

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: St. John/Coronado Hills Combined

CASE#: NPA-2022-0029.02

DATE FILED: August 29, 2022 (Out-of-Cycle)

PROJECT NAME: St. Johns Site

PC DATE: October 11, 2022

ADDRESS/ES: 7211, 7309, 7313 ½ N IH 35 SVRD NB, 819 ½ Blackson Ave and 910 ½ E. St. Johns Ave

DISTRICT AREA: 4

SITE AREA: 19.11 acres

OWNER/APPLICANT: City of Austin (Michael Gates, Office of Real Estate)

AGENT: City of Austin (Christine Freundl, Redevelopment Project Manager, Office of Economic Development)

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

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Civic and Neighborhood Mixed Use **To:** Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2022-0118

From: P-NP, CS-MU-NP and LO-MU-NP **To:** CS-MU-V-NP

NEIGHBORHOOD PLAN ADOPTION DATE:

CITY COUNCIL DATE: December 1, 2022

ACTION:

PLANNING COMMISSION RECOMMENDATION:

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

STAFF RECOMMENDATION: Staff supports the request to change the future land use map to Mixed Use.

BASIS FOR STAFF’S RECOMMENDATION: The property is a 19.11-acre tract of land with frontage along the east side of IH-35, bordered by Blackson Avenue to the north and St. John Avenue to the south. The request for Mixed Use land use to build 280 affordable housing units, 280 market rate housing units, and 15,000 square feet of commercial is supported by staff because Mixed Use land use and development is appropriate in this location. The request also meets the goals of the St. John/Coronado Hills neighborhood plan. The plan supports Mixed Use land use as a transition between IH-35 and the residential uses to the east of the property. The proposed project will provide much-needed affordable housing and neighborhood-serving commercial uses that the plan also supports.

LAND USE GOAL

- **Promote a land use pattern that benefits everybody in the SJCHCNPA by enhancing neighborhood character, sense of community, pedestrian-friendliness and connectivity to neighborhood-serving amenities.**

Objective L.2: Ensure future housing development compliments (in style and character) existing housing stock.

Recommendation 183 Residential infill (Table 12) development tools should be utilized by developers/property owners to ensure new housing compliments the character and scale of the existing housing stock.

Recommendation 184: Design tools should be utilized by developers/property owners to ensure new housing development strengthens a neighborhood "sense of place" (Table 13).

Objective L.4: Provide adequate transitions and buffers between the intensity of US HWY 183, US HWY 290 and IH 35 and community life in SJCHCNPA.

Recommendation 191: Use Mixed Use land use and Commercial land use to soften the transition between US HWY 183, US HWY 290 and IH 35 and residential uses.

Recommendation 192: Consider the use of vegetated buffers and landscaping to provide a buffer between existing residential neighborhoods and the more intense, commercial uses.

Objective L.6: Support community oriented business development along major commercial corridors.

Objective L.7: Maintain and expand affordable housing options in the SJCHCNPA community.

Recommendation 197: Ensure the current Multi Family (i.e. rental housing) stock is maintained through Multi Family land use and/or Mixed Use land use (Map 6).

Recommendation 198: Increase affordable housing options throughout the St. John NPA by facilitating home ownership opportunities (townhome and/or condominium developments) via Mixed Use land use designation.

Recommendation 199: Maintain affordable housing options in the Coronado Hills NPA by designating Multi Family developments as either Multi Family or Mixed Use land use.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Civic - Any site for public or semi-public facilities, including governmental offices, police, fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;

5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

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.

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;

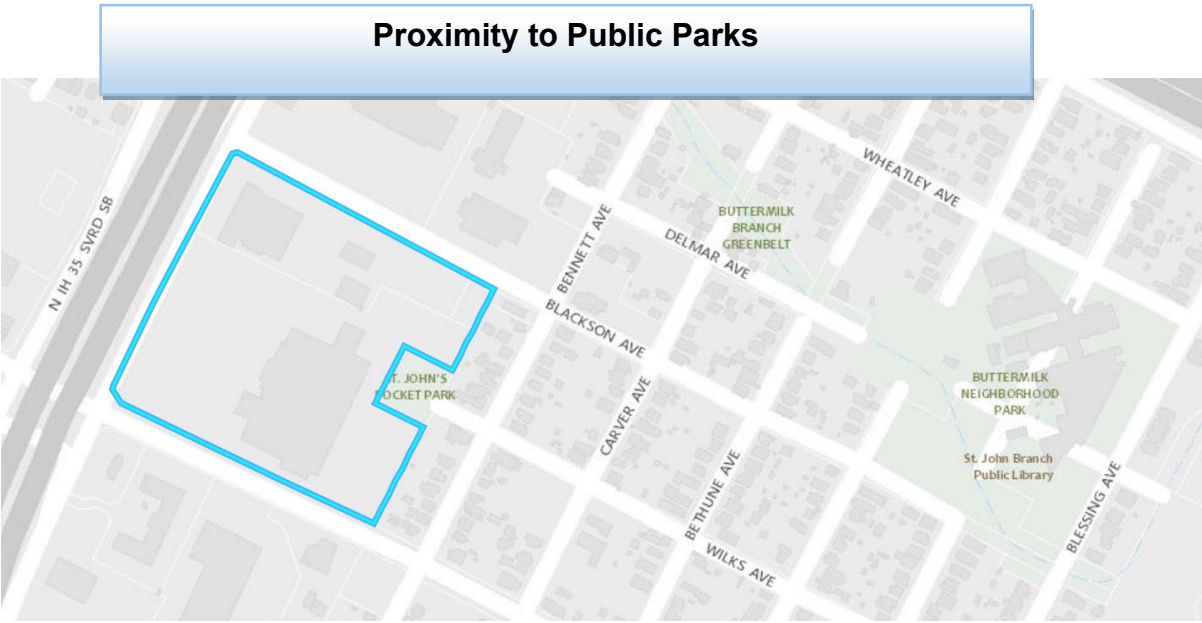
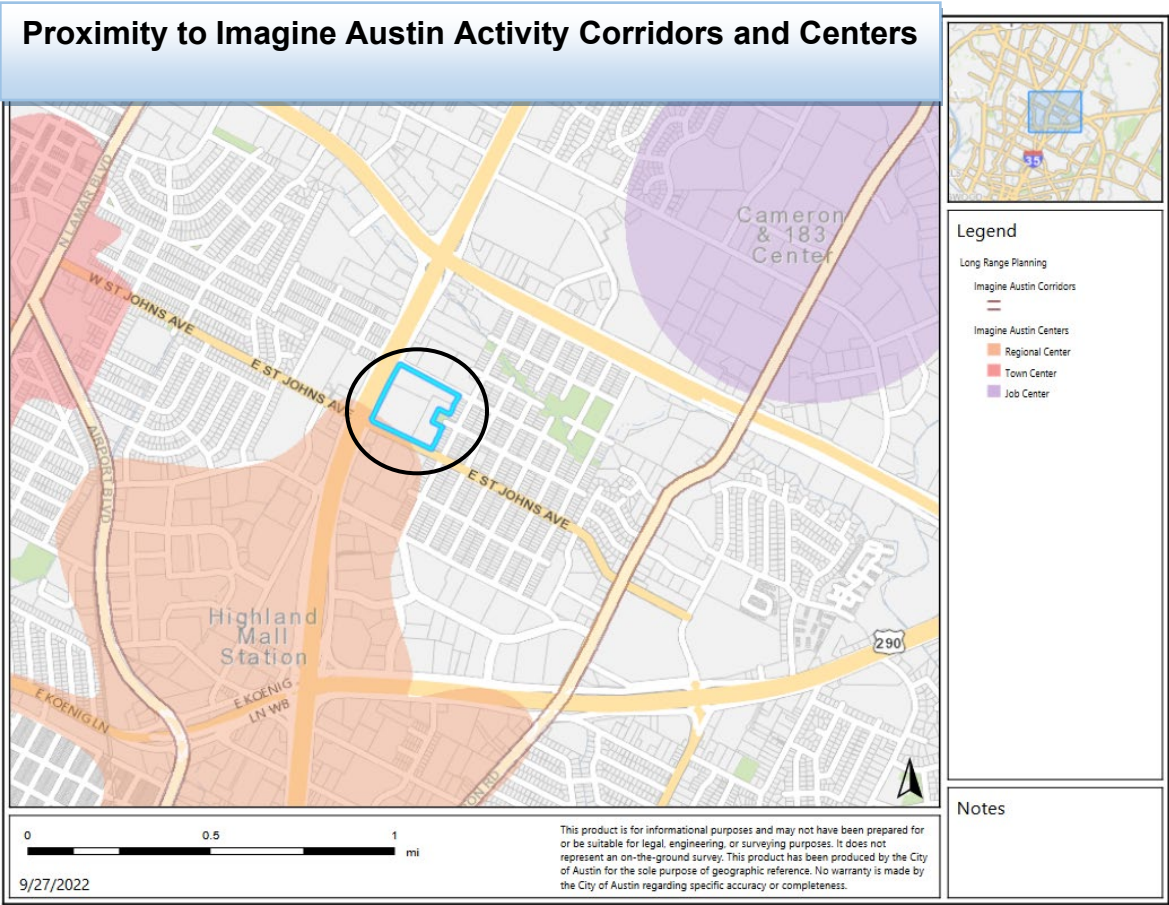
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

