

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: North Lamar Combined

CASE#: NPA-2024-0026.02.SH

DATE FILED: April 18, 2024

PROJECT NAME: 204 East Rundberg Lane

PC DATE: August 13, 2024

ADDRESS/ES: 204 E Rundberg Ln

DISTRICT AREA: 4

SITE AREA: 6.541 acres

OWNERS/APPLICANTS:

Estate of Majid Hemmasi D.B.A. DRFM Investment, David Hemmasi,
Trustee of the Luan Duy Nguyen Revocable Management Trust, Luan Duy Nguyen,
Trustee of the Doan-Nghiem Thi Nguyen Revocable Management Trust

AGENT: Drenner Group, PC (Drew Raffaele)

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 & Neighborhood Mixed Use

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2024-0067.SH

From: SF-3-NP & LR-V-NP

To: GR-MU-V-NP

NEIGHBORHOOD PLAN ADOPTION DATE: June 24, 2010

CITY COUNCIL DATE: September 12, 2024

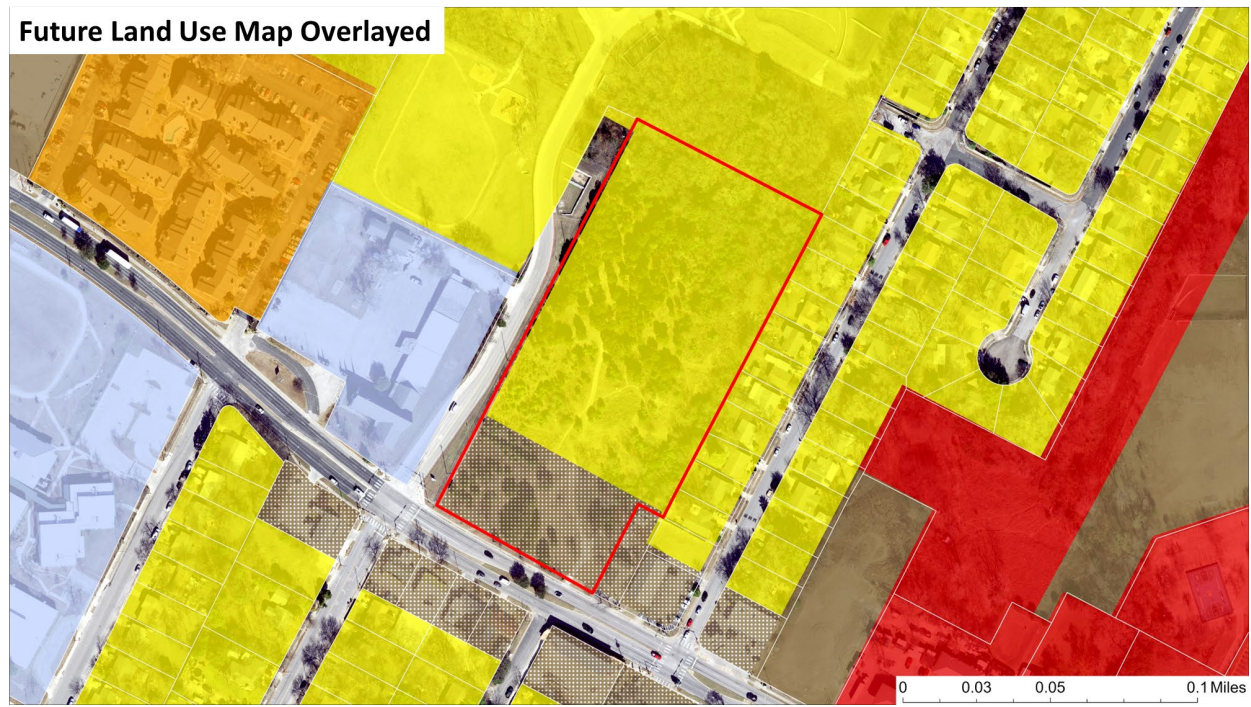
ACTION: *(pending)*

PLANNING COMMISSION RECOMMENDATION:

August 13, 2024 – Approved on the consent agenda for Mixed Use land use. [A. Azhar – 1st; A. Woods – 2nd] Vote: 12-0 [P. Howard absent. G. Anderson and A. Haynes recused from Items #25 and #26.]

