

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** East MLK Combined (MLK-183)

**CASE#:** NPA-2022-0015.03      **DATE FILED:** July 26, 2022 (In-cycle)

**PROJECT NAME:** Darby Yard 700

**PC DATE:**    March 28, 2023  
                  February 28, 2023  
                  February 14, 2023

**ADDRESS/ES:**        3506, 3512 Darby Street; 6315, 6401, 6409, 6417 ½, 6505 Wilcab Road; and 6414, 6204, 6118 Hudson Street

**DISTRICT AREA:** 1

**SITE AREA:** 9.738 acres

**OWNER/APPLICANT:**    Darby Yard, LLC (Franklin Sapp); Triple L, Group, LLC (Frank Roberts); Stay Taylor, LP (Jason Martin); Brenda Kay (formally known as Brenda Kay Winn) and James Jackson; Rehoboth Baptist Church (Rev. Ray Hendricks)

**AGENT:** Glasco Consulting (Alice Glasco)

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

**STAFF EMAIL:**        Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Commercial, Transportation & Industry      **To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2022-0105  
**From:** CS-NP, LI-NP and IP-NP      **To:** LI-PDA-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** November 7, 2002

**CITY COUNCIL DATE:**    May 4, 2023      **ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

**March 28, 2023** – Approved on the consent agenda for applicant’s request for Mixed Use land use. [J. Thompson – 1<sup>st</sup>; C. Hempel -2<sup>nd</sup>] Vote: 13-0 [G. Anderson voted nay on Item #34].

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

**February 14, 2023** – Postponed to February 28, 2023 on the consent agenda at the request of staff. [C. Hempel -1<sup>st</sup>; J. Thompson – 2<sup>nd</sup>] Vote: 12-0 [One vacancy on the dais].

**STAFF RECOMMENDATION:** Staff supports 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 Mixed Use land use is directly to the south. The proposed project will provide an opportunity for additional housing and services to the area.



Below are sections from the E. MLK Combined Neighborhood Plan:

**Goal 1-** Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood

**Goal 5** - Provide housing that helps to maintain the social and economic diversity of residents.

**Objective 5.1:** Allow a mix of residential types on larger tracts having access to major roadways.

**Objective 5.2:** Maintain existing multifamily housing.

## **Ed Bluestein**

### **Existing Conditions**

Much of the Ed Bluestein area has been passed over by urban development for quite some time. Most of the land is vacant or occupied by rural land uses, such as agriculture and outdoor storage, which likely existed before the area was annexed into the City. Some industrial park-style development has occurred along Bluestein Drive, Wilcab Road, and Techni Center Drive, and a large apartment complex was recently constructed between Tannehill Lane and Ed Bluestein Blvd. The “Hog Pens” area between Harold Court and Hudson Street consists of dozens of unsubdivided parcels roughly one acre in size.

Development in this area has been limited by numerous constraints, including undeveloped or substandard streets, several pipeline easements, sloping terrain, and remnants of an abandoned landfill. The Ed Bluestein area also includes the Travis County International Cemetery, located on Axel Lane.

### **Recommendations**

While not much development has occurred in the Ed Bluestein area, planned improvements to U.S. 183 and continued growth in Austin will likely increase demand for land in the area. Due to its proximity to a future freeway, commercial development is appropriate for much of the area, particularly tracts fronting Ed Bluestein Blvd. Small industrial areas should continue to develop, provided there is not encroachment into existing or planned residential areas. Future development of the “Hog Pens” area will be especially challenging, and specific recommendations are outlined in Action Item 61

### **Action Items**

Action 56 - Allow the “Neighborhood Urban Center” at the intersection of MLK Blvd. and Ed Bluestein Blvd.

Action 57 - Preserve the Travis County Cemetery on Axel Lane.

Action 58 - Allow neighborhood-oriented commercial at the intersection of Tannehill and Jackie Robinson.

Action 59 - Allow highway commercial or industrial development along Ed Bluestein Blvd.

Action 60 - Allow industrial development along Techni Center, Bluestein, Wilcab, and Axel Lane.

Action 61 - For the “Hog Pens” area between Harold and Hudson:

- Allow Mixed/Use Commercial on the north side of Hudson and to the east of Bluestein Drive.
- Allow mixed residential between Axel and Bluestein.

## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE ON THE PROPERTY***

**Commercial** -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

#### **Purpose**

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

#### **Application**

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

**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.

### **Transportation**

Areas dedicated to vehicle, air, or rail transportation. These include existing and platted streets, planned and dedicated rights-of-way, and rail facilities.

### **Purpose**

1. Identify and maintain existing transportation systems and facilities.

### **Application**

1. Generally applies to any public transportation rights-of-way, including existing and platted streets and rail and rail facilities;
2. Generally does not apply to transportation-related structures, such as terminals (bus and train stations) or maintenance yards; and
3. Not intended to be a prescriptive land use category, but an accurate reflection of future land use where transportation rights-of-way are present.

***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.

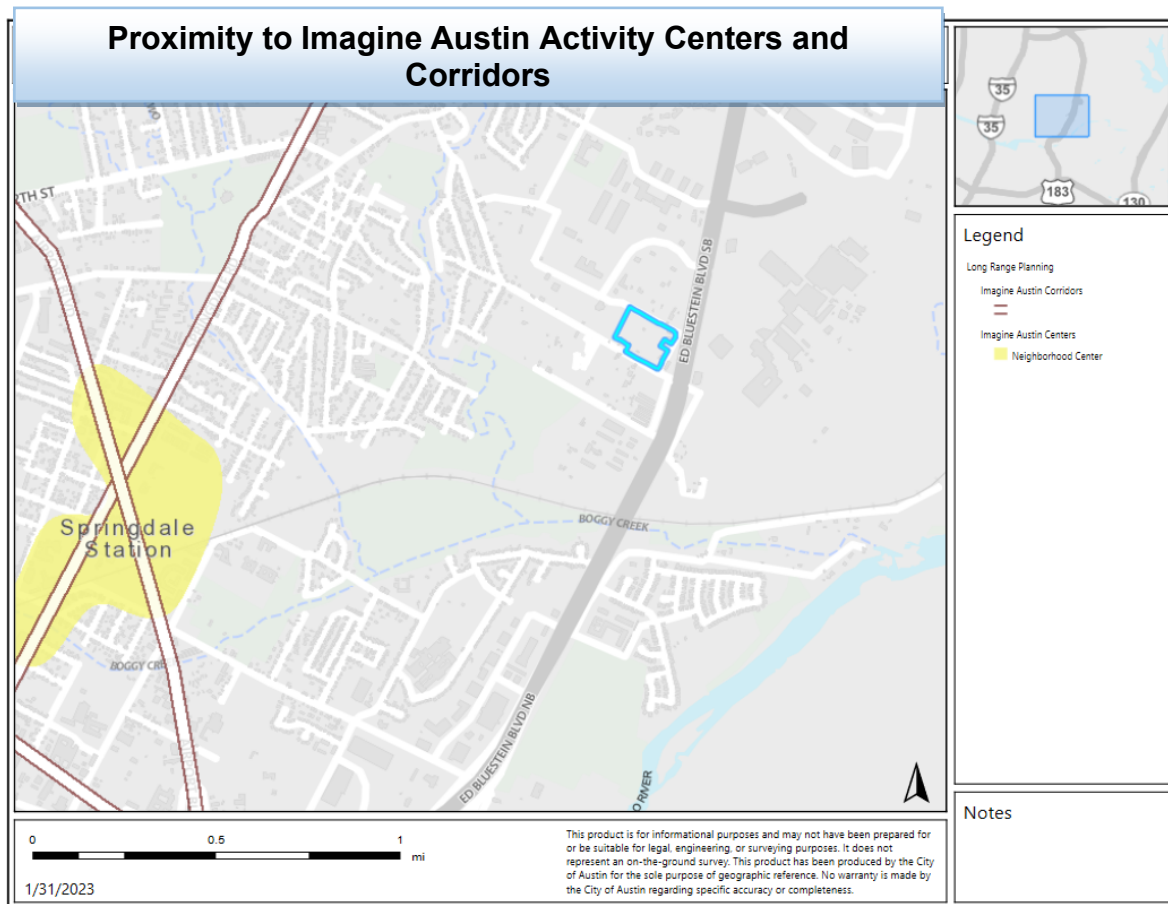
**Application**

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);

