

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** South Austin Combined (Garrison Park)

**CASE#:** NPA-2023-0030.01.SH

**DATE FILED:** January 26, 2023

**PROJECT NAME:** Mission South

**PC DATE:** October 10, 2023  
September 26, 2023  
July 11, 2023

**ADDRESS/ES:** 711 Eberhart Lane

**DISTRICT AREA:** 2

**SITE AREA:** 1.65 acres

**OWNER/APPLICANT:** SVAG Amazon, LLC

**AGENT:** Drenner Group, PC (Leah Bojo)

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

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

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Neighborhood Node

**To:** Mixed Use Activity/HUB Corridor

**Base District Zoning Change**

**Related Zoning Case:** C14-2023-0007.SH

**From:** LR-NP

**To:** GR-V-MU-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** November 6, 2014

**CITY COUNCIL DATE:** November 30, 2023

**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

**October 10, 2023** –Motion to grant Staff’s recommendation for NPA-2023-0030.01.SH - Mission South located at 711 Eberhart Lane. [T. Shaw – 1<sup>st</sup>; G. Anderson – 2<sup>nd</sup>] Vote: 11-0 [G. Cox and A. Phillips absent].

**September 26, 2023** – Postponed to October 10, 2023 on the consent agenda at the request of staff. [A. Azhar – 1<sup>st</sup> F. Maxwell – 2<sup>nd</sup>] Vote: 10-0 [C. Hempel and P. Howard absent].

**July 11, 2023** – Postponed to September 26, 2023 on the consent agenda at the request of staff. [J.P. Connolly -1<sup>st</sup>; C. Hempel – 2<sup>nd</sup>] Vote: 12-0 [One vacancy on the dais].

**STAFF RECOMMENDATION:** To support the applicant’s request for Mixed Use Activity HUB/Corridor.

**BASIS FOR STAFF’S RECOMMENDATION:** Staff supports the applicant’s request for Mixed Use Activity HUB/Corridor because the property is within 139 feet of South 1<sup>st</sup> Street, which is an activity corridor where mixed use developments are appropriate. The applicant proposes to build a S.M.A.R.T. Housing certified affordable housing development with 180-unit multifamily development with pedestrian-oriented uses.

Below are sections of the South Austin Combined Neighborhood Plan that are relevant to this plan amendment request.

## **VISION & KEY PRINCIPLES**

The goals, policies, and actions in the South Austin Combined Neighborhood Plan reflect the vision and input from participants in the nearly year-long planning process. The neighborhood plan implements the *Imagine Austin Comprehensive Plan* by tailoring citywide policies to the neighborhood scale. Creating a city of complete communities is a key part of the *Imagine Austin* vision. The comprehensive plan recognizes that complete communities will look different across Austin, depending on local context; this plan details what a complete community should look like in South Austin.

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**VISION:** Create a complete community that is mobile and interconnected; compact, accessible, and affordable; natural and sustainable; healthy, safe, creative, and engaged.

## COMPACT, ACCESSIBLE, & AFFORDABLE

1. Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district. Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub, and Activity Center districts. Expand housing options in all districts.
2. Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability.

**VISION:** The Mixed-Use Activity Hub/Corridor District contains a mix of uses and is accessible by car, bus, bike, and foot. Ample public amenities including trees and landscaping, plazas, outdoor seating, and public art create a sense of place.

## Policies for the Mixed-Use Activity Hub/Corridor:

**MUH P1:** Mixed-Use Activity Hubs/Corridors should be designed to be people-friendly, walkable, bikeable, and transit-accessible.

**MUH P2:** Many sites are likely to redevelop in the future, but the following design elements should be encouraged in the interim:

- windows and awnings
- street trees
- outdoor dining areas
- reduce the number of driveways
- pedestrian paths through parking lots
- creative use of surface parking

As properties within Mixed-Use Activity Hubs/Corridors redevelop, the following policies should guide building siting and form.

**MUH P3:** Buildings should be up to five stories at the tallest part of the district, depending on context, including consideration of adjacent districts, buildings, and land uses. Buildings should have appropriate step down in height or other buffering to the adjacent Residential Core and Neighborhood Transition districts.