STAFF RECOMMENDATION: To approve the applicant’s request to change the future land use map from Single Family & Neighborhood Mixed Use to Mixed Use.

BASIS FOR STAFF’S RECOMMENDATION: This property falls within an Imagine Austin Neighborhood Center and along an Imagine Austin Growth Corridor. These are areas designated for higher density. The property is currently undeveloped. The proposed project includes SMART housing. The property has good transit access and is located near multifamily, civic, commercial, and mixed use developments. Additionally, there is an elementary school adjacent to the property to the North.



Below are sections of the North Lamar Combined Neighborhood Plan that support the applicants request:

Objective L.1: Preserve the residential character of the neighborhoods in the NLCNPA.

Objective L.4: All new mixed use development should contain affordable units.

Objective L.5: Increase the housing options and/or homeownership opportunities within the NLCNPA.

LAND USE DESCRIPTIONS:

EXISTING LAND USE(S):

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.

Neighborhood Mixed Use

An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

Purpose

1. Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and
2. Provide transition from residential use to high intensity commercial or mixed use.

Application

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single-family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and

2. May be used as a transition from high intensity commercial and residential uses to single-family residential uses.

PROPOSED LAND USE:

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.

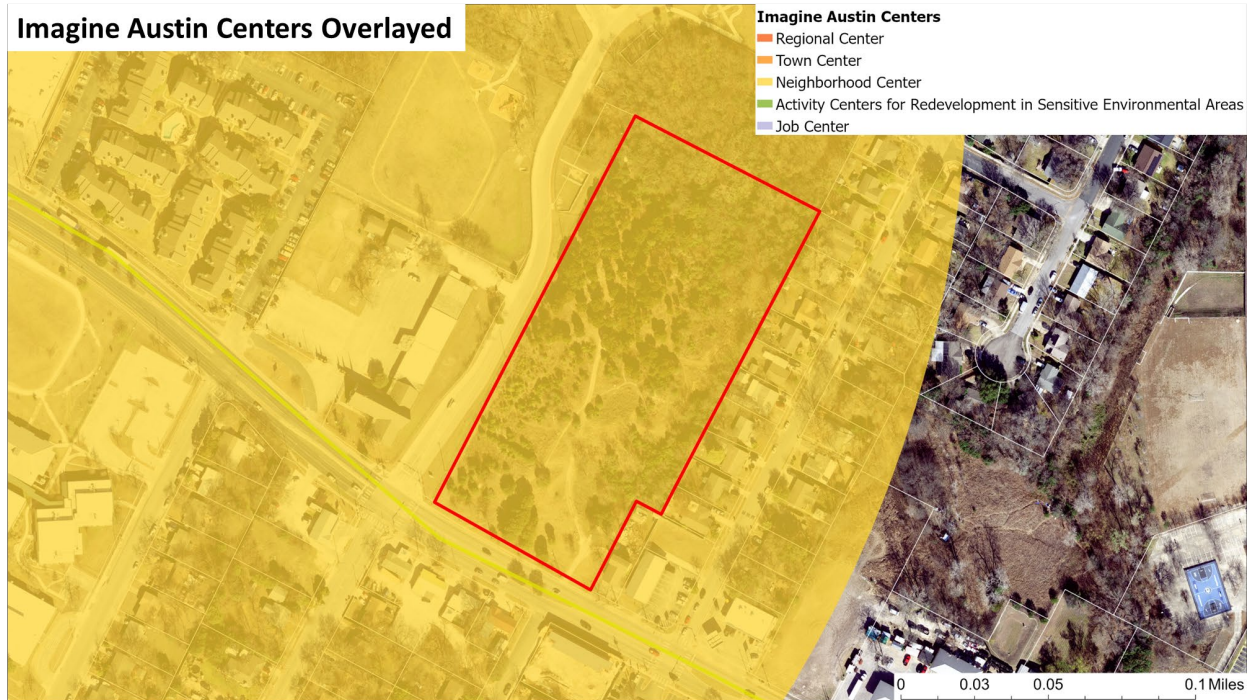
Application

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 Decision Guidelines	
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> • Lamar & Rundberg
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	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"> • There are a variety of restaurants and commercial locations within 1/4 mi of the site.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • There is an HEB within 1/2 mi of the site.
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • Adjacent to Guerrero Thompson Elementary School • 0.4 mi from Barrington Elementary School • 1.1 mi from Dobie Middle School • 1.3 mi from Navarro High School
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.3 mi from Barrington School Park • 0.6 mi from Brownie Neighborhood Park
Yes	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> • 0.6 mi from CommUnityCare: Rundberg Health Center • 1.1 mi from Seton Family of Hospitals
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Yes	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.
Yes	Mixed use: Provides a mix of residential and non-industrial uses.
Yes	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> • Little Walnut Creek Public Library is 0.5 mi away
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