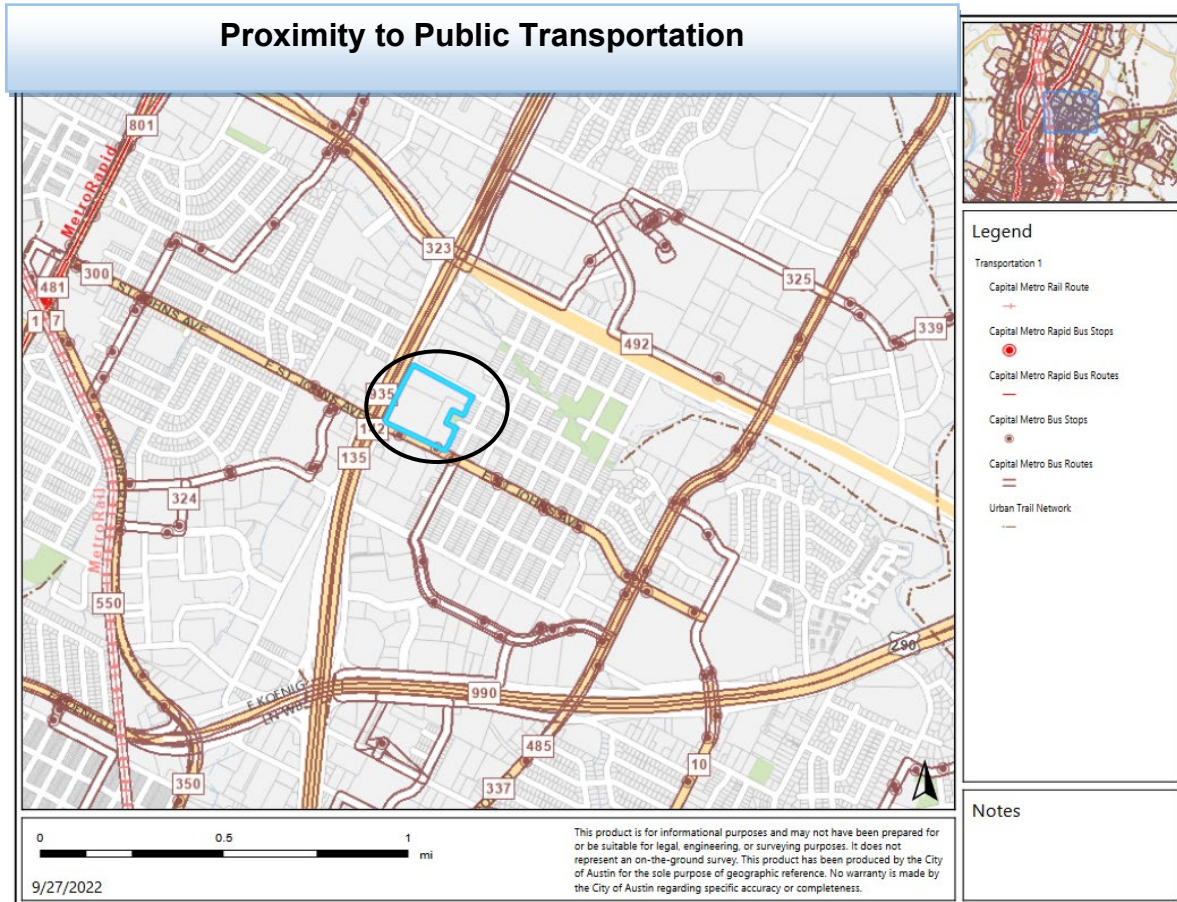
Application

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"> Located on the north edge of the Highland Mall Station Regional Center
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> Bus routes run along IH-35 service road and on St. John Avenue
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> There are sidewalks along Blackson Avenue and St. Johns Avenue.
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 businesses along IH-35.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> 1.1 miles from Pickle Elementary School
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"> St. John Park abuts the property to the east.

	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"> 50% of the housing will be affordable to people at 50%, 60% and 70% MFI for a total of 280 units.
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.
Yes	Mixed use: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> 15,000 sq. ft. of commercial uses are proposed with the residential units.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> 1.1 miles from St. John Branch Public Library
	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	
Yes	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). <ul style="list-style-type: none"> Proposal expands the existing St. John Public park
	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.
1	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 plan amendment application was filed outside of the July open filing period because the Austin City Council approved a resolution on July 29, 2022 directing staff to initiate both the plan amendment and zoning change applications.

The City Council resolutions directs staff to submit a plan amendment application requesting to change the future land use map (FLUM) from Civic and Neighborhood Mixed Use to Mixed Use land use.

The City Council directed staff to submit a rezoning application requesting a zoning change from P-NP (Public district – Neighborhood Plan), CS-MU-NP (General Commercial Services district – Mixed Use combining district – Neighborhood Plan) and LO-MU-NP (Limited Office district – Mixed Use combining district – Neighborhood Plan) to CS-MU-V-NP (General Commercial Services district – Mixed Use combining district – Vertical Mixed Use Building combining district – Neighborhood Plan) for a mixed use development to include 280 affordable housing units at 50%, 60%, and 70% MFI and 280 market rate units. Also proposed is 15,000 square feet of commercial uses, and the expansion of the St. John Public Park that includes an additional three acres with walking trails, gathering spaces and multigenerational amenities. For more information on the zoning case, please see case report C14-2022-0118.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on September 20, 2022. Approximately 388 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>. Five city staff members attended, Maureen Meredith and Mark Walters from the Housing and Planning Department, and Christine Freundl and Christine Maguire from the Economic Development Office, Timothy Bray, Policy Aid for Councilmember Chito Vela. Also in attendance were David Walsh from Greystar Development and Laura Cortez from Cortez Consulting. Three people from the neighborhood we also in attendance.

Below are highlights from Christine Freundl’s presentation. The full presentation is included in this report:

- Christine provided an overview project the background and timeline of the project.
- The property is located at the intersection of IH-35 and St. Johns Avenue and Blackson Ave.
- The adjacent St. Johns Park has been improved.

