NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Govalle/Johnston Terrace Combined (Govalle)

CASE#: NPA-2022-0016.03 **DATE FILED**: July 22, 2022 (In-cycle)

PROJECT NAME: 4927 E. 5th Street

PC DATE: January 24, 2023
January 10, 2023

ADDRESS/ES: 4927 E. 5th Street

DISTRICT AREA: 3

SITE AREA: 1.42 acres

OWNER/APPLICANT: 4927 E. 5th LTD

AGENT: Drenner Group, PC (Amanda Swor)

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

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Industry **To:** Commercial

Base District Zoning Change

Related Zoning Case: C14-2022-0103
From: LI-CO-NP **To:** LI-PDA-NP

NEIGHBORHOOD PLAN ADOPTION DATE: March 27, 2003

CITY COUNCIL DATE:

February 9, 2023 **ACTION:** Approved 1st Reading
February 23, 2023 **ACTION:** Proposed for 2nd and 3rd Readings

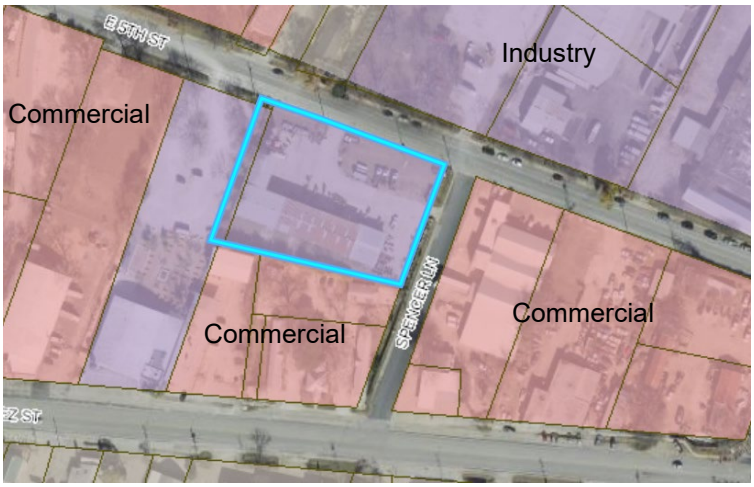
PLANNING COMMISSION RECOMMENDATION:

January 24, 2023 – Approved on the consent agenda the applicant's request for Commercial land use. [C. Hempel – 1st; J. Shieh – 2nd] Vote: 10-0 [A. Azar and R. Schneider absent. One vacancy on the dais].

January 10, 2023 – Postponed to January 24, 2023 on the consent agenda at the request of the neighborhood. [A. Azhar – 1st; J. Thompson -2nd] Vote: 11-0 [P. Howard absent. One vacancy].

STAFF RECOMMENDATION: Staff supports the applicant's request for Commercial land use.

BASIS FOR STAFF'S RECOMMENDATION: The property is a 1.42 acres tract located on the south side of E. 5th Street with the existing future land use of Industry and a proposed change to Commercial land use. The proposed use is a professional office building. There is Commercial land use to north, east, south and west of the property. Staff supports the proposed change because Commercial land use surrounds the property.



Below are sections from the neighborhood plan that supports the applicant's request:

Land Use Goals

Goal 1:	**Adjacent land uses should be compatible.** (Sector Plan)[2]
Key Principles:	Address the "over-zoning" of properties in the Govalle/Johnston Terrace Neighborhood Planning Area. (Sector Plan and modified by Gov/JT)
	Non-residential development should not adversely affect existing businesses or neighborhoods, either by increases in traffic, noise, pollutants, or other safety hazards. (Sector Plan)

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Industry - Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials.

Purpose

1. To confine potentially hazardous or nuisance-creating activities to defined districts;

2. To preserve areas within the city to increase employment opportunities and increased tax base;

3. To protect the City's strategic advantage as a high tech job center; and

4. To promote manufacturing and distribution activities in areas with access to major transportation systems.

Application

1. Make non-industrial properties in areas with a dominant industrial character compatible with the prevailing land use scheme;

2. Where needed, require a buffer area for industrial property that abuts residentially used land;

3. Industry should be applied to areas that are not appropriate for residential or mixed use development, such as land within the Airport Overlay; 4. In general, mixed use and permanent residential activities are not appropriate in industrial areas. An exception may be

the edge of an industrial area along the interface with an area in which residential activities are appropriate. Such exceptions should be considered case by case, with careful attention to both land use compatibility and design;

5. Industry should not be either adjacent to or across the road from single family residential or schools;

6. Use roadways and/or commercial or office uses as a buffer between residential and industry; and

7. Smaller scale "local manufacturing" districts may be appropriate in some locations to preserve employment opportunities and cottage industries of local artisans. In these areas, hazardous industrial uses (i.e. basic industry, recycling centers, and scrap yards) should be prohibited.

PROPOSED 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

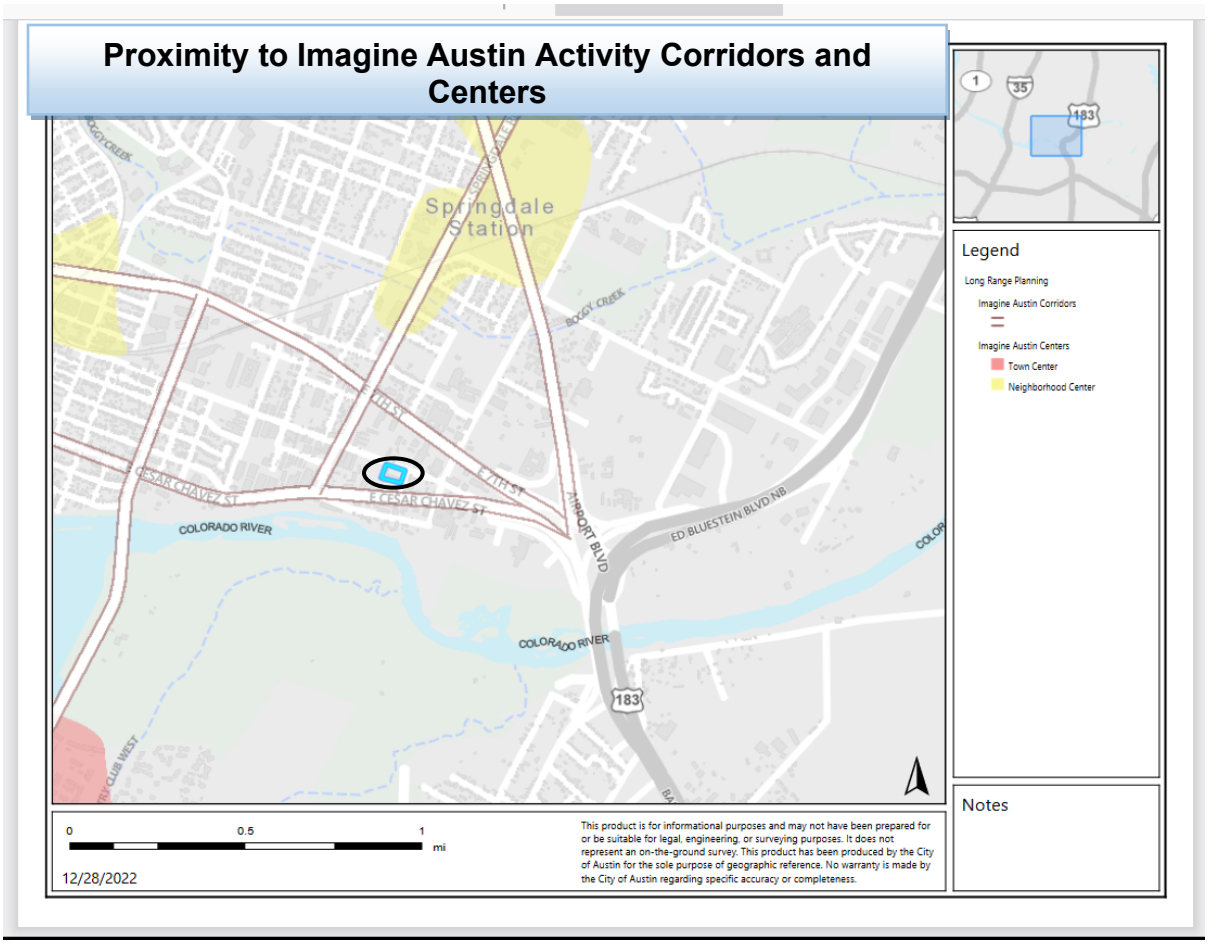
1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

