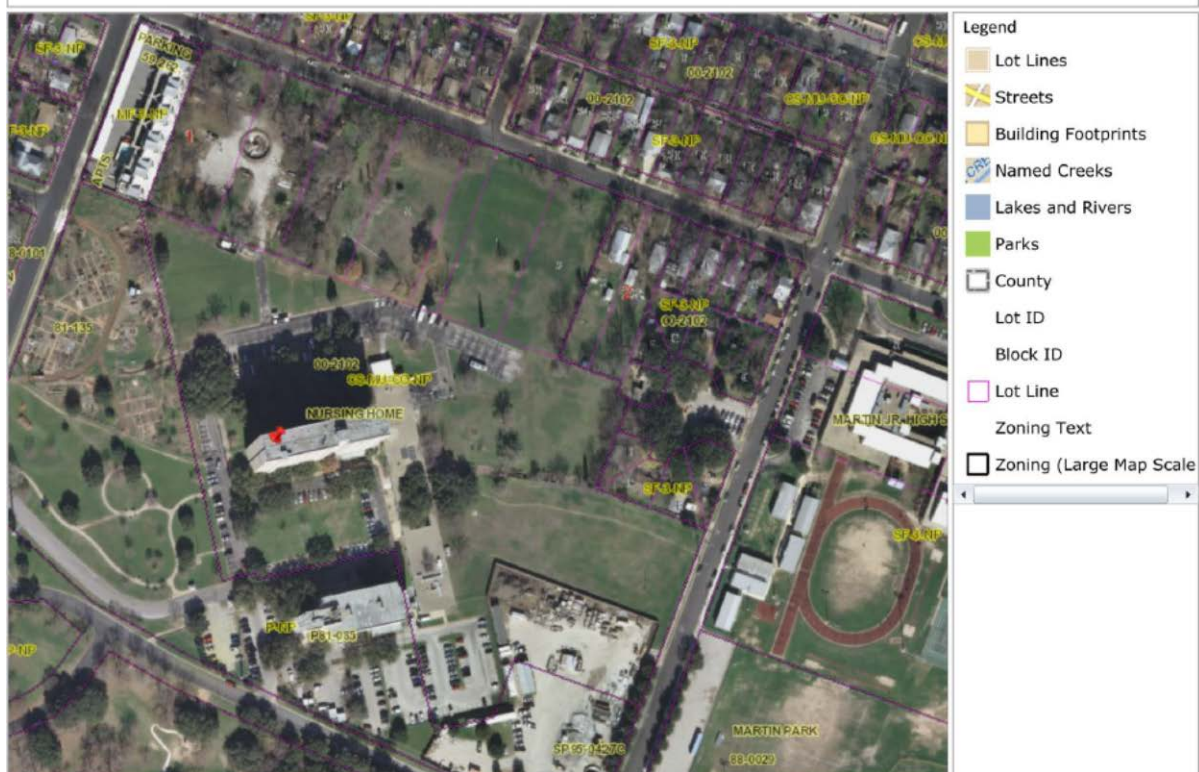
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CITY OF AUSTIN DEVELOPMENT WEB MAP



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