

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** University Hills/Windsor Park Combined (Windsor Park)

**CASE#:** NPA-2022-0023.01

**DATE FILED:** July 29, 2023

**PROJECT NAME:** E. 51<sup>st</sup> and Cameron

**PC DATE:** August 8, 2023  
June 27, 2023  
May 23, 2023  
April 25, 2023  
February 28, 2023  
January 10, 2023

**ADDRESS/ES:** 1127, 1205, 1209, and 1215 E. 52<sup>nd</sup> St., and 5106-5114 Lancaster Ct (even numbers only)

**DISTRICT AREA:** 4

**SITE AREA:** 2.70 acres

**OWNER/APPLICANT:** 51<sup>st</sup> Center LLC, 1209 East Apartments LLC, Yellow 52 Investments LLC

**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:** Multifamily Residential and Mixed Use/Office  
**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2023-0003  
**From:** MF-2-NP and NO-MU-NP **To:** CS-V-CO-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 9, 2007

**CITY COUNCIL DATE:** TBD

**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

*August 8, 2023*

*June 27, 2023* – Postponed to August 8, 2023 at the request of staff on the consent agenda. [A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup> ] Vote: 9-0 [N. Barrera-Ramirez, P. Howard and G. Anderson absent].

*May 23, 2023* – Postponed to June 27, 2023 at the request of staff on the consent agenda. [J. P. Connolly -1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 9-0 [N. Barrera-Ramirez, G. Cox and J. Mushtaler absent. One vacancy on the dais].

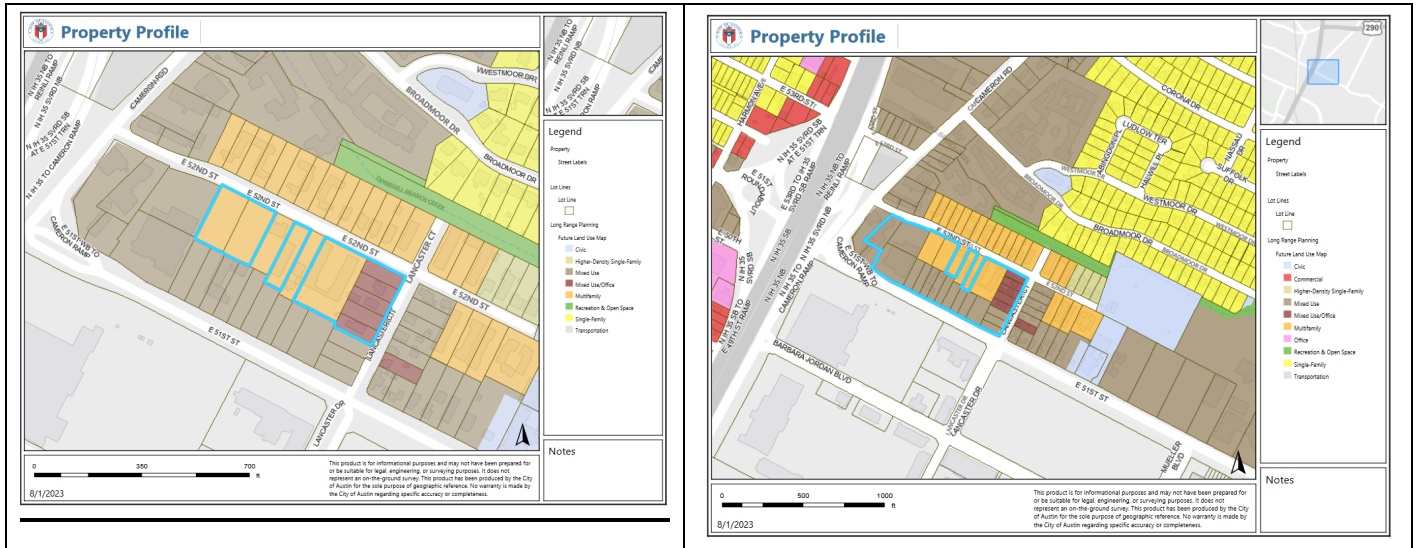
*April 25, 2023* – Postponed to May 23, 2023 at the request of staff on the consent agenda. [N. Barrera-Ramirez – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 8-0 [ A. Azhar, J. P. Connolly, Y. Flores, A. Hayes and A. Woods absent].

*February 28, 2023* – Postponed to April 15, 2023 at the request of staff on the consent agenda. [R. Schneider – 1<sup>st</sup>; P. Howard – 2<sup>nd</sup>] Vote: 11-0 [Y. Flores absent. One vacancy on the dais].

*January 10, 2023* – Postponed to February 28, 2023 at the request of staff on the consent agenda. [A. Azhar – 1<sup>st</sup>; J. Thompson – 2<sup>d</sup>] 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:** The property has frontage on E. 51<sup>st</sup> Street which is an activity corridor and is within the Highland Mall Station Regional Center as identified on the Imagine Austin Growth Concept map where Mixed Use land use is encouraged. The zoning case includes properties where Mixed Use land use already existis so these properties were not included in the plan amendment application, future land use maps below. Mixed use land use is appropriate in this location.



NPA Case Area

Zoning Case Area

Below are objectives from the University Hills/Windsor Park Neighborhood Plan that supports the applicant's request.

*Objective: Transform Cameron Road into a pedestrian-friendly street with additional mixed use housing opportunities.*

Recommendations:

- Encourage residential mixed-use developments on Cameron Road by opting in to the Vertical Mixed Use overlay included with Cameron Road's designation as a Future Core Transit Corridor in the Design Standards & Mixed Use Subchapter of the Land Development Code, adopted August 31, 2006.
- Support the designation of Cameron Road as a Core Transit Corridor (CTC) so that pedestrian-friendly design elements are required when redevelopment of this shopping center occurs. (See the Design subchapter.)

*Objective: Transform 51<sup>st</sup> Street into a pedestrian-friendly street with businesses that support both the neighborhoods north of 51<sup>st</sup> and the proposed businesses and land uses within the Mueller redevelopment.*

Recommendations:

- Rezone properties to commercial mixed use to allow for office, retail and restaurant opportunities, and restrict automobile-oriented businesses.
- Maintain the Vertical Mixed Use overlay on 51<sup>st</sup> Street to allow for additional residential development with an affordability component.
- Support the designation of 51<sup>st</sup> Street as a Core Transit Corridor as defined in the Design Standards and Mixed Use Subchapter so pedestrian-friendly design elements will be required with redevelopment of this street. (See the Design subchapter.)

