NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Holly

CASE#: NPA-2022-0010.01 **DATE FILED**: July 28, 2022 (In-cycle)

PROJECT NAME: 2615 – 2617 East 6th Street

PC DATE: March 14, 2023
February 28, 2023
January 10, 2023

ADDRESS/ES: 2615 East 6th Street and 2617 East 6th Street

DISTRICT AREA: 3

SITE AREA: 0.7056 acres

OWNER/APPLICANT: Kenneth J. Aune and Dorothy E. Aune

AGENT: Land Use Solutions (Michele Haussmann)

CASE MANAGER: Maureen Meredith, Housing and Planning Dept.

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Industry **To:** Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2022-0112
From: LI-CO-NP **To:** CS-MU-V-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 13, 2001

CITY COUNCIL DATE: TBD **ACTION:**

PLANNING COMMISSION RECOMMENDATION:

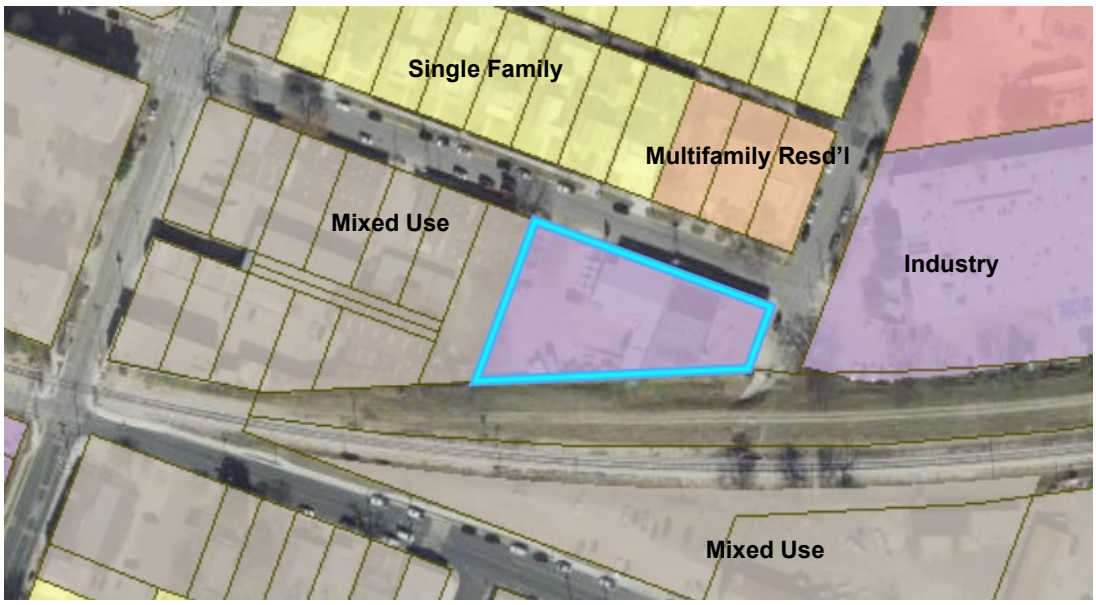
March 14, 2023 -

February 28, 2023 - Postponed to March 14, 2023 on the consent agenda at the request of staff. [R. Schneider – 1st; P. Howard – 2nd] Vote: 11-0 [Y. Flores absent. One vacancy on the dais].

January 10, 2023 – Postponed to February 28, 2023 on the consent agenda at the request of staff. [A. Azhar – 1st; J. Thompson – 2nd. Vote: 11-0 [P. Howard absent. One vacancy on the dais].

STAFF RECOMMENDATION: To support the applicant's request for Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Mixed Use land use because there is Mixed Use land directly to the west and south of the property. Mixed Use land use is appropriate in this area. The applicant proposes a mixed-use development with ground-floor retail and 230 dwelling units.



Below are sections of the Holly Neighborhood Plan that staff believes supports the applicant's request:

Land Use

Goal 1: Promote a variety of housing options for a mixture of different income.

Objective 1.3: Increase affordable housing opportunities for both home ownership and rental.

Action Item 1.3.3: Encourage the City of Austin to facilitate the development of additional affordable housing for mixed incomes in the neighborhood.

Objective 1.4: Maintain and increase housing opportunities for low income workers.

Goal 2: Encourage opportunities to address compatibility between different residential, commerical and industrial uses.

Objective 2.1: Retain adjacent commerical and industrial uses within the Commercial Mixed Use District.

Objective 2.2: Restrict intensive commercial/industrial uses from residential area of the neighborhood.

Objective: 2.3: Restrict incompatible uses in residential areas.

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

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;

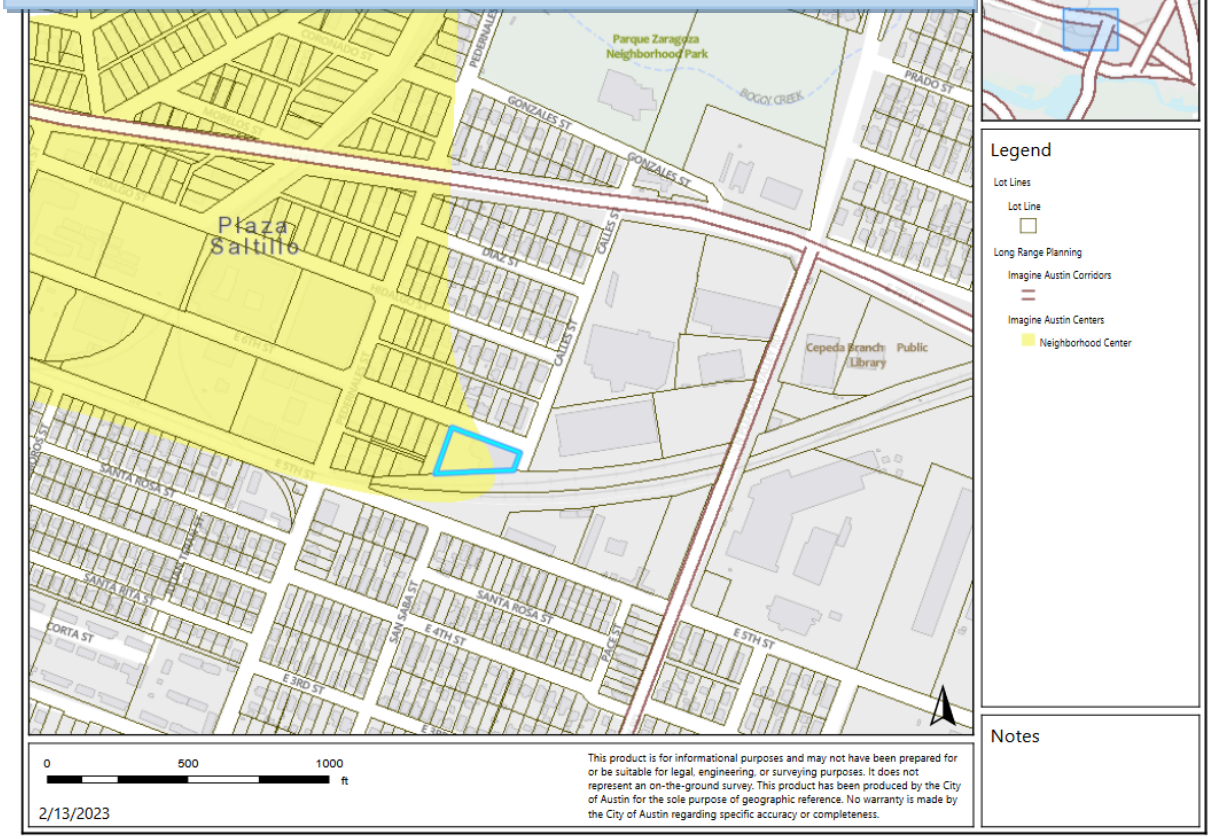
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and