**MUH P4:** New buildings should be constructed closer to the street to create people-friendly places.

**LAND USE DESCRIPTIONS**

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

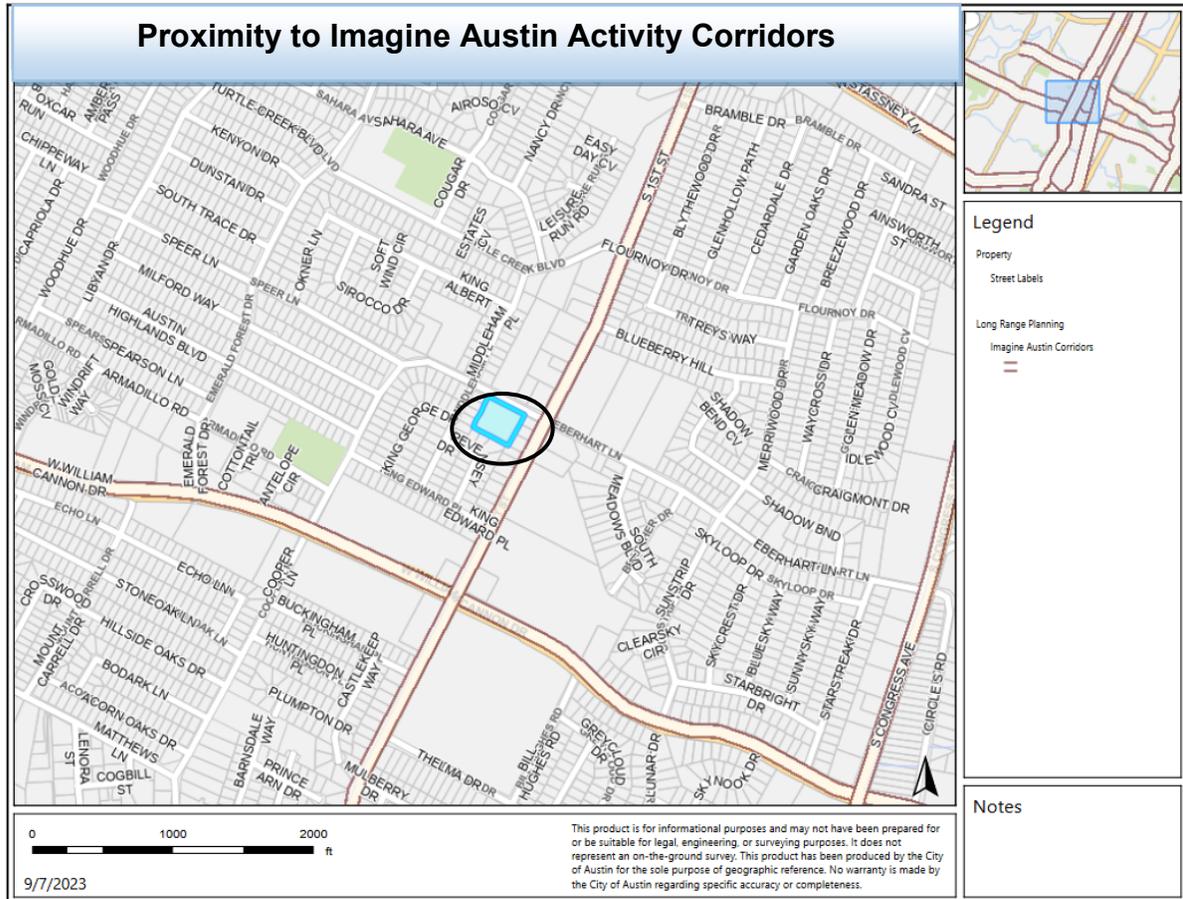
**Neighborhood Node** - Neighborhood Node districts contain restaurants, shops, offices, and multi-family housing. The form of these areas is similar to Neighborhood Transition districts but with more commercial activity. Neighborhood Nodes have a similar mix of uses as Mixed Use Hubs, but primarily serve residents in the neighborhood. Building heights range from one to two stories (although many locations are zoned for greater height).

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

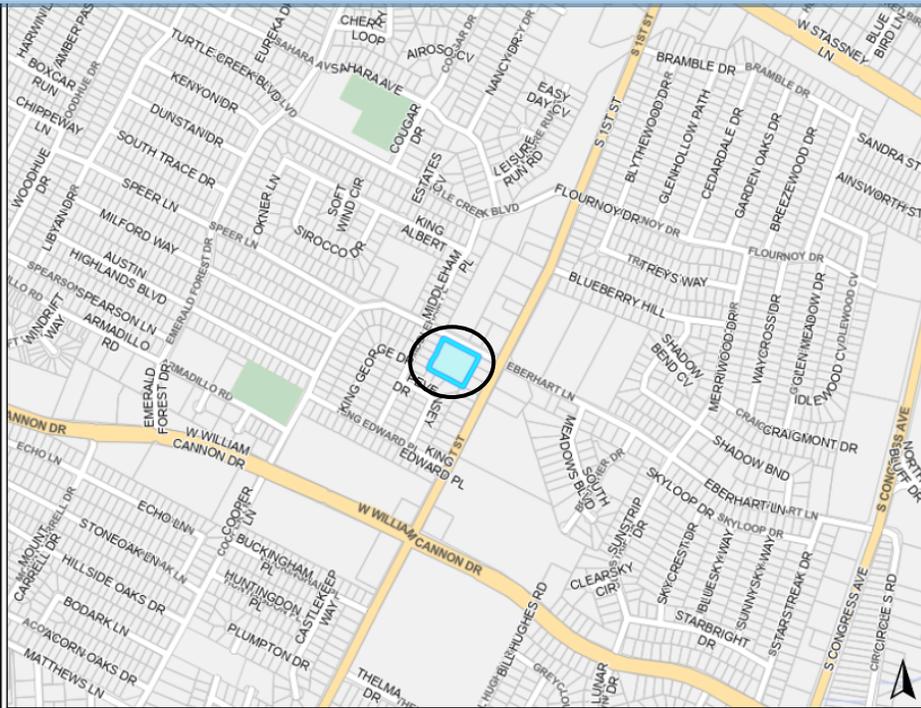
**Mixed Use Activity HUB/Corridor** - Located at the intersections of major roadways, Mixed-Use Activity Hubs/Corridors are the most urban areas of the neighborhood and serve the surrounding neighborhoods and the broader community. They consist of a mix of services and housing types at a more intensive scale than a Neighborhood Node.