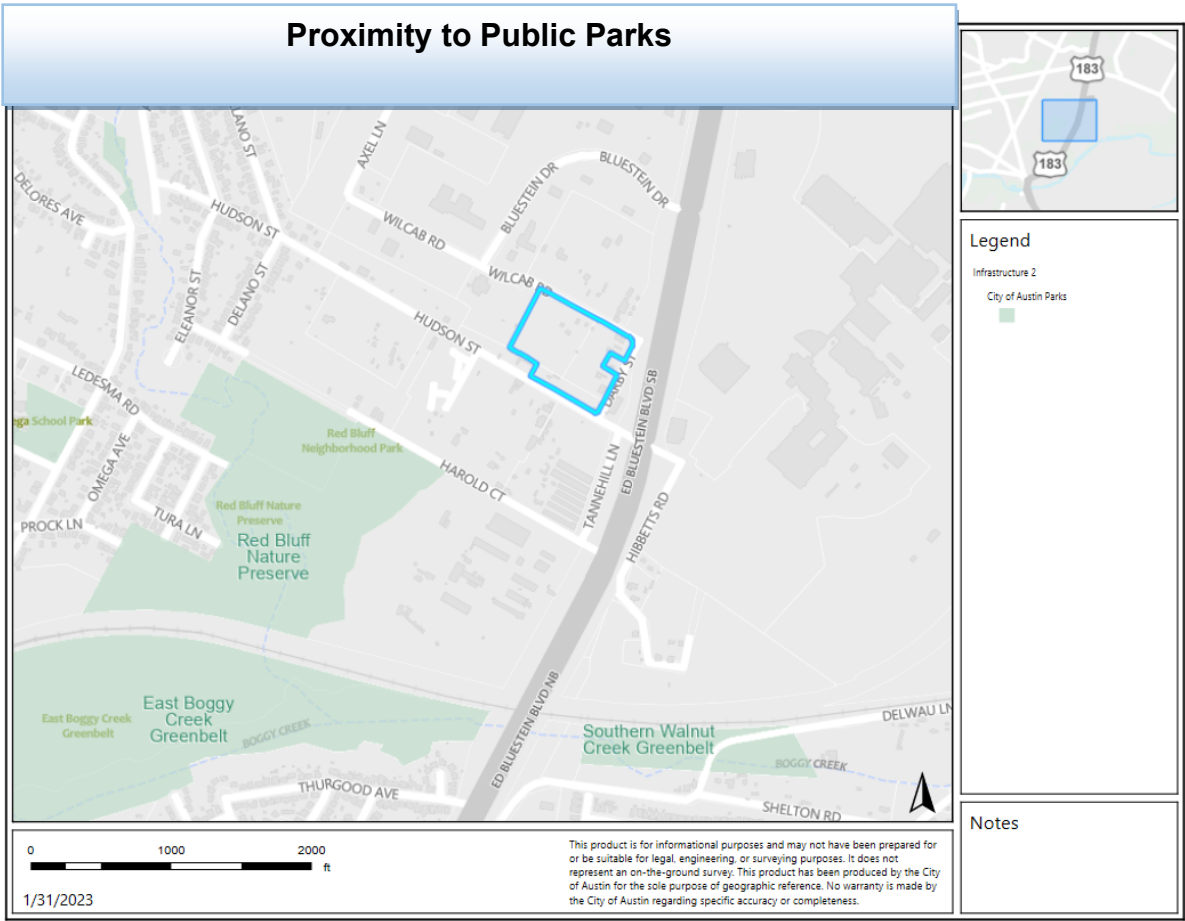
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating 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.
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

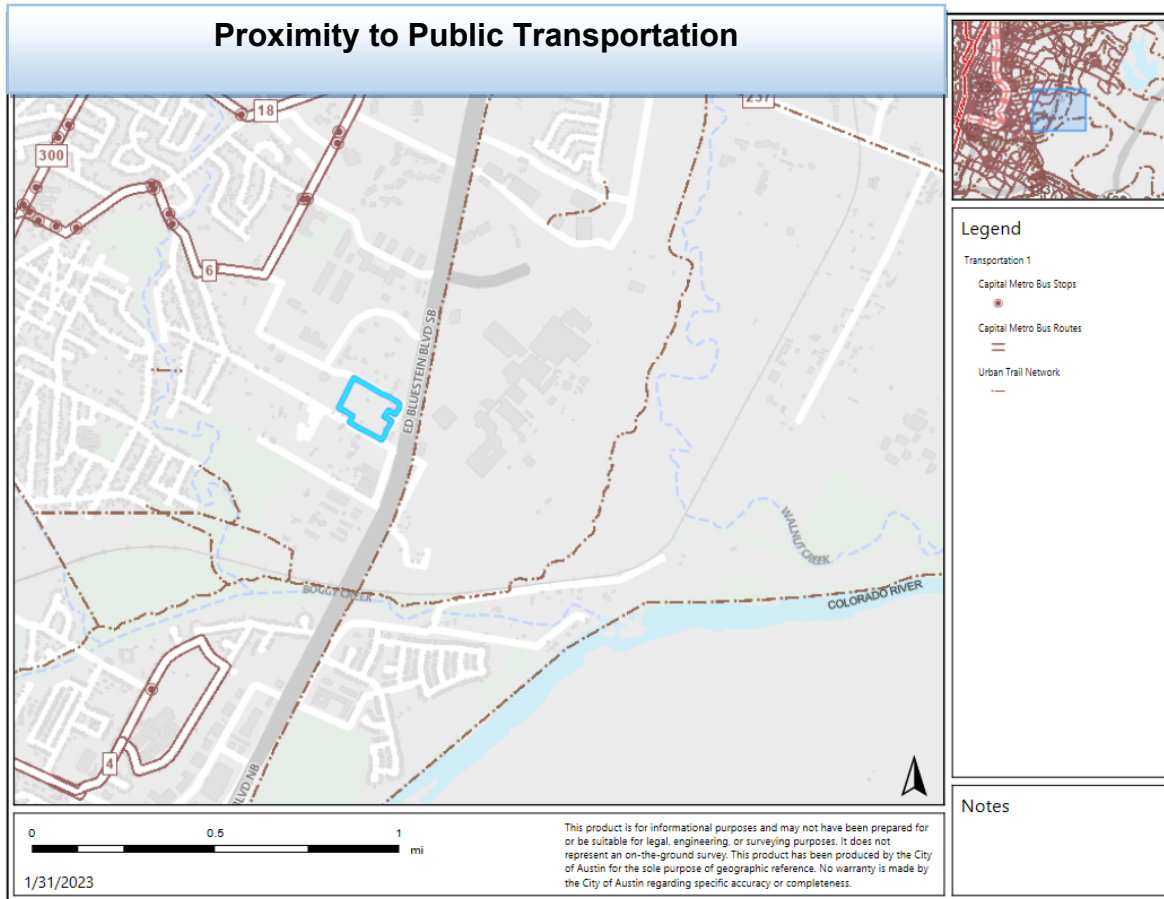
Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• <b>Approx. 1.26 miles east of Springdale Road, an activity corridor</b></li> <li>• <b>Approx. 1.87 miles from Springdale Station, an activity center</b></li> </ul>
	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>Approx. 0.62 miles from transit stop on Jackie Robinson St. to the north</b></li> </ul>
	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.7 miles from Idea Health Professions</b></li> <li>• <b>2 miles from East Austin College Prep</b></li> </ul>
Yes	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.15 miles from Red Bluff Neighborhood Park</b></li> </ul>
	<b>Connectivity and Health:</b> 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.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Yes	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> <li>• <b>Proposed LI-PDA-NP zoning with proposed residential and commercial uses</b></li> </ul>
Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> 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.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
5	<b>Number of "Yes's"</b>
<b>Imagine Austin Priority Program PUD Specific Bonus Features</b>	

n/a	<b>Public Space Features and Public Art:</b> 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	<b>Integrates and/or Expands Green Infrastructure:</b> 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	<b>Protects the Environment:</b> Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	<b>Protects Environmentally Sensitive Lands:</b> 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	<b>Water/Wastewater Infrastructure:</b> 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	<b>Total Number of "Yes's"</b>









## 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 27, 2022 which is in-cycle for neighborhood planning areas on the east side of IH-35.

The applicant proposes to change the future land use map from Commercial, Transportation and Industry to Mixed Use.

The applicant proposes to change the zoning from LI-NP, IP-NP and CS=NP to LI-PDA-NP for a multifamily, retail/commercial development. For more information on the proposed zoning, see case report C14-2022-0105.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on September 28, 2022. Approximately 105 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 people from the City of Austin attended, Maureen Meredith and Mark Walters from the Housing and Planning Department, in addition to three people representing the applicant, Alice Glasco, from Glasco Consulting, Craig Alter, Matthew Harden and Hannah Riemer. No one from the neighborhood attended the meeting.

