

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: North Loop

CASE#: NPA-2021-0011.01

DATE FILED: March 11, 2021 (In-cycle)

PROJECT NAME: MOD 53.5

PC DATE: February 8, 2022
December 14, 2021

ADDRESS/ES: 901, 903, 905 E. 53rd ½ Street

DISTRICT AREA: 4

SITE AREA: 0.7481

OWNER/APPLICANT: Timmermann Properties and North Loop Rentals, LP

AGENT: Land Use Solutions (Michele Haussmann)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2021-0034

From: SF-3-NP

To: MF-2-NP, as amended

NEIGHBORHOOD PLAN ADOPTION DATE: May 23, 2002

CITY COUNCIL DATE:

ACTION:

March 24, 2022

PLANNING COMMISSION RECOMMENDATION:

February 8, 2022 – Approved on the consent agenda staff’s recommendation of Multifamily Residential land use. [J. Shieh -1st; G. Cox – 2nd] Vote: 11-0 [J.P. Connolly off the dais. S.R. Praxis absent].

December 14, 2021 – Postponed to February 8, 2022 on the consent agenda at the request of staff. [A. Azhar – 1st; R. Schneider – 2nd] Vote: 11-0 [P. Howard off the dais. J. Shieh absent].

STAFF RECOMMENDATION: Staff recommends an alternate land use of Multifamily Residential land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff recommends the Multifamily Residential land use instead of the applicant’s request for Mixed Use because the Multifamily Residential land use provides a transition between the Mixed Use land use and zoning to west of the property and the Single Family land use and zoning to the east. The three lots in this future land use map change encroaches into the residential area. Multifamily Residential land use is more appropriate in this situation.



Below are Goals and Objectives from the North Loop Neighborhood Plan that supports this request.

Land Use Goals

Goal 1: Encourage compact and human-scale land use.

Objective 1.1: Create a vibrant, mixed use neighborhood that includes mixed use buildings with residential and office space above ground floor retail.

Objective 1.2: Promote commercial and residential infill that supports and enhances the character of the neighborhood.⁶

Goal 2: Encourage housing for a variety of income levels.

Objective 2.1: Provide additional opportunities for housing choice through secondary apartments, mixed use, and small scale multi-family.

Objective 2.2: Encourage and provide opportunities for SMART Housing in the neighborhood.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

STAFF'S RECOMMENDED LAND USE ON THE PROPERTY

Multifamily Residential - Higher-density housing with 3 or more units on one lot.

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

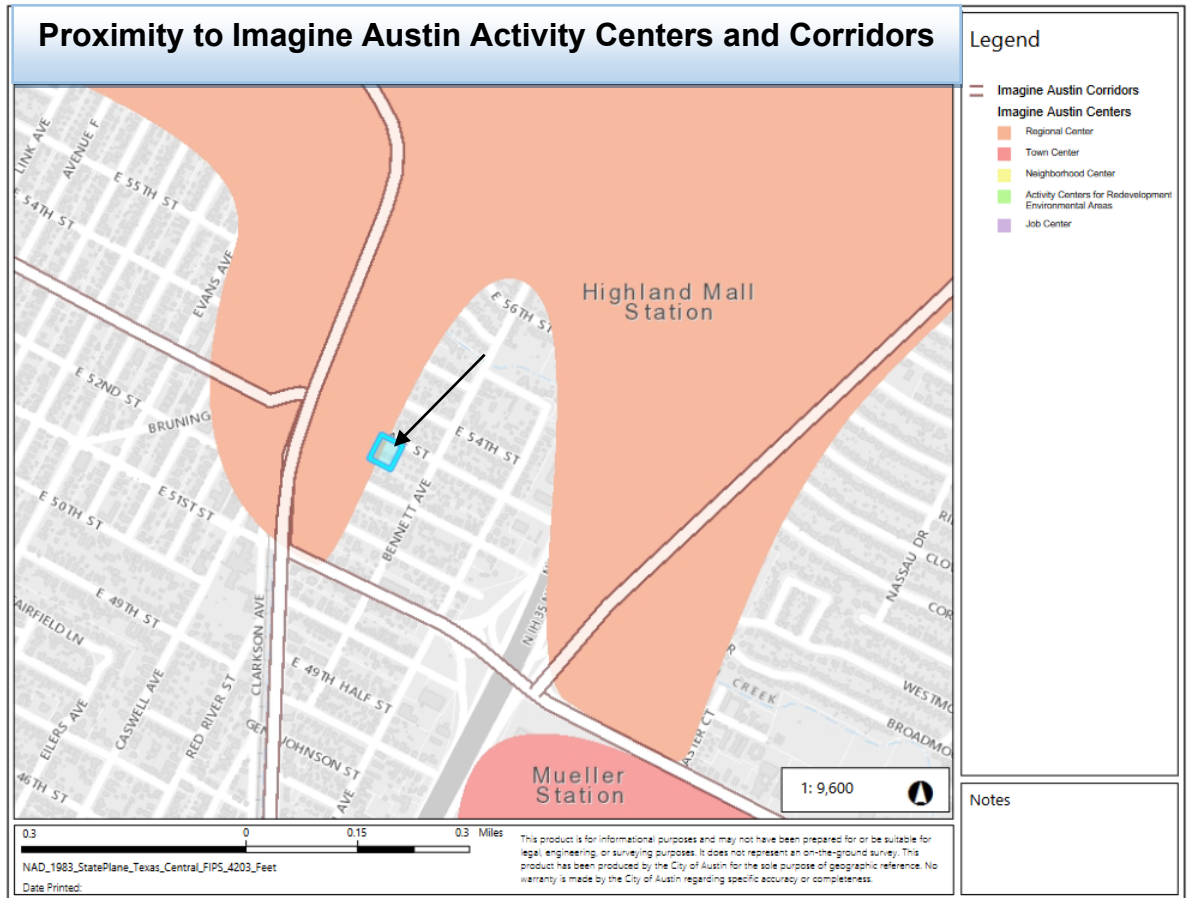
Application

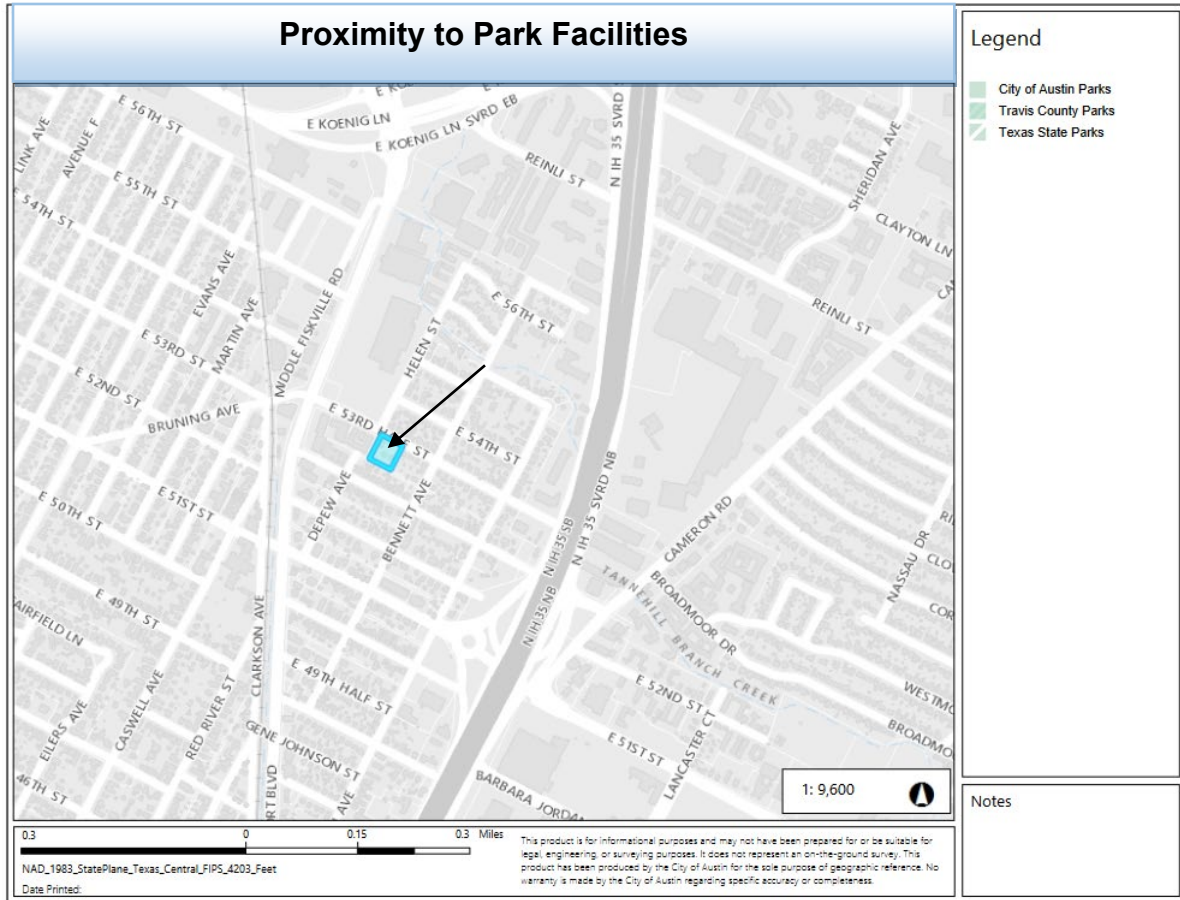
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

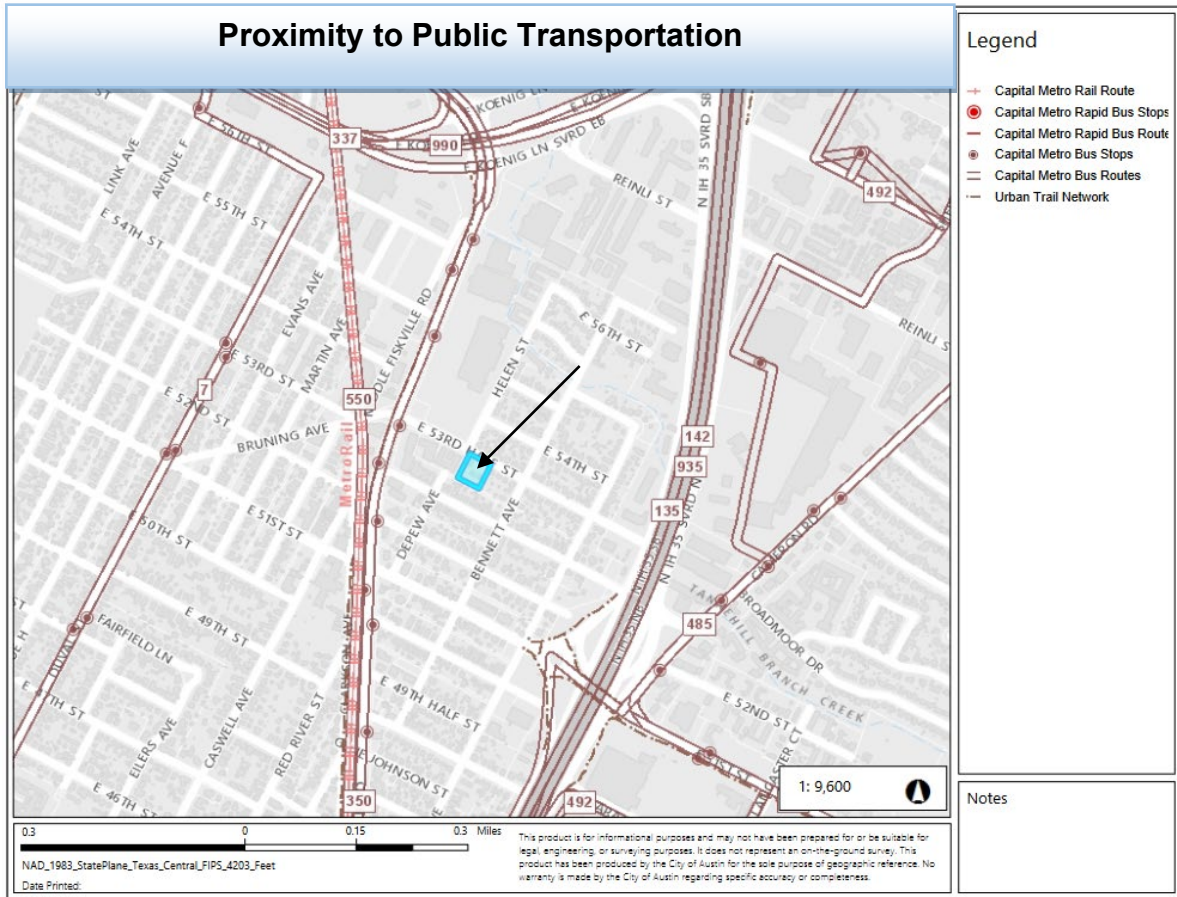
IMAGINE AUSTIN PLANNING PRINCIPLES

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 applicant proposes a 13-dwelling unit condo development. The property is located less than 600 feet from Airport Boulevard which is an Activity Corridor and on the edge of the Highland Mall Station Activity Center. The property is near numerous businesses***
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 less than 600 feet from Airport Boulevard which is an Activity Corridor and on the edge of the Highland Mall Station Activity Center. The nearest public transportation is along Airport Boulevard.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

- ***The proposed development being near Airport Boulevard and the Highland Mall Station Activity Center is appropriate.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The proposed 13 dwelling units will expand the housing choices in the neighborhood and in Austin.***
 5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Staff's recommendation for Multifamily Residential land use provides a transition from the Mixed Use land use and commercial uses to the west and the Single Family land uses to the east.***
 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 not located in the Drinking Water Protection 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.
 - ***Not applicable.***
 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 in a walkable and bikeable area near numerous businesses.***
 10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***Not applicable.***
 11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - ***Not applicable.***
 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.***







901 East 53rd 1/2 Street

North Loop, Austin, 78751

Commute to **Downtown Austin**

12 min 38 min 24 min 60+ min View Routes

[Favorite](#) [Map](#) [Nearby Apartments](#)

[More about 901 East 53rd 1/2 Street](#)

Walk Score 72
Very Walkable
Most errands can be accomplished on foot.

Transit Score 49
Some Transit
A few nearby public transportation options.

Bike Score 98
Biker's Paradise
Daily errands can be accomplished on a bike.

[About your score](#)

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.

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 March 11, 2021 which is considered in-cycle because staff extended the February open filing period by two weeks due to the winter storm.

The applicant proposes to change the future land use map from Single Family to Mixed Use. Staff recommends Multifamily land use.

The applicant proposes to change the zoning from SF-3-NP to MF-2-NP to build 13 for-sale condo units.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on January 19, 2022. The recorded meeting can be found at <https://www.speakupaustin.org/npa>. Approximately 416 community meeting notices were mailed to people who rent or own property within 500 feet of the subject tract, in addition to neighborhood and environmental groups who requested notification for this area. Mark Walters and Maureen Meredith from

the Housing and Planning Department facilitated the meeting. Also in attendance were Michele Hausmann and Kayla Simon from Land Use Solutions, the applicant's agents and four people from the neighborhood.

After staff gave a brief presentation outlining the applicant's plan amendment and zoning change requests, Michele Hausmann provided the following information. Her full presentation is at the back of this report.

- Initial discussions with the North Loop Neighborhood Plan Contact Team started in March 2021.
- October – November they amended zoning application from MF-6-NP to MF-2-NP and had a follow-up meeting with the North Loop NPCT.
- Northwest of the property is Travis Flats a 146-unit multifamily project which also has an office building on that property.
- Directly to the west of the property is Child Inc., which we met with.
- To the north and east are single family homes.
- The property is 0.75 acres, proposed for 13 for-sale urban infill homes.
- Two bedrooms, 2.5 bath homes, with attached garage.
- 1,500 – 1,600 square feet size on average
- Three-stories at 34 feet in height.
- The project is supported by the North Loop Neighborhood Plan Contact Team.

Q: What assurances does the neighborhood have that the Timmermann's don't just turn around and sell the property for a completely different development?

A: When we met with the North Loop NPCT our proposal was an MF-6-NP development which had 90 feet of height. What I proposed at that time was to limit it with a conditional overlay to an MF-3-NP district but when we redesigned the site we lost a unit and it was eventually reconfigure down to MF-2-NP. We worked with Christine Barton Holmes who is a site planner at the City and we got the development to fit within the MF-2-NP. The maximum height for MF-2-NP is 40 feet, but our development is 34 feet. We could add a conditional overlay limiting the units to 13 and the maximum height of 34 feet.

Q: Will they have additional parking because the apartments on the Travis County property is a mess. There isn't enough parking because people park all over the place and there is trash everywhere and they didn't add pet waste stations, so I'm wondering if this development will follow suit.

A: The units will each have their own two-car, full-size garages so we don't anticipate any parking problems. I understand the Travis Flats development is new so maybe you are seeing people moving in and more people parking on the street, but I'm not quite sure what the issue is.

Q: I'm concerned there is not enough infrastructure for this development. Our area is already burdened with traffic and there are no sidewalks in the area.

A: Sidewalks will be building on E. 53rd ½ Street with this development.

Q: Will there be visitor parking is it just for the residents or will there be a spot here or there where visitors park?

A: There is one handicap parking space on the site, we are one space overparked. We will not ask for any parking reductions which we could qualify for because the property is in the urban core. There is no visitor parking on-site. Visitors could park in the garage of the units.

Q: Will storm water be addressed?

A: Yes, when the site plan is submitted we will need to meet all watershed storm water requirements and landscaping requirements, etc.

Applicant Summary Letter from Application

l: March 24, 2022



Michele Haussmann
PRINCIPAL
Michele@LandUseSolutionsTX.com

March 10, 2021

Mr. Jerry Rusthoven
Housing and Planning Department
City of Austin
Jerry.Rusthoven@AustinTexas.gov

VIA Electronic Mail

Re: Neighborhood Plan Amendment and Zoning Application - Property located at 901, 903 and 905 E 53rd ½ Street in the City of Austin, Travis County, Texas ("Property")

Dear Mr. Rusthoven:

As representatives of the owner of the above stated Property, Timmermann Properties and North Loop Rentals, LP ("Applicant"), we respectfully submit the enclosed zoning and neighborhood plan amendment ("NPA") application packages. The Property consists of 0.7481 acres and is in the North Loop Neighborhood Plan ("NLNP"). The Applicant is requesting a NPA and rezoning of the Property to allow for the development of an infill project consisting of fourteen (14) for sale condominium units known as MOD 53.5. The units are 2 bedroom, 2.5 bathrooms, include attached two car garage, and limited to three stories/35 feet height. The Applicant is requesting a NPA from Single Family to Mixed Use and a rezoning from SF-3-NP to MF-6-CO-NP. Please see the enclosed aerials, neighborhood plan, zoning map and example images of the proposed condominium development for your review. The Recommendation Criteria and Land Use Planning Principles will be provided in a separate document.

The following are the details of the requests:

Address:	901, 903, 905 E 53 rd ½ Street
District:	District 4 Council Member Greg Casar
Acreage:	0.7481 acres
Existing Land Use:	Single Family
Proposed Use:	Mixed Use
Existing Zoning:	SF-3-NP
Proposed Zoning:	MF-6-CO-NP

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The NPA complies with applicable regulations and standards established by Title 25, the objectives of Chapter 25-2 and the purposes of the zoning district proposed for the Property. The MF-6-CO-NP zoning district includes a Conditional Overlay that limits the height, lot size, setbacks, and building coverage to the MF-3 zoning district to ensure compatibility with the adjacent commercial development to the west, office and multifamily to the northwest (Travis Flats) and the surrounding single family. The proposed condominium development will comply with compatibility standards. The proposed MF-6-CO-NP and condominium development are permitted in the Mixed Use land use designation.

The proposed MF-6-CO-NP zoning with MF-3 zoning scale and design is consistent and compatible with the surrounding zoning and land uses. The proposed Multifamily and MF-6-CO-NP provide a transition from the Mixed Use and LR-CO-NP zoning to the west, Mixed Use and CS-V-CO-NP zoning to the northwest and the surrounding Single Family and SF-3-NP zoning. The adjacent property to the west is developed with a commercial building. The property to the northwest is owned by Travis County, developed with Travis County commercial facilities, and the portion of the property closest to the Property is being redeveloped as a four story 146 unit affordable housing community and a three story 83,529 square foot office building with a coffee shop known as Travis Flats (SP-2018-0312C.SH).

The NLNP calls for smaller scale, but higher density development, such as condominiums, and additional opportunities for housing choice through small scale multifamily. Housing choice and diversity were important themes of the NLNP vision. The proposed condominium development is an alternative choice to single family and apartment living. No units above or below, 1,500-1,600 square feet, 2 bedroom 2.5 bathroom, attached 2 car garages, limited to 3 stories/35 feet height, and located within walking distance of transit and commercial services. The condominiums are for sale units creating opportunity for homeownership.

A portion of the Property located at 901 E 53 ½ Street is located in the Highland Mall Station Regional Center established by the Imagine Austin Comprehensive Plan. The other two lots included in the request are adjacent to the Highland Mall Station Regional Center. The infill condominium units will be located within one mile from the Highland Mall Station Red Line. Access to transit options was a theme in the NLNP.

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Connectivity is an important feature of the NLNP area with the neighborhood having safe and direct pedestrian linkages to key neighborhood destinations and institutions. The Property is located on E 53 ½ Street, which is designated in the Austin Strategic Mobility Plan as a Priority 2 street, an all ages and abilities bicycle facility and very high sidewalk prioritization. The Property is in close proximity to transit and services including 1) 530 feet from a Core Transit Corridor (Airport Blvd.), 2) 530 feet from the proposed Priority 1 urban trail along Airport Blvd., 3) within a quarter mile of three bus stops, 4) within a mile of the Highland Mall Station Red Line, and 5) within walking distance of commercial services.

Please let me know if you or your team members have any questions or need additional information. Thank you for your time and assistance.

Respectfully,

Michele Haussmann

CC: Joi Harden, Housing and Planning Department, *via electronic mail*
Maureen Meredith, Housing and Planning Department, *via electronic mail*
Mark Graham, Housing and Planning Department, *via electronic mail*
James Howard, North Loop Neighborhood Contact Team, *via electronic mail*
Barth Timmermann, Timmermann Properties and North Loop Rentals, LP, *via electronic mail*
Shaun Ryan, Cantegra Developments, *via electronic mail*

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

December 5, 2021

Ms. Maureen Meredith
Ms. Sherri Sirwaitis
City of Austin
Housing & Planning Department
VIA ELECTRONIC MAIL Maureen.Meredith@austintexas.gov, Sherri.Sirwaitis@austintexas.gov

Re: MOD 53.5
Zoning Application City File Number C14-2021-0034
Neighborhood Plan Amendment Application City File Number NPA-2021-0011.01

Dear Ms. Meredith and Ms. Sirwaitis:

The North Loop Neighborhood Contact Team (the "Contact Team"), by unanimous vote, supports the following requests:

901, 903 and 905 East 53 ½ Street : Rezoning SF-3-NP to MF-2-NP - C14-2021-0034
Neighborhood Plan Amendment Single Family to Mixed
Use - NPA-2021-0011.01

The Contract Team had multiple meetings with the applicant and sincerely appreciated applicant's engagement and willingness to meaningfully address stakeholder feedback in revisions to the conceptual site plan. As always, we remain excited about the prospect of adding well-planned density to the neighborhood plan area and believe that the Department's approval of this request will facilitate the same.

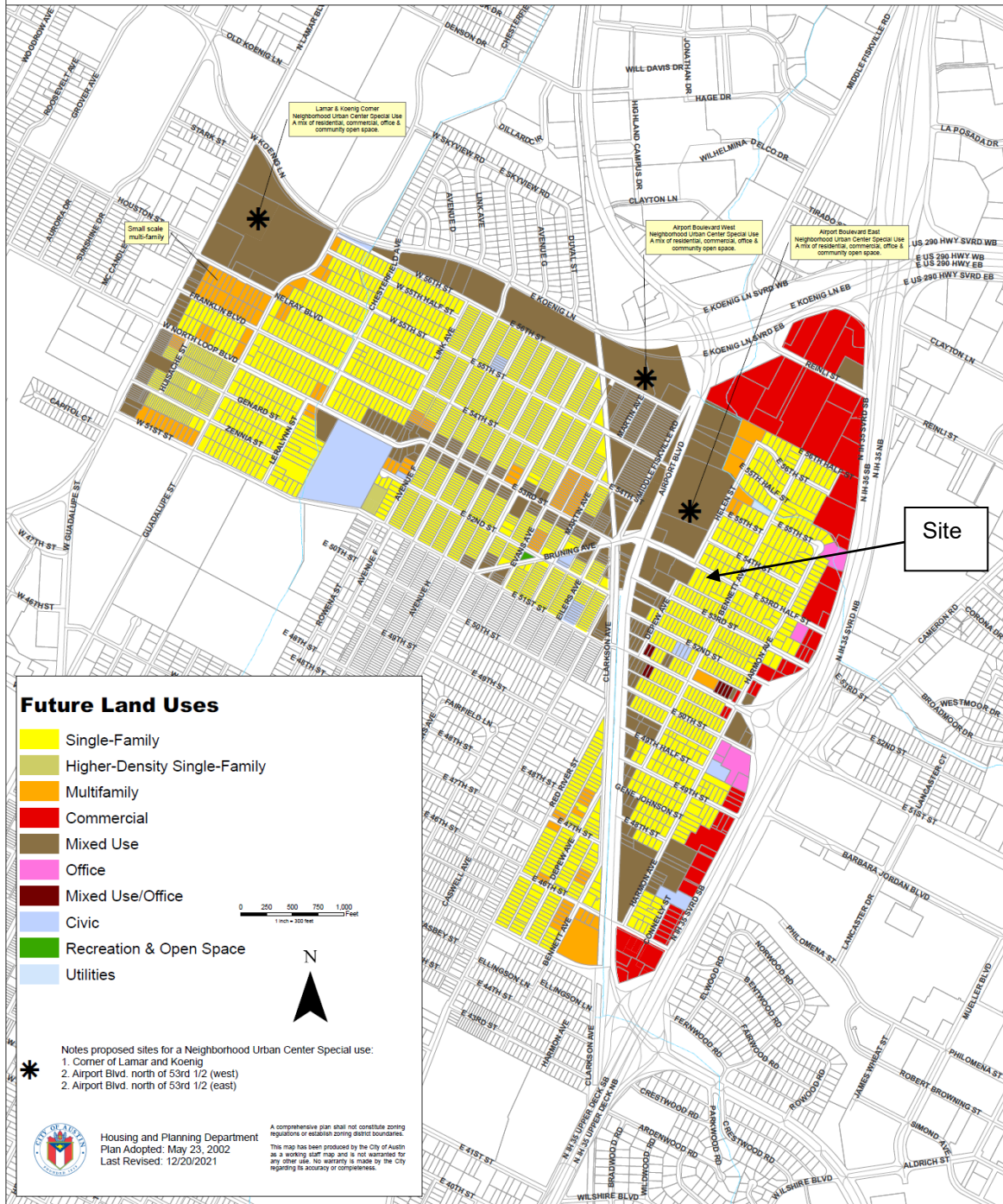
We do want to note that this needed addition of multi-family housing will result in the removal of a playground currently located on the applicant's site and used by Child Inc., a day care located next door to the site. We fully support the applicant's request and understand the need to remove the playground to accommodate the proposed development. The benefits of the proposed development are clear. However, we want to specifically highlight this issue in our letter of support to underscore the need for the City to support our neighborhood schools and childcare facilities as more young families relocate to the area. The neighborhood plan area has a substantial need for more public park space and playgrounds for the increasing number of children that live here. We hope that the City will continue to support and facilitate well-planned developments such as the applicant's while considering these needs and adding public park space and playgrounds to our neighborhood to ensure a high quality of life for both existing residents and new.

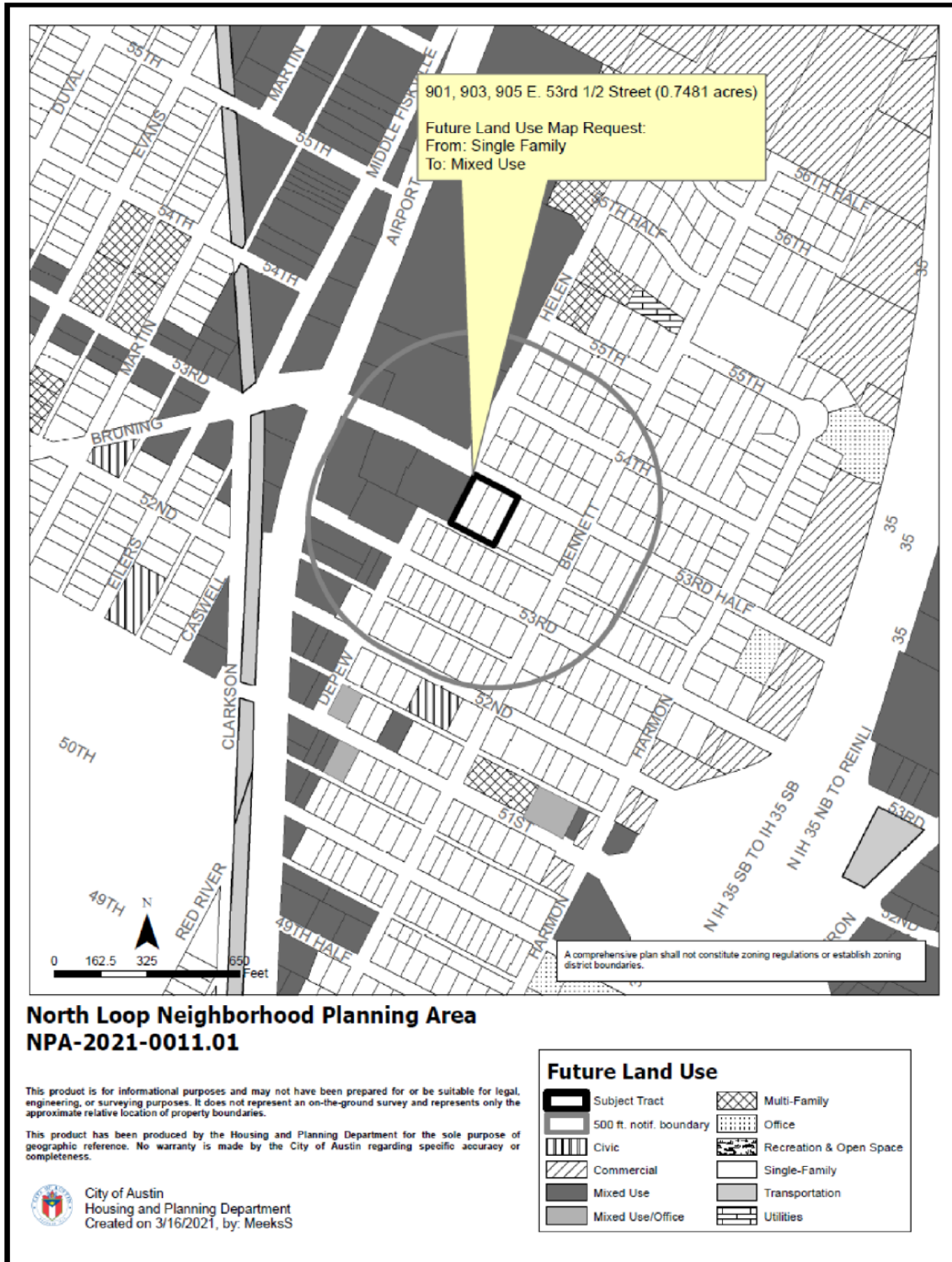
Thank you for your attention to this letter.

James Howard,
North Loop Neighborhood Contact Team Chair




CC: Michele Haussmann, Land Use Solutions, via electronic mail
Michele@landusesolutionstx.com
Kayla Simon, Land Use Solutions, via electronic mail, Kayla@landusesolutionstx.com

North Loop Adopted Future Land Use Map







 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

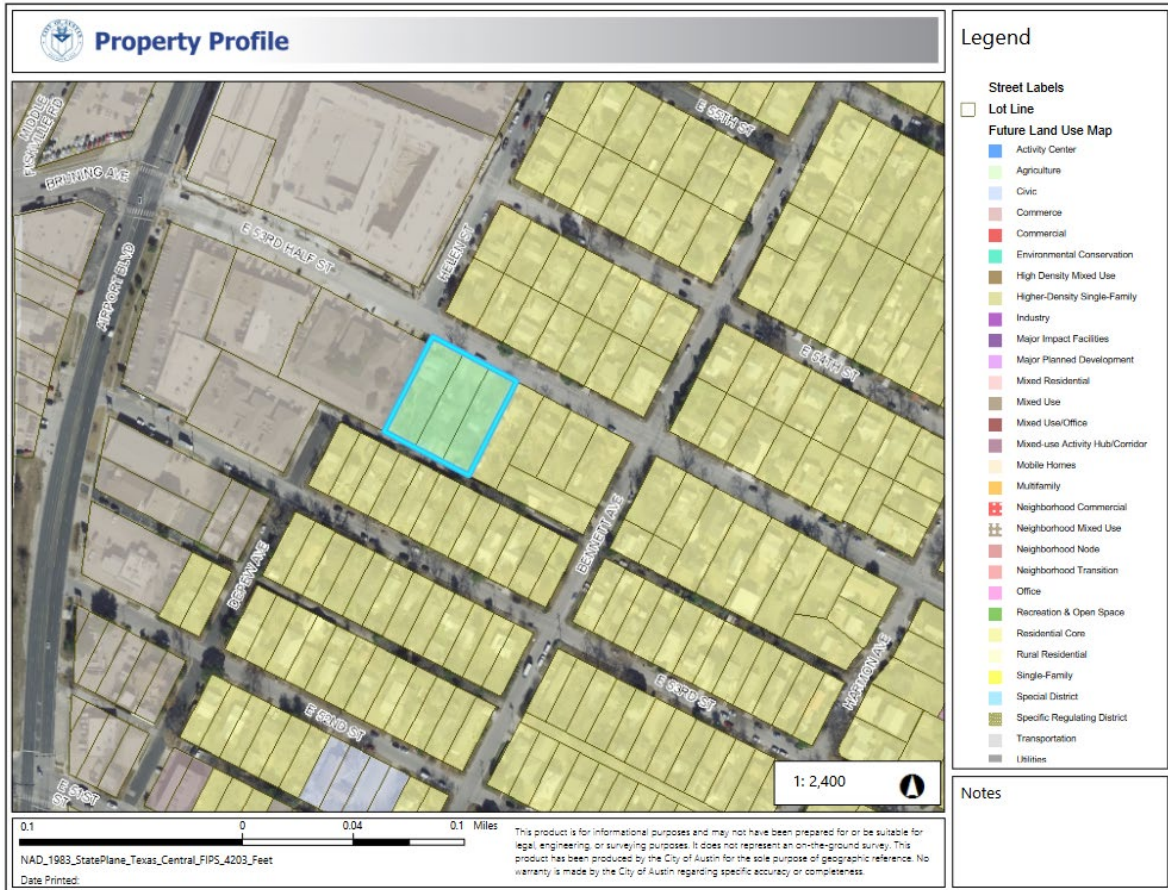
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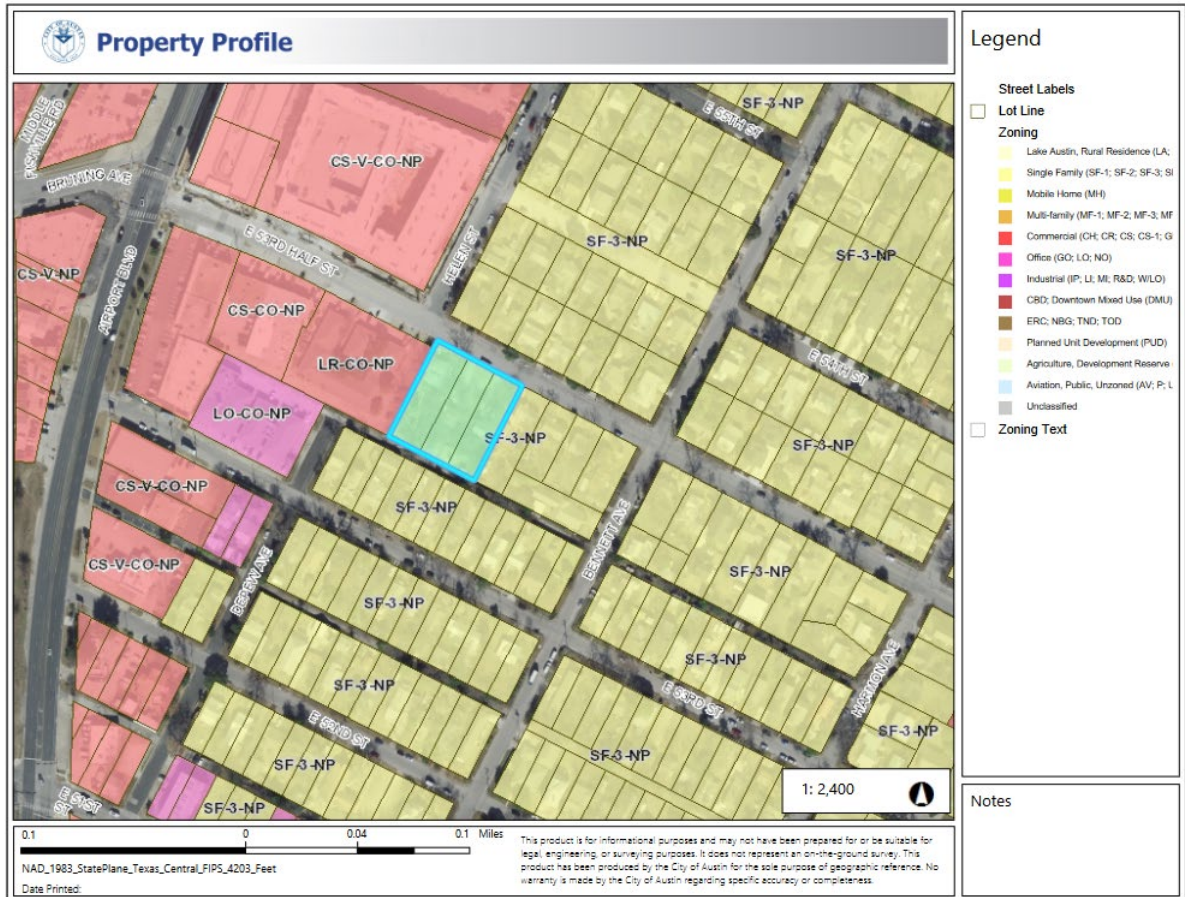
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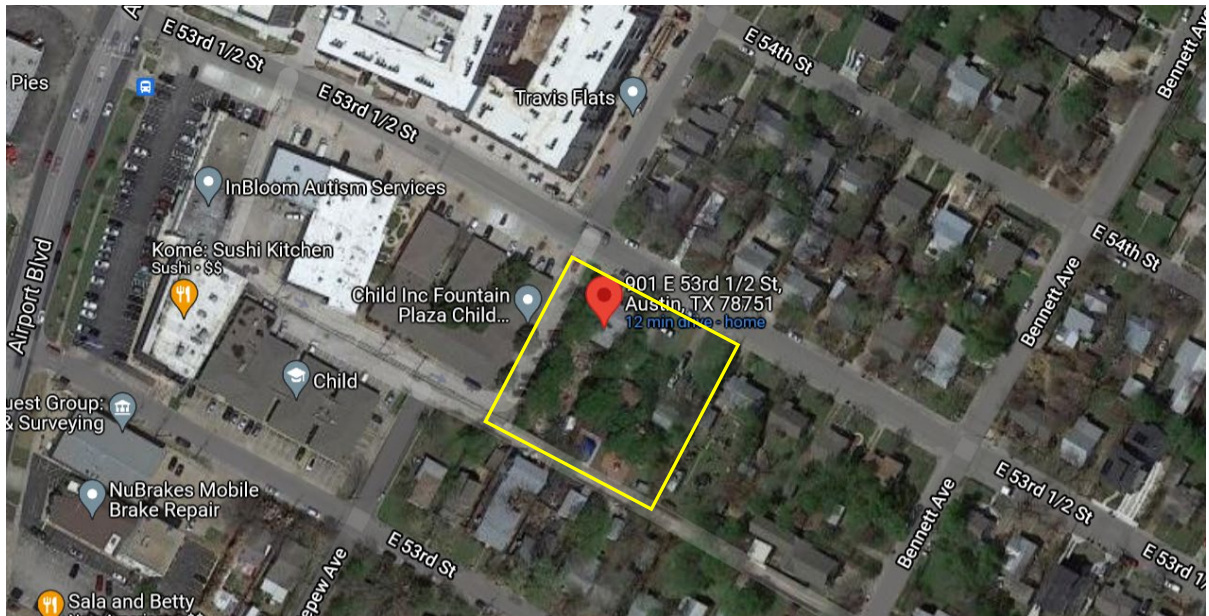


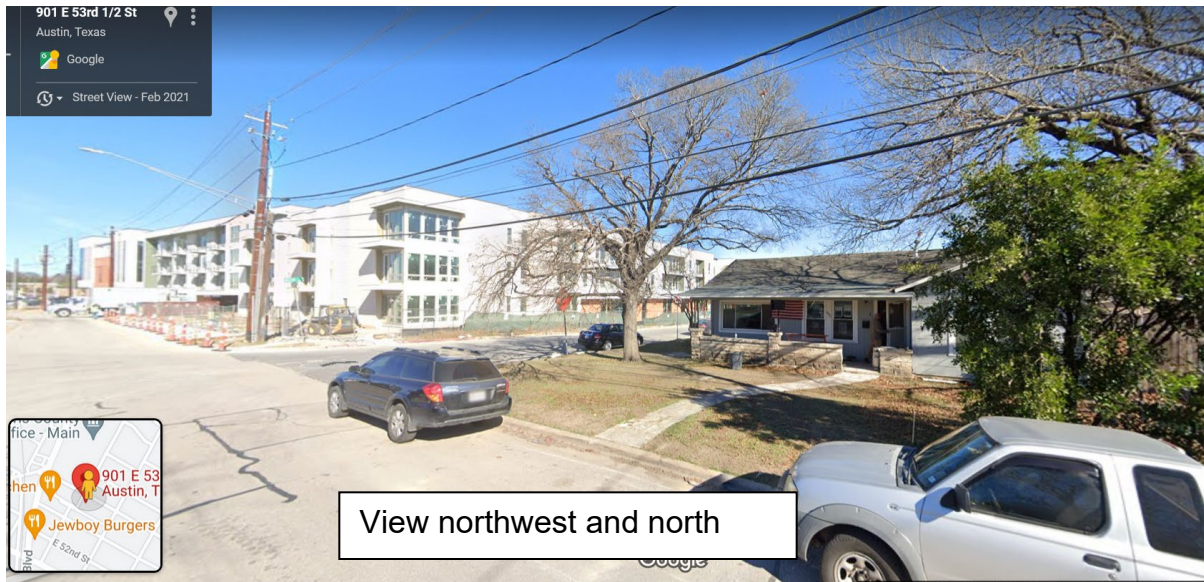
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**Applicant's Presentation at the Jan. 19, 2022
Community Meeting**



**Timmermann
Properties**

**MOD 53.5
901, 903, 905 E. 53rd ½ Street**

**City Community Meeting
January 19, 2022**

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Development Team

- Timmermann Properties, Inc. & North Loop Rentals: Property Owner
- Cantegra Developments: Developer
- Urban Foundry Architecture: Architect
- Civiltude Engineering: Civil Engineering
- Land Use Solutions: Rezoning & Community Engagement

CONFIDENTIAL



Proposed Development and Requests

- Proposed Development
 - 13-unit residential community
- Neighborhood Plan Amendment
 - Single Family to Mixed Use
- Rezoning
 - SF-3-NP to MF-2-NP

CONFIDENTIAL |



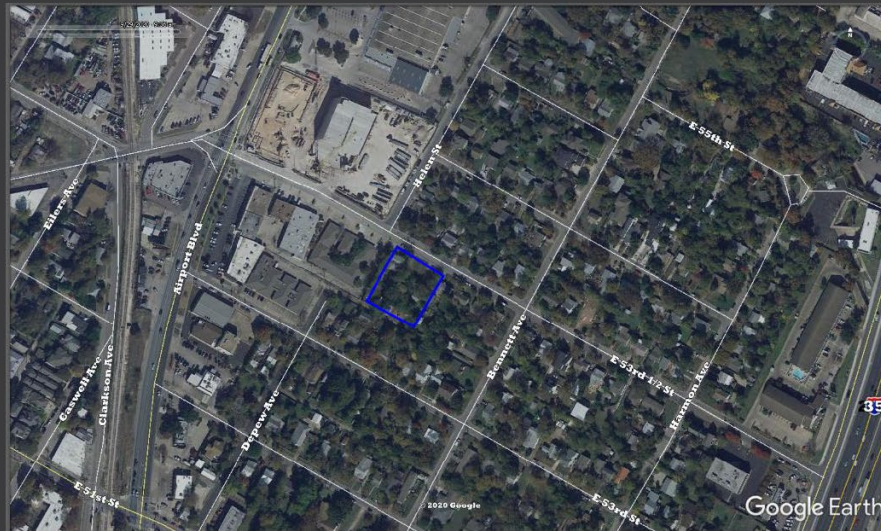
Status Update

- | | |
|---------------------|--|
| • March 2021: | Initial discussion with North Loop Neighborhood Contact Team |
| • March: | Submitted NPA and rezoning applications – in cycle amendment |
| • April: | Presentation to North Loop Neighborhood Contact Team |
| • July-August: | Engineer and architect to determine if MF-2 conceptual site plan meets City Code |
| • September: | Confirmation MF-2-NP zoning works |
| • October-November: | Amend zoning to MF-2-NP and follow-up meeting with Neighborhood Contact Team |

CONFIDENTIAL |



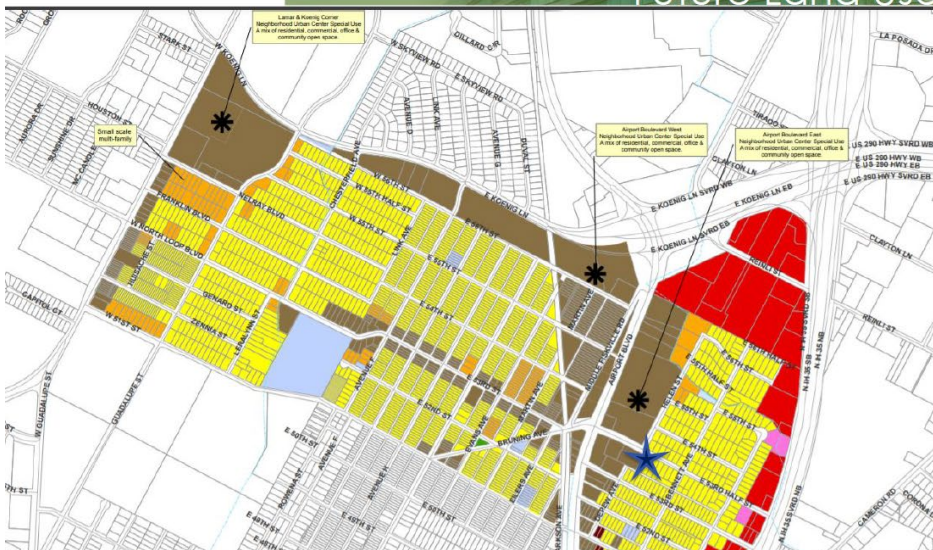
Property Location



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North Loop Neighborhood Future Land Use Map



Property Location



Future Land Uses

- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Mixed Use
- Office
- Mixed Use/Office
- Civic
- Recreation & Open Space
- Utilities



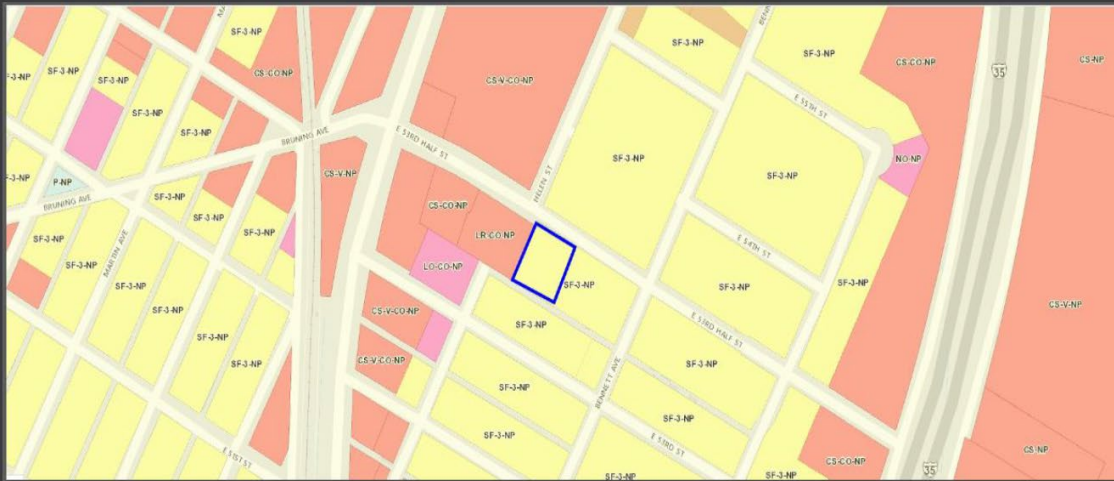
Notes proposed sites for a Neighborhood Urban Center Special Use:
 * Corner of Lamar and Kierulff
 * Airport Blvd. north of State 12 (west)
 * Airport Blvd. north of State 12 (east)

Neighborhood Planning & Zoning Department
 Plan Adopted: May 23, 2002
 Last Revised: April 28, 2014

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Zoning



CONFIDENTIAL



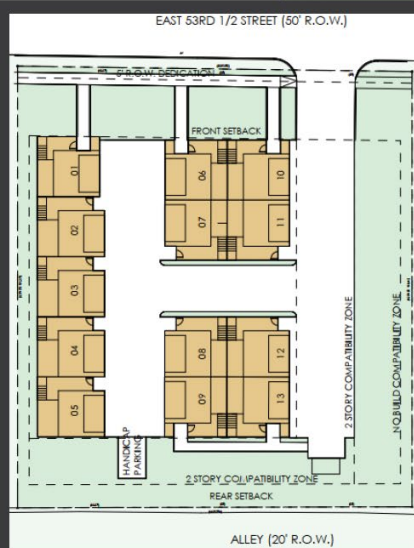
Development Details-MF-2-NP

- Acreage: 0.75 acres
- Residential: 13 for-sale urban infill homes
- Unit Type: 2 BD / 2.5 Bath / Attached Garage
- Unit Size: 1,500 to 1,600 SF average
- Construction: 13 units attached
- Height: 13 units 3-story – 34 feet

CONFIDENTIAL



MF-2-NP Conceptual Site Plan and Rendering



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North Loop Contact Team Support Letter

December 5, 2021

Ms. Maureen Meredith
Ms. Sherri Szwedko
City of Austin
Housing & Planning Department
VIA ELECTRONIC MAIL Maureen.Meredith@austintexas.gov, Sherri.Szwedko@austintexas.gov

Re: MOD 53.5
Zoning Application City File Number C14-2021-0034
Neighborhood Plan Amendment Application City File Number NPA-2021-0011.01

Dear Ms. Meredith and Ms. Szwedko:

The North Loop Neighborhood Contact Team (the "Contact Team"), by unanimous vote, supports the following requests:

901, 905 and 905 East 53 1/2 Street : Rezoning SP-3-NP to MF-2-NP - C14-2021-0034
Neighborhood Plan Amendment Single Family to Mixed Use - NPA-2021-0011.01

The Contact Team had multiple meetings with the applicant and sincerely appreciated applicant's engagement and willingness to meaningfully address stakeholder feedback in revisions to the conceptual site plan. As always, we remain excited about the prospect of adding well-planned density to the neighborhood plan area and believe that the Department's approval of this request will facilitate the same.

We do want to note that this needed addition of multi-family housing will result in the removal of a playground currently located on the applicant's site and used by Child Inc., a day care located next door to the site. We fully support the applicant's request and understand the need to remove the playground to accommodate the proposed development. The benefits of the proposed development are clear. However, we want to specifically highlight this issue in our letter of support to underscore the need for the City to support our neighborhood schools and childcare facilities as more young families relocate to the area. The neighborhood plan area has a substantial need for more public park space and playgrounds for the increasing number of children that live here. We hope that the City will continue to support and facilitate well-planned developments such as the applicant's while considering these needs and adding public park space and playgrounds to our neighborhood to ensure a high quality of life for both existing residents and new.

Thank you for your attention to this letter.

James Howard,
North Loop Neighborhood Contact Team Chair

CC: Michele Hausmann, Land Use Solutions, via electronic mail
Michele@landusesolutions.com
Kayla Simon, Land Use Solutions, via electronic mail, kayla@landusesolutions.com

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- Questions?

- Next steps

- Thank you!

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San Antonio, TX 78231 | 210.812.2222

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Correspondence Received

PUBLIC HEARING COMMENT FORM	
<p>If you use this form to comment, it may be submitted to:</p> <p>City of Austin Housing and Planning Department Maureen Meredith P. O. Box 1088 Austin, TX 78767-8810</p> <p>City of Austin JAN 12 2022 NHCD / AHFC</p>	
<p>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.</p>	
<p>Case Number: NPA-2021-0011.01 Contact: Maureen Meredith, Ph: 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: Dec 14, 2021 - Planning Commission Feb 8, 2022</p>	
<p><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</p>	
<p>Your Name (please print) Teresa Snider</p>	
<p>926 E. 53rd 1/2 St</p>	
<p>Your address(es) affected by this application</p>	
<p>Teresa Snider 12/10/21 Signature Date</p>	
<p>Comments: I am in favor of keeping the inner neighborhood SF3-NP. Single family. We already have bad traffic for a neighborhood on E 53rd 1/2 St. It erodes the walkability and increases noise too many people in the quaint neighborhood. We already have the noise of I-35.</p>	

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Case Number: NPA-2021-0011.01

Contact: Maureen Meredith, Ph: 512-974-2695 or

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Public Hearing: Dec 14, 2021 - Planning Commission

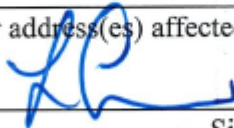
☐ I am in favor

☒ I object

LISA LENNON

Your Name (please print)

Your address(es) affected by this application



Signature

12/13/21

Date

Comments:

Project will increase ~~an~~
already crowded nearby streets.
The newly opened Travis Flats has
taken up street parking along Helen
added litter up and down Helen + 54th St.
and dog excrement that is not picked
up. How will this project address PARKING?
There is no infrastructure to support

This project

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City of Austin

FEB 17 2022

NHCD / AHFC

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Case Number: NPA-2021-0011.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@ausintexas.gov
Public Hearing: Feb 08, 2022 - Planning Commission

☐ I am in favor
☒ Not object

Anne Tett Hunt

Your Name (please print)

901 E. 53rd St.

Your address(es) affected by this application

Signature Date 1-31-22

Comments:

We need to keep this a quiet residential community for
horses.
A change to mixed use would
have a detrimental affect to
our property values.