

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: East MLK Combined (MLK-183)

CASE#’s: NPA-2021-0015.03 and NPA-2021-0015.04

DATES FILED: July 29, 2021 and July 30, 2021 (In-cycle)

PROJECT NAMES: NPA-2021-0015.03 - 6603 Regiene Road and
NPA-2021-0015.04 - 6600, 6702, 6704, & 6706 Regiene Road

PC DATES: May 10, 2022
April 26, 2022
March 8, 2022

ADDRESS/ES: NPA-2021-0015.03 - 6603 Regiene Road and
NPA-2021-0015.04 - 6600, 6702, 6704 & 6706 Regiene Road

DISTRICT AREA: 1

SITE AREA: 0.52 acres and 4.26 acres

OWNERS/APPLICANTS:

6603 Regiene Road: Laurie Lynn Alkier
6600 Regiene Road: Ira E. Regiene, Dorothy M. Regiene, Victoria Mae
Gable, William John Regiene, Kathryn Ann Pool, and
Laurie Lynn Alkie
6702 Regiene Road: Victoria Mae Gable;
6704 Regiene Road: Kathryn Ann Pool
6706 Regiene Road: William John Regiene

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

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

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Industry

To: Major Planned Development

Base District Zoning Change

Related Zoning Case: C14-2021-0157 & C14-2021-0158

From: SF-2-NP and LI-NP

To: LI-PDA-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 2, 2002

CITY COUNCIL DATE: TBD

ACTION:

PLANNING COMMISSION RECOMMENDATION:

May 10, 2022- Approved on the consent agenda for applicant's request for Major Planned Development land use. [A. Azhar – 1st; J. Mushtaler – 2nd] Vote: 13-0.

April 26 2022 – Postponed to May 10, 2022 on the consent agenda at the request of staff. [J. Thompson – 1st; R. Schneider – 2nd] Vote: 117-0 [G. Anderson recused from Items B-4 and B-5. T. Shaw and J. Shieh absent.

March 8, 2022 – Postponed to April 26, 2022 on the consent agenda at the request of staff. [R. Schneider – 1st; A. Azhar – 2nd] Vote: 10-0 [J. Mushtaler off the dais. J. Thompson and J. Shieh absent].

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION:

These two cases are 0.52-acre and 4.26-acre sites with a current FLUM designation of Industry. The proposed FLUM request is for Major Planned Development land use. NPA-2021-0015.03 has a single-family home and NPA-2021-0015.04 has three homes and a garage/warehouse-like structure. These two cases will be developed in conjunction with cases recently approved by City Council located directly to the south. These cases, NPA-2020-0015.03 and C14-2020-0150, 6501 and 6705 Regiene Rd, were approved for LI-PDA-NP and Major Planned Development land use.

Directly north and east, is 109.65-acre tract that was recently approved for LI-PDA-NP (C14-2017-0148, 3443 Ed Bluestein Boulevard, no change to the FLUM was required). The applicant proposes to redevelop the property into a “mixed use, multi-tenant campus featuring a variety of commercial uses.” That project was approved for maximum building heights ranging from 120 feet to 400 feet across 4 tracts.

Staff's reasons for recommending these projects include the various opportunities proposed to be included in this development. These include new multifamily residential, office, retail, restaurant, and industrial/creative spaces. The opportunity to potentially connect to a future Capital Metro Green Line train station nearby and the opportunity to create a trail connecting to the Southern Walnut Creek Greenbelt.

Although this was once a productive industrial area, now that the 100 plus acre property to the north and east has been approved for mixed use under PDA zoning, it would be hard to envision industry being applied to these properties along Regiene Road in the future.

There are still a lot of questions and variables of concern. Will this property connect in any way to the 109.65-acre project to the north and east? Connectivity to transit and pedestrian access within and surrounding the project area is a real concern to the Inclusive Planning staff. Currently there are still industry-type uses in areas to the north and west, across U.S. Hwy 183. Staff believes that there needs to be a greater effort to provide public benefits to this area.

Sections from the East MLK Combined Neighborhood Plan that staff believes supports the applicant's request.

Goal One

Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Objective 1.2: Promote new infill housing in appropriate locations.

Goal Two

Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

Objective 2.2: Reduce the impact of commercial and industrial uses on residential areas.

Goal Three

Preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations.

Goal Four

Promote the development and enhancement of the neighborhood's major corridors.

Goal Five

Provide housing that helps maintain the social and economic diversity of residents.

Objective 5.1: Allow a mix of residential types on larger tracts having access to major roadways.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Industry - Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials.

Purpose

1. To confine potentially hazardous or nuisance-creating activities to defined districts;
2. To preserve areas within the city to increase employment opportunities and increased tax base;
3. To protect the City's strategic advantage as a high tech job center; and
4. To promote manufacturing and distribution activities in areas with access to major transportation systems.

Application

1. Make non-industrial properties in areas with a dominant industrial character compatible with the prevailing land use scheme;
2. Where needed, require a buffer area for industrial property that abuts residentially used land;
3. Industry should be applied to areas that are not appropriate for residential or mixed use development, such as land within the Airport Overlay; 4. In general, mixed use and permanent residential activities are not appropriate in industrial areas. An exception may be the edge of an industrial area along the interface with an area in which residential activities are appropriate. Such exceptions should be considered case by case, with careful attention to both land use compatibility and design;
5. Industry should not be either adjacent to or across the road from single family residential or schools;
6. Use roadways and/or commercial or office uses as a buffer between residential and industry; and
7. Smaller scale "local manufacturing" districts may be appropriate in some locations to preserve employment opportunities and cottage industries of local artisans. In these areas, hazardous industrial uses (i.e. basic industry, recycling centers, and scrap yards) should be prohibited.

PROPOSED LAND USE ON THE PROPERTY

Major Planned Developments - Master-planned developments for large multi-acre tracts that incorporate a wide variety of land uses that may include, but are not limited to, single family and multifamily residential, commercial, and clean industrial.

Purpose

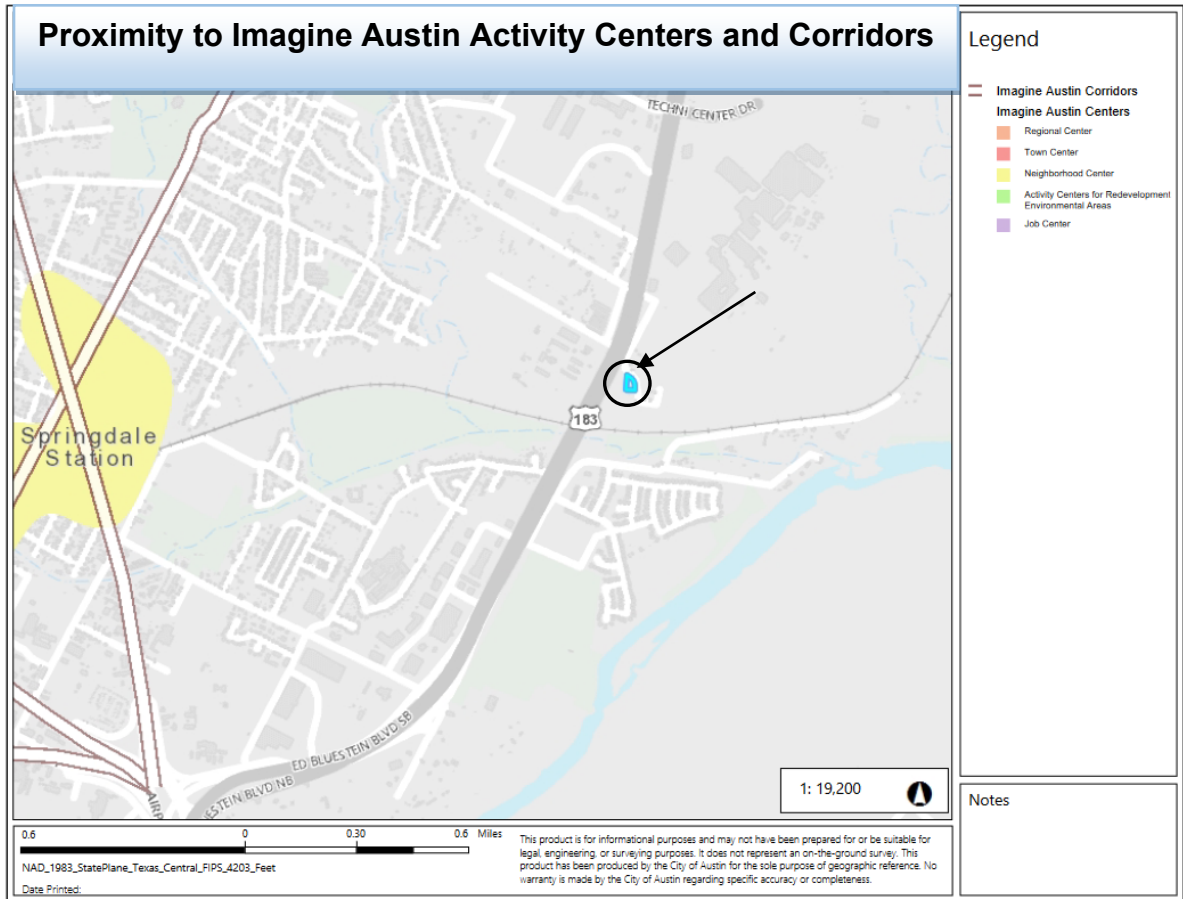
1. Provides flexibility in development for large sites but ensures compatibility between uses and good design.