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>• The property is approx.. 140 feet from S. 1<sup>st</sup> Street, which is an activity corridor.</li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<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>318 feet from Food Mart</b></li> <li>• <b>0.3 miles from The Market at William Cannon</b></li> <li>• <b>1.5 miles to Sprouts</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>• 135 feet from The Learning Center</li> <li>• 0.5 miles from Odom Elementary School</li> <li>• 0.7 miles from Bedichek Middle School</li> <li>• 0.7 miles from Pleasant Hill Elementary 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>• <b>0.5 miles from Armadillo Neighborhood Park</b></li> <li>• <b>0.5 miles from Odom School Park</b></li> <li>• <b>1.9 miles from Battle Bend 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>• 1.5 miles Austin Oaks Hospital</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.
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.
9	<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 zoning is not requested	<b>Total Number of “Yes’s”</b>



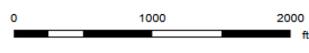
### Proximity to Public Parks



**Legend**

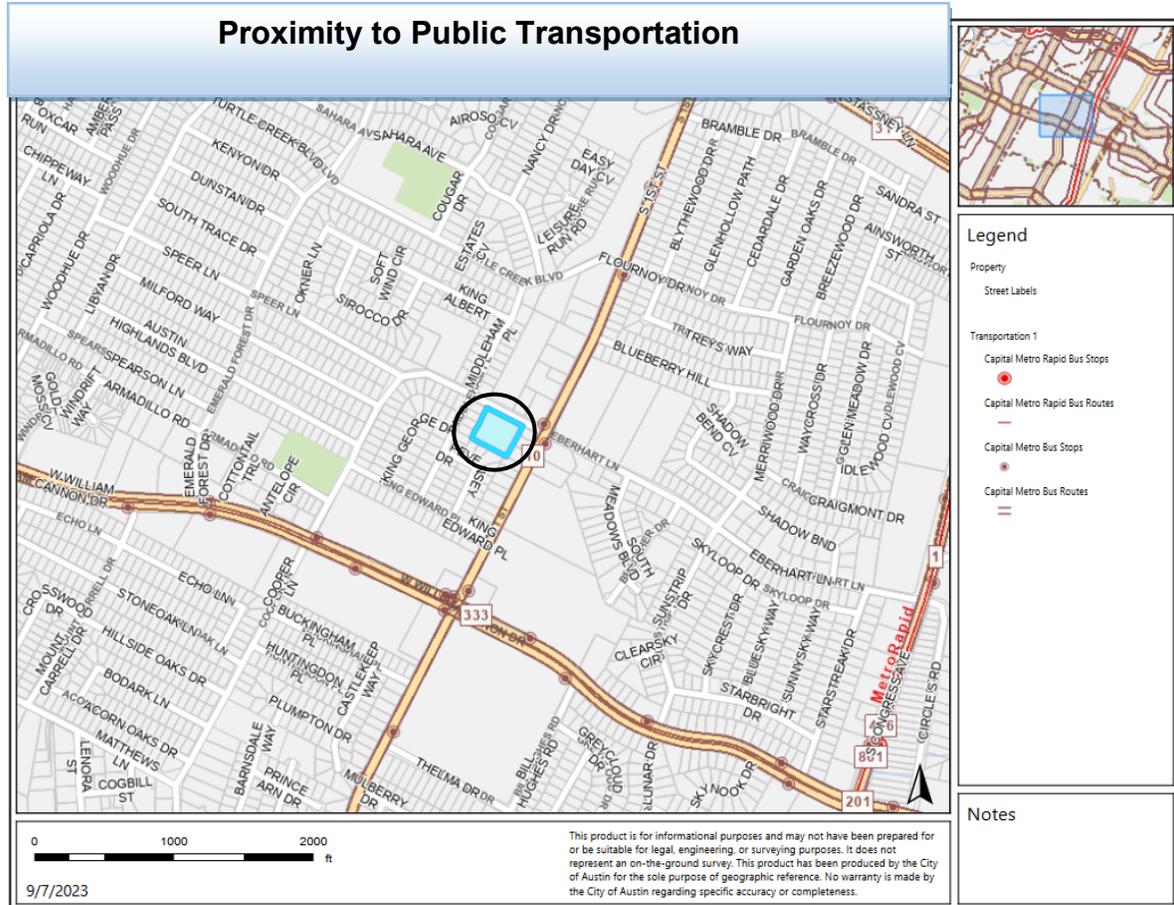
- Property
- Street Labels
- Infrastructure 2
- City of Austin Parks

**Notes**



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9/7/2023



## 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 January 16, 2023, which is out-of-cycle for neighborhood planning areas on the west side of IH-35. The application is S.M.A.R.T. Housing certified which allowed the out-of-cycle application.

The applicant proposes to change the character district from Neighborhood Node to Mixed Use Activity HUB/Corridor.

The applicant proposes to change the zoning from LR-NP to GR-V-MU-NP for a multifamily development. For more information on the zoning request, see case report for C14-2023-0007.SH.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on March 6, 2023. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 803 meeting notices were mailed to people who have utility accounts or own property with 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended the meeting from the Planning Department, Maureen Meredith and Mark Walters. Leah Bojo, the applicant's agent, from Drenner Group attended the meeting and nineteen people from the neighborhood.

Below are highlights from Leah Bojo's presentation:

- Currently on the property is an apartment complex in 1972 with 27 units.
- We are working with the tenants with the Tenant Protection Ordinance.
- The existing zoning of LR-NP does not allow multifamily use.
- We are proposing 180 apartment dwelling units.
- We are requesting GR-V-MU-NP.
- VMU requires 10% of the units at 60% MFI with ground-floor pedestrian uses.

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

A: GR allows up to 60 feet with 4 to 5 stories.

***Q: Isn't there a relaxation of the Compatibility Standards?***

A: The change City Council passed would not affect this property because it no on a rail line or a corridor under VMU, so the same compatibility would apply.

***Q: Will you follow the Tenant Relocation Ordinance?***

A: We will follow the City process and also do more than is required by Code. We gave early notice and are helping tenants find programs.

***Q: Will the upper floors have balconies facing the houses?***

A: It's too early in the design stages to know this.

***Q: Will you use Affordability Unlocked?***

A: The Affordability Unlocked is available to the site already and it does relax the compatibility standards and reduces the parking. We are not sure we can meet the deeply affordability requirements.