## **LAND USE DESCRIPTIONS**

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

**Multifamily Residential** - Higher-density housing with 3 or more units on one lot.

#### **Purpose**

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

#### **Application**

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

**Mixed Use/Office** - An area that is appropriate for a mix of residential and office uses.

#### **Purpose**

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

**Application**

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

***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**

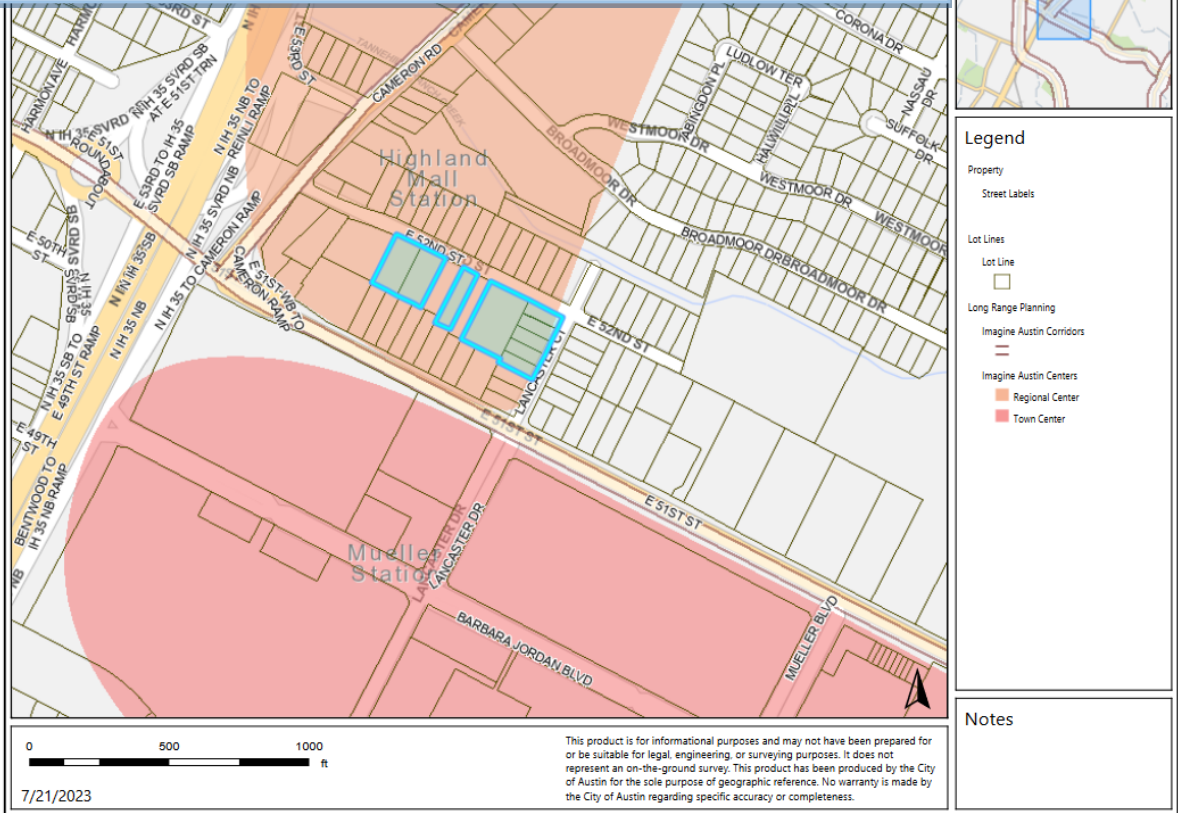
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge

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.

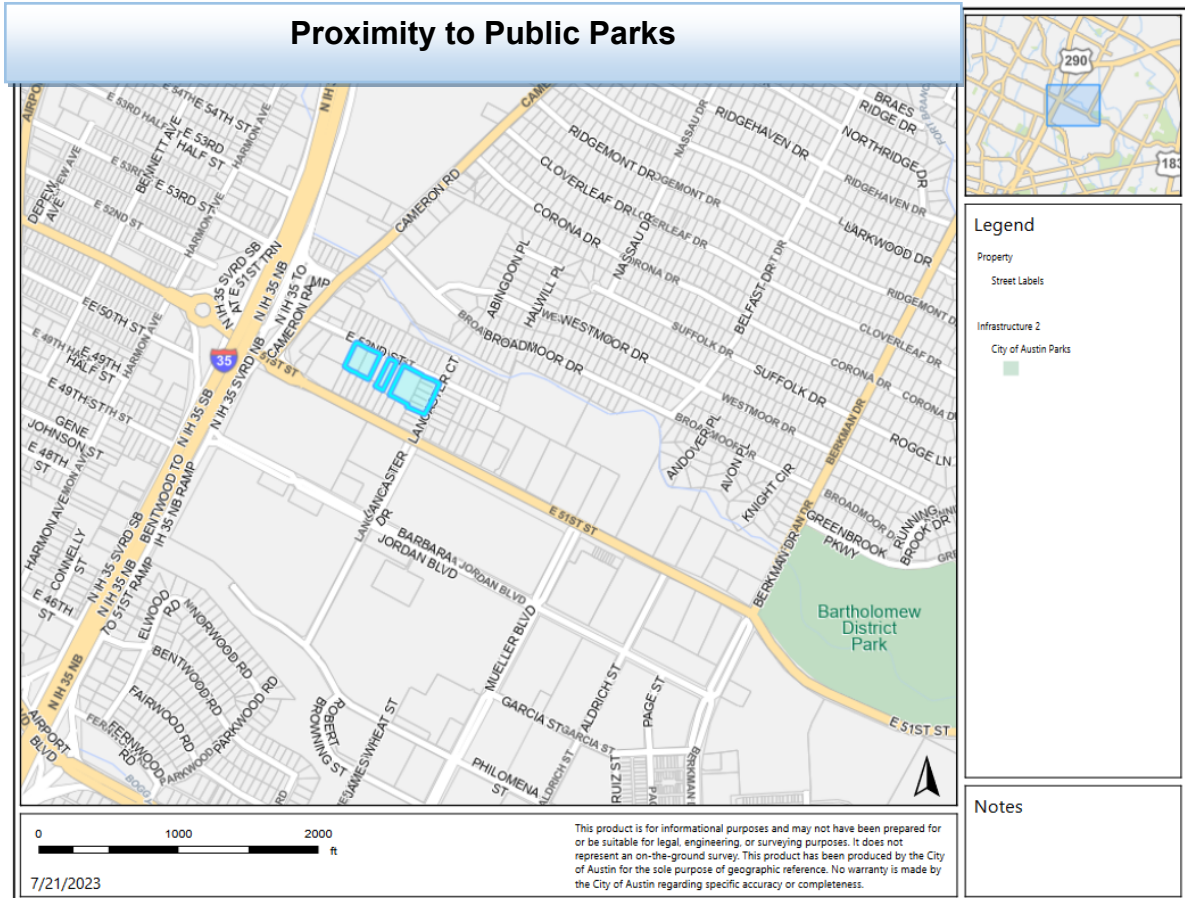
Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• Within Highland Mall Regional Center</li> <li>• Across street from Mueller Town Center</li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Yes	<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. <ul style="list-style-type: none"> <li>• Approx. 1 mile from HEB</li> </ul>
Yes	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• 0.7 miles Ridgetop Elem. School</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>• 0.7 miles Bartholomew Public Park</li> </ul>
Yes	<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.) <ul style="list-style-type: none"> <li>• 0.6 miles Dell Children's Medical Center</li> </ul>
Yes	<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. <ul style="list-style-type: none"> <li>• Proposed VMU 2 (10% units at 50% MFI or 12% units at 60% MFI)</li> </ul>
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.
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.)

