

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Heritage Hills/Windsor Hills Combined

CASE#: NPA-2022-0028.01

DATE FILED: June 24, 2022

PROJECT NAME: 11114 and 11206 Joseph Clayton Drive

PC DATE: October 11, 2022

ADDRESS/ES: 11114, 11206, 11206 ½, 11212 ½ & 11220 JOSEPH CLAYTON DR

DISTRICT AREA: 41

SITE AREA: 5.945 Acres

OWNER/APPLICANT: Steve A. Stratton

AGENT: Drenner Group, PC (Leah Bojo)

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: C14-2022-0089

From: CS-CO-NP & CS-NP **To:** CS-MU-V-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: January 13, 2011

CITY COUNCIL DATE:

November 3, 2022

November 15, 2022

ACTION: Postponed to November 15, 2022

ACTION:

PLANNING COMMISSION RECOMMENDATION:

October 11, 2022 – Approved on the consent agenda the applicant’s request for Mixed Use land use. [A. Azhar-1st; C. Hempel -2nd] Vote: 11-0 [C. Llanes Pulido absent. One vacancy]

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

BASIS FOR STAFF’S RECOMMENDATION: The application includes two tracts that total 5.94-acres of land located approximately 200 feet south of East Braker Lane with frontage along Joseph Clayton Drive. East Braker Lane is designated as an activity corridor on the Imagine Austin Comprehensive Plan where mixed-use developments are encouraged. The applicant proposes a mixed-use development to include first floor pedestrian-oriented uses to include 6,000 square feet of office and retail uses. The development will also include approximately 315 multifamily units with 10% of the unit reserved for people who earn less than 60% MFI.

Objective L2: Preserve the diversity of housing options and various levels of affordability, which are dispersed throughout the Planning Area (i.e. – single family, duplexes, condominiums, apartment buildings, senior living options, and a mobile home park.)

REC 6: Target and encourage redevelopment of dilapidated multi-family properties into quality multi-family or mixed use developments. (RP: HHWHCNPA, COA)

REC 7: Support the retention of well-maintained and safe multi-family apartment complexes. (RP: HHWHCNPA, COA)

REC 8: Retain different degrees of affordable housing options in the Planning Area, allowing residents to age in place. (RP: COA)

Objective L3: Promote the revitalization of commercial uses along major roadways. These new places should promote local serving businesses and serve as neighborhood amenities.

REC 12: Encourage commercial uses to be located around the edge of the HHWHCNPA (i.e. E. Braker Lane, E. Rundberg Lane, south of Rutherford Lane) to protect the single family core neighborhoods. (RP: HHWHCNPA, COA)

REC 13: Ensure that commercial and industrial properties provide a substantial buffer that meets or exceed compatibility requirements where they abut residential neighborhoods. (RP: COA)

REC 14: Support commercial or mixed use developments that are neighborhood serving and neighborhood-friendly (which do not emit noise, pollution, or light, and, do not have a lot of truck traffic/deliveries, or have extended hours of operation), especially when they abut single family subdivisions. (RP: HHWHCNPA, COA)

REC 15: Support pedestrian-friendly commercial nodes with multiple neighborhood serving services. (RP: HHWHCNPA, COA)

REC 16: Discourage additional commercial uses from encroaching into established residential areas. (RP: HHWHCNPA, COA)

REC 17: Support the aesthetic enhancement of the buildings and streetscape along all major corridors of the Planning Areas (i.e. Rutherford Lane, E. Rundberg Lane, E. Braker Lane, Middle Fiskville Road, Cameron-Dessau Road, and the I-35 frontage road.) (RP: HHWHCNPA, COA)

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

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 ON THE PROPERTY

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

Purpose

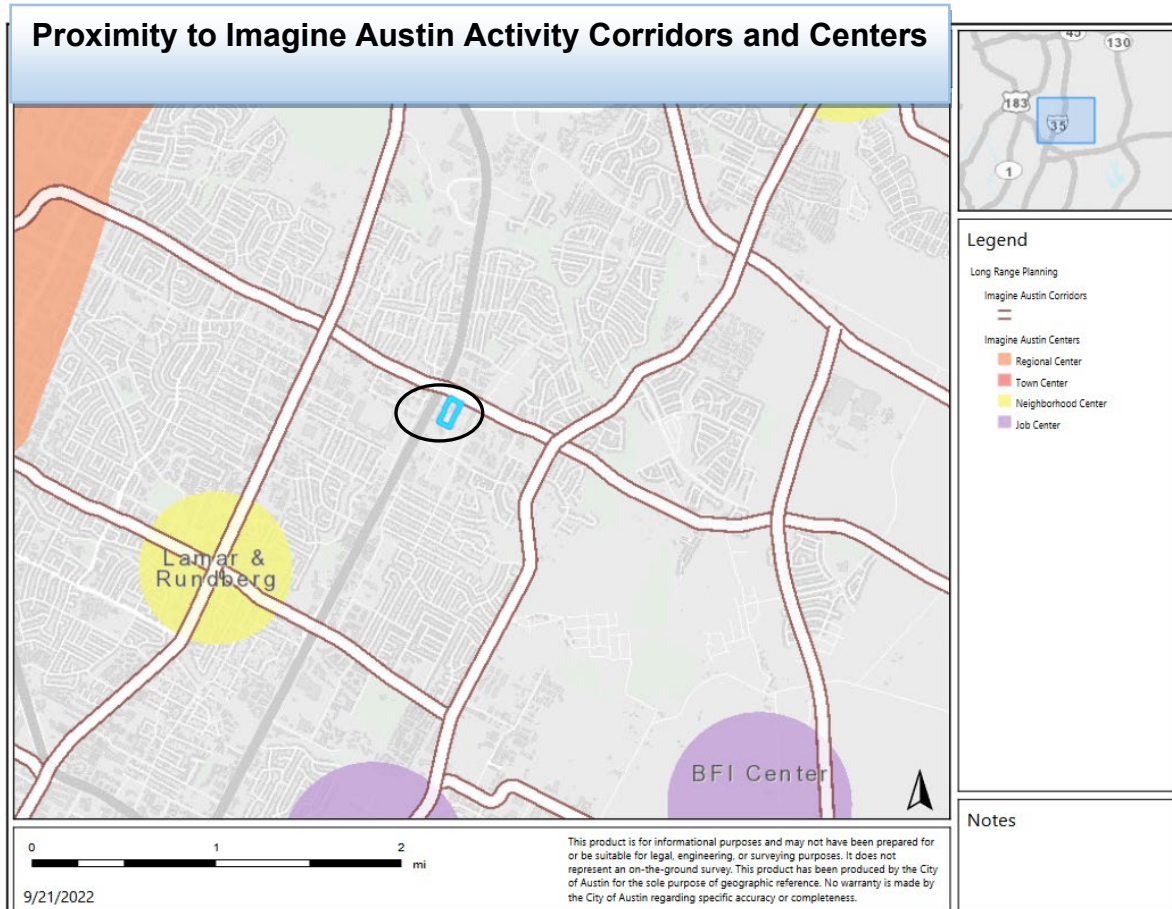
1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic 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.