Not known at this time	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known at this time	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	Industrial Land: Preserves or enhances industrial land.
12	Number of “Yeses”





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 April 18, 2024.

The applicant proposes to change the North Lamar Combined Neighborhood Plan Base Future Land Use Map from Single Family and Neighborhood Mixed Use to Mixed Use.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on June 10, 2024. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 217 community meeting notices were mailed to people who have utility accounts or own property within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area in the Community Registry. Two city staff members attended, Tyler Tripp and Mark Walters from the Planning Department, in addition to Drew Raffaele and Tori Kuntz from Drenner Group, PC, the applicant’s agents. One member from the neighborhood attended.

Below are highlights from Drew Raffaele’s presentation:

- Property is just over six acres and is in a transit-rich area.
- The property is vacant.
- We are requesting to rezone the property GR-MU-V-NP.
- We are requesting Mixed Use land use
- We proposing a 208 unit multifamily project. It’s a SMART housing certified project, so 100% of the units will be affordable.

S.M.A.R.T. Housing – Rental - 204 E Rundberg Ln.	
Total units: 208 units	
Minimum Required:	Proposed unit mix:
40% (84 units) at or below 60% MFI	43 units at or below 50% MFI
Requirements for 100% fee waiver	122 units at or below 60% MFI
	43 units at or below 70% MFI
Affordability Period (S.M.A.R.T. units): 5 Years*	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 165/208 units eligible	

- 10% of the units will be built with ADA compliance.
- The building will be One-star Green Building Rating.
- We are unsure if there will be a commercial component of the project at this time.

Q: What will going to be the use for this land?

A: We are proposing 208-unit multifamily development on the property.

Q: Will there be greenspace on the property? How did you get this number of units?

A: I don’t know how they got to the 208 units proposed. There will be some green space where there is some critical water quality areas on the property where they cannot build and there will be green space provide by ordinance. I don’t know where that area will be but I can get back to you.

Q: There was major flooding in this zone a couple years ago. That little creek that runs through the property had debris in it when the flooding happened.

A: We will comply with the water quality ordinance that requires no water leave the site.

Applicant Summary Letter from Application

Drew Raffaele
draffaele@drennergroupp.com
512-807-2913



April 17, 2024

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: 204 East Rundberg Lane – Rezoning and Neighborhood Plan Amendment applications for the 6.541-acre property located at 204 East Rundberg Lane, Austin, Travis County, Texas 78717 (the “Property”).