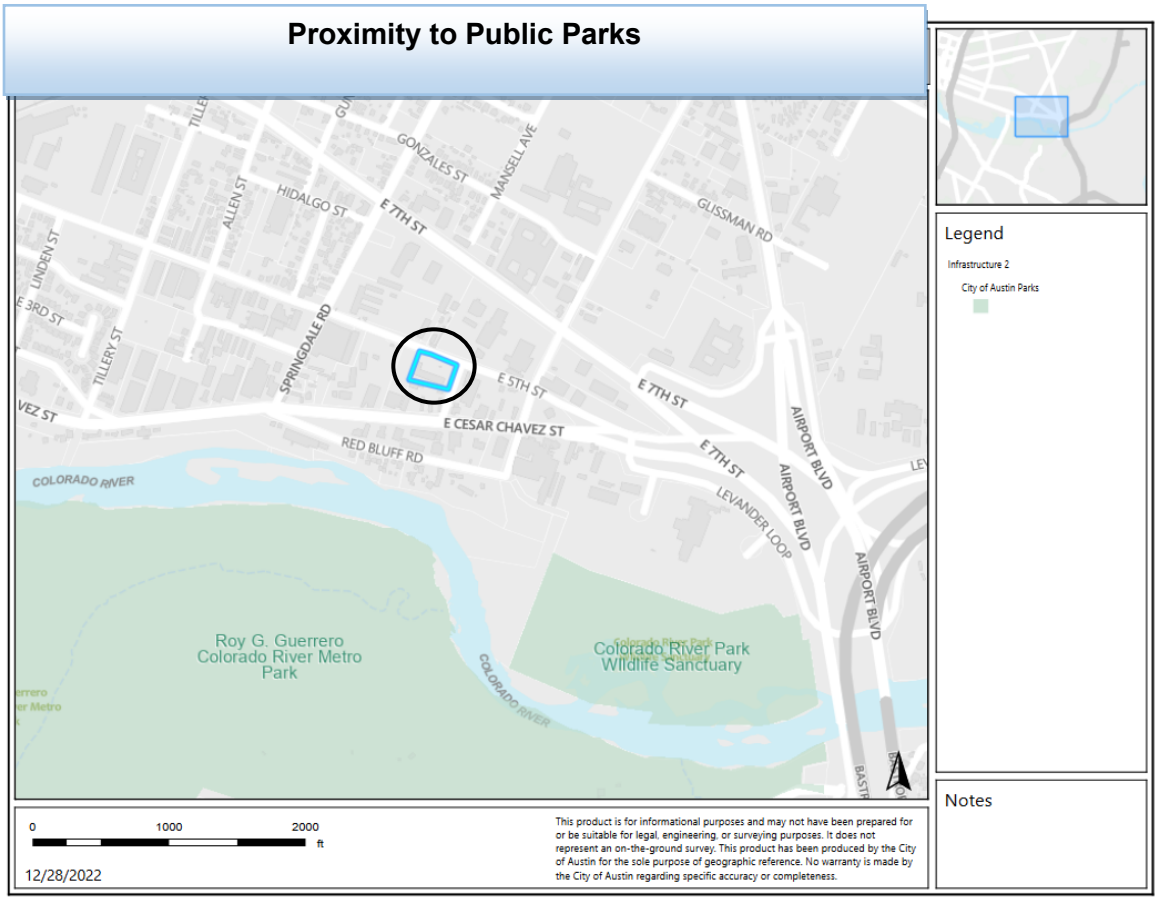
Application

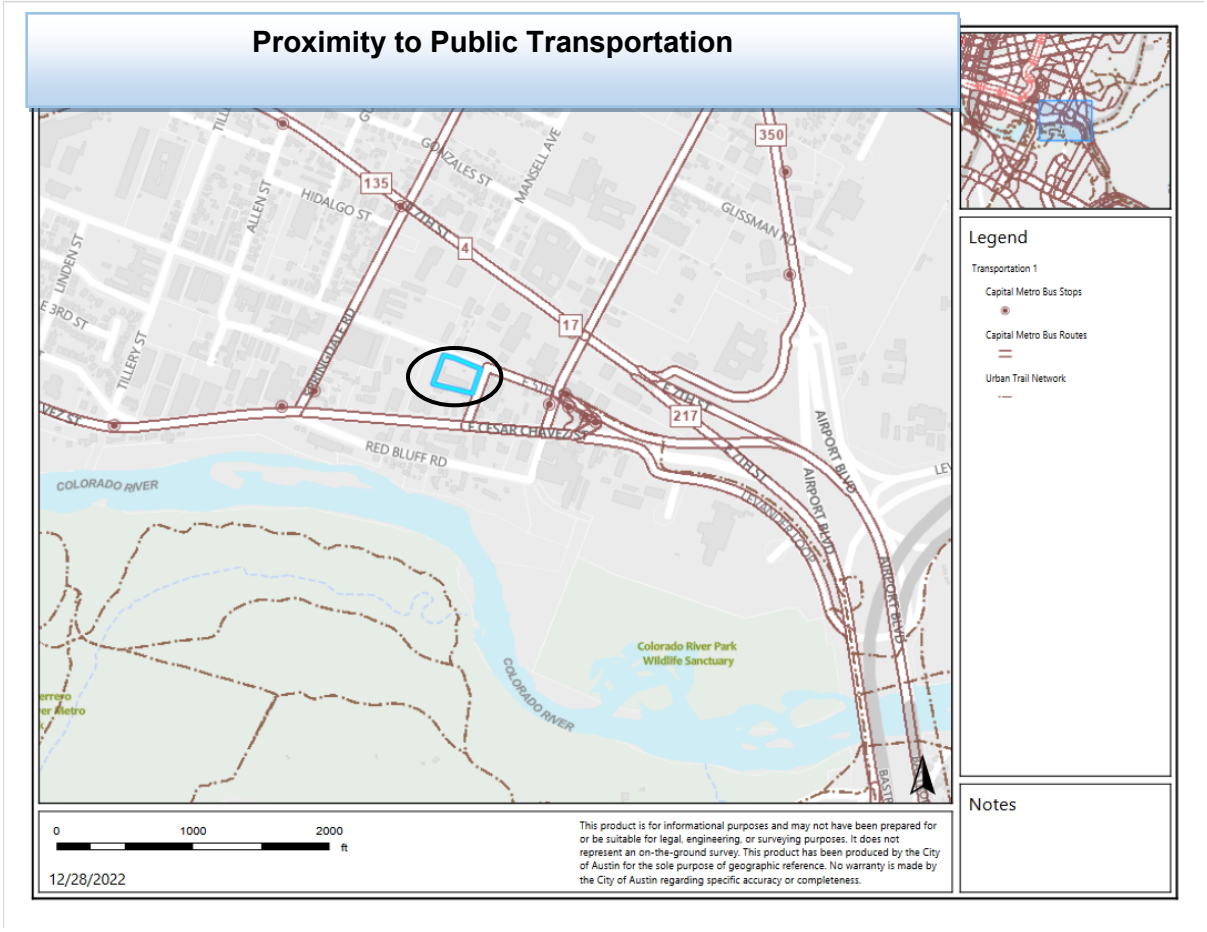
1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

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:** • The property is located near three activity corridors, E. 7th Street, Springdale Road and E. Cesar Chavez Street

Yes	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station. • The property is near bus routes and urban trails
Yes	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane. • E. 5th Street has bike lanes and sidewalks
Yes	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	**Connectivity and Food Access**: Provides or is located within 0.50 miles of a grocery store/farmers market. • HEB Grocery store is approx. 1 mile from property
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Yes	**Connectivity and Healthy Living**: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	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.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	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.
	Mixed use: Provides a mix of residential and non-industrial uses.
	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.
6	**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"


Proximity to Imagine Austin Activity Corridors and Centers
Springdale Station
BOGGY CREEK
E 7TH ST
E CESAR CHAVEZ ST
CESAR CHAVEZ ST
COLORADO RIVER
AIRPORT BLVD
ED BLUESTEIN BLVD NB
183
35
1
Legend
Long Range Planning
Imagine Austin Corridors
Imagine Austin Centers
Town Center
Neighborhood Center
Notes
0
0.5
1
mi
12/28/2022
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Proximity to Public Parks
GONZALES ST
MANSELL AVE
HIDALGO ST
E 7TH ST
ALLEN ST
GLISSMAN RD
LINDEN ST
E 3RD ST
TILLERY ST
SPRINGDALE RD
E 5TH ST
E CESAR CHAVEZ ST
RED BLUFF RD
COLORADO RIVER
AIRPORT BLVD
LEVANDER LOOP
Roy G. Guerrero Colorado River Metro Park
Colorado River Park Wildlife Sanctuary
Legend
Infrastructure 2
City of Austin Parks
Notes
0
1000
2000
ft
12/28/2022
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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 July 22, 2022 which is in-cycle for neighborhood planning areas located on the east side of IH-35.