The adjacent development called Hudson #3 (NPA-2022-0015.04, zoning case C14-2022-0106) was also discussed with this case Darby Yard 700 (NPA-2022-0015.03) which is this plan amendment application. Both cases were discussed in the applicant's presentation that is included in this report.

After staff gave a brief presentation, Craig Alter made the following presentation. His full presentation is included in this report.

- Ledgestone's Hudson and Harold Court developments led to our interest in creating an identifiable community through a redevelopment master plan.
- We would like to ask Councilmember Natasha Harper Madison and City Council to create an overlay plan to help guide future development along the street.
- The Cavalry District Plan is a Great Streets concept overlay that incorporates direction received from Hog Pen residents about traffic and pedestrian safety, creating retail opportunities.
- We want to support historic significance of Hudson Street area; Black Cowboy, Buffalo Soldiers, and Hog Pen. We have requested historic documentation but have not received anything. Can anyone provide material or contacts?

- We asked ATD that Traffic Impact Fees be used instead for Hudson Street improvements.
- Red Bluff Park improvements funding – Parkland dedication fees.
- Affordable Housing – We will offer 10% of these apartments as affordable to persons 60% AMI, although we are not required to do so.
- Retail space – grocer, coffee shop, brew pub. We are looking for recommendations.
- We want to create a horse paddock – parade groups, individuals wanting to ride through Red Bluff Park. We are looking for land and will see if Austin PARD is interested in cooperating.
- We want to promote a regionally recognizable district where people will live, have services, and have opportunities for recreation.
- There is good accessibility, so you don't need to go through the neighborhood to get to the property.
- PARD has plans to provide improvements to 50 acres of the park that we hope to participate in.
- The neighborhood was concerned about lack of retail in the area like a grocery or eating area. We would like to include that in our site. We will continue to work on this.
- Hudson Street concept is to have an urban feel from Hwy 183 to a moderately high density residential use. Continuing west having typical residential densities.

## Applicant Summary Letter from Application

Date: March 28, 2023

### ALICE GLASCO CONSULTING

July 18, 2022

Updated: January 31, 2023

Rosie Truelove, Director  
Housing & Planning Department  
1000 E 11<sup>th</sup> Street, Suite 200  
Austin, Texas 78702

RE: 3506, & 3512 Darby St.; 6401, 6417 1/2, 6409, 6505 & 6315 Wilcab Rd. 6118,  
6204 & 6414 Hudson St.

Dear Rosie:

I represent LedgeStone Development Group, the potential developer of the above referenced property. There are two cases being submitted for the site – a plan amendment (FLUM change to the East MLK Combined Neighborhood Plan) and rezoning. The proposed FLUM change, and rezoning are as follows:

**Current FLUM Land Use:** Commercial and Industry

**Proposed FLUM Land Use :** Mixed Use

**Current Zoning:** CS-NP and LI-NP

**Proposed Zoning:** LI-PDA-NP

#### **Justification For Plan Amendment and Rezoning**

The proposed plan amendment and rezoning are supported by the following East MLK Combined Neighborhood Plan goals and objectives.

**Land Use Goal 2.:** Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

**Land Use Goal 3.:** Preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations.

**Land Use Goal 4.:** Promote the development and enhancement of the neighborhood's major corridors.

**Rationale:** the proposed multifamily housing with neighborhood-serving retail/commercial uses will add to the diversity of development for the Hog Pen Neighborhood.

**Objective 2.1:** Where appropriate, address mismatches between desired land use and zoning.

**Objective 2.2:** Reduce the impact of commercial and industrial uses on residential areas.

3.1: Where zoning permits, promote neighborhood-oriented businesses and services such as restaurants, corner stores, and laundromats.

**Objective 4.1:** Allow mixed use development along major corridors and intersections.

Rationale: the proposed mixed-use project will enable the developer to reduce the amount of industrial zoning in the neighborhood and provide a variety of housing types and include neighborhood serving retail/commercial uses that will contribute to the enhancement of the neighborhood.

**PDA Standards:**

The proposed PDA standards for the subject property would be as follows:

- a. Except as provided in sections b and c below, all permitted and conditional uses under LI, Limited Industrial Services, zoning are permitted and conditional uses for the subject property.
- b. The following uses are additional permitted uses:
  - Condominium residential
  - Group residential
  - Multifamily residential
  - Townhouse residential
- c. The following uses are prohibited uses:
  - Basic Industry
  - Recycling center
  - Resource extraction
  - General warehousing and distribution
  - Scrap and salvage
- d. The following site development standards apply to the PDA property:
  - **The maximum height is 200 feet**
  - The minimum front yard setback is 0 feet.
  - The minimum street side yard setback is 0 feet.
  - The minimum interior side yard setback is 0-10 feet.
  - The minimum rear yard setback is 0 feet.
  - The maximum building coverage is 85%
  - The maximum impervious cover is 85%
  - **The maximum floor-to-area ratio is 6:1**

Please let me know if you have any questions or need additional information.

Sincerely,

*Alice Glasco*

Alice Glasco, President  
AG Consulting

Cc: Craig Alter, LedgeStone Development Group  
Joi Harden, Zoning Division Manager, City of Austin  
Maureen Meredith, Neighborhood Planner  
Heather Chaffin, Zoning Planner



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

EMLK Neighborhood Plan Contact Team  
13 & 14: NPA-2022-0015.03, C14-2022-0105 - Darby Yard  
15 & 16: NPA-2022-0015.04, C14-2022-0106 - Hudson #3  
March 27, 2023

Hello Planning Commissioners,

We are writing to inform you of the current position our members have on the referenced rezoning & FLUM cases.

Currently, there is not an active neighborhood association for the Hog Pen area; in early 2022, the previous leadership stepped down and no new members stepped into their place. We understood from the previous co-presidents that the developer, LedgeStone Properties, had met multiple times with their neighborhood members and shared the high level plans.

In late 2022, the development project manager and agent shared information about the developing plans and the new name for the project, Cavalry District, with the Contact Team. The EMLK Contact Team Co Chairs began reaching out to Hog Pen neighbors and longtime residents in the area to share the updated plans in early 2023. At the EMLK Contact Team meeting in February, we reviewed the details of the projects which had been shared and identified several unanswered questions; after that meeting, we requested a postponement from the February Planning Commission meeting and shared the questions with the development team. During the postponement month, the EMLK Contact Team Co Chairs met with the development team, received answers regarding the open questions, and continued efforts to communicate the plans for the projects to residents in the Hog Pen area.

At our next EMLK Contact Team meeting on March 20, we invited the development project manager and agent to present the details of both projects and we had a good discussion. Several members noted interest in the grocery and retail onsite at the Darby Yard project, as well as investments in infrastructure in the area. We also discussed the impact to the Red Bluff Park, affordability in the area, and a longtime Black resident and owner of horse stables located on Hudson St. The EMLK Contact Team members voted to support the project, contingent on accommodations made for several discussion points made during our meeting, which we have conveyed to the development team on Saturday March 25. We hadn't received a response as of Monday March 27 but we are hopeful that these additional items can be accommodated into the development plans.

We do want to mention that we meet with a lot of developers and agents, and this development team has been especially responsive to neighbor requests, and respectful of the complexities that can come with new development. We hope that more developers take note of this approach.

Thank you,  
EMLK Contact Team Co Chairs

From: EMLK Neighborhood Plan Contact Team  
Re: NPA-2022-0015.03 and C14-2022-0105; NPA-2022-0015.04 and C14-2022-0106  
Feb 21, 2023

Planning Commission and City of Austin staff,

At our meeting on Feb 20, 2023, the EMLK Contact Team voted unanimously to request a postponement on the cases noted above, part of the collective area called the Cavalry District. Please see our reasons below. From a scheduling perspective, we would like to continue meeting with the developer and agent between now and our next EMLK NPCT meeting on March 20, where we could hold another vote on these cases, and request the postponement be to the Planning Commission Meeting on March 28.