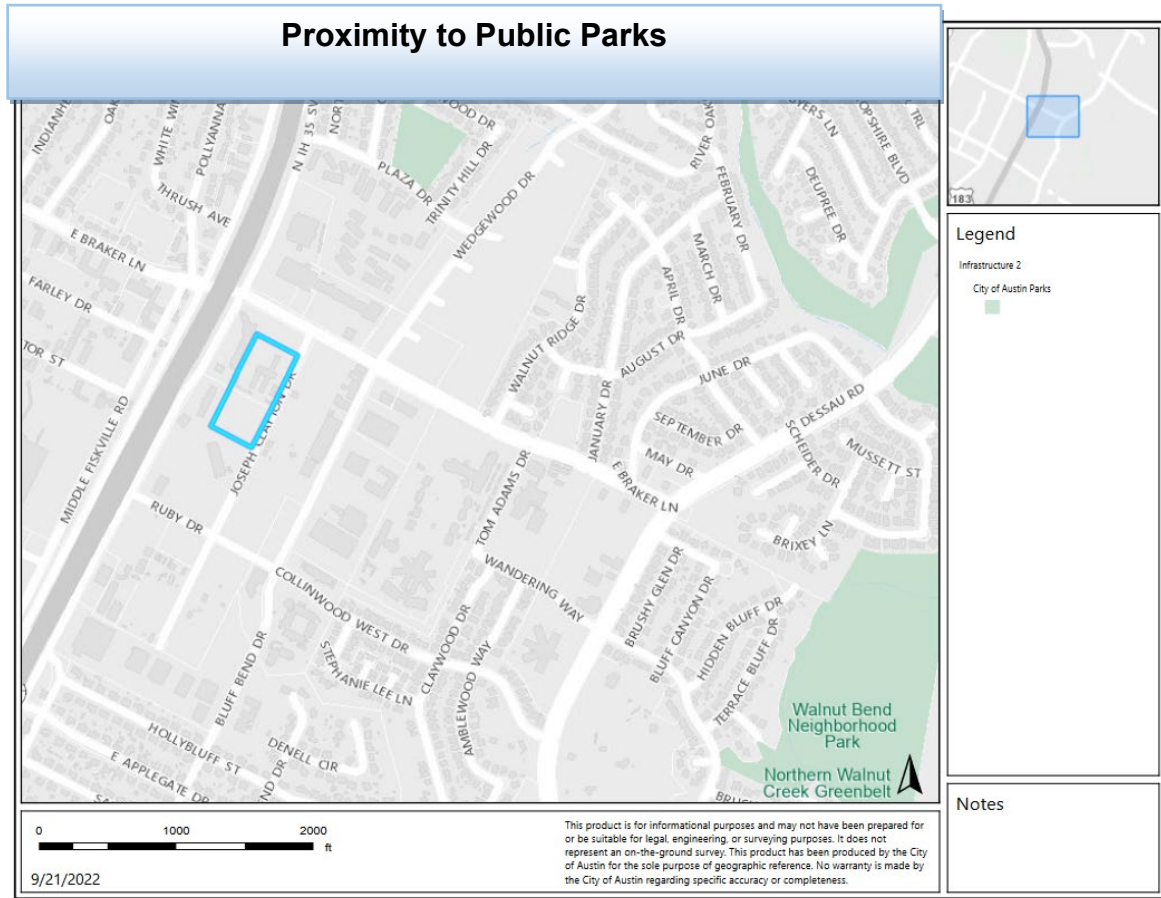
Application

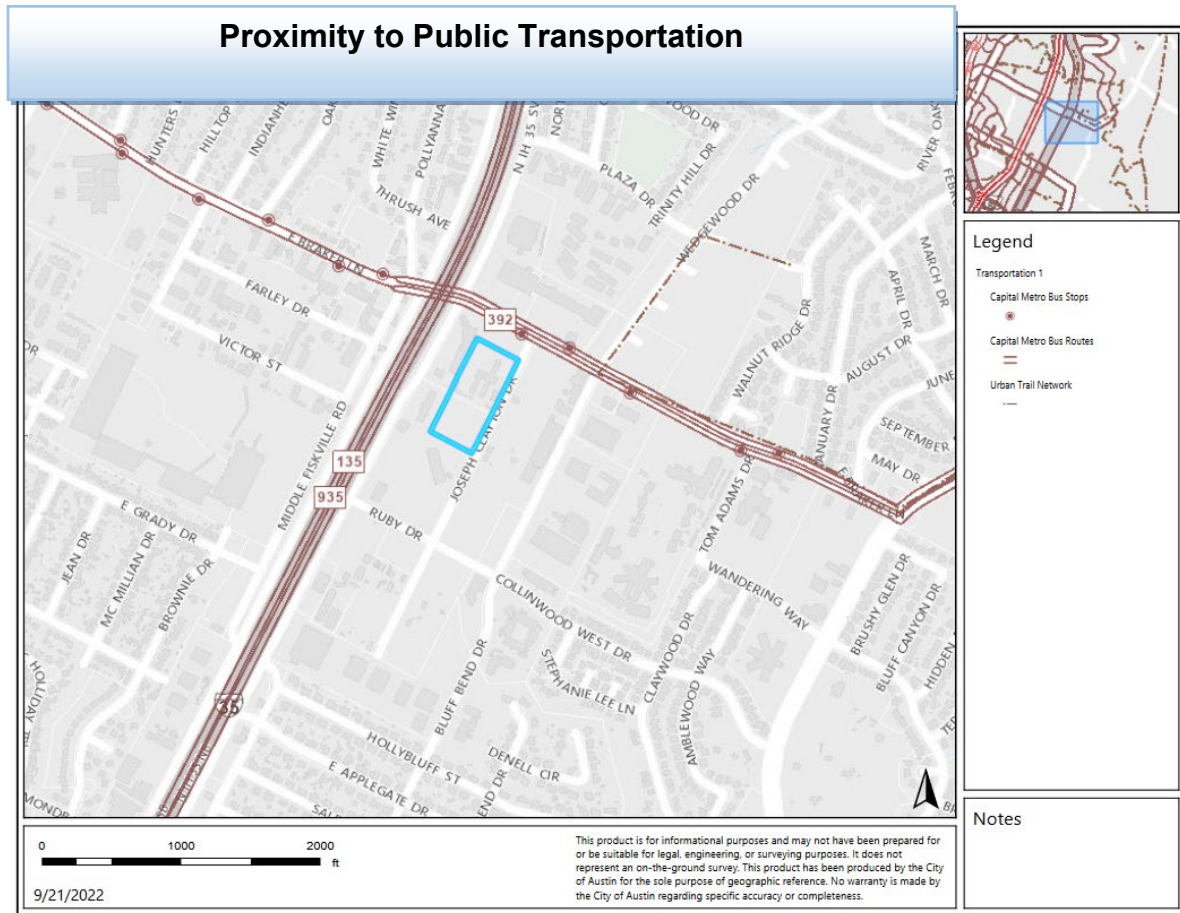
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood 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	
Yes	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: <ul style="list-style-type: none"> Property is located approx.. 200 feet south of E. Braker Lane, an activity corridor.
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"> E. Braker Lane has public transportation options.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> There are numerous commercial businesses near the property.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> Graham Elementary School is 0.6 miles.
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"> North Oaks Neighborhood Park 0.6 miles
	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.)
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> 10% of proposed 315 units at 60% MFI
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> Approximately 315 apartment units proposed
Yes	Mixed use: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> Proposed 6,000 sq. feet of commercial/office uses with residential units.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).

	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	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.
	Industrial Land: Preserves or enhances industrial land.
8	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
	Total Number of "Yes's"







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 application was filed on June 24, 2022, which is out-of-cycle for neighborhood planning areas located on the east side of IH-35. The Heritage Hills/Windsor Hills Neighborhood Plan Contact Team allowed the application to be filed outside of the July open filing period.

The applicant proposed to change the land use on the future land use map from Commercial to Mixed Use.

The applicant proposed to change the zoning on the property from CS-CO-NP (General Commercial Services district – Conditional Overlay combining district – Neighborhood Plan) and CS-NP (General Commercial Services district – Neighborhood Plan) to CS-MU-V-CO-NP (General Commercial Services district – Mixed Use – Vertical Mixed Use Building combining district – Conditional Overlay combining district – Neighborhood Plan) for a mixed-use development. For more information on the proposed zoning, see case report for C14-2022-0089.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on August 3, 2022. Approximately 487 meeting notices were mailed to people who rent or own property within 500 feet of the subject tracts. The recorded meeting can be found at <https://www.speakupaustin.org/npa>. Three staff members attended the meeting, Maureen Meredith and Mark Walters from the Housing and Planning Department and Tim Bray, Policy Aide, District 4. One person representing the property owner/applicant was in attendance, Drew Raffaele from Drenner Group. Six people from the neighborhood attended the meeting.