The applicant proposes to change the future land use map from Industry to Commercial.

The applicant proposes to change the zoning on the property from LI-CO-NP (Limited Industrial Services district-Conditional Overlay combining district – Neighborhood Plan) to LI-PDA-NP (Limited Industrial Services district – Planned Development Area combining district-Neighborhood Plan) for professional office use. For more information on the zoning change request, see case report C14-2022-0103.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on September 14, 2022. The recorded meeting can be found at https://www.speakupaustin.org/npa. Approximately 101 meeting notices were mailed to people who rent or own property within 500 feet of the subject tract, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended, Maureen Meredith and Mark Walters from the Housing and Planning Department, in addition to the applicant's agents Drew Raffaele and Amanda Swor from Drenner Group. One person from the neighborhood attended.

Amanda Swor, the applicant's agent, provided the following information:

- The property is 1.42 acres.
- Current use is a welding gas supplier.
- Currently contains uses not compatible with the neighborhood.
- Current zoning is LI-NP. Proposed zoning is LI-PDA-NP.
- We propose prohibiting intensive LI uses, limiting ground-floor uses and limiting building height on portions of the property.
- Proposed use is a professional office, which is an allowed use in the LI district.
- Proposed building height is 75 ft (Tract 2) and 60 ft (Tract 1) with proposed FAR 3:1.
- No residential uses will be allowed.

Q: How will compatibility impact the properties to the south?
A: We have taken all your information from you and the client you represent, and we gave that information Heather Chaffin, the zoning planner. She will look at it and get back to let us how and if compatibility standards will apply.

Amanda Swor
aswor@drennergroup.com
512-807-2904

DRENNER GROUP

July 1, 2022

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

Via Electronic Delivery

Re: 4927 E. 5th Street – Zoning and neighborhood plan amendment application for the approximately 1.42-acre property located at 4927 E. 5th Street in Austin, Travis County, Texas (the "Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning and Neighborhood Plan Amendment (NPA) application packages. The project is titled 4927 E. 5th Street and is approximately 1.42 acres of land, at the southwest corner of 5th Street and Spencer Lane. The Property is located in the full purpose jurisdiction of the City of Austin.

The Property is currently zoned LI-CO-NP (Limited Industrial Services – Conditional Overlay – Neighborhood Plan). The requested rezoning is from LI-CO-NP to LI-PDA-NP (Limited Industrial Services – Planned Development Area – Neighborhood Plan). The Property is currently developed with a basic industry use, locally known as Precision Oxygen & Supply Company.

The purpose of the rezoning is to redevelop the intense industrial site use into a professional office building with ground-floor pedestrian-oriented uses, including clean industrial creative and maker space uses, that support the surrounding neighborhood.

The proposed amendments to the LI base zoning district are to allow for a 3:1 floor to area ratio (FAR), and an increase of height on a portion of the Property to 75 feet. The remainder of the Property shall remain at a 60-foot height maximum, per LI zoning. The restrictions from the Conditional Overlay ("-CO") implemented by the neighborhood plan have been carried over with this LI-PDA-NP request. The proposed amendments to the base zoning development standards and use restrictions are also accompanied with this letter, including an exhibit identifying the height areas as Tracts 1 and 2.

The Property is within the Govalle/Johnston Terrace Neighborhood Planning Area, adopted March 27, 2003. A Neighborhood Plan Amendment (NPA) to the Future Land Use Map is not required for the proposed land use, however when we met with the Neighborhood Contact Team on May 16, 2022, we agreed to change the FLUM designation from Industry to Commercial. Should the Property not be developed with an office use, this change to the FLUM will allow the neighborhood to participate as a stakeholder to any alternatively proposed land uses.

The Traffic Impact Analysis ("TIA") has been waived until site plan, per the attached TIA determination waiver dated June 24, 2022, and executed by Justin Good.

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,

Amanda Swor

Amanda Swor

cc: Heather Chaffin, 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)*

Postponement Requests

On Jan 8, 2023, at 11:21 AM, Daniel Llanes < > wrote:

Heather and Maureen,

Re: **Postponement Request**
Planning Commission 1/10/23 case for 4927 E. Cesar Chavez - C14-2022-0103

Please accept this email on behalf of the Govalle/Johnston Terrace Neighborhood Plan Contact Team. After speaking with the applicant's representatives we are asking for a 2 week

Postponement for the case at

4927 E. Cesar Chavez from the

January 10th meeting to the January 24th meeting.

Amanda please confirm.

Please let me know if you need anything from me regarding this request.

Thank you,

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

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

From: Daniel Llanes
Sent: Tuesday, January 24, 2023 8:54 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Amanda Swor <aswor@drennergroup.com>; Drew Raffaele <draffaele@drennergroup.com>
Subject: Letter of Support for NPA-2022-0016.03_4927 E. 5th St

*** External Email - Exercise Caution ***

Heather & Maureen,

Please include this letter of support for NPA-2022-0016.03_4927 E. 5th St, with the following conditions which the G/JTNP CT and the applicant have agreed to.

Since both parties agree to these conditions, we ask that this **case be passed on consent with the following conditions**.

Please confirm receipt of this email and reach out to me directly via phone or text if you have any comments or questions regarding this case.

Amanda, please confirm the agreement and for this case be added to and passed on the consent agenda list.

Thank you,

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

Dear Planning Commissioners and City Council members,

Please accept this **letter of support** for NPA-2022-0016.03_4927 E. 5th St, **with the following conditions** which both the Contact team and the applicant have agreed to.

Thank you,

Daniel Llanes, Chair
G/JTNP Contact Team

Conditions for Supprt:

Setback modification - 15’ setback on south side of development (10’ required by City)

Ground-Floor Pedestrian Oriented Uses
• Condition PDA request that ground-floor uses to include some pedestrian-oriented uses,

including administrative and business offices uses (we may have a full building user that would like to have a lobby and some conferencing space).

Variegated Building Design

- Height allows for creative building design and form.
- Design features include the step back on the rear setback of the property, limiting additional

  height to defined area on the property, and terraced floorplates along E 5th Street breaking

  up the building’s form.
- Incorporating vegetation within various accessible balconies and select parapets for texture

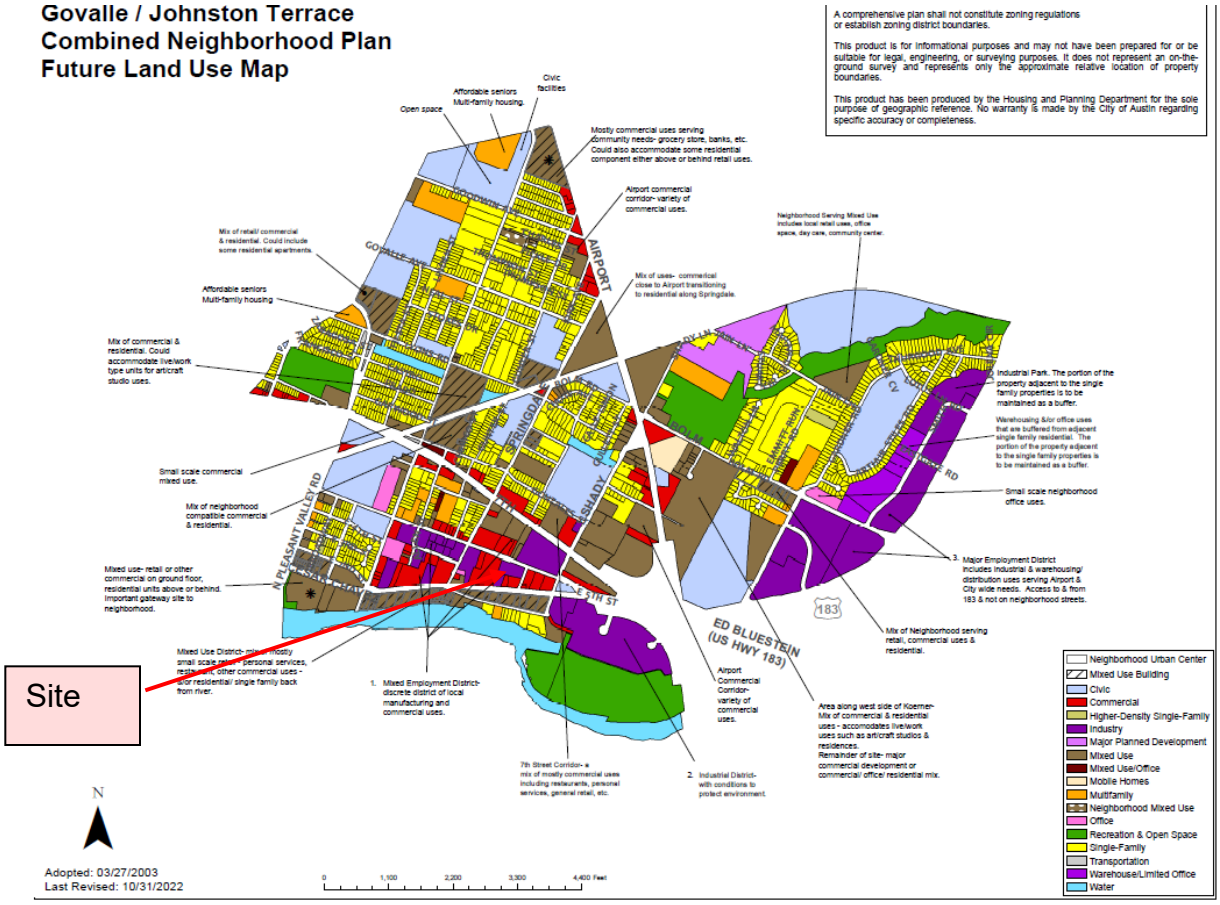
  and natural interest. Green Development

