

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHBORHOOD PLAN:** North Lamar/Georgian Acres Combined

**CASE#:** NPA-2022-0026.01

**DATE FILED:** February 28, 2022 (In-cycle)

**PROJECT NAME:** Quality Foundation

**PC DATE:** June 13, 2023

December 13, 2022 (*public hearing cancelled*)

October 25, 2022

September 27, 2022

August 9, 2022

**ADDRESS/ES:** 8226, 8226 ½, 8230, 8238 and 8240 Georgian Drive

**DISTRICT AREA:** 4

**SITE AREA:** 0.792 acres

**OWNER/APPLICANT:** Simon Wallace

**AGENT:** Thrower Design, LLC (Victoria Haase and Ron Thrower)

**CASE MANAGER:** Maureen Meredith, Planning Dept. **PHONE:** (512) 974-2695

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

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Neighborhood Commercial

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2022-0166

**From:** LR-NP

**To:** CS-MU-CO-NP (*as amended*)

**NEIGHBORHOOD PLAN ADOPTION DATE:** July 5, 2010

**CITY COUNCIL DATE:**

September 14, 2023

**ACTION:** The motion to approve the

ordinance on first reading only for Mixed Use land use was approved on Council Member Vela's motion, Council Member Ryan Alter's second on a 7-0 vote. Mayor Pro Tem Ellis was off the dais. Council Members Alison Alter, Harper-Madison, and Pool were absent.

November 30, 2023

**ACTION:** (Proposed for 2<sup>nd</sup> & 3<sup>rd</sup> Readings)

**PLANNING COMMISSION RECOMMENDATION:**

***July 25, 2023*** – After discussion, approved for staff's recommendation of Neighborhood Mixed Use land use. [G. Cox – 1<sup>st</sup>; C. Hempel – 2<sup>nd</sup>] Vote: 8-2 [A. Azhar and F. Maxwell voted nay. J. Mushtaler absent. N. Barrera-Ramirez off the dais. One vacancy on the dais]. ***Note: The Planning Commission recommendation of Neighborhood Mixed use is not consistent with the Commission's zoning recommendation of CS-MU-CO-NP. The applicant's request for Mixed Use land use is consistent with the CS-MU-CO-NP zoning recommendation.***

***June 13, 2023*** – Postponed on the consent agenda to July 25, 2023 at the request of staff and the applicant. [A. Woods – 1<sup>st</sup>; A. Azhar – 2<sup>nd</sup>] Vote: 11-0 [C. Hempel absent. One vacancy on the dais].

***December 13, 2022*** – Public hearing cancelled.

***October 25, 2022*** – Postponed to December 13, 2022 on the consent agenda at the request of staff. [J. Thompson – 1<sup>st</sup>; R. Schneider – 2<sup>nd</sup>] Vote: 10-0 [T. Shaw and C. Hempel absent. One vacancy].

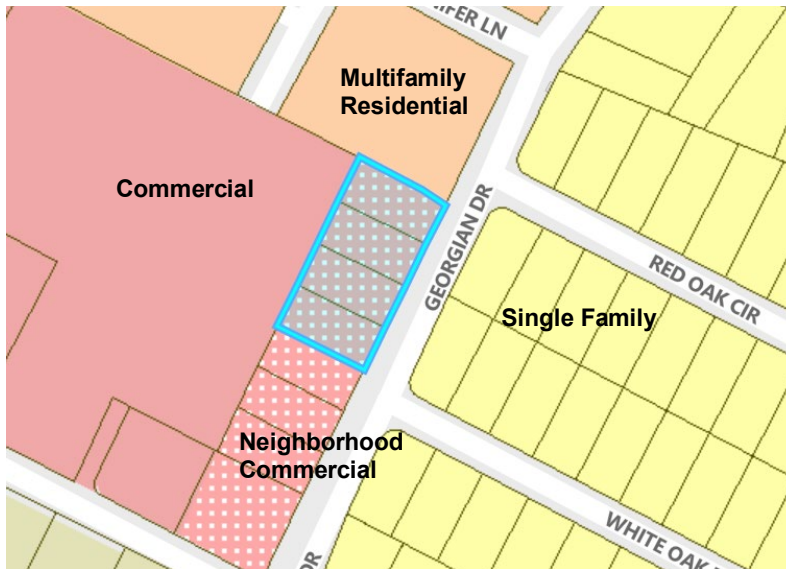
***September 27, 2022*** – Postponed to October 25, 2022 on the consent agenda at the request of staff. [C. Hempel – 1<sup>st</sup>; G. Cox – 2<sup>nd</sup>] Vote: 9-0 [J. Mushtaler, J. Thompson and R. Schneider absent. One vacancy].

***August 9, 2022*** – Postponed to September 27, 2022 on the consent agenda at the request of staff. [A. Azhar – 1<sup>st</sup>; C. Hempel – 2<sup>nd</sup>] Vote: 9-0 [G. Anderson off the dais. J. Mushtaler, S.R. Praxis and R. Schneider absent].

**STAFF RECOMMENDATION:** Staff supports an alternate land use of Neighborhood Mixed Use to be consistent with the zoning staff's recommendation of LR-MU-NP on the subject tract.

**BASIS FOR STAFF'S RECOMMENDATION:** Staff's alternate request for Neighborhood Mixed Use land use is more compatible with the zoning staff's recommendation of LR-MU-NP. The property has multifamily land use and zoning to the north and single-family land use and zoning across Georgian Drive to the east. The Neighborhood Mixed Use land use, along with the Neighborhood Commercial land use directly to the south of the property, will serve as a buffer between the residential zoning and land use to the east and the commercial land use and zoning

adjacent to the property to the west. The neighborhood plan supports complimentary land uses be adjacent to one another. Neighborhood Mixed Use land is more appropriate in this location.



## LAND USE

**Create a well-balanced land use pattern in the North Lamar Combined Neighborhood Planning Area by assigning appropriate land uses to particular properties.**

Limit the encroachment of intense uses into the residential portion(s) of a neighborhood:

- Place complementary uses next to one another
- Establish a logical pattern of uses
- Place more intense uses (e.g., industry, commercial) along large, arterial roadways and away from residential neighborhoods to limit adjacent incompatible uses.

***Objective L.1: Preserve the residential character of the neighborhoods in the NLCNPA.***

**Recommendation 119** Non-residential uses should not encroach into the established neighborhoods of the NLCNPA.

## LAND USE DESCRIPTIONS

### *EXISTING LAND USE ON THE PROPERTY*

**Neighborhood Commercial** - Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale.

**Purpose**

1. Accommodate low-intensity commercial services that serve surrounding neighborhoods; and
2. Encourage small-scale retail within walking distance from residential areas.