Drew Raffaele's full presentation is in the staff report. Below are the highlights of Drew's presentation:

- The original application included 821 and 823 E. Braker Lane. Those two properties have been removed from the application.
- 11206 Joseph Clayton Lane has a warehouse/maintenance uses, and 11114 Joseph Clayton is undeveloped. Total of 5.96 acres for the two tracts.
- No site plan has been submitted.
- We will add a conditional overlay to the property and a VMU (Vertical Mixed Use) overlay to provide residential uses. The VMU overlay eliminates site area requirements so we can provide more units.

- The unit count right now is approximately 315 units. We proposed that 10% of the units will be reserved for people earning 60% MFI. The VMU requires ground floor 6,000 sq. ft. office and retail.
- Near 392 Capital Metro route. Near urban trail connector with access to Walnut Creek Trail.
- The conditional overlay (CO) will be extended on to 11206 Joseph Clayton. The CO prohibits adult oriented businesses, agricultural sales, exterminating service, pawn shop services and vehicle storage.

Q: Why were the properties on Braker Lane not included?

A: The owner and the purchaser could not come to an agreement on terms.

Q: Why was the TIA not done at this time?

A: Our proposal does not trigger the trip limit to require a TIA. We will pay street impact fees and will let you know if there will be any improvements with those fees.

Q: Traffic is the main concern. Mixed Use is no problem. We really want a coffee shop. The concern is Joseph Clayton at E. Braker is really bad and will impact your residents who will live there.

A: At site plan a transportation review will happen.

Q: The CO overlay will stay on the property?

A: Yes, this is what we plan to do.

Q: Most developments have some kind of parkland. Will you have to do that for this neighborhood?

A: We have not submitted for a Parkland determination at this time. The Parks Department will review the proposal and they will determine if they want to request on-site Parkland or if they want to request a fee in lieu of which we will have to comply with one or the other. It's early in the process to know exactly what Parks Department will want. I will find out if the neighborhood can request where that money goes.

Q: Will there be potential housing for teachers for AISD, specially for Graham and McBee Elementary School?

A: I don't know what the marketing will be, but I'll take note of this and pass it along to the team, so we discuss it. I just don't know at this time.

Q: Do you have renderings so we can know what it will look like and also have information on how many one-bedrooms, two-bedrooms, etc.?

