NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Govalle/Johnston Terrace Combined

CASE#: NPA-2021-0016.05.SH **DATE FILED**:

PROJECT NAME: Live Make Apartments

PC DATE: March 8, 2022

ADDRESS/ES: 1127, 1129 (portion of), 1129 ½ (portion of) Tillery Street and 1118, 1202, 1204 Henninger Street

DISTRICT AREA: 3

SITE AREA: 2.635 acres

OWNER/APPLICANT: Austin Housing Finance Corporation

AGENT: Live Make Housing Partners, LP (Hilary Andersen Carter)

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

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Neighborhood Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2021-0172.SH
From: SF-3-NP **To:** LO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: March 27, 2003

CITY COUNCIL DATE: To be determined **ACTION:**

PLANNING COMMISSION RECOMMENDATION:

March 8, 2022 - (pending)

STAFF RECOMMENDATION: Staff supports the applicant's request for Neighborhood Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: The property is a 2.635-acre undeveloped tract of land that is proposed for a 66-unit multifamily affordable housing development with ground-floor arts space serving residents of the development and will be open to the public. Staff supports the applicant's request to change the future land use map to Neighborhood Mixed Use because the development will provide much needed affordable housing for the planning area and the city. Neighborhood Mixed Use land is appropriate for neighborhood-serving/low-intensity commercial and residential uses and is appropriate near residential development.

Below are the goals and principles in the Govalle/Johnston Terrance Neighborhood Plan that supports the request:

Land Use Goals

Goal 1:	**Adjacent land uses should be compatible.** (Sector Plan)[2]
Goal 3:	**Develop a balanced and varied pattern of land use.** (Sector Plan)
Key Principles:	Provide a balance of land use and zoning for people to both live and work in the area. (Gov/JT)
	Encourage mixed use so that residential uses are allowed on some commercial properties. (Gov/JT)
	Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment. (Gov/JT)
Goal 4:	**Create and preserve a sense of "human scale" to the built environment of the neighborhood.** (Gov/JT)
Key Principles:	Ensure that new development and redevelopment respects the existing scale and character of the planning area. (Gov/JT)

Housing

Goal 5:	**Maintain an affordable and stable housing stock.** (Sector Plan)
Key Principles:	Provide a diverse range of housing opportunities for all stages of life and income levels. (Sector Plan and modified by Gov/JT)
	Increase home ownership opportunities. (Sector Plan)
	Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods. (Sector Plan)
Goal 8:	**Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation.** (Gov/JT)

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and

3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and

2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Neighborhood Mixed Use - An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

Purpose

1. Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and
2. Provide transition from residential use to high intensity commercial or mixed use.

Application

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single- family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
2. May be used as a transition from high intensity commercial and residential uses to single-family residential uses.

IMAGINE AUSTIN PLANNING PRINCIPLES

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 applicant proposes a 66-unit affordable housing development with ground floor art space. The property is near public transportation, city parks and commercial uses. The Conley-Guerrero Senior Activity Center is approximately one mile southwest of the property.***
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 near two activity corridors, Airport Blvd. and Springdale Road. There is public transportation near the property on Goodwin Ave, Airport Blvd, Springdale Road, Govalle Avenue and Webberville Road***

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 an infill site that is near two activity corridors and the Springdale Station Neighborhood Center.***

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

    - ***The proposed affordable 66-unit multifamily development will expand the number of housing opportunities for Austin and the planning area.***

5. Ensure harmonious transitions between adjacent land uses and development intensities.

    - ***Neighborhood Mixed Use land use is appropriate for low-intensity neighborhood 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 directly south of a proposed City Park intended to preserve a pecan grove.***

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 adjacent property to the north of the site is a pecan grove that will be developed as a public park by the Parks and Recreation Department and accessible by the residents of the proposed development. The Heritage Tress on the property will be preserved.***

8. Protect, preserve and promote historically and culturally significant areas.

    - ***To staff's knowledge there is no historic or cultural significance to this property.***

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 in a walkable and bikeable area near public transportation and the Conley-Guerrero Senior Activity Center.***