- The property is two tracts, combined to be 19 acres is a former The Home Depot.
- The St. John neighborhood was established in 1890's as a freeman community. This was also the location for the St. John Industrial Institute and Orphanage and then the St. John Elementary School. In the 1990's the property was sold and developed into The Home Depot. It was acquired by the City of Austin for a new Public Safety facility. In 2017, the Austin City Council passed a resolution that directed staff to rethink how the site could better serve the community.
- In 2019, the University of Texas Center for Sustainable Design worked with the community to identify community goals. As a result of the two-year community engagement process, three main community and policy goals arose.
 - The community envisioned a mixed-use/mixed-income district with
 - Open Space for recreation and congregation; and
 - A space for community, retail, and support services for the St. Johns neighborhood.
- In 2020, staff issued a Request for Proposals seeking a development partner for the redevelopment of the 19-acre site that included the three main community goals.
- In March of 2021, a multidiscipline panel evaluated the proposals and recommended Greystar Development Central in partnership with the Housing Authority of the City of Austin. Further timeline details are included in the presentation.
- The proposed development includes:
 - 112 affordable housing units at 50% MFI
 - 141 affordable housing units at 60% MFI
 - 27 affordable housing units at 70% MFI, and
 - 280 market rate housing units are proposed for a total of 560 units.
- 15,000 square feet of community retail, local business, non-profit uses.
- Expand St. John Park by adding approximately 3-acres of additional parkland with walking trails, community gathering spaces, and multi-generational amenities.

Q: How has the proposal changed since Greystar shared their plans with the neighborhood association meeting?

A: The project is very similar to what has been presented to the Neighborhood Association and at the Community meetings. What we're moving forward with is taking the input we received from the community meetings and further refining the plan.

Q: Will the St. John Park be expanded? Right now, it's secluded

A: Yes, the goal of the project would be to provide additional parkland onsite that would stretch from St. Johns Avenue to Blackson Avenue. This would allow the park to be opened and have better access to the north and south, as well as to the east. It would be connected to the development through a major boulevard that connects to the commercial space.

Q: The city needs housing. Are we making sure the zoning will maximize the amount of housing made there?

A: One of the three main goals was to provide housing. This development will have 560 housing units and 50% of those will be income-restricted, affordable. This proposed zoning will facilitate this amount of housing.

City Council Resolution

RESOLUTION NO. 20200729-117

WHEREAS, on December 7, 2017, City Council approved Resolution No. 20171207-058 directing the City Manager to work with community members to create a new vision for the City-owned property located at I-35 and St. Johns Avenue (St. John Property); and

WHEREAS, the St. John Property should address housing, economic, and recreational opportunities and future needs of St. John residents and residents of the surrounding areas, and honor and respect the rich Black history of the St. John neighborhood; and

WHEREAS, a robust, two-year community engagement process, including several hundred in-person and online surveys, focus groups, house meetings, school meetings, and town halls, resulted in a new, community-validated vision for the St. John Property; and

WHEREAS, the St. John community's new vision centers on supporting a complete community in a historic neighborhood by reinforcing its strengths and enhancing its services and quality of life through redevelopment, including: 1) a mixed-income, mixed-use district with affordable housing, particularly accessible to current and past neighborhood residents; 2) open space for recreation and congregation; and 3) space for community retail and support services specific to the St. John neighborhood; and

WHEREAS, rezoning the St. John property is necessary to successfully develop and deliver the St. John community's new vision; and

WHEREAS, on June 6, 2019, City Council approved resolution 20190606-098 directing the City Manager to negotiate an interlocal agreement with the

University of Texas Center for Sustainable Development to initiate a redevelopment planning process and for the final work resulting from the interlocal agreement to be sufficient for the subsequent release of a Request for Proposals for redevelopment of the St. John Property; and

WHEREAS, the Center for Sustainable Development team completed their study highlighting viable community-guided and anti-displacement focused redevelopment scenarios, in accordance with Resolutions 20171207-058 and 20190606-098, included a range of options such as mixed-income housing, recreation space, and non-profit space that address the current and future needs of St. John residents and the surrounding community; and

WHEREAS, the Center for Sustainable Development team's final report was reviewed by the Economic Development Department, Neighborhood Housing & Community Development, Parks and Recreation Department, City Attorney, Financial Services, Public Works, Austin Water and Austin Energy and the subsequent memorandum released on June 24, 2020, included vetted recommendations to reposition the St. John Property through a Request for Proposals process; **NOW, THEREFORE**,

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

The City Council affirms the new vision for the St. John Property, understands the need to utilize viable financing sources as outlined by the Economic Development Department in the June 24, 2020 memorandum, supports the City Manager initiating a competitive Request for Proposals process in order to achieve community priorities attached as **Exhibit "A,"** and supports the financial prioritization necessary to reposition the St. John property. Supported financial prioritization and options could include a Tax Increment Reinvestment Zone,

issuance of new debt or reprioritizing planned debt issuance for infrastructure, utilizing parkland dedication fees, invoking fee waivers to support affordable housing, and other financial options listed in the June 24, 2020 memorandum.

BE IT FURTHER RESOLVED:

The City Council initiates the rezoning and Future Land Use Map (FLUM) amendments of the properties located at 7211 N. Interstate 35, Austin, Texas, and 7309 N. Interstate 35, Austin, Texas, from public-neighborhood plan (P-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, and general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district, and FLUM changes from Civic to Mixed Use land use. The City Council intends to finalize the rezoning concurrently with finalizing an initial agreement with any developer(s).

ADOPTED: July 29, 2020

ATTEST:

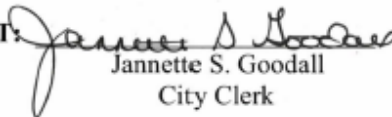

Jannette S. Goodall
City Clerk

EXHIBIT A

Primary St. John Property Redevelopment Objectives:

To support a complete community in an historic neighborhood by reinforcing its strengths and enhancing its services and quality of life through redevelopment. Vision includes:

- A mixed-income, mixed-use district with affordable housing, particularly accessible to current and past residents of the neighborhood;
- Open space for recreation and congregation; and
- Space for community retail and support services that is specific to the St. John neighborhood.

Project Requirements:

- At least half of the housing units must be affordable, with more preferred.
 - Affordability should be provided for all housing types offered at the site, including rental and ownership units.
 - An affirmative marketing plan should be included and presented to the City to ensure St. John residents become aware of affordable housing opportunities.
 - Developer should work with City to connect with local community organizations to ensure that community groups, especially those with ties to the St John community, participate in the affirmative marketing. The affirmative marketing should focus on communities that may not know about affordable housing opportunities, including families who have been displaced from Austin and families who speak a language other than English as their first language.
 - A significant number of affordable units should be multi-bedroom and family-friendly.
 - The developer and any housing partners should express willingness to work with the City to implement a potential affordable housing preference policy at the site that prioritizes applicants who were displaced or at risk of displacement in the neighborhood.
- Development should include community retail space for local vendors in support of the City's complete communities goal.
- Development should identify space that could potentially accommodate local non-profits that support our diverse community, especially for workforce and youth development.
- Development should include active and community-accessible green space. Options for splash pad, walking trails, community gardening, an active boulevard, and amenities for families and children should be explored.

- Development must highlight and respect the history of the St. John neighborhood.
- Construction should follow Better Builder Standards, prevailing wage rules, the City's Construction Training Program, and the City's MBE/WBE programs.
- Development should make best use of the community input received in the last 18 months, it should serve people who live there and the nearby community and feel a part of the community. From the UT study, the developer should take into account especially:
 - Community input from the last two years;
 - Environmental considerations, including pollution mitigation;
 - Connectivity of the urban landscape, rather than segregation; and
 - Ways to transform site constraints into site assets.
- Developer should present how the project can support the surrounding community, including area schools and ways to prevent further displacement;
- Developer must participate with upfront funds to defease remaining bond debt on the site, understanding that the City as partner will work to offset these costs and other necessary project expenditures through financial commitments to be determined during the negotiation period.