A: We do not have any sketches or renderings at this time, but we are intending for this to be rental units. I also don't have a unit mix, either. Things are kind of evolving in the past few days once the two other tracts were removed from the project. We will work through what the layout will look like on the smaller area and hopefully by the time we get to Planning Commission we'll have a better idea.

Q: I read that this will be transitional housing. Can you talk about this?

A: We do not intend for this to be transitional housing. It will be office and retail uses that includes multifamily housing. 10% of the housing units to be set aside for people at 60% MFI.

Q: Will the development have access to the unnamed road to the south?

A: I'll have to look into that. It might come about during the site plan stage, maybe there might be a shared access to that road.

Q: Was the St. Johns property considered for this project? Can the decision be changed to add homes instead of multifamily?

A: There is a proposal for affordable housing on the St. Johns site.

Comments:

- Joseph Clayton is not a great area. We hope your development will improve the area.

Applicant Summary Letter from Application

November 15, 2022

Leah Bojo
lbojo@drennergroupp.com
512-807-2918

DRENNER
GROUP

August 8, 2022

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 11114 and 11206 Joseph Clayton Drive – Zoning and Neighborhood Plan Amendment application packages for the approximately 5.95-acre property located at 11114 and 11206 Joseph Clayton Drive in Austin, Travis County, Texas (the "Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the updated rezoning and Neighborhood Plan Amendment (NPA) materials to amend two previously submitted applications: C14-2022-0089 and NPA-2022-0028.01. These applications were titled 821 and 833 E. Braker Lane and encompassed approximately 7.30 acres of land located at the southwest corner of E. Braker Lane and Joseph Clayton Drive, east of IH-35 Service Road NB.

We are amending these applications to remove the two parcels known as 821 and 833 E. Braker Lane and update the project to refer to the remaining two parcels, 11114 and 11206 Joseph Clayton Drive. The new size of our rezoning and NPA applications is 5.95 acres.

The requested zoning change remains from the current CS-CO-NP (General Commercial Services – Conditional Overlay – Neighborhood Plan) and CS-NP (General Commercial Services – Neighborhood Plan) to CS-MU-V-CO-NP (General Commercial Services – Mixed Use – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan). The existing conditional overlay on 11114 Joseph Clayton Drive and recorded in Ordinance No. 991202-51, prohibits adult oriented businesses, agricultural sales, exterminating services, pawn shop services, and vehicle storage. The amended applications maintain and intend to apply these prohibited uses on the entire Property.

The requested change to the Future Land Use Map designation remains from Commercial to Mixed Use. The Neighborhood Contact Team supported an out-of-cycle application; see attached correspondence. This amendment to the Heritage Hills/Windsor Hills Combined Neighborhood Plan FLUM would allow for a mixed-use development on the Property.

August 8, 2022

Page 2

Please let me know if you or your team members require additional information or have any questions.
Thank you for your time and attention to this project.

Very Truly Yours,



Leah Bojo

cc: Heather Chaffin, Housing and Planning Department (*via electronic delivery*)
Maureen Meredith, Housing and Planning Department (*via electronic delivery*)
Joi Harden, Housing and Planning Department (*via electronic delivery*)
Jerry Rusthoven, Housing and Planning Department (*via electronic delivery*)

**Out-of-Cycle Letter Authorization from
Neighborhood Plan Contact Team (NPCT)**

Heritage Hills/Windsor Hills Neighborhood Plan Contact Team
Austin, Texas 78753
April 24, 2022

Maureen:

This is a letter of approval to submit a Neighborhood Plan FLUM Amendment, from Commercial to Mixed Use, for the property located on 11114 Joseph Clayton Drive for an out-of-cycle review.

Of note, the HHWH contact team no longer meets regularly and there are no active officers. I continue to relay information as a resident of North Acres, which is in the planning area. The notice was posted to nearby neighborhoods in the area via NextDoor. There were no responses.

Due to the nature of the City of Austin zoning deadlines and the time schedule of this request, we support this request to be submitted out of cycle. If you have any questions or concerns, please feel free to contact us.

Thank you,

Linda Powers
HHWH Contact Team member
1000 Salem Lane
512.815.4100

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

Heritage Hills/Windsor Hills Neighborhood Plan Contact Team

Austin, Texas 78753

October 4, 2022

Maureen,

This is a letter concerning NPA and zoning case (C14-2022-0089) and the property on Joseph Clayton Drive. From meetings I attended, there were no major objections to the rezoning. Residents wanted to be sure that any business in the mixed-used section is a local business, not a chain. The major concern is the traffic that will be introduced.

The light at Braker and N135 Frontage Road is very congested most of the day. We hope that there will be a traffic survey conducted.