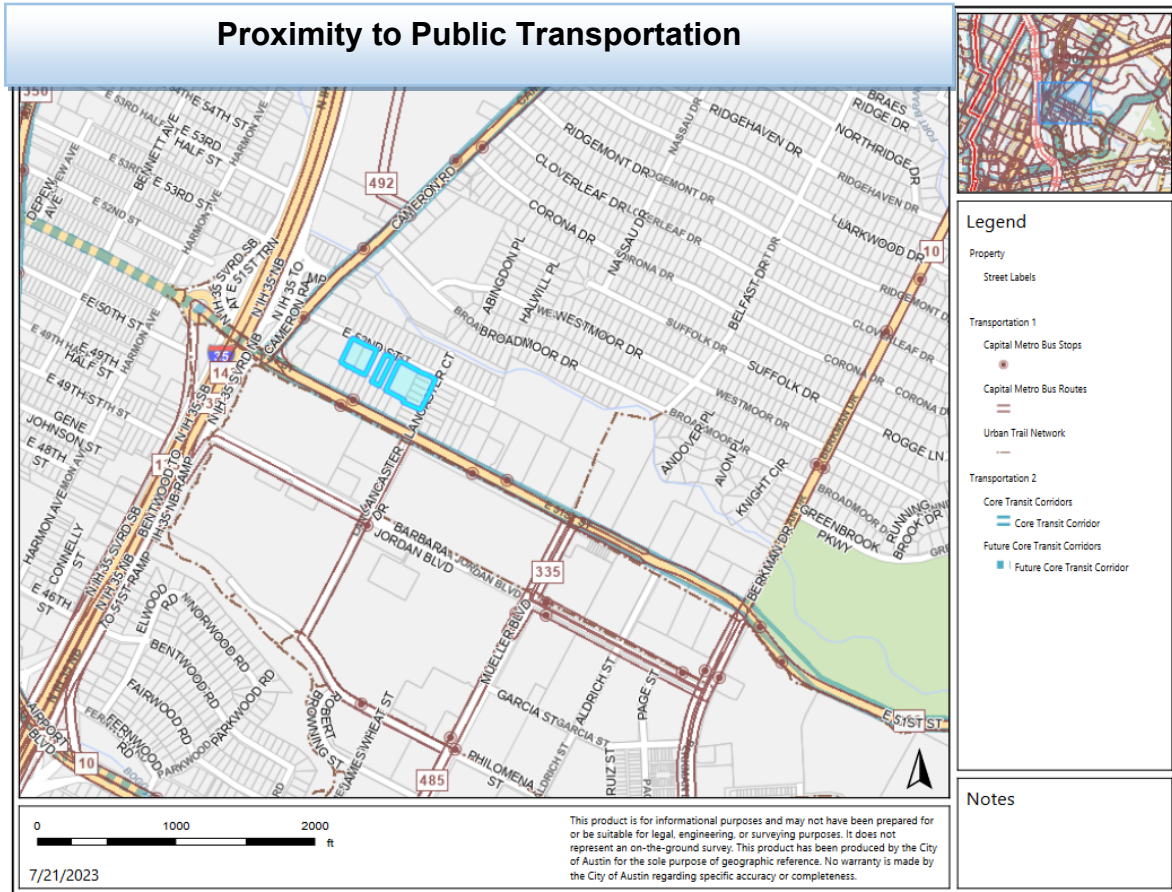
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
10	<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.
PUD is not proposed	<b>Total Number of “Yes’s”</b>

## Proximity to Imagine Austin Activity Centers and Corridors









## 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 29, 2022 which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the future land use map from Multifamily Residential and Mixed Use/Office to Mixed Use.

The applicant proposes to change the zoning on the property from MF-2-NP (Multifamily Residence Low Density district- Neighborhood Plan) and NO-MU-NP (Neighborhood Office district – Mixed Use combining district – Neighborhood Plan) to CS-V-CO-NP (General Commercial Services district – Vertical Mixed Use combining district – Conditional Overlay combining district – Neighborhood Plan) for a mixed used development. For more information on the proposed zoning, see case report C14-2023-0003.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on November 14, 2022. Approximately 591 meeting notices were mailed to people who rent or own property within 500 feet of the subject tracts, 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. Two people representing the applicant attended, Amanda Swor and Kate Kniejski from Drenner Group and 27 people from the neighborhood participated in the meeting.

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

- The property is 8.5 acres that includes 24 parcels.
- We want to create a unified zoning district.
- The proposed zoning is CS-V-CO-NP
- The current Conditional Overlay will not be removed.
- Proposed project will be residential, office, grocery store, a true mixed use project.
  - Approx. 500 multifamily residential units.
  - 10,000 sq. ft. sustainable office building.
  - 40,000 sq. ft. grocery store
  - Approx. 15,000 retail space
  - Parking in a structured parking garage.
- VMU2 will be requested. Affordable housing will be required.
- E. 51<sup>st</sup> Street is the primary street.

***Q: Where will be commercial be located?***

A: All the commercial buildings will be along E. 51<sup>st</sup> Street

***Q: How much parkland dedication will be required?***

A: We are early in the process so not sure where the parkland area will be. We suspect it will about one acre of parkland required. Include in the parkland area will be a covered pavilion.

***Q: What is the proposed zoning?***

A: CS-V-NP

***Q: Any live-work units proposed?***

A: No.

***Q: Is there any auto-oriented retail uses included?***

A: If the NPCT is ok with this, we proposed a max. of 3,500 sq. ft.

***Q: Are there E. 51<sup>st</sup> Street improvements planned?***

A: Our traffic engineering is not participating in this meeting, but we will get back to you. A TIA has been submitted and is under review.

***Q: What is the proposed building height?***

A: The buildings will step back in height. The maximum height under VMU2 is 90 feet along Cameron Road but will step down towards Lancaster Court.

***Q: These properties are in an isolated part of the neighborhood.***

A: The goal is to connect the properties to the neighborhood. We want to get funds for the project to improve connectivity.

***Q: This block is already serving low-income families. Why didn't the project include all lots?***

A: We tried to incorporate the two lots along E. 52<sup>nd</sup> Street, but the owners were not interested. VMU2 will put more affordable housing here than is available today. 10% of the units at 50% MFI or 12% at 60% MFI. There will be a mix of affordable units.