**Application**

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single- family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
2. May be used to encourage high intensity commercial to transition to residential uses.

***PROPOSED LAND USE ON THE PROPERTY***

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

**Purpose**

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

**Application**

1. Allow mixed use development along major corridors and intersections;

2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

***STAFF'S ALTERNATE LAND USE RECOMMENDATION***

**Neighborhood Mixed Use** - An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

**Purpose**

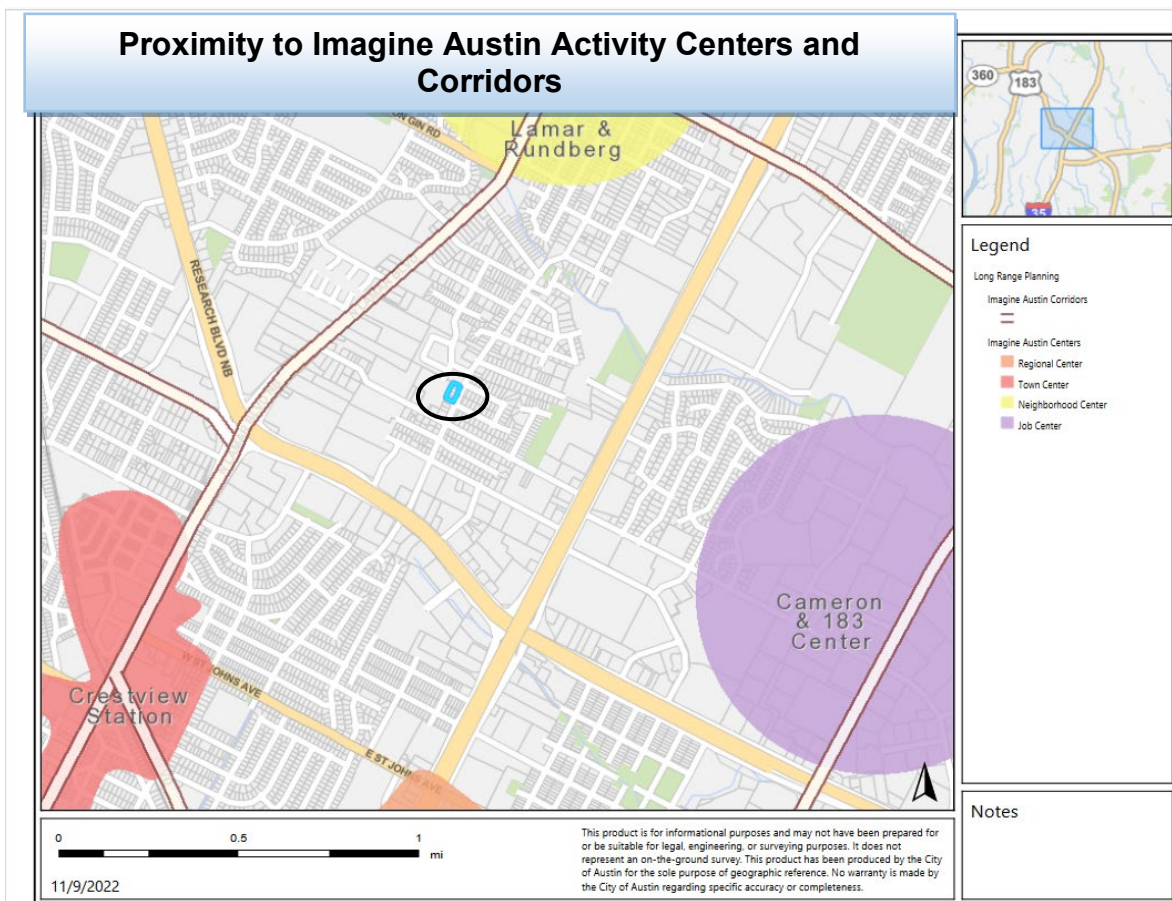
1. Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and
2. Provide transition from residential use to high intensity commercial or mixed use.