***Q: How will this affect our property values?***

A: My understanding is the property taxes are based on other single family homes no on properties nearby.

***Q: What about flooding issues in the neighborhood?***

A: As part of site plan process, all storm water must dealt with on site. You should be in a better situation than when this structure was built in 1972.

***Q: Why do we need more apartments when the existing ones are not at capacity?***

A: Austin needs all kinds of housing. I don't know what properties you are referring to.

***Q: What about the traffic impact?***

A: At the site plan stage staff will look at the traffic impact and might consider nearby improvements. It's a good site because it's close to public transportation and walkable services. S. 1<sup>st</sup> Street is a transit priority street.

***Q: Does the applicant plan to sell or hold the property?***

A: They plan to develop it themselves.

***Q: Does Affordability Unlocked require setbacks?***

A: Yes, and there are easement setbacks.

***Q: The property has Neighborhood Node and you're asking for Mixed Use Activity HUB/Corridor. Isn't this throwing out the plan?***

A: City Council established a process for neighborhood plans could amended, although not all plan amendment requests are approved by City Council.

***Q: Do you know what pedestrian oriented uses they might be looking at?***

A: It will depend if they do Affordability Unlocked or VMU.

## S.M.A.R.T. Housing Certification Letter



### City of Austin

P.O. Box 1088, Austin, TX 78767  
www.austintexas.gov/department/housing-and-planning

#### Housing and Planning Department S.M.A.R.T. Housing Program

12/16/2022

S.M.A.R.T. Housing Certification  
SVAG Amazon LLC  
711 Eberhart Ln. (ID 881)

**TO WHOM IT MAY CONCERN:**

Owner SVAG Amazon LLC (development contact Leah Bojo; ph: 512-807-2918; email: lbojo@drennergrouop.com is planning to develop Mission South, a 180-unit multifamily rental development at 711 Eberhart Lane, Austin, Texas 78745.

72 (40%) of the units will be leased to households at or below 80% Median Family Income (MFI). The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 40% (72) of the units will serve households at or below 80% MFI, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore none of the units will be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

**Prior to issuance of building permits and starting construction, the developer must:**

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or [greenbuilding@austinenenergy.com](mailto:greenbuilding@austinenenergy.com)).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

**Before a Certificate of Occupancy will be granted, the development must:**

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter

from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.978.1594 or by email at [brendan.kennedy@austintexas.gov](mailto:brendan.kennedy@austintexas.gov) if you need additional information.

Sincerely,

*Brendan Kennedy*

Brendan Kennedy, Project Coordinator  
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

## Applicant Summary Letter from Application

Leah M. Bojo  
lbojo@drennergroupp.com  
512-807-2918

**DRENNER**  
**GROUP**

December 16, 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: Mission South –Neighborhood Plan Amendment application for the approximately 1.65-acre property located at 711 Eberhart Lane, Austin, TX 78735, and comprised of Lot 3, Buckingham Place Commercial Area (the "Property")

Dear Ms. Truelove:

As representatives of the owners of the Property, we respectfully submit the enclosed Neighborhood Plan Amendment (NPA) application package. The project is titled Mission South and is approximately 1.65 acres of land, located on the south side of Eberhart Lane between Middleham Place and South 1<sup>st</sup> Street. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is located in the Garrison Park Neighborhood Planning Area (NPA), part of the South Austin Combined NPA, and has a Future Land Use Map (FLUM) designation of Neighborhood Node. This application requests to amend the FLUM from Neighborhood Node to Mixed Use Activity HUB Corridor and runs concurrently with a rezoning application. The current zoning on the Property is LR-NP (Neighborhood Commercial – Neighborhood Plan). The proposed zoning is GR-V-MU-NP (Community Commercial – Vertical Mixed Use – Neighborhood Plan), and the proposed use is multifamily residential.

This proposal aligns with the South Austin Combined NPA's stated goal of creating walkable, bikeable, and transit-accessible destinations within designated mixed use activity centers (Mixed Use Activity Hub Policy 1). The proposed NPA will also address the neighborhood plan's equity goals by developing additional affordable housing integrated within the neighborhood (Housing Affordability Policy 2).

As a S.M.A.R.T. Housing project, this NPA will support the development of 180 units, at least 40% of which will be affordable. We are requesting an out-of-cycle review; a letter of certification from the Housing and Planning Department for a certified S.M.A.R.T Housing project dated December 16, 2022 and signed by Brendan Kennedy is included in this application package.

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.