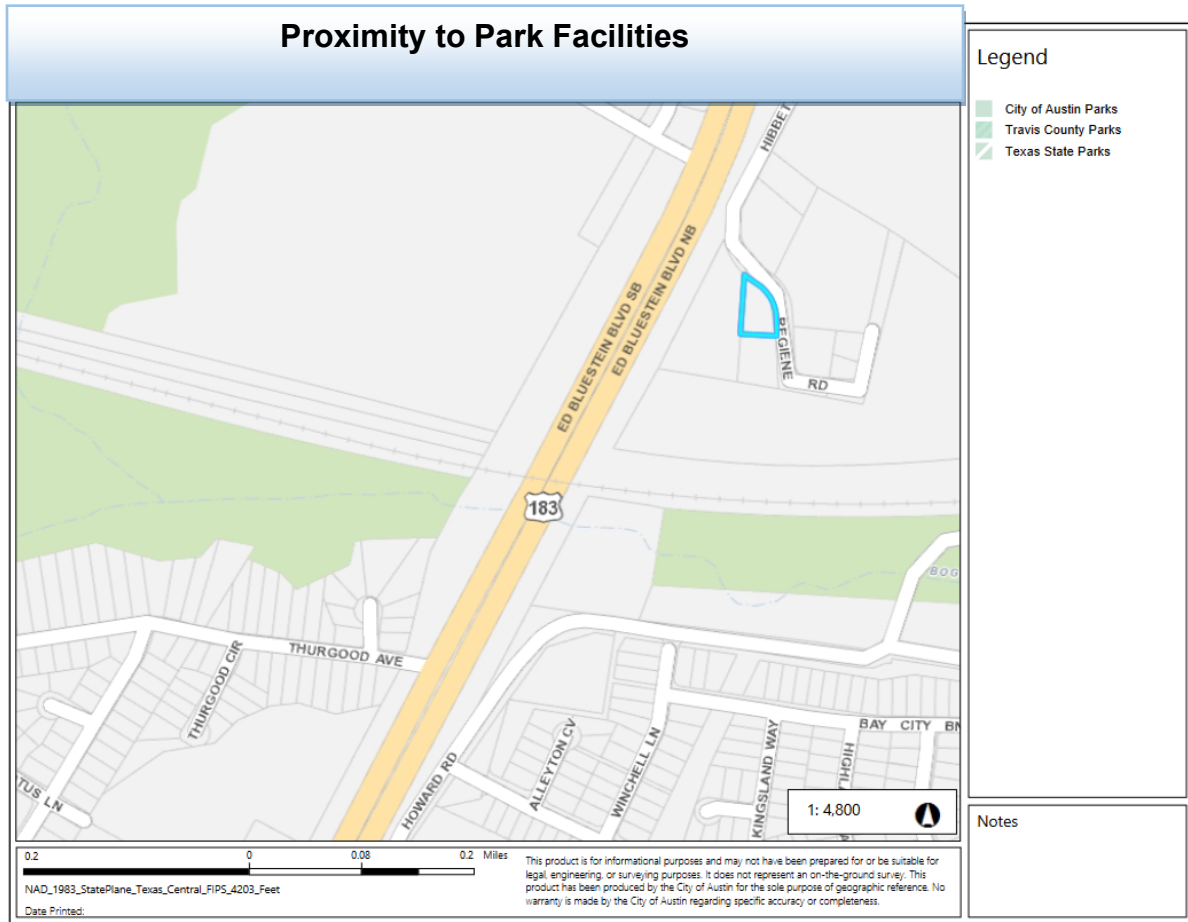
Application

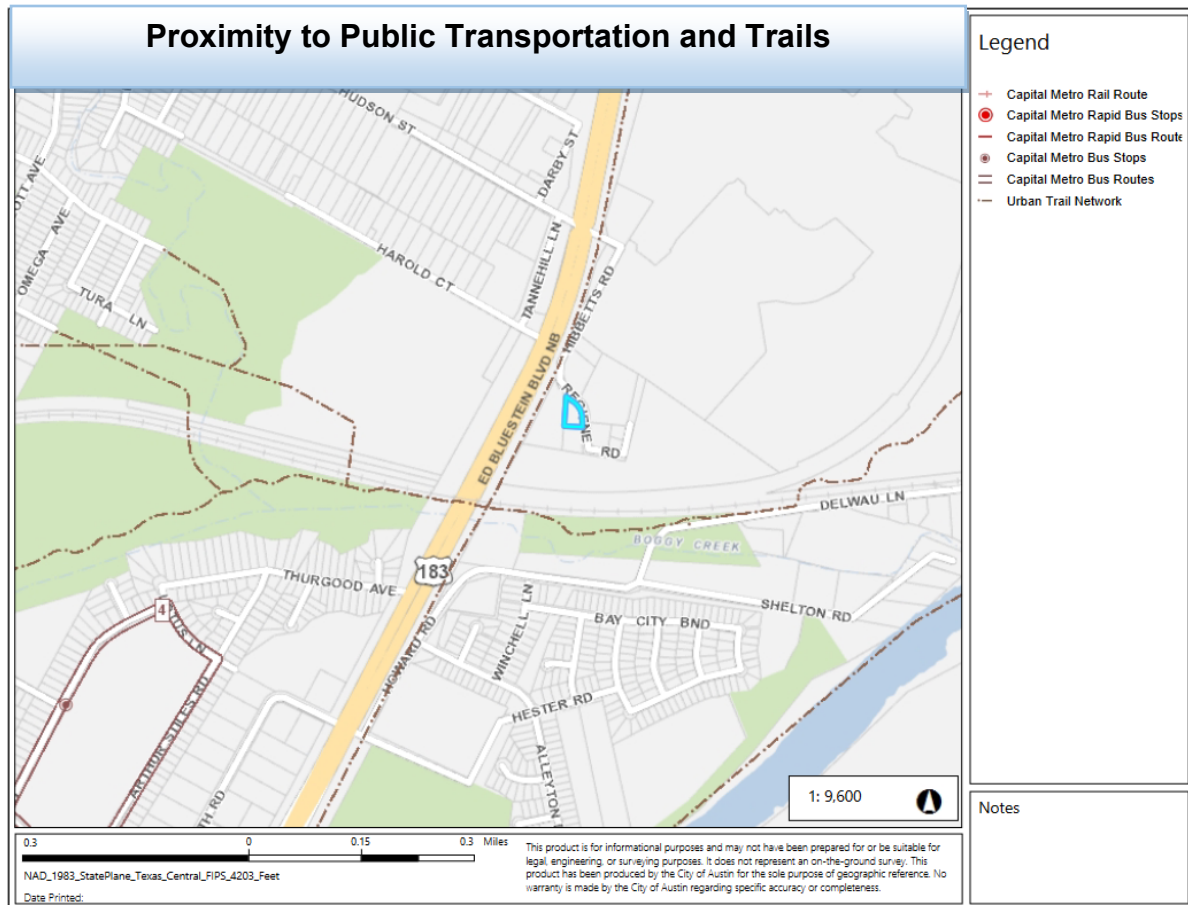
1. Generally used to designate pre-existing Planned Unit Developments or Planned Development Areas, or in response to proposed multiuse developments for large sites;
2. By designating an area for this land use, the neighborhood plan signifies its support for the entire range of land uses included in the definition; and
3. This designation should not be applied to single-use developments of any type.

Yes	Imagine Austin Decision Guidelines
Compact and Connected Measures	
Yes	Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> • Approx. 1.5 miles south of the FM 969/E. MLK Jr. Blvd Activity Corridor • Springdale Station is nearest Activity Center located to the west approx. four miles (North on US HWY 183, west on E. MLK Blvd, south down Springdale Road)
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Located approximately 1.5 miles south of bus routes along E. MLK Blvd/FM 969 Rd
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Less than one mile south of NXP Semiconductor and DXC Technology
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Is located within 0.50 miles from a public school or university.
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail. <ul style="list-style-type: none"> • Near urban trails • Near the East Boggy Creek Greenbelt
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house. <ul style="list-style-type: none"> • Not known at this time.
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.