6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

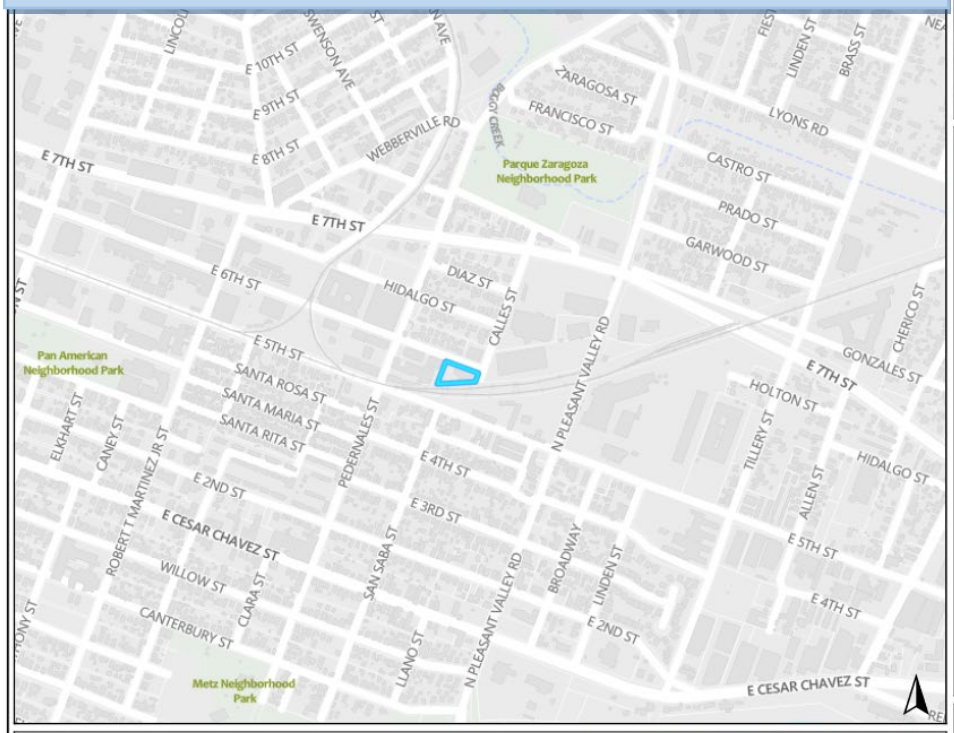
Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Yes	**Imagine Austin Growth Concept Map:** Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center:** • The property is on the edge of the Plaza Saltillo Neighborhood Center • The property is approximately 0.25 miles from Pleasant Valley Road, which is an activity corridor.
Yes	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station. • Bus routes along N. Pleasant Valley Road and Pedernales Street
Yes	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane. • Bike routs on N. Pleasant Valley Road, Pedernales Street, E. 7th Street, E. 5th Street.
Yes	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center. • **There are numerous businesses in the immediate area.**
Yes	**Connectivity and Food Access**: Provides or is located within 0.50 miles of a grocery store/farmers market. 0.2 miles south of HEB Grocery Store
Yes	**Connectivity and Education**: Located within 0.50 miles from a public school or university. • UT Elementary Charter School is 0.2 miles • Zavala Elementary School is 0.5 miles
Yes	**Connectivity and Healthy Living**: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • Parque Zaragoza and Recreation Center is 0.2 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. • If the applicant develops under the VMU, affordable housing will be required.
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. • 230 apartment dwelling units are proposed
Yes	**Mixed use**: Provides a mix of residential and non-industrial uses. • If development with VMU, commercial and residential uses will be required.
Yes	**Culture and Creative Economy:** Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). • Cepeda Library is 0.6 miles • Riches Art Gallery is 207 feet from the property.
	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.

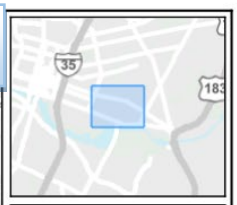
11	**Number of "Yes's"**
Imagine Austin Priority Program PUD Specific Bonus Features	
n/a	**Public Space Features and Public Art**: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
n/a	**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.
n/a	**Protects the Environment**: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	**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.
n/a	**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.
n/a	**Total Number of "Yes's"**

Proximity to Imagine Austin Activity Centers and Corridors



Proximity to Public Parks





Legend

Infrastructure 2

City of Austin Parks

0 1000 2000 ft

2/13/2023

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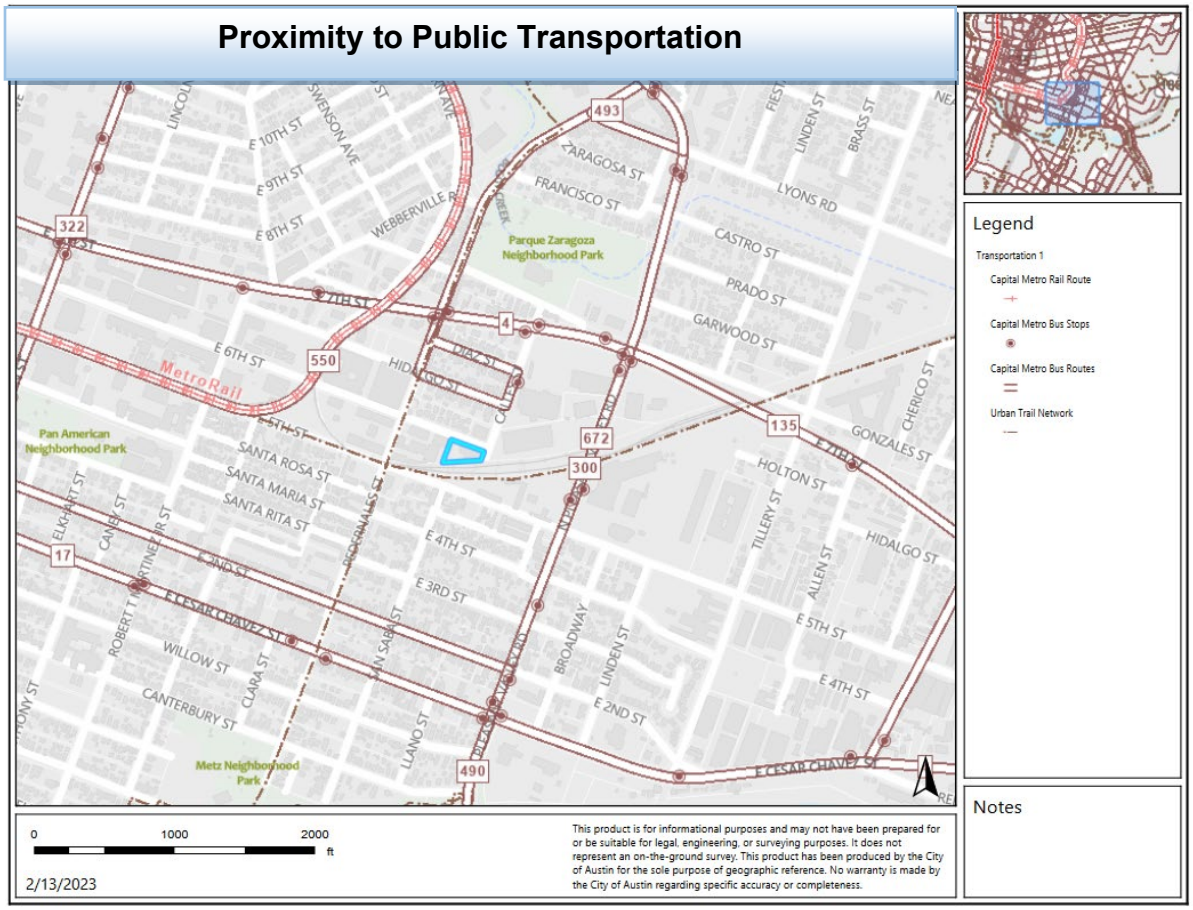
Notes



IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

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

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

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

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

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

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The plan amendment application was filed on July 28, 2022, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the future land use from Industry to Mixed Use.

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 CS-MU-V-NP (Commercial Services district – Mixed Use combining district- Vertical Mixed Use Building combining district -Neighborhood Plan) for a 230 dwelling unit apartment complex with specialty ground-floor retail. For information on the proposed zoning, see the zoning case report for C14-2022-0112.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on October 17, 2022. Approximately 902 community meeting notices were mailed to people who rent or own property within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. Two staff members from the Housing and Planning Department attended the meeting, Maureen Meredith and Jesse Gutierrez. Four people representing the property owner attended, Michele Haussmann and Evan Olszewski from Land Use Solutions and Antonio Ayala and Gordon Ziegenhagen from Draper and Kramer and John Trube and Christie Guzman from Trube Development. Two people from the neighborhood attended the meeting.

After staff gave a brief presentation, Michele Haussemann from Land Use Solutions made a presentation which is included near the end of this report. Below are highlights from her presentation:

- Draper and Kramer is a 130 year old company out of Chicago. They own a little over 8,000 multifamily units in Illinois, Missouri, Colorado, Arizona and Texas.
- The property 0.701 acre tract was a former chicken processing plant, East Poultry Company.
- We are proposing a VMU project with specialty ground-floor retail, 230 dwelling units and amenities for the residents, such as a pool and fitness center.
- Current FLUM is Industry and proposed is Mixed Use.
- Current zoning is LI-CO- NP and proposed zoning is CS-MU-V-NP.
- Nearest bus stop is 0.1 miles from property
- Zavala Elementary School is 0.5 miles.

- There are a number of bike routes near the property.
- Capital Metro Child Care and Early Learning Center is 0.4 miles
- Boggy Creek Greenbelt is 1.1 miles.
- Parque Zaragoza is 0.2 miles away.