Applicant Summary Letter from Application

December 1, 2022



City of Austin

*FSD-Real Estate Services, Building: One Texas Center-13th, P.O. Box 1088, Austin, Texas 78767-1088
telephone (512) 974-7090 Fax (512) 974-7088*

August 18, 2022

Mr. Jerry Rusthoven, Zoning Officer
Housing and Planning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Via Online Submittal

Re: Application for Rezoning: 19.11 acres located at 7211 N IH-35 SVRD NB, 7309 N IH-35 SVRD NB (the "Property").

Dear Mr. Rusthoven:

The Finance Department, in partnership with the Economic Development Department, would respectfully submit the attached Application for Rezoning of the above stated Property in accordance with the adopted Council Resolution 20200729-117, which initiated the rezoning of the property and Future Land Use Map (FLUM) amendments for the Property. The Property 7211 N IH-35 SVRD NB, 7309 N IH-35 SVRD NB (see Location Map attached) is zoned Public-Neighborhood Plan Combining District (P-NP), General Commercial Services-Mixed Use Neighborhood Plan Combining District (CS-MU-NP), Limited Office Mixed-Use Neighborhood Plan Combining District, (LO-MU-NP). The Application for Rezoning requests to rezone the General Commercial Services Mixed Use Combining District Vertical Mixed Use Building Neighborhood Plan Combining District (CS-MU-V-NP) in accordance with Council direction. The Property currently has one vacant building.

The Property is within the St. Johns/Coronado Hills Combined Neighborhood Plan and a Future Land use amendment is needed. It is currently designated as Mixed Use, Civic, and Neighborhood Mixed Use. The Application includes a FLUM amendment to change the designation to Mixed Use.

If you have any questions about this Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Sincerely,

Michael Gates

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

From: Akeem McLennon

Sent: Tuesday, October 4, 2022 4:29 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: jweeks <>; Anissa Carbajal-Diaz <>; Thelma Williams <>; B Taylor <>; Robert Meisel <>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Freundl, Christine <Christine.Freundl@austintexas.gov>

Subject: Re: St. John NPCT Rec? NPA-2022-0029.02_7211 N IH-35 (St. John Site)

*** External Email - Exercise Caution ***

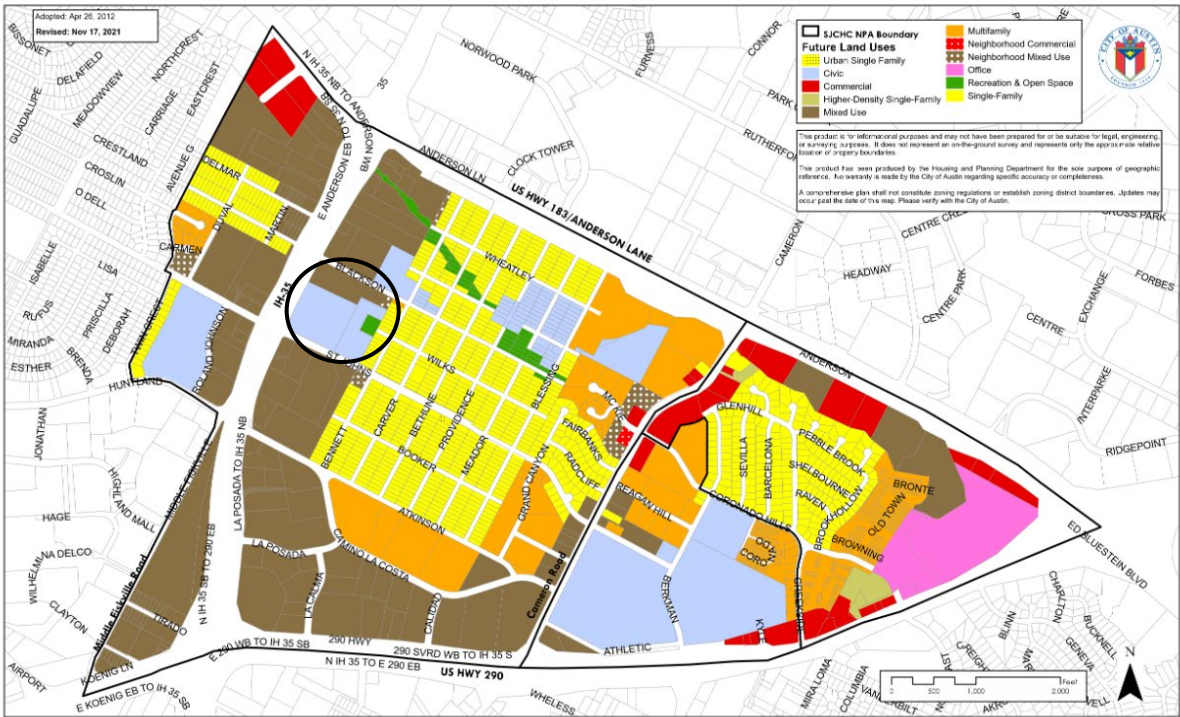
Hello members of the Austin City Council and city staff,

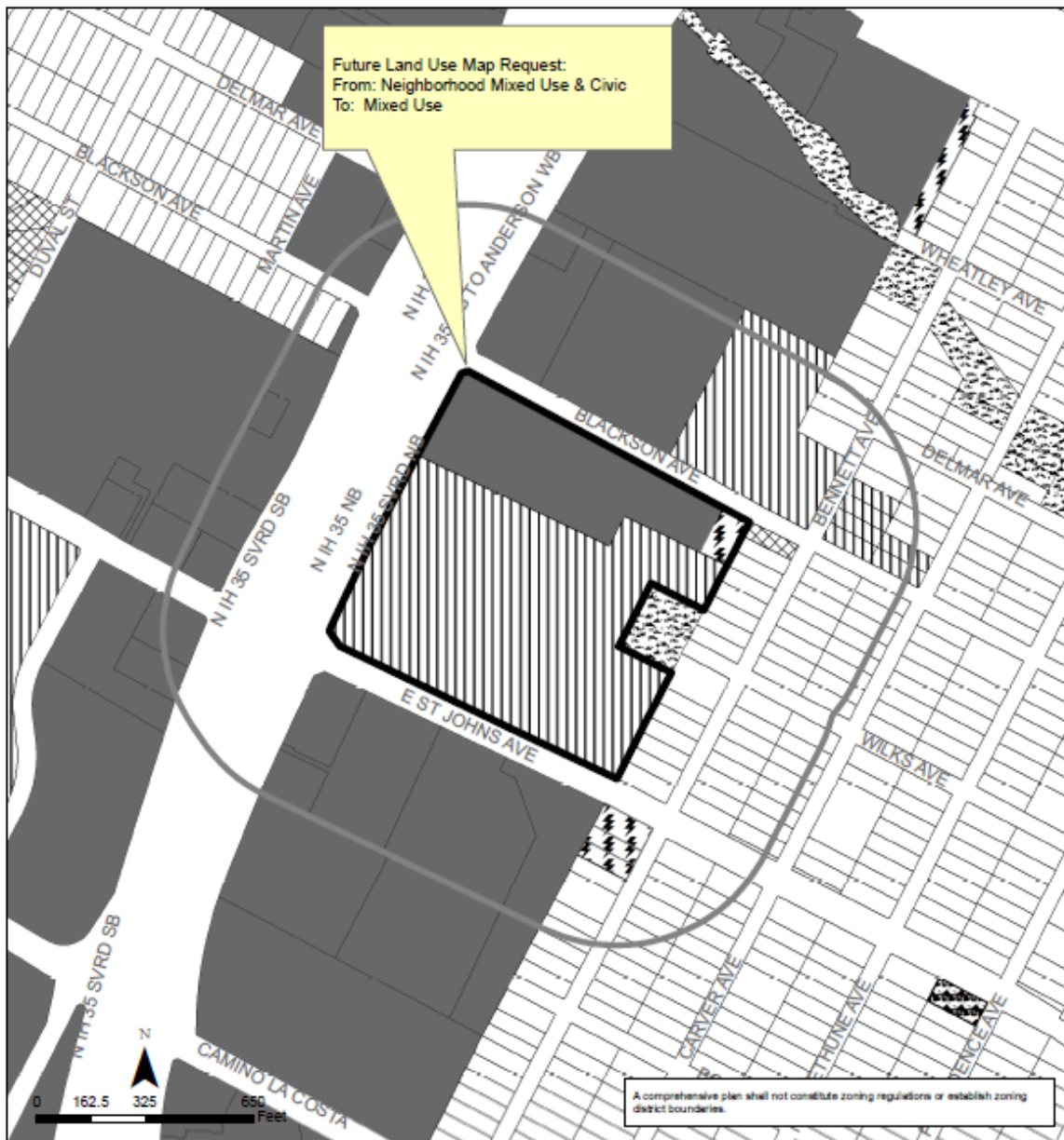
I would like to send this letter on behalf of the St John Neighborhood Association in recommendation for the development on 7211 & 7309 N IH 35 SVRD NB. The proposed zoning changes to include mixed use multifamily and commercial development are in line with a long process of community engagement to improve and redevelop the area.