10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

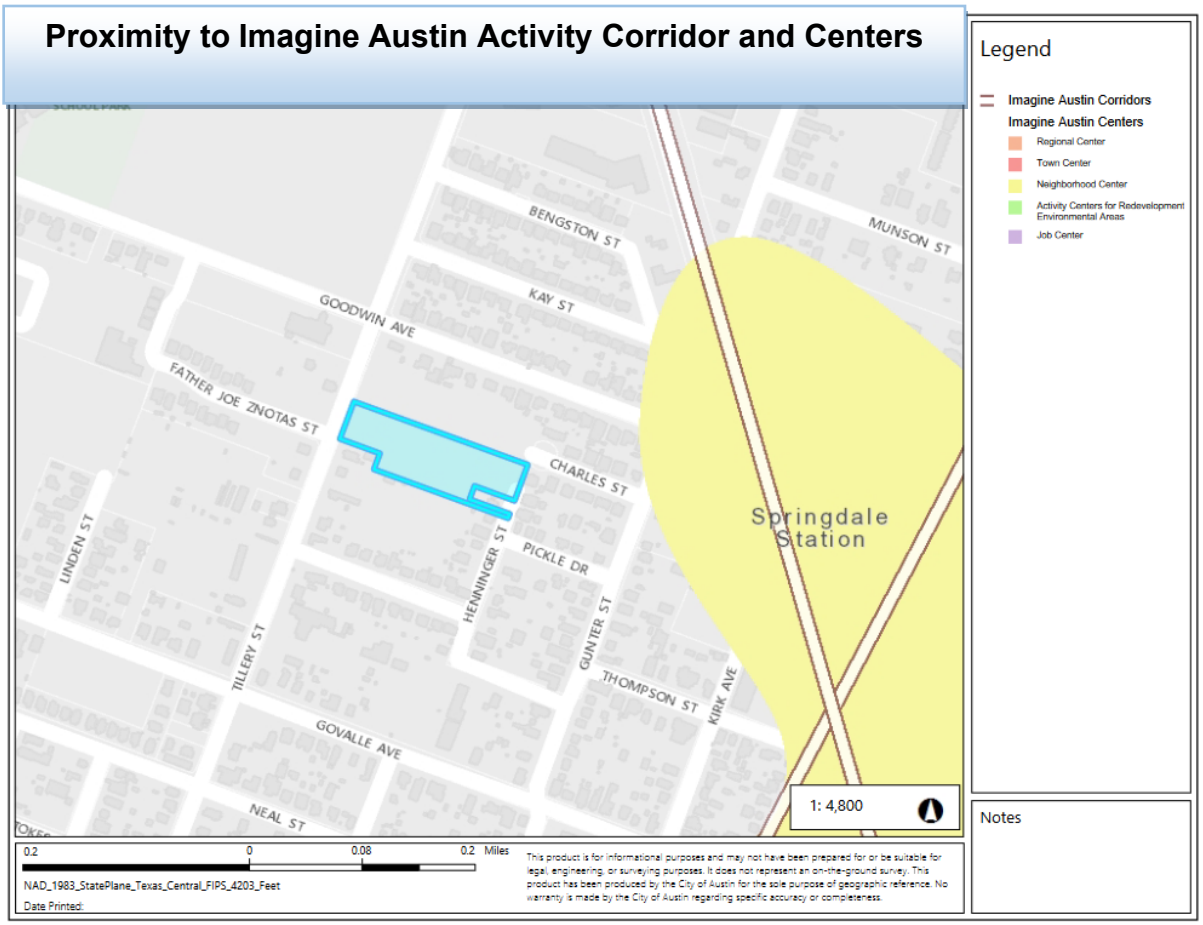
    - ***Not directly applicable.***

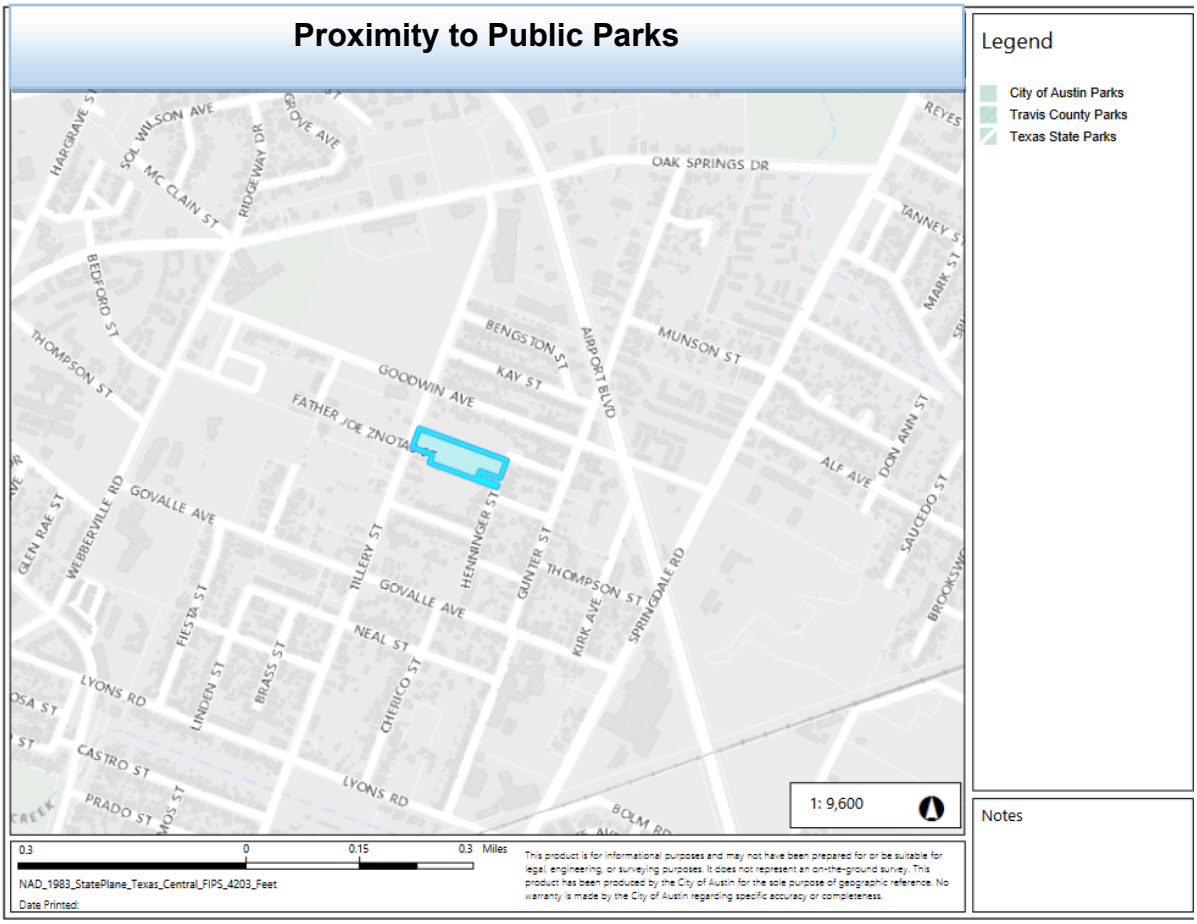
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.

- ***The applicant proposes a 66-unit affordable housing development with ground floor art space that will be open to the public.***

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.***




Proximity to Public Parks
Legend
City of Austin Parks
Travis County Parks
Texas State Parks
Notes
1: 9,600
0.3
0
0.15
0.3 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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HARGRAVE ST
SOL WILSON AVE
GROVE AVE
MC CLAIN ST
RIDGEWAY DR
OAK SPRINGS DR
REYES
TANNEY ST
MARK ST
BEDFORD ST
THOMPSON ST
BENGSTON ST
AIRPORT BLVD
MUNSON ST
KAY ST
GOODWIN AVE
FATHER JOE ZNOTAL
DON ANN ST
ALF AVE
SAUCEDO ST
GLEN RAE ST
WEBBERVILLE RD
GOVALLE AVE
TILLERY ST
HENNINGER ST
GUNTER ST
THOMPSON ST
SPRINGDALE RD
KIRK AVE
BROOKSWO
FIESTA ST
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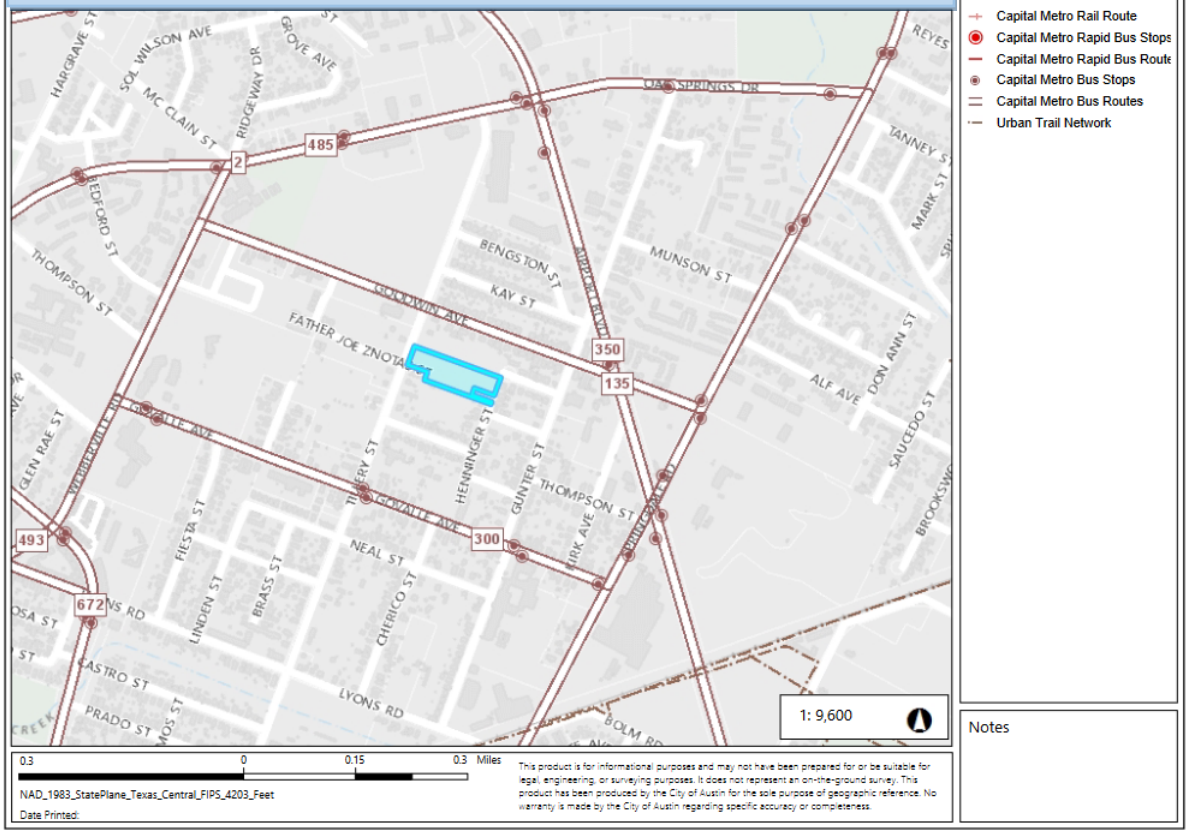
LINDEN ST
BRASS ST
CHERICO ST
CASTRO ST
PRADO ST
BOLM RD

Proximity to Public Transportation



1127 Tillery Street

Add scores to your site

Govalle, Austin, 78702

Commute to **Downtown Austin**

15 min | 25 min | 19 min | 60+ min | View Routes

Favorite | **Map**

More about 1127 Tillery Street

Walk Score 63

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score 48

Some Transit

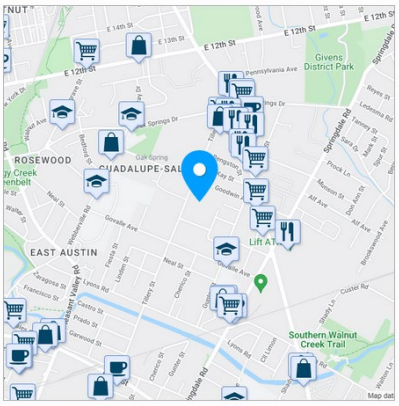
A few nearby public transportation options.