Q: We have a parking lost on Webberville Road. Will your development affect us?
A: No. Our property is further away from you.

LANDUSE SOLUTIONS

Michele Haussmann
PRINCIPAL
Michele@LandUseSolutionsTX.com

July 25, 2022

Mr. Jerry Rusthoven, Chief Zoning Officer
Housing and Planning Department
City of Austin
VIA Electronic Mail Jerry.Rusthoven@AustinTexas.gov

Re: Neighborhood Plan Amendment and Zoning Application – Approximately 0.7056 acres located at 2615 and 2617 East 6th Street, in the City of Austin ("City"), Travis County, Texas ("Property")

Dear Mr. Rusthoven:

As representatives of the prospective purchaser and developer of the above stated Property, DK Acquisitions, LLC ("Applicant"), we respectfully submit the enclosed neighborhood plan amendment and zoning applications and submittal packages. The Property consists of approximately 0.7056 acres and is in the Holly Neighborhood Plan area. The Applicant is requesting a neighborhood plan amendment and rezoning of the Property to allow for the development of mixed use project including multifamily units and ground floor commercial uses ("Project"). The Project is known as 2615 - 2617 East 6th Street. The requests are to amend the land use designation to Mixed Use and rezone the Property to CS-MU-V-NP. Please see the enclosed aerials, zoning, neighborhood plan, and other exhibits for your review.

The following are the details of the requests:

Acreage:	0.7056 acres
Proposed Use:	Mixed Use (Multifamily and Commercial)
Existing Land Use Designation:	Industry
Existing Zoning:	LI-CO-NP
Proposed Land Use Designation:	Mixed Use
Proposed Zoning:	CS-MU-V-NP

The Property was designated Industry with the adoption of the Holly Neighborhood Plan in 2001, Ordinance 011213-43. The Property was rezoned in 2003 from LI to LI-CO-NP as part of the Holly Neighborhood Plan process, Ordinance 030612-Z-13. The Conditional Overlay prohibited the following uses: Basic Industry, Residential Treatment, General Warehousing and Distribution, Resource Extraction, Liquor Sales, Scrap and Salvage, and Recycling Center. Since

LANDUSE SOLUTIONS

the approval of the 2003 Zoning Ordinance, the City Law Department has provided direction to City Staff that the prohibition of Residential Treatment is not permitted. In addition, the remaining prohibited uses are not permitted in the proposed CS-MU-V-NP zoning district. Therefore, the rezoning request does not include the Conditional Overlay.

The Property is located on a Core Transit Corridor, which supports the proposed Vertical Mixed Use ("VMU") combining district. Access is proposed to East 6th Street and Calles Street.

The Property is perfectly located to support individuals and families as it is within walking distance of a bus stop and Parque Zaragoza neighborhood park and is near Parque Zaragoza recreation center and Zavala elementary school.

The Property is surrounded by compatible land use designations including Multifamily to the north and Mixed Use to the south and west. The Property is surrounded by compatible zoning districts including MF-2-NP to the north, CS-MU-V-CO-NP to the south and CS-MU-CO-NP to the west. The proposed Mixed Use land use designation, the CS zoning base district and the VMU and Mixed Use ("MU") combining districts are consistent and compatible with the surrounding zoning and land uses.

The proposed plan amendment and rezoning will comply with applicable regulations and standards established by Title 25, the objectives of Chapter 25-2 and the purpose statements of the proposed CS zoning base district and the Vertical Mixed Use and Mixed Use combining districts.

Please contact me if you or your team members have any questions or need additional information. Thank you for your time and assistance with the requests.

Respectfully,

Michele Haussmann

Michele Haussmann

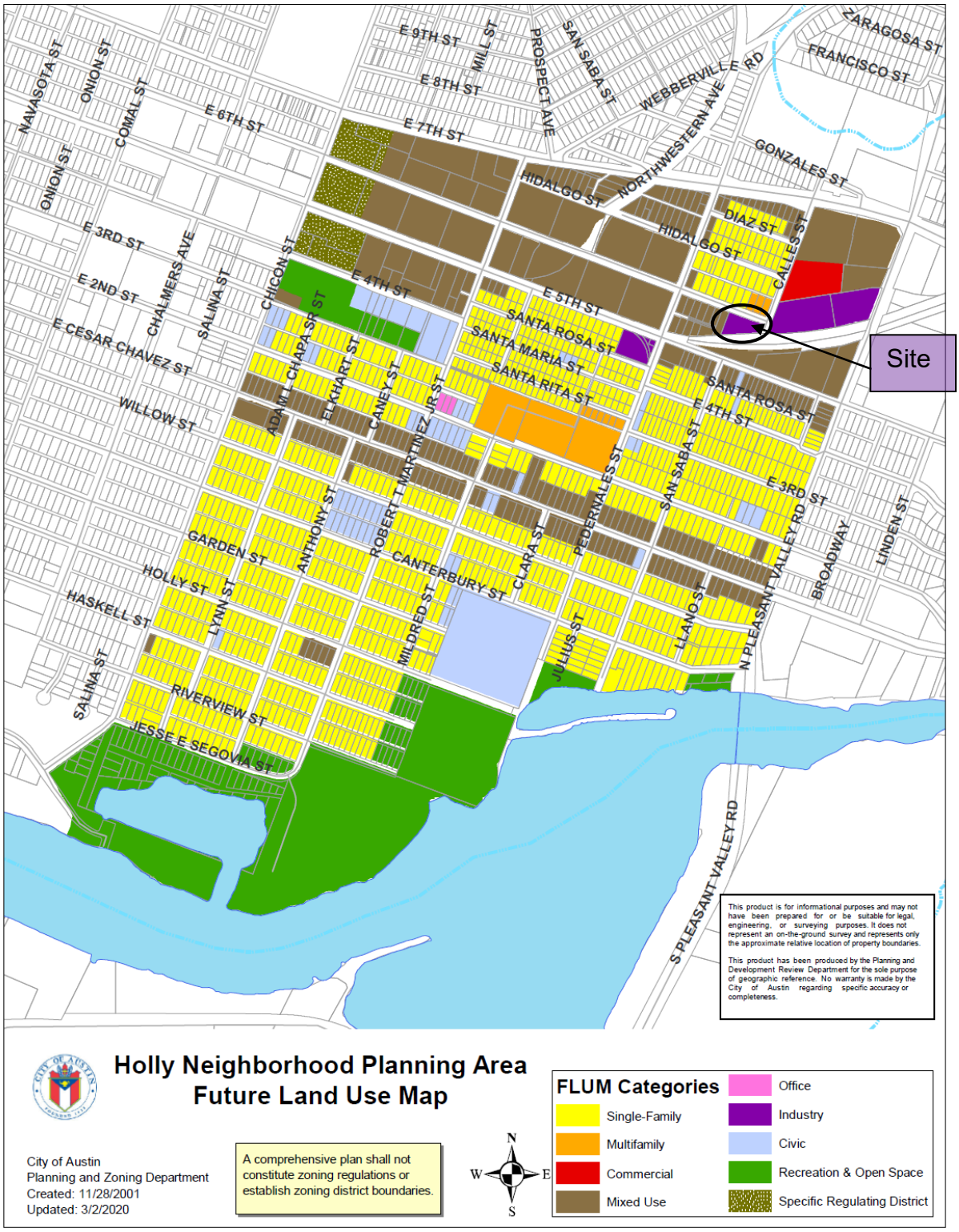
Enclosures
CC: Heather Chaffin, Housing and Planning Department, *via electronic mail*
Maureen Meredith, Housing and Planning Department, *via electronic mail*
Tony Ayala, DK Acquisitions, LLC, *via electronic mail*

AUSTIN OFFICE 5612 Parade Ridge | Austin, TX 78731 | 512.212.4114

SAN ANTONIO 10003 NW Military Hwy, Ste 2215 | San Antonio, TX 78231 | 210.812.2222