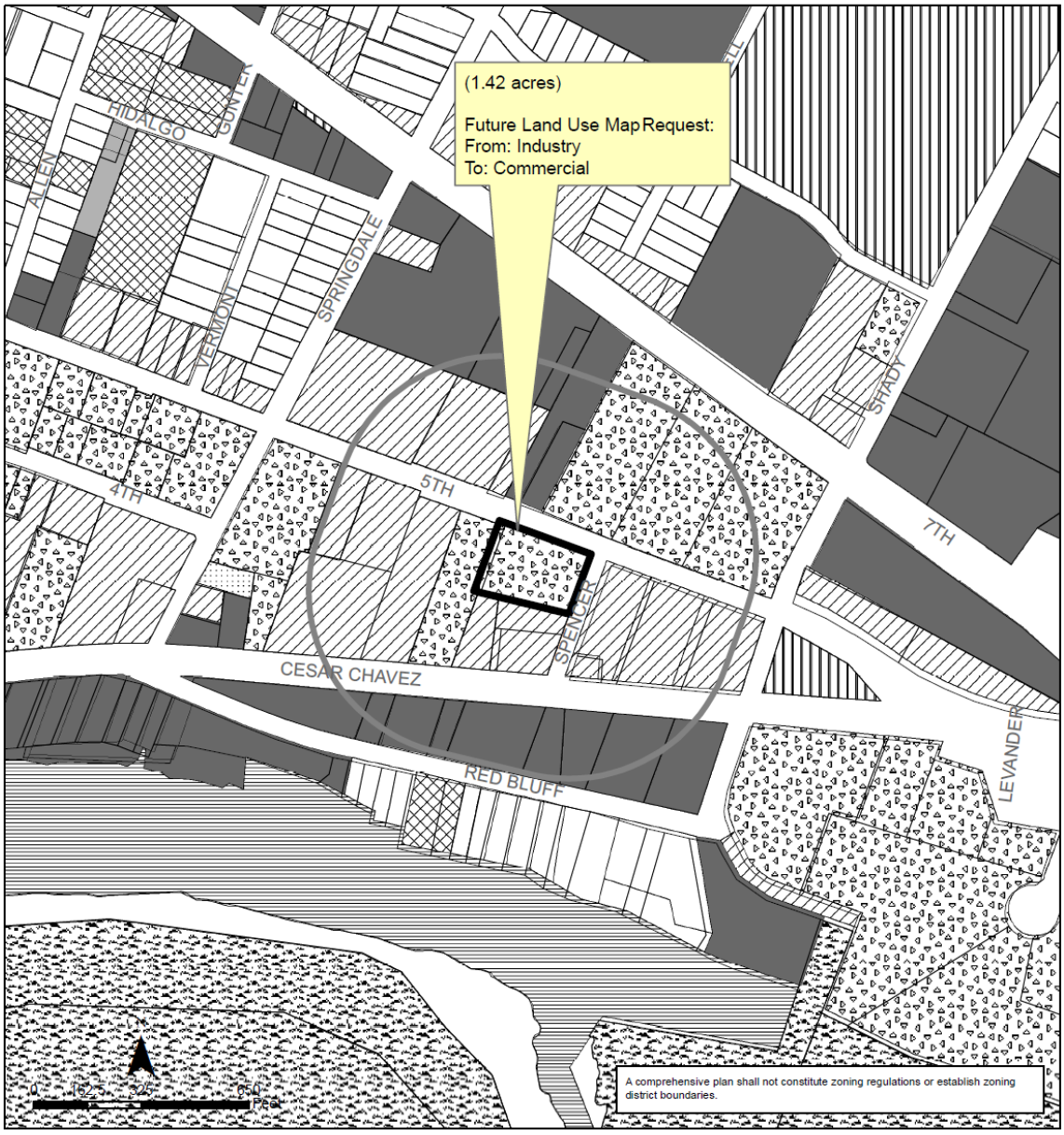
• Compliance as a minimum two-star certified AEGB Green Building.

Community Benefit Contribution
• $75,000 contribution to East Austin Conservancy for the benefit of Memorial High School Athletic Program.




SCALE (FEET)
EAST 6TH STREET
SPENCER LANE
ZONING EXHIBIT
Tract 1
Tract 2


Govalle / Johnston Terrace
Combined Neighborhood Plan
Future Land Use Map
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
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Civic facilities
Affordable seniors Multi-family housing.
Open space
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.
Neighborhood Serving Mixed Use includes local retail uses, office space, day care, community center.
Mix of retail/ commercial & residential. Could include some residential apartments.
Affordable seniors Multi-family housing
Mix of uses- commercial close to Airport transitioning to residential along Springdale.
Mix of commercial & residential. Could accommodate live/work type units for artcraft 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
Site
N
Adopted: 03/27/2003
Last Revised: 10/31/2022
0
1,100
2,200
3,300
4,400 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
Neighborhood Mixed Use
Office
Recreation & Open Space
Single-Family
Transportation
Warehouse/Limited Office
Water



Govalle/Johnston Terrace Combined (Govalle) Neighborhood Planning Area
NPA-2022-0016.03

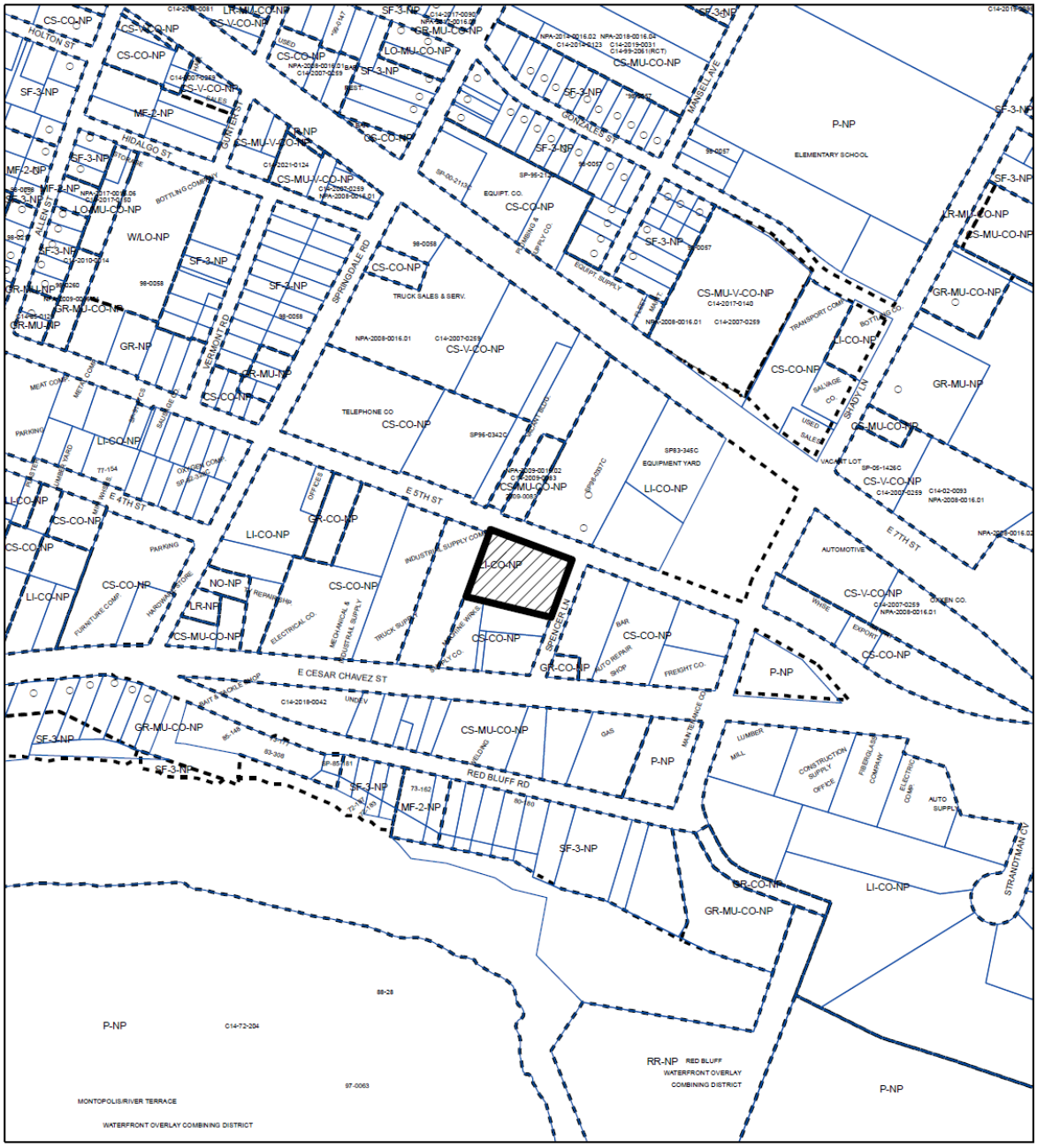
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City of Austin
Housing and Planning Department
Created on 8/8/2022, by: MeeksS