	<ul style="list-style-type: none"> • Not known at this time
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area). <ul style="list-style-type: none"> • Not known at this time
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
3	Total Number of “Yes’s”
Imagine Austin Priority Program Bonus Features (Extra Points)	
	Small Area Plan Policies: Supports applicable Small Area Plans, including the Future Land Use Map, goals, objectives, actions and text. List three small area plan policies that relate to this project. E. MLK Combined Neighborhood Plan
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Culture and Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Yes	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially an industry that is currently not represented in particular area or that promotes a new technology.
	Workforce Development, the Economy and Education: Promotes educational opportunities or workforce development training. <ul style="list-style-type: none"> • Not known at this time
Imagine Austin Priority Program PUD Specific Bonus Features (Extra Points)	
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin’s green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	Protects Environmentally Sensitive Lands: Protects Austin’s natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources in excess of ordinance requirements.
	Water/Waste Water Infrastructure: Sustainably manages Austin’s water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques in excess of ordinance requirements.
	Total Number of “Yes’s” Under Bonus Features







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: These plan amendment applications were filed on July 29, 2021 and July 30, 2021, which is in-cycle for neighborhood planning areas on the east side of I.H.-35.

The applicant proposes to change the future land use map from Industry to Major Planned Development.

The applicant proposes to change the zoning on the property from SF-2-NP (Single Family Residence Standard Lot district – Neighborhood Plan) and LI-NP (Limited Industrial Services district – Neighborhood Plan) to LI-PDA-NP (Limited Industrial Services district - Planned Development Area combining district – Neighborhood Plan) for clean industrial creative/maker spaces, retail, office, restaurant, and multifamily uses.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on April 13, 2022. Approximately 32 community meeting notices were mailed to utility account holders and property owners within 500 feet of the subject tract, in addition to neighborhood and environmental groups who requested notification for the area.

Two cases were discussed at the same meeting, NPA-2021-0015.03 and NPA-2021-0015.04 because the cases were in the same area, will be developed together and have the same agents representing the property owners. The recorded meeting can be found at <https://www.speakupaustin.org/npa>.

Two staff members attended the meeting, Maureen Meredith and Mark Walters. Also in attendance was the applicant's agents Leah Bojo and Drew Raffaele from Drenner Group, PC. No one from the neighborhood attended.

Leah Bojo made the following comments. Her full presentation is at the back of this report.

- Cases NPA-2020-0015.03 (approved by City Council on February 17, 2022), NPA-2021-0015.03 and NPA-2021-0015.04 will be developed as one cohesive project.
- They are in discussions with Capital Metro regarding the proposed Green Line that will run adjacent to this property and where the proposed new station will be located.
- The proposed uses are clean industrial uses, creative/maker spaces, brewery (with 50 foot setback), retail, office, restaurant and multifamily uses. No single-family residential uses are proposed.
- Prohibit Dirty Industrial uses like Basic Industry, Resource Extraction, General Warehousing and Distribution, and Recycling Center.

- The Waller Creek Greenbelt and trails are to the south of the property

Applicant Summary Letter from Application

ncil: June 9, 2022

Leah M. Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

DRENNER
GROUP

July 29, 2021

Ms. Rosie Truelove
Housing Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 6603 Regiene Road – Zoning and neighborhood plan amendment applications for the 0.52-acre piece of property located at 6603 Regiene Road in the City of Austin, Travis County, Texas (the “Property”).

Dear Ms. Truelove:

As representatives of the Owners of the Property, we respectfully submit the enclosed zoning and Neighborhood Plan Amendment (NPA) applications for 6603 Regiene Road. The project is located in the full purpose jurisdiction of the City of Austin and consists of 0.52 acres located on the west side of Regiene Road just south of the intersection of Hibbetts Road and Regiene Road. These applications are being filed in conjunction with the applications for 6600, 6702, 6704, and 6706 Regiene Road, as well as C14-2020-0150, which is already in review.

The Property is zoned SF-2-NP, Single-Family Residence Standard Lot – Neighborhood Plan. The proposed rezoning is from SF-2-NP to LI-PDA, Limited Industrial Services – Planned Development Area. The purpose of this rezoning is to allow for a mixed use development including clean industrial creative and maker spaces, retail, office, restaurant, and multifamily uses. The proposed amendments to the land development code are accompanied with this letter and are consistent with those in review for adjacent site, zoning case no. C14-2020-0150. The vision is for this area to become a cohesive mixed use hub, providing complementary live/work/play opportunities.

The Property is located within the East MLK Combined Planning Area – MLK/183 subdistrict and has a Future Land Use Map (FLUM) designation of Industry. A Neighborhood Plan Amendment (NPA) application will be submitted currently with the zoning application to the City of Austin to amend the FLUM from Industry to Major Planned Development designation. A Pre-Application Meeting was performed with Maureen Meredith on July 28, 2021.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



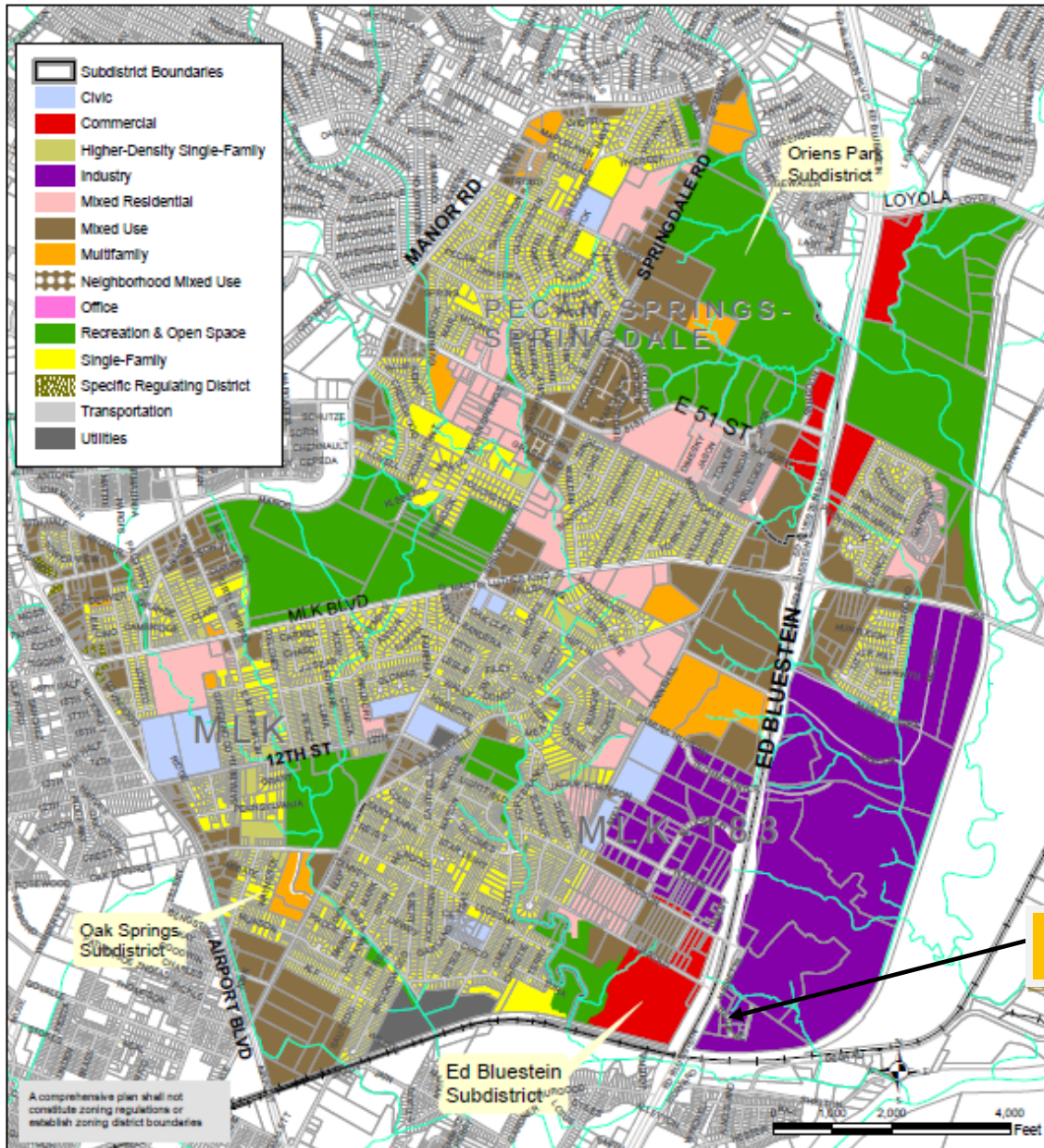
Leah M. Bojo
Drenner Group

cc: Jesse Gutierrez, Planning and Zoning Department (via electronic delivery)
Heather Chaffin, Planning and Zoning Department (via electronic delivery)
Joi Harden, Planning and Zoning Department (via electronic delivery)

200 Lee Barton Drive, Suite 100 | Austin, Texas 78704 | 512-807-2900 | www.drennergroupp.com

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

(No letter received as of May 20, 2022)