Bike Score 89

Very Bikeable

Biking is convenient for most trips.

About your score



IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

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

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

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The plan amendment application was filed on October 12, 2021, which is out-of-cycle for neighborhood planning areas located on the east side of IH-35. The out-of-cycle application was allowed because the project is S.M.A.R.T. Housing Certified. The letter is on pages 14-15 of this report.

The plan amendment request is to change the future land use map from Single Family to Neighborhood Mixed Use for a 66-unit multifamily residential affordable housing project with ground floor art space. To the north of the property is a pecan grove that will be developed as a public park by the City's Parks and Recreation Department.

The rezoning request is to change the zoning on the property from SF-3-NP, Family Residence district- Neighborhood Plan to LO-MU-NP, Limited Office district – Mixed Use-Neighborhood Plan. For information on the zoning request, see case report C14-2021-0172.SH.

PUBLIC MEETINGS: The ordinance required community meeting was virtually held on December 8, 2021. The recorded meeting can be found at https://www.speakupaustin.org/npa. Approximately 450 community meeting notices were mailed to people who rent or owner property within 500 feet of the subject tract, in addition to neighborhood and community groups who requested notification for the area. Two city staff members attended, Maureen Meredith and Jesse Gutierrez. Also in attendance were Hilary Andersen Carter from Live Make Housing Partners, Teresa Bowyer from Citrine Development, Evana Wang and Eyad Kasemi from Civilitude and eight people from the neighborhood.

Hilary Andersen Carter, Live Make Housing Partners:

- There will be two buildings at three-stories each
- There will be a crosswalk between the two buildings.
- Both buildings will be ADA accessible.
- There will be 66 units of different unit types.
- The park land to the north will be retained.
- The 2.6 acres at the southern part of the property will be the affordable housing development.

Q: When you met with us in 2019, we were told the established pecan trees were going to be protected. Is this still the case?
A: Yes, this is still the case. The northern site retains the parkland, and all the Heritage Trees are preserved. The way the buildings have been oriented on the site avoids any disruption of the Heritage Trees on the southern part of the site.

A: Will the park land be open to the public or will it only be for use by the residents in the affordably housing development?
Q: It will be public use. The Park land is going to be transferred to the Parks and Recreation Department. I think we're going to help program some part of the park, but it will be a neighborhood community effort.

Q: Do you have information on how you're going to preserve the integrity of the root systems with all this development adjacent to such a large pecan orchard knowing that the pecans are all one connected organism, and their root systems grow really deep and reach far into nearby fields?
A: The city hired an external arborist who did an assessment of all the trees on the site. The development team will be working closely with the city or the external arborist to ensure that there is no disruption of the existing Heritage Tree root system.

Q: Will there be ingress/egress only on Tillery Street, or will there be access on Henninger Street?
A: The only ingress/egress point will be on Tillery Street as the renderings show.

Q: Is the plan still to create pedestrian access to the park land from Henninger Street?
A: Yes, that is still the plan.

Q: I live in one of the residences on the east side. There is a little alley that connects to the street behind my house. It appears there is a pedestrian path that runs parallel to that. Will you be connecting that little path of Henninger Street that runs up behind those houses on the eastern side?
A: We haven't worked at the kinks yet. We're going to meet with the Austin Transportation Department and PARD to work with them on this.

Q: What is the estimated timeline and schedule for this project?
A: We will probably close on the funding by the end of 2022. I expect permits would be about the same time. Construction would be about a 12–14-month timeframe. We'd like to have this wrapped up by the end of 2023 or early 2024. The park land will be planned and developed at the same time so it will be delivered at the same time.

Q: Do you know if the Parks Department will have meetings about how the park will be developed or will it be untouched? I'm worried about the native species and migratory birds and the disruption causes by the construction.
A: We are working with the Parks Department, and we have a landscape architect working on this. We will also be working with the Govalle Neighborhood Association and the Govalle/Johnston Terrace Neighborhood Plan Contact Team. You can contact Thomas Rowlinson at the Parks Department on this.

Q: Why is this even happening and who benefits from this?
A: This land has been owned by the Austin Housing Finance Corporation for several decades. The AHFC has a goal to create more affordable housing across the city and the neighborhood. They have a development team that wants to preserve the history of the pecan grove, as well. This is really the first partnership between AHFC and the Parks and Recreation Department. We're hoping that it meets the city's environmental and affordable housing goals.

Q: Can you tell me more about the art space on the first floor?
A: The art space will be about 6,000 square feet and will be open to the public free of charge. Imagine Art is a non-profit on our development team who serve very low income and development disabilities will also be able to use that space for art as well. The plan right now is for a ceramic studio because it is a welcoming and adaptive kind of art.

Q: Where there housing options outside of apartments with less units that were being evaluated?
A: When we did the analysis of what options, given the site constraints of protecting all the trees and minimizing the impervious cover, because it's a relatively small amount of land for housing, multifamily housing made the most sense.

Q: Will the units be 100% affordable or will there be market rate units as well?
A: All 66 units are income restricted to a variety of income levels. Imagine Art predominantly serves very low-income individuals who are usually living on SSI or SSDI.

There will be a broad range of income level represented, 30%, 50% and 60% of area medium income.

Q: How can we make sure that this are will remain protected. The way Austin is going, there will be no trees left to enjoy.
A: All the Heritage Tress on the site will be protected. None of them will be taken down. The park area will be dedicated parkland, so I hope that helps to reassure you that not only the residents but the greater community will be able to enjoy the orchard.

S.M.A.R.T. Housing Certification Letter

City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Housing and Planning Department
S.M.A.R.T. Housing Program

October 16, 2020

S.M.A.R.T. Housing Certification
Imagine Art – Live + Work, 1127 Tillery Street (ID 757)

TO WHOM IT MAY CONCERN:

Imagine Art (contact Hilary Carter; ph: 512.422.4255; email hilary.k.carter@gmail.com) is planning to develop Live + Work, a **64-unit multi-family** development at 1127 Tillery Street, Austin TX 78702. **59** of the units will be rented to households at or below **60%** Median Family Income (MFI). The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Neighborhood Housing and Community Development (NHCD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **19%** (12) of the units will serve households at or below **30% MFI**, **38%** (24) of the units will serve households at or below **50% MFI** and **36%** (23) of the units will serve households at or below **60% MFI**, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. **This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore 5 of the 64 units will not be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers.** The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter

from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,

Alex Radtke

Alex Radtke, Senior Planner
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE Jonathan Orenstein, AWU Mashell Smith, ORS

Applicant Summary Letter from Application

Neighborhood Plan Amendment

SUMMARY LETTER

In the summer of 2020, the Austin Housing Finance Corporation released a request for qualifications from firms to develop affordable housing at 1127 Tillery. AHFC conducted outreach with the neighborhood prior to the release of the RFP. Tree preservation of the Pecan Grove was one of the biggest priorities for the neighborhood. Imagine Art, a 501c3 organization, and co-developer, MRE Capital, an affordable housing developer, submitted a proposal to AHFC to develop multifamily affordable housing on approximately 2.80 acres of the site and to retain 100% of the protected/heritage trees on the site. Staff recommended Imagine Art / MRE Capital for the award. Austin City Council approved the award of the site to Imagine Art / MRE Capital at the 9/17/2020 city council meeting. Imagine Art/MRE Capital propose to develop 66 units of income-restricted affordable housing on the site, with ground floor arts space serving residents and the wider neighborhood. The land will be leased to Imagine Art / MRE Capital for a minimum of 45 years, and will continue to be owned by AHFC throughout that period. The Govalle / Johnston Terrace Combined Neighborhood Plan Future Land Use Map, adopted 3/27/2003, designates the site as Single-Family. We request that the FLUM and the Neighborhood Plan be amended to Neighborhood Mixed Use to accommodate the proposed development. Pursuant to conversations between NHCD/AHFC staff, PARD, and the project's civil engineer, we are requesting a FLUM change and zoning change for the entire site. This will allow us to begin the rezoning process in time for our financing deadlines and give us greater flexibility as we explore the Unified Development Agreement (UDA) for the site design. Once the project site boundaries and any shared facilities (such as drainage) are finalized, the northern portion of the site will be acquired by PARD and be dedicated parkland.