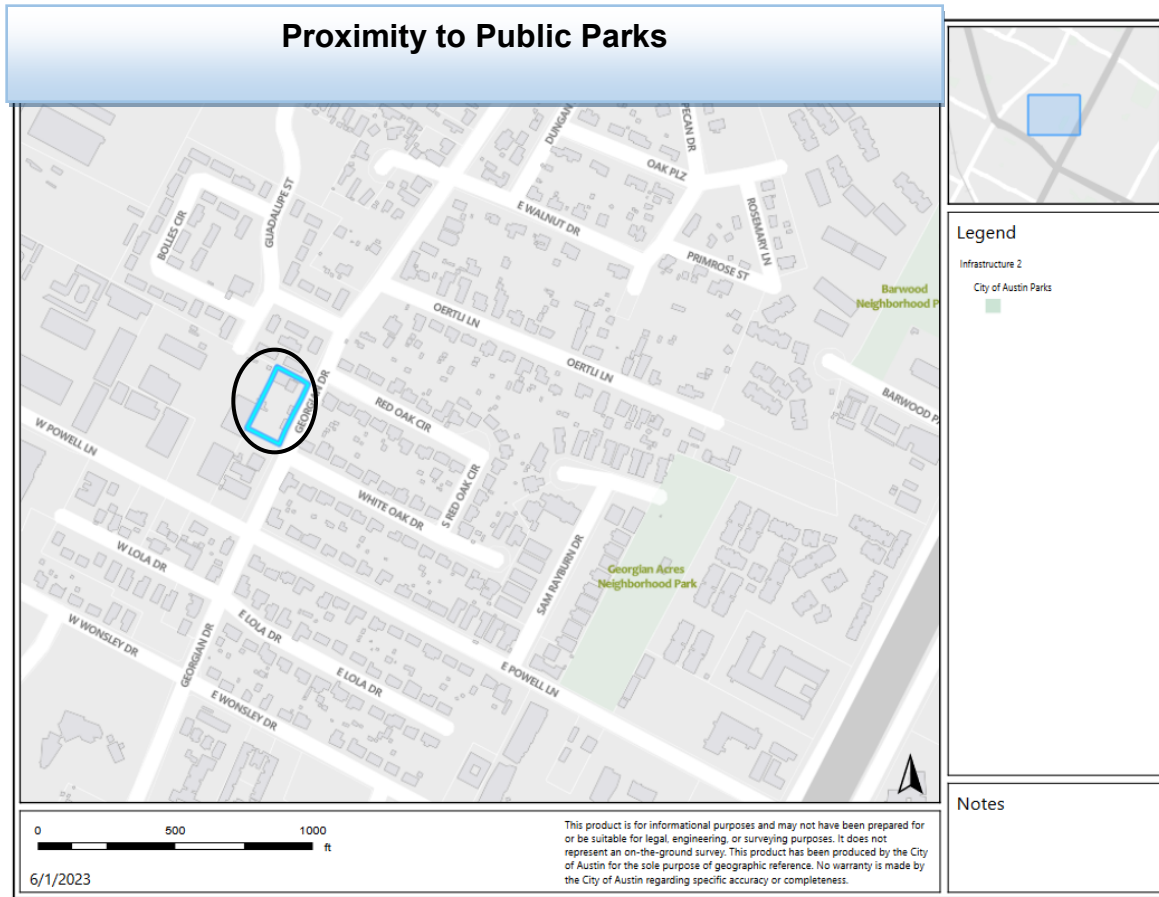
**Application**

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single-family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
- 2.
2. May be used as a transition from high intensity commercial and residential uses to single-family residential uses.

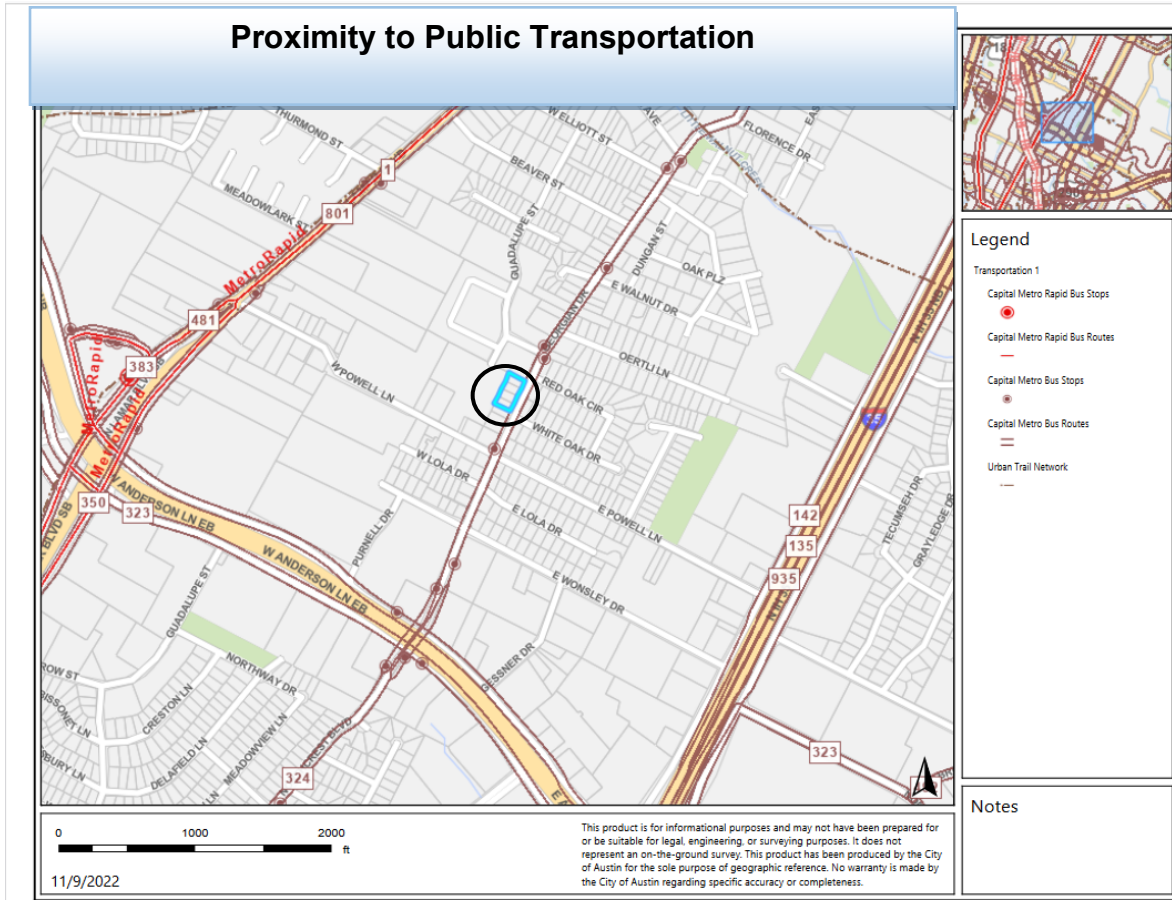
Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• <b>Approx. 0.45 miles from N. Lamar Blvd, Activity Corridor</b></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.
Yes	<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>• <b>0.4 miles – Mi Tienda</b></li> <li>• <b>0.7 miles – Viva Food Mart</b></li> <li>• <b>0.8 miles - Thurmond Market</b></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>• <b>0.5 miles – Ivy Academy</b></li> <li>• <b>0.8 miles – Austin Junior Academy</b></li> <li>• <b>1.2 miles – T.A. Brown Elementary School</b></li> <li>• <b>1.2 miles - Webb Primary School</b></li> </ul>
	<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>0.8 miles by foot – Georgian Acres Neighborhood Park</b></li> <li>• <b>2.2 miles by car – Georgian Acres Neighborhood Park</b></li> <li>• <b>0.9 miles by foot – Barwood Neighborhood Park</b></li> <li>• <b>2.0 miles by car – Barwood 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.) <ul style="list-style-type: none"> <li>• <b>0.8 miles to Seton Physician Hospital Network</b></li> <li>• <b>1.2 miles to Seton Family Hospitals</b></li> </ul>
	<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>The proposed zoning of CS-MU-NP would allow for residential uses, although no residential uses are proposed at this time.</b></li> </ul>
Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> <li>• <b>The proposed zoning of CS-MU-NP would allow for residential and commercial uses, although no residential uses are proposed at this time.</b></li> </ul>
	<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.

8	Number of “Yes’s”
<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 zoning is not proposed	<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 February 22, 2022, which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the land use on the future land use map from Neighborhood Commercial to Mixed Use. Staff recommends an alternate land use of Neighborhood Mixed Use.