***Q: Where will the deliveries be routed?***

A: Deliveries will come into the property on E. 52<sup>nd</sup> Street and go out on E. 51<sup>st</sup> Street.

***Q: When do you propose to break ground?***

A: We anticipate getting permits in 2023, so the 4<sup>th</sup> quarter.

***Q: Do you have funding for displacement?***

A: We can consider it. Most of these projects have right of first refusal. We will get back to you.

***Q: Will you have deeply affordable units for families?***

A: We will have one-, two-, and three-bedroom units. 12% of the units will be at 50% MFI and 10% of the units will be at 60% MFI. We don't know more than this at this time.

## Applicant Summary Letter from Application

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

**DRENNER**  
GROUP

July 25, 2022

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

Via Electronic Delivery

Re: E. 51<sup>st</sup> and Cameron – Neighborhood Plan Amendment application for the approximately 2.70-acre piece of property located at 1127, 1205, 1209, and 1215 E. 52<sup>nd</sup> Street and 5106-5114 Lancaster Court (even numbered properties only) in the City of Austin, Travis County, Texas ("the Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed Neighborhood Plan Amendment (NPA) application package. The project is titled E. 51<sup>st</sup> and Cameron and is approximately 2.70 acres of land, located east of Cameron Road and north of 51<sup>st</sup> Street. The Property is in the Full Purpose Jurisdiction of the City of Austin. Portions of the Property are currently developed with office, single family and multifamily residential structures, and the remaining parcels are undeveloped.

The Property is currently designated as Multifamily and Mixed Use/Office and is within the University Hills/Windsor Park Neighborhood Plan. This application is submitted to change the Property's designations from Multifamily and Mixed Use/Office to Mixed Use. The purpose of the NPA is to provide a mix of uses and allow additional residential density. This request aligns with the plan's vision statement to "encourage a diversity of housing options" in this neighborhood. This request is consistent with surrounding uses.

The site is currently zoned MF-2-NP, Multifamily Residence Low Density – Neighborhood Plan, and NO-MU-NP, Neighborhood Office – Mixed Use – Neighborhood Plan. Following the submittal of this neighborhood plan amendment application, a rezoning application from MF-2-NP and NO-MU-NP districts, to CS-MU-V-NP, General Commercial Services – Mixed Use – Vertical Mixed Use – Neighborhood Plan, zoning district, will be submitted. This rezoning application is proposed to allow a mixed development on the Property and will include additional properties located at 1101-1218 East 51<sup>st</sup> Street, 1101-1109 East 52<sup>nd</sup> Street, and 5121 Cameron Road. The rezoning will create a unified base district for the proposed project.

July 25, 2022  
Page 2

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

Sincerely,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" and last name "Swor" clearly distinguishable.

Amanda Swor

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



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

To: Planning Commission and Austin City Council  
From: Windsor Park Neighborhood Plan Contact Team  
Date: July 28, 2023  
Re: E. 51<sup>st</sup> and Cameron (NPA-2022-0023.02 and C14-2023-0003)

---

On July 17, 2023, the Windsor Park Neighborhood Plan Contact Team (WPNPCT) met to review and discuss its recommendation on the neighborhood plan amendment and rezoning requests submitted by the applicant for the E. 51<sup>st</sup> and Cameron development project. The proposed project is located entirely within the boundaries of the Windsor Park Neighborhood Planning Area.

***By unanimous vote, the WPNPCT recommends the neighborhood plan amendment request for Mixed Use and the rezoning request for CS-V-CO-NP.***

The proposed E. 51<sup>st</sup> and Cameron project achieves five of the *Land Use Development; Housing; and Parks, Open Space, The Environment* objectives and recommendations in the adopted Windsor Park Neighborhood Plan:

**LAND USE DEVELOPMENT**

**Objective: Transform 51<sup>st</sup> Street into a pedestrian-friendly street with businesses that support both the neighborhoods north of 51<sup>st</sup> Street and the proposed businesses and land uses within the Mueller redevelopment. (page 46)**

*Recommendation: Rezone properties to commercial mixed-use to allow for office, retail, and restaurant opportunities, and restrict automobile-oriented businesses.*

The development project proposal includes office, retail, and restaurant space. The contact team also appreciates the applicant's addition of a conditional overlay (CO) prohibiting the land uses of drive-thrus, automotive rentals, automotive repair services, automotive sales, automotive washing of any type, bail bonds, drop-off recycling, pawn shops, pedicab storage and dispatch, and funeral services on the site.

**Objective: Attract desired businesses and service providers into the planning area. (page 57)**

*Recommendation: Define desirable uses for specific areas within Windsor Park: quality retail, coffee shops, cafes, more restaurants, a movie theater, and businesses that cater to daily needs.*

The proposed development is not only bringing a desired grocery store but also providing additional square footage for the establishment of much-needed commercial and retail services in Windsor Park.

**Objective: Promote pedestrian-oriented redevelopment along 51<sup>st</sup> Street. (page 62)**

*Recommendation: Support the land use changes proposed in this plan, and any future land use changes and rezonings that may facilitate the location of desirable service providers and retail at targeted locations and along designated corridors.*

51<sup>st</sup> Street and Cameron Road are designated a Core Transit Corridor and a Level 3 Street, respectively. The developer has committed to making all sides of the development – 51<sup>st</sup> Street, Cameron Road, 52<sup>nd</sup> Street, and Lancaster Court – welcoming, active, and pedestrian-friendly.

**HOUSING**

**Objective: Support increased opportunities for affordable housing in the planning area. (page 70)**

*Recommendation: Support development density in exchange for the provision of affordable units.*

Ten percent of the rental housing constructed under the VMU1 zoning designation will be reserved at 60% MFI. If the developer decides to build housing under the new VMU2 code amendment, the developer can achieve increased building height for providing deeper affordable units (12% at 60% MFI or 10% at 50% MFI).

**PARKS, OPEN SPACE, THE ENVIRONMENT**

**Objective: Create new parks within the planning area to serve neighborhood residents living the farthest distance from existing park facilities. (page 87)**

*Recommendation: Acquire parkland to serve the residents living in the area between IH-35, Hwy 290, and Cameron Road.*

The proposed development is adding over an acre of green space to a parkland-deficient area within Windsor Park.