Over the last few years, the neighborhood has worked closely with members of city council, staff, and the University of Texas, to transform the property in question from an abandoned Home Depot to something that can benefit the community and city as a whole. Ultimately, we arrived on a RFP process that called for additional affordable housing, improved greenspace, retail, and non-profit opportunities in the area. This is in line with the proposed zoning changes.

Since winning the bid to redevelop the property, HACA / Greystar has also done further engagement with the community on some of the specifics of what would be built.

St. John/Coronado Hills Combined Neighborhood Planning Area - Future Land Use Map





St. John/Coronado Hills Combined (St. John) Neighborhood Planning Area
NPA-2022-0029.02











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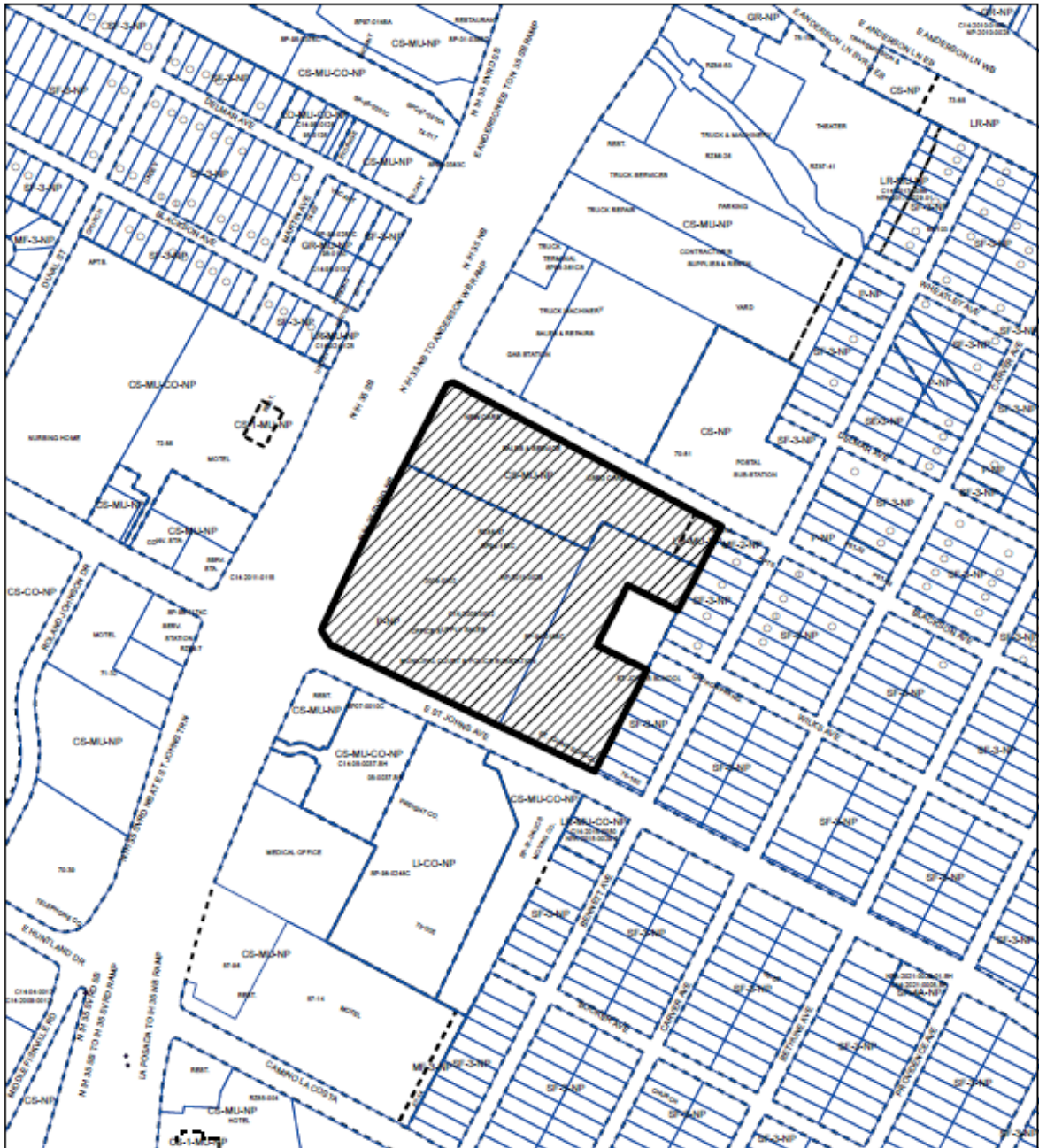
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City of Austin
Housing and Planning Department
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Future Land Use

	Subject Tract		Multi-Family
	500 ft. notif. boundary		Neighborhood Mixed Use
	Civic		Recreation & Open Space
	Commercial		Single-Family
	Mixed Use		Urban Single Family



