

To: Planning Commission and Austin City Council
09 C14-2024-0180 - 1211 East 52nd Street Zoning; District 4
From: Windsor Park Neighborhood Plan Contact Team

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Date: February 10, 2025

Re: 1211 E. 52nd Street (NPA-2024-0023.01 and C14-2024-0180)

On February 10, 2025, 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 1211 E. 52nd Street case to add the property to the broader E. 51st and Cameron development project. The proposed case is located entirely within the boundaries of the Windsor Park Neighborhood Planning Area.

By unanimous vote, the WPNPCT recommends approval of the neighborhood plan amendment request for Mixed Use, as well as the rezoning request for CS-V-CO-DB90-NP for 1211 E. 52nd Street. Our recommendation includes support for applying a Conditional Overlay (CO) to the base district to prohibit the following land uses:

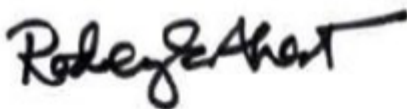
Drive-thrus	Bail Bonds
Automotive rentals	Drop-off Recycling
Automotive repair services	Pawn Shops
Automotive sales exceeding 3,500 square feet	Pedicab Storage & Dispatch
Automotive washing of any type	Funeral Services

We support the proposed office, retail, and restaurant space at E. 51st and Cameron and **encourage the inclusion of this land to expand green space in an area that lacks sufficient parkland.**

Lastly, the proximity of this site to IH-35 and 51st 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 1211 E. 52nd Street case, please contact me.

Thank you,



Rodney Ahart, Chair
Windsor Park Neighborhood Plan Contact Team