The applicant proposes to change the zoning on the property from LR-NP (Neighborhood Commercial district – Neighborhood Plan) to CS-MU-CO-NP (General Commercial Services district – Mixed Use combining district – Conditional Overlay combining district - Neighborhood Plan) to bring the current foundation repair company use (Construction Sales and Service use) into compliance. The zoning staff’s recommendation is for LR-MU-NP ((Neighborhood Commercial district – Mixed Use combining district - Neighborhood Plan). For more information on the propose zoning request, see case report C14-2022-0166.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on November 7, 2022. Approximately 336 community meeting notices were mailed to utility account holders and property owners who live within 500 feet of the subject property, in addition to neighborhood and environmental groups who requested notification for the area. Two City of Austin staff members attended the meeting, Maureen Meredith and Mark Walters from the Planning Department, in addition to Victoria Haase and Ron Thrower from Thrower Design, the applicant’s agent. Also in attendance was the property owner, Simon Wallace and one member from the neighborhood.

Below are highlights from the Victoria Haase’s presentation:

- The current zoning is LR-NP and the current land use is Neighborhood Commercial.
- The proposed zoning is CS-MU-NP with the FLUM request change to Mixed Use.
- The property changed hands in 2022 and the new owner has substantially cleaned up the property since he bought it. He was not aware the zoning non-compliance on the property.
- The current zoning is LR-NP and is non-compliant with the Construction Sales and Service use for the foundation repair company operating on the property. The new property owner wants to get the proper zoning to get into compliance.
- The previous owner had an AC repair business, which was also a use not in compliance with the existing LR-NP zoning.

- The request of CS-MU-NP zoning would allow for the Construction Sales and Service use, but we are also asking to add the Mixed Use overlay to allow for residential uses, although the owner doesn't have any plans for residential at this time. The property is on a bus line and in the future, would be a good location for residential uses.
- The property owner is willing to work with the neighborhood on any uses allowed in the CS that are not compatible with residential uses for a CO to prohibit those uses.

***Q: This is a conditional use in the Warehouse/Limited Office. Why not ask for W/LO zoning?***

A: I don't think this would be good zoning district here. It would require more process to follow to get the use approved. It also requires a minimum lot size of once acre. Also, the W/LO cannot have the Mixed Use combining district. We are willing to prohibit uses the neighborhood feels is not compatible.

***Q: What about setback, buffers, and other mitigation for adjacent uses?***

A: For the most part, there will be very little changes to the building other than to meet ADA requirements. If, in the future, the property was to ever redevelop, it would have to abide by compatibility standards with the adjacent residential uses.

***Q: There are issues of cars parking in the bike lane and razor wire on the fence.***

A: When we purchased the property, we removed some unpermitted buildings and now there are parking spaces for employees to park on the property. The razor wire on the chain link fence is being repaired. The trash pick-up in front of the property is something we keep on top of. It's a busy street and people drop trash on the street.

***Q: Why won't there be compatibility protection?***

A: The existing structure are staying, so there are no proposed changes. The SF-6 zoning does not trigger compatibility standards. If redeveloped, the City would enforce compatibility standards. There are the City of Austin Housing Authority apartments to the north of the property. We reached out to them to get their feedback regarding their concerns and questions. They didn't have any concerns at the time we reached out to them, but we will continue to talk to them.

**Applicant Summary Letter from Application**



February 25, 2022

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

***Via Electronic Delivery***

Re: Rezoning of 8226-8240 Georgian Drive, Austin TX 78753

Dear Ms. Trulove:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed neighborhood plan amendment application package.

The subject area is comprised of 4 legally platted lots located in Georgian Acres of the North Lamar Combined Neighborhood Planning Area. The Future Land Use Map prescribes Neighborhood Commercial for the 4 lots. Once zoned GR, the lots were downzoned during the neighborhood planning process to LR-NP.

The lots have been occupied by a construction sales and service use since at least 1993 and possibly longer, causing for non-compliance with zoning code. The FLUM amendment herein is for a change from *Neighborhood Commercial* to *Mixed Use* to achieve a subsequent rezoning to CS-MU for purposes of bringing the construction sales and service use into compliance. The Mixed-Use (-MU) overlay is requested to create opportunity for residential uses in the future.

This area has long established warehouse buildings with various commercial and industrial uses that do not seem to be changing much, if any, at this time. As the use has existed for several years and not to detriment or complaint of the local neighbors, the use should be allowed to continue. As proof of the intention, the landowner is prepared to offer a conditional overlay with the rezoning that would parse out commercial uses that would be incompatible with near-by properties, with exception of construction sales and service use.

