

**RESOLUTION NO. 20150312-015**

**WHEREAS**, the Rebekah Baines Johnson residential tower (RBJ Center) is owned and operated by Austin Geriatric Center, a 501(C)(3) corporation; and

**WHEREAS**, the RBJ Center Strategic Master Plan Report dated October 31, 2011 (Plan) for the development of the property was completed in 2011 to enable the doubling of affordable senior housing on the site; and

**WHEREAS**, the Plan considered the ongoing circumstances of the facility's current residents (250 elderly and physically disabled, who are, on average, over the age of 70 and have annual incomes under \$12,500); and

**WHEREAS**, the report analyzed five options and made recommendations for the future redevelopment considering both quantitative and qualitative criteria; and

**WHEREAS**, Austin City Council Resolution 20100513-033 directed the City to participate in the partnership with the RBJ Center Board of Directors and the community stakeholder group to evaluate the future use of the adjacent City property and then to analyze the City's potential to participate in the development of a master plan for the 26.78 contiguous acres (17.8 owned by the RBJ Center and 8.98 acres adjacent land owned by the City of Austin); and

**WHEREAS**, the Plan outlines five options that range from the most simplistic option "Option A" to the option that required the highest level of City of Austin participation "Option E". The Report recommended "Option C", which includes a 5 story main building with structured parking, 500 affordable senior units, lower profile houses on Haskell Street, and 25,000 SF of commercial use. The adjoining 8.98 acre site would be developed by others as mixed use; and

**WHEREAS**, on April 20, 2011, the East Cesar Chavez contact team, as referenced in their minutes, approved initiating a FLUM (Future Land Use Map) amendment to allow the development to proceed under their 60 foot height option ("Option C"). That option includes commercial space in addition to the existing multifamily space, which would require a FLUM change from Multi-Family to Mixed Use; and

**WHEREAS**, in order to proceed under the 60 foot height option, the existing zoning will need to be changed from CS-MU-CO-NP to CS-V-MU-CO-NP. To process this zoning change request, a neighborhood plan amendment is also needed to change the land use from Multi-Family to Mixed Use; and

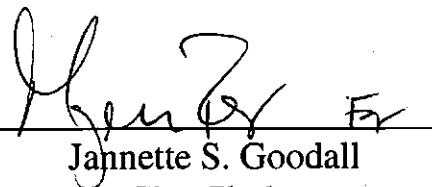
**WHEREAS**, a neighborhood plan amendment, once initiated, will follow the standard process of Planning Commission review followed by City Council review; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council initiates a neighborhood plan amendment to the East Cesar Chavez Neighborhood Plan to change the land use from Multi-Family to Mixed Use for the approximately 17.8 acres owned by Rebekah Baines Johnson Center at 21 Waller Street.

**ADOPTED:** March 12, 2015

**ATTEST:**

  
Jannette S. Goodall  
City Clerk