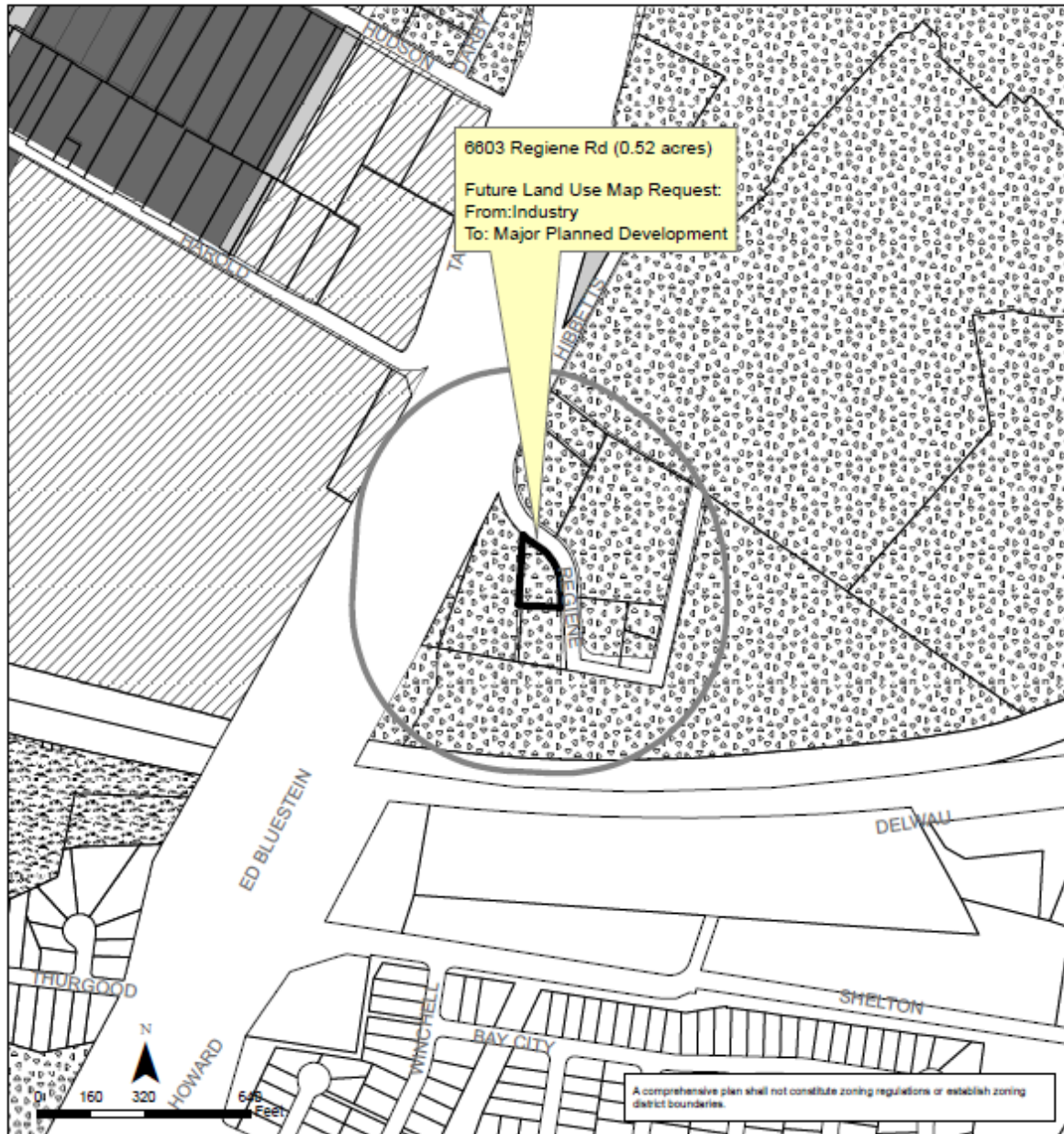
East MLK Combined Neighborhood Planning Area Future Land Use Map

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

Last Updated: 5/27/2021



East MLK Combined (MLK-183) Neighborhood Planning Area NPA-2021-0015.03

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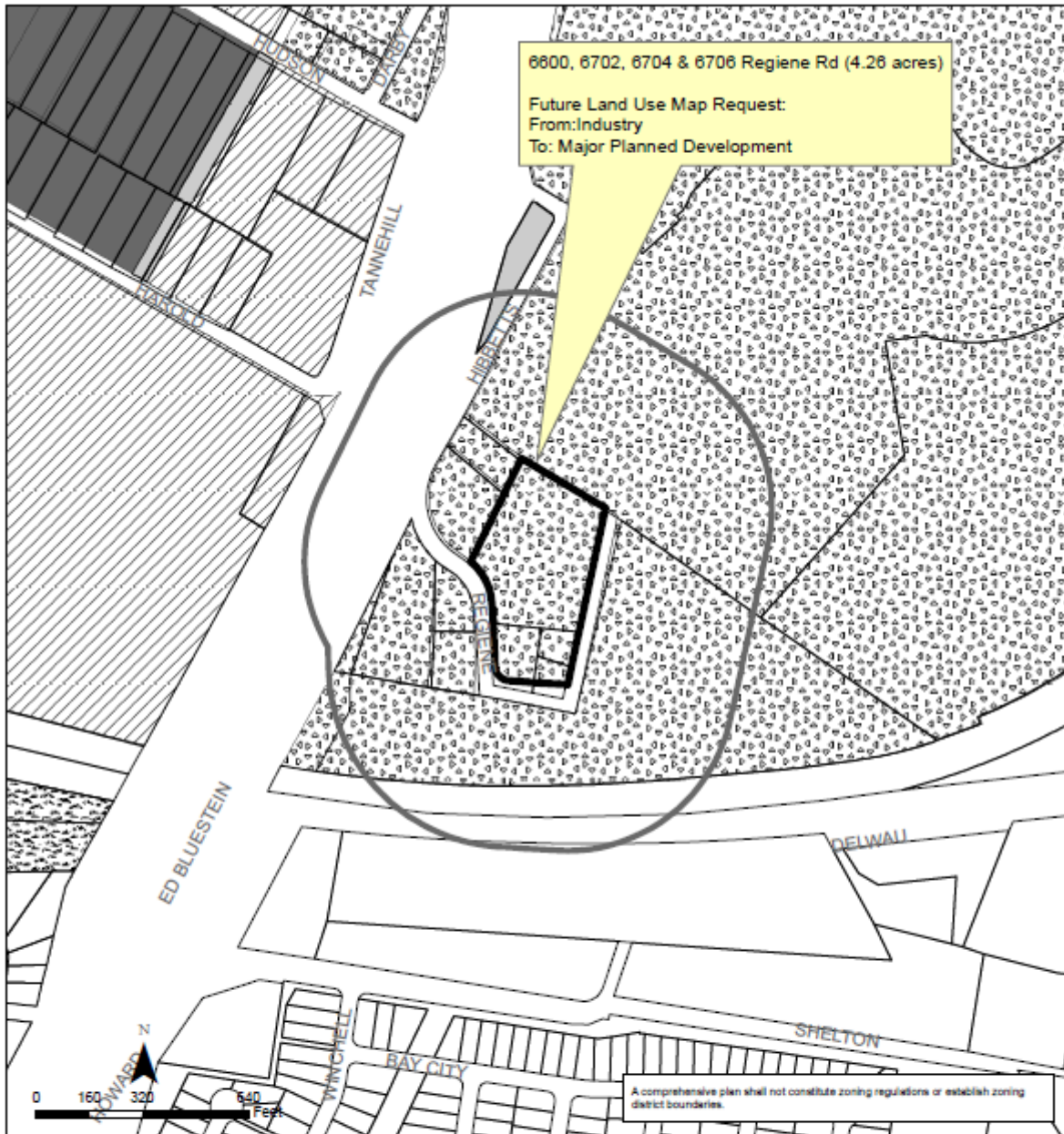
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City of Austin
Housing and Planning Department
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Future Land Use

	Subject Tract		Mixed Use
	500 ft. notif. boundary		Recreation & Open Space
	Civic		Single-Family
	Commercial		Transportation
	Industry		