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

(There is no neighborhood plan contact team in the Holly Planning Area)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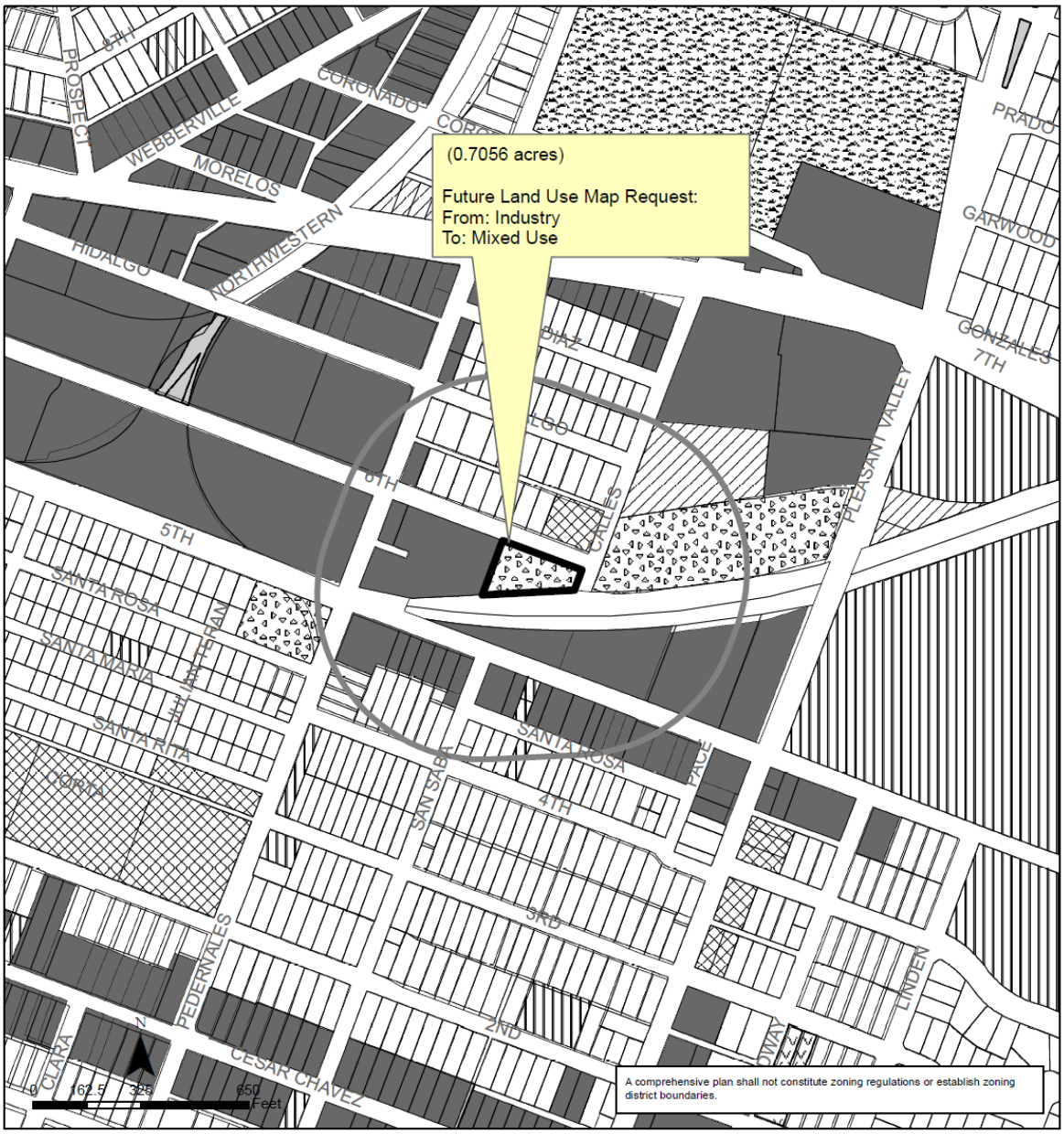
Holly Neighborhood Planning Area
Future Land Use Map
City of Austin
Planning and Zoning Department
Created: 11/28/2001
Updated: 3/2/2020
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
N
W
E
S
FLUM Categories
Single-Family
Multifamily
Commercial
Mixed Use
Office
Industry
Civic
Recreation & Open Space
Specific Regulating District



Holly Neighborhood Planning Area
NPA-2022-0010.01

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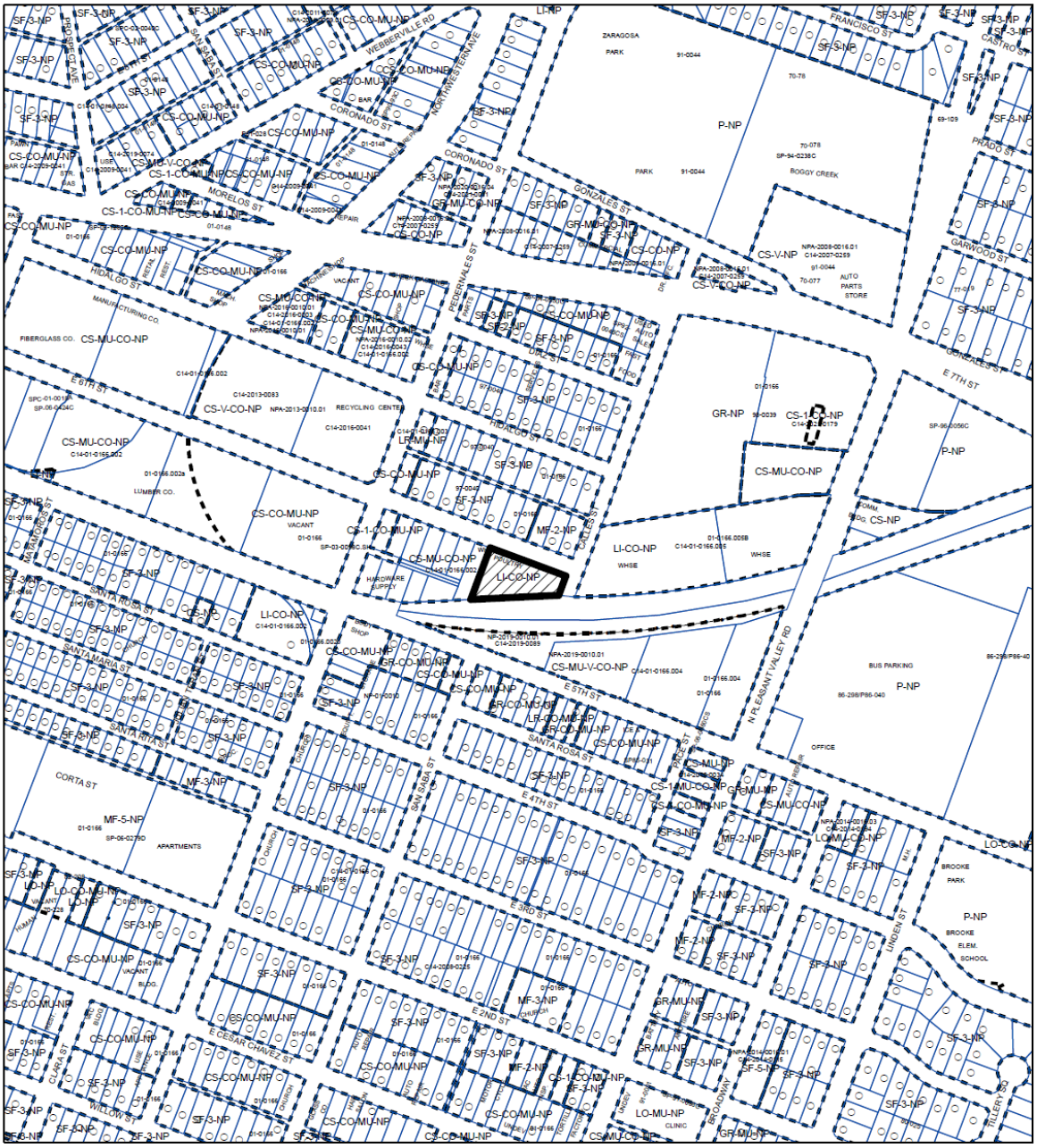
City of Austin
Housing and Planning Department
Created on 8/22/2022, by: MeeksS

Future Land Use

- Subject Tract
- 500 ft. notif. boundary
- Civic
- Commercial
- Higher-Density Single-Family
- Industry
- Mixed Use
- Multi-Family
- Recreation & Open Space
- Single-Family
- Transportation