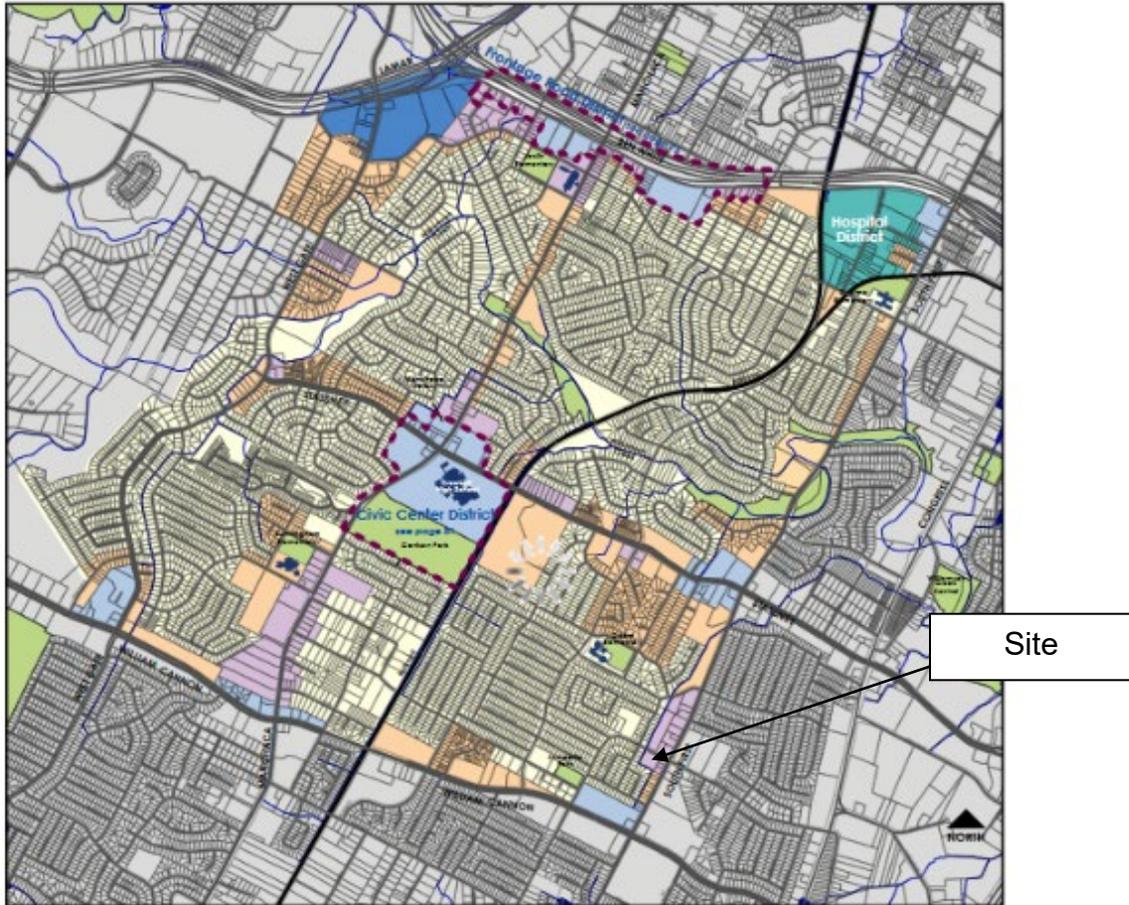
Sincerely,



Leah M. Bojo

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

(There is no neighborhood plan contact team in the Garrison Park planning area)



**Character District Map**

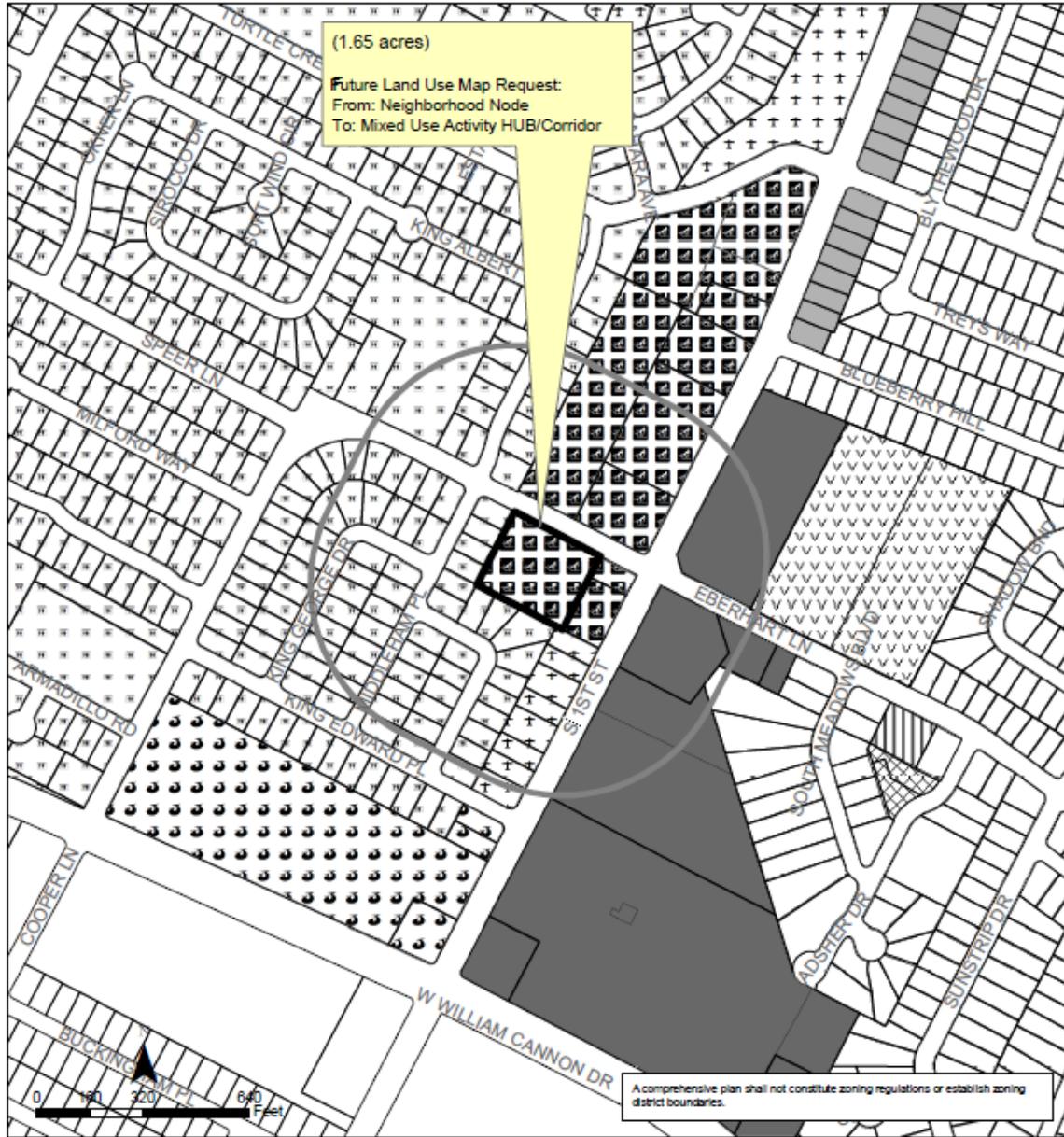
(Rev. 10/1/14)