Future Land Use

Subject Tract	Mixed Use/Office
500 ft. notif. boundary	Multi-Family
Civic	Office
Commercial	Recreation & Open Space
Industry	Single-Family
Mixed Use	Water



ZONING

ZONING CASE#: C14-2022-0103

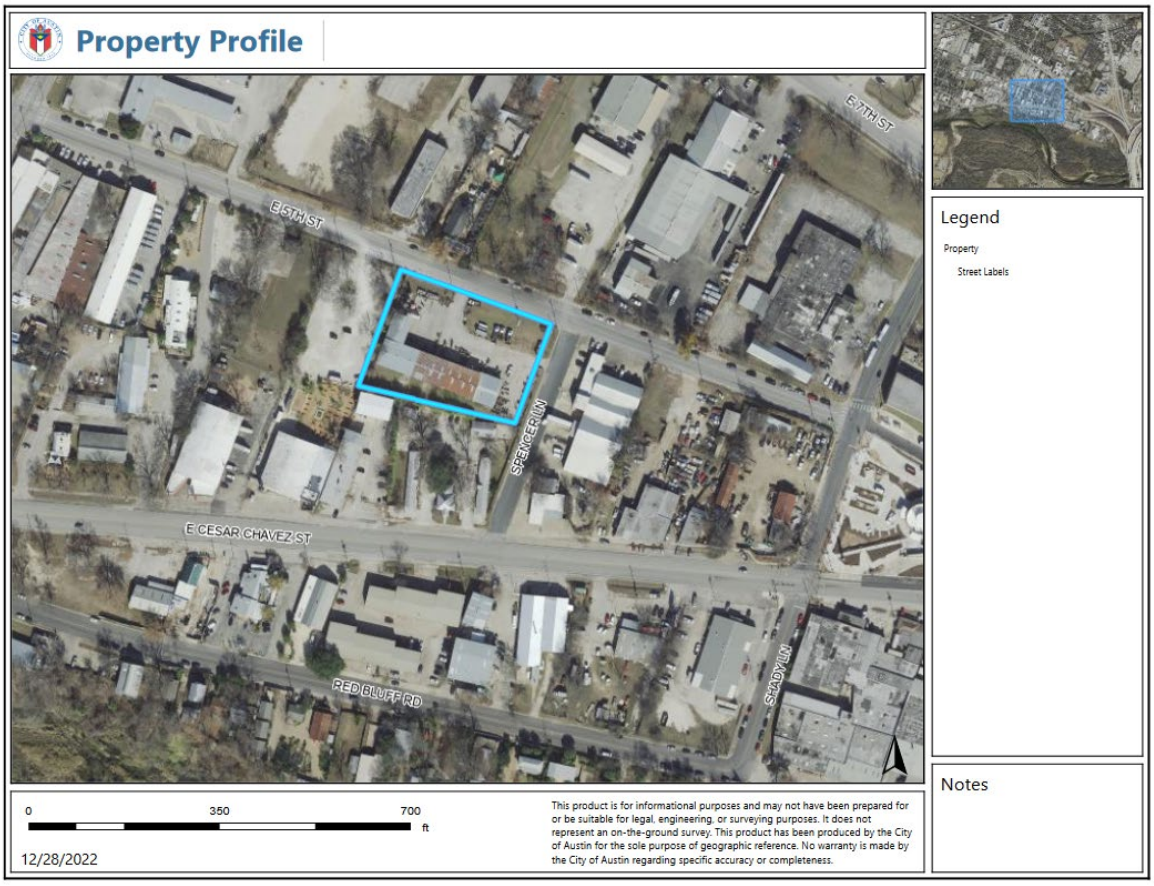
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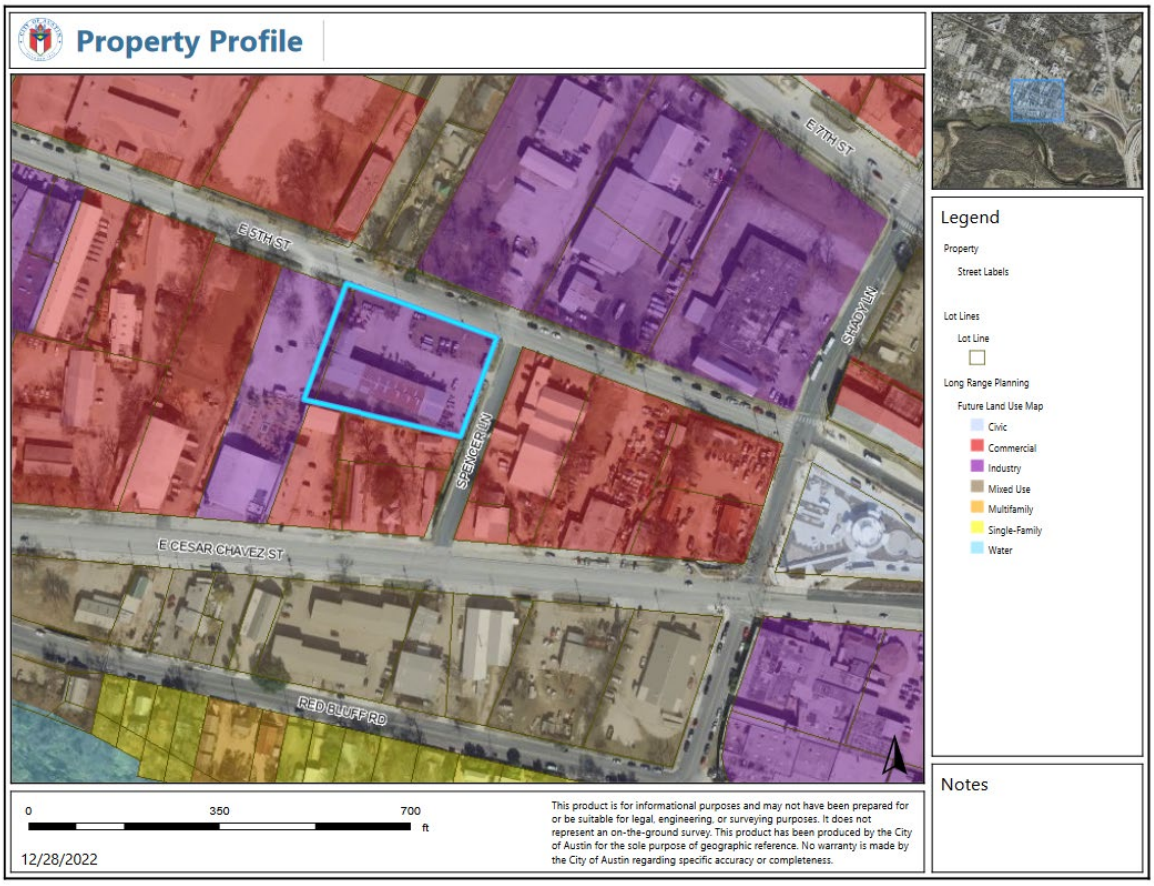
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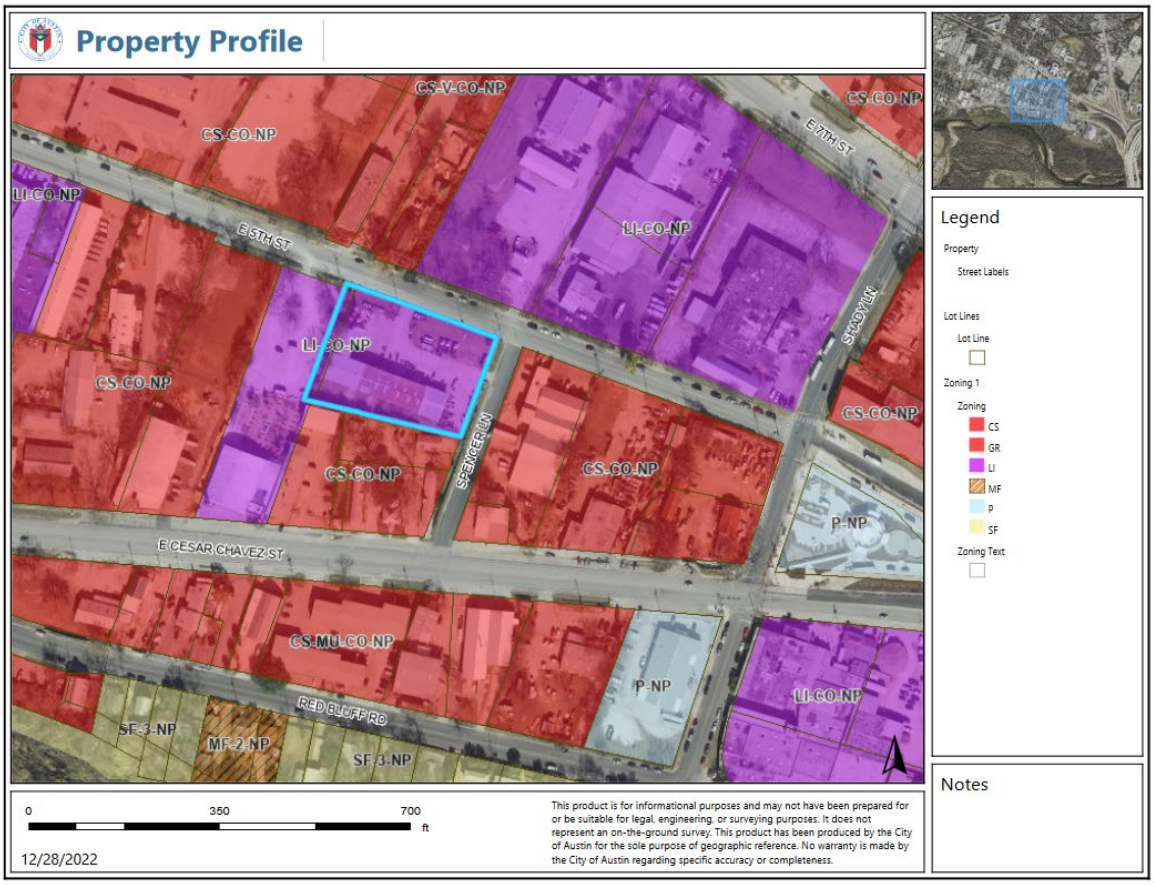
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