As we reviewed the materials shared with us from the agent and developer in meetings during the fall of 2022, our members noted that we appreciate the overall approach and intention to accommodate existing neighbors' requests and past neighbors' history into the plans on the sites. However, we have been trying to schedule a meeting with some longtime residents in the area who are stewards of the Red Bluff preserve and due to holiday delays and the freeze in the last week of January, was postponed to this Friday, February 24. In addition, we understand the big picture of the Cavalry District, but the individual cases have been multiple, and confusing to understand specific questions: (1) How many total new units of housing in the Cavalry District are planned, once all of the properties are built according to the vision? And how many units are represented in these two cases for Darby Yard 700 and Hudson #3? (2) Of the units for the whole Cavalry District and for these two parcels, how many are planned to be offered at affordable housing rates? Answers to these questions will help us to form an opinion about how this development could be successfully implemented into the existing community.

Thank you, we look forward to working with the developer, agent, and staff to get these answers and a clear picture to our members.

EMLK Contact Team Co Chairs

Angela B Garza, Melonie House-Dixon, Dianna Dean,  
Nadia Barbot, Alexandria Anderson



To: EMLK Neighborhood Plan Contact Team  
Re: LedgeStone Development Group NPA and Zoning Applications  
NPA-2022-0015.03 and C14-2022-0105; NPA-2022-0015.04 and C14-2022-0106  
Date: March 28, 2023

Dear Contact Team Members,

Below in red are responses to the questions raised in the E MLK Contact Team email to Alice Glasco and Craig Alter dated March 25, 2023.

- Better Builder Program - Comply with all parts of the Better Builder program, as administered by and overseen by Workers Defense Project.

Applicant's Response: LedgeStone commits to following the Better Builder program principals; however, LedgeStone shall not be obligated to utilize the Better Builder organization to implement the program objectives. Construction contractors will be asked to follow the Better Builder Standards or provide an explanation if not able to do so.

- Affordability
  - Can you incorporate the affordable units throughout the development projects? Of the affordable units, how many are 2 and 3 bedroom? LedgeStone is committing to provide a total of approximately 92-112 affordably priced at 80% AMI homes or apartments for rent, 10% of housing units within the Darby Yard and Hudson #3 zoning parcels. Of the affordable residences, 25% will be two-bedroom or larger. The number of two and three-bedroom residences will not be determined until the site plan stage.
  - More affordability: We would like to recommend deeper affordability, due to the historical lower incomes in this area- 80% MFI in 2023 is higher than the median income in 78721. How much closer to 60% MFI can we get for those rental apartments in Darby Yard? LedgeStone is offering affordable residences at 80% AMI as these new housing developments are expected to attract people throughout Austin. To purchase a new home in this neighborhood requires an income of approximately \$185,000. The proposed 80% AMI affordable housing will be available to two to four person households having income in the range of \$71,000 to \$88,000. LedgeStone is not displacing any residents by these proposed developments. Rather commercial uses are being converted to residential.
  - Can you confirm the number of years that the affordable housing will be in place? We would request both the rental properties and for sale properties have a timeline of 99 years or even into perpetuity. Especially if these numbers of units and/or MFI cannot change, we can extend the affordability with more years of

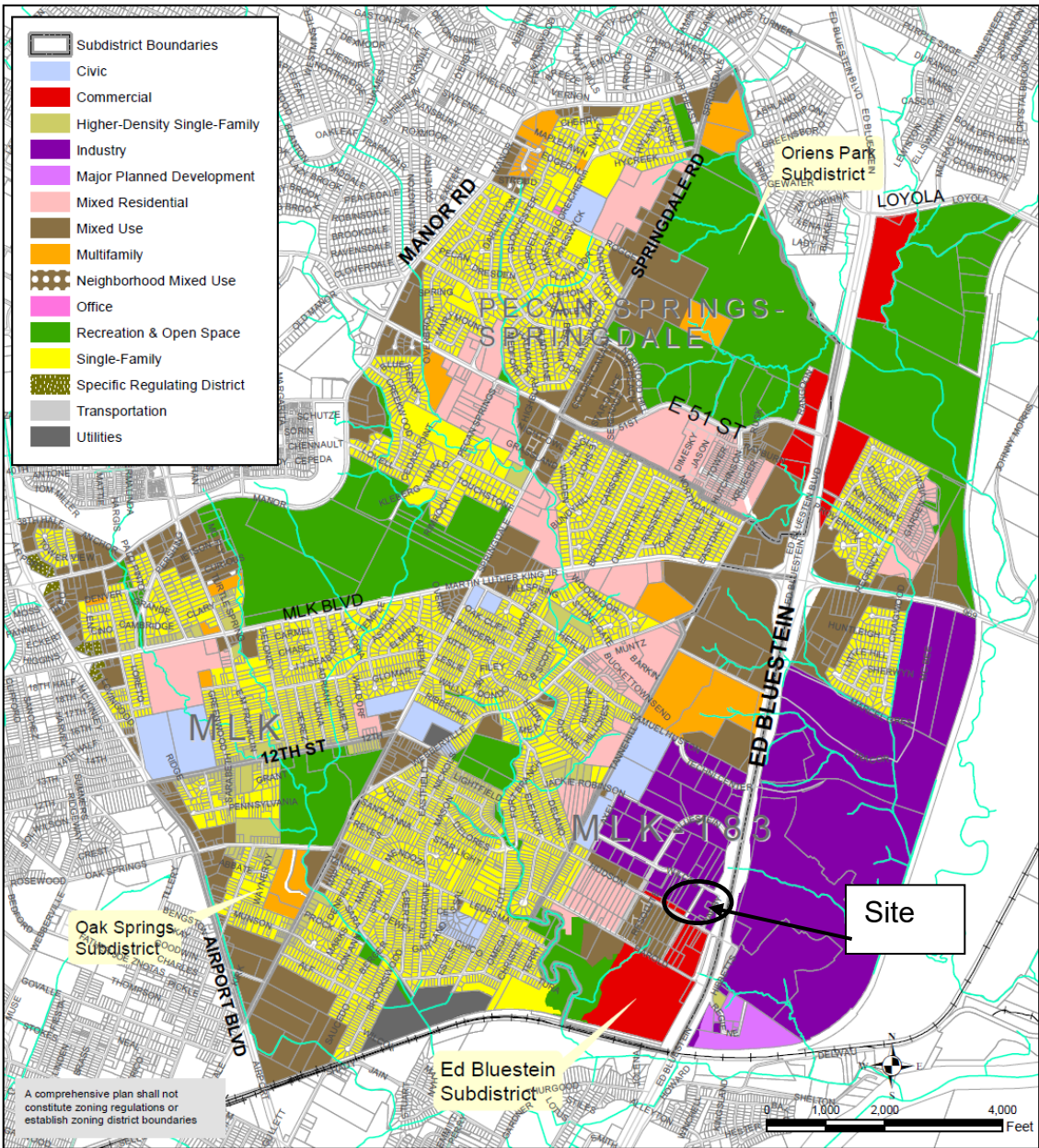
LedgeStone Development Group | 3101 Bee Cave Rd, STE 305, Austin, TX 78746  
512.726.0500 | info@LedgestoneTX.com

affordable timeline. Affordable rental residences will be kept affordable for a period of 50 years, 10 years longer than City of Austin programs, and for sale homes for 99 years.

- Have you considered working with Guadalupe Neighborhood Development Corporation (GNDC) to provide the affordable homes for sale? Ledgestone will contact the GNDC to see if their housing program is a fit for these properties and if they have interest in building within them.
- Park improvements
  - Based on our research for this park and compared to other parks being improved in the area recently, the conservative amount of budget that is needed to fully improve Red Bluff Preserve is about \$7million (including master plan process, restrooms, lighting, playground, picnic areas, trail improvements). Since you estimated the park fees to be approximately \$5,220,000 based on the current height and density of the project, there is a remaining approximately \$1,780,000 to fully improve the park. What amount could Ledgestone provide, above the existing requirement for park fees, to donate to Austin Parks Foundation for Red Bluff Preserve? Ledgestone has proposed other neighborhood improvements in addition to providing 75% of the estimated parkland development expense through a \$6,593,000 major infrastructure improvement plan within the Cavalry District to upgrade the substandard Hudson Street, construct sidewalks on the south side of Hudson Street, install storm drains and water quality features, upgrade electric service, install sanitary sewer, extend water service lines, add streetlights, install traffic calming controls, and extend the natural gas service. Ledgestone is not nor should be responsible for completely funding improvements within Red Bluff Park.
  - This was mentioned in your letter, but we want to mention again to allocate all park fees for this development to Red Bluff Preserve - request District 1 Councilmember and all of City Council to direct City Manager to do this allocation. Ledgestone will request this action of City Council and the City Manager.
- Current horse stables along Hudson St
  - We request meeting(s) with the owner of the current horse stables to identify a solution or accommodation for the stables to exist amidst the new development, based on the current owner's preferences. This may include preserving, protecting, or buffering the existing property in some way. Ledgestone will request a meeting with the stable owner to discuss the degree of inclusion within or additional protective measures from future development of the zoning and nearby properties. Co-existence of the stables within the redeveloped neighborhood is viewed as a positive outcome.
- Communication to the neighbors in this area
  - Can you provide a couple of onsite evening information sessions with dinner provided to neighbors after Planning Commission and before City Council? Ledgestone will coordinate with the E MLK Contact Team to contact the Hog Pen and SANA Neighborhood Associations to schedule evening information meetings.