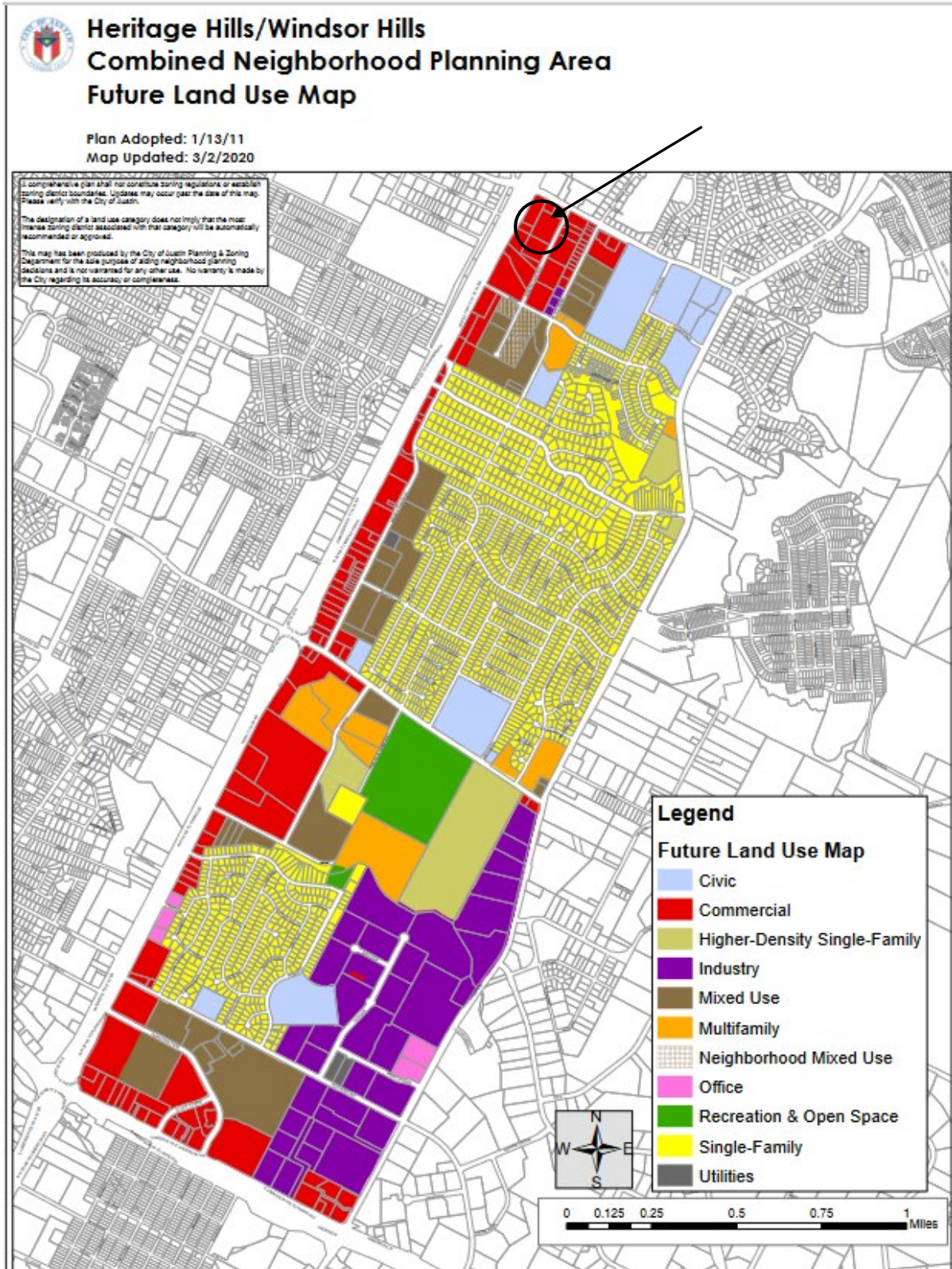
- There are currently other projects planned (expansion of Braker Lane at Dessau, development on the north side of Braker Lane) that will also increase the amount of traffic in this location.
- There isn't an easy way to turn left on Joseph Clayton Dr to go West on Braker. Because of this, new residents will be forced to turn right (east) to find a way back to I35. It is probably they will use Bluff Bend through existing neighborhoods as a way to avoid the traffic.
- Since it is currently hard (impossible at times) to turn left here, new residents will need to use the existing access road and Ruby Dr to get to the frontage road to access I35.
- There is not a safe way to get across Braker at Joseph Clayton to get to the westbound bus stop.

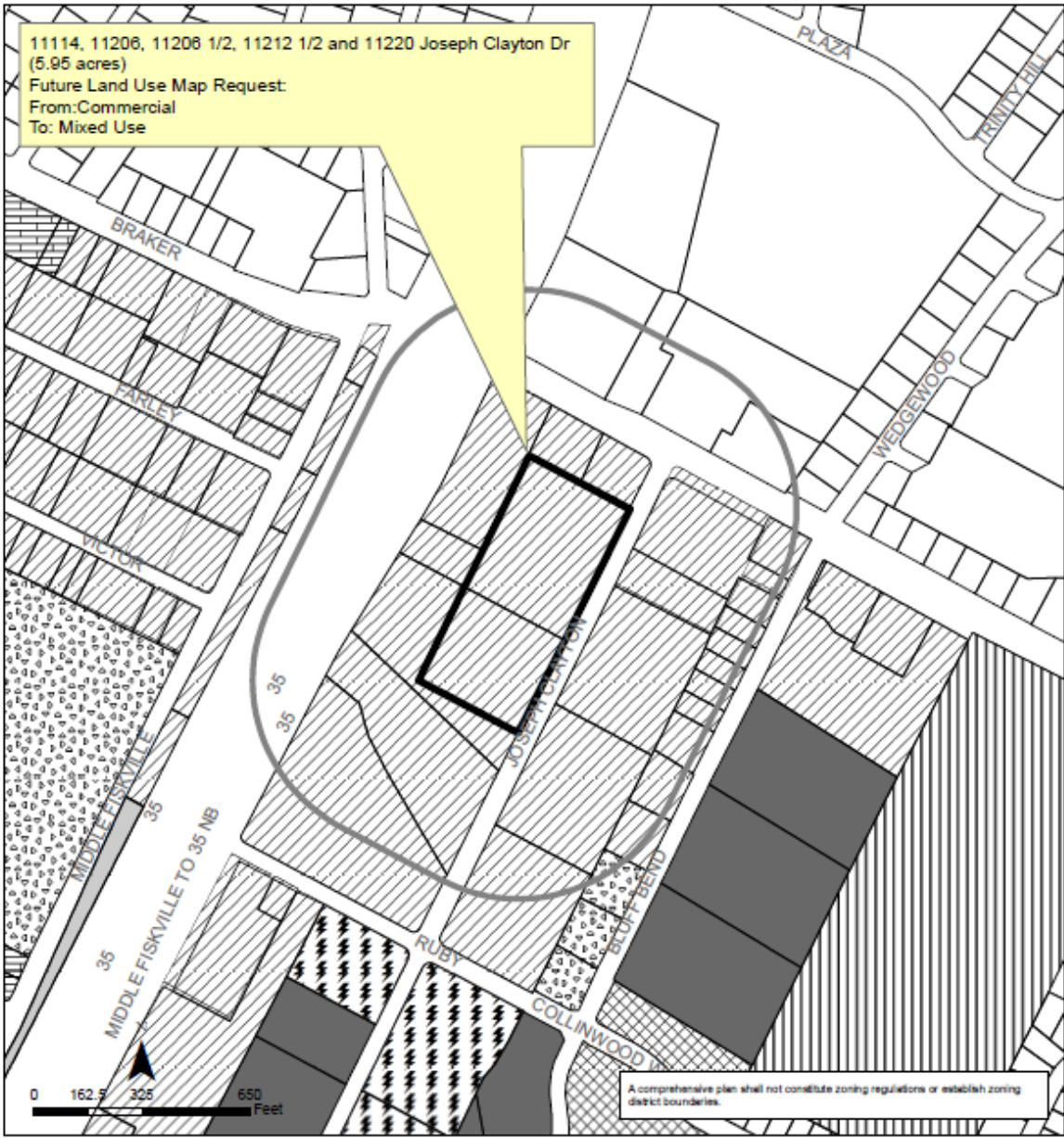
Aside from the traffic, there were no major objections to this proposal.

