

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: East Cesar Chavez Neighborhood Plan and Plaza Saltillo TOD Station Area Plan

CASE#: NPA-2025-0002.01

DATE FILED: January 23, 3035

PROJECT NAME: 1301, 1303, and 1305 E. 4th Street

PC DATE: August 22, 2025

ADDRESS/ES: 1301, 1303, and 1305 E. 4th Street

DISTRICT AREA: 3

SITE AREA: 0.4515 acres

OWNER/APPLICANT: 1301 East 4th Street, LLC

AGENT: Drenner Group, PC (Leah M. Bojo, AICP)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

No change to the future land use map.

From: Specific Regulating District

To: Specific Regulating District

Proposed change is from TOD (Live/Work Flex) subdistrict to TOD (Mixed Use) subdistrict

Base District Zoning Change

Related Zoning Case: C14-2025-0019

From: TOD-NP (Live/Work Flex)

To: TOD-NP (Mixed Use)

NEIGHBORHOOD PLAN ADOPTION DATE: East Cesar Chavez Neighborhood Plan adopted May 13, 1999. Plaza Saltillo TOD Station Area Plan adopted December 11, 2008.

CITY COUNCIL DATE: TBD

ACTION:

PLANNING COMMISSION RECOMMENDATION:*April 22, 2025* – (action pending)**STAFF RECOMMENDATION:** To support the applicant's request for TOD Mixed Use subdistrict.**BASIS FOR STAFF'S RECOMMENDATION:** The applicant is proposing to amend the Land Use and Design Concept Plan map(s) in the Plaza Saltillo TOD Station Area Plan from Live/Work Flex to TOD Mixed Use so the project can participate in the Density Plus Height Bonus Program. This program will require the proposed multifamily development to reserve a minimum of 15% of the entire square footage as affordable, on-site units for those earning no more than 50% Medium Family Income (MFI). The current designation as Live/Work Flex does not allow the property to participate in this program.

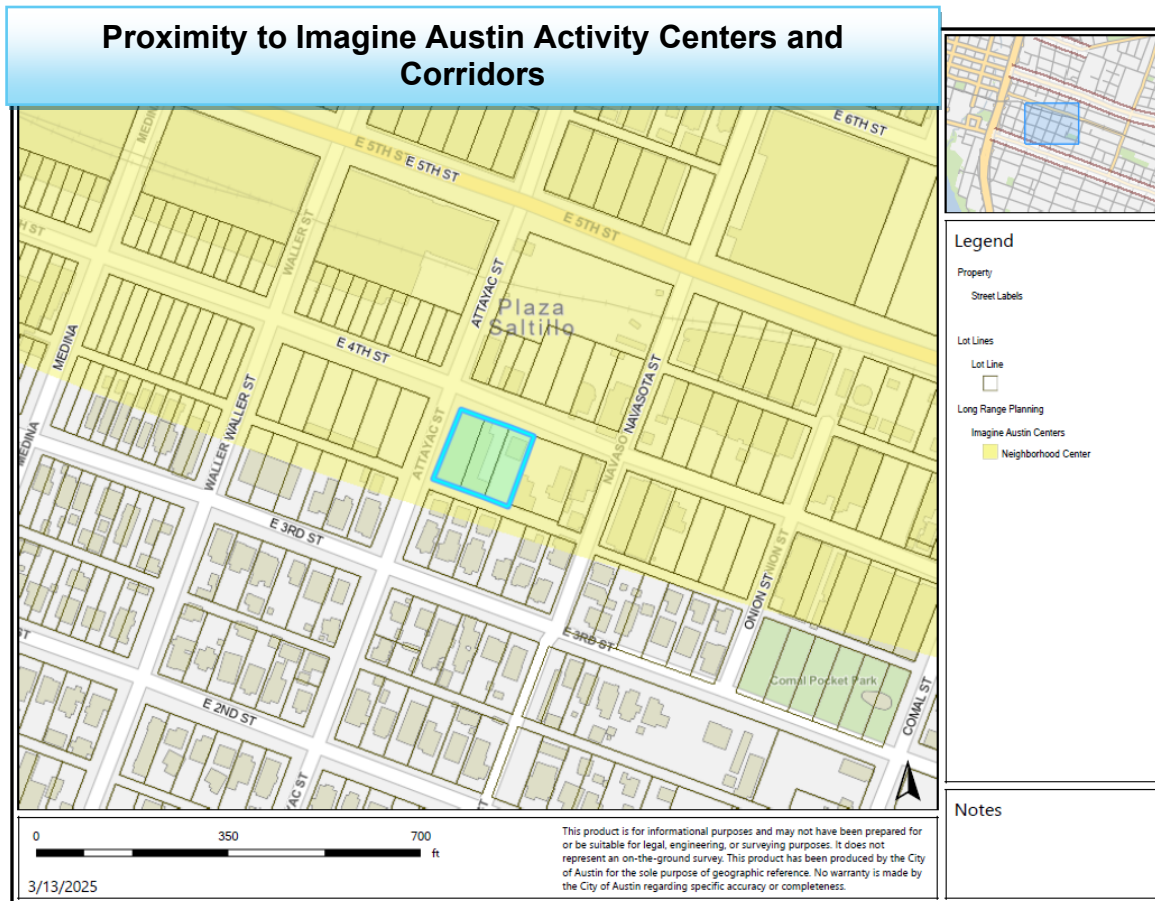
Staff supports the applicant's request because of the property is located 0.2 miles from the Plaza Saltillo Station where increased density can be supported. The TOD Mixed Use is the highest density designation that will allow for more residential and commercial uses to be developed within ¼-mile of the Plaza Saltillo Station.