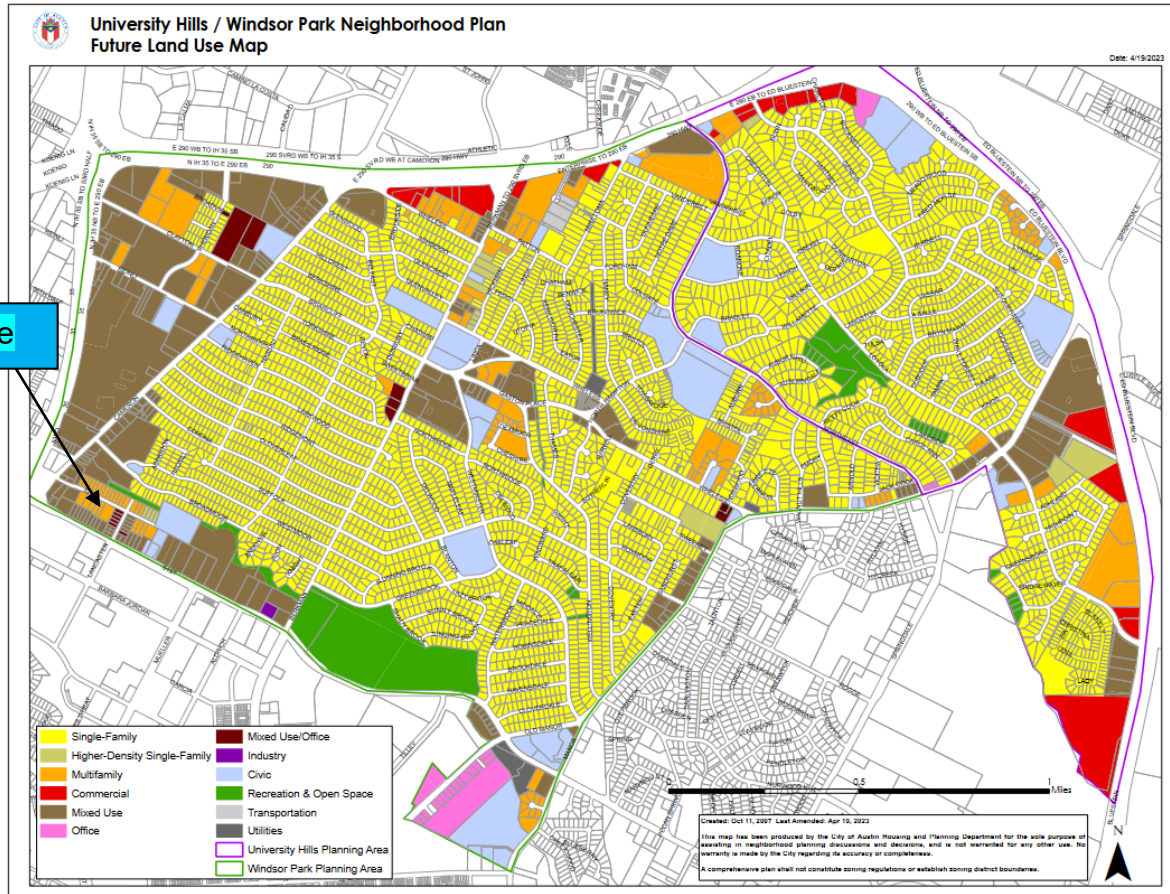
Lastly, the proximity of this site to IH-35 and 51<sup>st</sup> Street makes it a prime candidate for higher-density development and a promising catalyst to spur redevelopment along the Cameron Road corridor.

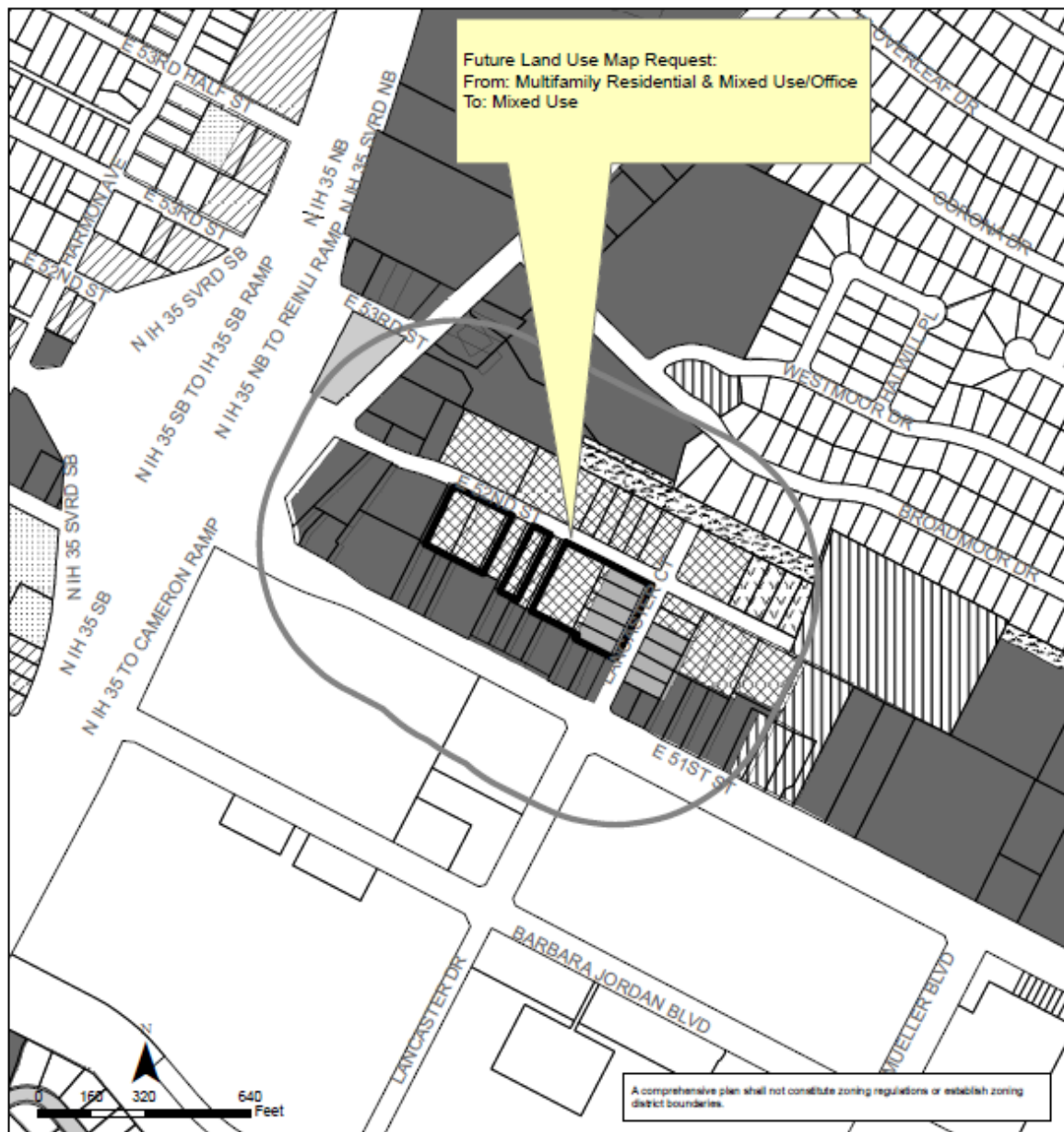
If you have any questions regarding our support of the E. 51<sup>st</sup> and Cameron project, please contact me.