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning and Neighborhood Plan Amendment (“NPA”) application packages. The project is titled 204 East Rundberg Lane and 204 East Rundberg NPA, respectively, and is 6.541 acres of land located on the north side of East Rundberg Lane, west of North Creek Drive. The Property is within the full purpose jurisdiction of the City of Austin.

The Property is comprised of two zoning designations: LR-V-NP (Neighborhood Commercial – Vertical Mixed Use Building – Neighborhood Plan) over the front portion, adjacent to East Rundberg Lane, and SF-3-NP (Family Residence – Neighborhood Plan) over the remaining portion of the Property. The requested zoning is from LR-V-NP and SF-3-NP to GR-MU-V-NP (Community Commercial – Mixed Use – Vertical Mixed Use Building – Neighborhood Plan). The Property is currently undeveloped. The purpose of this rezoning is to create a comprehensive zoning designation across the Property for development of a for-rent, multifamily residential use. The development also intends to participate in the S.M.A.R.T. Housing Program and has received certification from the City of Austin Housing Department, the certification accompanies this letter.

The Property is within the North Lamar subdistrict of the North Lamar Combined Neighborhood Planning Area, adopted June 24, 2010 and has two Future land Use Map (“FLUM”) designations. Neighborhood Mixed Use is designated over the front portion of the Property, adjacent to East Rundberg Lane, and Single Family is designated over the remainder. A NPA application accompanies this submittal that proposes to amend the FLUM from Neighborhood Mixed Use and Single Family to Mixed Use for the entire Property.

The requested rezoning is supportive of Imagine Austin’s Land Use and Transportation Policy No. 3 by, “[promoting] development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.” The property is located on East Rundberg Lane, which is an Imagine Austin Corridor, within an Imagine Austin Neighborhood Center, and nearby to CapMetro Routes 142, 324, 325 and 801, that are classified as local or high-frequency routes.

April 17, 2024
Page 2

A Traffic Impact Analysis ("TIA") is not required, per the attached TIA Determination waiver dated March 29, 2024, and executed by Mustafa Wali.

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,



Drew Raffaele

cc: Joi Harden, Planning Department (*via electronic delivery*)
Maureen Meredith, Planning Department (*via electronic delivery*)

S.M.A.R.T. Housing Certification Letter



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

**Housing Department
 S.M.A.R.T. Housing Program**

April 02, 2024

S.M.A.R.T. Housing Certification
ECG Acquisitions, LLC
 204 E Rundberg Lane (ID 957-6063)

TO WHOM IT MAY CONCERN:

ECG Acquisitions, LLC (contact: Donnell McGhee; ph: (708) 227-7006; email: dmcghee@elmingtoncapital.com) is planning to develop Rundberg Flats, a 208-unit multifamily rental development at 204 E Rundberg Lane, Austin, Texas 78753.

S.M.A.R.T. Housing – Rental - 204 E Rundberg Ln.	
Total units: 208 units	
Minimum Required: 40% (84 units) at or below 60% MFI Requirements for 100% fee waiver	Proposed unit mix: 43 units at or below 50% MFI 122 units at or below 60% MFI 43 units at or below 70% MFI
Affordability Period (S.M.A.R.T. units): 5 Years*	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 165/208 units eligible	

*Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility Capital Recovery Fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above lists the number of units which are eligible to receive CRF fee waivers.

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers may include the following fees:

- AWU Capital Recovery Fees
- Building Permit
- Concrete Permit

Electrical Permit	Mechanical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee (by separate ordinance)	Land Status Determination
Demolition Permit Fee	Regular Zoning Fee	Building Plan Review

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).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability 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 or visitability 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 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 512.978.1594 or by email at deadra.johnson@austintexas.gov if you need additional information.