East MLK Combined (MLK-183) Neighborhood Planning Area NPA-2021-0015.04

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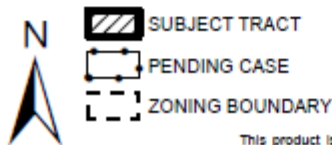
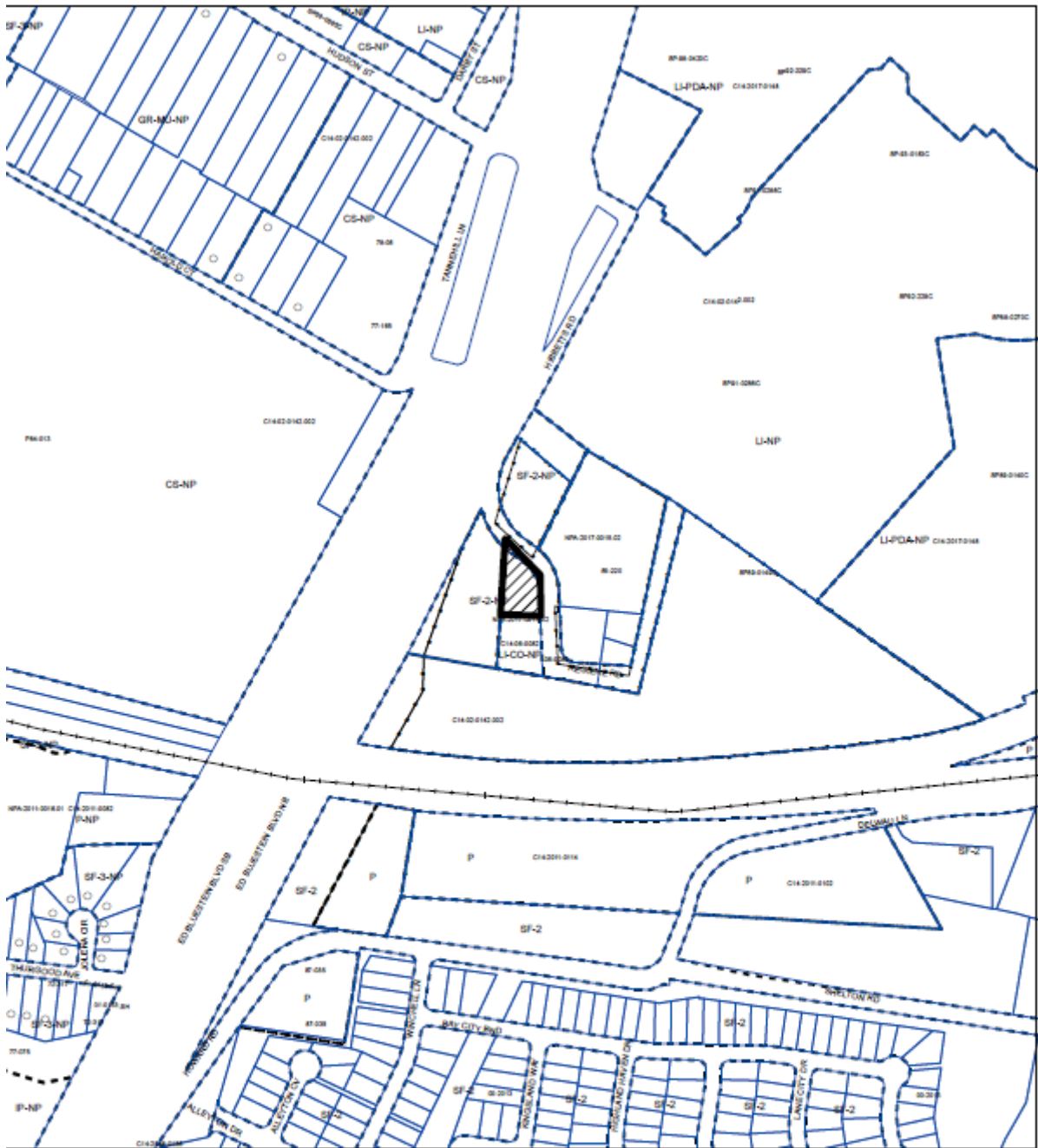
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Future Land Use

	Subject Tract		Mixed Use
	500 ft. notif. boundary		Recreation & Open Space
	Commercial		Single-Family
	Industry		Transportation



1" = 400'

ZONING

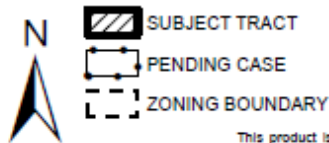
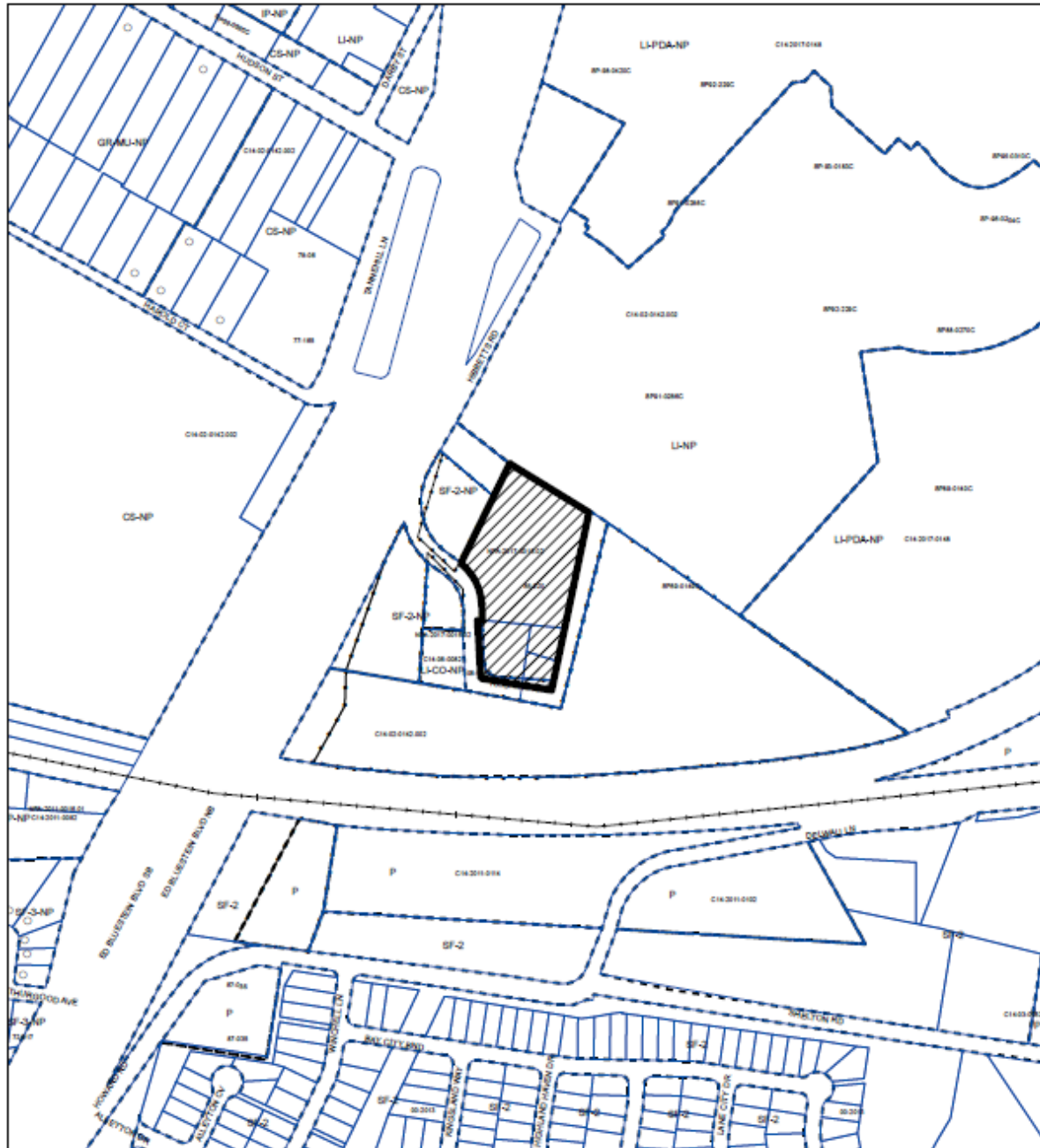
ZONING CASE#: C14-2021-0158

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Created: 9/22/2021



1" = 400'