CITY OF AUSTIN FOUNDED 1839

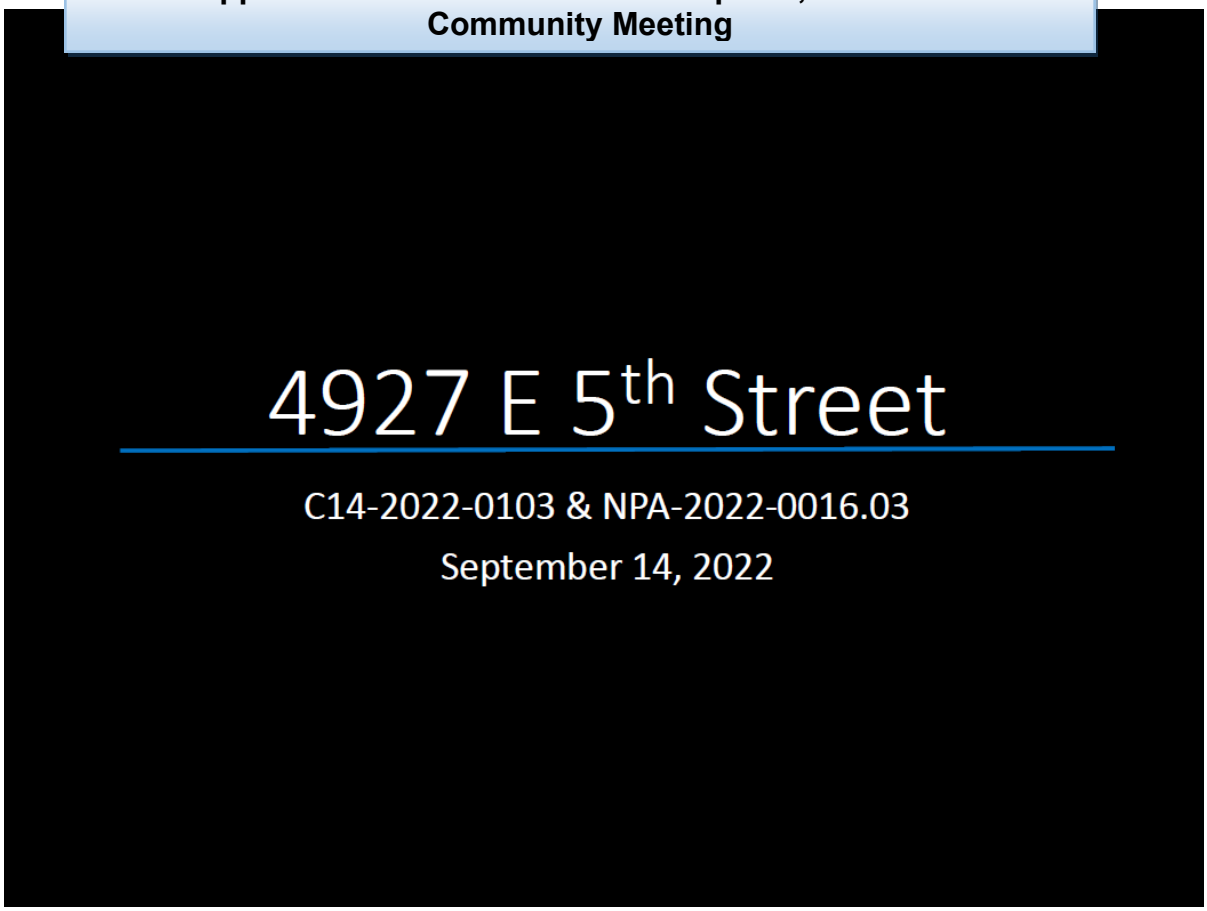
Created: 7/26/2022

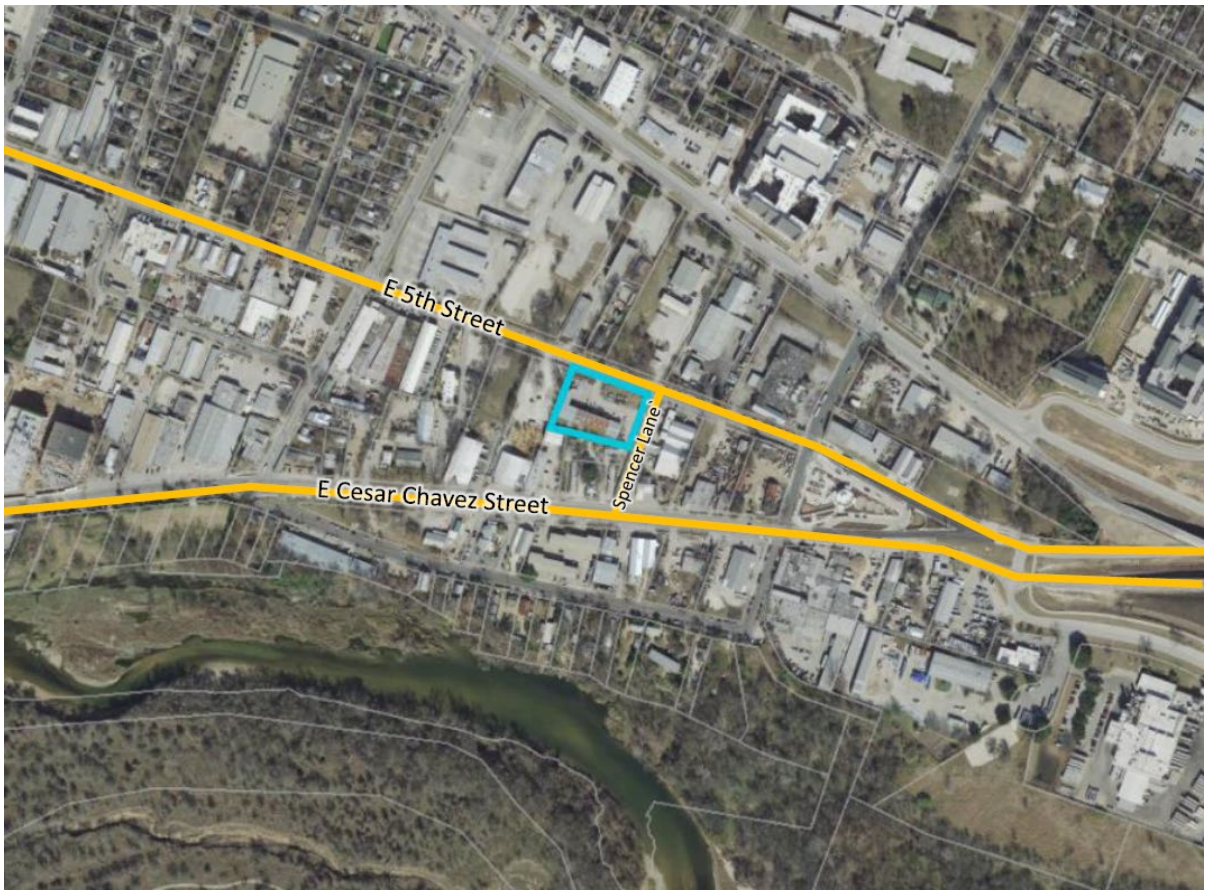

Property Profile
E 7TH ST
E 5TH ST
SPENCER LN
E CESAR CHAVEZ ST
RED BLUFF RD
SHADY LN
Legend
Property
Street Labels
Notes
0
350
700
ft
12/28/2022
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Property Profile
E 5TH ST
E 7TH ST
SPENCER LN
STADIUM
E CESAR CHAVEZ ST
RED BLUFF RD
Legend
Property
Street Labels
Lot Lines
Lot Line
Long Range Planning
Future Land Use Map
Civic
Commercial
Industry
Mixed Use
Multifamily
Single-Family
Water
Notes
0
350
700
ft
12/28/2022
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Property Profile
CS-V-CO-NP
CS-CO-NP