Thank you,

Gina Rosenthal

HHWH Contact Team Member






**Heritage Hills/ Windsor Hills Combined (Windsor Hills) Neighborhood Planning Area
NPA-2022-0028.01**

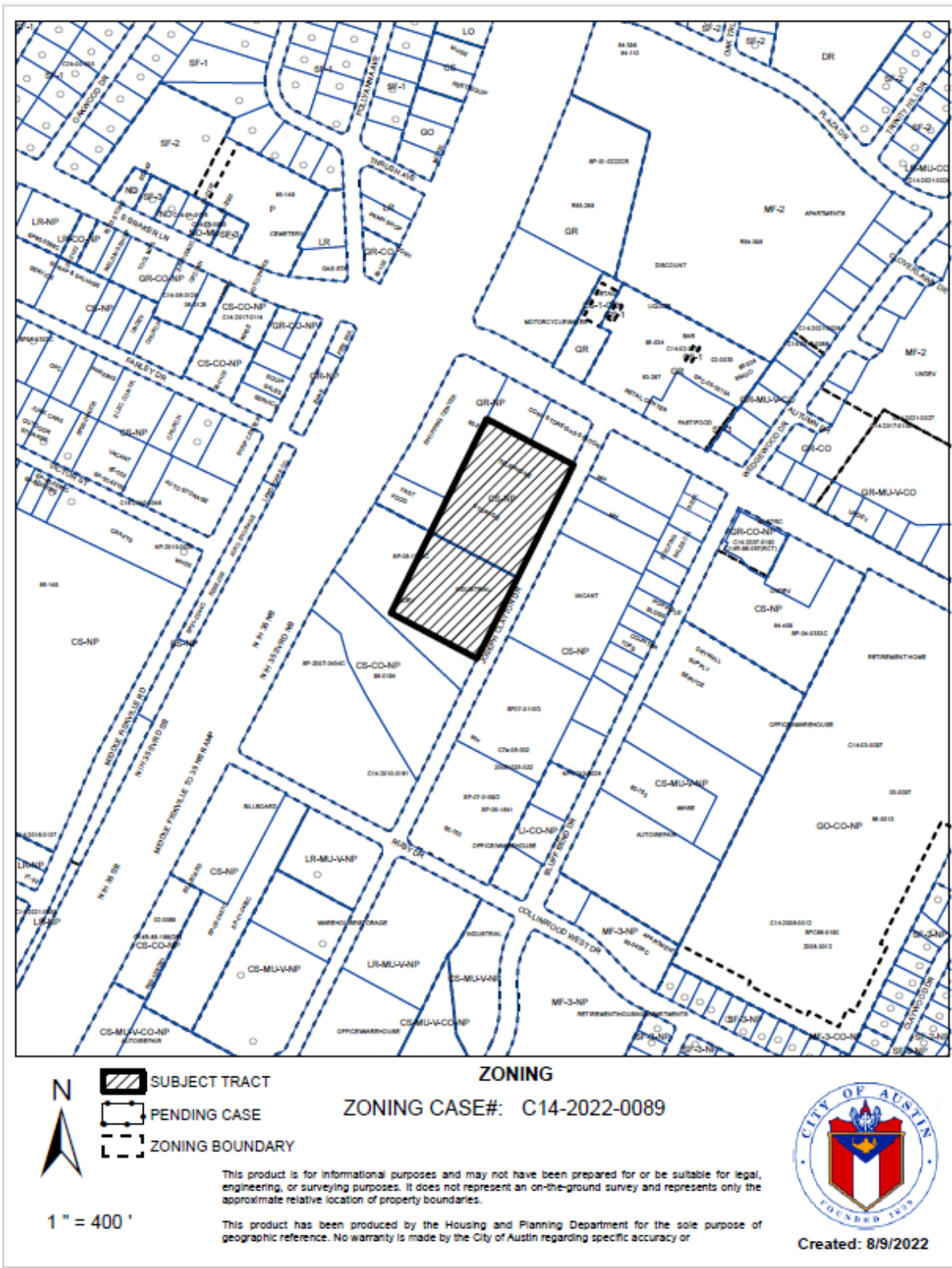
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