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

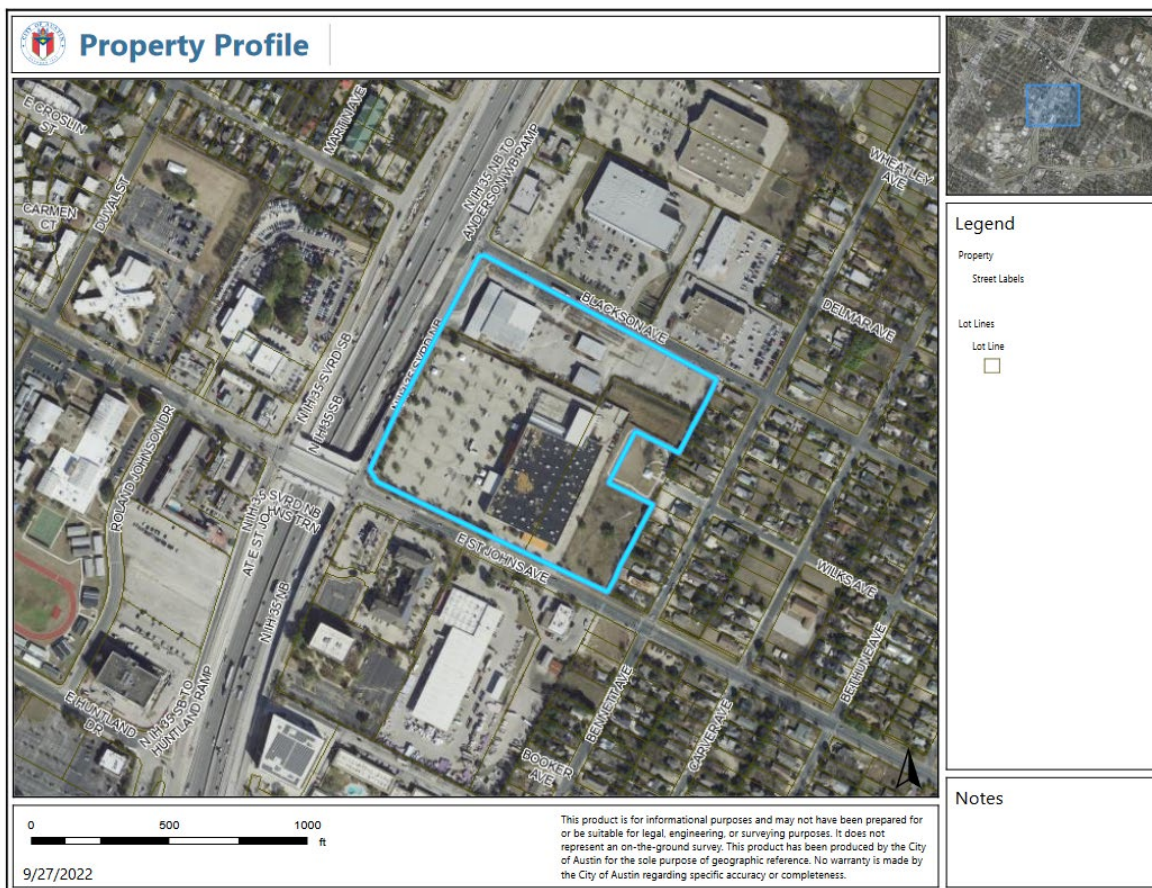
ZONING
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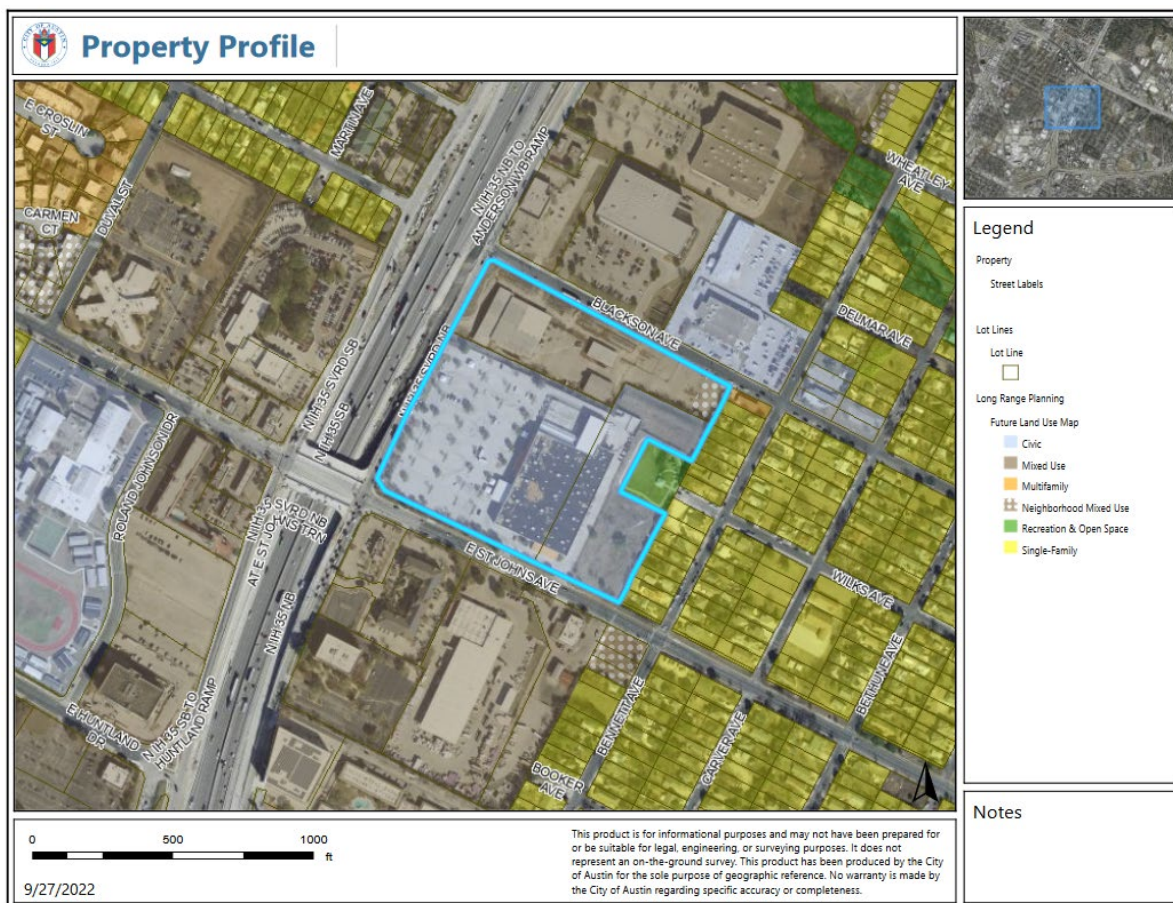
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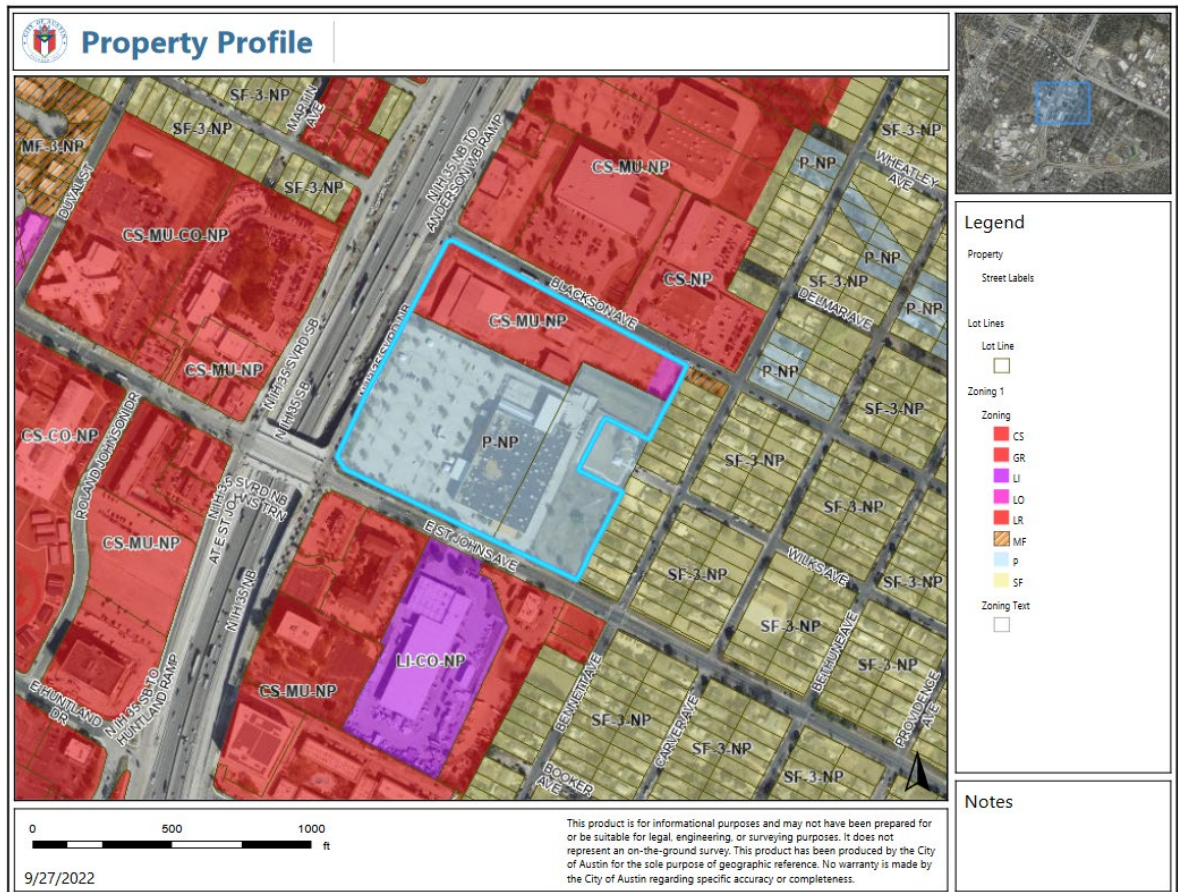
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Created: 8/30/2022