CS-CO-NP
E 7TH ST
LI-CO-NP
LI-CO-NP
E 5TH ST
LI-CO-NP
MLK BLVD
CS-CO-NP
CS-CO-NP
SPENCER LN
CS-CO-NP
CS-CO-NP
P-NP
E CESAR CHAVEZ ST
CS-MU-CO-NP
P-NP
LI-CO-NP
RED BLUFF RD
SF-3-NP
MF-2-NP
SF-3-NP
Legend
Property
Street Labels
Lot Lines
Lot Line
Zoning 1
Zoning
CS
GR
LI
MF
P
SF
Zoning Text
Notes
0
350
700
ft
12/28/2022
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Applicant's Presentation at the Sept. 14, 2022 NPA Community Meeting




E 5th Street
Spencer Lane
E Cesar Chavez Street


E 5th Street
Spencer Lane

Site Details

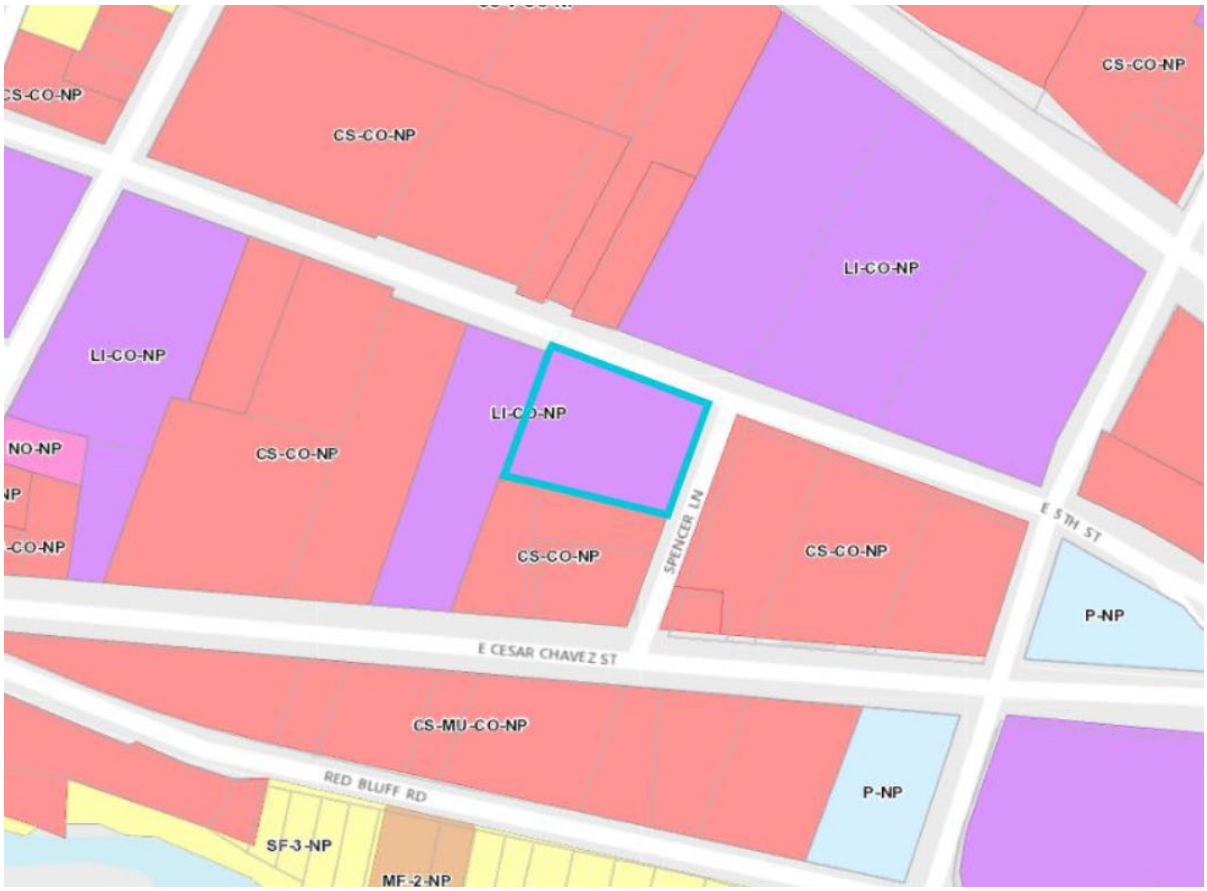
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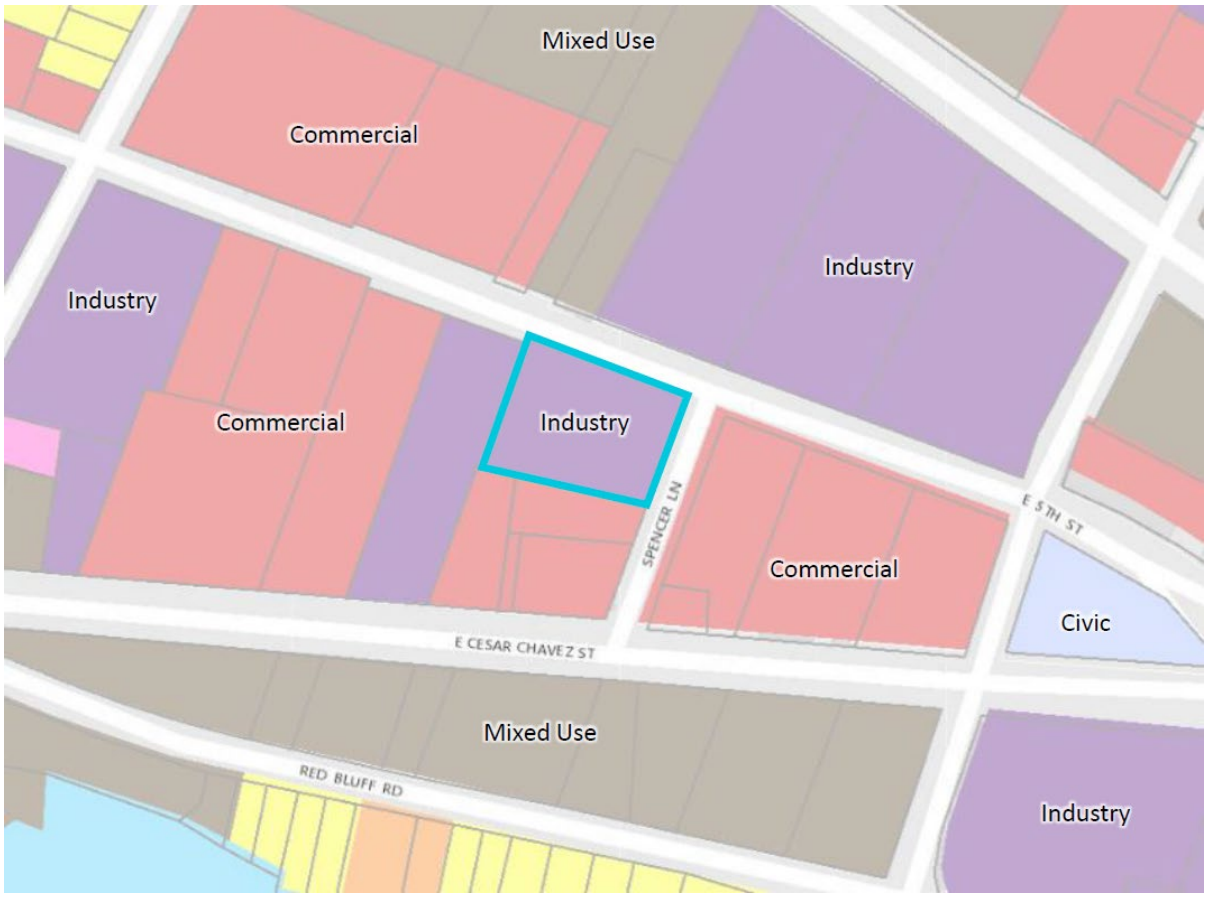
- 1.42 acres