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

(No letter received as of March 1, 2022)

From: Daniel Llanes
Sent: Friday, February 25, 2022 9:53 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Teresa Bowyer <citrinedev@ >; Debbie Kizer <debbie@ >; Raul Alvarez <raulalvar@ >
Subject: Re: G/JT NPCT Rec: NPA-2021-0016.05.SH_1127 Tillery (Live Make Apts)
Importance: High

*** External Email - Exercise Caution ***

Hi Maureen,

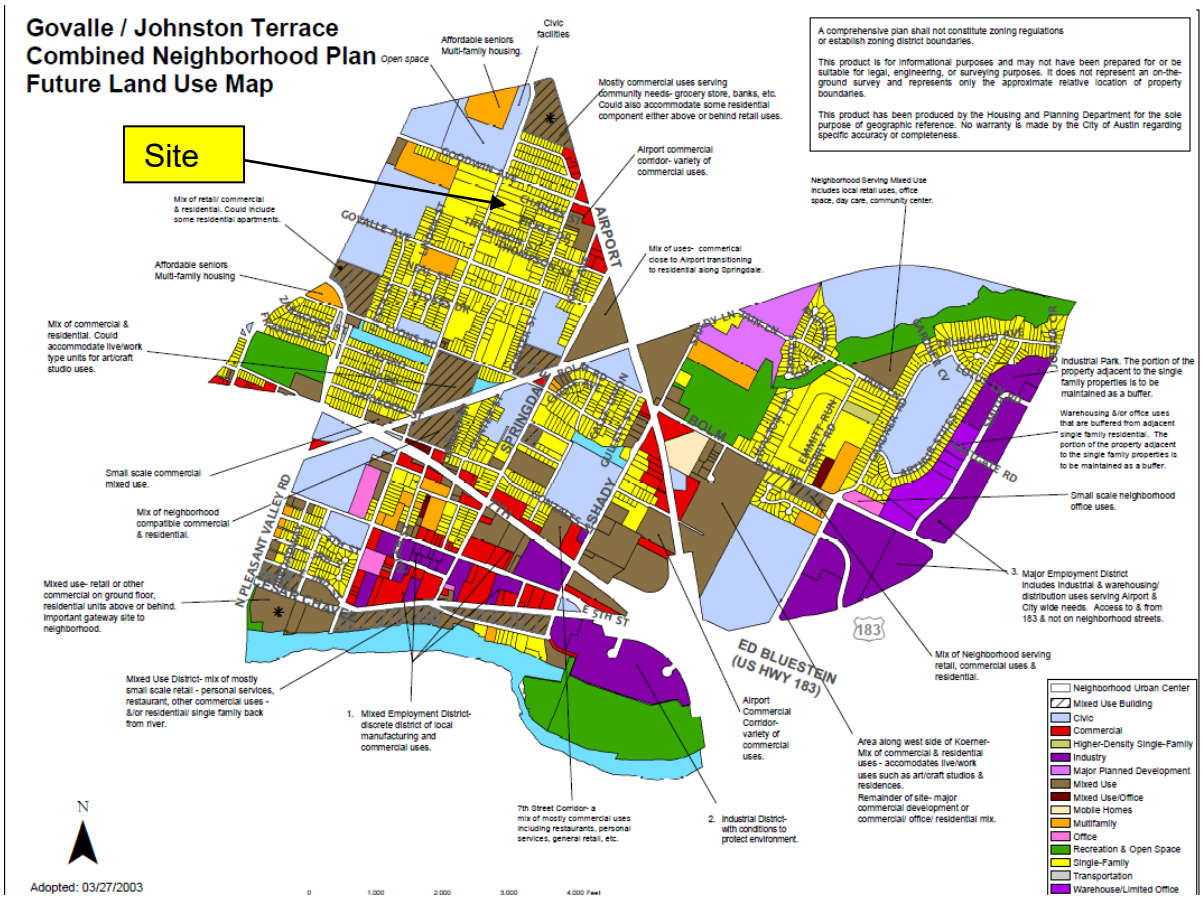
Thank you for this. The applicant presented at our last Contact Team meeting and will soon start sub committee discussions with them. Will let you know of our progress as we go along.

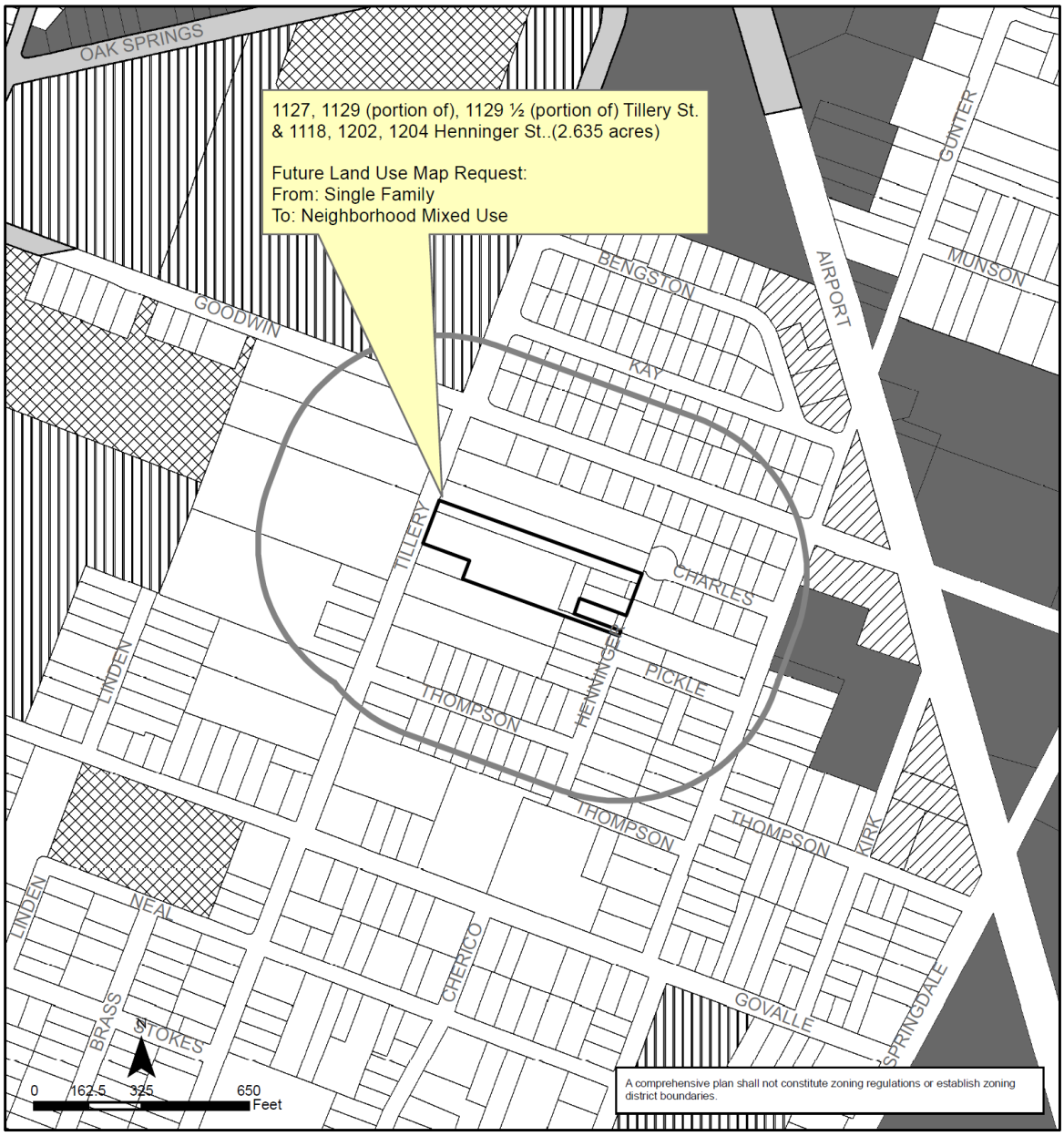
Thanks again,

Daniel Llanes,Chair
G/JTNP Contact Team
512-431-9665
……

On Feb 24, 2022, at 6:17 PM, Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:

Dear Govalle/Johnston Terrace NPCT:
I apologize for the late notice, but the NPA and zoning case for 1127 Tillery is scheduled for the March 8 PC hearing date. I understand that you have been working with the applicants and may not have a letter at this time, but… if you you'd like to submit something to add to our staff case reports, please email it to me and Heather ***no later than Tuesday, March 1 by 4:30 pm***. If we get the letter after this date and time, it will not be in the staff reports, but will be submitted as late back up.
Thanks.
Maureen


Govalle / Johnston Terrace
Combined Neighborhood Plan
Future Land Use Map
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
Site
Open space
Affordable seniors Multi-family housing.
Civic facilities
Mostly commercial uses serving community needs- grocery store, banks, etc. Could also accommodate some residential component either above or behind retail uses.
Airport commercial corridor- variety of commercial uses.
Mix of retail/ commercial & residential. Could include some residential apartments.
Affordable seniors Multi-family housing
Mix of uses- commerical close to Airport transitioning to residential along Springdale.
Neighborhood Serving Mixed Use includes local retail uses, office space, day care, community center.
Mix of commercial & residential. Could accommodate live/work type units for art/craft studio uses.
Industrial Park. The portion of the property adjacent to the single family properties is to be maintained as a buffer.
Warehousing &/or office uses that are buffered from adjacent single family residential. The portion of the property adjacent to the single family properties is to be maintained as a buffer.
Small scale commercial mixed use.
Small scale neighborhood office uses.
Mix of neighborhood compatible commercial & residential.
3. Major Employment District includes industrial & warehousing/ distribution uses serving Airport & City wide needs. Access to & from 183 & not on neighborhood streets.
Mixed use- retail or other commercial on ground floor, residential units above or behind. Important gateway site to neighborhood.
Mix of Neighborhood serving retail, commercial uses & residential.
Mixed Use District- mix of mostly small scale retail - personal services, restaurant, other commercial uses - &/or residential/ single family back from river.
1. Mixed Employment District- discrete district of local manufacturing and commercial uses.
Airport Commercial Corridor- variety of commercial uses.
Area along west side of Koerner- Mix of commercial & residential uses - accomodates live/work uses such as art/craft studios & residences. Remainder of site- major commercial development or commercial/ office/ residential mix.
7th Street Corridor- a mix of mostly commercial uses including restaurants, personal services, general retail, etc.
2. Industrial District- with conditions to protect environment.
N
Adopted: 03/27/2003
0
1,000
2,000
3,000
4,000 Feet
Neighborhood Urban Center
Mixed Use Building
Civic
Commercial
Higher-Density Single-Family
Industry
Major Planned Development
Mixed Use
Mixed Use/Office
Mobile Homes
Multifamily
Office
Recreation & Open Space
Single-Family
Transportation
Warehouse/Limited Office



Govalle/Johnston Terrace Combined (Govalle)
Neighborhood Planning Area
NPA-2021-0016.05.SH

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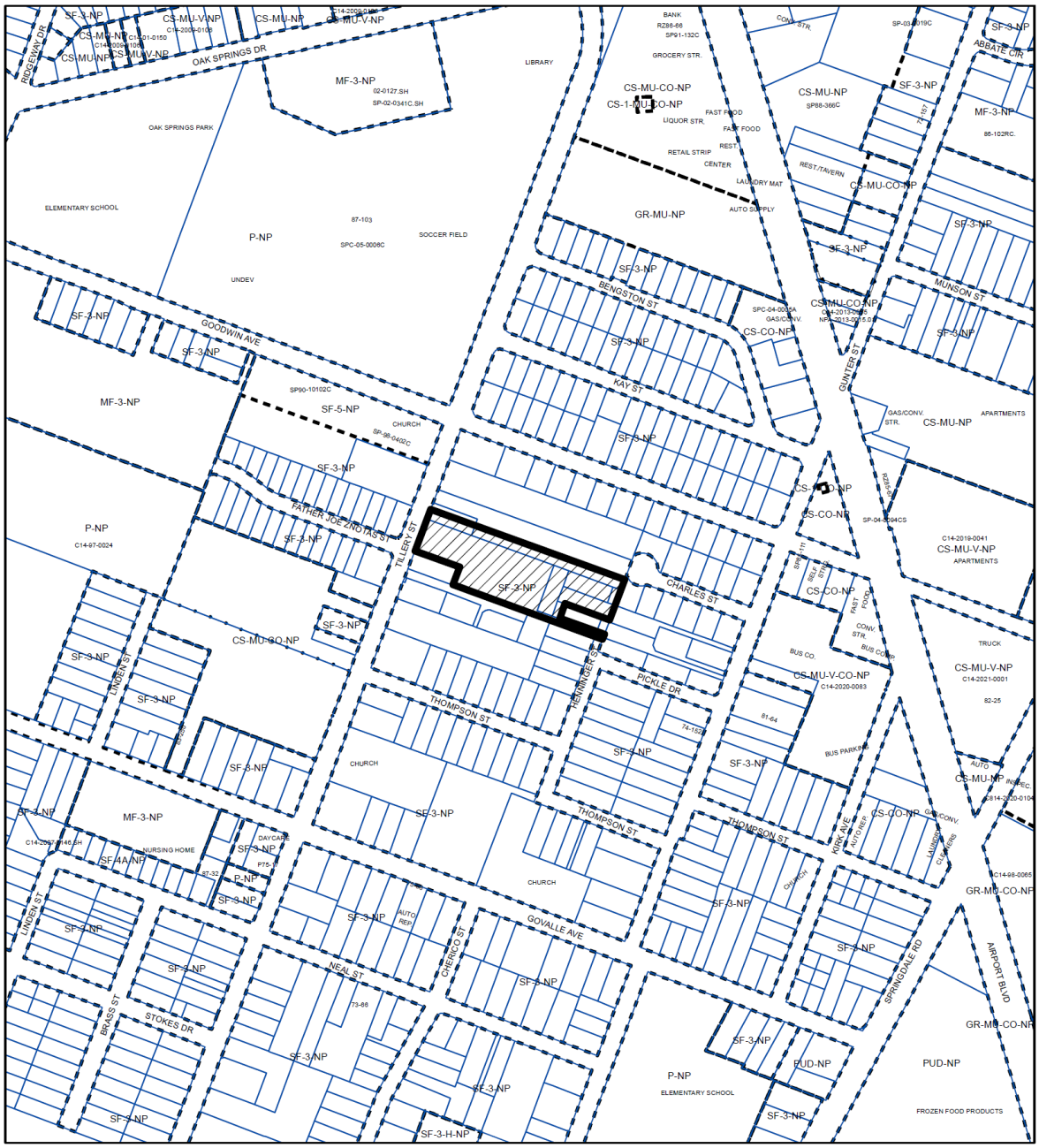
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin
Housing and Planning Department
Created on 11/18/2021, by: MeeksS

Future Land Use

- Subject Tract
- 500 ft. notif. boundary
- Civic
- Commercial
- Mixed Use
- Multi-Family
- Single-Family
- Transportation