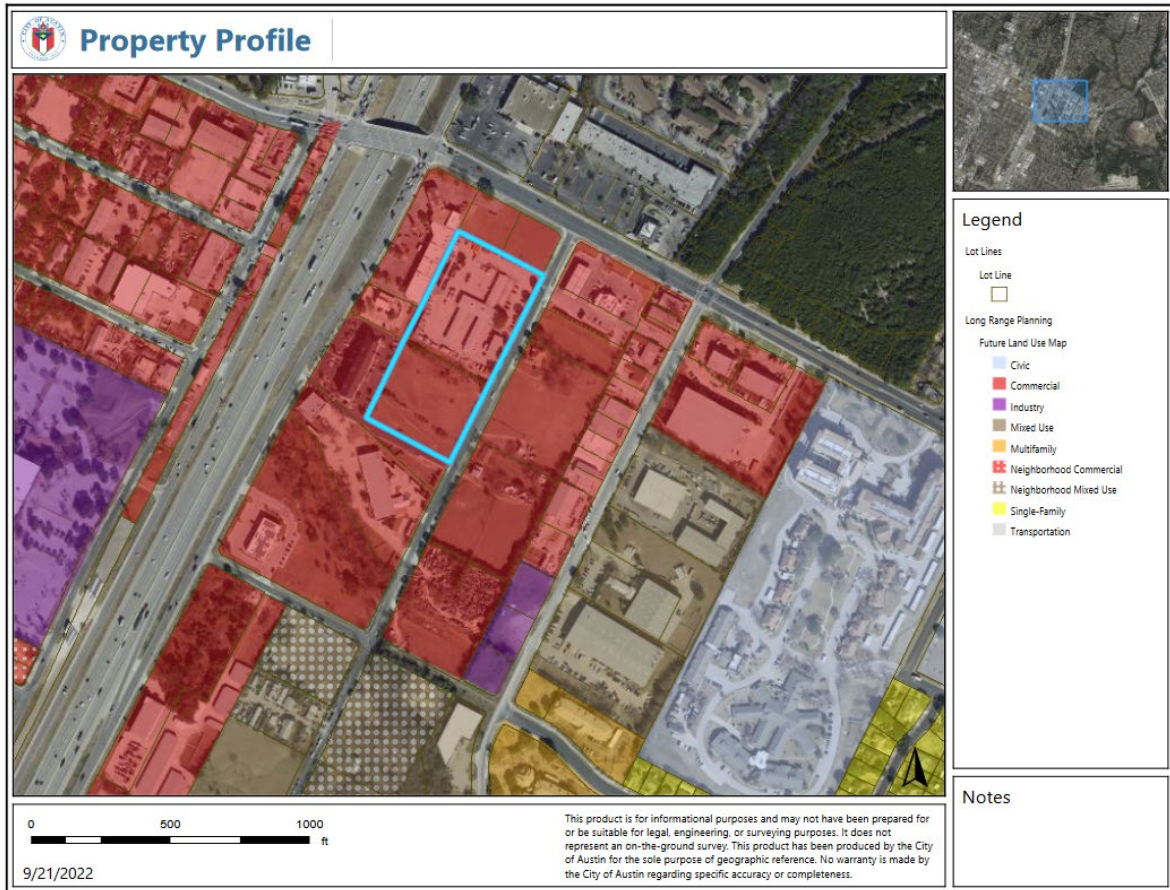
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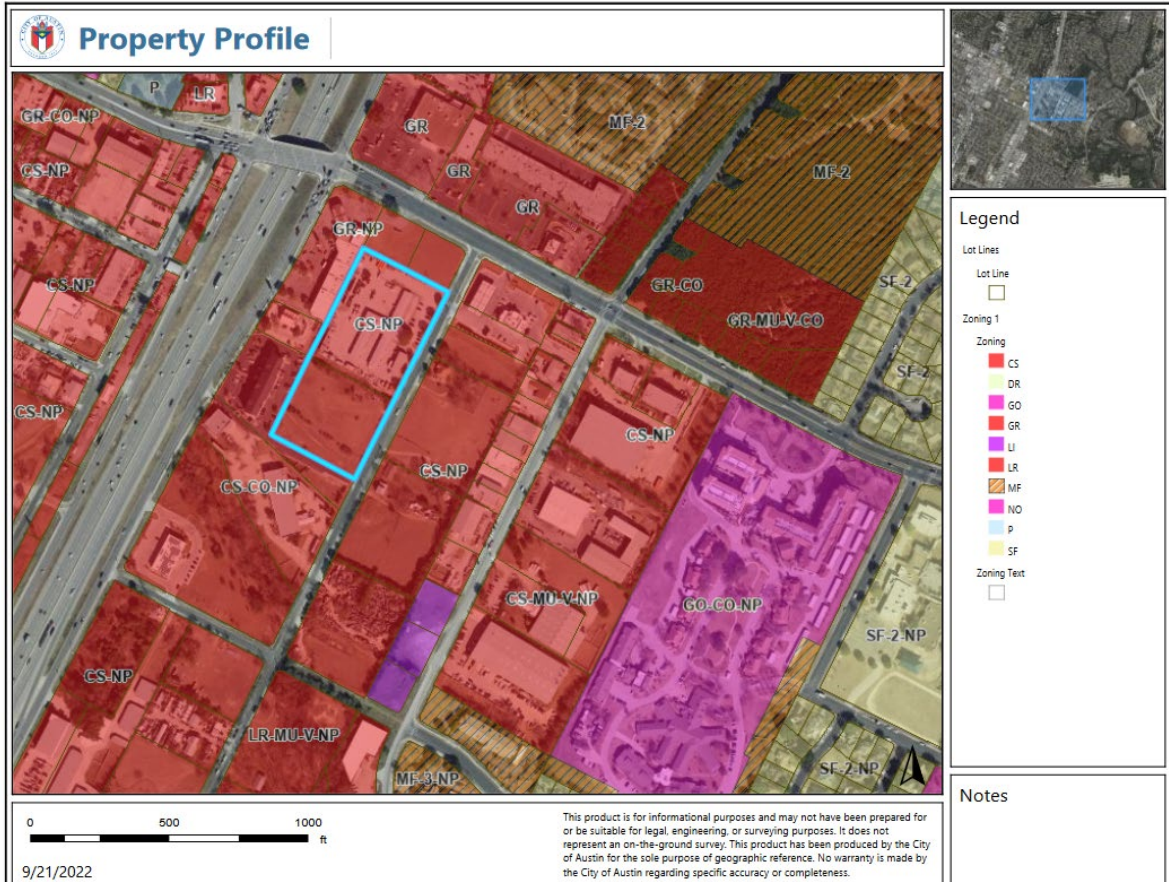
 City of Austin
Housing and Planning Department
Created on 8/9/2022, by: MeeksS