Applicant's Presentation at the September 20,
2022 Community Meeting

St. John Site

Neighborhood Plan & Future Land Use (FLUM) Amendment

September 20, 2022

 CITY OF AUSTIN

 ECONOMIC DEVELOPMENT

Neighborhood Plan & FLUM Amendment

AGENDA

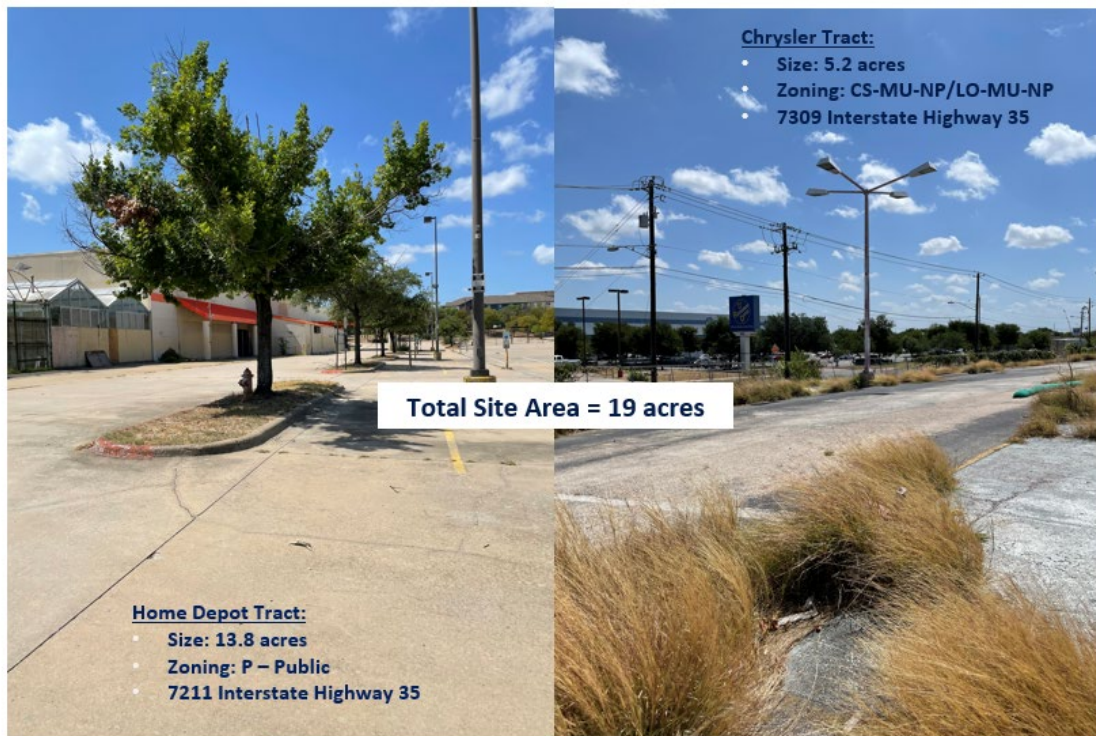
1. Background & Timeline
2. Project Programing
3. Next Steps