Thank you,



Rodney Ahart, Chair  
Windsor Park Neighborhood Plan Contact Team





## University Hills/Windsor Park Combined (Windsor Park) Neighborhood Planning Area NPA-2022-0023.02

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.

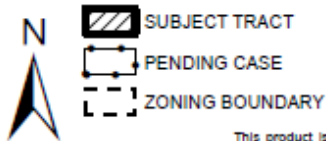
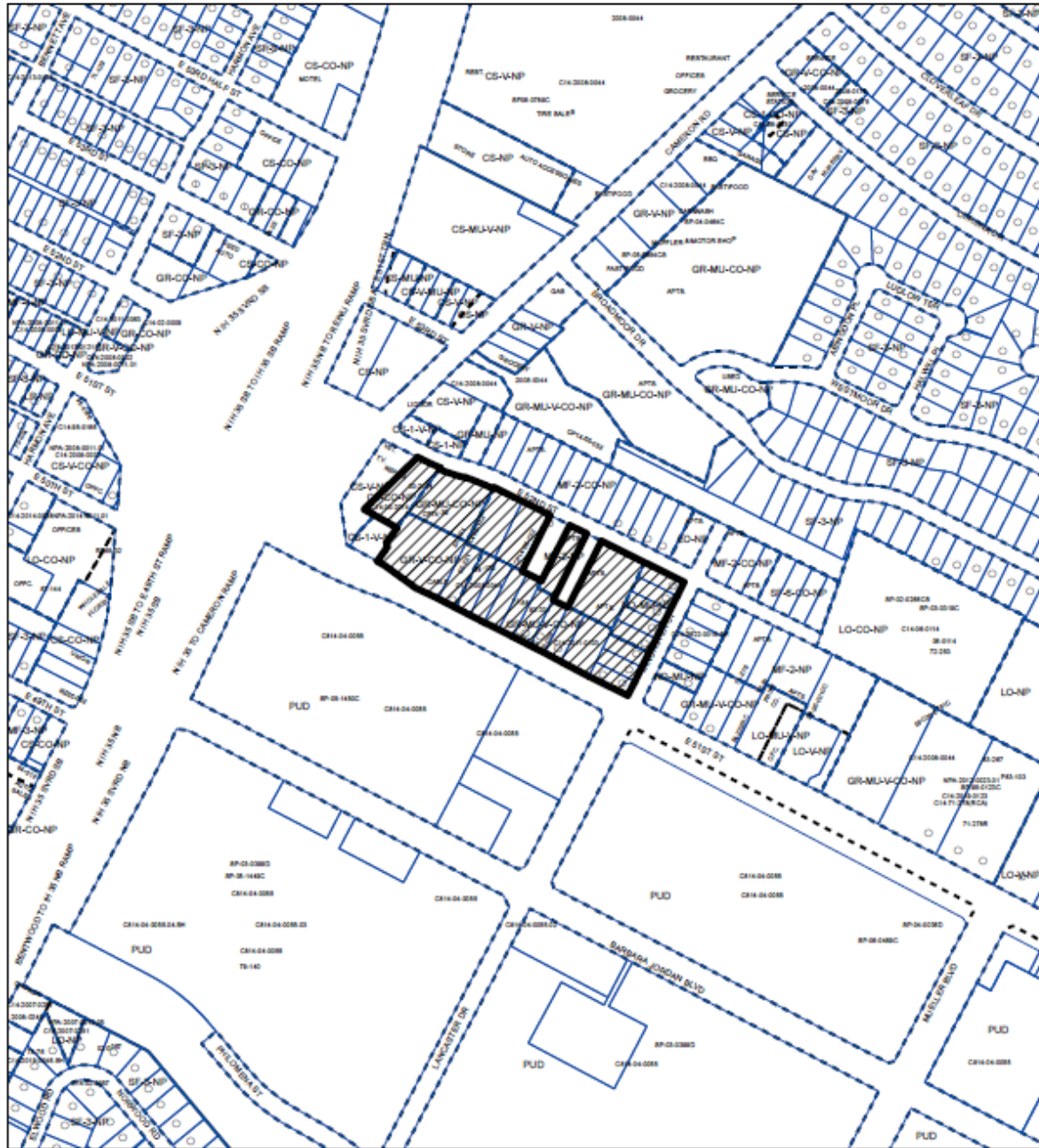


City of Austin  
Housing and Planning Department  
Created on 8/22/2022, by: MeeksS