**P.O. BOX 41957, AUSTIN, TEXAS 78704**

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

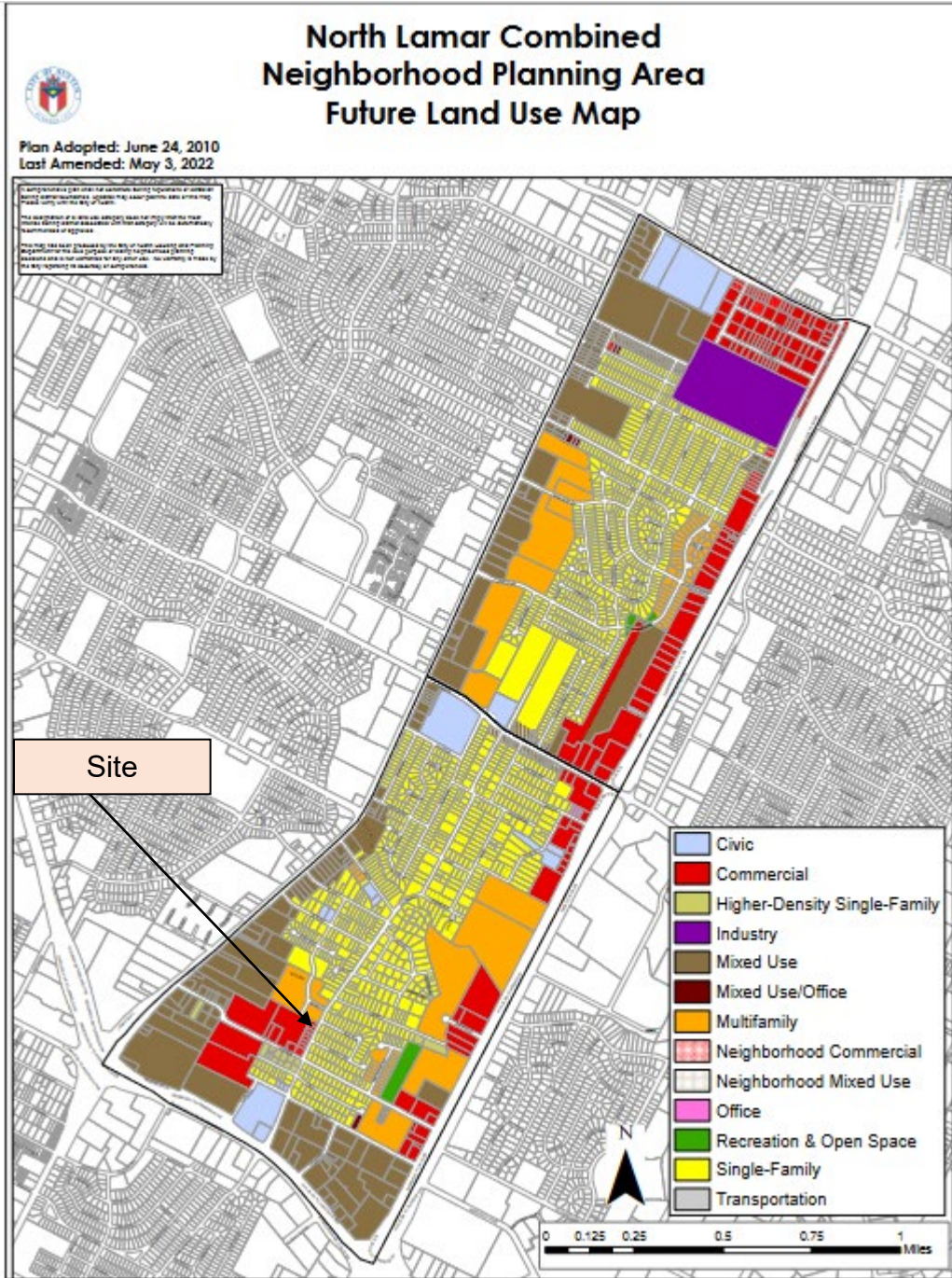
Victoria Haase

cc: Maureen Meredith, Housing & Planning Department (*via electronic delivery*)

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

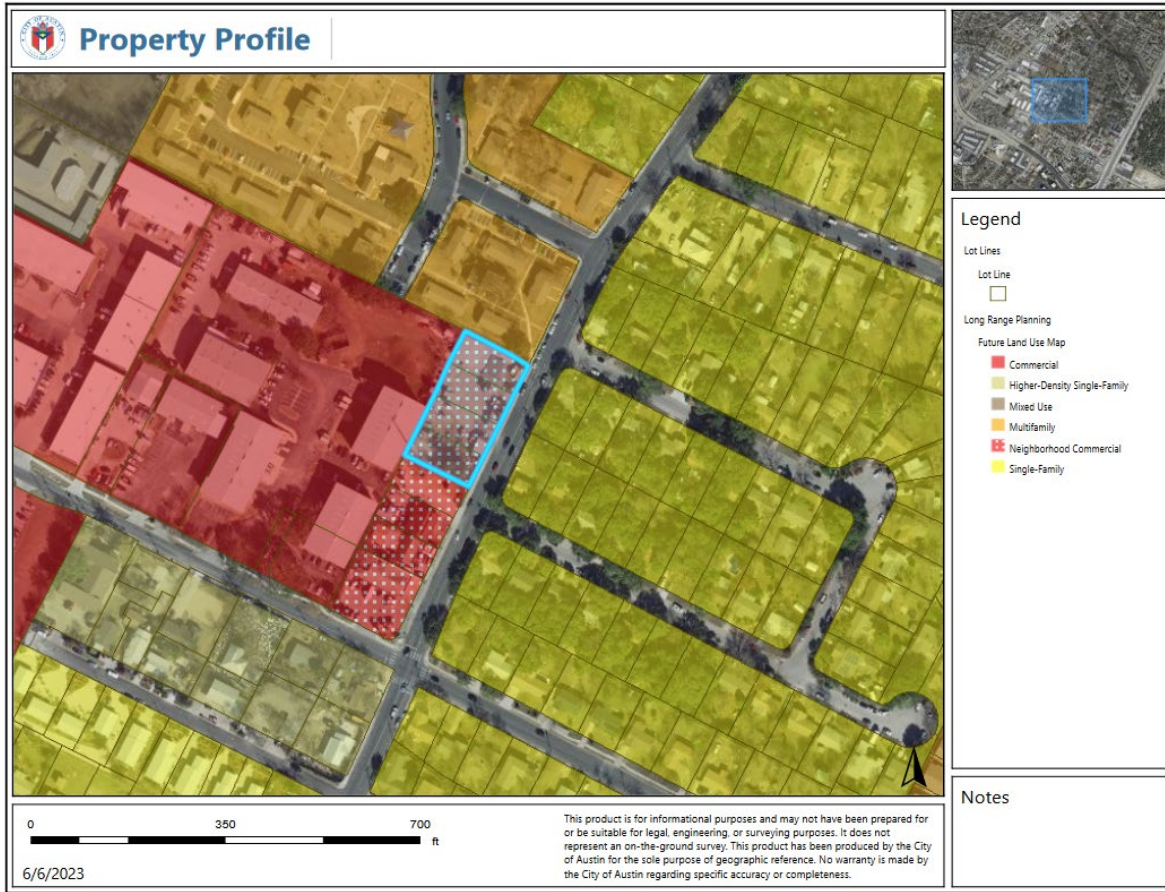
(There is no neighborhood plan contact team in the North Lamar/Georgian Acres Combined  
Neighborhood Planning area)