ZONING

ZONING CASE#: C14-2021-0172.SH

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

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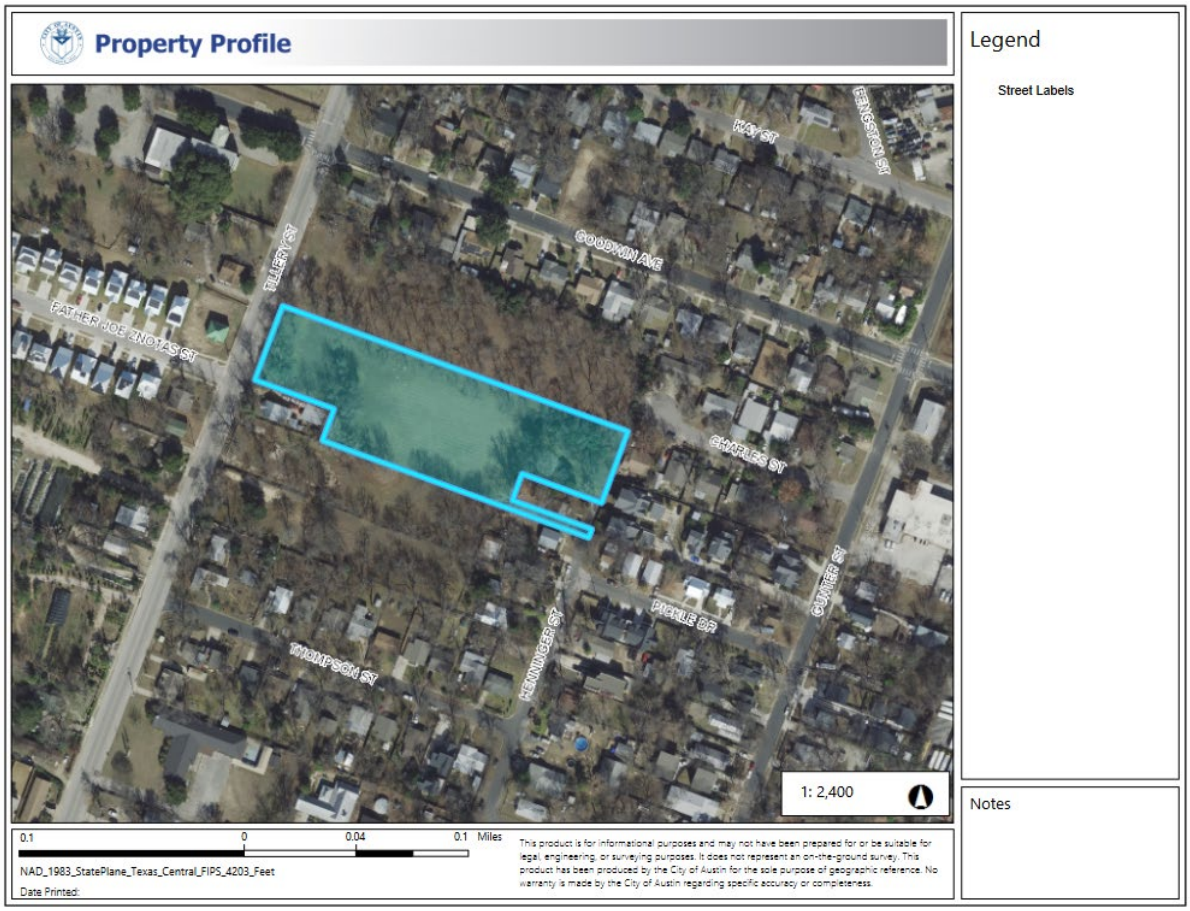
Created: 11/18/2021


Property Profile
Legend
Street Labels
HAY ST
FRANKLIN ST
GOODWIN AVE
FILLMORE ST
FATHER JOE ANOTAS CT
CHARLES ST
PICKLE BR
CUMMER ST
THOMPSON ST
HENNINGER ST
1: 2,400
0.1
0
0.04
0.1 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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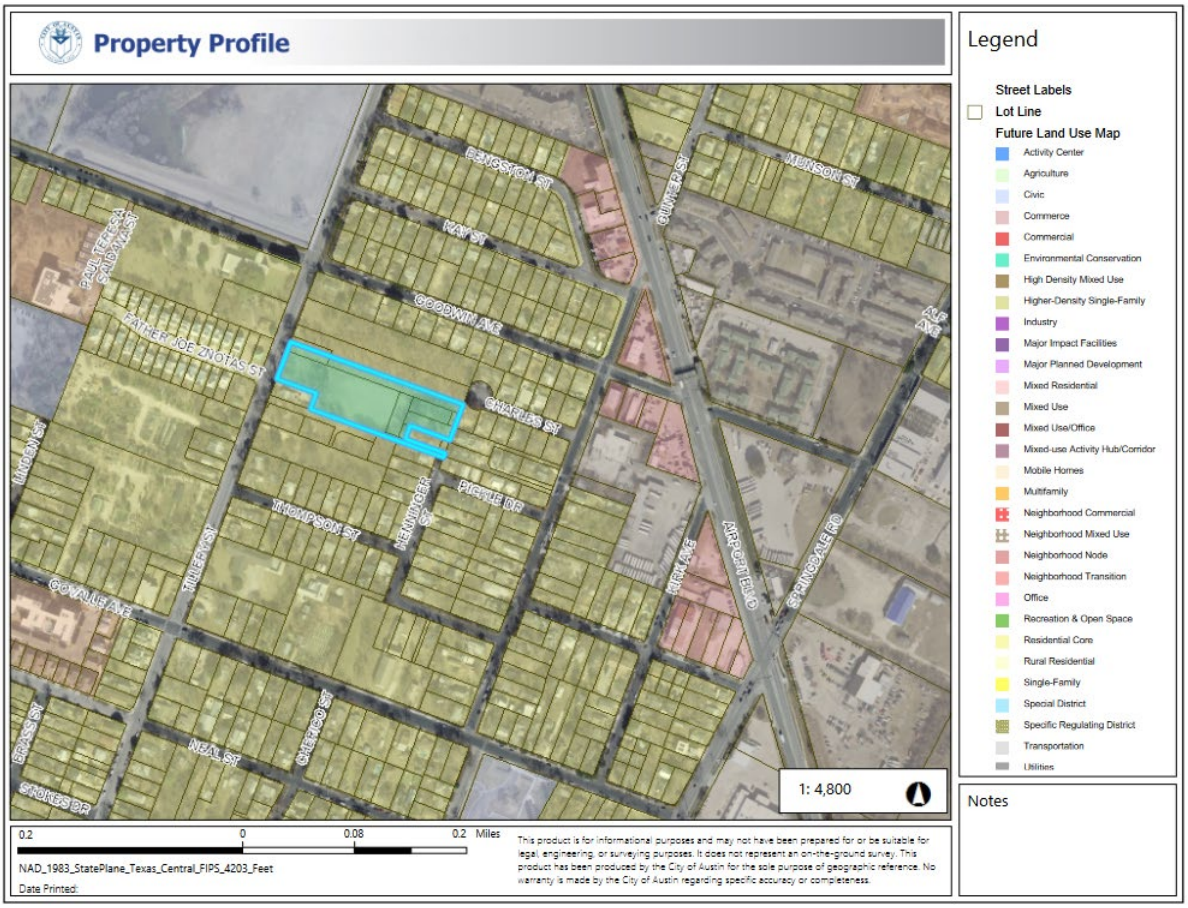
Notes