ZONING

ZONING CASE#: C14-2021-0157

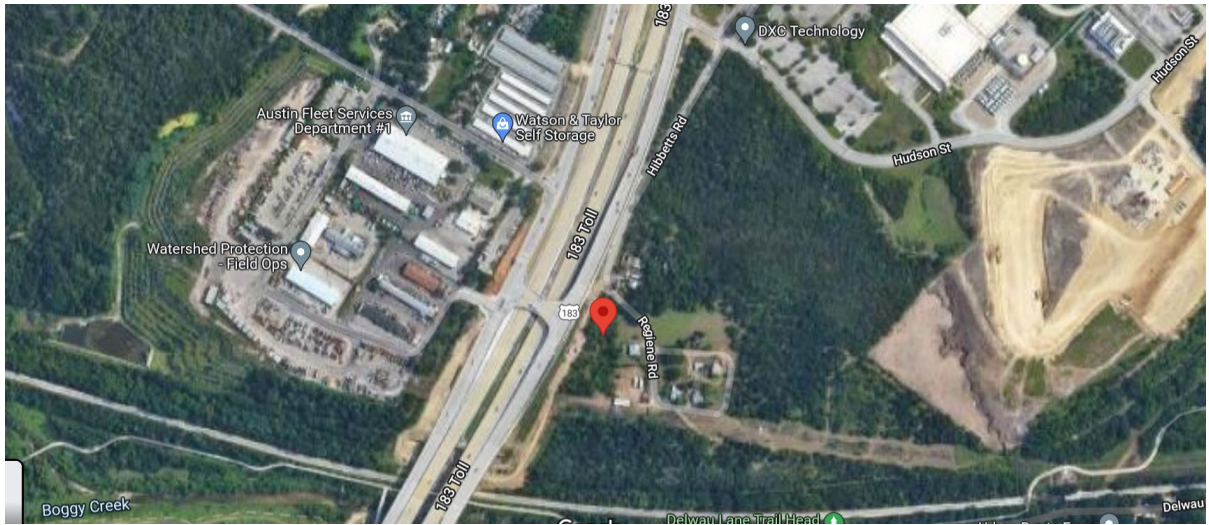
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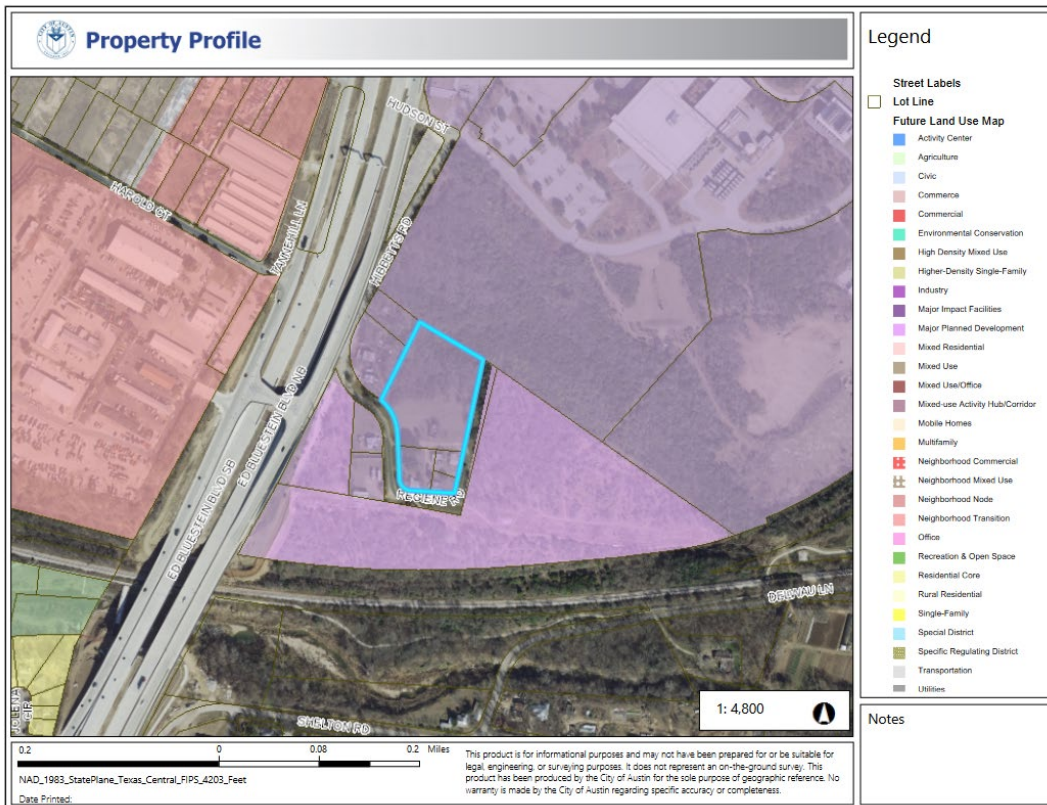
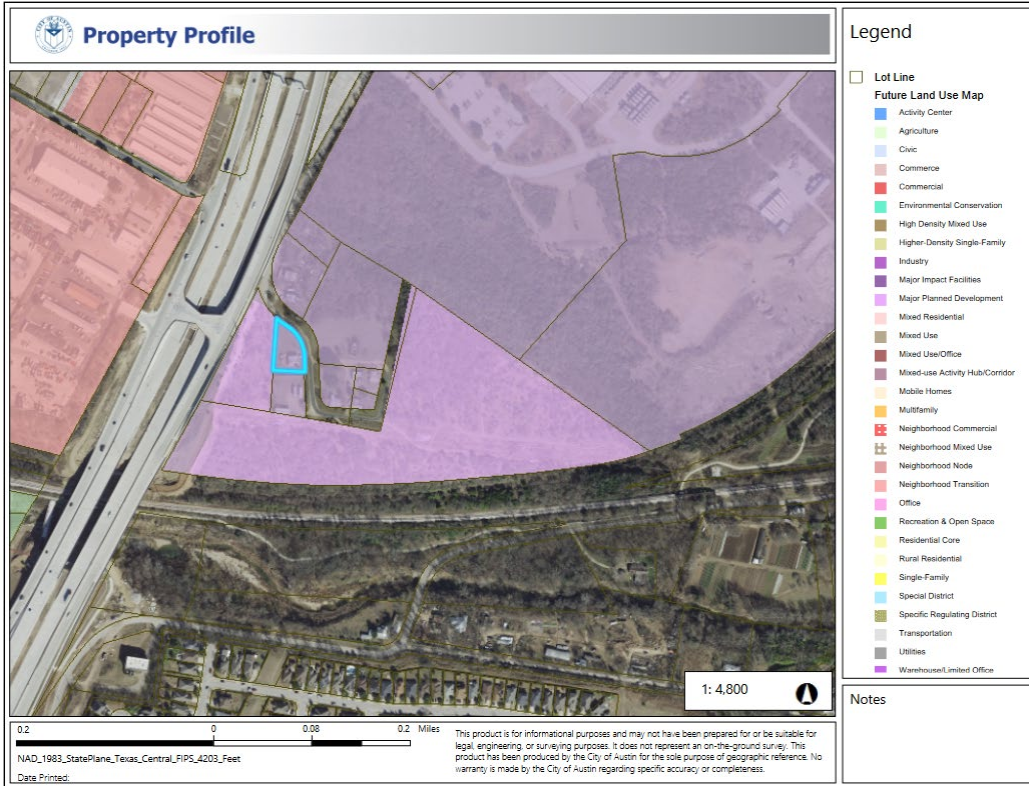
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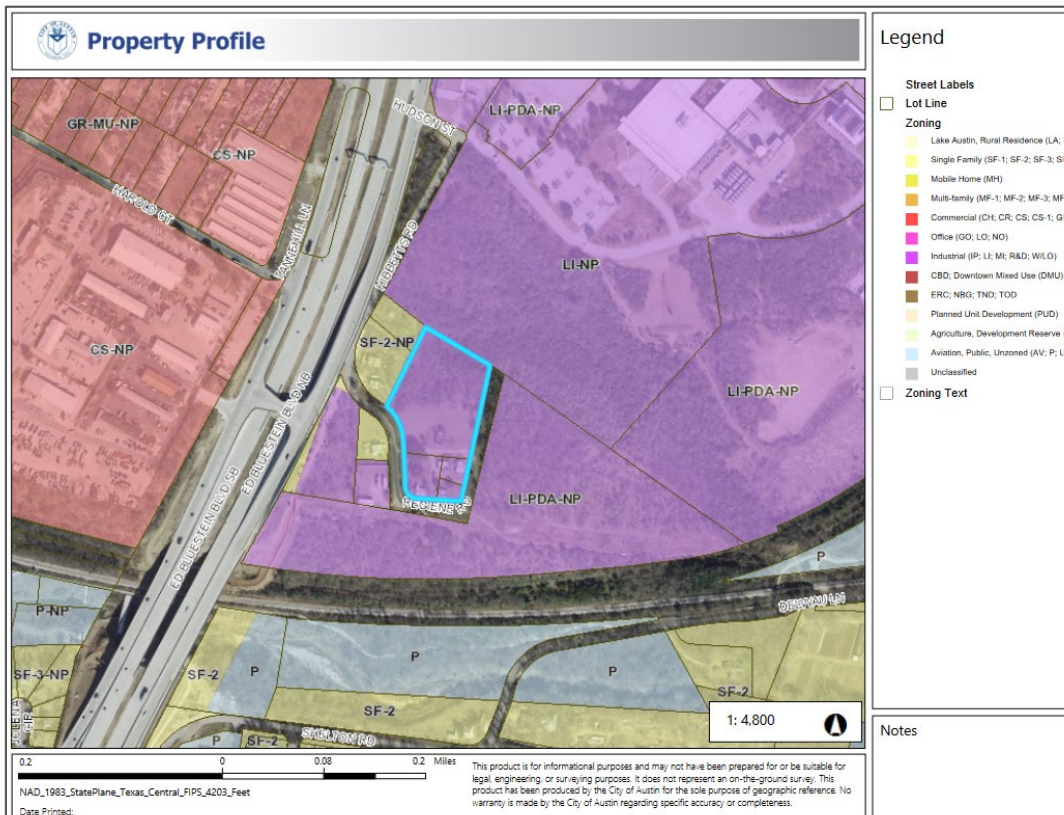
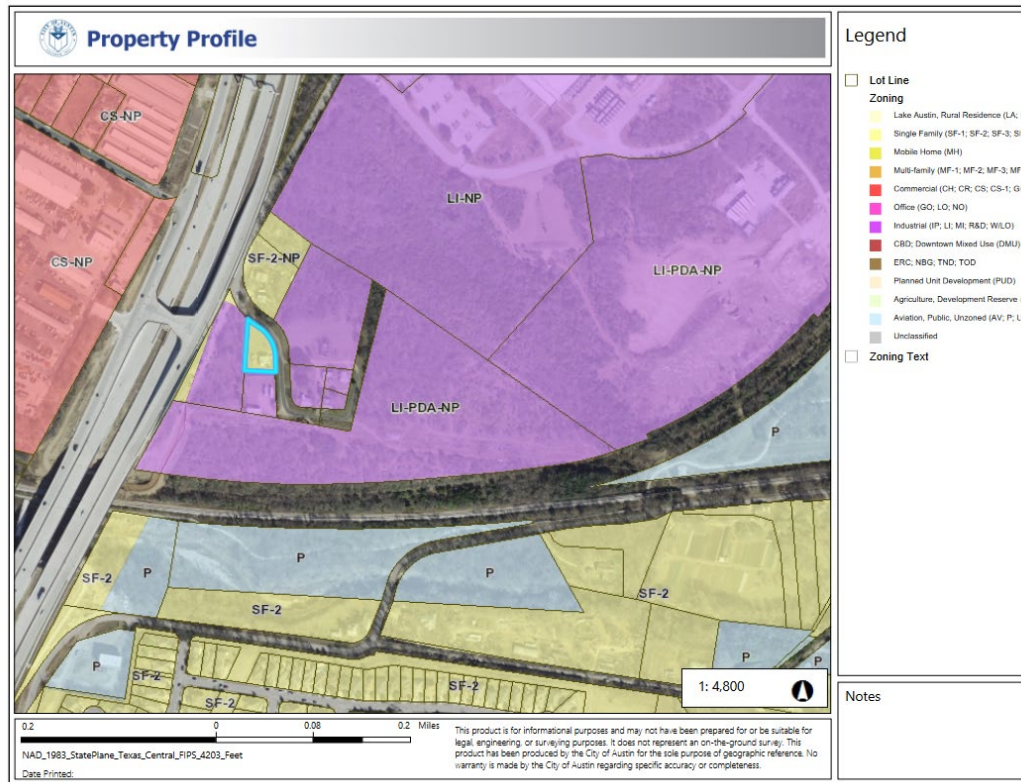