Use:

- Welding Gas Supplier
- Currently contains uses not compatible with the neighborhood.




CS-CO-NP
CS-CO-NP
CS-CO-NP
LI-CO-NP
LI-CO-NP
LI-CO-NP
NO-NP
CS-CO-NP
CS-CO-NP
SPENCER LN
CS-CO-NP
E 5TH ST
P-NP
E CESAR CHAVEZ ST
CS-MU-CO-NP
RED BLUFF RD
P-NP
SF-3-NP
MF-2-NP


Mixed Use
Commercial
Industry
Industry
Commercial
Industry
SPENCER LN
E 5TH ST
Commercial
Civic
E CESAR CHAVEZ ST
Mixed Use
RED BLUFF RD
Industry

Current/Requested Zoning

Current:

- Zoning: LI-CO-NP (Limited Industrial Services – Conditional Overlay – Neighborhood Plan)
- FLUM: Industry

Proposed:

- Zoning: LI-PDA-NP (Limited Industrial Services – Planned Development Area – Neighborhood Plan)
  - Propose prohibiting intensive LI uses
  - Propose limiting ground-floor uses
  - Propose limiting height on portions of property
- FLUM: Commercial
  - Requires a NPA if developed with multifamily residential

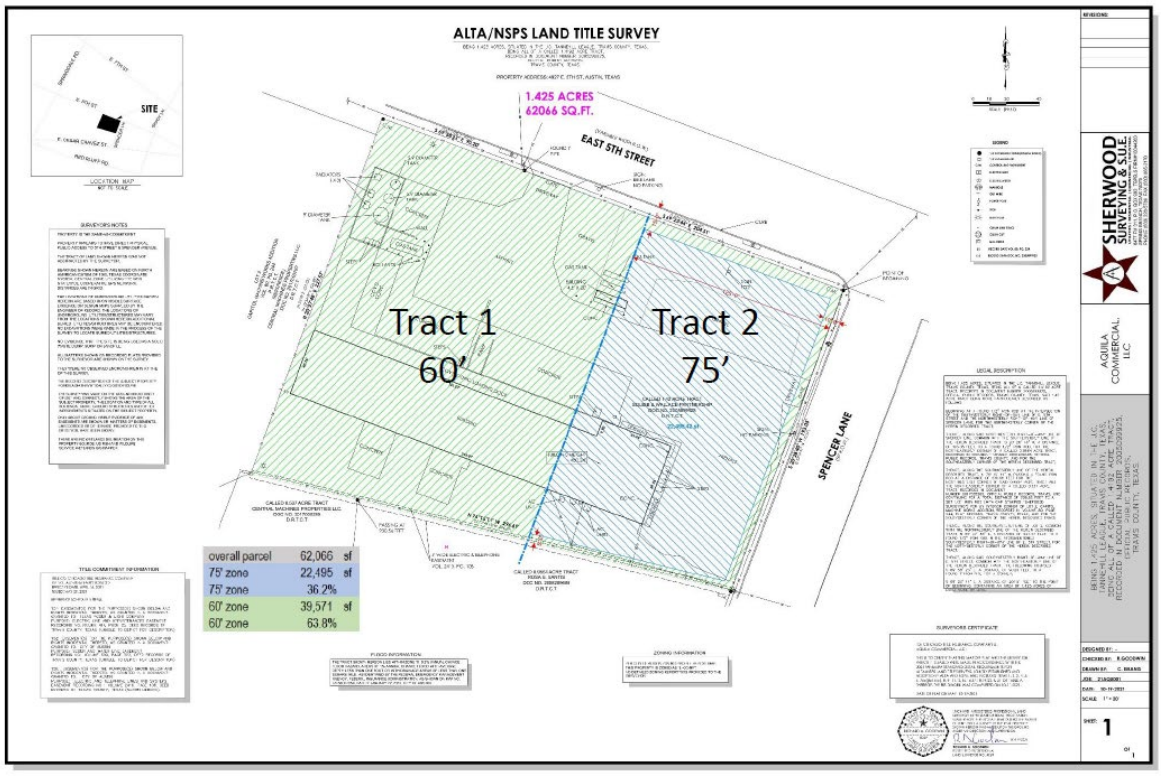
Requested Zoning

Uses:

- Professional Office permitted by-right with LI
- Keeping uses made prohibited and conditional by NP ordinance with LI-PDA-NP request

LDC Modifications:

- Height: 75 feet / 60 feet
- FAR: 3:1 FAR


ALTA/NSPS LAND TITLE SURVEY
1.425 ACRES
62066 SQ.FT.
EAST 5TH STREET
Tract 1
60'
Tract 2
75'
SPENCER LANE
overall parcel 62,066 sf
75' zone 22,495 sf
75' zone 36.2%
60' zone 39,571 sf
60' zone 63.8%
SHERWOOD SURVEYING & S.U.E.
AQUILA COMMERCIAL, LLC
1





Timeline

February 2, 2022	Courtesy Meeting G/JT NPCT President
March 15, 2022	G/JT NPCT Subcommittee
April 13, 2022	Daniel & Chief Zoning Officer HPD
May 16, 2022	G/JT NPCT Subcommittee Follow-Up
July 1, 2022	Submitted Zoning & NPA Applications
August 27, 2022	G/JT NPCT Monthly Meeting
September 14, 2022	City Hosted NPA Meeting
October 2022	Planning Commission?
Nov/Dec 2022	City Council?



Correspondence Received

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2022-0016.03
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: Jan 10, 2023 - Planning Commission

☒ I am in favor
☐ I object

Stephen F. Shallcross
Your Name *(please print)*

5000 E. Cesar Chavez
Your address(es) affected by this application

Signature

12/25/22
Date

Comments: We are in development of a new restaurant at 5000 E. Cesar Chavez. We are in FAVOR of more commercial development in our area. We hope the city will help address improvements to this area.

+ Encourage
including more pedestrian paths along Cesar Chavez. Thank you!

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Case Number: NPA-2022-0016.03
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: Jan 10, 2023 - Planning Commission

Wayne Louis, LLC
Robert L. Diaz, Manager

☒ I am in favor
☐ I object

Your Name *(please print)*

5016 E Cesar Chavez St Austin, TX 78702

Your address(es) affected by this application

Signature

12-27-22
Date

Comments: That entire area is in serious need of a total makeover. This change will help kickstart the removal of all of the eyesores.