NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: East Cesar Chavez/Plaza Saltillo (TOD) Station Area Plan

CASE#: NPA-2020-0002.01 **DATE FILED**: July 30, 2020 (In-cycle)

PROJECT NAME: Fair Market

PC DATE: July 13, 2021
June 22, 2021
June 8, 2021

ADDRESS/ES: 1100, 1108, 1110 E. 5th Street and 502, 504 Waller Street

DISTRICT AREA: 3

SITE AREA: 0.874 acres

OWNER/APPLICANT: Montwalk Holdings, Ltd. (R. Cullen Powell)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Maureen Meredith, Housing & Planning Dept.

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Specific Regulating District **To:** Specific Regulating District
(There is no proposed change to the future land use map. The applicant proposes to change the maximum building height from 60 feet to 85 feet)

Base District Zoning Change

Related Zoning Case: C14-2021-0061
From: TOD-NP **To:** TOD-NP

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

CITY COUNCIL DATE:	**ACTION:**
July 29, 2021	Postponed to August 26, 2021 at the request of the neighborhood. Vote: 11-0 [L. Pool – 1st; P. Ellis – 2nd]
August 26, 2021	Approved First Reading.
September 30, 2021	Proposed for Second and Third Readings

PLANNING COMMISSION RECOMMENDATION:

July 13, 2021 – Forward to Council without a recommendation, due to lack of an affirmative vote. [J. Thompson- 1st, J. Shieh-2nd] Vote: 7-1 [Commissioners A. Azhar, R. Schneider, S. R. Praxis, P. Howard, and C. Llanes-Pulido absent]

June 22, 2021- Postponed to July 13, 2021 on the consent agenda at the request of staff due to a notification error. [G. Cox – 1st; J. Shieh – 2nd] Vote: 12 -0 [S. R. Praxis absent].

June 8, 2021 – Postponed to June 22, 2021 on the consent agenda at the request of staff. [A. Azhar – 1st; J. Mushtaler – 2nd] Vote: 11-0 [J. Shieh and Y. Flores absent].

STAFF RECOMMENDATION: Staff supports the applicant's request to increase the building height from a maximum of 60 feet to a maximum of 85 feet. If approved, the change will amend in the Plaza Saltillo Station Area (TOD) Plan document. There is no change to the future land use map.

BASIS FOR STAFF'S RECOMMENDATION: The proposed development is an office and retail development. The property is located within the Plaza Saltillo Activity Center and is less than 600 feet south of E. 7th Street which is an Activity Corridor. The property is approximately ¼-mile from the Plaza Saltillo Station. Increased density at this location is appropriate.

Below are sections from the East Cesar Chavez Neighborhood Plan:

1. Land Use, Zoning and Neighborhood Character

Neighborhood Vision: The neighborhood envisions commercial corridors that are safe and pedestrian-friendly. These corridors should be mixed use residential, commercial and include civic elements. Mixed residential and retail uses, such as stores with residences above are encouraged. Development should be compatible with the existing neighborhood, economically and environmentally sustainable and conducive to a blend of vibrant economic activity and quality of life. The neighborhood envisions open spaces, plazas and market places that contribute to friendly street activity. Compatible development is desired to preserve the beauty of the neighborhood and should

accommodate existing families. They would like the barrier effect of IH-35 reduced and stronger connections between the East Cesar Chavez Neighborhood and downtown should be developed. The neighborhood will work to retain the history, culture and diversity of the neighborhood and provide visual landmarks to highlight the history and cultural heritage.

Goal 1: Provide zoning for a mix of business and residential land uses in the commercial corridors and selected other commercial areas.

Primary resources: City of Austin and Travis County Tax Appraisal District

Objective 2: Encourage more retail and commercial services within walking distance of residents.

Goal 2: Ensure that new structures and renovations are compatible with the existing neighborhood and protect homes from incompatible business or industry.

Primary resources: City of Austin and public and private sectors

Objective 1: Ensure that all new or redevelopment projects are compatible with the existing character of the area in scale, density, design, and parking.

LAND USE DESCRIPTIONS

EXISTING AND PROPOSED LAND USE ON THE PROPERTY

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.

Approved Regulating Plans:

1. Plaza Saltillo TOD Station Area Plan
2. Martin Luther King (MLK) Boulevard TOD Station Area Plan
3. Lamar/Justin TOD Station Area Plan

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.

    - ***The proposed development is an office and general retail project. No residential uses are proposed to be built on-site. To achieve additional density beyond 2:1 FAR the applicant will request to pay a fee-in-lieu of providing affordable units onsite through the Density Bonus program outlined in the Regulating Plan. The property is near public transportation and numerous commercial uses.***

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.

    - ***The property is located in the Plaza Saltillo Activity Center and south of E. 7th Street which is an activity corridor. The Plaza Saltillo area has public transportation with a walkable and bikeable environment.***

3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

    - ***The property is located within the Plaza Saltillo Activity Center and south of the E. 7th Street which is an activity corridor. The project would be considered a redevelopment and infill site.***

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

    - ***No residential units are proposed to be built on this site.***

5. Ensure harmonious transitions between adjacent land uses and development intensities.

    - ***The proposed office and general retail development is appropriate in this location.***

6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.

    - ***The property is located in the Desired Development Zone.***

7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.

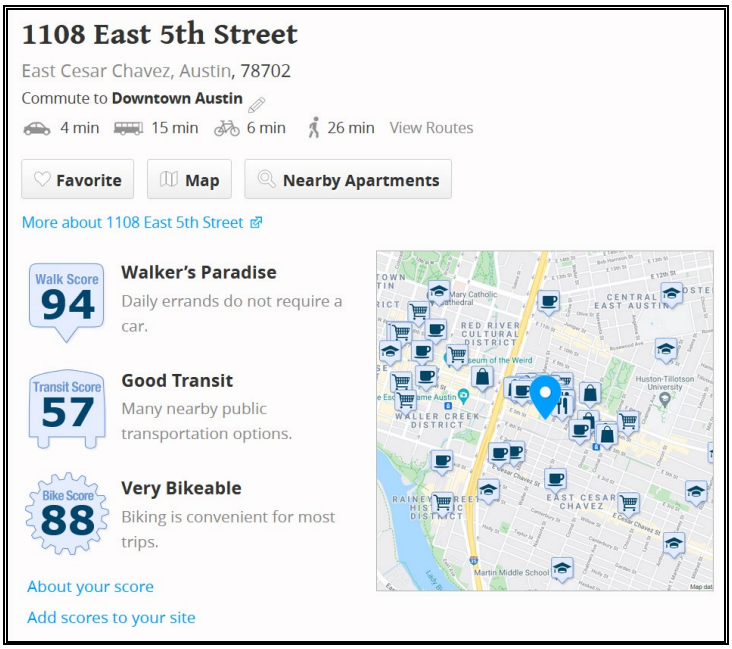
    - ***The property is proposed for a six-story office building with ground floor retail and parking; however, part of the proposed development is to convert Medina Street right-of-way to a small park.***

8. Protect, preserve and promote historically and culturally significant areas.

    - ***To staff's knowledge there is no historic or cultural significance to this property.***

9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

- ***The property is located in a walkable, bikeable area with good public transit access.***



10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

    - ***The proposed office and general retail development will provide a number of new job opportunities and will expand the economic base.***

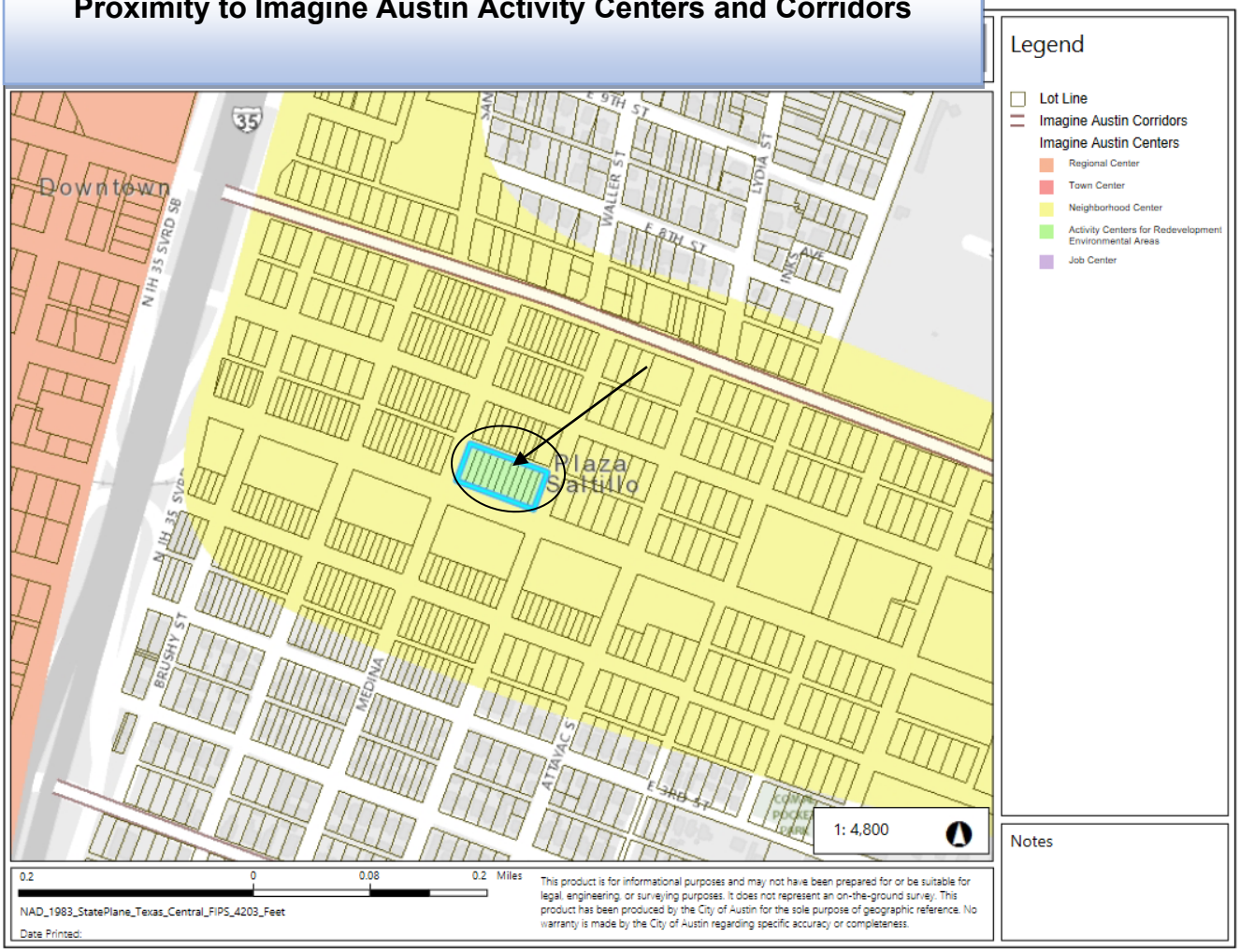
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.

    - ***The property is located near downtown which has numerous live music venues and where various multimedia festivals are held.***

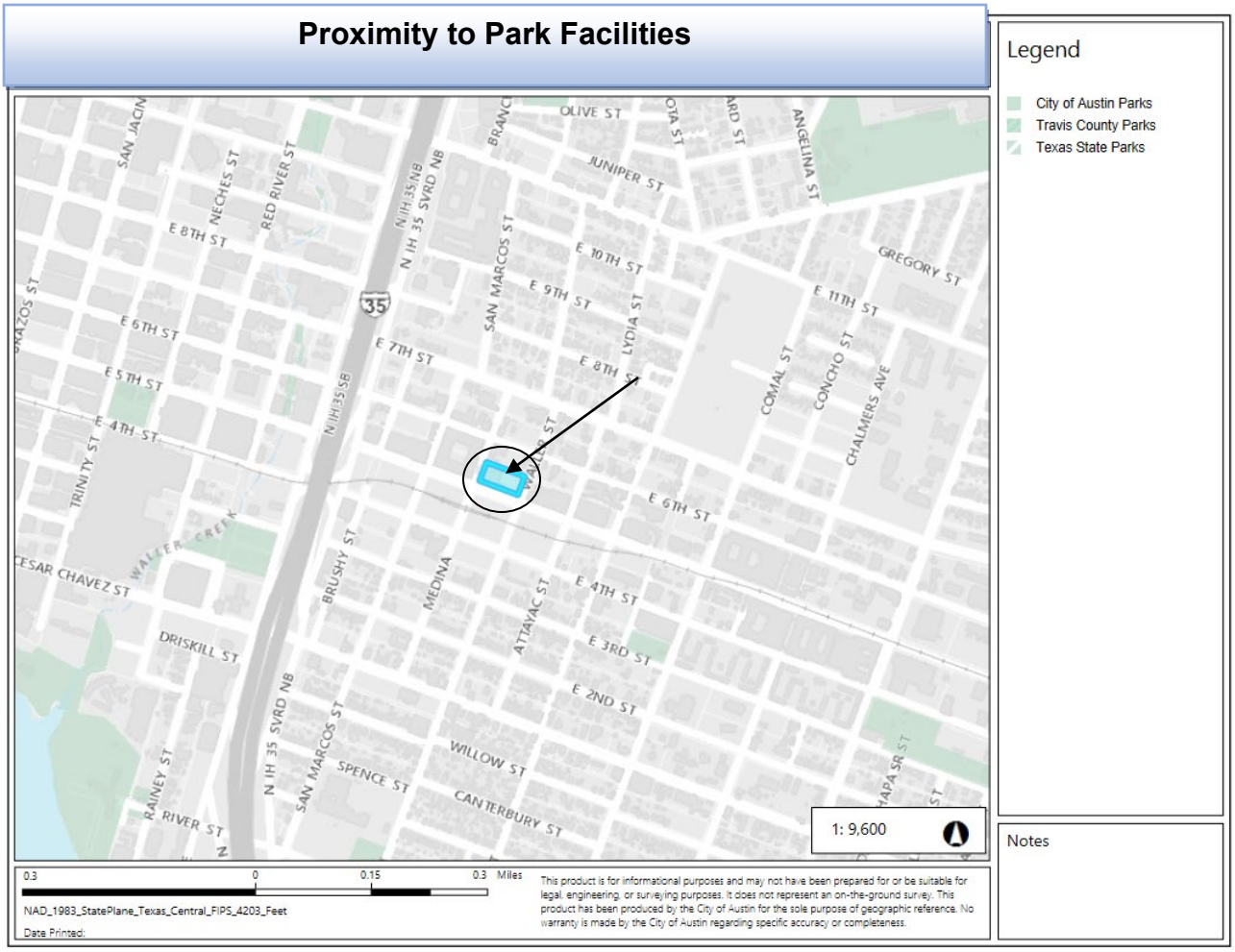
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

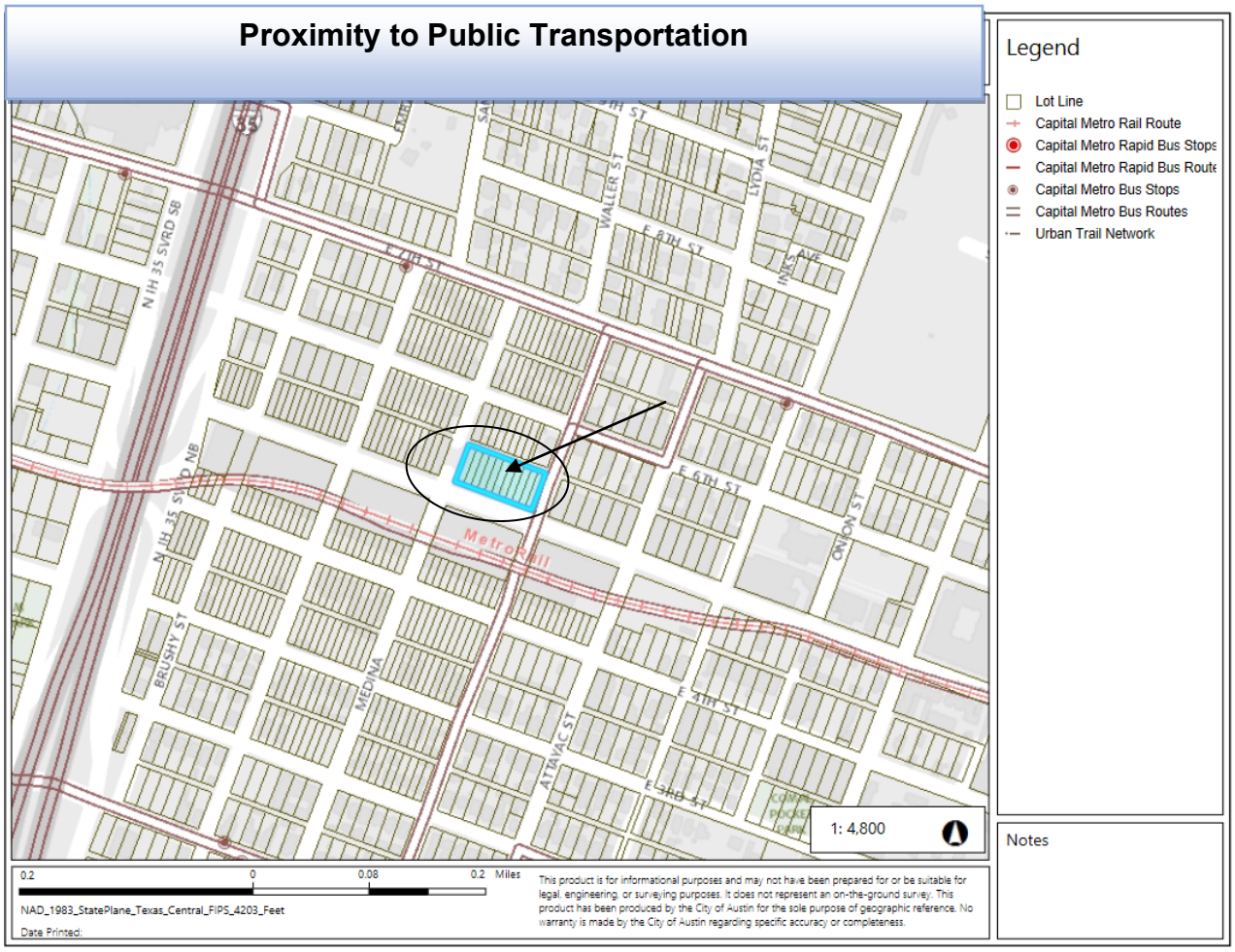
    - ***Not applicable because the proposed use is not a public facility or service.***

Proximity to Imagine Austin Activity Centers and Corridors



Proximity to Park Facilities





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.

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 July 30, 2020, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The existing land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map. The proposed change is a request to increase the

building height from 60 feet to a maximum of 85 feet. If approved, this change would be shown in the Plaza Saltillo (TOD) Station Area Plan document.

For more information on the proposed changes to the Plaza Saltillo (TOD) Regulating Plan, please see case report C14-2021-0061.

Although there is no change to the future land use map, amendments to Station Area Plans located within a city council approved neighborhood plan, must go through the plan amendment process.

25-2-766.23 AMENDMENTS TO STATION AREA PLAN.

(A) Council may, by zoning ordinance, amend a station area plan at any time.

(B) Amendments to a station area plan may be proposed by land owners not more than once each calendar year for each property owned.

(C) For a station area plan that is within an adopted neighborhood plan area, an amendment to the station area plan must be reviewed and approved in accordance with the neighborhood plan amendment process established by council.

PUBLIC MEETINGS: The rescheduled ordinance-required community meeting was virtually held on October 14, 2020. The recorded meeting can be found at https://www.speakupaustin.org/npa. The original community meeting was held on September 24, 2020, however, due to an error, the meeting ended before this case could be discussed. A new meeting was held on October 14, 2020. Approximately 426 meeting notices were mailed to people who own property or have a utility account within 500 feet of the property, in addition to neighborhood groups and environmental organizations who requested notification for the area through the Community Registry. Two staff members attended the meeting, in addition to Richard T. Suttle, Jr., the applicant's agent, and five additional people associated with the application. Sixteen people from the neighborhood attended the meeting.

After staff gave a brief presentation outlining the applicant's request, Richard T. Suttle, Jr., the applicant's agent, gave a presentation with the following information:

- Proposal is to add one additional floor to the building. The community benefit would be a park on Medina Street and providing affordable housing.

- Instead of fee-in-lieu, we would try to determine how much money it would be and buy a piece of land within a ¼-mile and build affordable housing in the area rather than putting the money in a bank account that sits there. We will work with all parties to figure out how to implement that. *(Update from applicant of June 16, 2021: Back in October when the community meeting was held we thought that would be a possible solution. However, after the community meeting we met with the Housing Department to see if they had any*

appetite for that approach. The response from Housing was that they wanted the fee-in-lieu dollars as opposed to us buying land and building affordable housing within the area).

- To go from a maximum building height of 60 feet to 85 feet, we created a diagram that shows the proposed building in relation to the surrounding buildings. It would not be towering out of place but is within the context of other building neither the tallest nor the shortest, it's somewhere in between. *See applicant's presentation end of this report.*

After Mr. Suttle's presentation, the following questions were asked:

Q: If the project happens without the additional floor, what would go there?
A: It's in the right-of-way now, there would be no obligation to do anything to it.

Q: At one point there was a discussion to put parking underneath the Medina right-of-way. Is that still considered?
A: That hasn't been resolved. It's a possibility if there were interest, but we would talk with the neighborhood to have parking in that area. We would have to completely excavate that area that is the green space right-of-way, but it's not an integral part of the plans right now. If the neighborhood was interested in the park, we would have to go the City to get an agreement on the right-of-way, etc.

Q: Do you know what the floor-to-ceiling plate is for 901 E. 6th Street?
A: The building at 901 E. 6th Street is 80 feet in height. It's a five-story building with 15 feet floor-to-ceiling height. The 85-foot building is necessary to execute the structural system that we need. There is also pressure to build healthier buildings and those require taller floor-to-ceiling heights. For this current project, we're asking for 85 feet and six-stories on the Fair Market side. If we're able to do that then the additional square footage of those floor heights is a marketable thing that allows us to provide the community benefits. If we don't get the 85 feet, we will build to the 60 feet and there won't be the park and the affordable housing community benefits.

Q: The concern that the neighborhood has is that these kinds of pocket parks between commercial buildings and multifamily buildings tend to only serve the people in those buildings, so it may be challenging to see the added value for that as a big winner in this conversation.
A: I agree. I think the big winner on this one is the conversation we could have on affordable housing.

Q: One concern I have from the images you showed is that I didn't see an ADA accessible ramp provided for pedestrians and people like me who ride bikes.
A: The City of Austin Parks Department looked into adding ADA ramps and because of the slope, the number of ramps that would be needed to meet the criteria for the slope would basically be covered by ramps and there were be no area left for landscaped space.

Q: Is there a targeted tenant for the building or specific industry/use? What is the estimated number of occupants at capacity?

A: We don't have a targeted tenant currently. We're try to determine what we can build there and how large the project will be and at what height before we start marketing anything.

Q: You mentioned the fee-in-lieu not being proposed for affordable housing, but instead to find a development partner to do a project so it could benefit the neighborhood. Do you have any idea of how this could work? And do you have any experience doing this?
A: We haven't fleshed out exactly how to do this, but we would like to have more discussions about this instead of just paying money into a fund, we could actually buy some dirt and donate it to some entity to start the process of getting affordable housing on the ground. If we find the right entity and if we use Affordability Unlocked, we could create more family-friendly units than could have been done on the property.

Q: I'm interested in some type of investment in safety and security in the area. I'm less concerned about a park, but more concerned for the safety of people who live there. I've been robbed and physically assaulted. Also, where is the parking for the building?
A: I agree that there are issues about safety and security in the area because I work in the area and we are equally concerned. The addition of the 6th floor will also generate a substantial amount of additional tax revenue to all the taxing authorities which includes the City of Austin and the city is hard-pressed for revenue. For the parking, there will be a five-level underground parking that will serve the building and the public.

Q: Can we get a plan in place for the alternative approach for the affordable housing part before the additional height is granted? We were promised a park on unoccupied right-of-way on Medina Street for the previous project on the east side.
A: Yes, I would think the neighborhood would want more detail on this because you wouldn't want to agree to the extra floor and then have us not provide the affordable housing.

Q: Will there be retail on the first floor like the rest of 5th Street?
A: There has been no final determination made on the uses on the first floor, nor have there been tenants sighed up. There is a possibility for retail on the first floor, but we're in the position that we will respond to the market.

Q: What could you do in the immediate surroundings of your building to increase the security other than placing this on the City of Austin?
A: What we've done with our other building is high levels of lighting at night and video surveillance. This would provide safety for the residents of the building, but also safety for our neighbors. We would also use lighting and surveillance cameras for the park if that would make the neighborhood feel safe.

Q: If you don't get the park, how will you construct your building on the west side of the building without getting into the ROW?
A: If we get into the right-of-way to build our building, our obligation would be to reseed the area and be done.

Q: For the affordable housing units, in addition to units for families, have you considered making a few small and efficiency apartments for one or two people who work downtown but can afford to live there?
A: We could enter this kind of conversation about affordable housing component. If the consensus was a need for single occupancy, we could talk about that, or maybe a mix, but it would also depend on the site and what we could get into it with what the Code would allow.

Q: Are you committed to the $1,000,000 allocation to the park if approved?
A: The expense of constructing the park is completely tided to the design of the park. There are challenges to the site like the underground utilities. Right now, the property is an unsightly piece of right-of-way. We are committed to making it into an attractive urban park. We'd love to work on the design with the neighboring residents and the neighborhood, but my guess is it will exceed $1,000,000.

Q: If the park is built, will it still be considered a park or is it still considered right-of-way?
A: We will be responsible for maintaining the park that we built. We don't have the authority to change the right-of-way status.

Q: Has the air-rights for the sixth floor been appraised by a certified appraiser? And has there been a net-public benefit analysis done for this public-private-partnership?
A: For the density bonus program, the City determined that it would be $12 per square foot for the additional area that you pay fee-in-lieu for the square footage above what you get as of right.

Comments:

- Previous requests for additional height have capped out at 75 feet. If we allow you to get 85 feet it would set a precedence on property that don't have the elevation change that you have that makes the 85 feet appear not so high you showed on your slide.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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512-435-2300

FACSIMILE 512-435-2360

Richard Suttle, Jr.
(512) 435-2310
rsuttle@abaustin.com

July 24, 2020

Jerry Rusthoven, Assistant Director
City of Austin
Planning & Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: Neighborhood Plan Amendment application for property located at 1100, 1108, and 1110 E. 5th Street and 504 Waller Street, also known as TCAD Parcel No. 0204052006, 0204052007, 0204052008, and 0204052009 (the "Application")

Dear Mr. Rusthoven:

This letter, along with the Application is submitted to amend the Plaza Saltillo TOD Station Area Plan (the "SAP") and the Regulating Plan to the Plaza Saltillo TOD Station Area Plan (the "Regulating Plan") for property located at 1100, 1108, and 1110 E. 5th Street and 504 Waller Street (the "Property").

The Property is approximately ±0.87 acres and is zoned Transit Oriented Development – Neighborhood Plan ("TOD-NP") district. The Property is situated within the East Cesar Chavez Neighborhood Planning Area and the Plaza Saltillo Transit Oriented Development ("TOD") district and is currently developed with an event venue. The proposed development is for the construction of a 6-story office building with ground floor retail and five levels of underground parking (the "Project"). A site plan for the Project has recently been submitted by someone else to the City of Austin for review under Case No. SP-2020-0297C.

The SAP and the Regulating Plan, which is an extension of the SAP, was adopted by Ordinance 20081211-082 and establishes the zoning, permitted and conditional uses, site development regulations, and streetscape requirements for property located within the TOD district boundary. The Property is within the TOD Mixed Use subdistrict which allows for the highest level of development activity in the TOD.

Section 25-2-766.23(C) of the Land Development Code ("LDC") provides that amendments to a station area plan located within an adopted neighborhood plan area may be reviewed and approved in accordance with the neighborhood plan amendment ("NPA") process established by council. The purpose of this Application is to request that the Base Maximum

Building Height Map located on Page 39 of the SAP and Page 55 (Figure 4-1) of the Regulating Plan be amended to allow a base maximum building height of 85-ft to accommodate the Project. While this request would increase the achievable height for the Property, the maximum floor-to-area ratio ("FAR") limitation established in the Regulating Plan would require the Property to participate in the density bonus program outlined in the Regulating Plan to realize the additional height.

This request is in keeping with the NPA recommendation criteria outlined in Section 25-1-810 of the LDC in that the Project will offer significant employment opportunities and promote the recruitment of an employment center with 100 or more employees.

Thank you in advance for your time and consideration of this Application. If you have any questions, comments, or need additional information, please do not hesitate to contact me at (512) 435-2310.

Very truly yours,

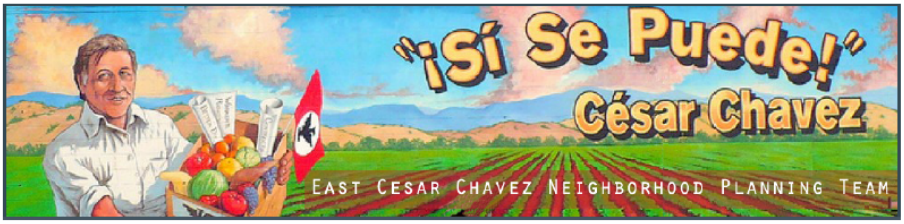
ARMBRUST & BROWN, PLLC

Richard T. Suttle, Jr.

cc: Maureen Meredith
Richard Kooris
Dennis McDaniel
Will Marsh
Amanda Surman

{W0989441.1}

Letter of Recommendation from the East Cesar Chavez Neighborhood Plan Contact Team



June 01, 2021

Planning Commission, City of Austin
Via E-mail: maureen.meredith@austintexas.gov, Heather.Chaffin@austintexas.gov

RE: Plan Amendment Case: NPA-2020-0002.01
Zoning Case #: C14-2021-0061
Property Address: 1100, 1108, 1110 E 5th Street & 502, 504 Waller Street

Dear Planning Commissioners,

On behalf of the East Cesar Chavez Neighborhood Plan Contact Team (ECC-NPCT), I am writing to OPPOSE Plan Amendment Case NPA-2020-0002.01 and Zoning Case C14-2021-0061, proposals to change the base maximum building height from 60 feet to 85 feet on the property.

Members of the ECC-NPCT attended the Virtual City Led Community Meeting regarding this project on the evening of September 24th and hosted a Special Meeting to further discuss this case following that event. In additional general meetings, the ECC-NPCT has requested that the applicant seek solutions that cap the building height at 75 feet (a height bonus precedent already set in the area) or that add real value to our neighborhood as defined by our neighborhood plan.

While the applicant has proposed a park improvement between this building and the adjacent structure (Corazon) as an added neighborhood value, the reality is that the proposed park site will be torn up during construction regardless. It will need to be redeveloped anyway and the resultant park will inevitably be of greatest benefit to the building tenants and not valued as a true asset to the neighborhood at large.

The applicant has offered to pay a fee-in lieu of affordable housing to achieve the additional height. Unfortunately, while fee-in lieu payments benefit our city at large, we have never been able to effectively steer that funding into affordable housing right here in our neighborhood where the demand for building height variance is great and the supply of affordable housing is dwindling, fast. Additionally, the 2013-era fees don't come close to meeting current market value for replacing housing in our city and City Council is currently vetting new fee structure proposals. We believe that $12 per SF is not a fair value for the height bonus requested and the value gained in perpetuity for the developer.

Our role is to preserve the integrity of our neighborhood plan and that of the Saltillo TOD. The Saltillo TOD was heavily researched, vetted, and considered by knowledgeable, capable folks. It's our plan. It's a smart plan, a good plan, one that feels good to the neighborhood, and one that says 60 feet is the appropriate height for buildings at this location.

Every 36 inches the ECC-NPCT gives away only adds 36 inches more to the next project's height increase request and our neighborhood suffers a slow "death by a thousand inches" if you will. For projects that add real value back to our neighbors, we're willing to budge. Unfortunately, this is not that project.

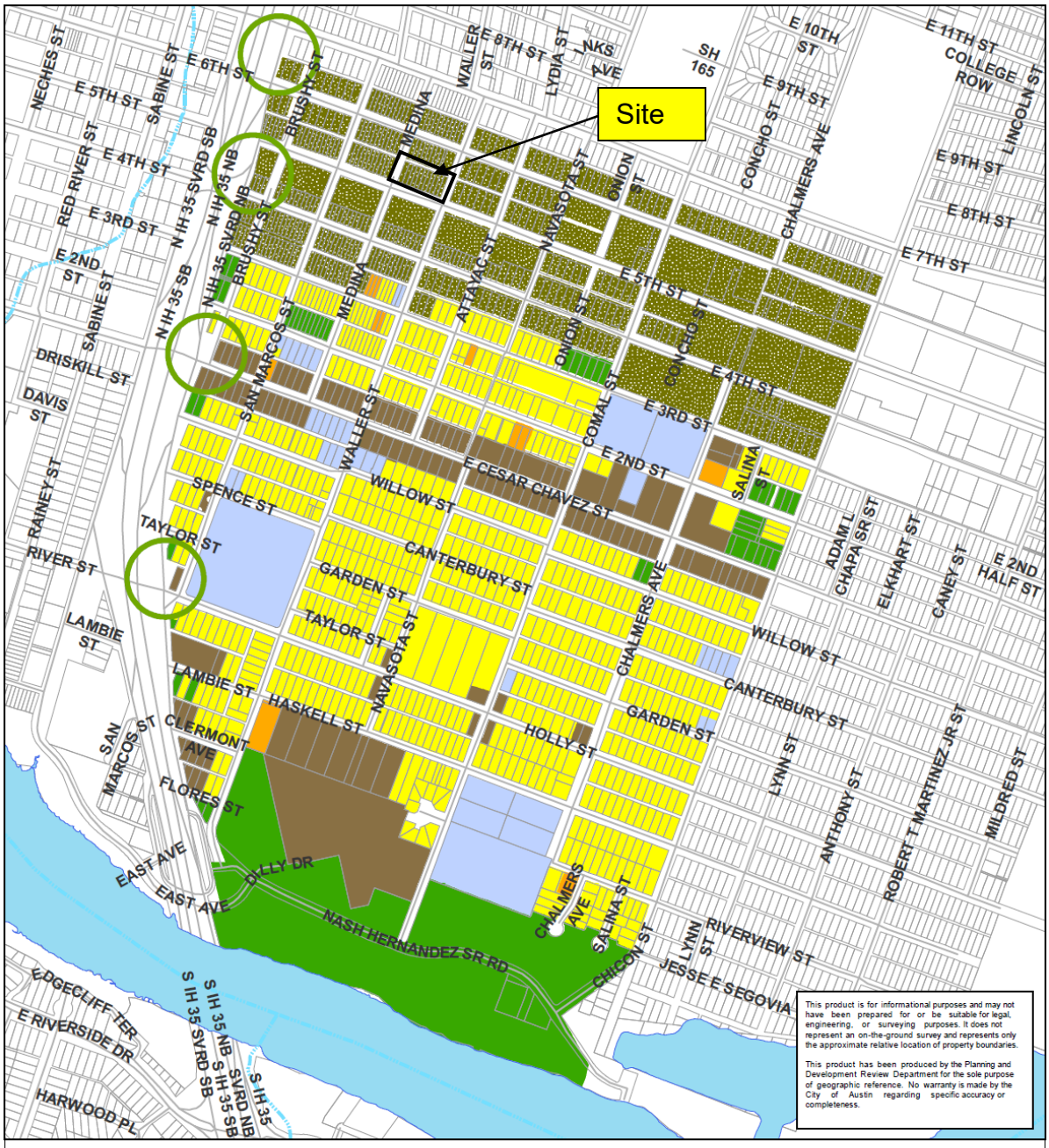
We strongly request that the Planning Commision OPPOSE this applicant's proposal to change the base maximum building height from 60 feet to 85 feet on the property.

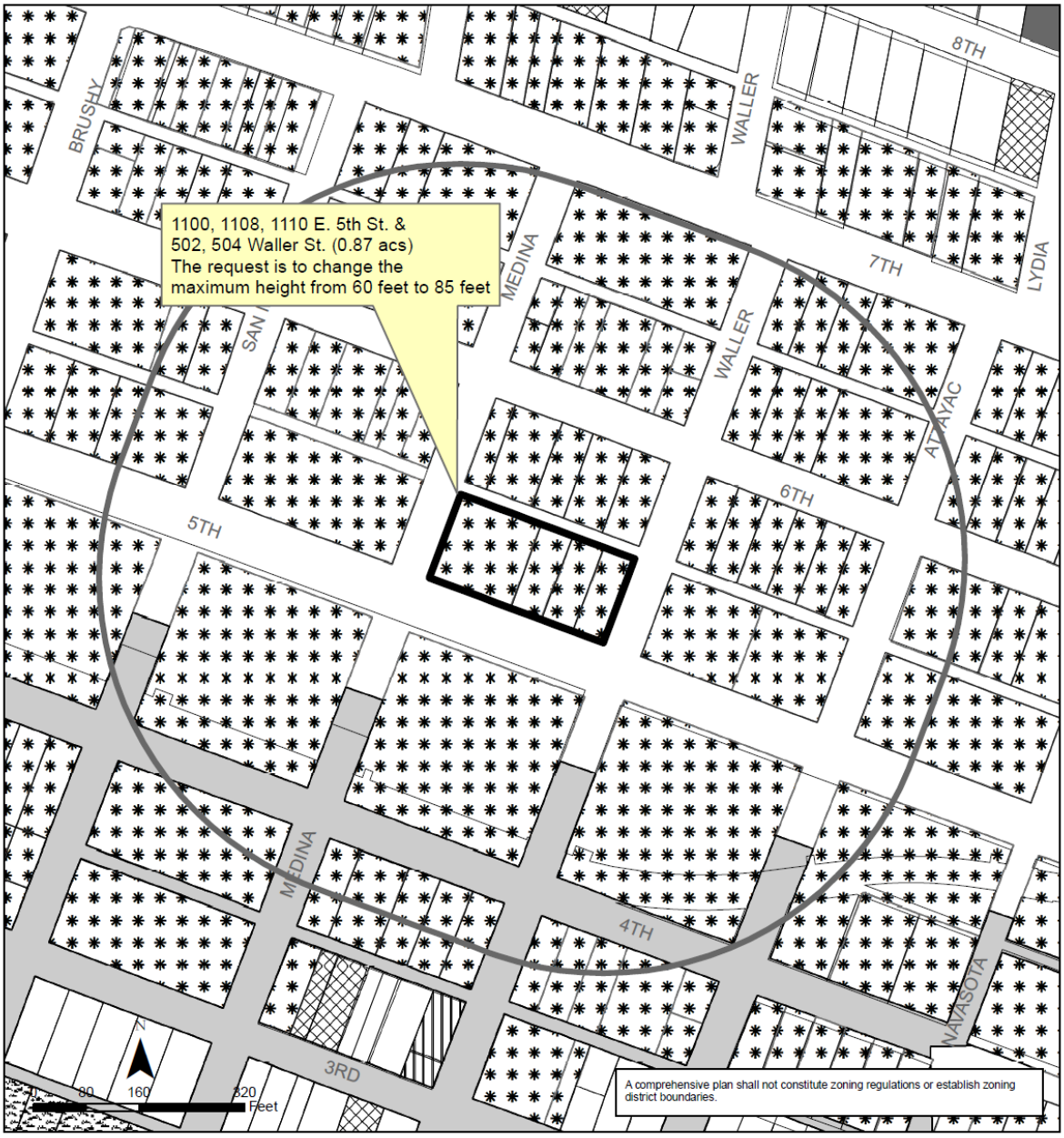
Sincerely,

K Heaney

Kristen Heaney
Chair
East Cesar Chavez Neighborhood Planning Team

CC:
ECCNPT *via e-mail*
Planning Commision *via e-mail*
Council Member Pio Renteria, *via e-mail*


Site
East Cesar Chavez Neighborhood Plan Future Land Use Map
Neighborhood Gateway
Civic
Mixed Use
Multifamily
Neighborhood Mixed Use
Recreation & Open Space
Single-Family
Specific Regulating District
N
W
E
S
Produced by City of Austin
Planning and Zoning Department
Updated: 3/26/2020
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
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.
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



East Cesar Chavez (Plaza Saltillo Plaza) Neighborhood Planning Area
NPA-2020-0002.01

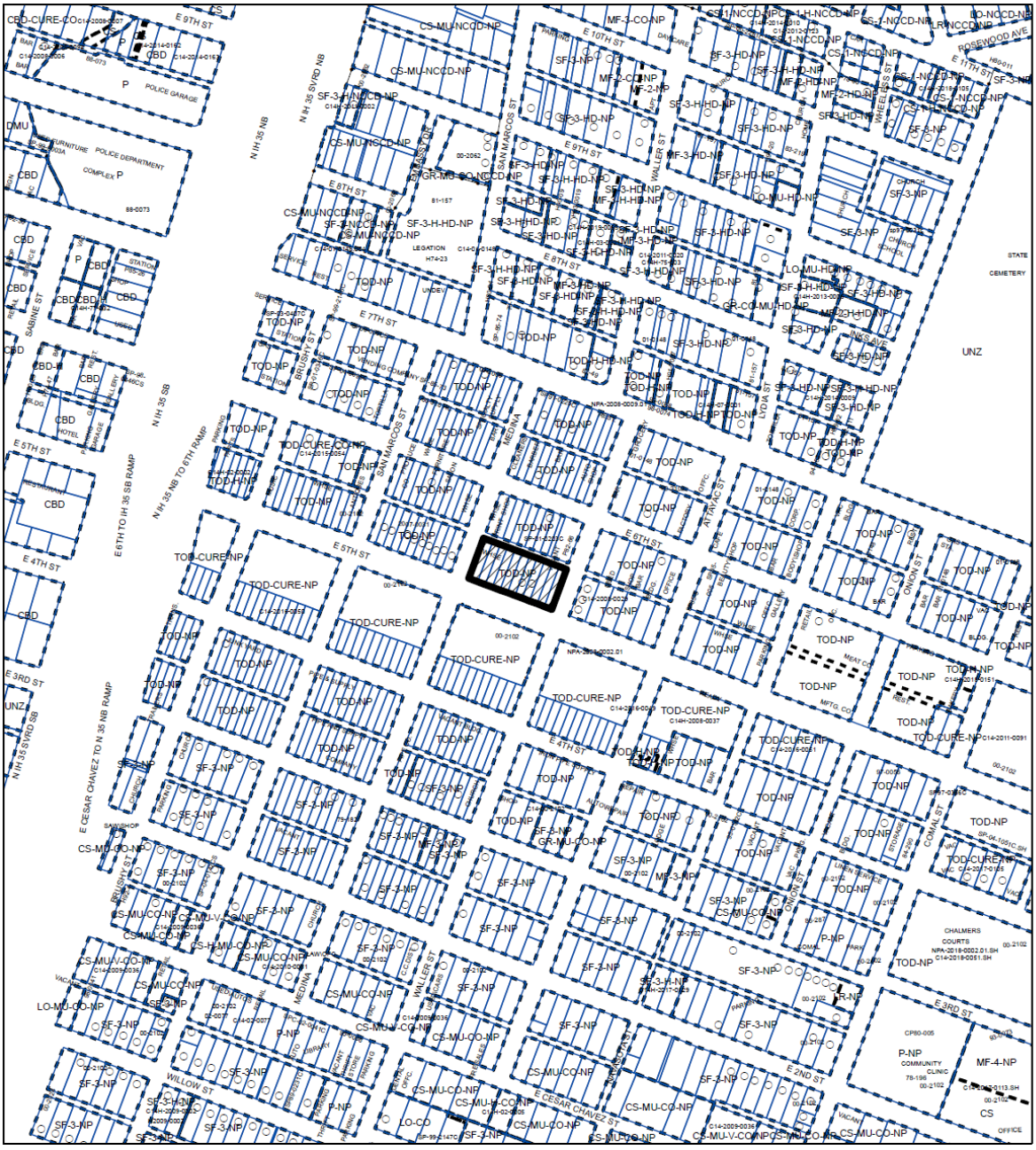
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin
Housing and Planning Department
Created on 5/20/2021, by: MeeksS

Future Land Use

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



ZONING

ZONING CASE#: C14-2021-0061

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

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CITY OF AUSTIN FOUNDED 1839

Created: 4/12/2021

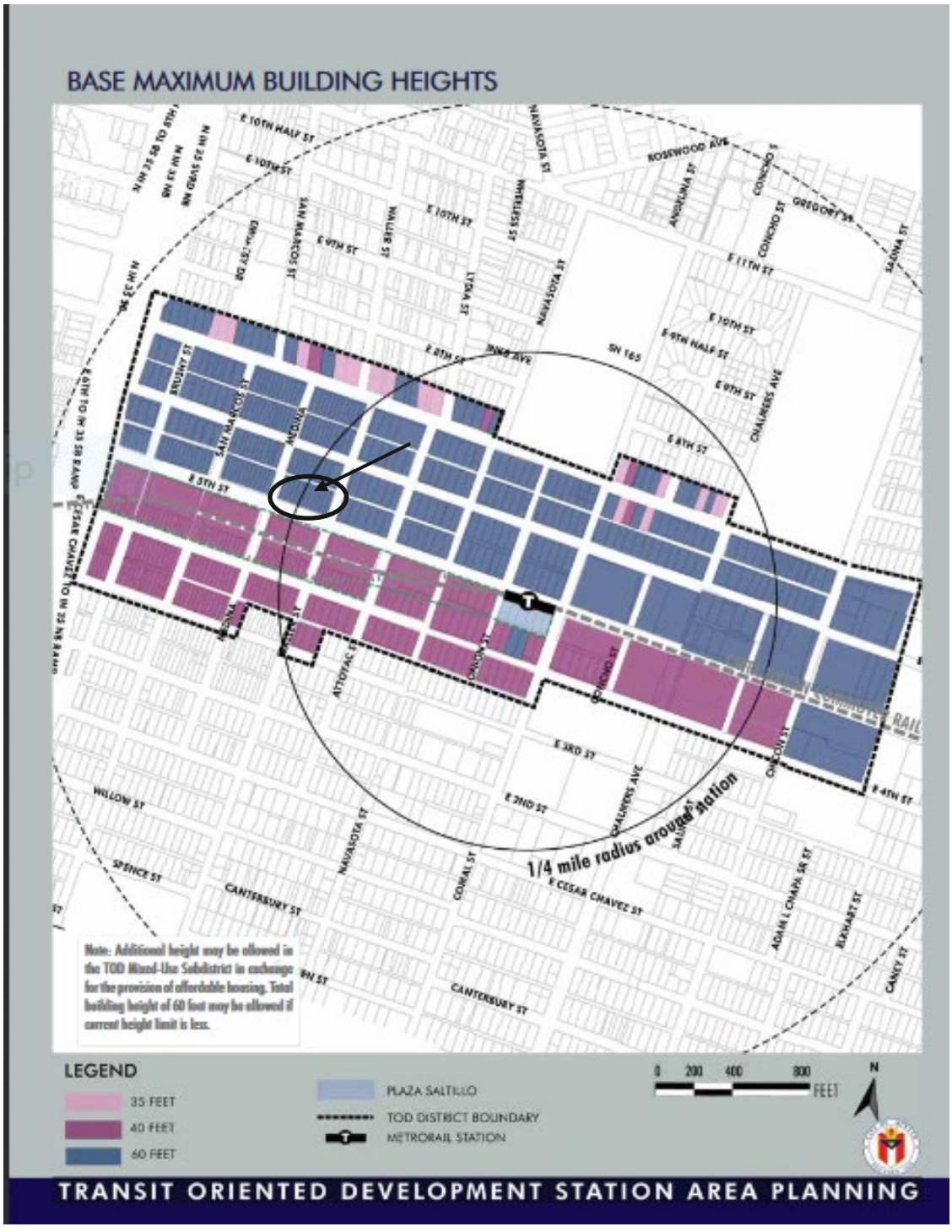
Amend the Base Maximum Building Heights Map in Station Area Plan from 60 ft. to 85 ft.

PLAZA SALTILLO
TOD STATION AREA PLAN



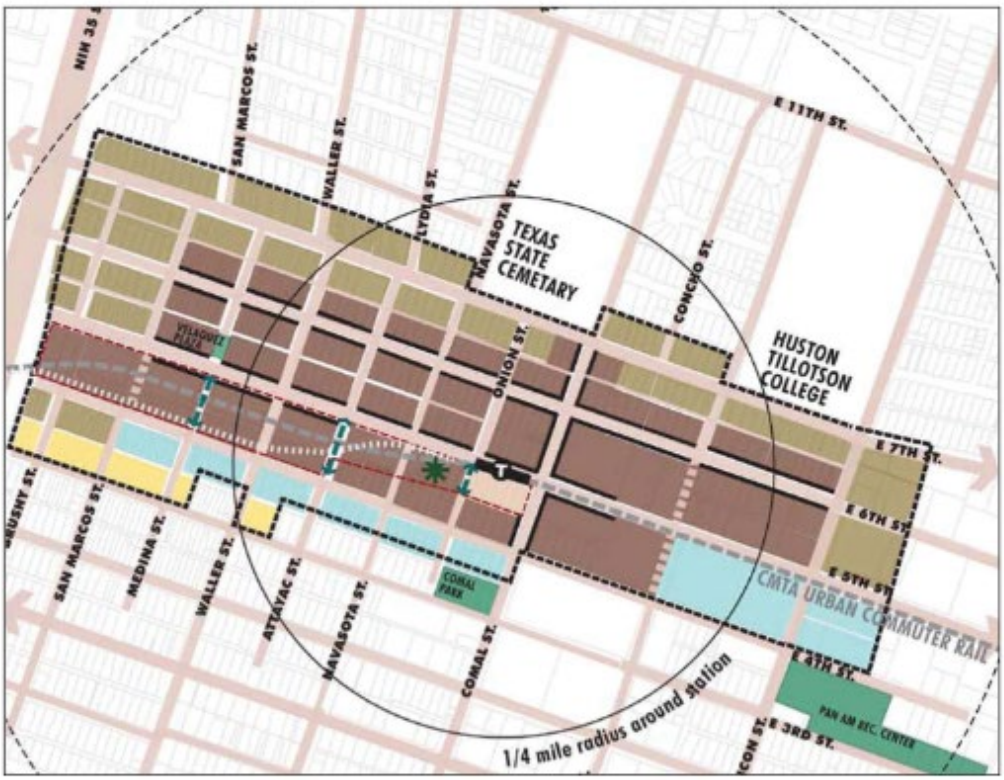
Transit - Oriented Development

City of Austin
Neighborhood Planning and Zoning Dept.


BASE MAXIMUM BUILDING HEIGHTS
1/4 mile radius around station
Note: Additional height may be allowed in the TOD Mixed-Use Subdistrict in exchange for the provision of affordable housing. Total building height of 60 foot may be allowed if current height limit is less.
LEGEND
35 FEET
40 FEET
60 FEET
PLAZA SALTILLO
TOD DISTRICT BOUNDARY
METRORAIL STATION
0 200 400 800 FEET
N
TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING

Amend Base Maximum Building Height Map in the Regulating Plan from 60 ft. to 85 ft.

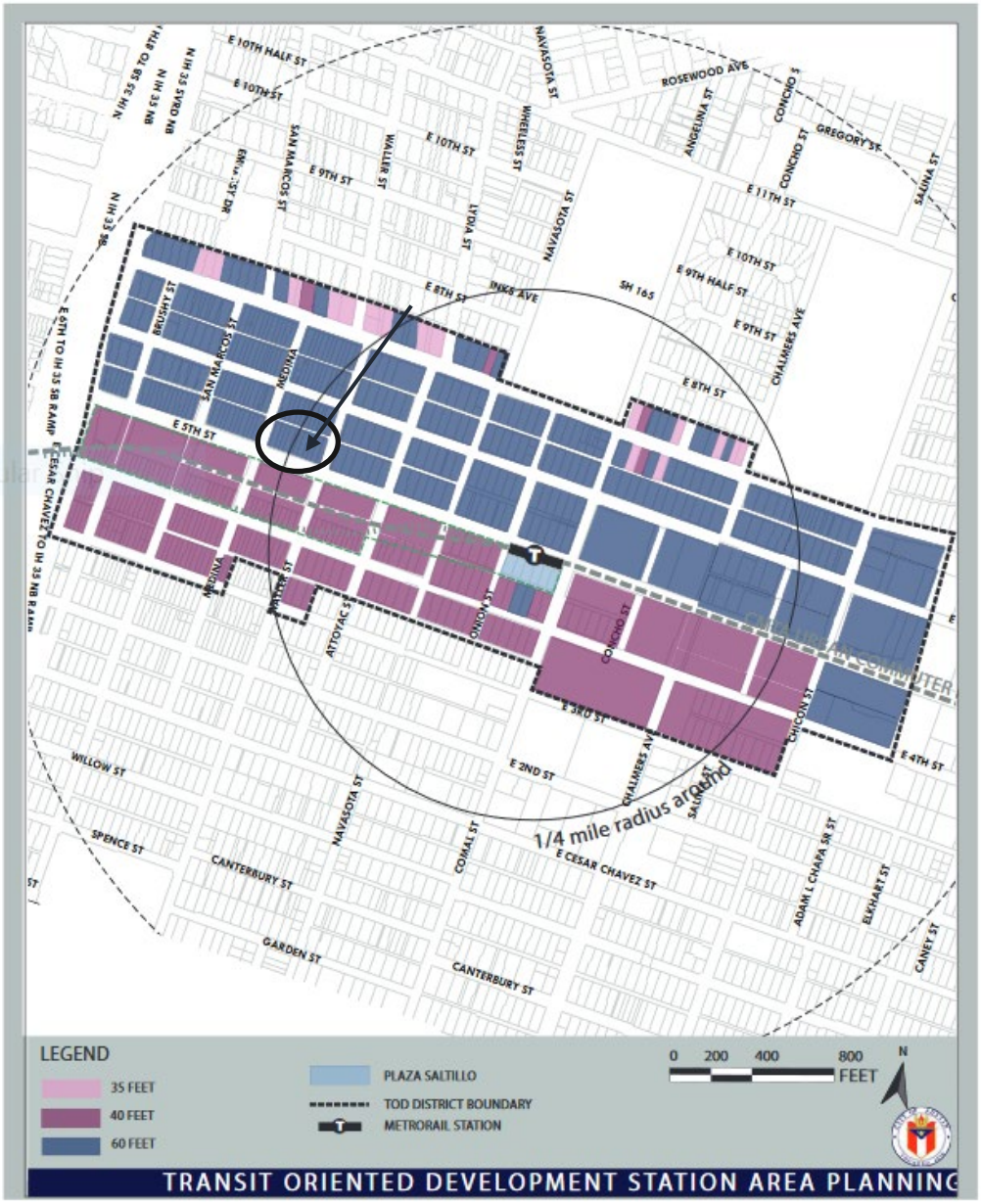
REGULATING PLAN
for the
Plaza Saltillo TOD Station Area Plan (SAP)



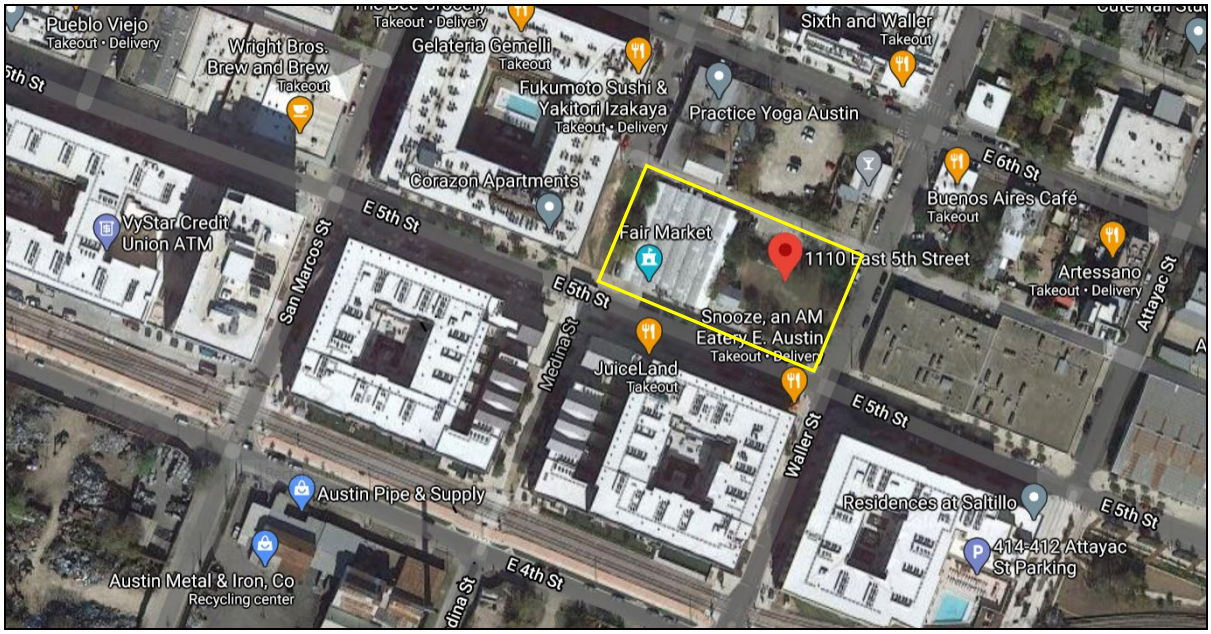
Adopted: December 11, 2008
Effective: March 01, 2009

Revised April 25, 2013 via Ordiance NO 20130425-106
Revised April 26, 2018 via Ordinance NO 20180426-081
Revised June 14, 2018 via Ordinance NO 20180614-096

Figure 4-1: Base Maximum Building Height (with no development bonus)




E 6TH ST
WALLER ST
MEDINA


Pueblo Viejo
Takeout · Delivery
Wright Bros. Brew and Brew
Takeout
Gelateria Gemelli
Takeout
Fukumoto Sushi & Yakitori Izakaya
Takeout · Delivery
Practice Yoga Austin
Sixth and Waller
Takeout
Corazon Apartments
VyStar Credit Union ATM
E 5th St
San Marcos St
Fair Market
1110 East 5th Street
E 6th St
Buenos Aires Café
Takeout
Artessano
Takeout · Delivery
Attayac St
Snooze, an AM Eatery E. Austin
Takeout · Delivery
JuiceLand
Takeout
Medina St
Waller St
Austin Pipe & Supply
Residences at Saltillo
414-412 Attayac St Parking
Austin Metal & Iron, Co
Recycling center
E 4th St

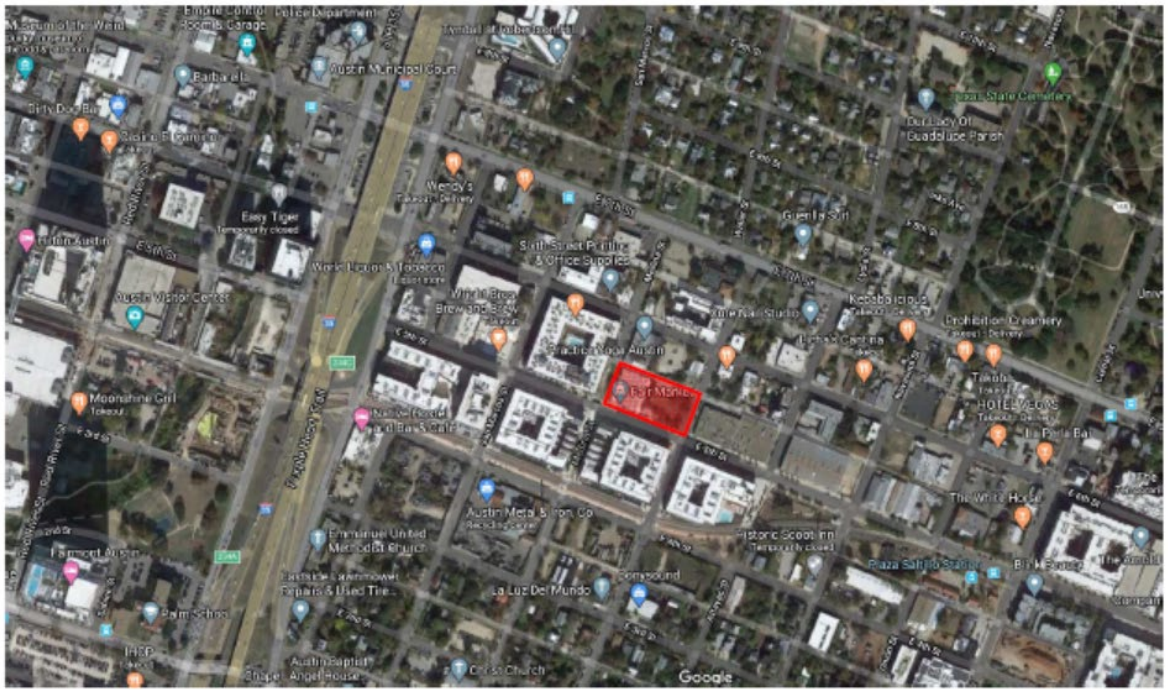


Future Land Use Map



Zoning Map

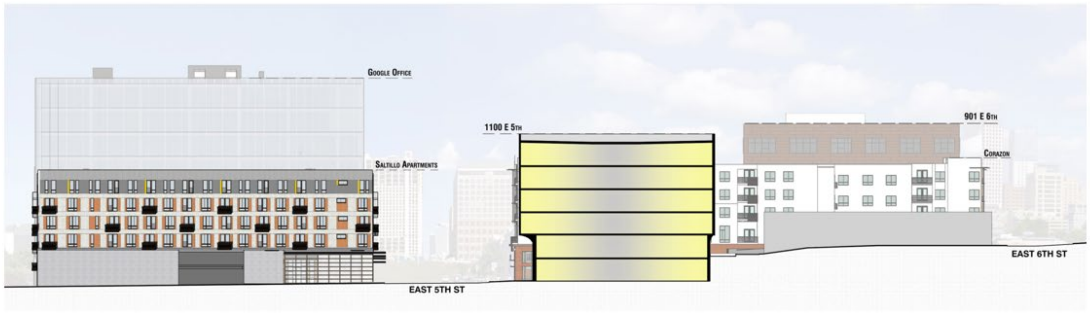
Applicant Presentation at October 14, 2020 Community Meeting

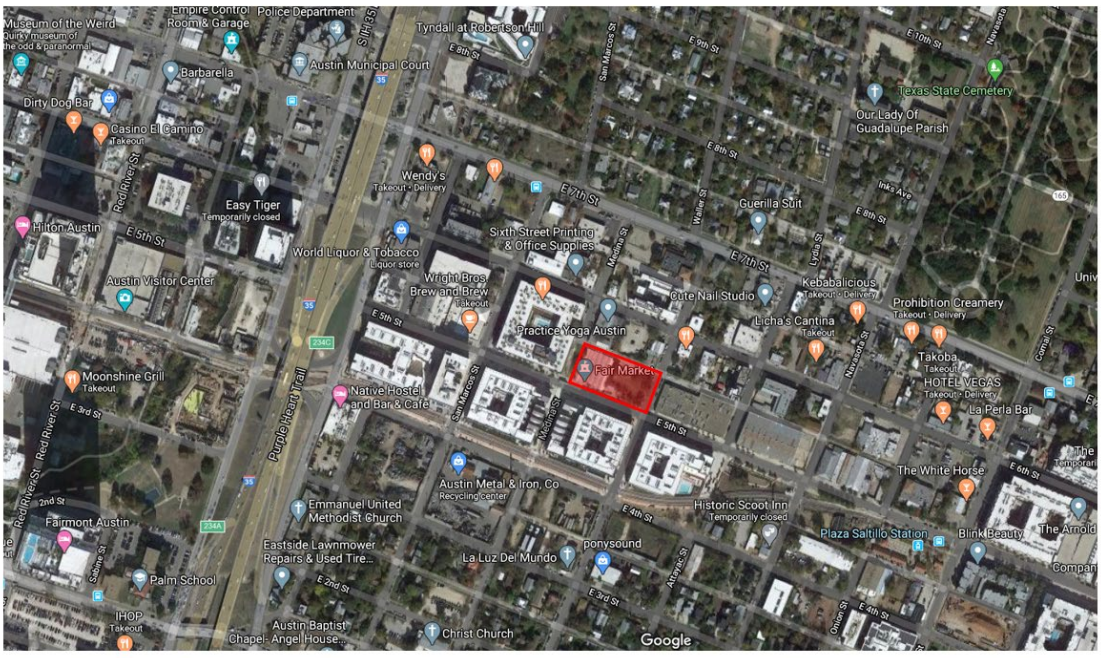





RENDERINGS ARE CONCEPTUAL
AND SUBJECT TO FINAL DESIGN


RENDERINGS ARE CONCEPTUAL
AND SUBJECT TO FINAL DESIGN


GOOGLE OFFICE
1100 E 5TH
SALTILLO APARTMENTS
901 E 6TH
CORAZON
EAST 5TH ST
EAST 6TH ST


Museum of the Weird
Empire Control Room & Garage
Police Department
Tyndall at Robertson Hill
Barbarella
Austin Municipal Court
Dirty Dog Bar
Casino El Camino
Takeout
Texas State Cemetery
Our Lady Of Guadalupe Parish
Wendy's
Takeout · Delivery
Easy Tiger
Temporarily closed
Red River St
Hilton Austin
E 5th St
World Liquor & Tobacco
Liquor store
Sixth Street Printing & Office Supplies
Guerilla Suit
Austin Visitor Center
Wright Bros. Brew and Brew
Takeout
Cute Nail Studio
Kebabalicious
Takeout & Delivery
Prohibition Creamery
Takeout · Delivery
Licha's Cantina
Takeout
Practice Yoga Austin
Fair Market
Takoba
Takeout
HOTEL VEGAS
Takeout · Delivery
La Perla Bar
Moonshine Grill
Takeout
Native Hostel and Bar & Café
Purple Heart Trail
Austin Metal & Iron, Co
Recycling center
The White Horse
Emmanuel United Methodist Church
Historic Scoot Inn
Temporarily closed
Fairmont Austin
Eastside Lawnmower Repairs & Used Tire...
La Luz Del Mundo
ponysound
Plaza Saltillo Station
BlinkBeauty
The Arnold
Palm School
IHOP
Takeout
Austin Baptist Chapel- Angel House...
Christ Church
Google

Correspondence Received

From: Gavino Fernandez
Sent: Sunday, August 23, 2020 9:56 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: case number npa-2020-0002.01

*** External Email - Exercise Caution ***

Meredith, We the members of Barrio Unido neighborhood Association oppose going to 85 ft as per this amendment request . Please list us interested parties with standings in this case please advise.

Gavino Fernandez, Jr
President Barrio Unido neighborhood Association
512 477 7512

Note from Staff: Mr. Fernandez is on the notification list:

NPA-2020-0002.02 MM 477
FERNANDEZ, GAVINO
Or Current Resident
EL CONCILIO MEXICAN-AMERICAN NEIGHBORHOODS
2216 HASKELL ST
AUSTIN TX 78702

NPA-2020-0002.02 MM 1189
FERNANDEZ JR., GAVINO
Or Current Resident
TEJANO TOWN
2216 HASKELL ST.
AUSTIN TX 78702

NPA-2020-0002.02 MM 6
FERNANDEZ JR. , GAVINO
Or Current Resident
BARRIO UNIDO NEIGHBORHOOD ASSN.
2216 HASKELL ST.
AUSTIN TX 78702

From: Carl Daywood
Sent: Tuesday, July 06, 2021 1:58 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: NPA-2020-0002.01

*** External Email - Exercise Caution ***

From Carl Daywood

for 1000 E 6th St., 1008 E. 6th St., and 1010 E 6th St.

Case Number NPA-2020-0002.01

two public comment forms attached supporting request and in addition I am asking for 120 height restriction on all properties in this area.

Emails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor create a binding contract until and unless a written contract is sign by the parties.
The Texas Real Estate Commission requires that the public must be supplied with the following link regarding brokerage services:
Information on Broker Services

Carl Daywood, President
Carl Daywood, Realtors
w-512-474-8845
C-512-626-8845

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Housing and Planning Department
Maureen Meredith
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-2020-0002.01
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: July 13, 2021 - Planning Commission

1008 East 6th LLC
c/o Carl DAYWOOD
Your Name *(please print)*

☑ I am in favor
☐ I object

1008 E. 6th & 1010 E. 6th St
Your address(es) affected by this application

Carl Daywood — 7-4-21
Signature — Date

Comments: I support the height increase AND would Recommend going as high as 120 feet

Carl.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Housing and Planning Department
Maureen Meredith
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-2020-0002.01
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: July 13, 2021 - Planning Commission

1000 East 61xth LLC
c/o Carl DAYWOOD
Your Name *(please print)*

☑ I am in favor
☐ I object

1000 E. 6th St
Your address(es) affected by this application

Carl Daywood —
Signature — Date

Comments: I support the height increase And would recommend going AS high as 120 feet!

Carl

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…nt(s) are
…to attend.
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…mmission
…ntinuation
…her notice

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…nendment

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…shown on
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…ity of Austin
JUL 09 2021
HCD / AHFC

PUBLIC HEARING COMMENT FORM

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City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2020-0002.01
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: July 13, 2021 - Planning Commission

☒ I am in favor
☐ I object

Gregory Faulkes
Your Name *(please print)*

1306 E Cesar Chavez
Your address(es) affected by this application

Signature

7/5/21
Date

Comments: I support their request.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Housing and Planning Department
Maureen Meredith
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-2020-0002.01
Contact:	Maureen Meredith, Ph: 512-974-2695 or email: Maureen.Meredith@austintexas.gov
Public Hearing:	July 29, 2021 - City Council

1000 E. 6th LLC
c/o Carl Dagwood
Your Name *(please print)*

☐ I am in favor
☐ I object

1000 E. 6th St
Your address(es) affected by this application

Carl Dagwood
Signature

7-26-21
Date

Comments: I Support ~~100 ft.~~ 85 ft.
But would Support 100 ft.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Housing and Planning Department
Maureen Meredith
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-2020-0002.01
Contact:	Maureen Meredith, Ph: 512-974-2695 or email: Maureen.Meredith@austintexas.gov
Public Hearing:	July 29, 2021 - City Council

1008 East Sixth LLC
c/o Carl DAYWOD
Your Name *(please print)*

☐ **I am in favor**
☐ **I object**

1008, 1010 E. 6th St.
Your address(es) affected by this application

Carl Daywood — 7-26-21
Signature — Date

Comments: I Support 85 ft.
But would support 100 ft.
Carl Daywood

PUBLIC HEARING COMMENT FORM

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

City of Austin
Housing and Planning Department
Maureen Meredith
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-2020-0002.01
Contact:	Maureen Meredith, Ph: 512-974-2695 or email: Maureen.Meredith@austintexas.gov
Public Hearing:	July 29, 2021 - City Council

☐ **I am in favor**
☑ **I object**

Kim Moreno
Your Name *(please print)*

901 E 5th St, Austin TX 78702
Your address(es) affected by this application

Signature — 7/15/2021 Date

Comments:

City of Austin
JUL 20 2021
NHCD / AHFC

PUBLIC HEARING COMMENT FORM

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

City of Austin
Housing and Planning Department
Maureen Meredith
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-2020-0002.01
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: July 13, 2021 - Planning Commission

☐ I am in favor
☒ I object

Katherine Braner
Your Name *(please print)*

1109 E. 5th St.
Your address(es) affected by this application

Katie B — 7/7/21
Signature — Date

Comments: leave Fair Market alone :"

City of Austin
JUL 20 2021
NPA

PUBLIC HEARING COMMENT FORM

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

City of Austin
Housing and Planning Department
Maureen Meredith
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-2020-0002.01
Contact:	Maureen Meredith, Ph: 512-974-2695 or email: Maureen.Meredith@austintexas.gov
Public Hearing:	July 29, 2021 - City Council

☐ **I am in favor**
☒ **I object**

Pedro A. Santis – Manager of Treetop Oak
Your Name *(please print)*

1105 E. 6th St.
Your address(es) affected by this application

Pedro A Santis — 07-16-21
Signature — Date

Comments: I can't speak for our neighbor that has their residence at 1101 E. 6th St., but We're not in favor of being next to such a potentially large development. Their dumpsters and A/C are already a huge problem in the alley taking up parking. Any potential construction will prevent easy use of our property.