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2022-0112

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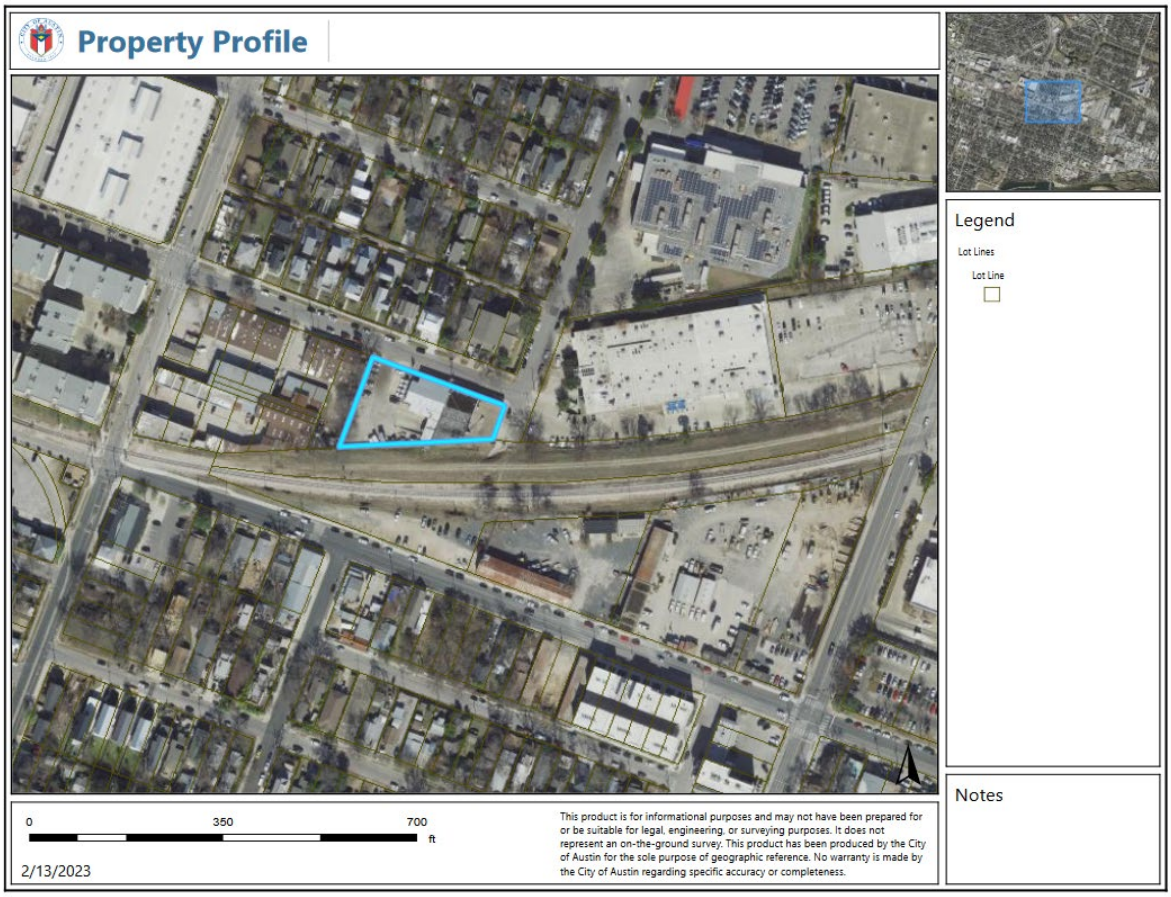
Created: 8/26/2022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2/13/2023
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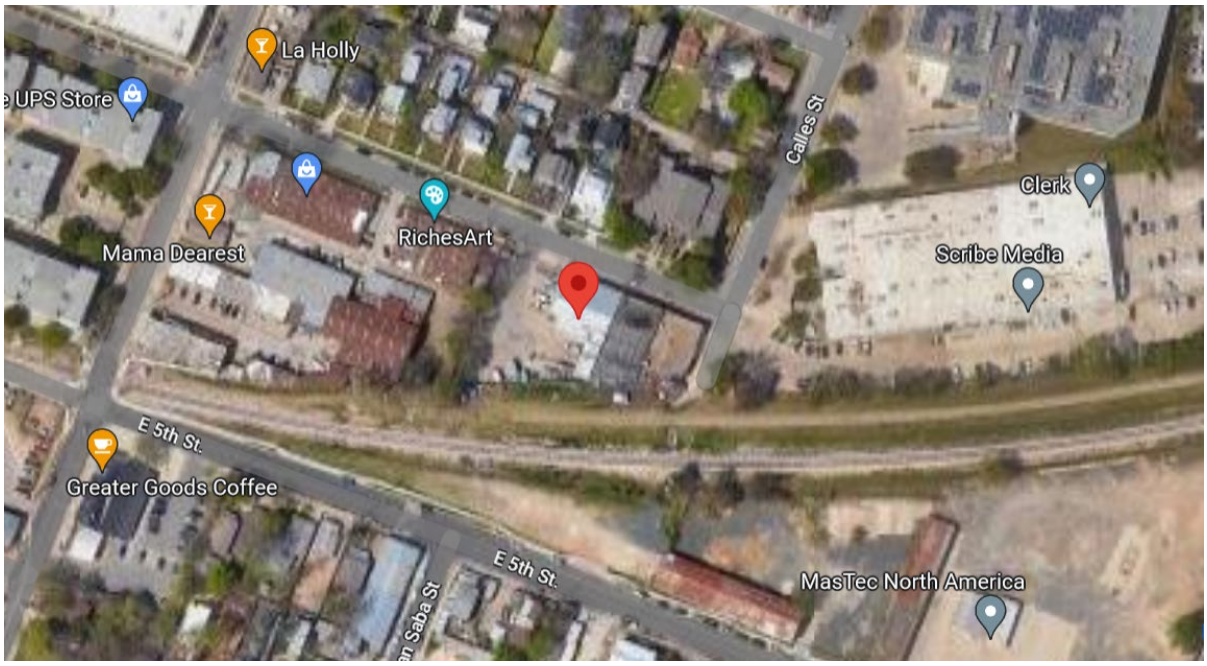
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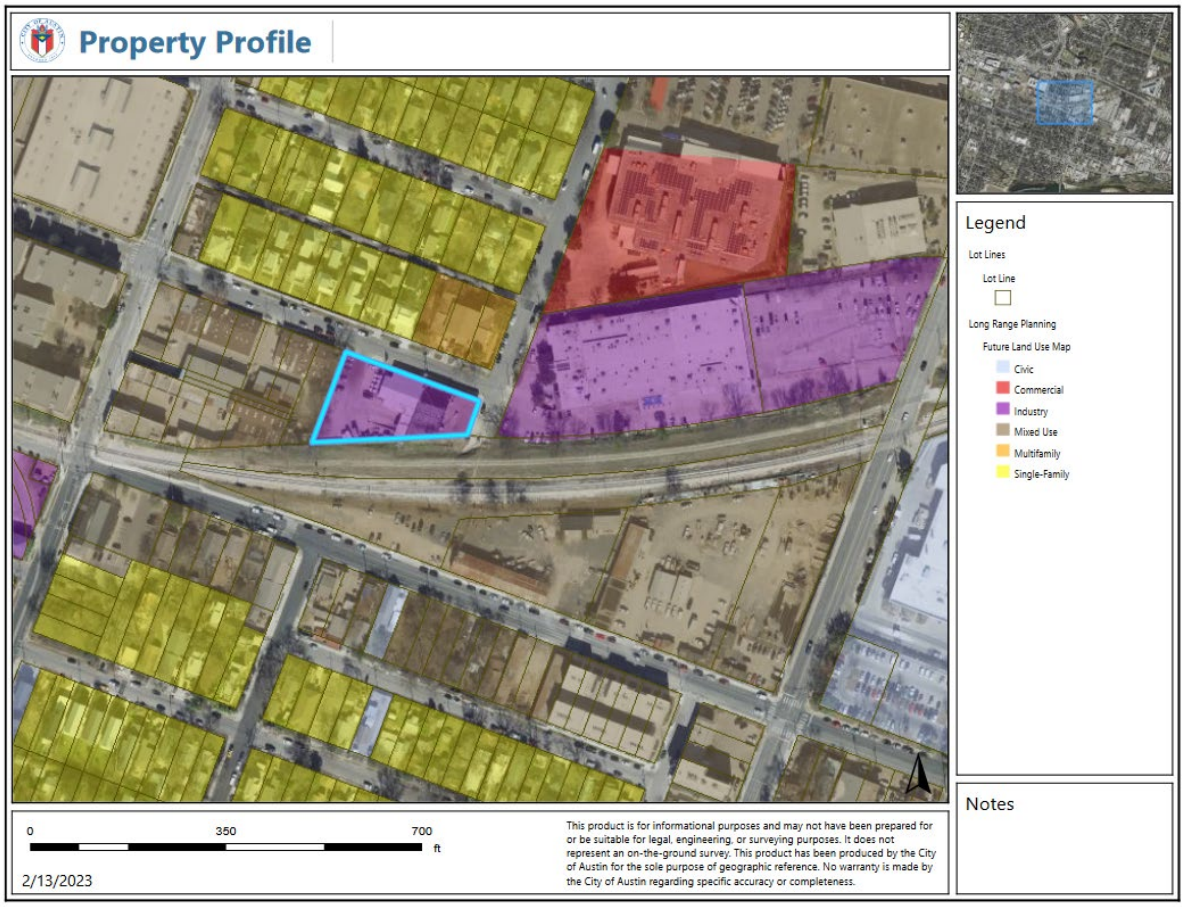
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2/13/2023
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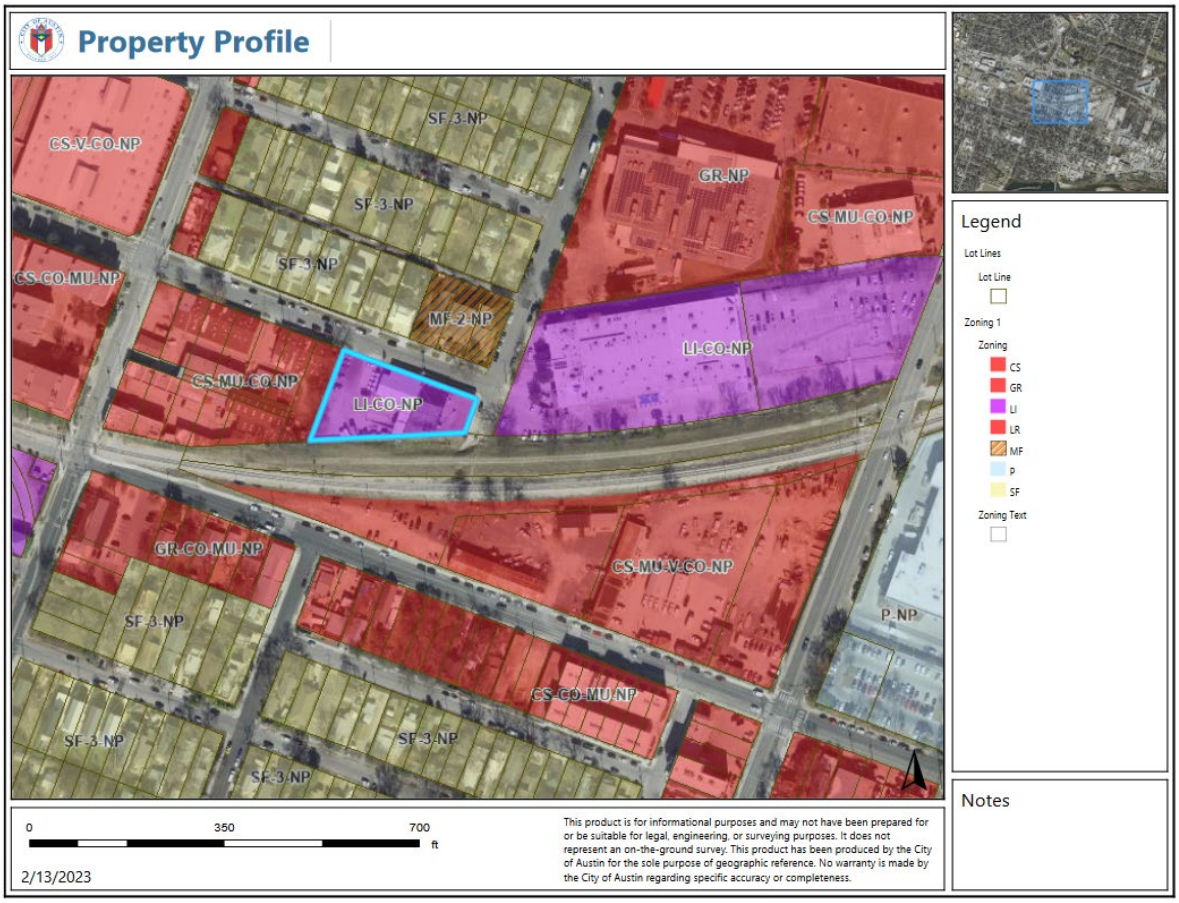
Notes