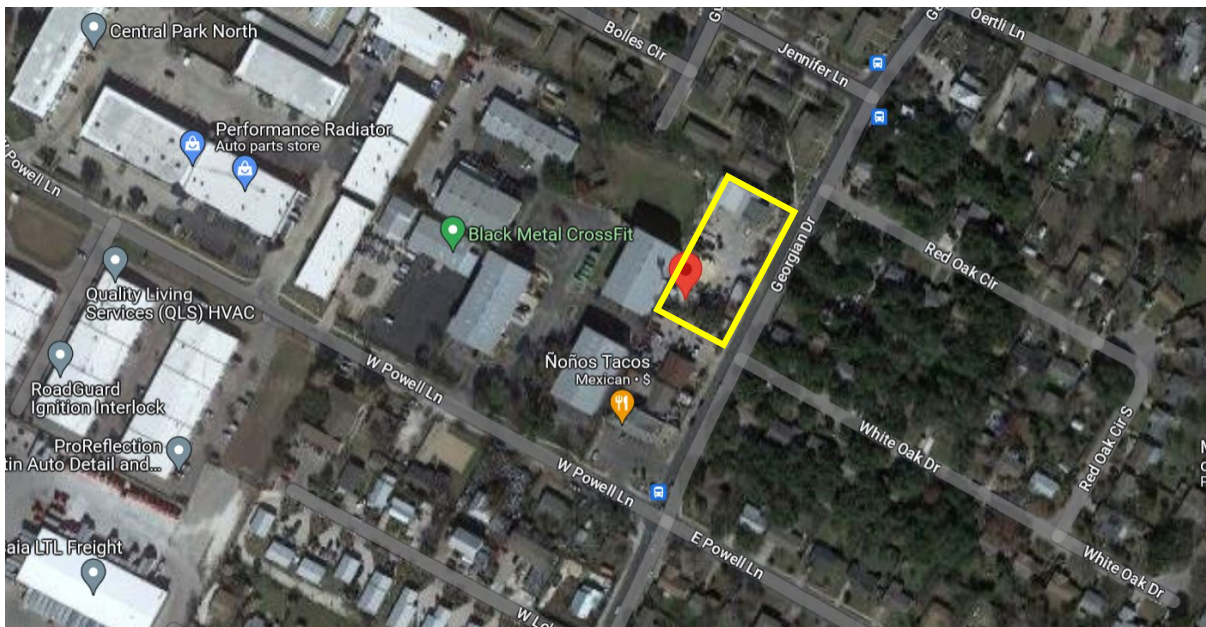
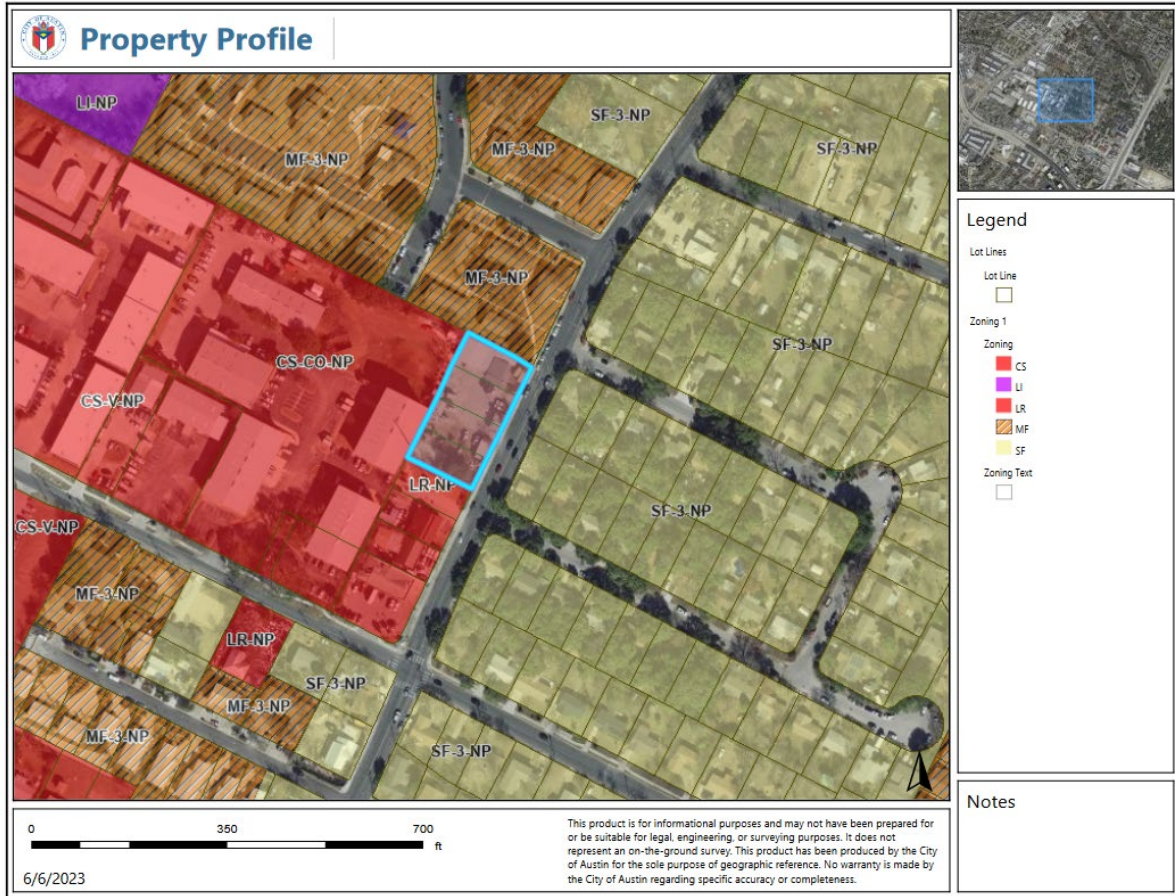












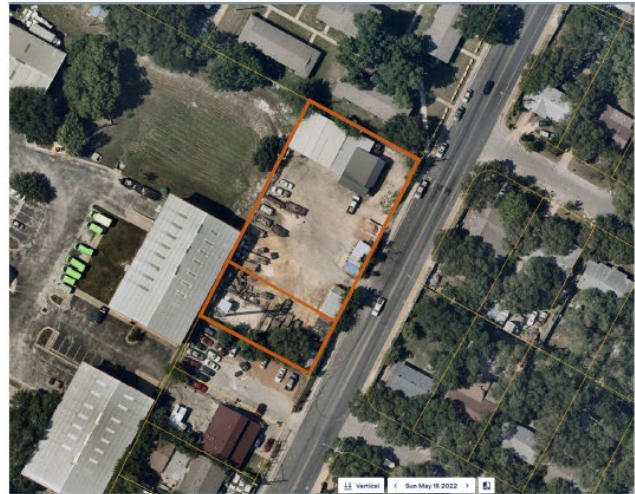
**Victoria Haase's Presentation at the Nov. 7, 2022  
Community Meeting**



Quality Foundation – NPA-2022-0026.01 – 8226-8240 Georgian Dr.  
City of Austin – Neighborhood Plan Amendment Meeting – November 7, 2022

*Thruway Design*  
LAND PLANNERS





Quality Foundation – NPA-2022-0026.01 – 8226-8240 Georgian Dr.  
City of Austin – Neighborhood Plan Amendment Meeting – November 7, 2022