Property Profile
Legend
Street Labels
Lot Line
Future Land Use Map
Activity Center
Agriculture
Civic
Commerce
Commercial
Environmental Conservation
High Density Mixed Use
Higher-Density Single-Family
Industry
Major Impact Facilities
Major Planned Development
Mixed Residential
Mixed Use
Mixed Use/Office
Mixed-use Activity Hub/Corridor
Mobile Homes
Multifamily
Neighborhood Commercial
Neighborhood Mixed Use
Neighborhood Node
Neighborhood Transition
Office
Recreation & Open Space
Residential Core
Rural Residential
Single-Family
Special District
Specific Regulating District
Transportation
Utilities
BENGSTON ST
MAY ST
GOODWIN AVE
FATHER JOE ZNOTAS ST
PAUL TERESA SALDANA ST
CHARLES ST
PICKLE DR
THOMPSON ST
MENNINGER ST
TINNERVIN
COYALLE AVE
GRASS ST
NEAL ST
STONES DR
CHAVEZ ST
GUVER ST
MUNSON ST
ALF AVE
KIRK AVE
APP CENTRAL
SPRINGDALE RD
1: 4,800
Notes
0.2
0
0.08
0.2 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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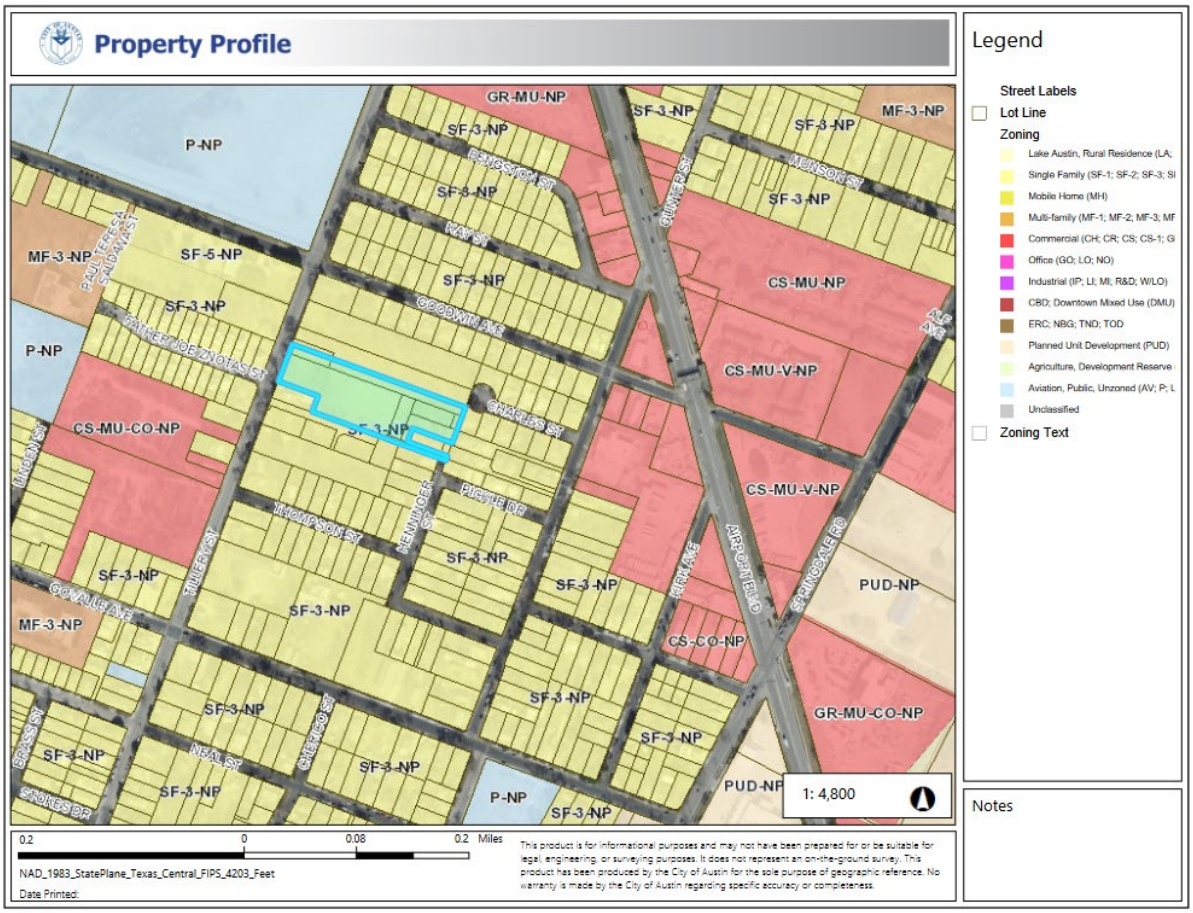
Property Profile
Legend
Street Labels
Lot Line
Zoning
Lake Austin, Rural Residence (LA;
Single Family (SF-1; SF-2; SF-3; SI
Mobile Home (MH)
Multi-family (MF-1; MF-2; MF-3; MF
Commercial (CH; CR; CS; CS-1; G
Office (GO; LO; NO)
Industrial (IP; LI; MI; R&D; W/LO)
CBD; Downtown Mixed Use (DMU)
ERC; NBG; TND; TOD
Planned Unit Development (PUD)
Agriculture, Development Reserve
Aviation, Public, Unzoned (AV; P; L
Unclassified
Zoning Text
Notes
GR-MU-NP
SF-3-NP
MF-3-NP
P-NP
SF-5-NP
CS-MU-NP
CS-MU-V-NP
CS-MU-CO-NP
PUD-NP
CS-CO-NP
GR-MU-CO-NP
GOODWIN AVE
KAY ST
CHARLES ST
PICKLE DR
THOMPSON ST
TILLERY ST
CO ALIF AVE
NEAL ST
FATHER JOE ZNOTAS ST
PAUL TERESA SALDANA ST
MUNSON ST
AIRPORT BLVD
SPRINGDALE RD
1: 4,800
0.2 0 0.08 0.2 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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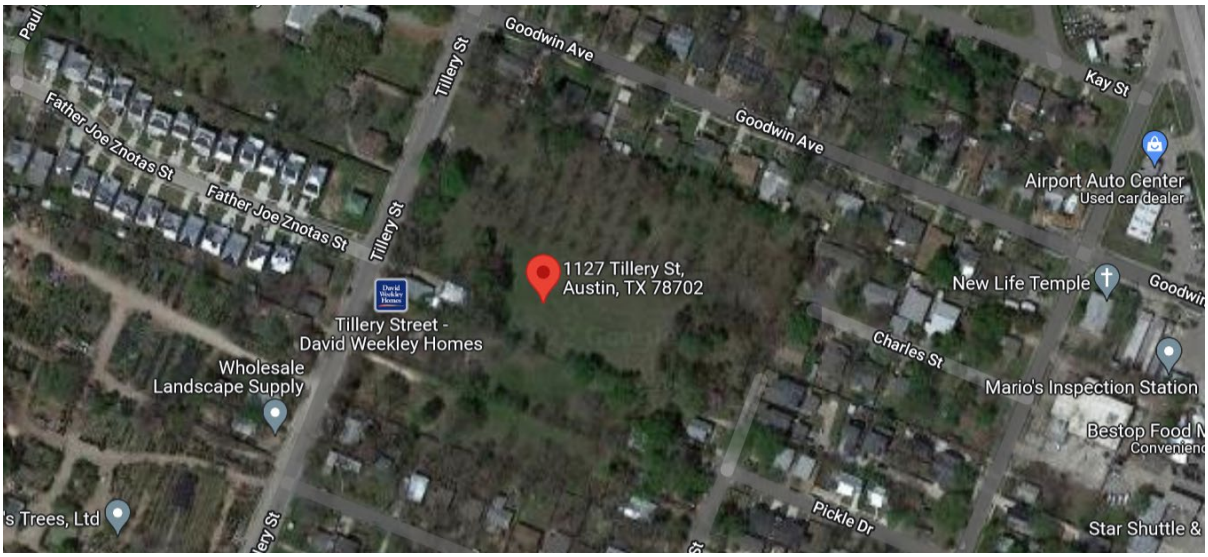
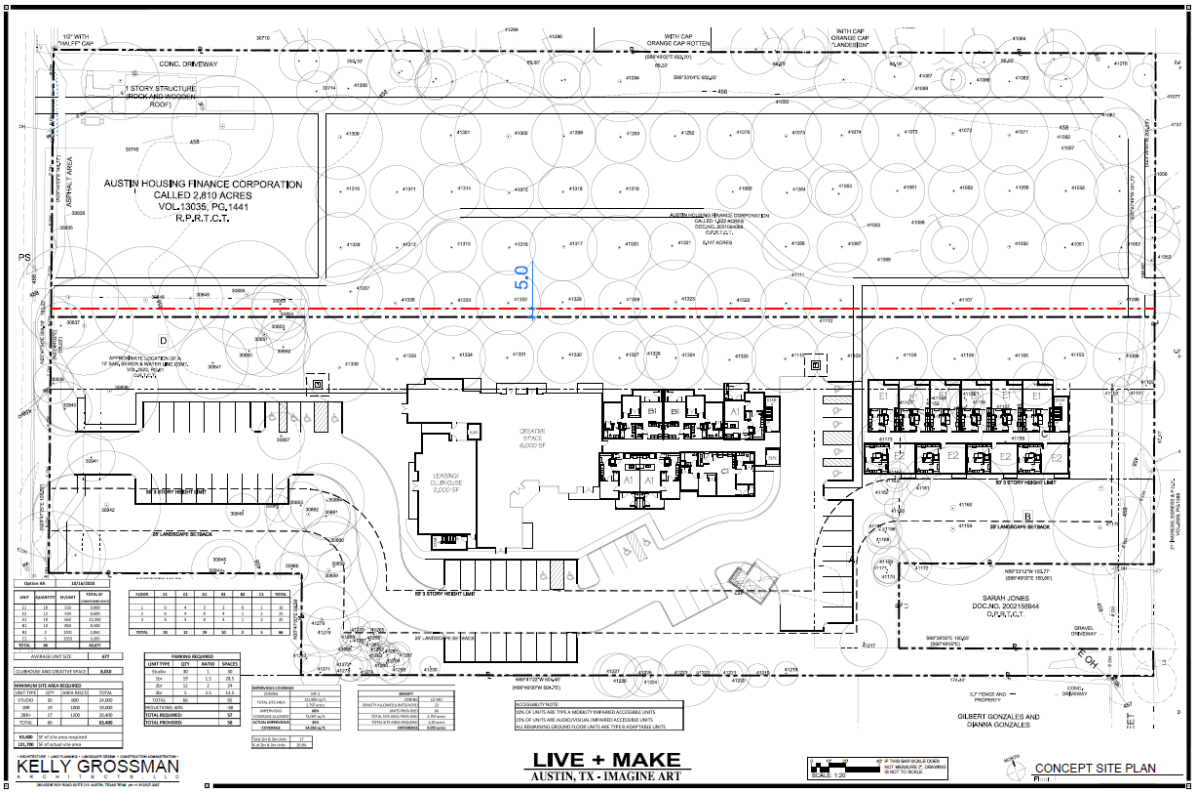
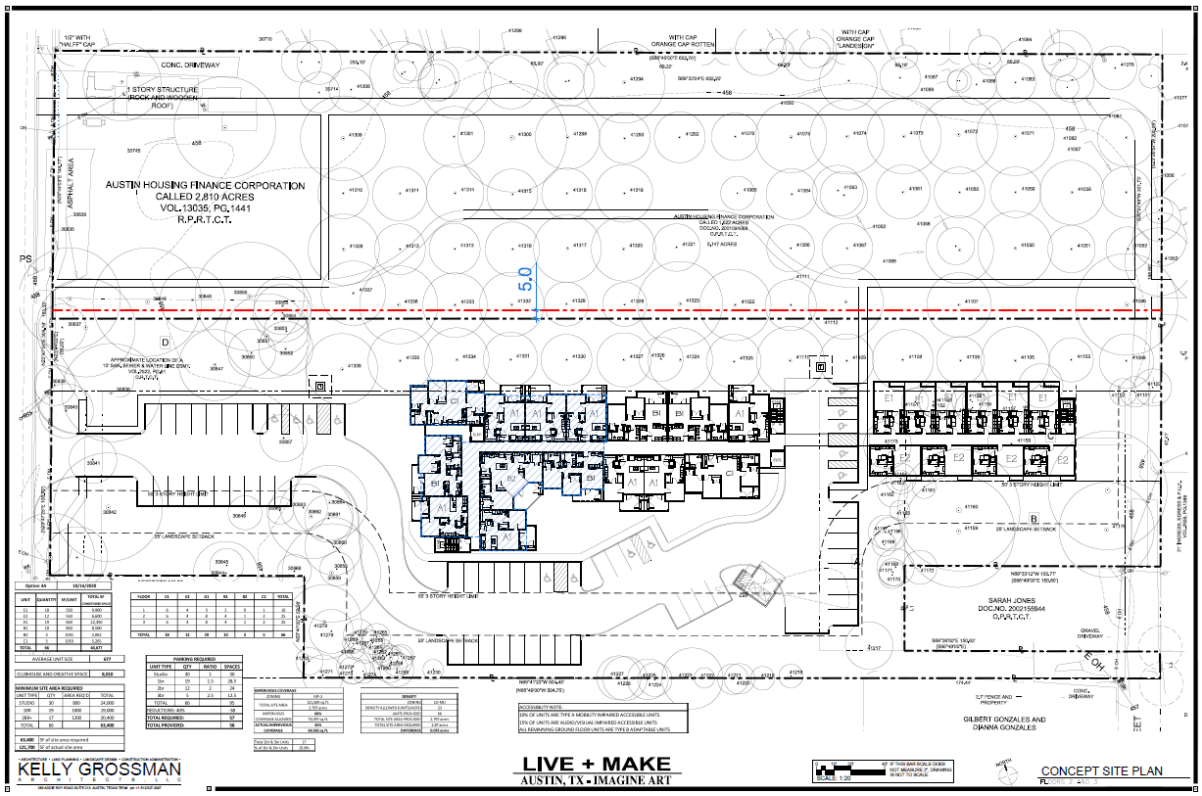