Property Profile
CS-V-CO-NP
SF-3-NP
SF-3-NP
SF-3-NP
GR-NP
CS-MU-CO-NP
CS-CO-MU-NP
MF-2-NP
LI-CO-NP
CS-MU-CO-NP
LI-CO-NP
GR-CO-MU-NP
CS-MU-V-CO-NP
SF-3-NP
P-NP
CS-CO-MU-NP
SF-3-NP
SF-3-NP
SF-3-NP
Legend
Lot Lines
Lot Line
Zoning 1
Zoning
CS
GR
LI
LR
MF
P
SF
Zoning Text
0
350
700
ft
2/13/2023
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Notes

Agent's Presentation at the Oct. 17, 2022 Virtual Community Meeting

LANDUSE SOLUTIONS | DRAPER & KRAMER

2615 – 2617 East 6th Street City Community Meeting

10-17-2022

www.LandUseSolutionsTX.com

LANDUSE SOLUTIONS

Why Are We Here?

- Neighborhood Plan Amendment and Rezoning filed July 2022
- In cycle neighborhood plan amendment

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Development Team

• Draper & Kramer	Developer
• Trube Corporation	Developer
• Mark Hart Architecture	Architect
• Wuest Group	Civil Engineer
• Land Use Solutions	Rezoning and Community Outreach

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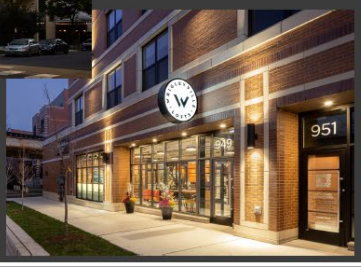
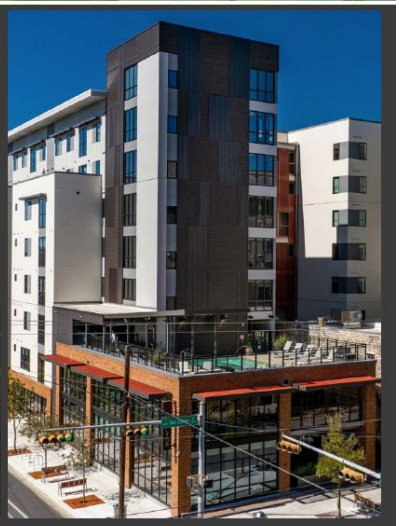
D&K and TC Developments





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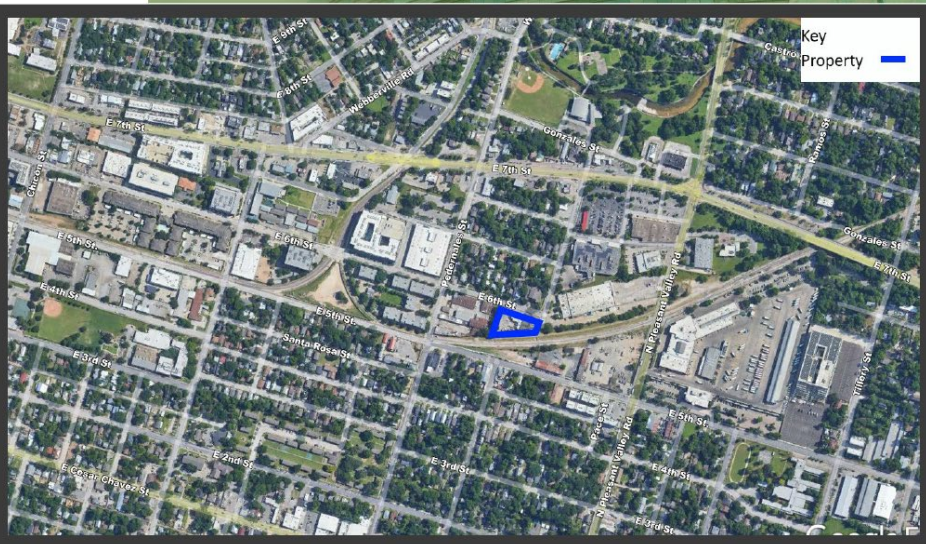
Property Location



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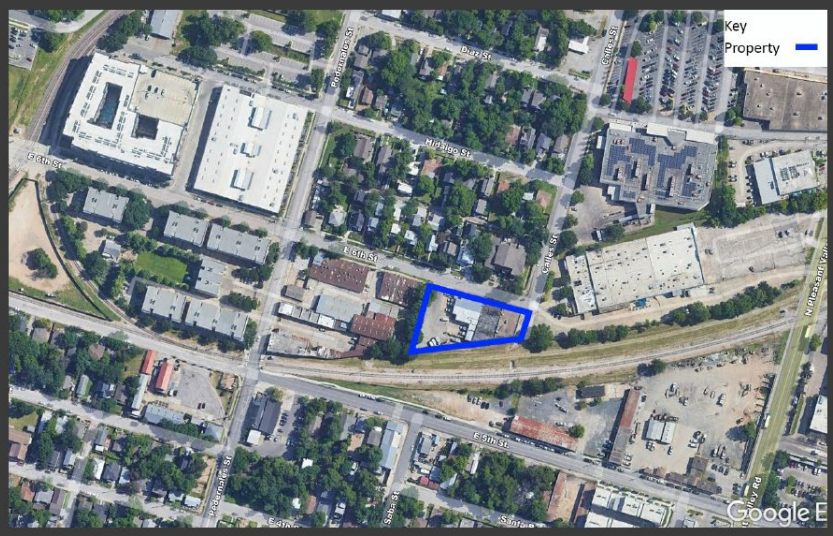
Property Location