### Future Land Use

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





## ZONING

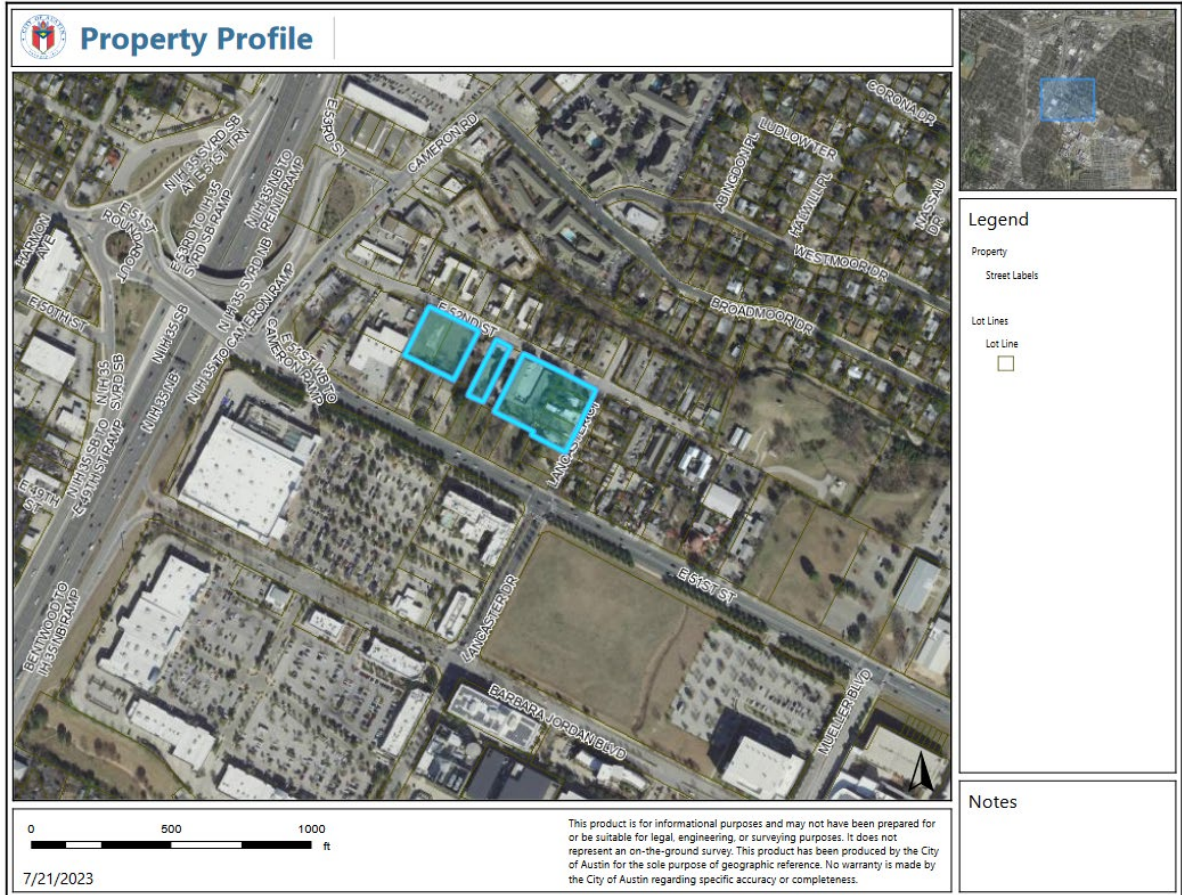
ZONING CASE#: C14-2023-0003

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.

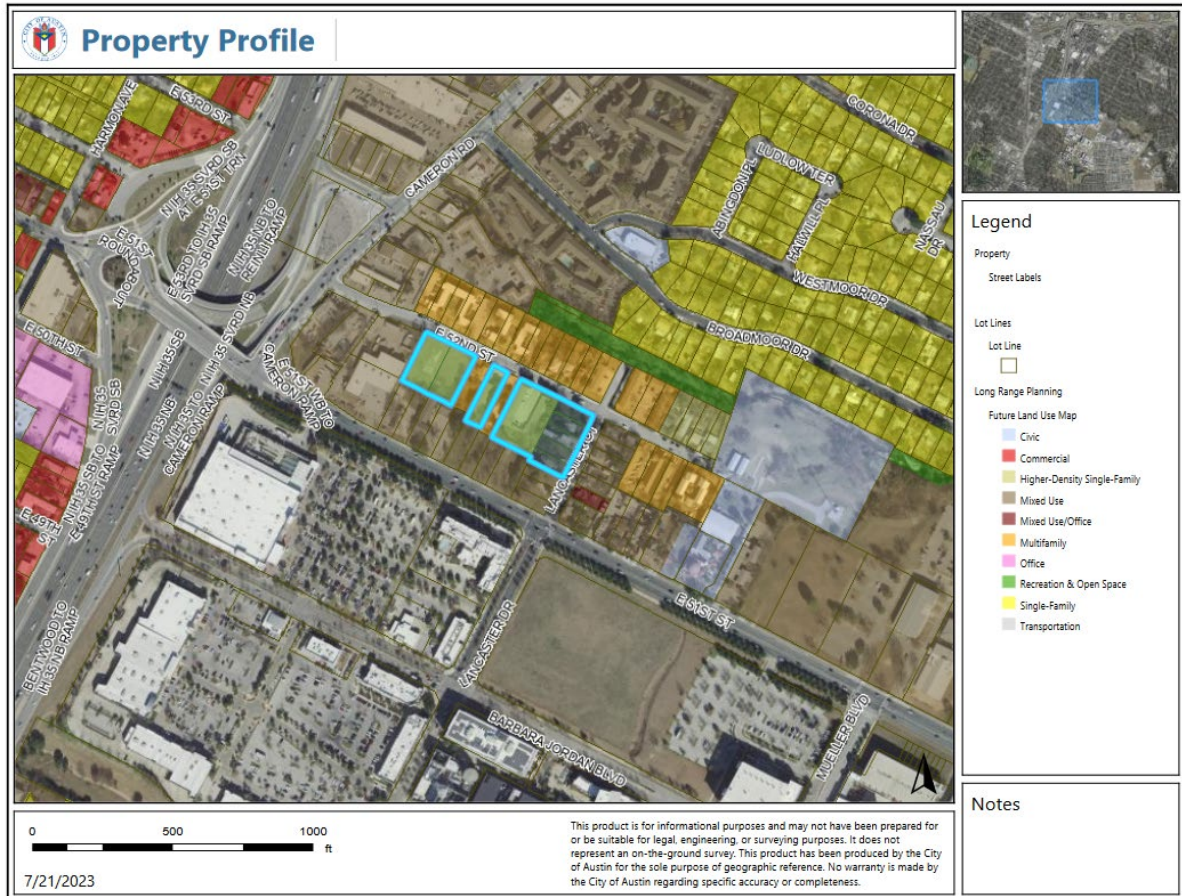
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