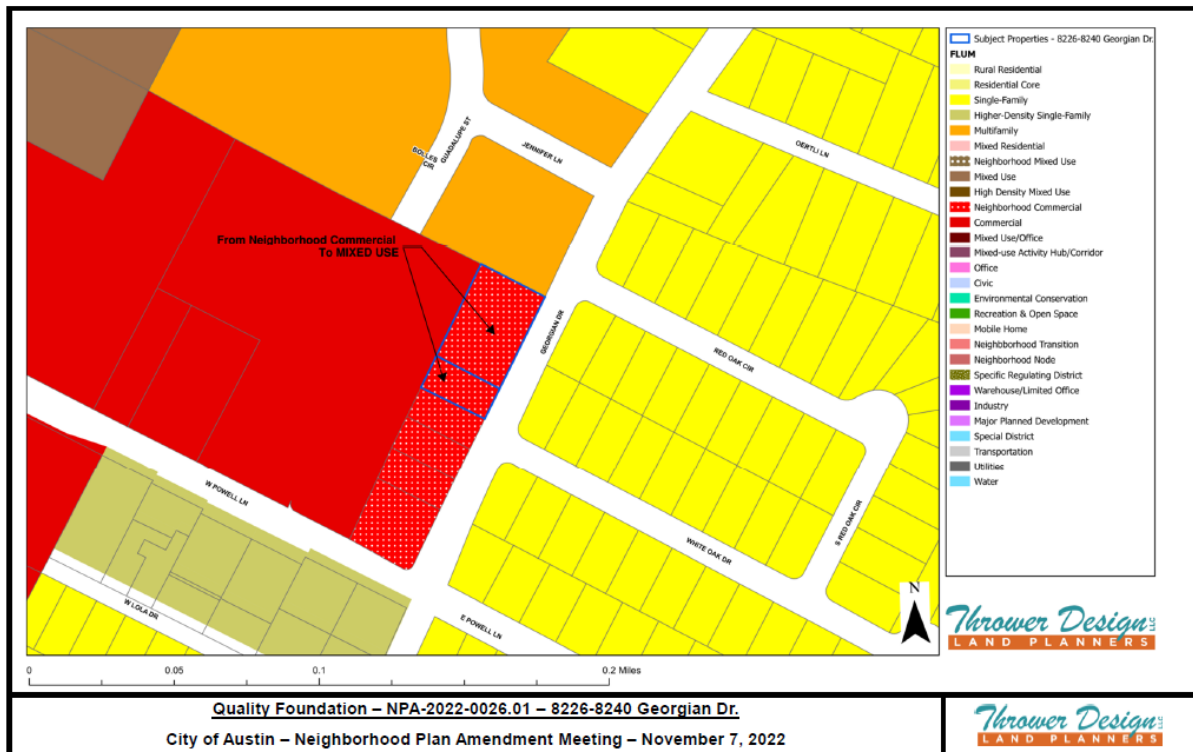
**CONSTRUCTION SALES AND SERVICES** use is a use involving construction activities, the incidental storage of materials on sites other than construction sites, and the on-site sale of materials used in the construction of buildings or other structures, other than retail sale of paint, fixtures and hardware. This use includes building materials stores, tool and equipment rental or sales, and building contractor businesses, but excludes automobile sales, automobile rentals, automobile washing, automotive repair services, commercial off-street parking, equipment repair services, equipment sales, service stations, and vehicle storage.

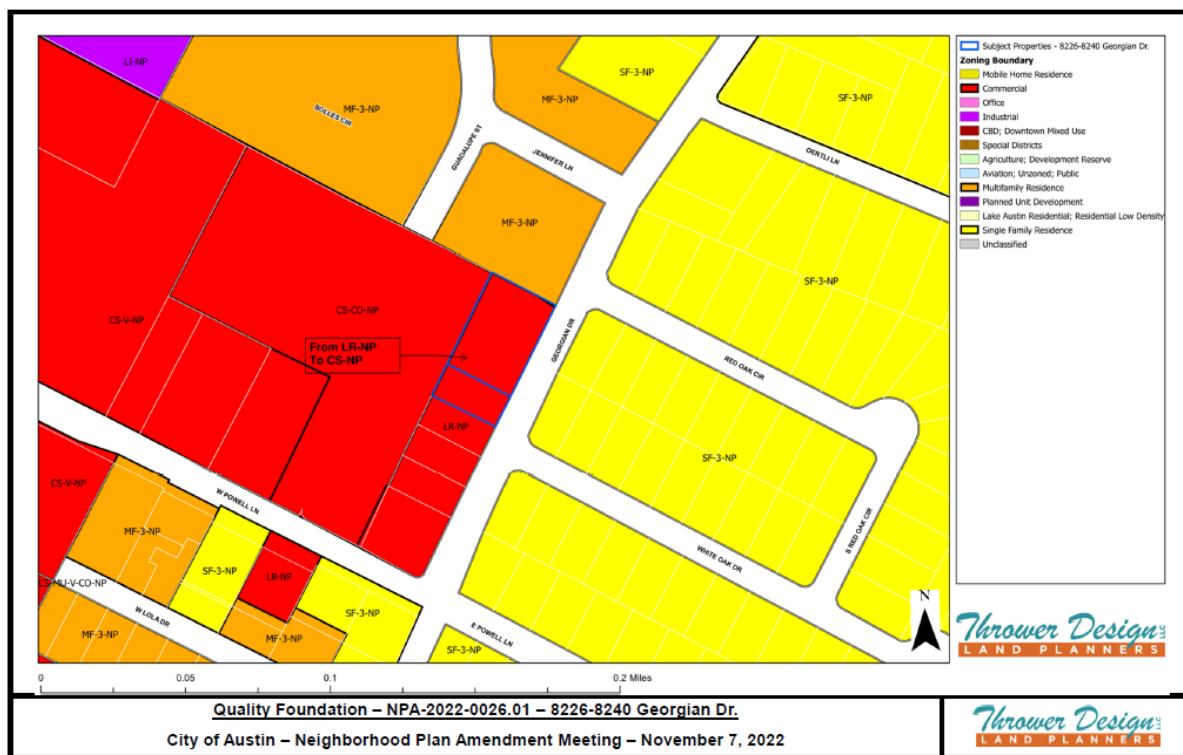
Quality Foundation – NPA-2022-0026.01 – 8226-8240 Georgian Dr.  
City of Austin – Neighborhood Plan Amendment Meeting – November 7, 2022