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Conceptual Site Plan

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Conceptual Site Plan - Development Details

- Acreage – 0.7056
- 230 residential units for rent
- Ground floor retail

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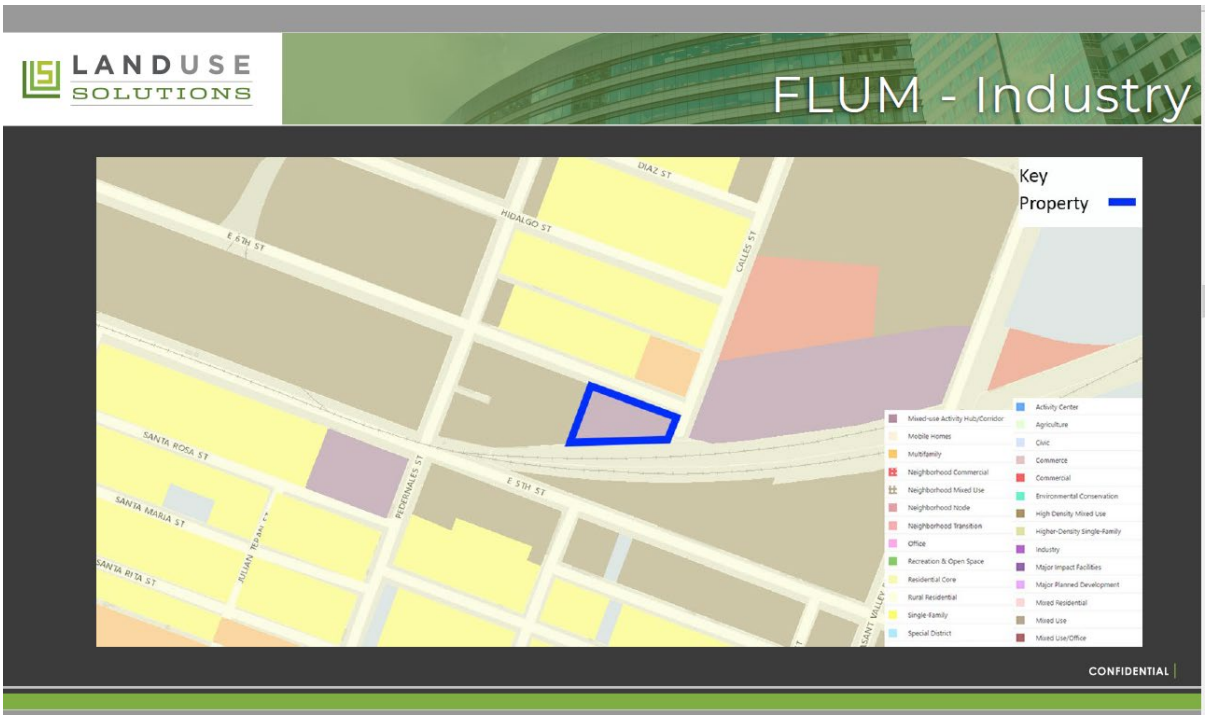
LANDUSE SOLUTIONS
FLUM - Industry
Key Property
DIAZ ST
HIDALGO ST
E 6TH ST
CALLES ST
SANTA ROSA ST
SANTA MARIA ST
SANTA RITA ST
JUAN TEJAS ST
PEDERNALES ST
E 5TH ST
SANT VALLEY
Mixed-use Activity Hub/Corridor
Mobile Homes
Multifamily
Neighborhood Commercial
Neighborhood Mixed Use
Neighborhood Node
Neighborhood Transition
Office
Recreation & Open Space
Residential Core
Rural Residential
Single-Family
Special District
Activity Center
Agriculture
Civic
Commerce
Commercial
Environmental Conservation
High Density Mixed Use
Higher-Density Single-Family
Industry
Major Impact Facilities
Major Planned Development
Mixed Residential
Mixed Use
Mixed Use/Office
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LANDUSE SOLUTIONS
Zoning – LI-CO-NP
Key Property
CS-V-CO-NP
SF-3-NP
GR-NP
CS-CO-MU-NP
MF-2-NP
LI-CO-NP
CS-MU-CO-NP
LI-CO-NP
LI-CO-NP
PEDERNALES ST
E 5TH ST
GR-CO-MU-NP
CS-MU-V-CO-NP
SF-3-NP
SF-3-NP
CS-CO-MU-NP
SF-3-NP
ANT VALLEY RD
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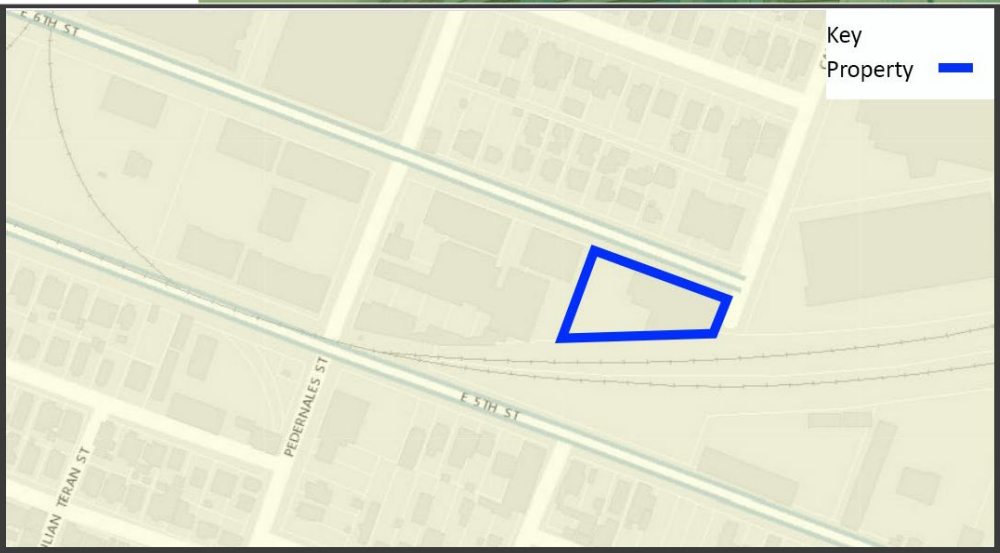
Located on Core Transit Corridor



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Proposed Request Summary

- Future Land Use
  - Current: Industry
  - Proposed: Mixed Use
- Zoning
  - Current: LI-CO-NP
  - Proposed: CS-MU-V-NP

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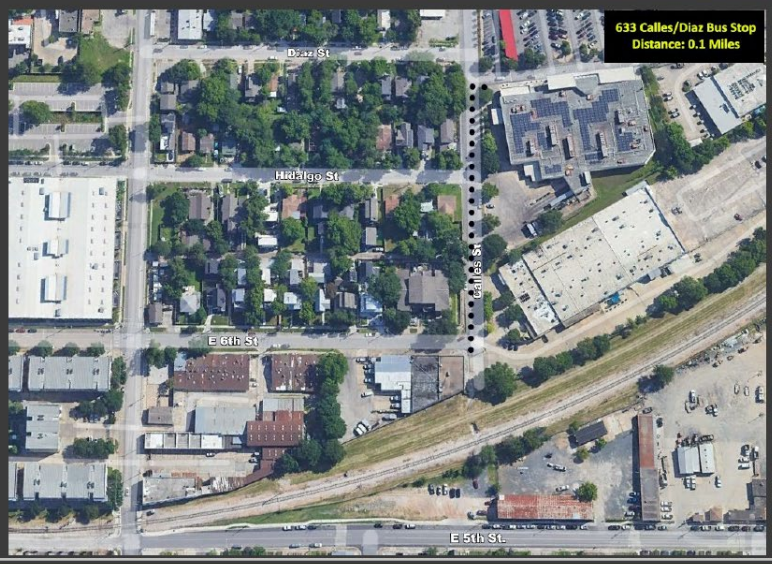
Nearest Bus Stop