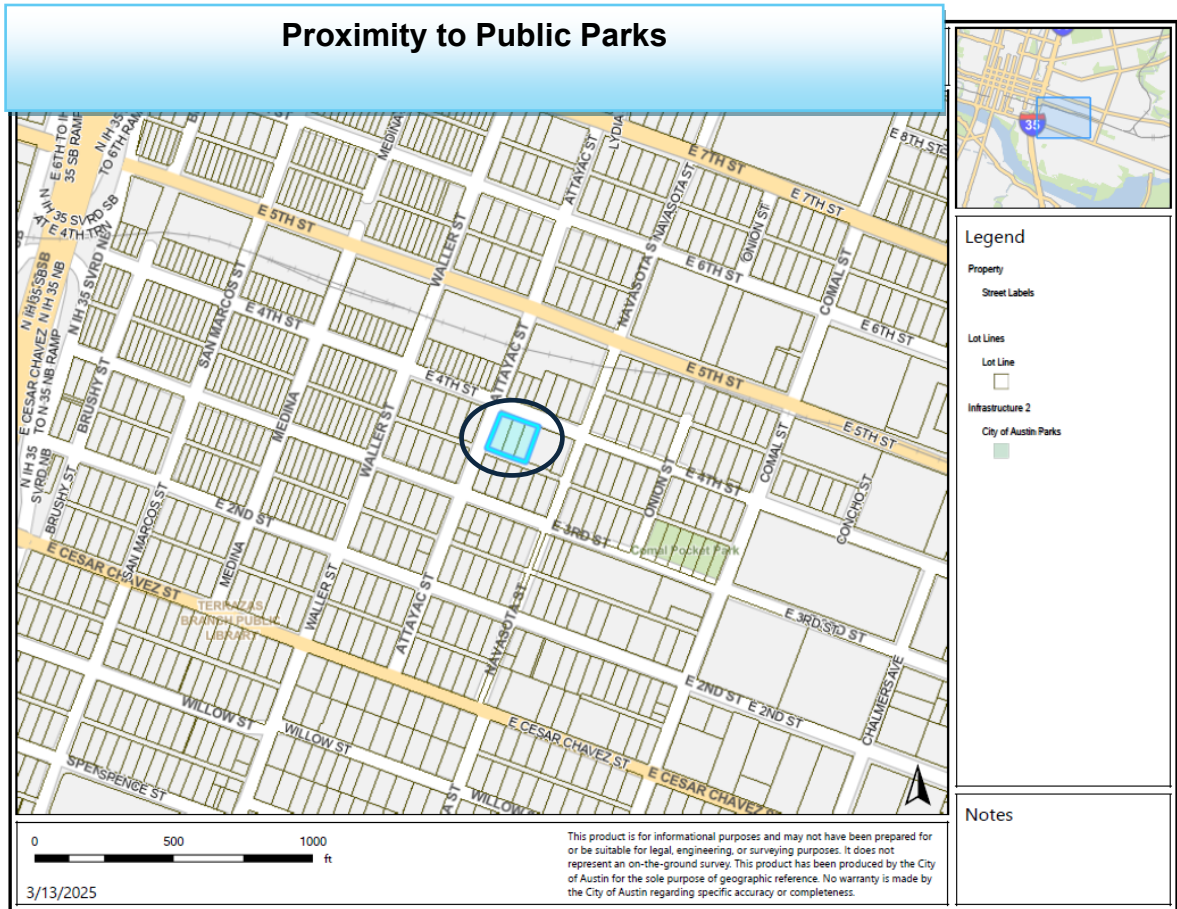
LAND USE DESCRIPTIONS:**EXISTING LAND USE:**