Goodwin Ave
Tillery St
Kay St
Father Joe Znotas St
Airport Auto Center
Used car dealer
1127 Tillery St,
Austin, TX 78702
New Life Temple
Tillery Street -
David Weekley Homes
Charles St
Wholesale
Landscape Supply
Mario's Inspection Station
Pickle Dr
Star Shuttle &

Applicant's Presentation at the December 8, 2021 Community Meeting
LIVE+MAKE


AUSTIN HOUSING FINANCE CORPORATION
CALLED 2.810 ACRES
VOL.13035, PG.1441
R.P.R.T.C.T.
1 STORY STRUCTURE
(ROCK AND WOODEN ROOF)
CONC. DRIVEWAY
ASPHALT AREA
5.0
CREATIVE SPACE 6,000 SF
LEASING/ CLUB HOUSE 2,200 SF
SARAH JONES
DOC.NO. 2002155644
O.P.R.T.C.T.
GILBERT GONZALES AND
DIANNA GONZALES
KELLY GROSSMAN
LIVE + MAKE
AUSTIN, TX • IMAGINE ART
CONCEPT SITE PLAN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R.P.R.T.C.T.
1 STORY STRUCTURE
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AUSTIN, TX • IMAGINE ART
CONCEPT SITE PLAN

GOODWIN AVENUE
TILLERY STREET
PARKLAND 2.35 ACRES
FATHER JOE ZNOTAS STREET
2.79 ACRES
HENNINGER STREET
KELLY GROSSMAN
LIVE+ MAKE
AUSTIN, TX- IMAGINE ART
CONCEPT SITE PLAN

Correspondence Received

-----Original Message-----
From: Andrea Walters
Sent: Wednesday, December 1, 2021 2:50 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Govalle/Johnston Terrace

*** External Email - Exercise Caution ***

Hello Ms Meredith,
I will try to participate in the virtual meeting but let me just say for now that I am totally in favor of the proposed changes to zoning. I believe in density and mixed use for the future of Austin. In fact I would be thrilled if the proposed changes could also apply to my near-by property at 1120 1/2 Gunter as well.
Sincerely,
Andrea Walters
832-444-6480

-----Original Message-----
From: Nora Predey
Sent: Monday, December 6, 2021 2:21 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Support for Live Make Apartments project in Govalle Neighborhood

I am a resident of the Govalle neighborhood at 3304 Thompson St and I just wanted to write to voice my support for this apartment project. There are a number of lots in our neighborhood that would be good candidates for multi-family housing with some shops mixed in, but they are slowly being developed as >$1 million single family homes. Our neighborhood is a microcosm of the housing affordability crisis in Austin and I would prefer to see 10 multi family projects for every million dollar detached duplex in this neighborhood - even removing height restrictions and reducing setbacks on residential lots could do a lot of good for medium scale infill development in a neighborhood that still has loads of empty lots.

Best,
Nora