- Activity Center
- Residential Core
- Mixed-Use Activity Hub/Corridor
- Special District
- Neighborhood Node
- District with Illustrative Vision  
© www.3rdstep.com | 3rdstep.com
- Neighborhood Transition

- City of Austin Park
- Civic Buildings
- Parks
- Streets
- Railroad
- Creek

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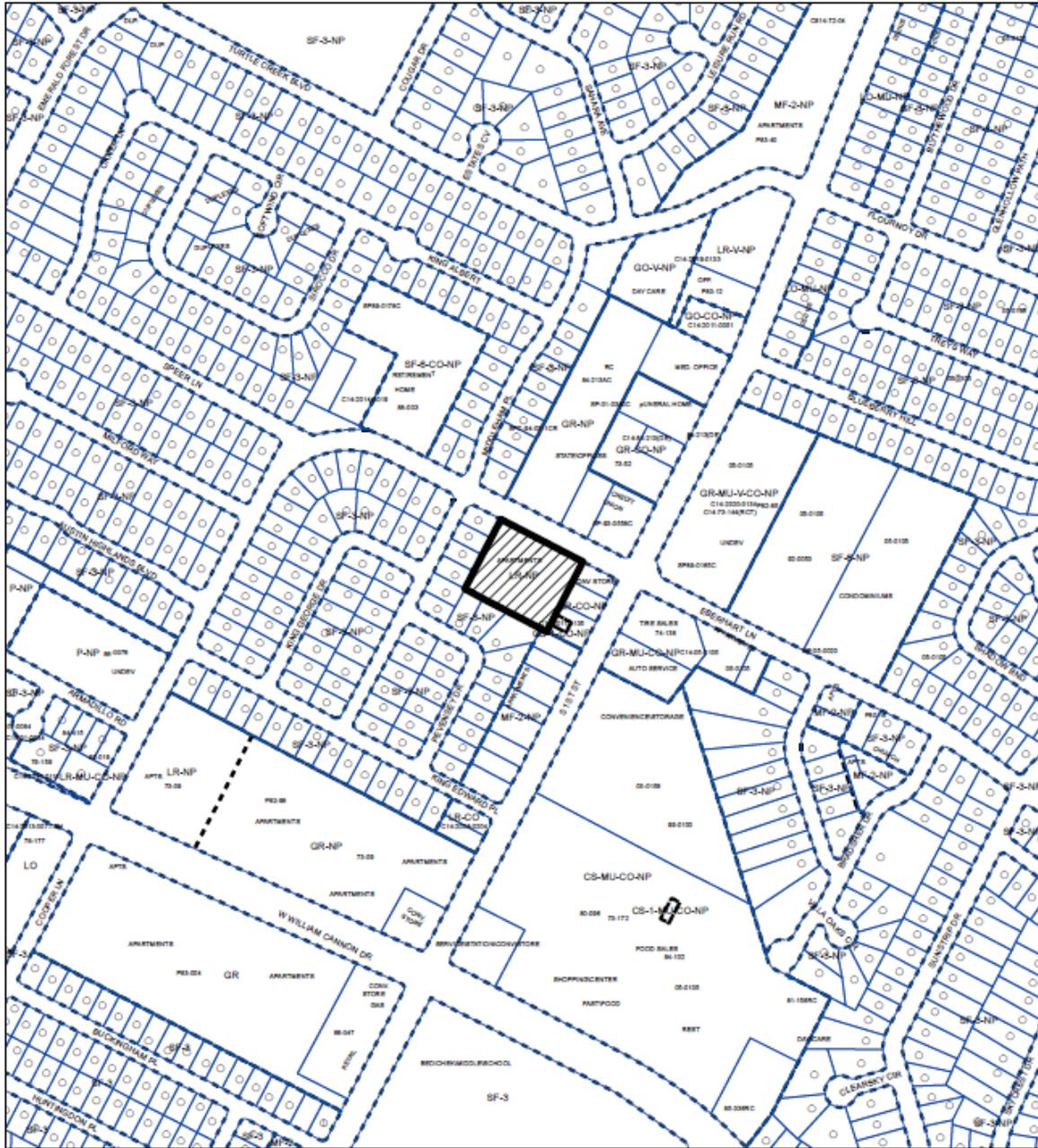
**South Austin Combined Neighborhood Planning Area**  
**NPA-2023-0030.01.SH**

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 City of Austin  
Housing and Planning Department  
Created on 2/6/2023, by: MeeksS

Future Land Use			
	Subject Tract		Civic
	500 ft. notif. boundary		Higher-Density Single-Family
	Neighborhood Node		Mixed Use
	Neighborhood Transition		Mixed Use/Office
	Residential Core		Multi-Family
	Mixed-use Activity Hub/Corridor		Single-Family




 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

1" = 400'