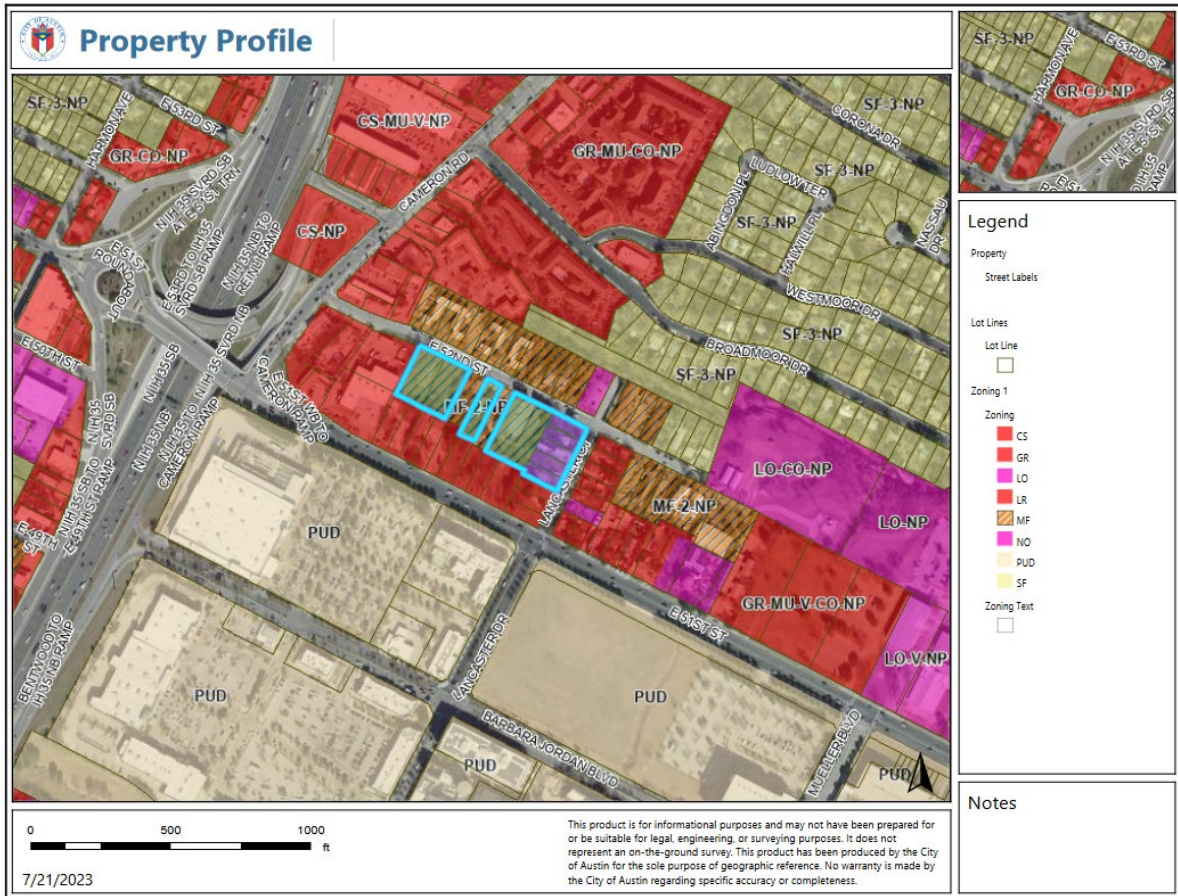


Created: 1/23/2023











Agent's Presentation at the November 14, 2022  
Virtual Community Meeting

# East 51<sup>st</sup> Street and Cameron Road

University Hills/Windsor Park Neighborhood Meeting  
November 14, 2022

1

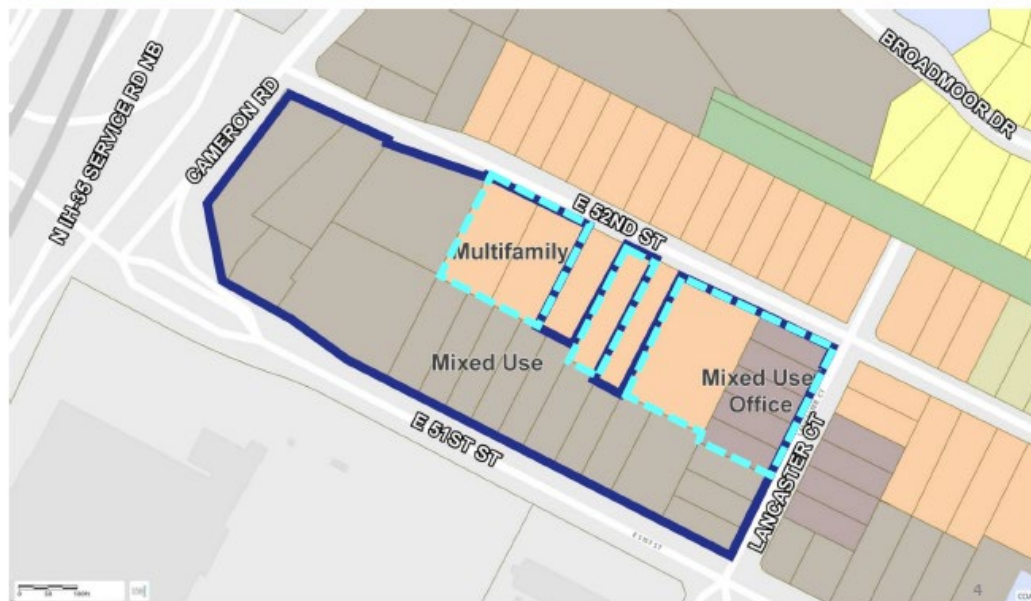


## Property Facts

- Address: 1100-1218 E. 51<sup>st</sup> St and 1101-1205 E. 52<sup>nd</sup> St, 1209 E. 52<sup>nd</sup> St, 1215 E. 52<sup>nd</sup> St, 5121 Cameron Rd, and 5106-5114 Lancaster Ct.
- Tract size: 8.5583 acres over multiple lots
- Zoning: CS-V-NP, CS-1-V-NP, GR-V-CO-NP, GR-MU-V-CO-NP, MF-2-NP, GR-MU-CO-NP, CS-CO-NP, NO-MU-NP
- Existing uses:
  - Retail (plumbing supply), HOPE Prayer Center and thrift shop, vacant multifamily, office, undeveloped

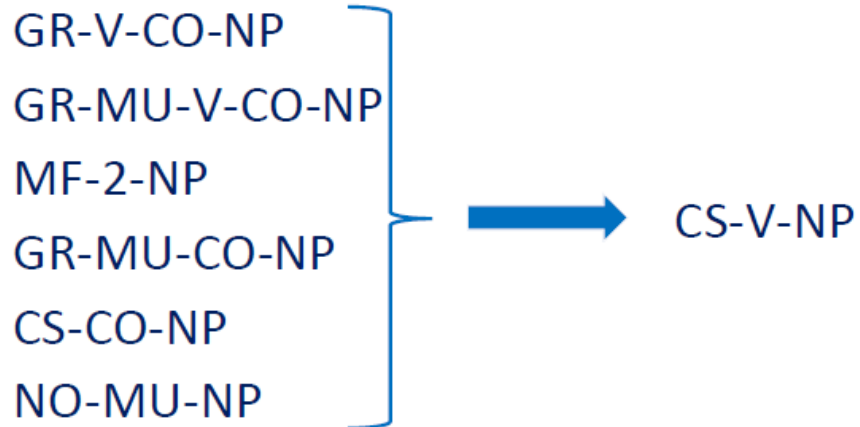
3

## Future Land Use Map



---

## Zoning Request



## Conceptual Site Plan



## Prohibited Uses

We agree to adding a Conditional Overlay to the base district to prohibit the following uses:

- Drive-thrus
- Automotive rentals
- Automotive repair services
- Automotive sales
- Automotive washing of any type
- Bail bonds
- Drop-off recycling
- Pawn shops
- Pedicab storage and dispatch
- Funeral services



## VMU-2

---

Earlier this year, the City Council approved a code amendment to the Vertical Mixed Use (VMU) overlay district to allow increased height in exchange for additional on-site affordable housing (VMU-1 vs. VMU-2 buildings). This amendment is applicable to all “-V” zoned sites.

### VMU-1

- No additional height
- Affordable housing (rental): 10% of units at 60% MFI
- 40% parking reduction applicable
- Unlimited density

### VMU-2

- Additional height up to 30 feet
- Affordable Housing (rental): 12% at 60% MFI or 10% at 50% MFI
- 40% parking reduction applicable
- Unlimited density

**Correspondence Received**

(No correspondence received)