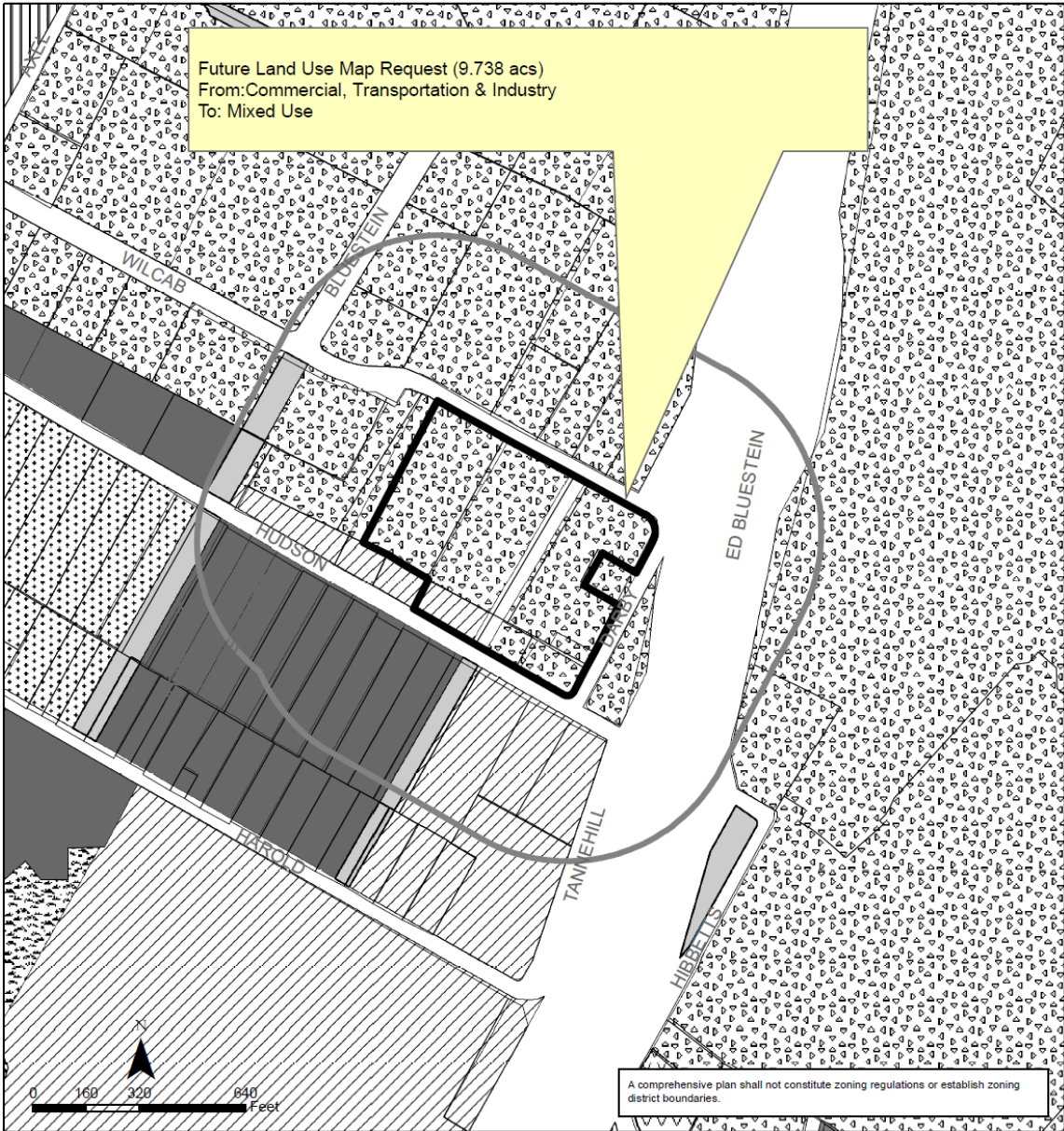
# East MLK Combined Neighborhood Planning Area Future Land Use Map

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

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

City of Austin  
Housing and Planning Department


Last Updated: 1/4/2023














**East MLK Combined (MLK-183) Neighborhood Planning Area**  
**NPA-2022-0015.03**

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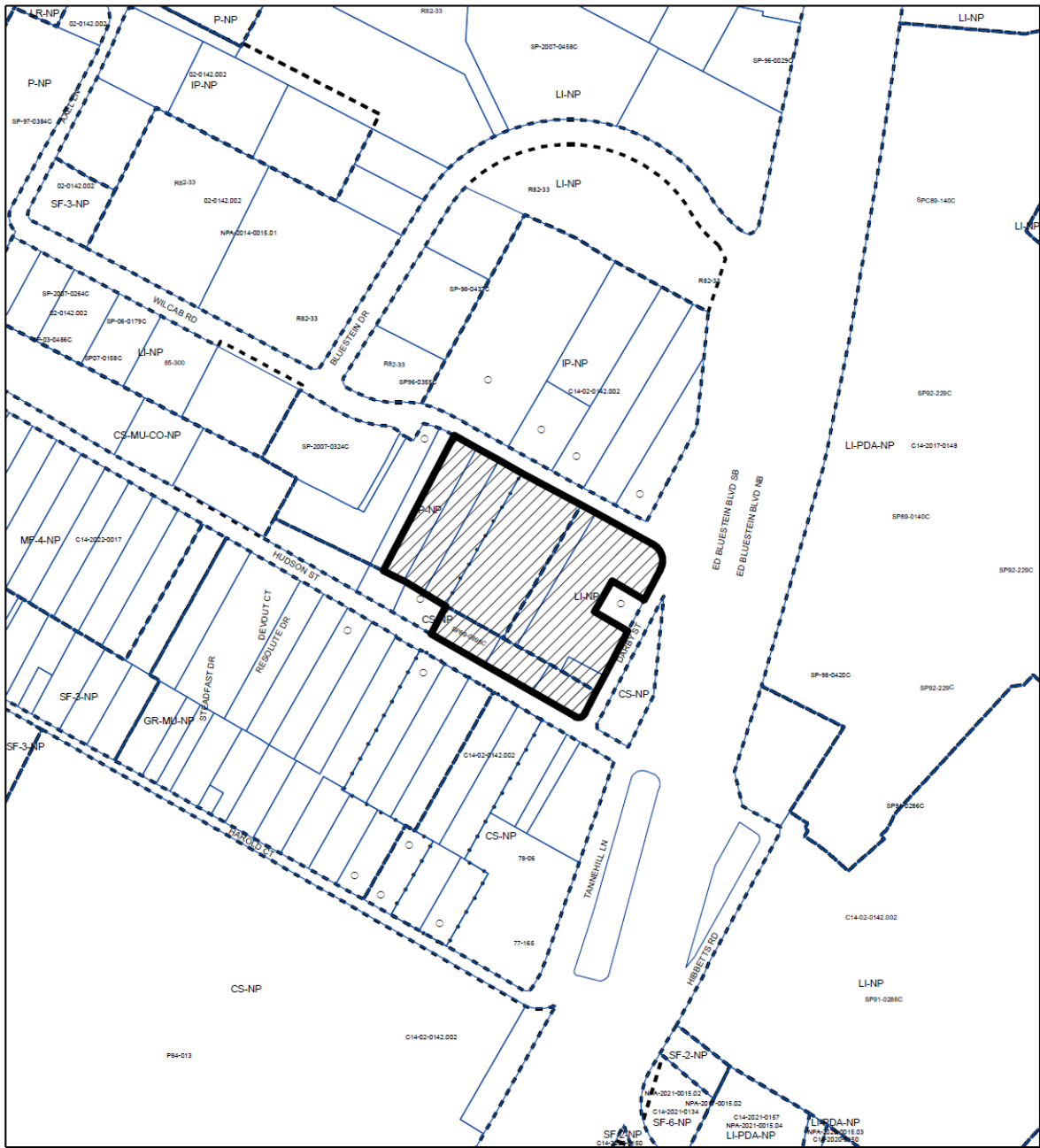
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

 City of Austin  
Housing and Planning Department  
Created on 12/20/2022, by: MeeksS

**Future Land Use**

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





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

**ZONING**

ZONING CASE#: C14-2022-0105

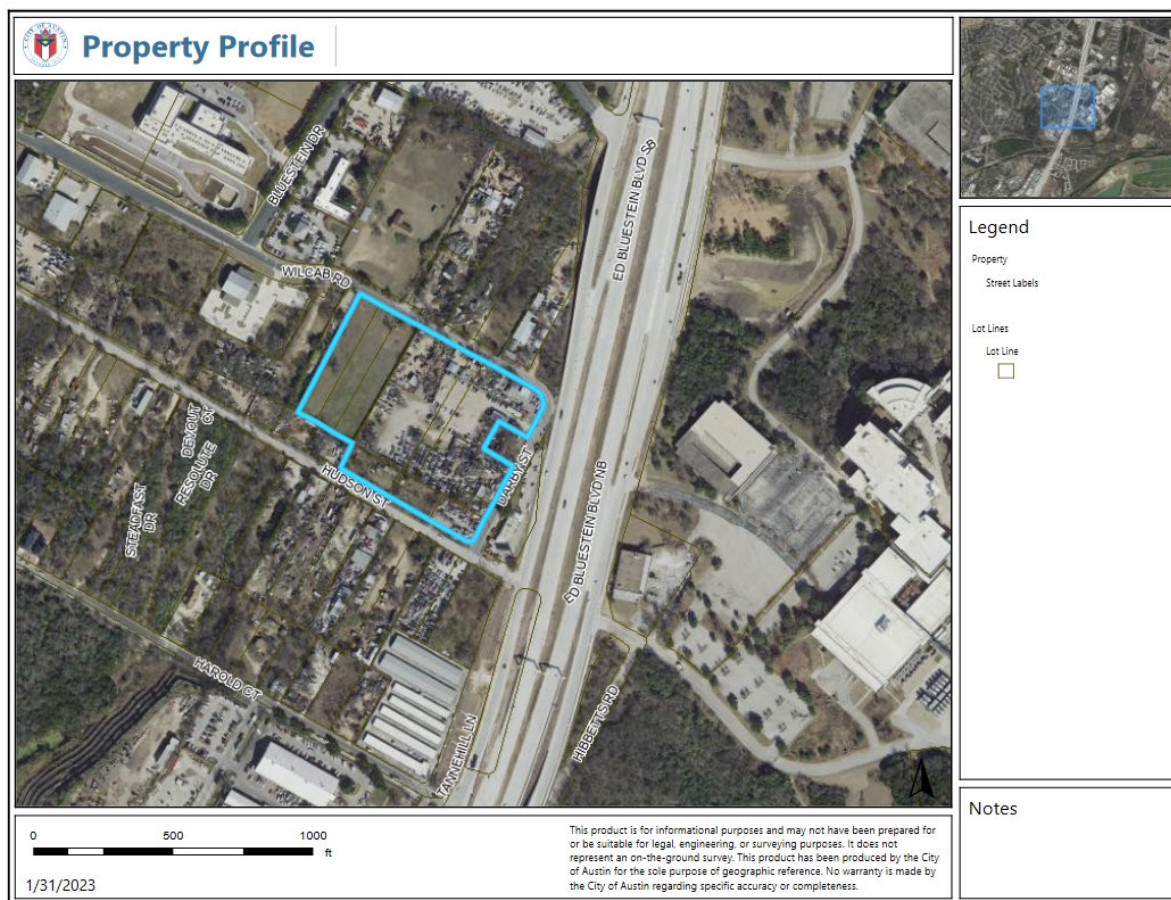
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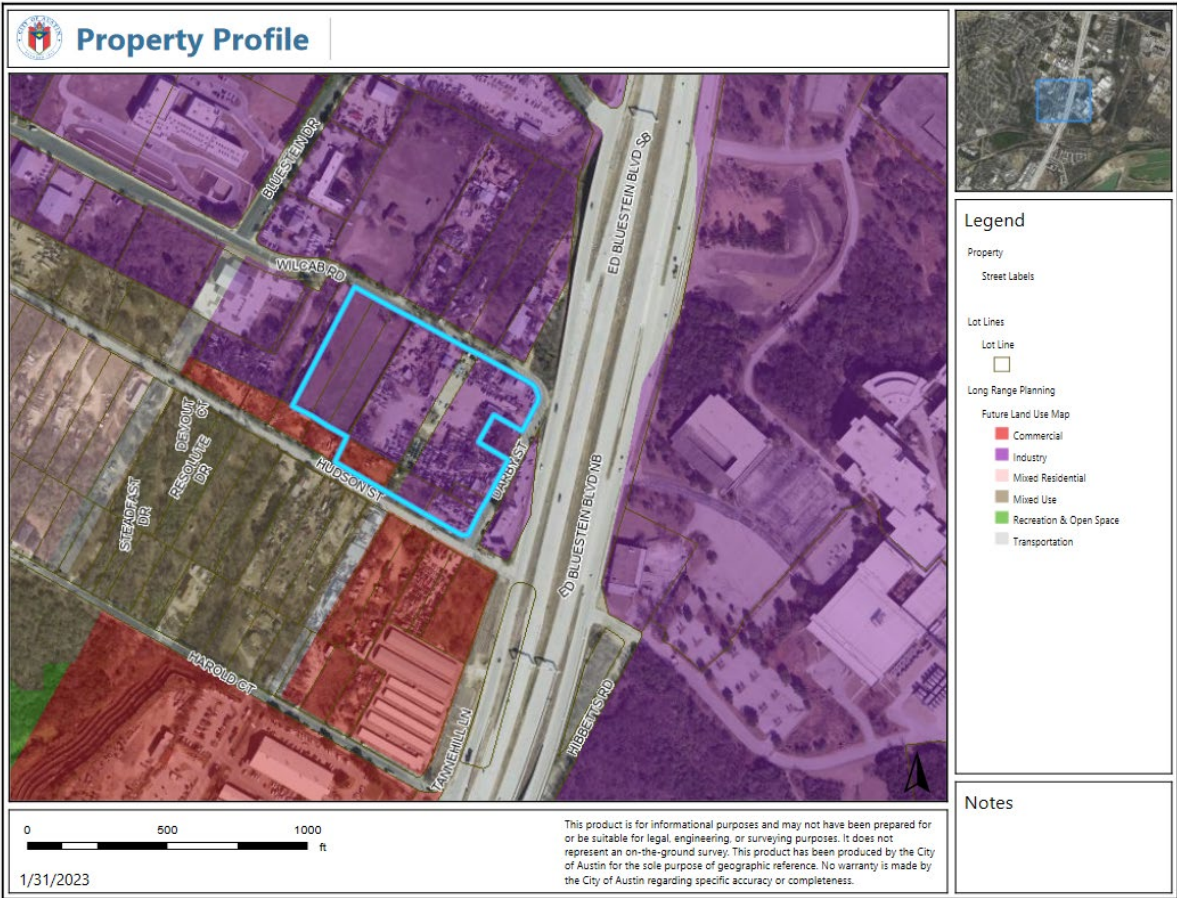
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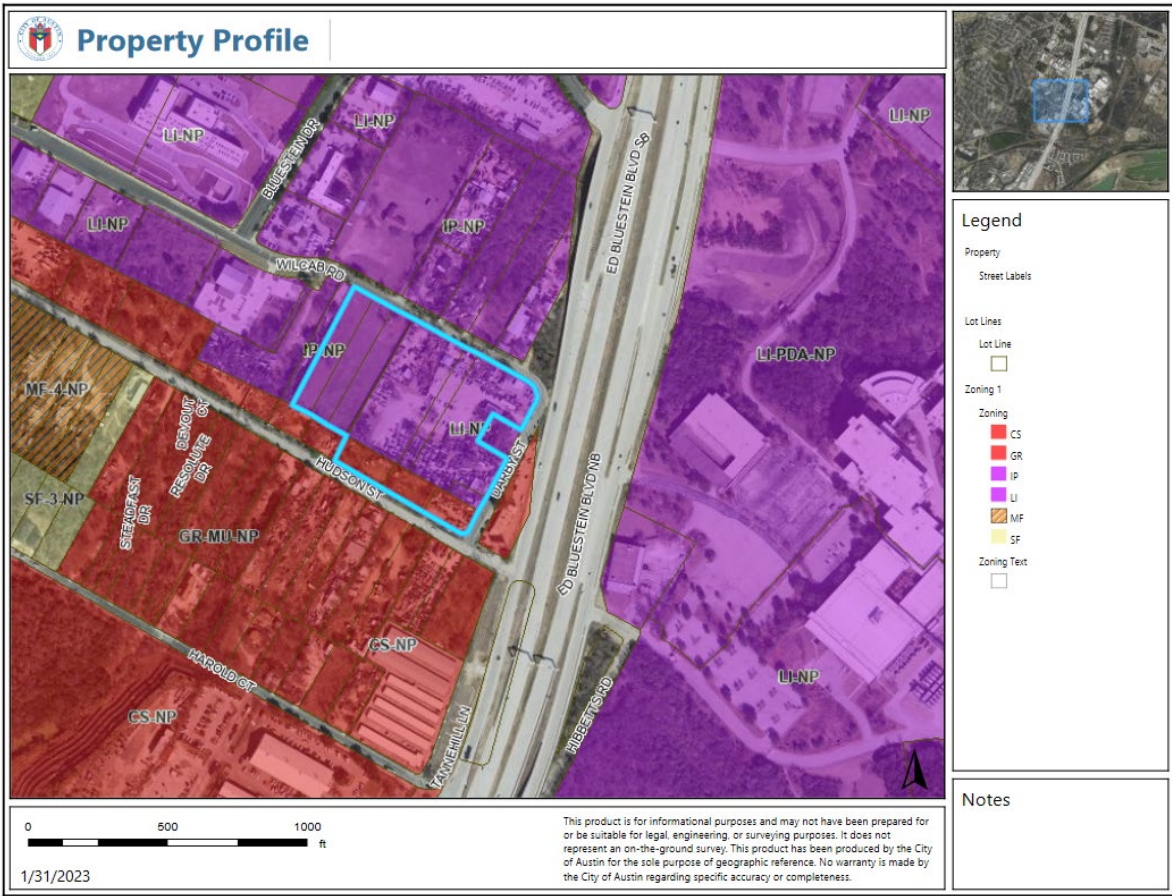


Created: 12/13/2022











## HUDSON STREET

# CAVALRY DISTRICT OVERLAY PLANS VISIONING CONCEPTS



Ledgestone Development Group  
October 6, 2022

## GOALS

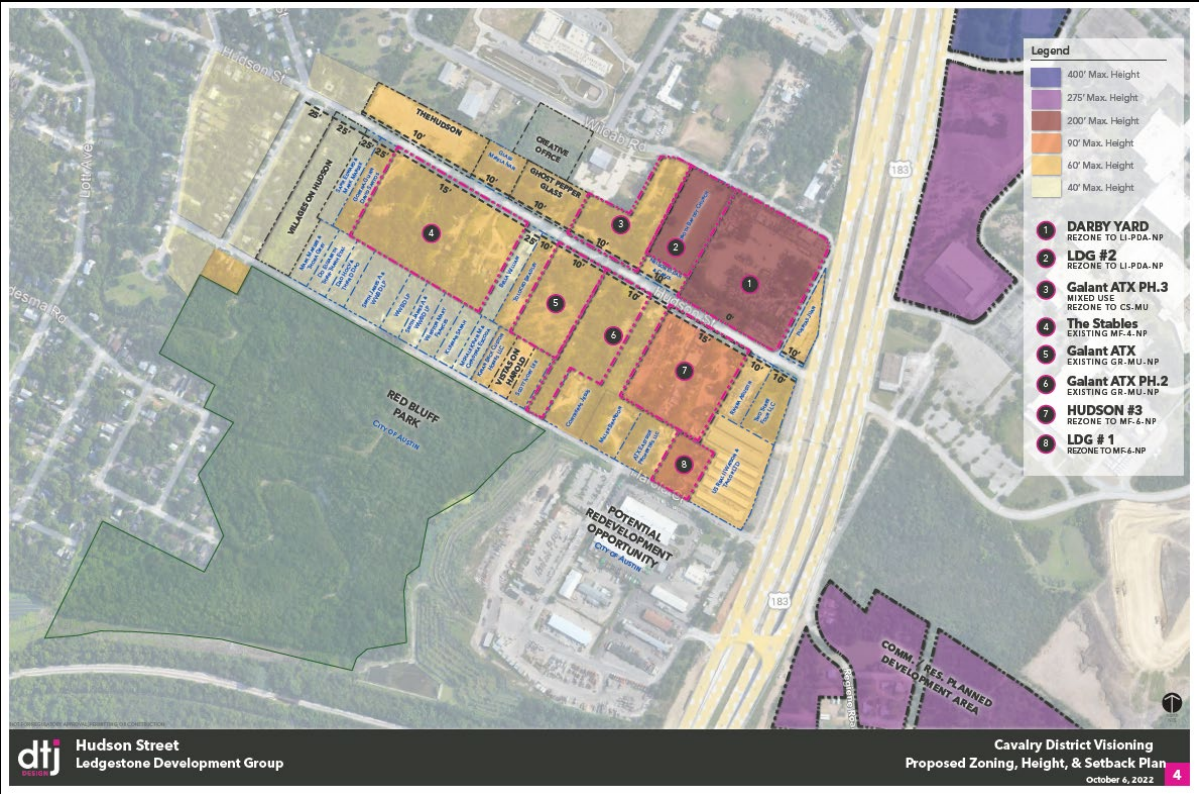
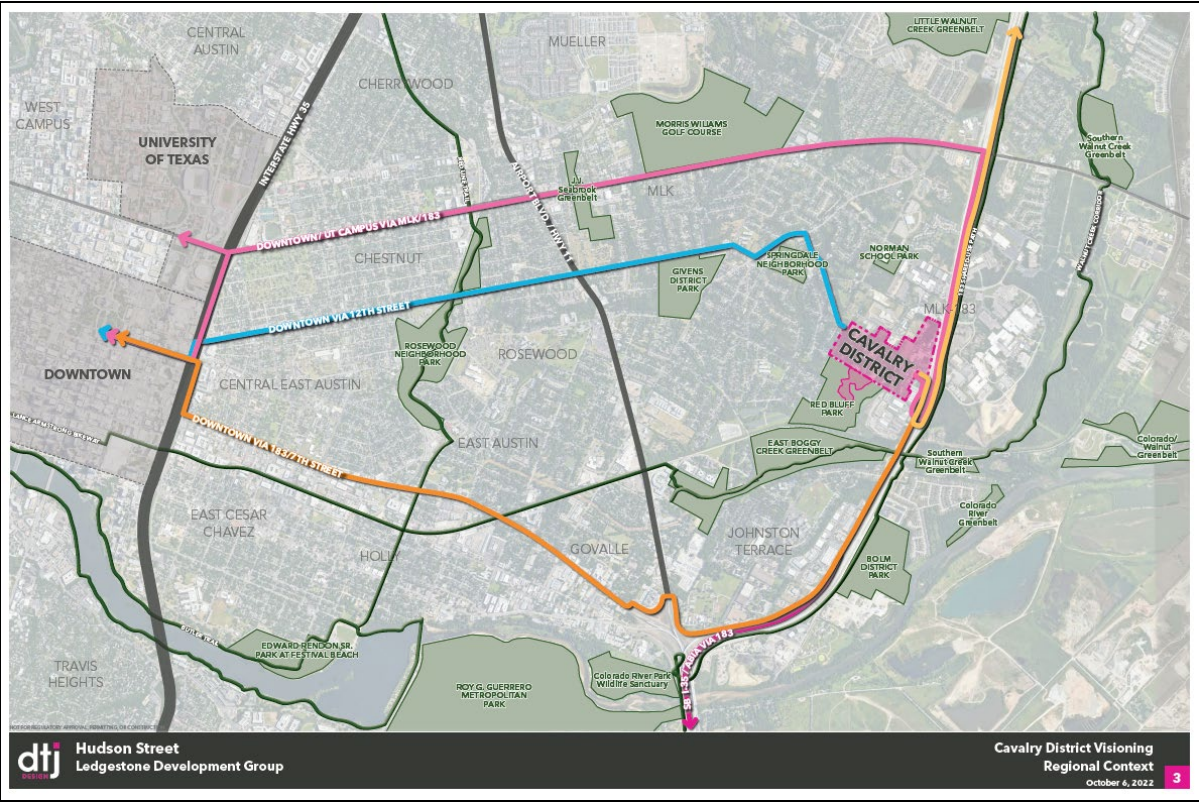
- Promote the Cavalry District as a regional destination to live, work, relax and discover.
- Create a district with rich identity, honoring the site's African American military & equestrian history.
- Utilize and enhance open space opportunities to add value, and connection, to both existing and future neighborhoods in and beyond the Cavalry District
- Weave neighborhood fabric to connect to the regional open space and trails network.
- Provide an identifiable transition from highway-centric density to single-family residential homes through the Cavalry District.

NOT FOR REGULATION, APPROVAL, PERMITTING, OR CONSTRUCTION

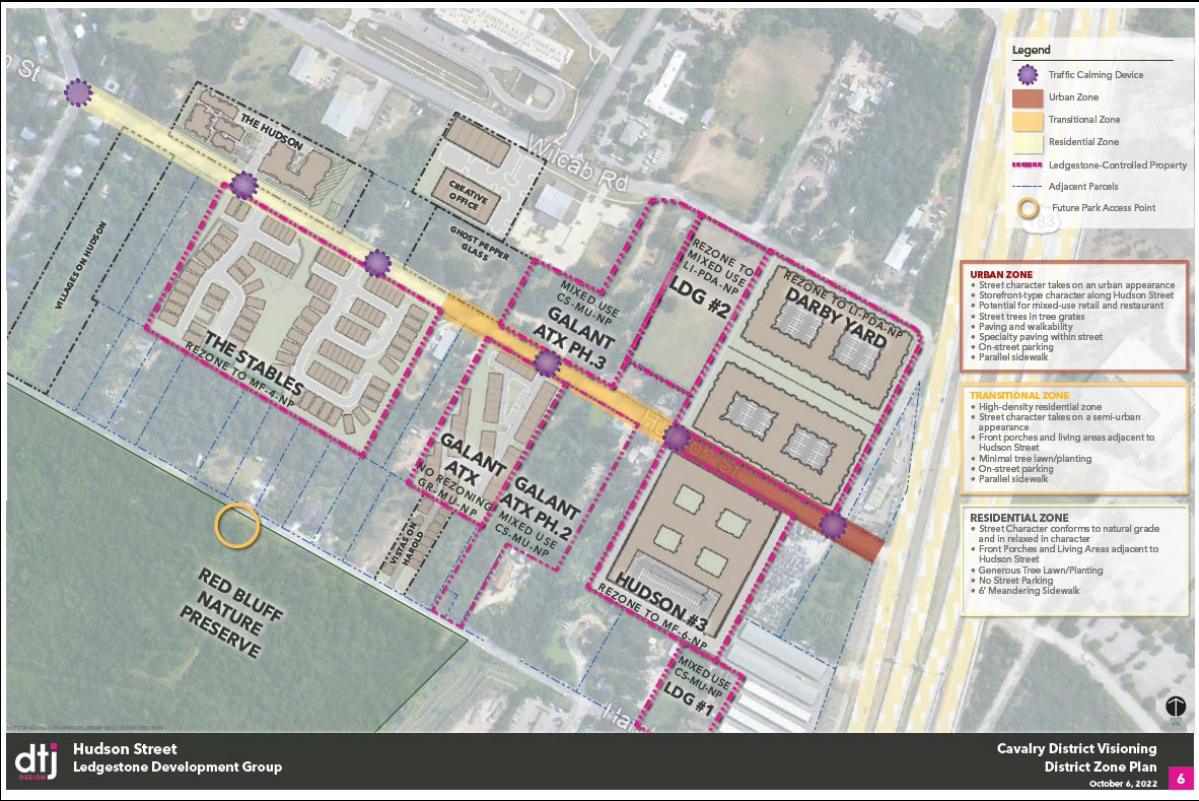
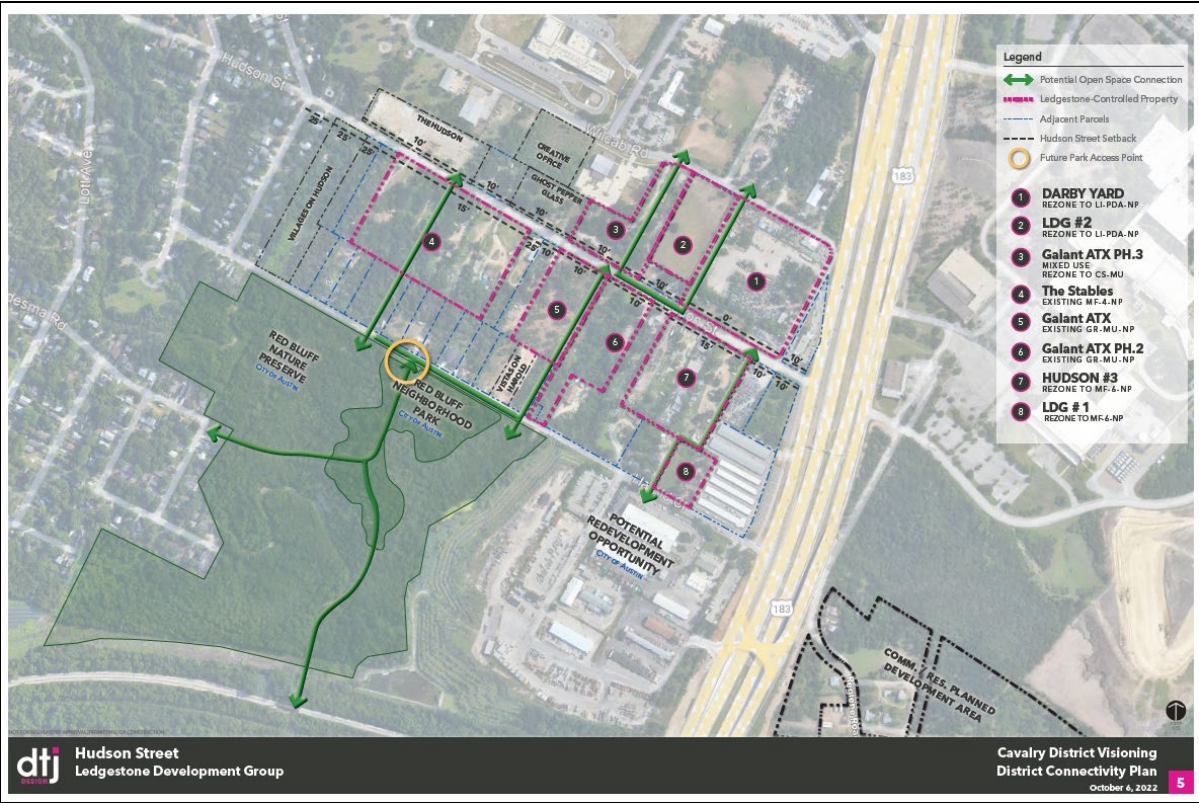
**dtj** Hudson Street  
Ledgestone Development Group

Cavalry District Visioning  
District Goals  
October 6, 2022

2



















## **E. MLK NPCT Postponement Request**

From: EMLK Neighborhood Plan Contact Team  
Re: NPA-2022-0015.03 and C14-2022-0105; NPA-2022-0015.04 and C14-2022-0106  
Feb 21, 2023

Planning Commission and City of Austin staff,

At our meeting on Feb 20, 2023, the EMLK Contact Team voted unanimously to request a postponement on the cases noted above, part of the collective area called the Cavalry District. Please see our reasons below. From a scheduling perspective, we would like to continue meeting with the developer and agent between now and our next EMLK NPCT meeting on March 20, where we could hold another vote on these cases, and request the postponement be to the Planning Commission Meeting on March 28.

As we reviewed the materials shared with us from the agent and developer in meetings during the fall of 2022, our members noted that we appreciate the overall approach and intention to accommodate existing neighbors' requests and past neighbors' history into the plans on the sites. However, we have been trying to schedule a meeting with some longtime residents in the area who are stewards of the Red Bluff preserve and due to holiday delays and the freeze in the last week of January, was postponed to this Friday, February 24. In addition, we understand the big picture of the Cavalry District, but the individual cases have been multiple, and confusing to understand specific questions: (1) How many total new units of housing in the Cavalry District are planned, once all of the properties are built according to the vision? And how many units are represented in these two cases for Darby Yard 700 and Hudson #3? (2) Of the units for the whole Cavalry District and for these two parcels, how many are planned to be offered at affordable housing rates? Answers to these questions will help us to form an opinion about how this development could be successfully implemented into the existing community.

Thank you, we look forward to working with the developer, agent, and staff to get these answers and a clear picture to our members.

EMLK Contact Team Co Chairs

Angela B Garza, Melonie House-Dixon, Dianna Dean,  
Nadia Barbot, Alexandria Anderson