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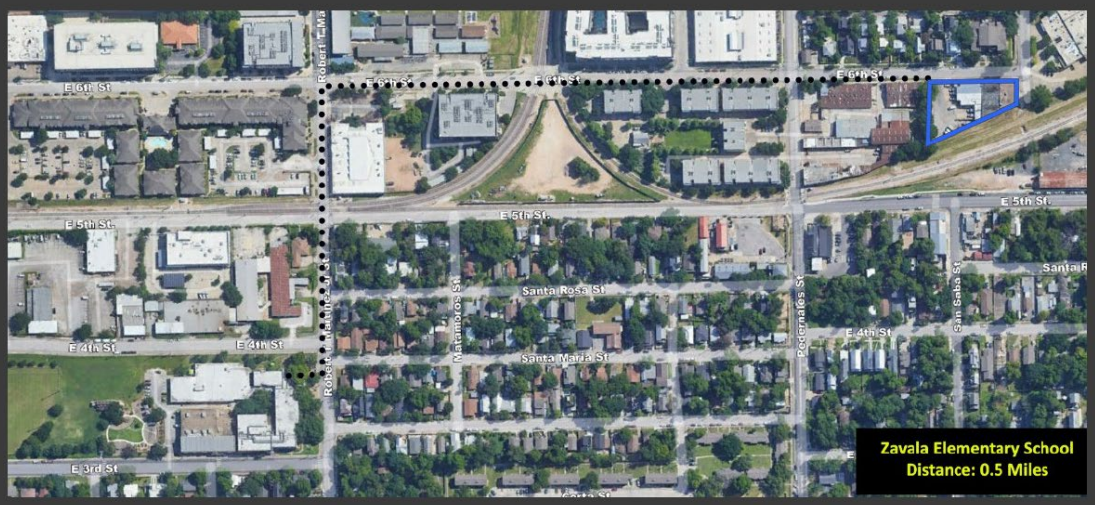
Nearest School



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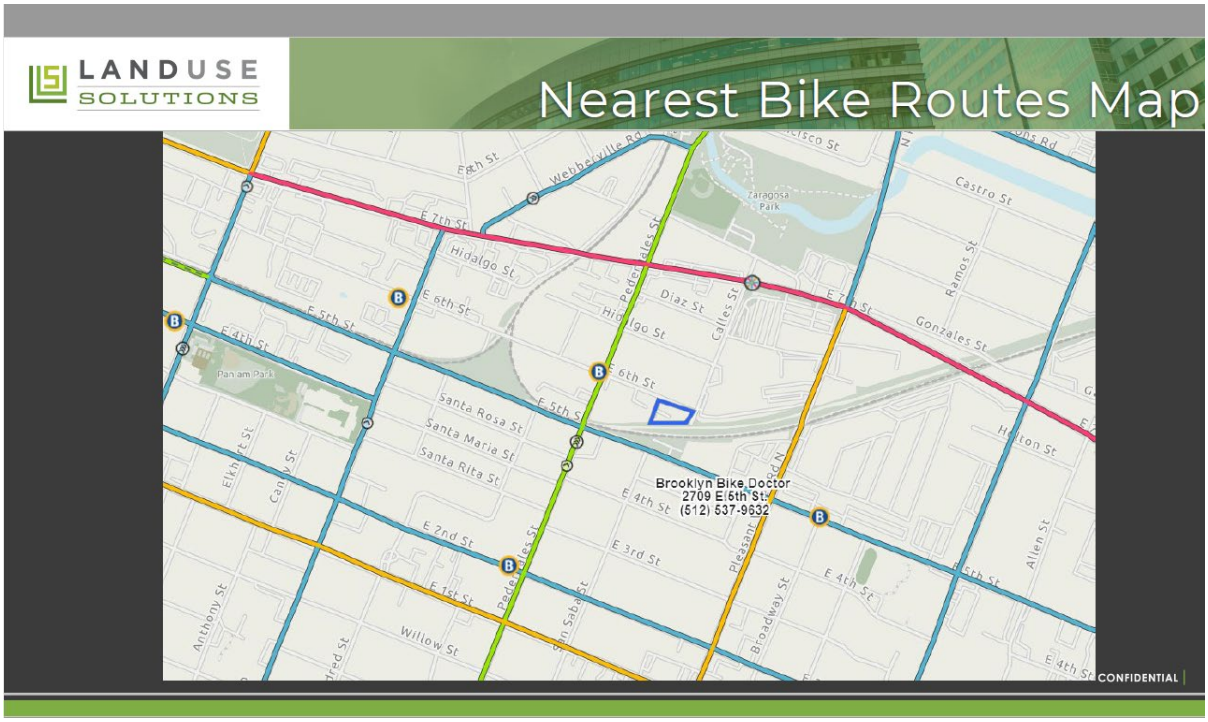
LANDUSE SOLUTIONS
Nearest Bike Routes Map
Brooklyn Bike Doctor
2709 E 6th St
(512) 537-9632
E 7th St
E 6th St
E 5th St
E 4th St
E 3rd St
E 2nd St
E 1st St
Hidalgo St
Diaz St
Gonzales St
Castro St
Ramos St
Santa Rosa St
Santa Maria St
Santa Rita St
Willow St
Pleasant Valley Rd
Broadway St
Allen St
Hulon St
Anthony St
Canty St
Elkhart St
Pan Am Park
Zaragosa Park
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Nearest Daycare
Gonzales St
E 7th St
E 6th St
E 5th St
Capital Metro Child Care &
Early Learning Center
Distance: 0.4 Miles
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Nearest Greenbelt
Boggy Creek Greenbelt
Distance: 1.1 Miles
Gonzales St
E 7th
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LANDUSE SOLUTIONS
Nearest Recreation Center
Parque Zaragoza
Recreation Center
Distance: 0.2 Miles
Gonzales St
E 7th St
Morales St
Diaz St
Hidalgo St
E 6th St
N Pleasant Valley Rd
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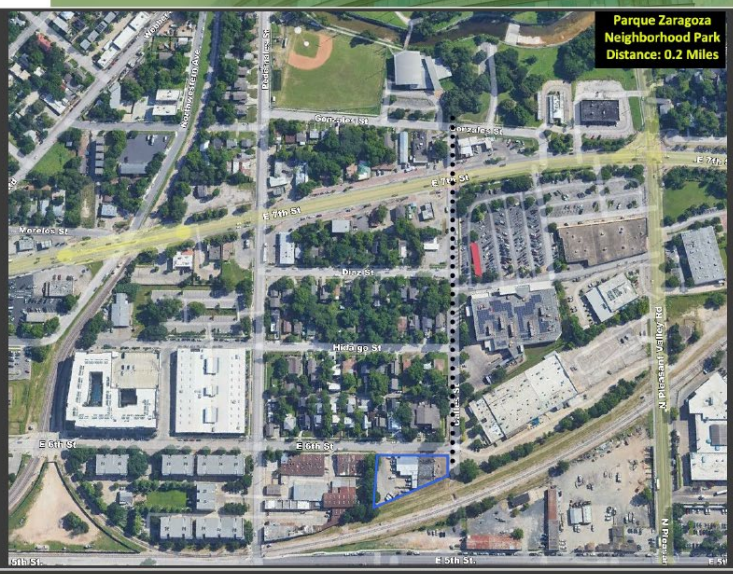
Nearest Park



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- Questions?
- Next steps
- Thank you for your time!

AUSTIN OFFICE
5612 Parade Ridge
Austin, TX 78731 | 512.212.4114

SAN ANTONIO
10003 NW Military Hwy, Ste 2215
San Antonio, TX 78231 | 210.812.2222

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Correspondence Received

February 6, 2023

Ms. Heather Chaffin, Case Manager
City of Austin
Housing and Planning Department
VIA ELECTRONIC MAIL Heather.Chaffin@austintexas.gov

RE: 2615 and 2617 East 6th Street - Zoning Case C14-2022-0112 and NPA Case NPA-2022-0010.01

Dear Ms. Chaffin:

As owner and developer of the property located 2700, 2716, 2726 East Fifth Street, LV 2700 E 5th Street Owner, LLC, I want to express my support for the proposed neighborhood plan amendment and rezoning for the property located at 2615 and 2617 East 6th Street. The subject property is known as the East Poultry site and has been used as an industrial operation for many years. The proposed mixed use development is a superior land use and will complement our proposed mixed use development to the south.

Thank you for your time and service to the community.

Sincerely,

David Kanne
LV 2700 E 5th Street Owner, LLC

February 6, 2023

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City of Austin
Housing and Planning Department
VIA ELECTRONIC MAIL Heather.Chaffin@austintexas.gov

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Sincerely,

David Kanne
LV 2700 E 5th Street Owner, LLC

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Housing and Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y pueden ser publicadas en línea. FROM BACK:

We need to preserve the stories that are the legacy of this community. Respect stories and the EAST AUSTIN HISTORY

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-2022-0010.01
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: Jan 10, 2023 - Planning Commission

☐ I am in favor
☑ I object

Rachel Munoz
Your Name *(please print)*

2523 Gonzales St.
Your address(es) affected by this application

Rachel Munoz — 12/22/22
Signature — Date

Comments: The urban development of East Central Austin needs to slow down. The taxes in our area are sky rocketing and forcing owners to sell and as a latinx we are losing our culture that is deeply rooted in East Austin.

~~TURN OVER~~

PUBLIC HEARING COMMENT FORM

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Housing and Planning Department
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Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: Jan 10, 2023 - Planning Commission

☒ **I am in favor**
☐ **I object**

Shawn Jordan
Your Name *(please print)*

2235 E 6th St #413
Your address(es) affected by this application

78702

Signature

Date 1/2/23

Comments: