

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Govalle/Johnston Terrace Combined (Johnston Terrace)

**CASE#:** NPA-2021-0016.01.SH     **DATE FILED:** February 24, 2021 (out-of-cycle)

**PROJECT NAME:** Libertad

**PC DATE:** March 8, 2022

**ADDRESS/ES:**     900 Gardner Road

**DISTRICT AREA:** 3

**SITE AREA:** 8.47 acres, as amended on January 31, 2022 (Previous area was 6.0 acres)

**OWNER/APPLICANT:**     Austin Housing Finance Corporation

**AGENT:** Civiltude, LLC (Alejandra Flores, E.I.T., Project Engineer)

**CASE MANAGER:** Maureen Meredith     **PHONE:**     (512) 974-2695

**STAFF EMAIL:**     Maureen.Meredith@austintexas.go

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Civic

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2021-0020.SH

**From:** P-NP

**To:** GR-MU-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** March 27, 2003

**CITY COUNCIL DATE:**

**April 7, 2022**

**ACTION:**

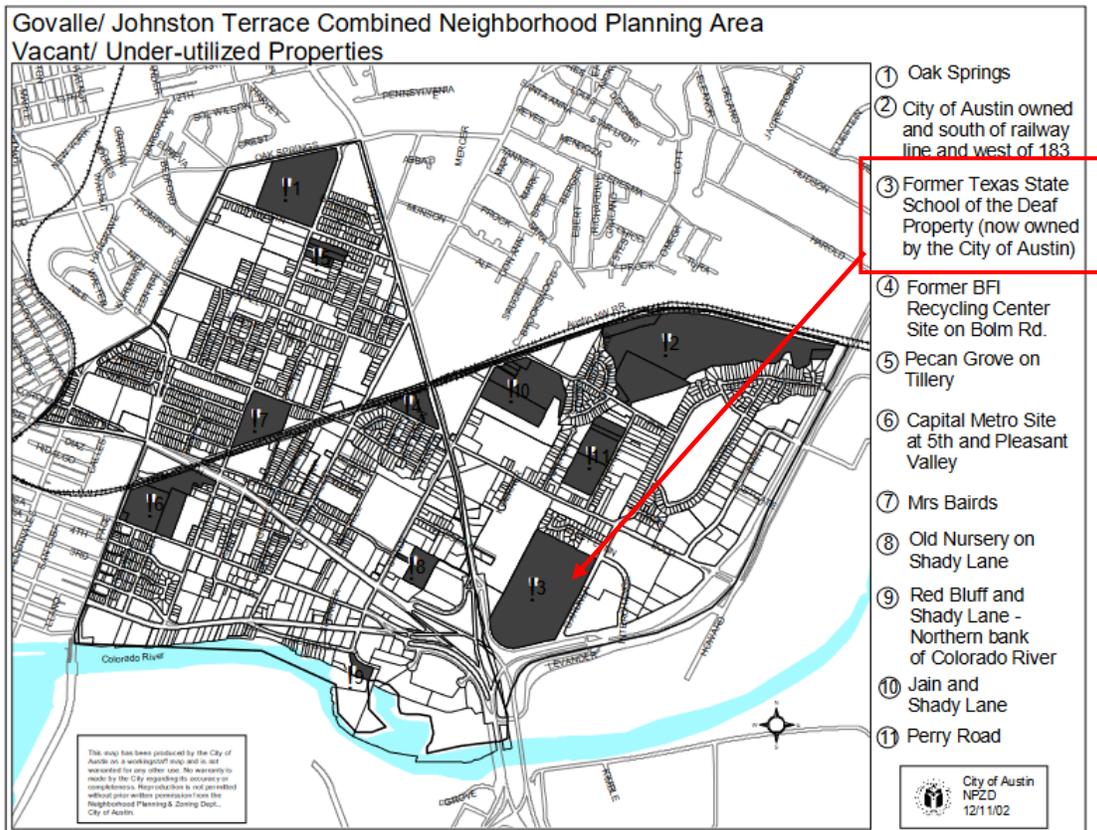
**PLANNING COMMISSION RECOMMENDATION:**

**March 8, 2022** – After discussion approved for staff recommendation of Mixed Use land use. [A. Azhar – 1<sup>st</sup>; R. Schneider – 2<sup>nd</sup>] Vote: 10-0 [J. Mushtaler off the dais. J. Thompson and J. Shieh absent].

**STAFF RECOMMENDATION:** Recommended for applicant’s request for Mixed Use land use.

**BASIS FOR STAFF’S RECOMMENDATION:** The property is an 8.47-acre tract of undeveloped land located on previously owned City property but is now owned by the Austin Housing Finance Corporation. The applicant proposes a 140-dwelling unit multifamily development with townhomes and amenities. The development will provide much needed affordable housing for the area and the city.

The Govalle/Johnston Terrace Neighborhood Plan calls out this property for affordable housing.



**Former Texas State School of the Deaf Property (now owned by City of Austin)**

This property is now owned by the City of Austin through the Health and Human Services Department. A large portion of the northern part of this site is affected by a power line that runs through the property. This power line constitutes a significant impediment to development of this part of the property.

Neighborhood stakeholders suggested that if it was possible to re-route these power lines that this site might be appropriate for residential development. Residential development that was affordable and available to local families is supported by this plan.

If it is not possible to re-route the power line, other suggestions for this property were recreational uses including:

- Playing fields – since the cessation of the soccer on the “informal” field at Oak Springs, there is a lack of places for soccer in this area. A baseball diamond was also mentioned as another form of playing field that would be appropriate;
- Small walking trail;
- Playground.

## Land Use Goals

**Goal 1:**                    **Adjacent land uses should be compatible.** (Sector Plan)<sup>2</sup>

Key Principles:            Address the “over-zoning” of properties in the Govalle/Johnston Terrace Neighborhood Planning Area. (Sector Plan and modified by Gov/JT)

Non-residential development should not adversely affect existing businesses or neighborhoods, either by increases in traffic, noise, pollutants, or other safety hazards. (Sector Plan)

**Goal 2: Preserve and protect current and future single-family neighborhoods.** (Gov/JT)

Key Principles: Initiate appropriate rezoning to preserve and protect established and planned single-family neighborhoods. (Gov/JT)

Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods. (Sector Plan)

Encourage higher density non-residential land uses to locate near major intersections and in industrial districts/business parks. (Sector Plan)

**Goal 3: Develop a balanced and varied pattern of land use.** (Sector Plan)

Key Principles: Provide a balance of land use and zoning for people to both live and work in the area. (Gov/JT)

Encourage mixed use so that residential uses are allowed on some commercial properties. (Gov/JT)

Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment. (Gov/JT)

## Housing

**Goal 5: Maintain an affordable and stable housing stock.** (Sector Plan)

Key Principles: Provide a diverse range of housing opportunities for all stages of life and income levels. (Sector Plan and modified by Gov/JT)

Increase home ownership opportunities. (Sector Plan)

Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods. (Sector Plan)

## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE ON THE PROPERTY***

**Civic** - Any site for public or semi-public facilities, including governmental offices, police, fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

#### **Purpose**

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

#### **Application**

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and

religious assembly, should not be limited to only the civic land use designation.

***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**

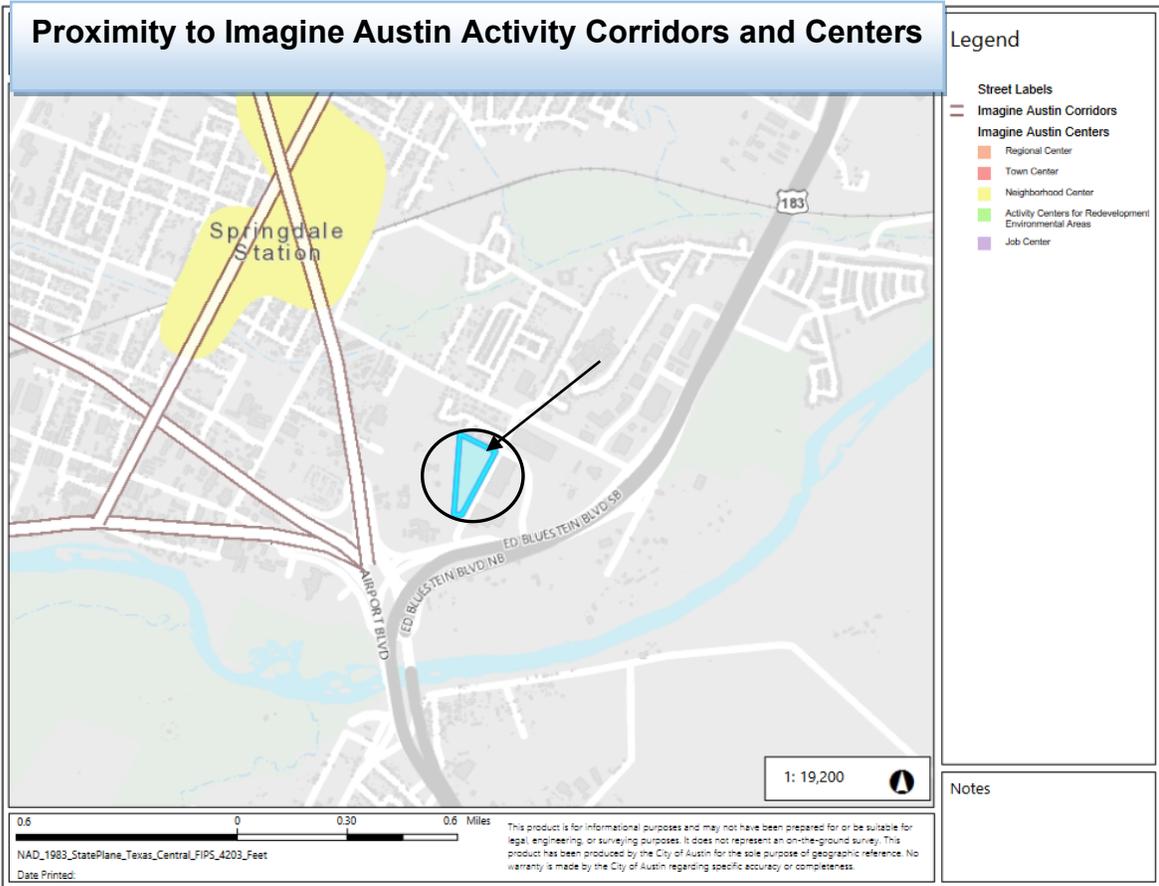
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood 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

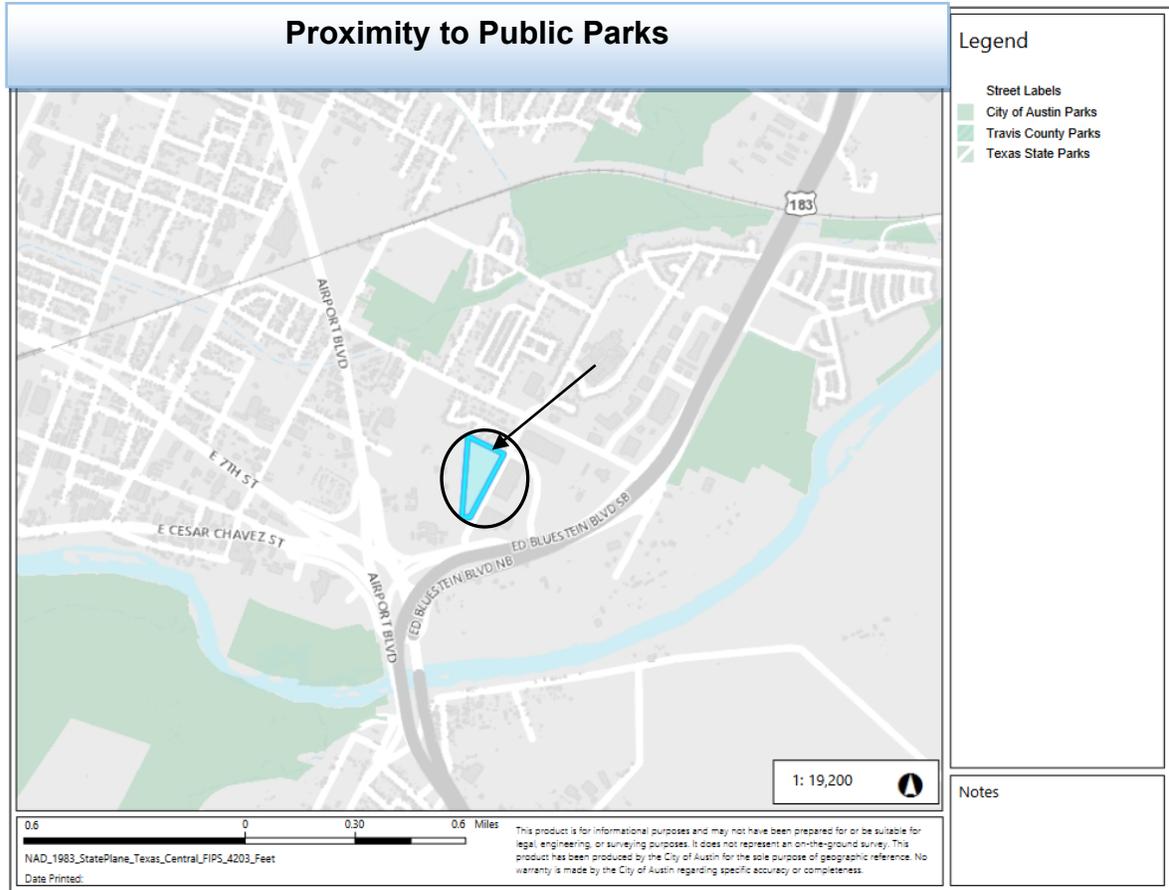
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

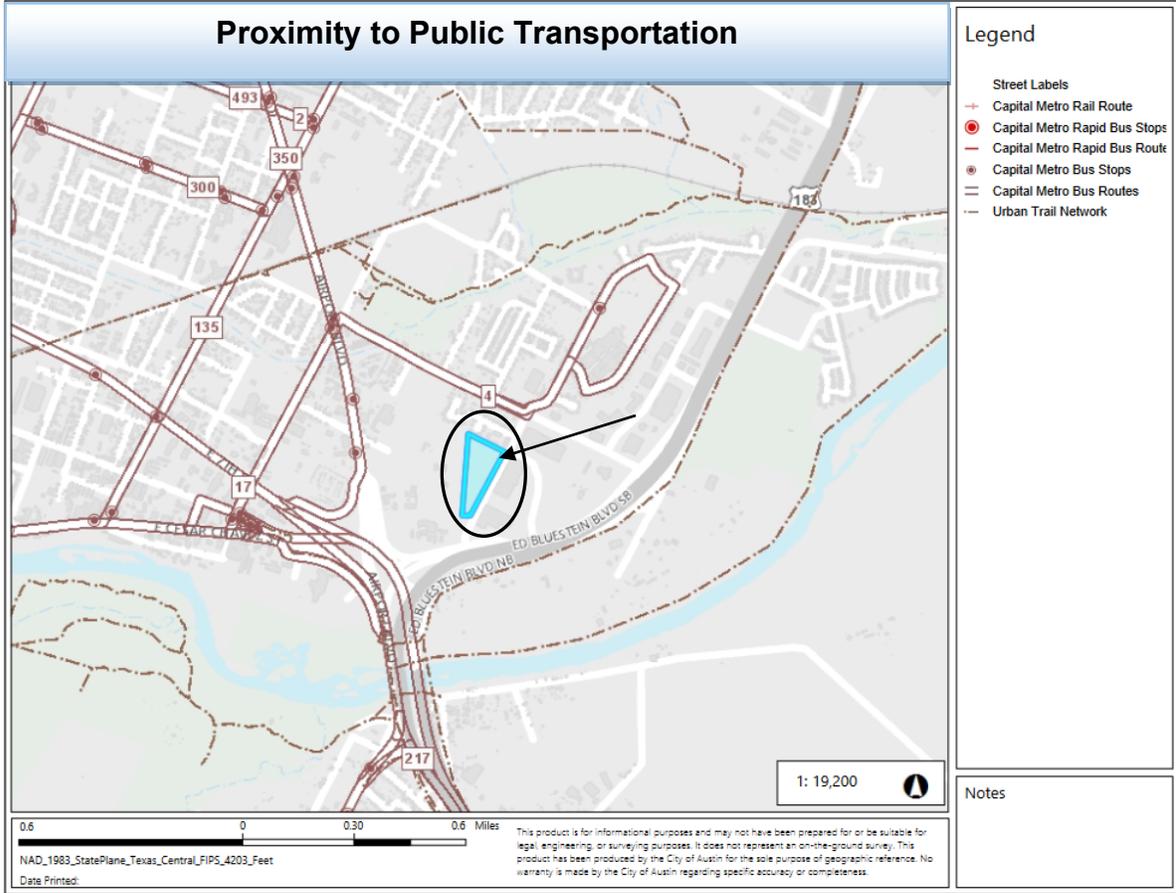
### ***IMAGINE AUSTIN PLANNING PRINCIPLES***

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 property is located less than ½-mile from three activity corridors, Airport Blvd., East 7<sup>th</sup> Street and East Cesar Chavez Street and less than 1-mile from the Springdale Station Neighborhood Center. This area has many commercial services and transportation services. The proposed affordable multifamily and duplex development will provide a mix of housing types and incomes.***
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.
  - ***There is a bus route less than ¼-mile north of the property on Bolm Road. The property is located less than ½-mile from three activity corridors, Airport Blvd., East 7<sup>th</sup> Street and East Cesar Chavez Street and less than 1-mile from the Springdale Station Neighborhood Center.***
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 considered an infill site.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
  - ***The proposed multifamily residential and duplex development will expand the number and variety of housing types in the planning area and the City.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
  - ***Mixed Use land use 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 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.

- ***The property is less than ½ mile from the Govalle Neighborhood Park and less than one mile from the Bolm District Park and the Colorado River Park Wildlife Sanctuary.***
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 within walking and biking distance to several parks.***
  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.***







## 900 Gardner Road

Johnston Terrace, Austin, 78721

Commute to **Downtown Austin**

20 min
 43 min
 25 min
 60+ min
[View Routes](#)

Favorite
 Map

[Looking for a home for sale in Austin?](#)

**Walk Score**

22

**Car-Dependent**

Almost all errands require a car.

**Transit Score**

41

**Some Transit**

A few nearby public transportation options.

**Bike Score**

59

**Bikeable**

Some bike infrastructure.

[About your score](#)

[Add scores to your site](#)

## 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 plan amendment application was filed on February 24, 2021, which is out-of-cycle for neighborhood planning areas located on the east side of IH-35. The out-of-cycle application was allowed because it is a S.M.A.R.T. Housing Certified development. The letter is on page 18 of this report.

The plan amendment application is a request to change the land use on the future land use map from Civic to Mixed use for a 140-unit multifamily and townhome development. The original application was for 6.0 acres, but on January 31, 2022 land area was increased to 8.47 acres.

The zoning change application is a request to change the zoning from P-NP, Public-Neighborhood Plan to GR-MU-NP, Community Commercial district – Mixed Use – Neighborhood Plan for a 140-unit multifamily and townhome development. For more information on the proposed zoning case, see report C14-2021-0020.SH.

**PUBLIC MEETINGS:** The ordinance required community meeting was virtually held on April 6, 2021. The recorded meeting can be found here: <https://www.speakupaustin.org/npa>. Approximately 216 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 the area on the Community Registry.

Two staff members attended the meeting, Maureen Meredith and Jesse Gutierrez, in addition to Conor Kenny from Civiltude, Jennifer Hicks, Financing Consultant, Mark Roger, Guadalupe Neighborhood Development Corporation (GNDC) and Mike Tuttle, from The Vecino Group.

After staff gave a brief presentation outlining the proposed change to the future land use map and the zoning change request, the following people associated with the application provided this information.

***NOTE: The plan amendment and zoning change applications were amended on January 31, 2022 to increase the land area included in the applications from 6.0 to 8.47 acres.***

Jennifer Hicks, True Casa Consulting:

- This site is six acres, four acres of the site will be multifamily residential. Two acres will be the homeownership site that's being developed in partnership with the Guadalupe Neighborhood Development Corporation.
- Project was born out of a Request for Proposal (RFP). Property was owned by the State of Texas. The City of Austin purchased the site and then transferred it to the Austin Housing Finance Corporation to utilize it for an affordable housing project.
- There was an RFP in July of 2020. Our team worked together to submit a response which was ultimately selected by the City Council.
- Our response was guided by key principles that were specific to help prevent displacement in the neighborhood. As you know, there is rapid displacement there a lot of the units that are coming online that are unaffordable, so the incomes we target for this project provides deep affordability, but then stair-steps to affordability that would allow for the transition to homeownership.
- We intentionally focus on families who want to remain in the neighborhood to raise their families in the neighborhood. We are also intentional for family-focused project so instead of just delivering efficiency units and one bedroom, we wanted to provide multi-bedroom units so approximately 58% of the units are two- and three-bedroom units.
- Our project also family-focused community features, such as walking trails, playground, and Community center. With each rental and homeownership side there is also a supportive service component, working with Any Baby Can and Caritas of Austin.
- We met with the neighborhood plan contact team, and they completed a survey so we could listen to the neighborhood. We asked questions about affordability, number of units and building height.

Mark Tuttle from The Vecino Group provided this information:

- We are devoted to development for the greater good.
- It's all about the neighborhood from start to finish. We wanted to look at the adjacent single-family neighborhood, the small businesses to the north, also the animal services, the transportation and development trends and the broader context of the parks, other neighborhoods, schools, the river and the wildlife down there to really get the feel for why people live there now and why they would want to live there in the future.
- We realized that we needed to have two components to the site. There is the rental part and the home ownership part. GNDC portion is closest to the neighborhood because of the smaller scale of those buildings. It is separated from the single-family neighborhood by a nice buffer of landscape, a detention pond and a pavilion, which will serve the neighborhood for events and outdoor classroom nature studies and relaxation. There is a walking trail around the development this will be accessible to the neighborhood.
- There will be a sports court, bike storage, a playground, which is an outdoor expansion of the Child Learning Center.
- Building A has 82 units and Building B has 58 units with green space between them and the duplexes. The green space is really important because it provides a safe open zone where kids and families can plan and enjoy the fresh air.
- On the north end of the project, the buildings will be three-stories, as you go down to the southern end, the buildings will be four-stories, which means the top of the building will be 46 feet in height. There is approximately 144,000 square feet of gross square feet between the two buildings. The apartments are very open and livable.

Conor Kenny, Civilitude:

- When we submitted our RFP, we wanted a proposal that would be welcomed by the community, so the first thing we did was look at the neighborhood plan, which called for this property to be affordable and compatible with the single-family housing. We didn't want a large multifamily development looming over you, so we put together this development, but as we started planning the development with the multifamily zoning, we found the site development standards were hard to do, so we looked at the GR-MU zoning, but we proposed a conditional overlay to prohibit uses we do not need. We don't need the 60 feet of height to 40 feet on the northern part of the property near the single-family homes.
- There will be a 25 foot no-build zoning where there will only be vegetation and a walking trail.

***Q: What did you mean City Council has already approved this?***

A: City Council has already voted to accept the proposal because this is city-owned land. However, because this project needs a zoning change, it will go to the Planning Commission and to City Council for final approval. The date has not been scheduled yet.

***Q: Do people who live within 500 feet get a say in this?***

A: There is a Govalle/Johnston Terrace Neighborhood Plan Contact Team who will provide a recommendation to Planning Commission. You can talk to Daniel Llanes who is the Chair, who will write a letter stating if they oppose or support the zoning change. You can also email the Planning Commissioners; their emails are public. Note: City staff responded that this person could email staff for information on the valid petition process.

***Q: Is this limited to being an affordable housing project?***

A: This is much more a mixed-income development because we have low-range affordable to up to 80% MFI.

***Q: Is the pond negotiable, because ponds would attract mosquitos and we already have enough of them around here.***

A: We understand your concerns, but there will be an agitator, sort of like Mueller Lake, that prevents eggs from hatching. Otherwise, without a pond it will be a big empty area. Most people like having the pond, but we can continue to talk to you about this.

**Applicant Summary Letter from Application**

City of Austin Application Packet for Neighborhood Plan Amendment  
For Individual Property Owner

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**Neighborhood Plan Amendment  
SUMMARY LETTER**

Project site is currently zoned P-NP and is vacant. Proposed zoning for the site is GR-MU-NP, proposing 140 MF units and 26 single family units on the 6 acre site located within the full jurisdiction of the City of Austin. Change in neighborhood plan from Civic to Mixed Use.

**S.M.A.R.T. Housing Letter (If applicable)**

City of Austin



P.O. Box 1088, Austin, TX 78767  
www.cityofaustin.org/housing

**Housing and Planning Department**

February 2, 2021

S.M.A.R.T. Housing Certification  
Libertad Austin at Gardner LLP – Libertad Austin (Project ID 353)

To Whom It May Concern:

Libertad Austin at Gardner LLP - (applicant representative: Jennifer Hicks: 512.203-4417 (m); jennifer@truecasa.net) is planning to develop a **140-unit, multi-family** development on 4 acres at 900 Gardner Road, Austin TX 78721. Due to the funding requirements, this project will be subject to a minimum 30-year affordability period after issuance of a certificate of occupancy.

This project is seeking a zoning change and the developer has submitted evidence of support from Govalle/Johnston Terrace Neighborhood Contact Team.

This project has received a Transit Oriented Waiver, see Attachment 1. If this project is not successful in securing State or Federal Government funds, including the Low-Income Housing Tax Credit Program this S.M.A.R.T. Housing certification will become null and void and all City of Austin fees waived may be required to be paid back.

Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 58% of the units (**81**) will serve households at or below 50% MFI, 32% of the units (**45**) will serve households at or below 60% MFI, and 10% of the units (**14**) will serve households at or below 80% MFI, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication ( <i>by separate ordinance</i> )
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

**Prior to issuance of building permits and starting construction, the developer must:**

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or [greenbuilding@austinenergy.com](mailto:greenbuilding@austinenergy.com)).
- ◆ Submit plans demonstrating compliance with the required accessibility standards.

**Before a Certificate of Occupancy will be granted, the development must:**

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility standards have been met.

- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at [Sandra.harkins@austintexas.gov](mailto:Sandra.harkins@austintexas.gov) if you need additional information.

Sincerely,

*Sandra Harkins*

Sandra Harkins, Project Coordinator  
Housing and Planning Department

Attachment 1 - Transit Waiver

Cc: Kristin Martinez, AE                      Patrick Russell, HPD      Jonathan Orenstein, AWU  
Mashell Smith, ORES

ATTACHMENT 1



**S.M.A.R.T. Housing Transit Oriented Waiver Request**

Address of Project: 900 Gardner Road, Austin, TX 78721

Name of Project: Libertad Austin

Applicant Name: Libertad Austin at Gardner, LP

**Walking Distance from site to nearest transit route is over 0.5 miles**

I, Kim Buche, formally request a waiver from the S.M.A.R.T. Housing transit-oriented requirement. My project meets one of the following criteria.

**Answer the following questions and provide documentation as it pertains to the proposed project listed above:**

1. Per the Kirwan Institute's Comprehensive Opportunity Map of Austin, please check the Opportunity Index your project is located in:  
 Very High    High    Moderate    Low    Very Low
  
2. Provide a Letter from CAP Metro confirming a future route is documented in agency plans.
  
3. Developer has applied for State or Federal Government funds, including the Low-Income Housing Tax Credit Program, related to this project.  
 Libertad Austin is applying for 9% Low-Income Housing Tax Credits (or 4% HTC/PAB financing as a back-up).

Kim Buche  
Authorized Representative

2/1/21  
Date

\*\*\*\*\*For City Staff Use Only\*\*\*\*\*

The aforementioned project is approved to receive a waiver from the transit-oriented requirements (B)(4) of Ordinance No. 20141106-124 by meeting the criteria of: Developer applies for State or Federal Government funds, including the Low Income Housing Tax Credit program.

Regina M. Copic  
Regina M. Copic  
Project Manager  
Director Designee for Waiver related to Ord No 20141106-124 PART 3. Subsection (E)

2/2/2021  
Date

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

**From:** Daniel Llanes  
**Sent:** Friday, March 4, 2022 7:42 AM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** Conor Kenny <conor@civilitudegroup.com>; Angelica Noyola <>; Susana Almanza <>; Marie Rocha <>; Tinac2@; TOMJSB@; Raul Alvarez <>; Candi Fox <Lonnie Limon <>; Melissa Villarreal@ Sylvia Herrera <cuauilteca@ >; azankich@; nadia.mojica.barrera@; 9hausbar@ Nine Francios <ninefrancois9@ >; carolann@; logankhanna@; terry.ornelas@; danibleier@; steve.maschi@; scott\_rothe@yahoo.com; terrybleier@; ppesto@; Todd Podbielski <todd@civilitude.com>; Alejandra Flores <alejandra@civilitude.com>; Victoria Haggard <victoria@civilitude.com>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Re: Mar 8 PC G/JT NPCT Rec: NPA-2021-0016.01.SH\_900 Gardner (Libertad)

Hi Maureen,

In this case we (G/JTNP CT) supported and advocated for the Gardner contract to go to GNDC/Vecino. We haven't been engaged since that Council meeting at which the contract was awarded to GNDC/Vecino.

To be clear, the **G/JTNP Contact Team supports the GNDC/Vecino project.**

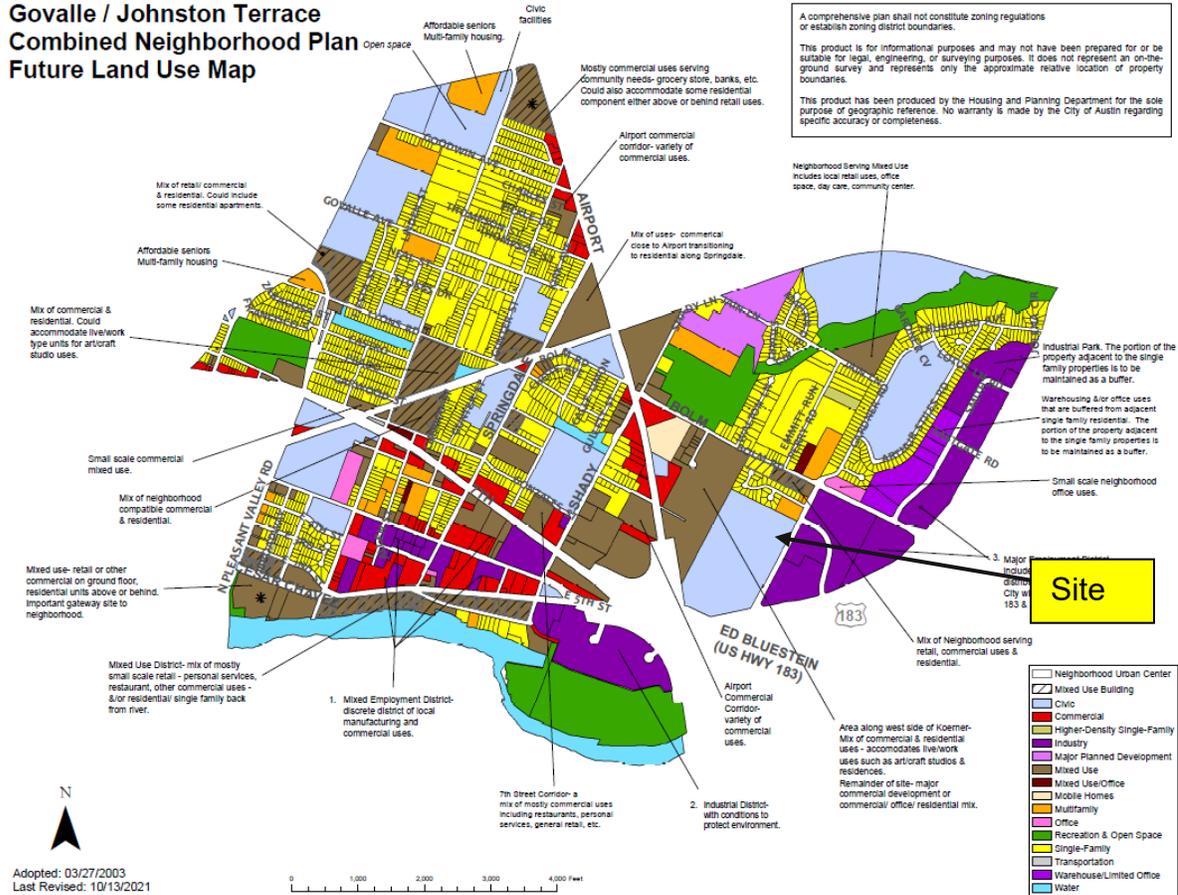
Please let me know if you need anything else from me regarding this case.

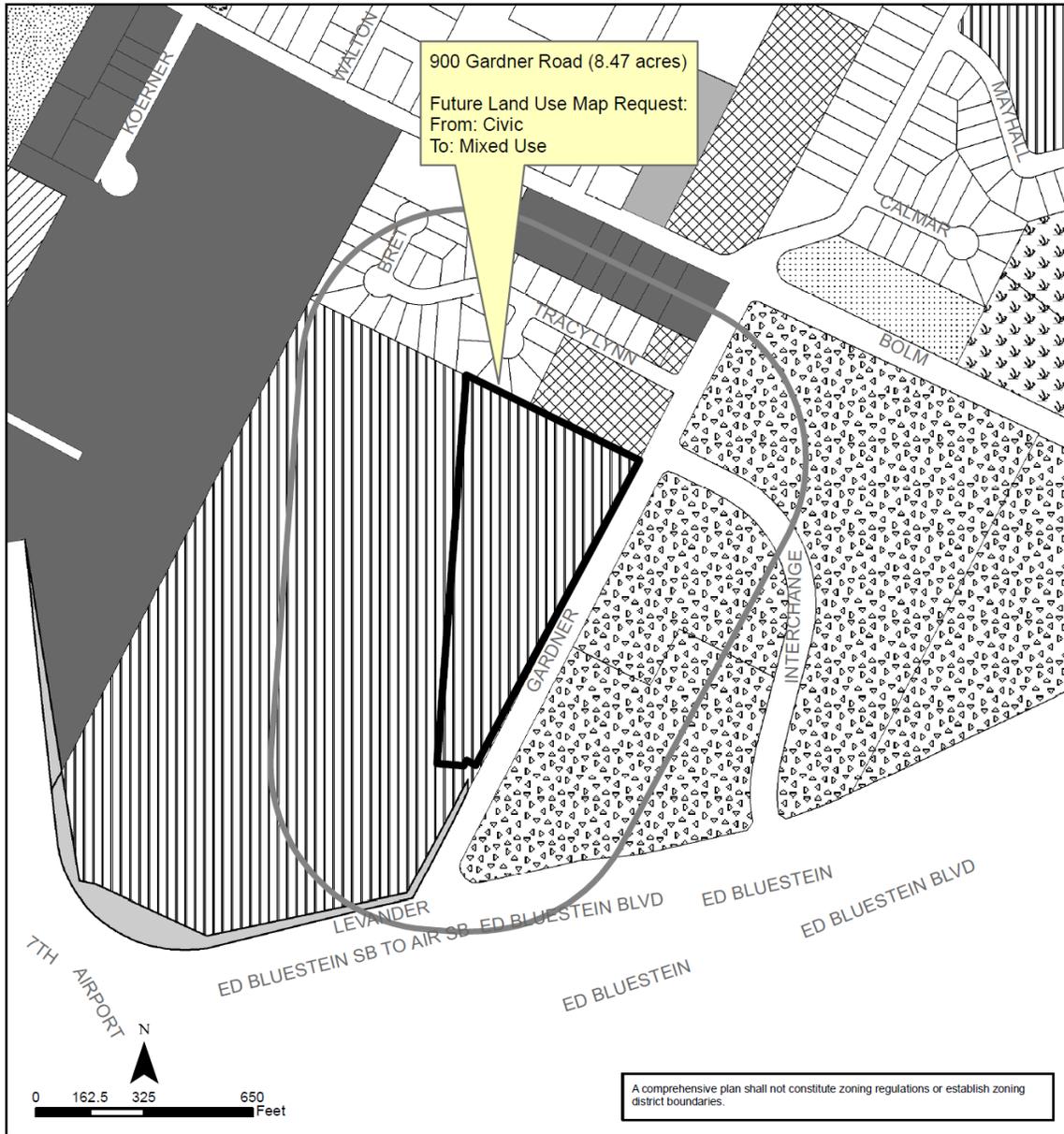
thanks,

Daniel Llanes, Chair  
G/JTNP Contact Team  
512-431-9665

.....

# Govalle / Johnston Terrace Combined Neighborhood Plan Future Land Use Map





**Govalle/Johnston Terrace Combined (Johnston Terrace)  
 Neighborhood Planning Area  
 NPA-2021-0016.01.SH**

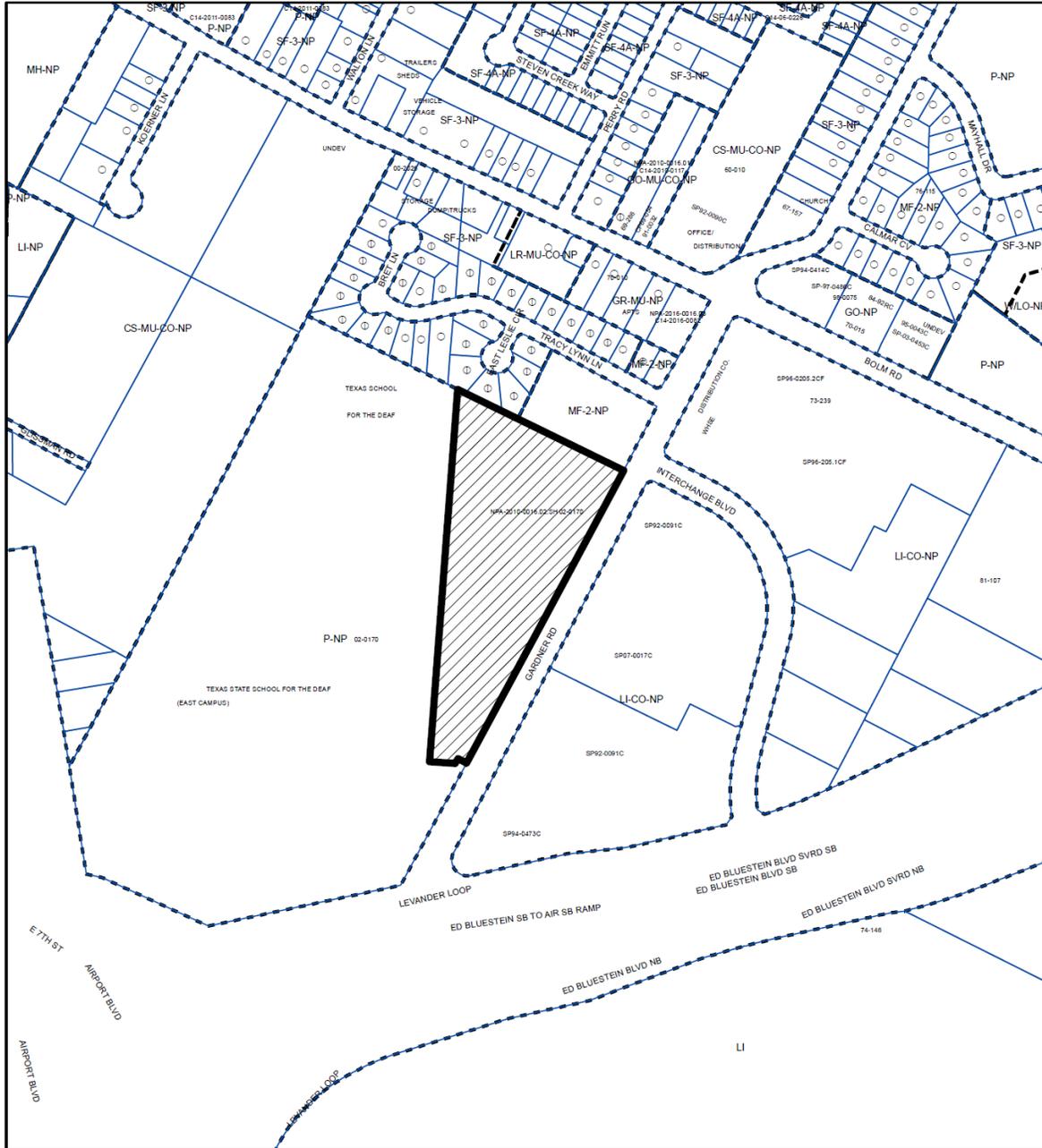
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This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin  
 Housing and Planning Department  
 Created on 2/1/2022, by: MeeksS

Future Land Use	
	Subject Tract
	500 ft. notif. boundary
	Civic
	Commercial
	Industry
	Mixed Use
	Mixed Use/Office
	Mobile Homes
	Multi-Family
	Office
	Recreation & Open Space
	Single-Family
	Transportation
	Warehouse/Limited Office



**ZONING**  
**ZONING CASE#: C14-2021-0020.SH**

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

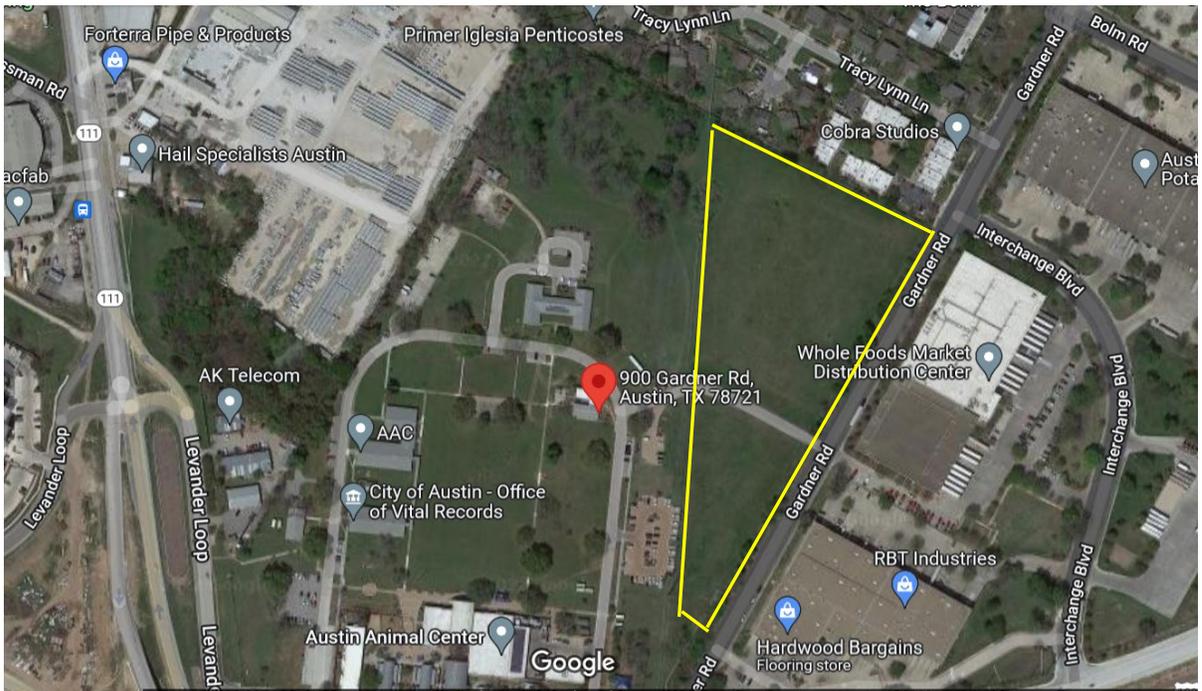
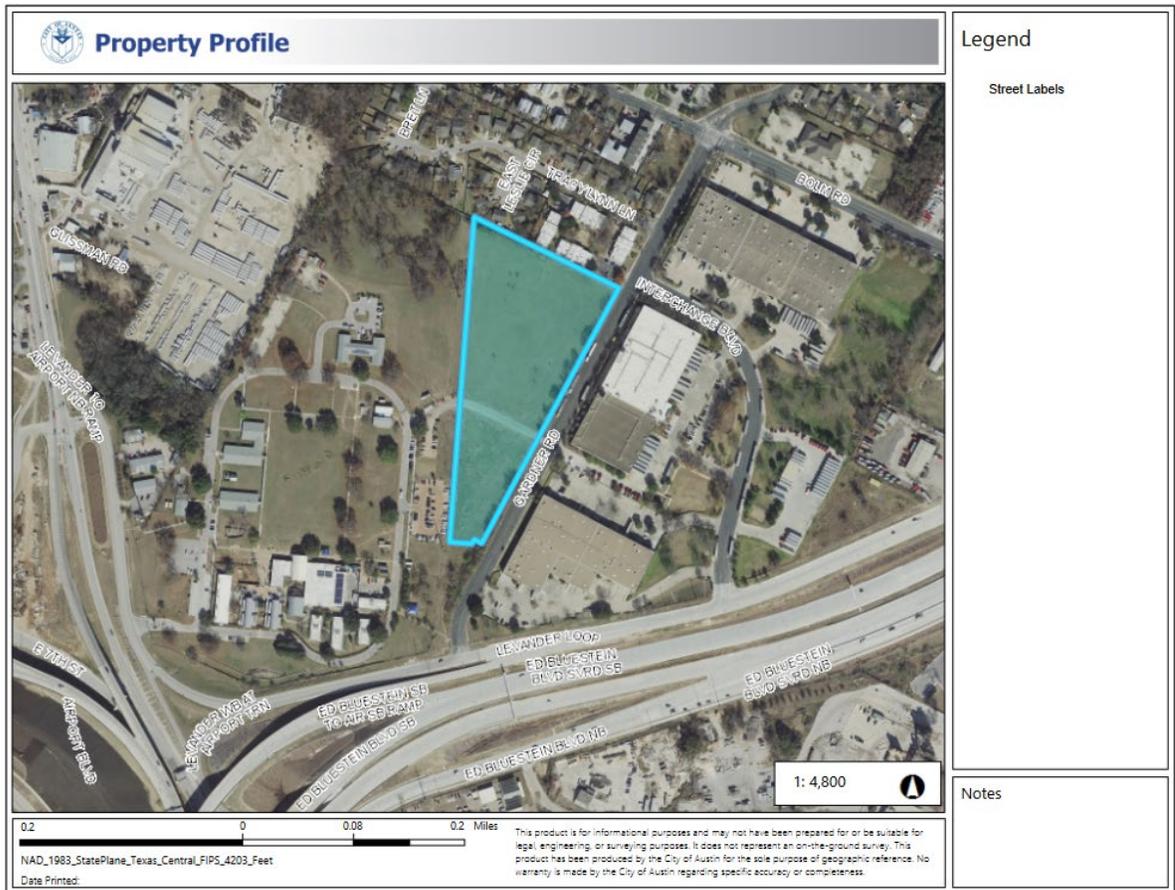
1" = 400'

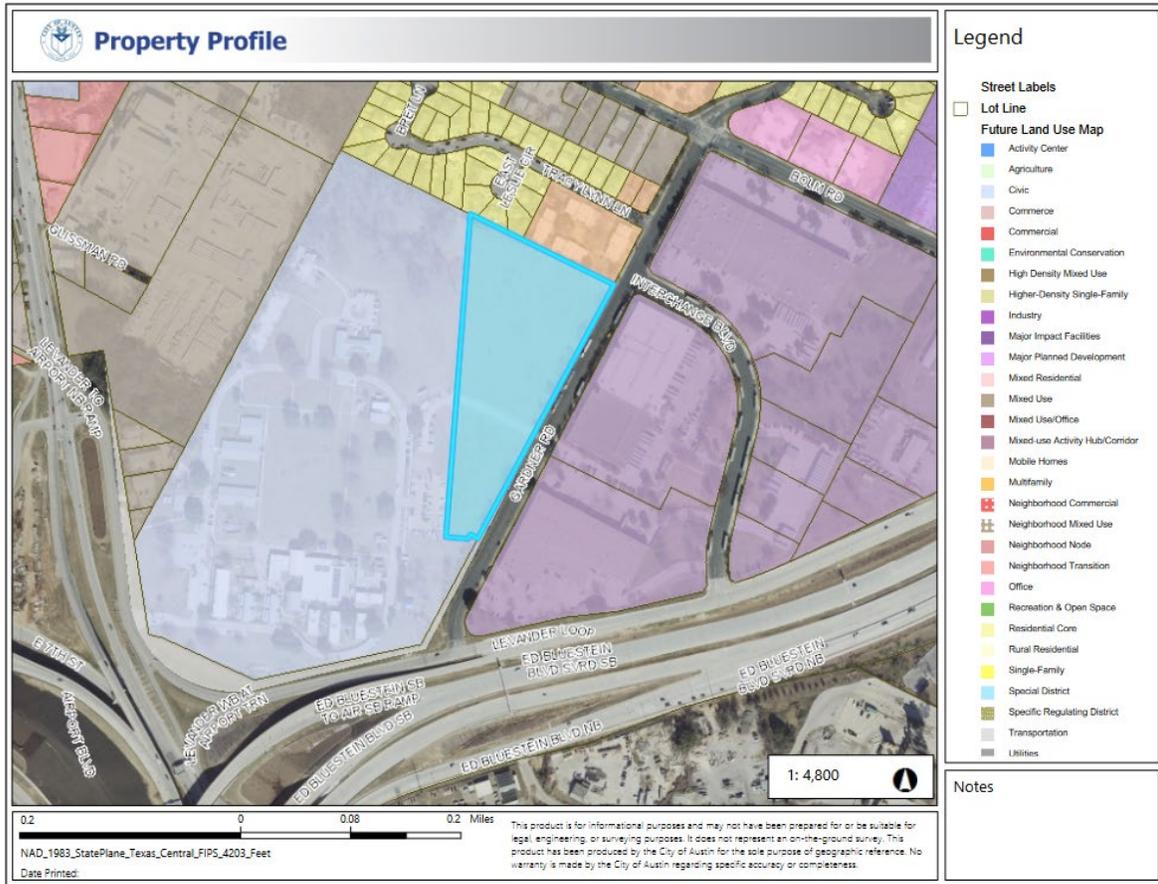
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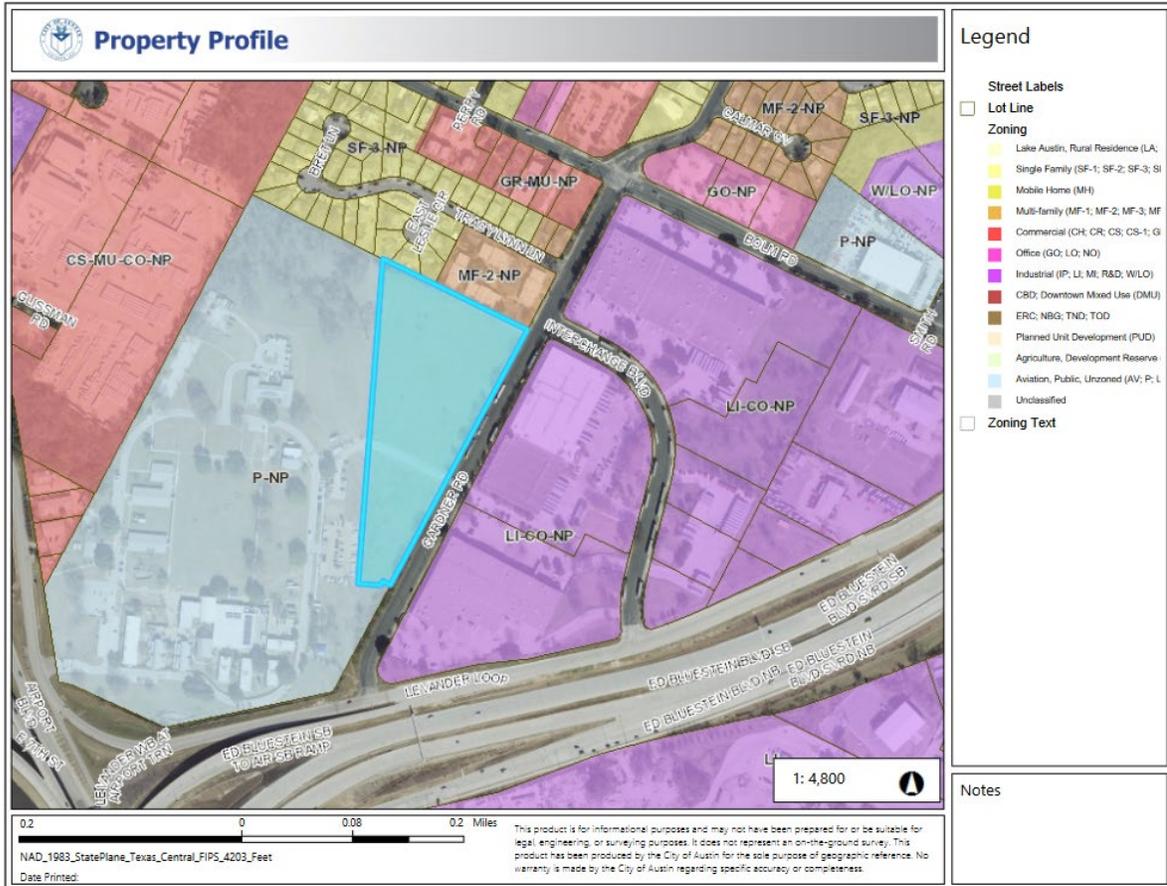
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Created: 2/1/2022

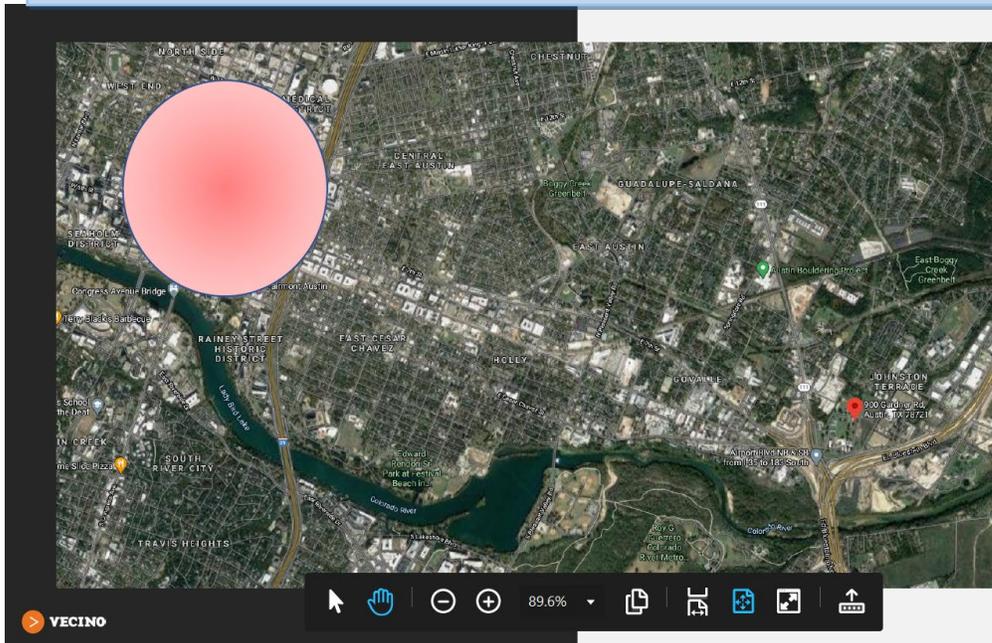






# Applicant's Presentation at the April 6, 2021 Community Meeting

April 7, 2022



900 Gardner Rd  
Approximately 3 miles east of Downtown Austin  
East Austin  
Johnston Terrace Neighborhood





### Project Summary



- Austin Housing Finance Corp RFP: July 2020
- Response Team: The Vecino Group in partnership with the Guadalupe Neighborhood Development Corporation
- Property: Six acres carved from a larger 44-acre parcel owned by the City of Austin
- Zoning: Public
- Neighborhood Plan: The Govalle/Johnston Terrace Combined Neighborhood Plan
- Development Concept: Wholly residential with a combination of affordable rental units and for sale units
  - Rental Units: The Vecino Group
  - For Sale Units: Guadalupe Neighborhood Development Corp.



**DETENTION & WATER QUALITY POND**

20' X 28' PAVILION WITH SEATING

LOOP WALKING TRAIL/PATH

LANDSCAPING TO COMPLY WITH CITY OF AUSTIN REQUIREMENTS

**DWELLING UNIT MATRIX**

UNIT TYPE	UNIT COUNT
1 BEDROOM	53
2 BEDROOM	59
3 BEDROOM	28
<b>TOTAL</b>	<b>140</b>

**BUILDING AREA SUMMARY IN SQUARE FEET (SF)**

BUILDING	UNITS	NRA	GROSS	COMMON
A	82	62,980	80,764	10,846 SF
B	58	51,530	63,956	7,011 SF
<b>TOTAL</b>	<b>140</b>	<b>114,510 SF</b>	<b>144,720 SF</b>	<b>17,857 SF</b>

**SITE NOTES:**

- SITE AREA: 4.0771 ACRES
- SITE IS NOT IN FLOOD PLAIN
- 100' CLEARANCE REQUIRED FROM OCCUPIED SPACES TO TRANSMISSION LINE PARALLEL TO WEST PROPERTY LINE
- FIRE LANE IS IN JOINT USE ACCESS EASEMENT. SEE CIVIL SITE PLAN

**SITE AMENITIES:**

- PAVILION WITH SEATING
- PLAYGROUND
- PARKLINE GREEN SPACE
- SPORT COURT
- WALKING TRAIL
- BBQ/PICNIC AREA
- BIKE STORAGE

**INTERIOR AMENITIES:**

- LOBBY AND LOBBY / LIBRARY
- BUSINESS CENTER/STUDY/TUTORING CUBBIES
- RECYCLING STATIONS
- LEASING AND MANAGEMENT OFFICES
- COMMUNITY ROOM
- DAYCARE
- FLEX/CLASSROOM
- COMMON LAUNDRY ROOMS
- FITNESS ROOM

**PARKING SUMMARY TABLE**

Land Use	Quantity	Parking Ratio	Required Spaces
Efficiency Unit	48	1	48
1 Bedroom Unit	53	1.5	79.5
2 Bedroom Unit	89	2	178
3 Bedroom Unit	28	2.5	70
Leasing Office	1	Accessory Use - Exempt	0
Maintenance Building	1	from parking	0
SUBTOTAL			
Affordability Unlock 100% Reduction Per ORD 20190509-027			
Required ADA Parking			
Total Parking Required			
ADA Van Accessible Parking Provided			
ADA Accessible Parking Provided			
Total ADA Accessible Parking Provided			
Standard Parking Provided			
Compact Parking Provided (1-30% width)			
Total Standard Parking Provided			
Total Parking Provided			
Total Bike Parking Provided (Required 5 or 7% width)			





## Zoning and Future Land Use Map Proposal Has Changed

Nothing about the actual project has changed, but this zoning allows better drainage and parking placement. We will propose a “conditional overlay” to reduce height and uses back to the original proposal.

Existing Zoning:  
Public -  
Neighborhood Plan



Old Proposal:  
Multi-Family -  
Neighborhood Plan



New Proposal:  
Community Commercial  
- Mixed Use -  
Neighborhood Plan

Maximum Height:  
Default: 40 ft  
w/ Affordable Bonus: 60 ft

Maximum Height:  
Default: 60 ft.  
w/ Conditional Overlay:  
60 ft. on part, 40 ft. on part.

## Conditional Overlay Map

Height will step down from 60 feet max to 40 feet max as approaching existing homes.

Formal 25 foot no-structure zone.

Except pavilion and playground, really a ~100 foot no-structure zone.





## Conditional overlay restricting GR Zoning Uses

All commercial uses allowed in the new proposed zoning will be removed, except potentially Art Gallery and Art Workshop if there is community support

<del>Art Studio</del>	<del>Services-Consumer-Convenience</del>	<del>Indoor-Entertainment</del>	<del>Plant-Nursery</del>
<del>Alternative-Financial-Services</del>	<del>Services-Consumer-Repair-Services</del>	<del>Indoor-Sports-and-Recreation</del>	<del>Printing-and-Publishing</del>
<del>Art-Gallery</del>	<del>Drop-Off-Recycling-Collection-Facility<sup>2</sup></del>	<del>Medical-Offices—not-exceeding-6,000-sq-ft-of-gross-floor-space</del>	<del>Professional-Office</del>
<del>Administrative-and-Business-Offices</del>	<del>Exterminating-Services</del>	<del>Off-Site-Accessory-Parking</del>	<del>Research-Services</del>
<del>Automotive-Rentals</del>	<del>Financial-Services</del>	<del>Outdoor-Entertainment</del>	<del>Restaurant-General</del>
<del>Automotive-Repair-Services</del>	<del>Food-Preparation-(e)</del>	<del>Outdoor-Sports-and-Recreation</del>	<del>Restaurant-Limited</del>
<del>Automotive-Sales</del>	<del>Food-Sales</del>	<del>Pawn-Shop-Services</del>	<del>Service-Station</del>
<del>Automotive-Washing-of-any-type</del>	<del>Funeral-Services</del>	<del>Pedicab-Storage-and-Dispatch</del>	<del>Software-Development</del>
<del>Bail-Bond-Services-(PC)Business-or-Trade-School-Business</del>	<del>General-Retail-Sales-Convenience</del>	<del>Personal-Improvement-Services</del>	<del>Special-use-Historic-(e)</del>
<del>Support-Services-Commercial-Off-Street-Parking-Communications</del>	<del>General-Retail-Sales-General</del>	<del>Personal-Services</del>	<del>Theater</del>
	<del>Hotel-Motel</del>	<del>Pet-Services</del>	

## Conditional overlay restricting GR zoning civic uses

Civic uses allowed under GR but not multifamily zoning will be removed, And Telecommunications Tower (allowed under Multi-Family Zoning) will also be removed

<del>Club or Lodge (c)</del>	<del>Group Home Class I—Limited *</del>	<del>Religious Assembly</del>
<del>College and University Facilities *</del>	<del>Group Home Class II *</del>	<del>Residential Treatment Safety Services</del>
<del>Communication Service Facilities *</del>	<del>Guidance Services</del>	<del>Telecommunication Tower (PC)</del>
<del>Community Events *</del>	<del>Hospital Services—General-(e)</del>	
<del>Community Recreation—Private *</del>	<del>Hospital Services—Limited</del>	
<del>Community Recreation—Public *</del>	<del>Local Utility Services</del>	
<del>Congregate Living Counseling Services</del>	<del>Private Primary Educational Services *</del>	
<del>Cultural Services Day Care</del>	<del>Private Secondary Educational Services *</del>	
<del>Services—Commercial Day Care</del>	<del>Public Primary Educational Services *</del>	
<del>Services—General Day Care</del>	<del>Public Secondary Educational Services *</del>	
<del>Services—Limited Family Home *</del>		
<del>Group Home Class I—General *</del>		



**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-2021-0016.01.SH  
**Contact:** Maureen Meredith, Ph: 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
**Public Hearing:** Apr 07, 2022 - City Council

I am in favor  
 I object

Jacob Garcia  
Your Name (please print)

5901 Bolm Rd. Austin, Tx 78721  
Your address(es) affected by this application

[Signature] 3/17/2022  
Signature Date

Comments: Strongly object to this proposed amendment. As a 3rd Generation Austinite I believe the Space shall remain designated for Civic Use. Ex: Dog Park, Fire/Emt Training Facility, for public/semi-public use.  
I would also be highly against the proposed affordable housing project "Libertad". Not to be used as a space to dump homeless camps a what is associated w/ mentally un-stable, un-supported, homeless congregations.

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