 CITY OF AUSTIN

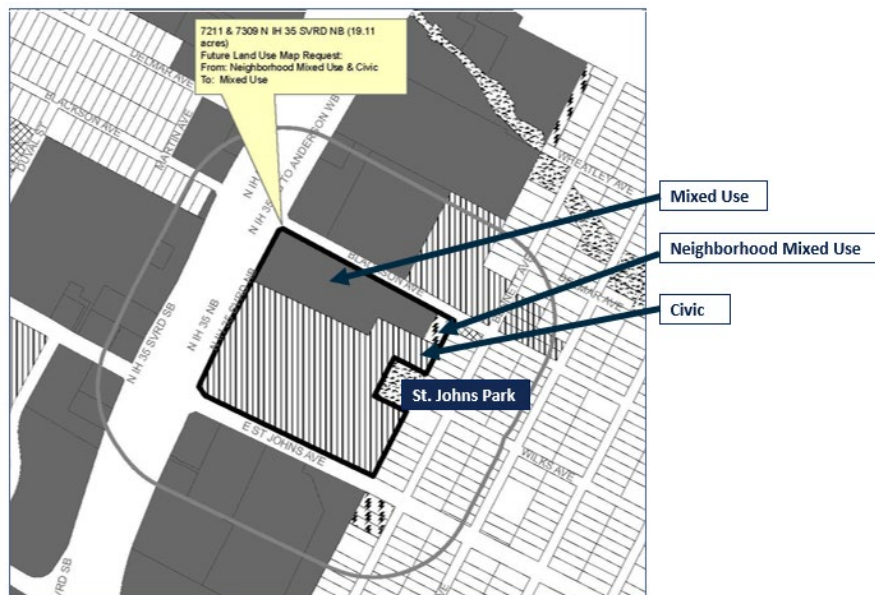
 ECONOMIC DEVELOPMENT

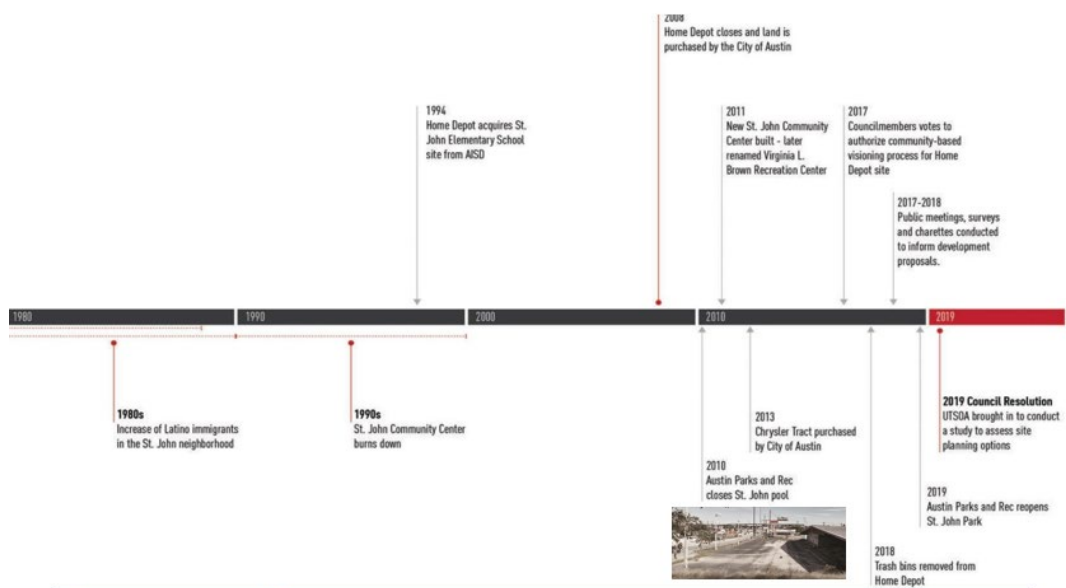
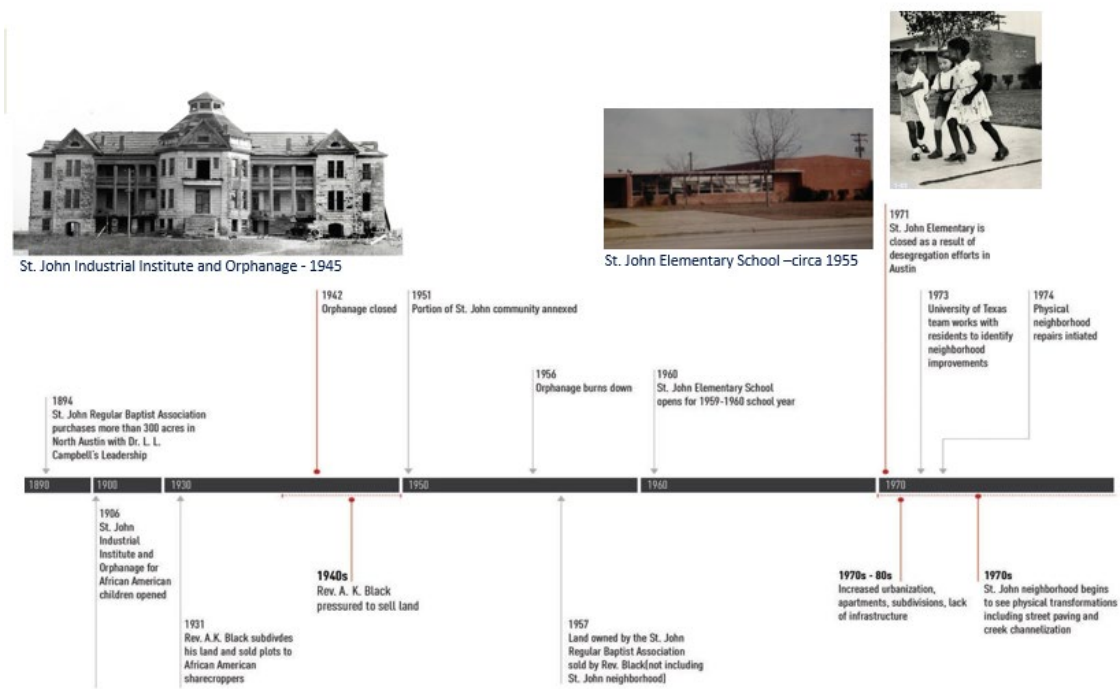
Neighborhood Plan & FLUM Amendment

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Site Context – Neighborhood Plan & FLUM





Key Community & Policy Goals



OPEN SPACE

- Active and community-accessible green space with options for splash pad, walking trails, community gardening, an active boulevard, and amenities for families and children



MIXED-INCOME HOUSING

- At least half of the total housing units must be affordable, with more preferred
- Rental and ownership units including multi-bedroom and family-friendly units



COMMUNITY SPACES

- Community retail space for local vendors
- Space that could potentially accommodate local non-profits that support the diverse St. John community, especially workforce and youth development

Key Dates

2008	Former Home Depot (7211 N. I-35) tract is purchased using 2006 General Obligation Bonds (Ordinance No. 20060824-006) for new public safety facilities.
2013	Former Chrysler Dealership tract is purchased with same bonds (Ordinance No. 20060824-006).
2017	December 7th, 2017: Council passed Resolution 20171207-058 directing staff to work with the community on a new vision for the properties.
2019	June 6th, 2019: Council passed Resolution 20190606-098 directing staff to negotiate an agreement with UT Austin to support the planning and analysis work needed to create a new community vision with sufficient information to support a successful Request for Proposals (RFP).
2020	July 29th, 2020: Council passed Resolution 20200729-117 affirming the new community vision for the St. John Site and supporting staff to initiate a competitive RFP process that ensures the development will achieve community priorities.

	Key Dates
2020	<p>September 16th, 2020: RFP 5500 SMW3005 is issued seeking a development partner for redevelopment of the roughly 19-acre St. John site into:</p> <ul style="list-style-type: none"> • A mixed-income, mixed-use district with affordable housing, particularly accessible to current and past residents of the neighborhood; • That provides open space for recreation and congregation; and • Space for community retail and support services that are needed in the St. John neighborhood.
2021	<p>March 2nd, 2021: RFP 5500 SMW3005 is closed. Over the course of 3 months, a multi-disciplined panel evaluated the proposals and recommended Greystar Development Central, LLC in partnership with the Housing Authority of the City of Austin (HACA) as the preferred Proposer.</p> <p>July 29th, 2021: Austin City Council authorized negotiation and execution of an exclusive negotiation agreement with Greystar Development Central, LLC, for terms governing a master developer contract for the redevelopment of 7211 N IH 35 (the former Home Depot) and 7309 N IH 35 (the former Chrysler Dealership), known as the St. John Site. (Resolution 20210729-26).</p>
2022	<p>April 01, 2022: Greystar Development Central, LLC signs Exclusive Negotiating Agreement (ENA).</p> <p>June 16, 2022: Council passed Resolution 20220616-088 affirming the sale of the 19-acre site to a Public Facilities Corporation (PFC) controlled by the Housing Authority of the City of Austin (HACA).</p>

COUNCIL DIRECTION TO REZONE

Resolution No. 20200729-117

"The [City Council initiates the rezoning and Future Land Use \(FLUM\) amendments](#) of the properties located at 7211 N Interstate 35, Austin Texas, and 7309 N. Interstate 35, Austin, Texas from public-neighborhood plan (P-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP), and general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district to general commercial services-mixed use-vertical mixed used building-neighborhood plan (CS-MU-V-NP) combining district, and FLUM changes from Civic to Mixed Use land use. The City Council intends to finalize the rezoning concurrently with finalizing an initial agreement with any developer(s)."

Project Programming

PROPOSED PROGRAMMING

Housing	<p>Affordable Housing Units:</p> <ul style="list-style-type: none">• 50% MFI: 112 Units• 60% MFI: 141 Units• 70% MFI: 27 Units <p>Subtotal (Affordable): 280 Units</p> <p>Subtotal (Market Rate): 280 Units</p> <p>Total Housing Units: 560 Units</p>
Commercial	Community Retail, Local Business, Non-Profits: 15,000 SF
Open Space	Expand existing St. John Park by adding roughly 3-acres of additional parkland with walking trails, community gathering spaces, and multi-generational amenities.

Next Steps



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ECONOMIC DEVELOPMENT

Neighborhood Plan & FLUM Amendment

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NEXT STEPS

Current Timeline for Action:

- **October 11, 2022: Planning Commission**
 - Rezone 19-acre site to CS-MU-V-NP
 - Amend St. John/Coronado Hills Combined Neighborhood Plan and Future Land Use Map (FLUM) to show 19-acre site as "Mixed-Use"
- **November 17, 2022: Request for Council Action**
 - Rezone 19-acre site to CS-MU-V-NP
 - Amend St. John/Coronado Hills Combined Neighborhood Plan and Future Land Use Map (FLUM) to show 19-acre site as "Mixed-Use"



CITY OF AUSTIN



ECONOMIC DEVELOPMENT

Neighborhood Plan & FLUM Amendment

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QUESTIONS + ANSWERS

PROJECT CONTACT:

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Redevelopment Project Manager

Economic Development Department

christine.Freundl@austintexas.gov