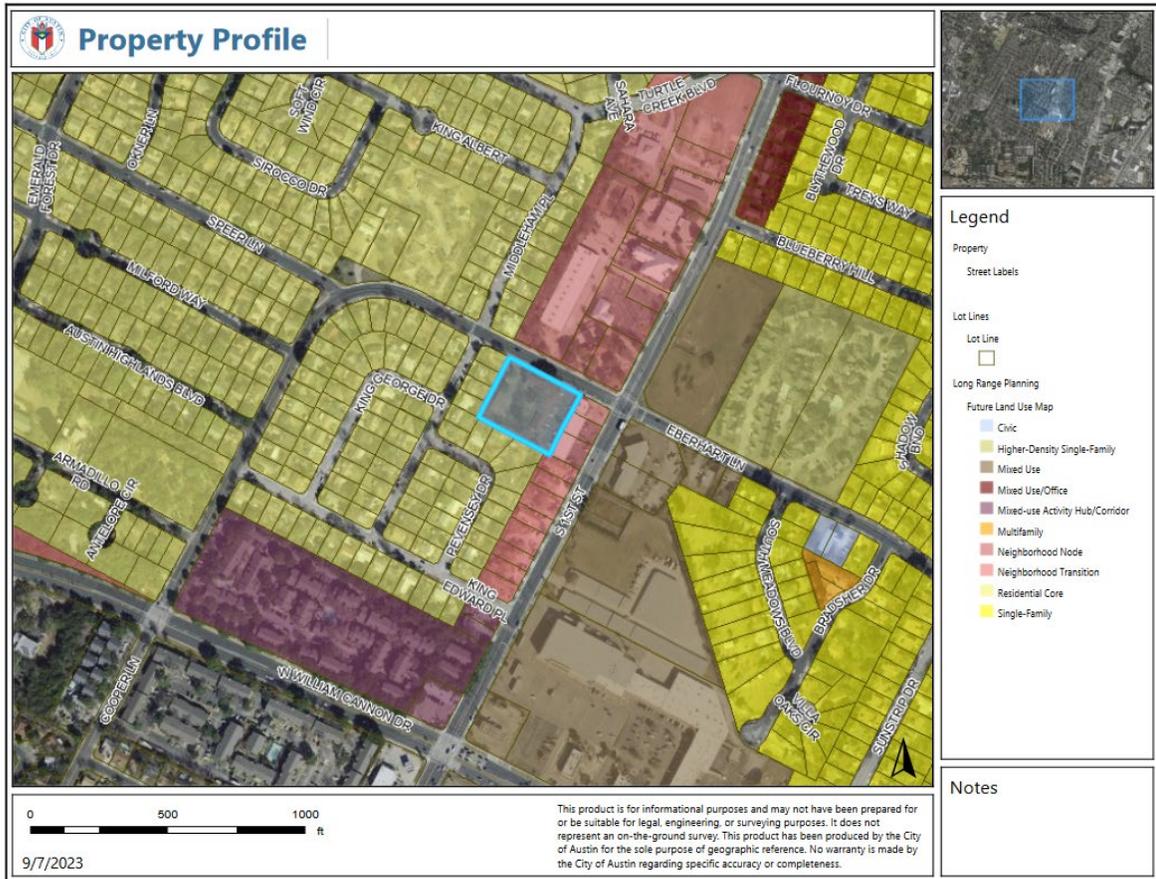
**ZONING**  
 ZONING CASE#: C14-2023-0007.SH

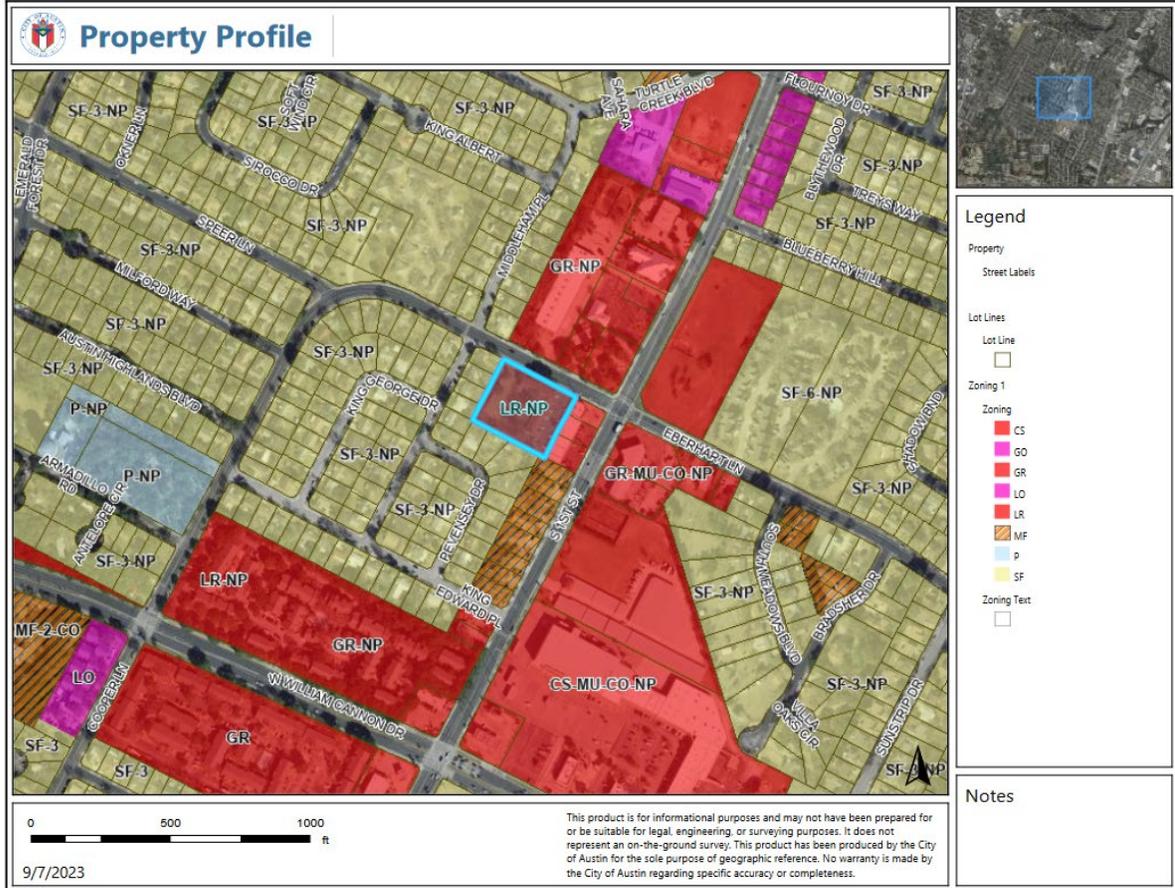
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Created: 1/27/2023