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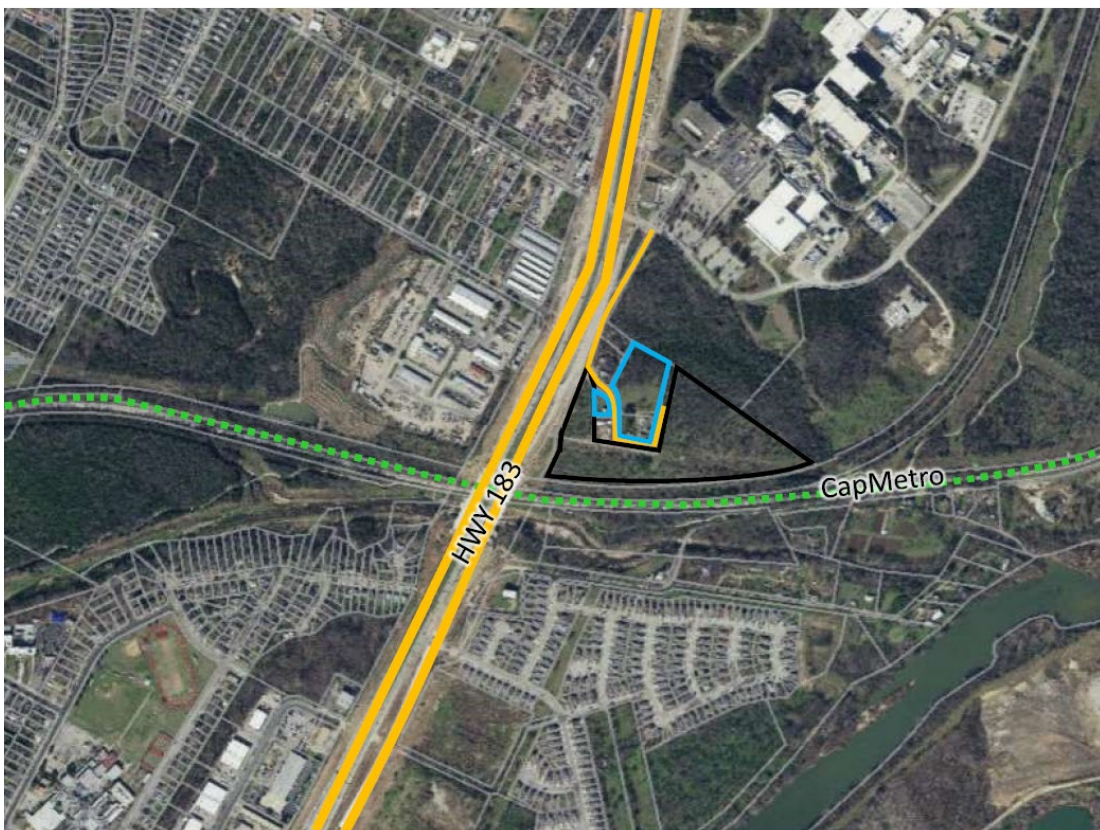
Agent's Presentation at the April 13, 2022
Community Meeting

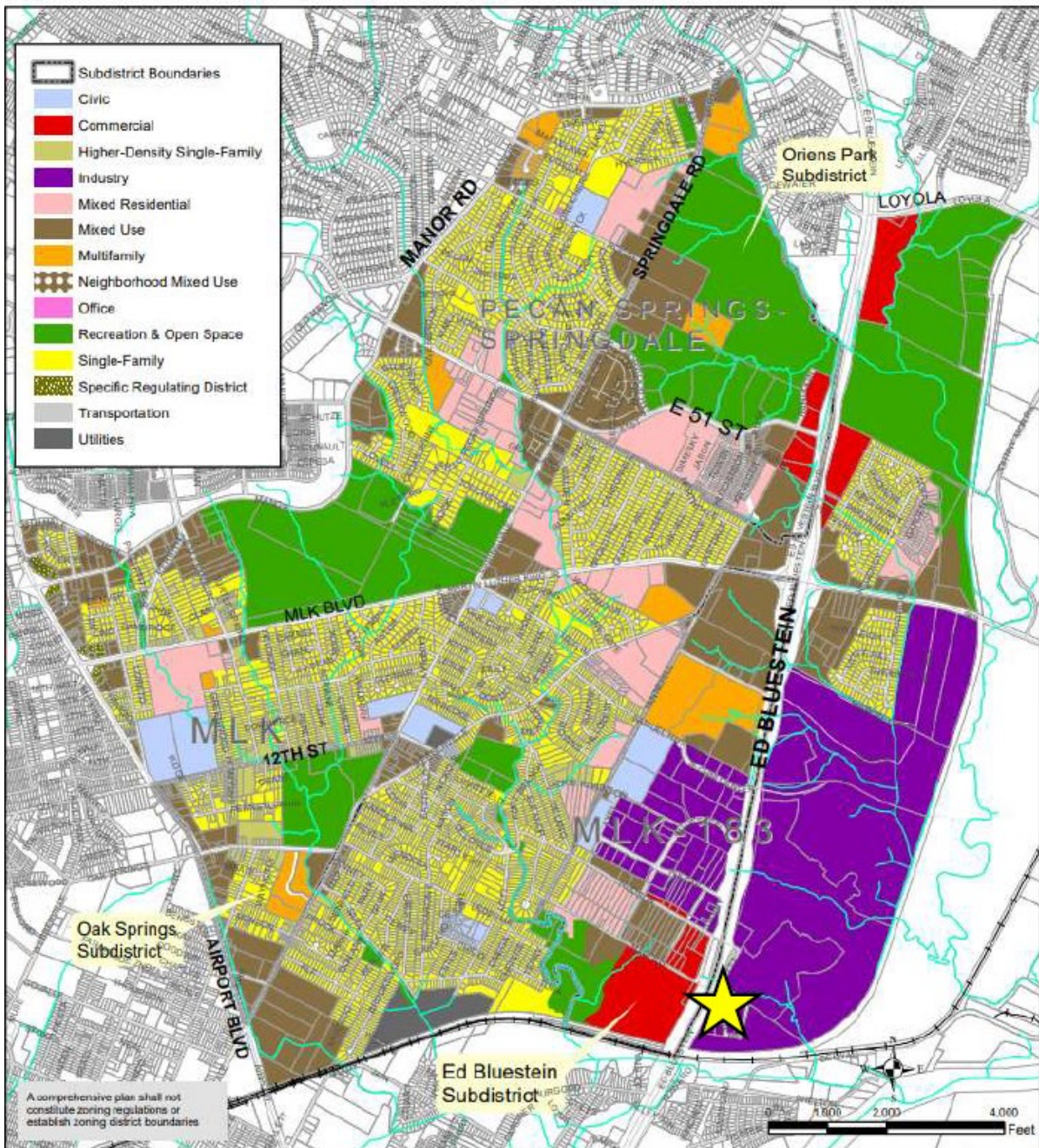
6600-6706 Regiene Road

April 13, 2022

6603: NPA-2021-0015.03 & C14-2021-0158

6600, 6702, 6704 & 6706: NPA-2021-0015.04 & C14-2021-0157





Current/Requested Entitlements

Proposed FLUM:

- Major Planned Development

Proposed Zoning:

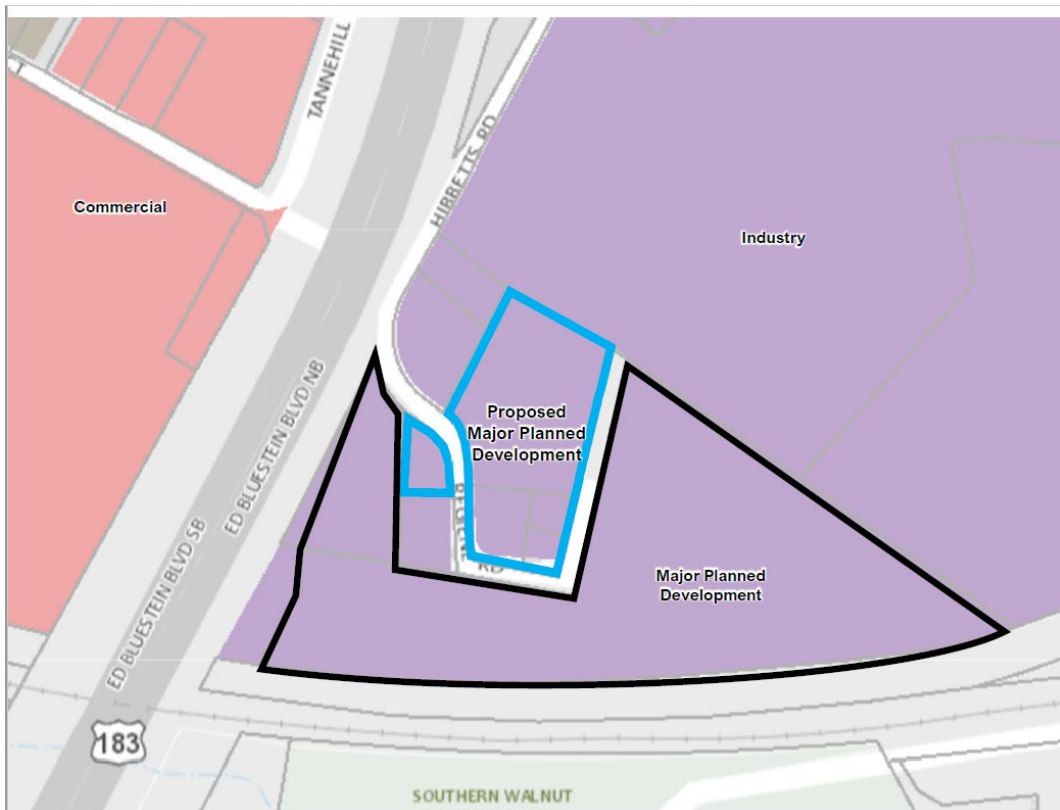
- LI-PDA-NP (Limited Industrial – Planned Development Area – Neighborhood Plan)

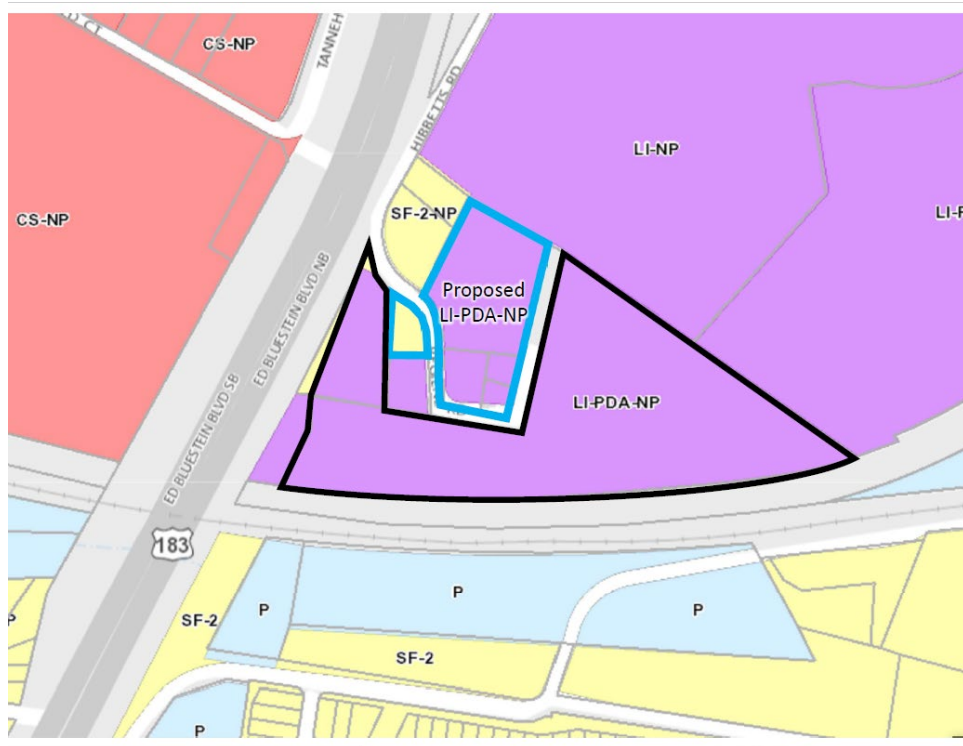
Current FLUM:

- Industry and Single Family

Current Zoning:

- LI-NP (Limited Industrial – Neighborhood Plan) and
- SF-2-NP (Single Family Residence Standard Lot – Neighborhood Plan)





Major Planned Developments

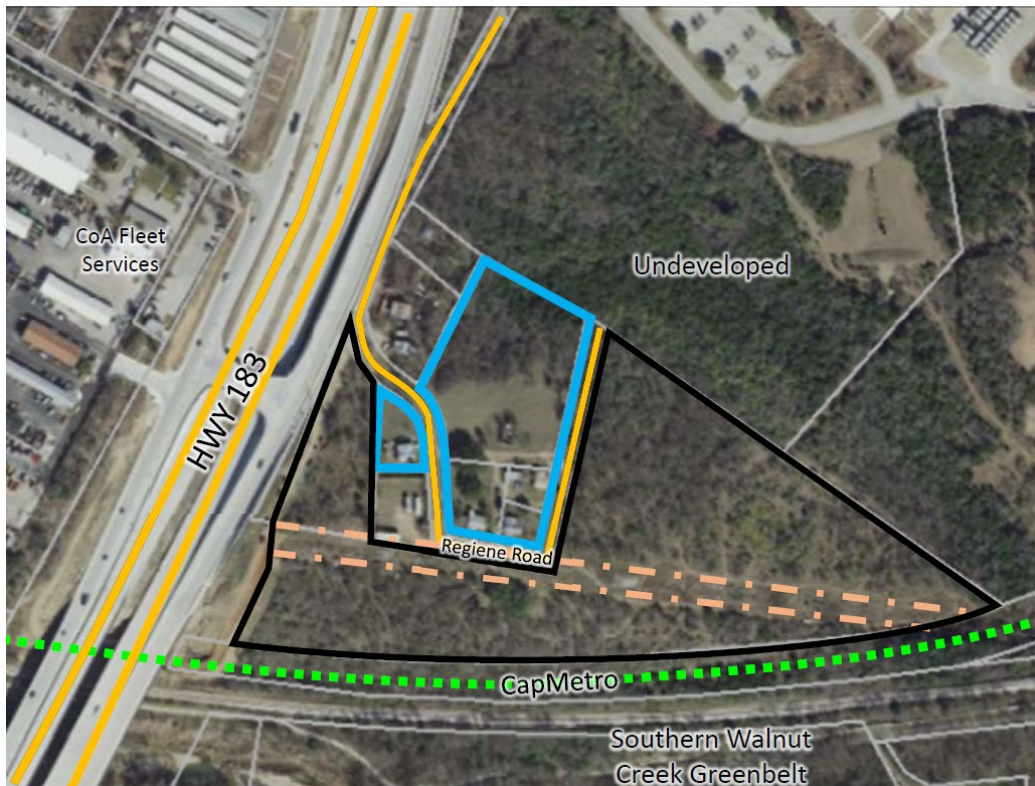
“Master-planned developments for large multi-acre tracts that incorporate a wide variety of land uses that may include, but are not limited to, single family and multifamily residential, commercial, and clean industrial.”

Site

Property

- 6603:
 - Approx. 0.52 acres, or approximately 22,651 SF
 - Single Family Residence
- 6600, 6702, 6704 & 6706:
 - Approx. 4.26 acres, or approximately 185,566 SF
 - Vacant land

Access: Regiene Road



LI-PDA & Major Planned Development

- Change Permitted Uses
 - Allow Residential & Brewery uses with 50' setback
 - Prohibit
 - Basic Industry
 - Resource Extraction
 - General Warehousing and Distribution
 - Recycling Center
- Height: 275
- FAR: 2:1
- 50% parking reduction

Request

We respectfully request support of the applicant's requests for LI-PDA-NP and Major Planned Development.