ZONING USE SUMMARY TABLE (LAND DEVELOPMENT)												
P = Permitted Use C = Conditional Use Permit — = Not												
	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	
RESIDENTIAL USES												
Bed & Breakfast (Group 1)	P	P	P	P	P	P	P	P	P	P	P	
Bed & Breakfast (Group 2)	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES												
Administrative and Business Offices	P	P	P	—	P	P	C	P	P	P	P	
Agricultural Sales and Services	—	—	—	—	—	—	—	—	—	—	—	P
Alternative Financial Services ..	—	—	—	—	C	P	—	—	C	—	—	P
Art Gallery	P	P	P	P	P	P	P	P	P	P	P	
Art Workshop	P	P	P	P	P	P	C	P	P	P	P	
Automotive Rentals	—	—	—	—	—	P	C	C	C	—	—	P
Automotive Repair Services	—	—	—	—	—	P	C	C	C	—	—	P
Automotive Sales	—	—	—	—	—	P	C	C	C	—	—	P
Automotive Washing (of any type)	—	—	—	—	—	P	C	C	C	—	—	P
Bail Bond Services ..	—	—	—	—	—	PC	—	PC	PC	—	—	PC
Building Maintenance Services	—	—	—	—	—	—	—	—	—	P	P	
Business or Trade School	—	—	P	—	—	P	C	P	P	C	P	
Business Support Services	—	—	P	—	—	P	C	P	P	P	P	
Campground	—	—	—	C	—	—	—	—	—	—	—	P
Commercial Blood Plasma Center	—	—	—	—	—	—	—	—	—	—	—	P5
Commercial Off-Street Parking	—	—	—	—	—	P	C	C	C	—	—	P
Communications Services	—	P	P	—	—	P	C	P	P	P	P	
Construction Sales and Services	—	—	—	—	—	—	—	—	—	C	P	
Consumer Convenience Services	—	—	—	C	P	P	C	P	P	—	—	P
Consumer Repair Services	—	—	—	—	P	P	C	P	P	—	—	P

Quality Foundation – NPA-2022-0026.01 – 8226-8240 Georgian Dr.  
City of Austin – Neighborhood Plan Amendment Meeting – November 7, 2022





## Contact Us!

Victoria Haase  
512-998-5900  
[Victoria@throwerdesign.com](mailto:Victoria@throwerdesign.com)

Ron Thrower  
512-731-2524  
[Ront@throwerdesign.com](mailto:Ront@throwerdesign.com)

Quality Foundation – NPA-2022-0026.01 – 8226-8240 Georgian Dr.  
City of Austin – Neighborhood Plan Amendment Meeting – November 7, 2022

Thrower Design  
LAND PLANNERS



Correspondence Received

**From:** Sunrise Mini Mart  
**Sent:** Wednesday, April 20, 2022 2:25 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Cae Number # NPA-2022-0026.01

\*\*\* External Email - Exercise Caution \*\*\*

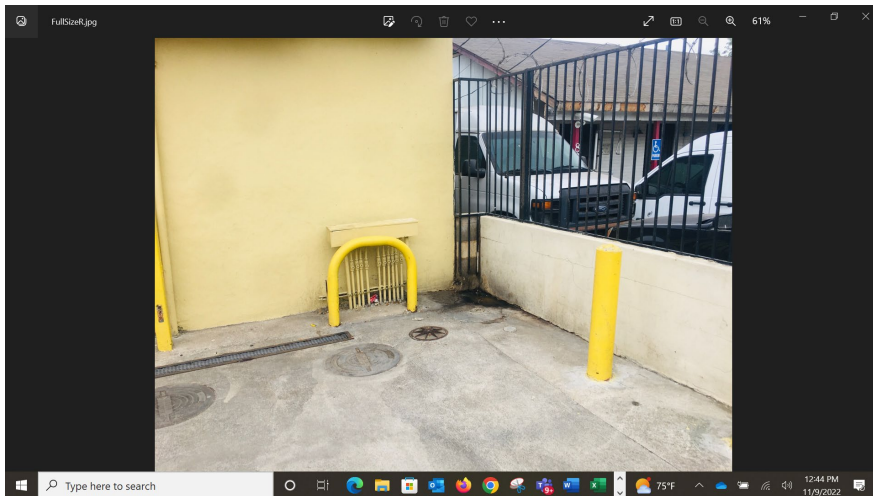
Hi Maureen,  
This is, Abdul K Patel, owner of Sunrise Min Mart at 102 W Powell Ln (Corner of Powell and Georgian). This Application to develop a retail service which is 100' from my property in fact will be negative impact on the area. This area around my store is full of homeless people, drug dealers and prostitutes. we want to improve the area or make it worse. I object to this project. To improve the area, I have installed six more flood lights. I hope you all see my point of view in objecting to this development.  
Thank you  
Abdul K Patel

.....

**From:** Sunrise Mini Mart  
**Sent:** Thursday, April 21, 2022 1:33 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Fw: Pic Powell

\*\*\* External Email - Exercise Caution \*\*\*

Homeless Urinating on the walls of our Store.



**From:** Jimi Teasdale <jimt@hacanet.org>  
**Sent:** Tuesday, April 26, 2022 2:03 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** MICHAEL ROTH <michaelr@hacanet.org>; Brad Kothmann <bradk@hacanet.org>; Stephane Lambour <stephanel@hacanet.org>; Jim Bruns <jimb@hacanet.org>  
**Subject:** Neighborhood Plan Amendment-Case Number NPA-2022-0026.01

\*\*\* External Email - Exercise Caution \*\*\*

Hello, Ms. Meredith,  
Our organization, the Housing Authority of the City of Austin (HACA), is in receipt of a Notice of Filing of Application for a Neighborhood Plan Amendment, case # ref.'d above.

The Project Address is immediately adjacent to one our low-income housing developments, Pathways at Georgian Manor Apartments, with office located at 110 Bolles Circle.

The subject property, with address of 8226-8240 Georgian Dr., shares a property boundary with a few of our residential buildings, where families and children live and play, with those Units

having street frontage on Jennifer Ln., just steps away from the area in question.

Jennifer Ln also acts as the only entry/exit into the Georgian Manor housing development, which

94 families with a considerable number of children, call home.

I'm interested in any additional information you can share on what exactly this amendment is all about, and what net results may occur, if approved. I have already visited your website to find the case listed, but don't find any info that states what the planned use may be.

We appreciate any information you can provide that could allow us to better understand what the goals of the applicant are, what may be created on the site, and how our own property and operations could be affected.

Please don't hesitate to reach back to me for more conversation on the matter.

Thank you for your time,

**James Teasdale**

Director, Planning & Development Dept.

Housing Authority of the City of Austin

1124 S IH 35, Austin, TX 78704

Office: (512) 477-4488 Ext. 1124

Direct Dial: (512) 767-7612

Cell: (512) 797-7517  
Fax: (512) 767-7606  
Email: [jimt@hacanet.org](mailto:jimt@hacanet.org)  
Web: [www.hacanet.org](http://www.hacanet.org)

.....

**From:** Adelfo Andres  
**Sent:** Friday, August 12, 2022 10:24 AM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Neighborhood plan

\*\*\* External Email - Exercise Caution \*\*\*

I Adelfo Andres  
Approved the plan  
The case number NPA-2022-0026.01

.....