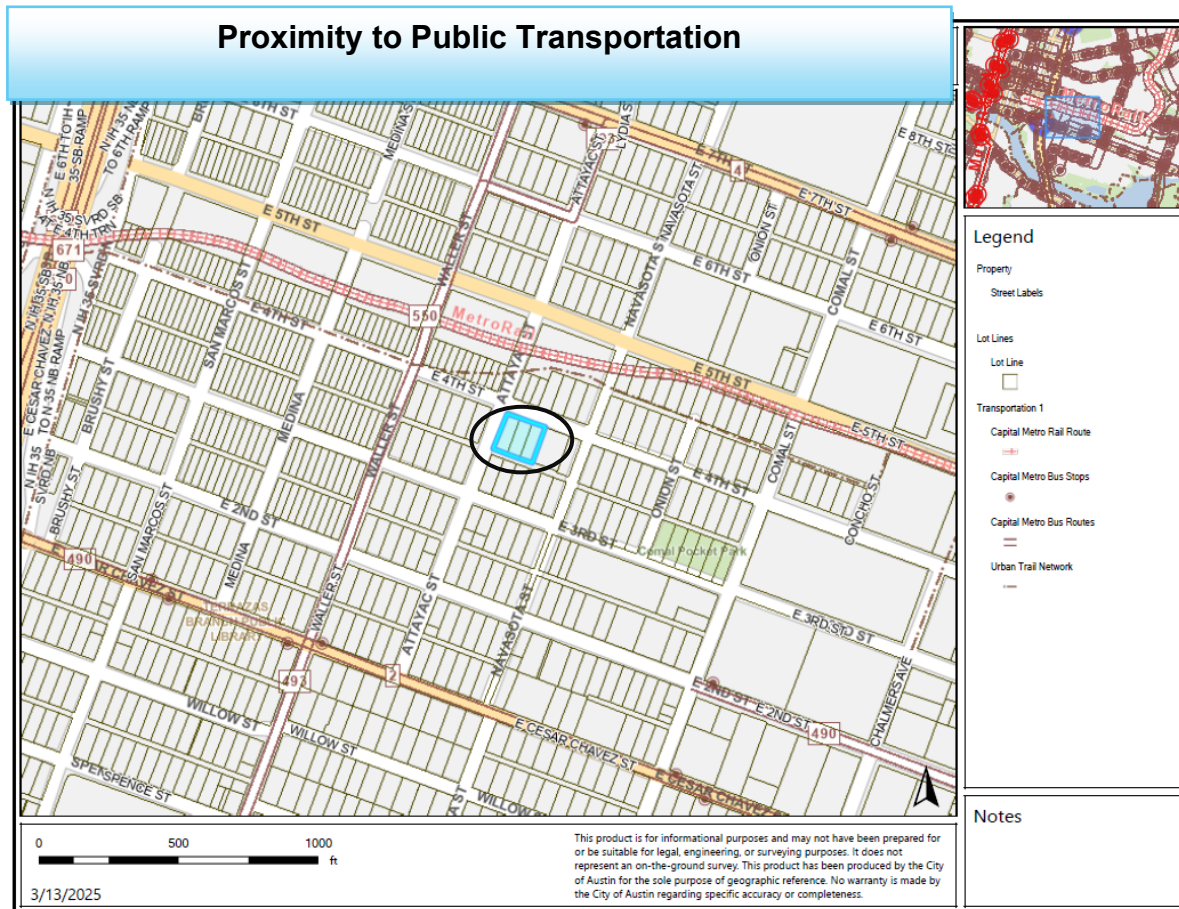
Specific Regulating District - This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: 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. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> Property is within the Plaza Saltillo Neighborhood Center Approx. 0.15 miles north of E. Cesar Chavez Street and activity corridor Approx. 0.20 miles south of E. 7th Street and activity corridor
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> 0.2 miles from Plaza Saltillo Station Red Line Bus routes on Waller Street and E. Cesar Chavez Street
No	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> Approx. 210 feet from the Red Line Trail
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> 0.4 miles from Target Grocery 0.4 miles from Royal Blue Grocery

	<ul style="list-style-type: none"> • 0.6 miles from Whole Foods
No	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.7 miles from Sanchez Elementary School • 0.9 miles from Zavala Elementary School
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.2 miles from Comal Pocket Park • 0.2 miles from Pepe's Park • 0.6 miles from Pan American Park
Yes	Connectivity and Health: 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"> • 0.2 miles Community Care Collaborative • 0.2 miles from CommUnityCare: East Austin Health Center • 0.3 miles from Integral Care - East 2nd Street
Yes	Housing Affordability: 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"> • Approx. 170 dwelling units are proposed with 25-30 units affordable at 50% MFI • Applicant proposes participation in the regulating plan's density and height development bonus by reserving at least 15% of the total square footage of multifamily rental development as affordable habitable space at, or below 50% of the area MFI.
Yes	Housing Choice: 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	Mixed use: Provides a mix of residential and non-industrial uses.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
Not known	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	Workforce Development, the Economy and Education: 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.
No	Industrial Land: Preserves or enhances industrial land.
9	Number of Yeses







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 applicant proposes to change the subdistrict in the Plaza Saltillo TOD Station Area Plan from TOD (Live/Work Flex) to TOD (Mixed Use) subdistrict.

The applicant proposes to change the zoning on the property from TOD (Live/Work Flex) to TOD (Mixed Use) subdistrict. For information on the proposed zoning, see case report C14-2025-0019.

The applicant proposes an approximately 170 dwelling units apartment building with 25-30 units will be affordable units @50% MFI.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on March 13, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 379 community meeting notices were mailed to people with utility accounts and who 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 from the Planning Department attended, Maureen Meredith and Mark Walters. Leah M. Bojo and Drew Raffaele from Drenner Group, PC attended, who are the applicant's agents. Two members from the community attended.

Below are highlights from Leah Bojo's presentation:

- The property is three tracts, 1301, 1303 and 1305 E. 4th Street.
- Last year we rezoned 1305 and 1307 E. 4th Street, which are adjacent properties.
- We are requesting the same zoning so they can be developed as one.
- The area rezoning for the properties with this case is .45 acres, but combined with the other tracts the total is 0.7413 acres.
- The property has proximity to transit and access and has great walkability.
- The proposed development, including all tracts, is approximately 170 dwelling units.
- 25-30 units will be affordable units @50% MFI.
- Height Step-back is maximum 45 feet adjacent to alley.
- 15-foot step back to 60 feet.
- Parking will be approximately 0.5 spaces/unit.
- Access will be two points for egress/ingress, likely off Attayac Street and the alley, but this will be determined at the site plan stage.

- The zoning will not change. It will remain TOD-NP. What is proposed to be changed is the subdistrict from TOD (Live/Work Flex) to TOD (Mixed Use). This allows the property to participate in the regulating plan's Density and Height Development Bonus. The Density Bonus is only permitted on the TOD (Mixed Use).

Comments:

- We've lived on this corner for 22 years. I'm not opposed to development. To date, properties have developed at 40 feet, which is compliant with the TOD. This has been good for the neighborhood. We have concerns about a 60-foot building on this site.
- I live across the alley from the project. I bought about 8 years ago. We already have a lot of noise pollution with traffic. It's impossible for families to live in a downtown setting. The downtown is great for being able to walk to Wholefoods, etc. You're limiting to young professional without families. When these new buildings come in that are denser, your increasing traffic and noise. The original rules and regulations provided a buffer.

Leah Bojo's Response:

We are across the street from Scoot Inn, and a 60-foot building will help to buffer the noise from the commercial businesses from the north to the single-family homes to the south. We are not replacing any existing residential uses. We are providing new homes and also including affordable units at 50% MFI.

Applicant Summary Letter from Application

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

DRENNER
GROUP

January 22, 2025

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: 1301, 1303, and 1305 E 4th Street – Rezoning application for the approximately 0.4515-acre piece of property located at 1301, 1303, and 1305 E 4th Street in the City of Austin, Travis County, Texas (“the Property”).

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning and corresponding Neighborhood Plan Amendment (NPA) application packages. The project is titled 1301, 1303, and 1305 E 4th Street and is approximately 0.4515 acres of land, located at the southeast corner of E 4th Street and Attayac Street intersection. The Property is located within Plaza Saltillo, an Imagine Austin Neighborhood Center, and is near CapMetro Routes 2 and 4, both classified as high-frequency routes, as well as the Red Line Plaza Saltillo Rail Station.

The purpose of these requests is to amend the maps within the Plaza Saltillo Transit Oriented Development Station Area Plan (SAP) and Plaza Saltillo TOD Regulating Plan, allowing for redevelopment of the Property with a transit-supportive, multifamily residential use. Additionally, the rezoning request is necessary to establish a comprehensive zoning district for the redevelopment, which includes the adjacent property to the east where the same request was recently approved via Ordinance Nos. 20241121-098 and 20241121-099 on November 21, 2024.

The Property is currently zoned TOD-NP (Transit-Oriented Development – Neighborhood Plan) with a Live/Work Flex Subdistrict designation. We are requesting to rezone the Property to TOD-NP (Transit-Oriented Development – Neighborhood Plan) with a TOD Mixed Use Subdistrict designation. We are also requesting to change the designation on the SAP Land Use and Design Concept Plan from Live/Work Flex to TOD Mixed Use. This proposed change to the SAP, via the NPA process, will allow the Property to participate in the regulating plan’s Density and Height Development Bonus, for maximum height of up to 60 feet, by reserving at least 15% of the total square footage of the development at, or below, 50% of the area Median Family Income. The Property is currently developed with structures circa 1908, 1960, and 1942; including a pedicab storage, single-family, and office uses that predate the approval of the TOD plan. A demolition permit has been approved for 1305 E 4th Street via City of Austin Case No. 2024-154284 PR.

A neighborhood traffic analysis (NTA) is required with this rezoning request, per the attached TIA Determination dated December 31, 2024 and executed by Nazlie Saeedi.

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

cc: Joi Harden, Planning Department (*via electronic delivery*)
Maureen Meredith, Planning Department (*via electronic delivery*)
Jonathan Tomko, Planning Department (*via electronic delivery*)

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

(No letter as of April 16, 2025)

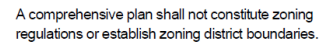
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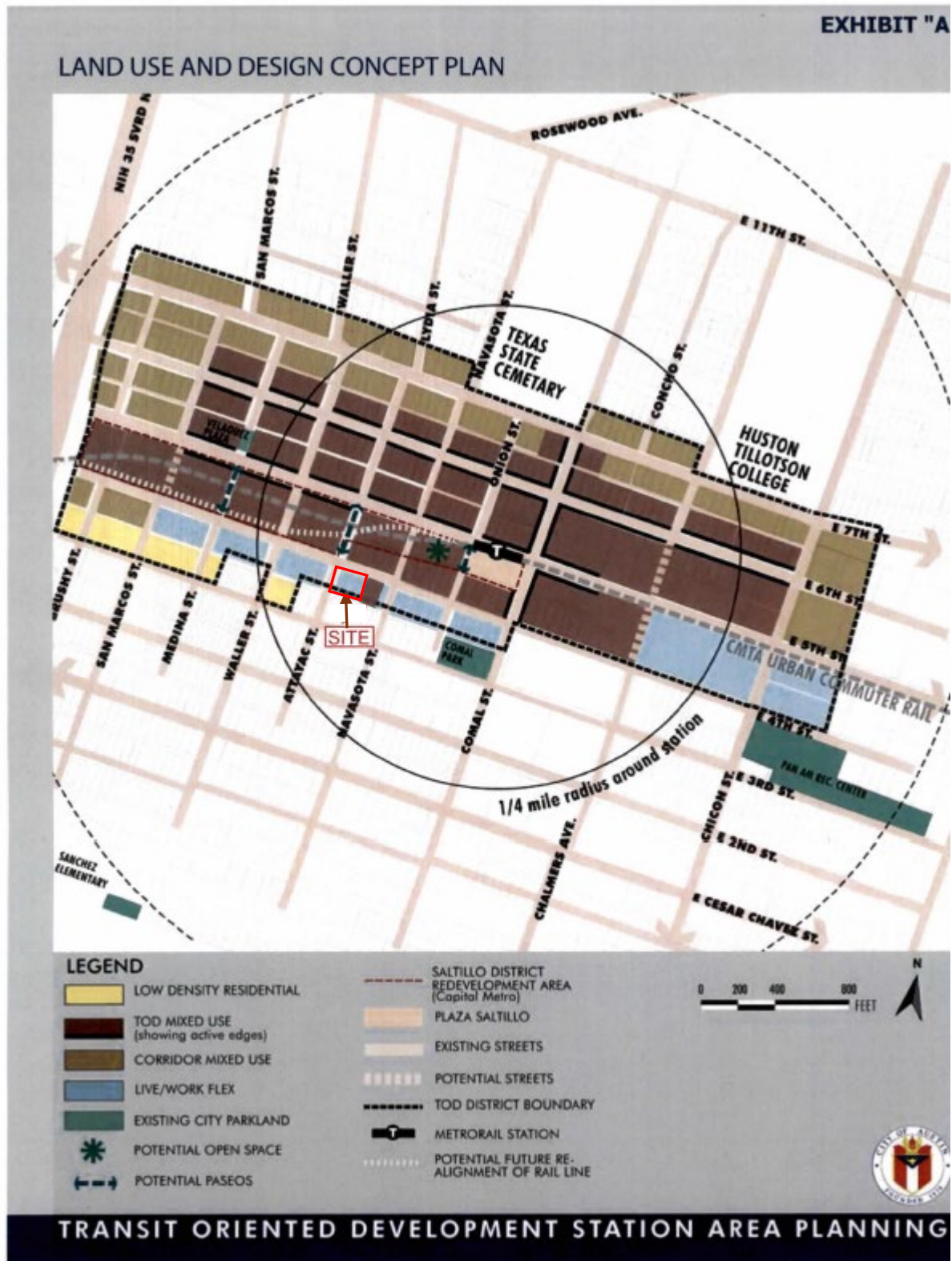
From: Meredith, Maureen
Sent: Tuesday, April 8, 2025 4:56 PM
To: ericryanpace@gmail.com; eccsector7rep@gmail.com; saraz@zlyst.com; mpml67@gmail.com
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: ECC NPCT Rec?: NPA-2025-0002.01 _ 1301 E. 4th St

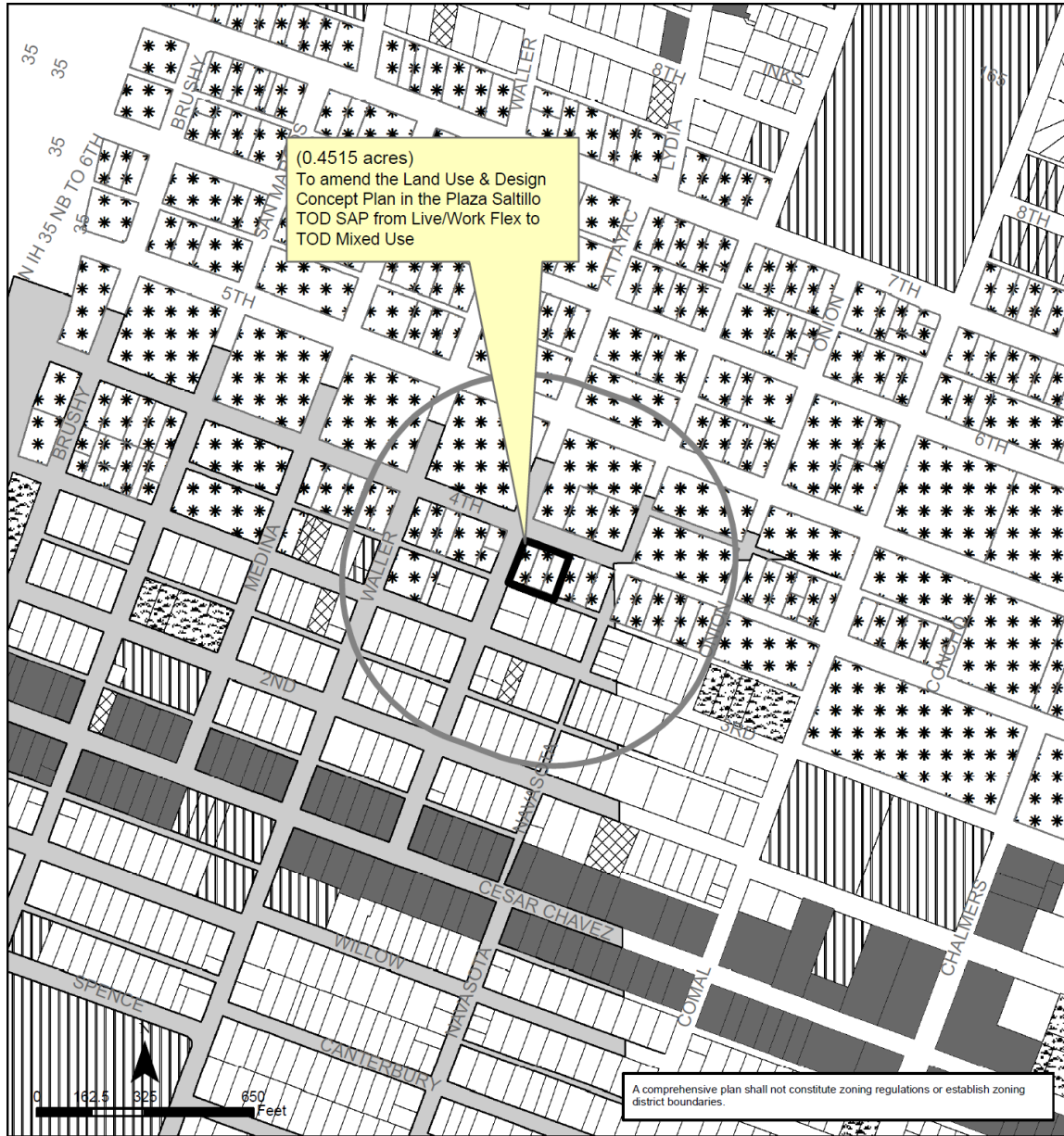
Dear ECC NPCT:

I apologize if I already sent you an email asking for this, but cases **NPA-2025-0002.01** and **C14-2025-0019 _ 1301, 1303, 1305 E. 4th Street** are scheduled for the April 22, 2025 Planning Commission hearing. If your team would like to submit a letter of recommendation to be included in the staff case reports, please email it to me and Jonathan Tomko, the zoning planner, no later than **Wednesday, April 16, 2025 by 3:00 pm.** If we receive the letter after this date and time, we will submit it as late material to the Planning Commission.

Maureen







East Cesar Chavez Neighborhood Planning Area NPA-2025-0002.01

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.

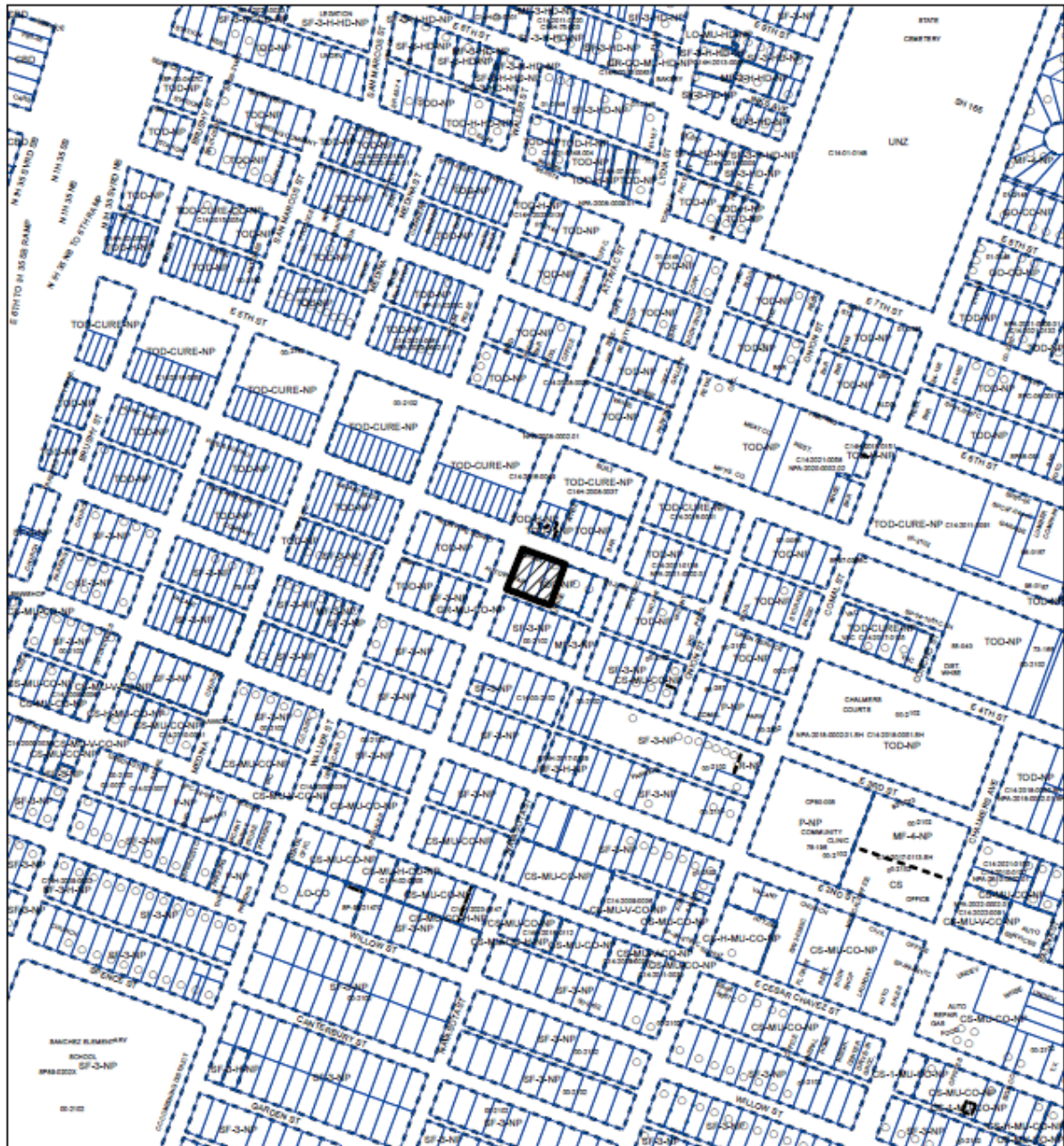
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City of Austin
Planning Department
Created on 1/30/2025, by: MeeksS

Future Land Use

	Subject Tract		Recreation & Open Space
	500 ft. notif. boundary		Single-Family
	Civic		Specific Regulating District
	Mixed Use		Transportation
	Multi-Family		



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0019


$$1'' = 400'$$

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Created: 1/30/2025

**Leah Bojo's Presentation at the March 13, 2025 Virtual
Community Meeting**

1301-1305 E 4th Street

City of Austin Neighborhood Plan Amendment (NPA) Meeting

C14-2025-0019 & NPA-2025-0002.01

March 13, 2025

1

Area Aerial



2

Close-Up Aerial



3

Property Details

Size:

- Approx. 0.4515 acres, or 19,667 square feet
- Collectively 0.7415 acres with adjacent property @ 1307 & 1309 E 4th Street

Current Uses:

- Commercial office space
- Pedicab storage

Transit/Access:

- CapMetro Red Line
 - Approx. 560 feet from Plaza Saltillo Station
- Urban Trail
 - Approx. 160 feet from Lance Armstrong Bikeway – *Built*
- All Ages and Abilities Priority Network
 - Waller Street: One-way protected bike lane – *Proposed*
 - Comal Street: Bike lanes – *Proposed*
 - E 2nd Street: Neighborhood Bikeway – *Proposed*

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Development Overview

Residential Units:

- Approx. 170 units
- 25-30 affordable units @ 50% MFI

Height Step-back:

- Maximum 45 feet adjacent to alley
- 15-foot step-back to 60 feet

Parking:

- Approx. 0.5 spaces/unit

Access:

- Two (2) points for egress/ingress, likely off Attayac Street and the Alleyway

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Zoning and Plaza Saltillo TOD Subdistrict Map



TOD-NP
(Transportation Oriented District – Neighborhood Plan)
to
TOD-NP
(Transportation Oriented District – Neighborhood Plan)

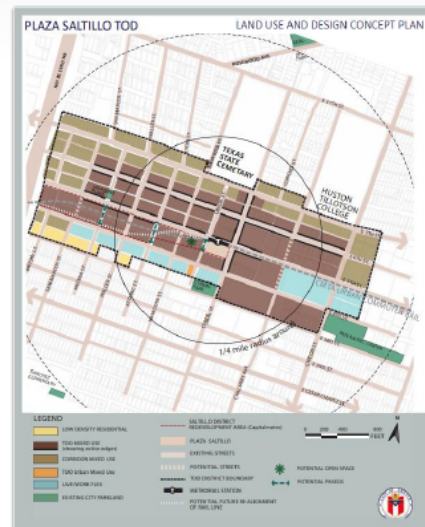


TOD Live/Work Flex
to
TOD Mixed Use

6

Concurrent Requests

1. **NPA:** To amend the subdistrict on the Land Use and Design Concept Plan reference map on pages 9, 33 and 39 within the Plaza Saltillo TOD Station Area Plan.
 - From Live/Work Flex to TOD Mixed Use
2. **Zoning:** To amend the subdistrict on Land Use and Design Concept Plan reference map in Figure 2-1 of the Plaza Saltillo TOD Regulating Plan.
 - From Live/Work Flex to TOD Mixed Use



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Request

We respectfully request your support for the proposed Neighborhood Plan Amendment to the Plaza Saltillo Station Area Plan's subdistrict map from Live/Work Flex to TOD Mixed Use and the same associated rezoning request to the Plaza Saltillo TOD Regulating Plan's subdistrict map.

8

Zoning Process – Where We Are



9

Plaza Saltillo Station Area Plan

TOD Design Principle No. 1: Greater Density than the Community Average

- *“...Densities that are higher than the community norm are located within ¼ to ½ mile of transit.”*

TOD Design Principle No. 3: Quality Pedestrian Environment

- *“Buildings incorporate architectural features that convey a sense of place and relate to the street and the pedestrian environment.”*
- *“Amenities, such as storefront windows, awnings, architectural features, lighting, and landscaping, are provided to help create a comfortable pedestrian environment along and between buildings.”*
- *“Trees sheltering streets and sidewalks are provided along with pedestrian-scale lighting.”*

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East Cesar Chavez Neighborhood Plan

Goal 1: Provide zoning for a mix of businesses and residential land uses in commercial areas.

Goal 2: Ensure that new structures, renovations and businesses are compatible with the neighborhood.

11

Imagine Austin Goals

LUT P6. Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.

LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

HN P4. Connect housing to jobs, childcare, schools, retail, and other amenities and services needed on a daily basis, by...[c]oordinating and planning for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled

12

Agent Information

Leah M. Bojo

Email: lbojo@drennergroupp.com

Phone: 512-807-2913

Correspondence Received

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
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-2025-0002.01

Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov

Public Hearing: April 22, 2025 - Planning Commission

☐ I am in favor
☒ I object

Cristofore Johnson, AIA
Your Name (please print)

303 NAVAJO ST

Your address(es) affected by this application

Signature

Date

Comments: MY WIFE & I AGREE WITH OUR NEIGHBORS
WE OBJECT TO SETBACK THE 40' LINE THAT
HAS BEEN ESTABLISHED BY PRESENT STRUCTURES
TO THE EAST & WEST OF THIS PROPERTY.
THESE NEW DEVELOPMENTS FOLLOWED THE
SETBACK PLAN AND WE NOW HAVE A
GOOD TRANSITION BETWEEN OUR FAMILY TO
PROPERTY ON NORTH. MY SISTER WITH WHOM
IS WORKING. WITH SETBACK WITH THE PLAN?