Future Land Use

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







Applicant's Presentation at the Community Meeting

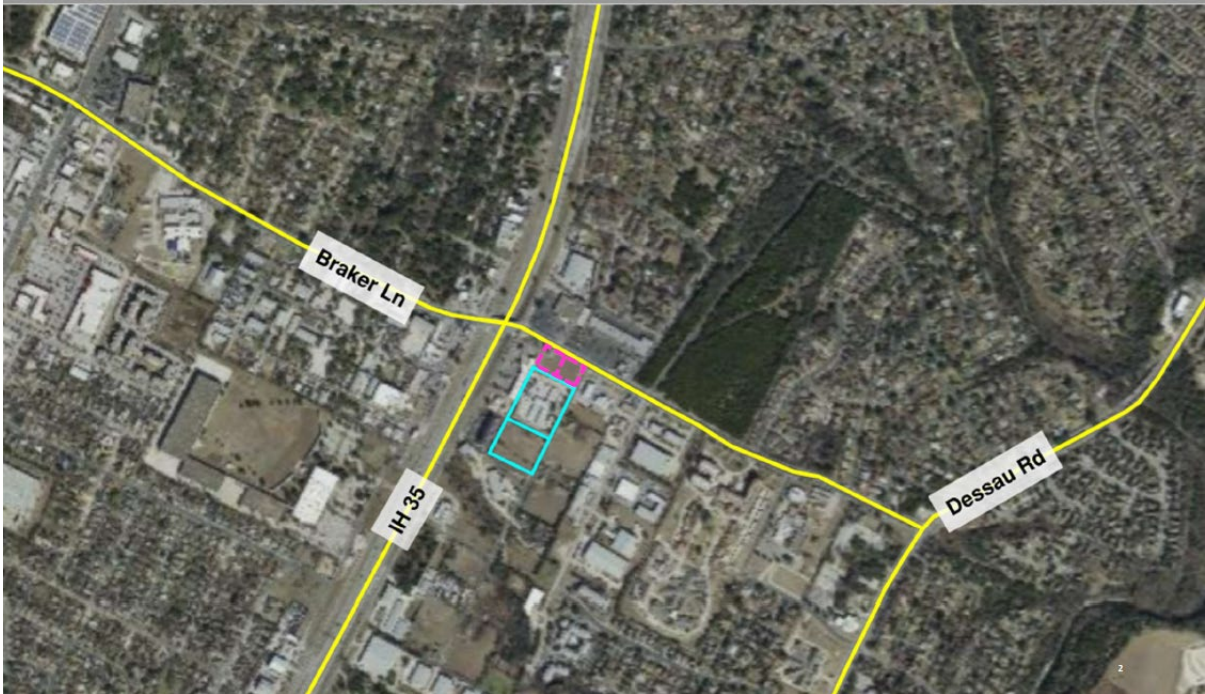
11114 and 11206 Joseph Clayton Drive

C14-2022-0089 and NPA-2022-0028.01

August 3, 2022

Heritage Hills/Windsor Hills Community Meeting

1





Property Details

Size:

- 5.95 acres (total)
- 2 lots

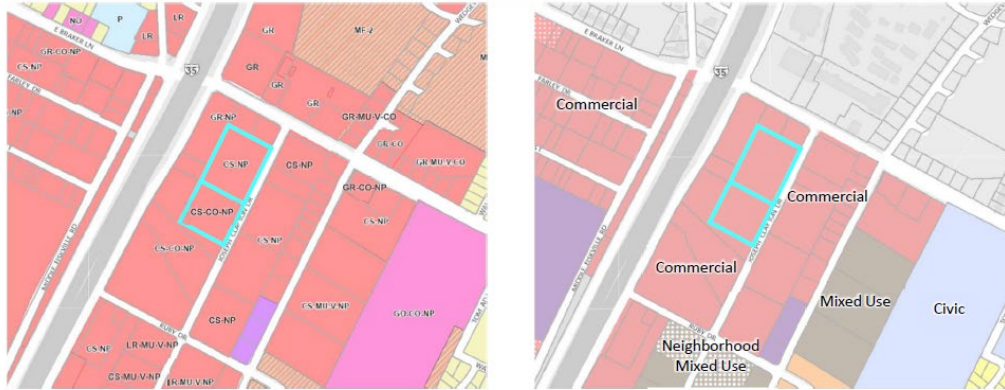
Current Use:

- 11206: Warehouse/maintenance uses
- 11114: Undeveloped

Located on Joseph Clayton Drive

- Between Ruby Drive and E Braker Lane

Zoning and FLUM Maps



CS-NP and CS-CO-NP
(General Commercial Services – Neighborhood Plan and
General Commercial Services – Conditional Overlay –
Neighborhood Plan)
to
CS-MU-V-CO-NP

Commercial
to
Mixed Use

5

Proposed Project Details

- Approx. 315 residential units
 - 10% of units reserved @ 60% MFI
- First floor pedestrian-oriented uses
 - 6,000 SF office/retail uses
- Nearby Transit:
 - Capital Metro routes 392, eastbound and westbound
 - Northern Walnut Creek Trail
 - E Braker Ln To Dessau Rd Connector
 - I-35 Service Road NB via Ruby Drive
 - Braker Lane via Joseph Clayton Drive
- Conditional Overlay Extended on to 11206:
 - Prohibits adult oriented businesses, agricultural sales, exterminating services, pawn shop services, and vehicle storage

6

HH/WH Neighborhood Plan Goals

REC 14: Support commercial or mixed-use developments that are neighborhood serving and neighborhood-friendly (which do not emit noise, pollution, or light, and, do not have a lot of truck traffic/deliveries, or have extended hours of operation), especially when they abut single family subdivisions. (RP: HHWHCNPA, COA)

REC 32: Support a transition away from industrial uses along Bluff Bend Drive and Joseph Clayton Drive, north of Ruby Drive into a locally serving commercial or a mixed-use development, which is neighborhood serving and neighborhood scaled. (RP: COA, HHWHCNPA)

7

Imagine Austin Goals

LUT P6. Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.

LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

8

Request

We respectfully request your support for the proposed FLUM amendment from Commercial to Mixed Use and rezoning from CS-NP and CS-CO-NP to CS-MU-V-CO-NP.

9

Questions? Contact Info:

Project: 11114 and 11206 Joseph Clayton Drive
Agent: Leah M. Bojo
Email: lbojo@drennergroupp.com
Office: 512-807-2900
Direct: 512-807-2918

10