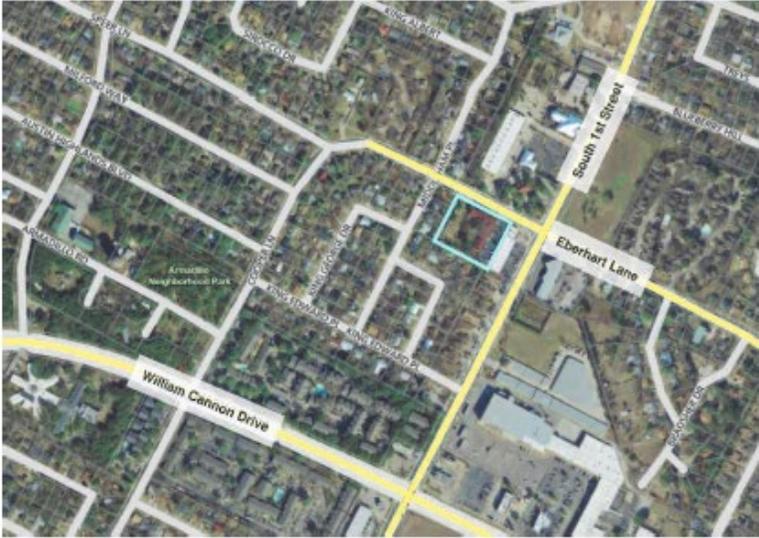


# Mission South: 711 Eberhart Lane

City of Austin NPA Meeting - South Austin  
Combined Neighborhood Planning Area  
March 6, 2023

1

## Site Aerial



2

## Aerial Zoomed In



3

## Property Facts

### Size:

- 1.65 acres

### Current Use (Non-conforming)

- Multifamily Residential
- 27 units
- Circa 1972 – units nearing end of current life cycle

### Transit/Access

- Located on a high-frequency transit corridor
- Capital Metro Route 10 – arrives every 15 minutes
  - 5-minute walk

4

## Zoning and FLUM Map



LR-NP (Neighborhood Commercial – Neighborhood Plan)

to

GR-V-MU-NP  
(Community Commercial – Vertical Mixed Use – Neighborhood Plan)



Neighborhood Node

to

Mixed Use Activity HUB Corridor

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## Project Details

- 180 for-rent units
- Vertical Mixed Use overlay district
  - 10% of units affordable at 60% Median Family Income
  - Ground floor pedestrian-oriented uses
  - Improved streetscape, sidewalks, and lighting
- S.M.A.R.T. Housing – at least 40% of units affordable at 80% MFI
- 0.2-mile walk to South First Street – Imagine Austin Corridor
- Providing support for existing residents and compliant with Tenant Relocation Ordinance

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## South Austin Combined Neighborhood Plan

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Vision: Create a complete community that is mobile and interconnected; compact, accessible, and affordable; natural and sustainable; healthy, safe, creative, and engaged.

Policy HA P2: Encourage development of additional affordable housing integrated into the neighborhood

Policy HA P3: Strive to create location-efficient neighborhoods by pursuing strategies that make neighborhoods more walkable, bikeable, and transit accessible.

7

## Contact Information

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- Leah Bojo, Drenner Group
- 512-807-2918
- lbojo@drennergroupp.com

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Correspondence Received

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

Maureen Meredith  
City of Austin  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

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

Case Number: NPA-2023-0030.01.SH  
Contact: Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: July 11, 2023 - Planning Commission

Pedro P. Gomez

I am in favor  
 I object

Your Name (please print)

10501 Middleton Place, Austin TX 78745

Your address(es) affected by this application

Pedro P. Gomez

Signature

7/11/23

Date

Comments: I object due to the wind, trees going up in my area - including businesses and adding more to the city neighborhood will serve to decrease the value of our homes.

**PUBLIC HEARING COMMENT FORM**

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Maureen.Meredith@austintexas.gov  
Public Hearing: July 11, 2023 - Planning Commission

Your Name (please print) Louis Knox

I am in favor  
 I object

Your address(es) affected by this application  
8407 Middleham Place

Signature Louis Knox Date 6-30-23

Comments: I am concerned about the extra traffic on Eberhart Drive,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PUBLIC HEARING COMMENT FORM**

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Maureen Meredith  
City of Austin  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

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Maureen.Meredith@austintexas.gov  
Public Hearing: July 11, 2023 - Planning Commission

Your Name (please print) Susan Knox

I am in favor  
 I object

Your address(es) affected by this application  
8407 Middleham Place

Signature Susan Knox Date 6/30/23

Comments: First - 74 Eberhart does not meet the criteria to be a Mixed Use Activity Hydrocarbon - it is not located at the intersection of major roadways. Second - it is not compatible with our single bordered. Third are the concerns of increased traffic, impervious cover w/ flooding potential of the creek between the property and our house.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_