Sincerely,

DeAdra Johnson

DeAdra Johnson, Project Coordinator
Housing Department

Cc: Kristin Martinez, AE

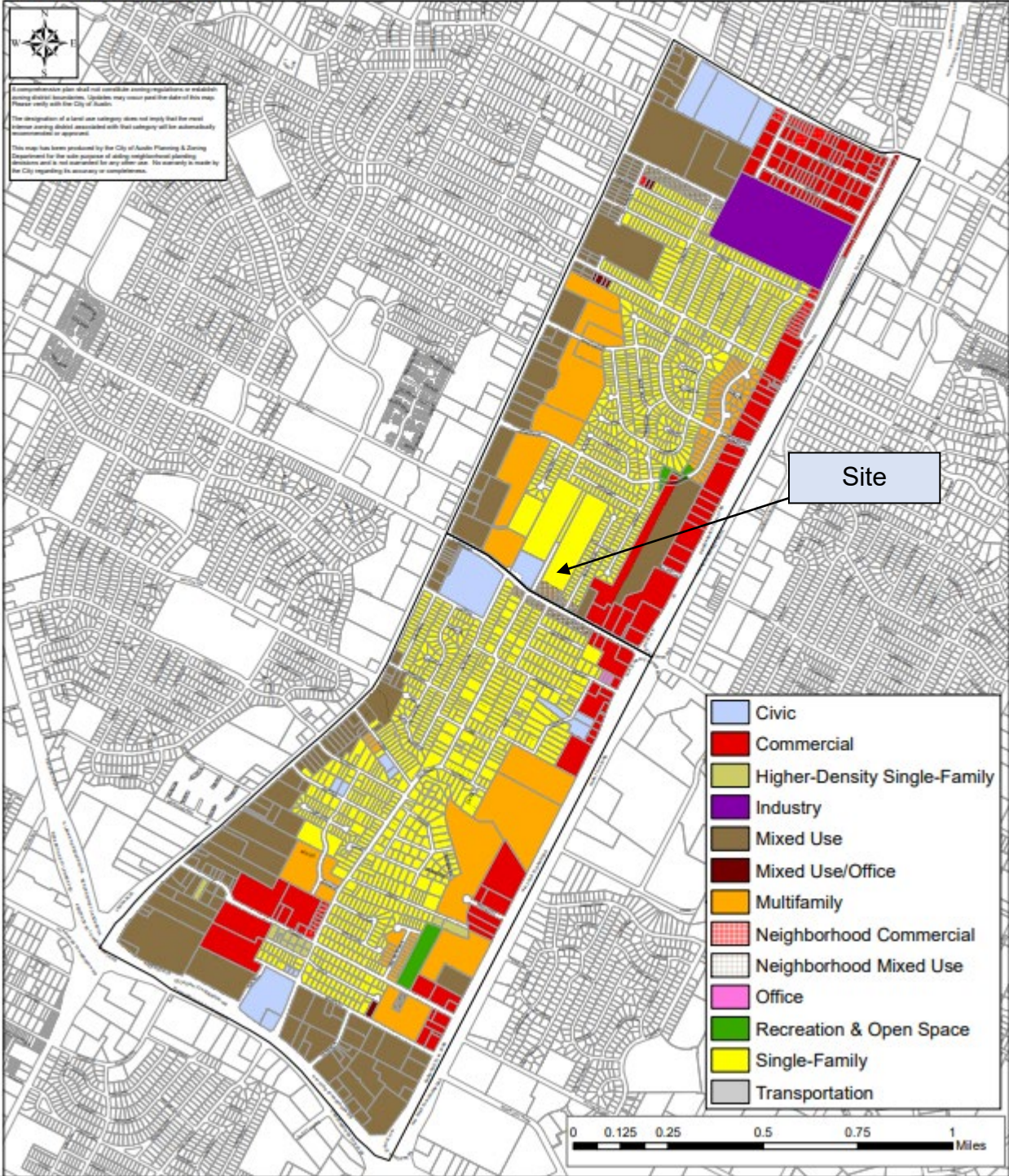
Jonathan Orenstein, AWU

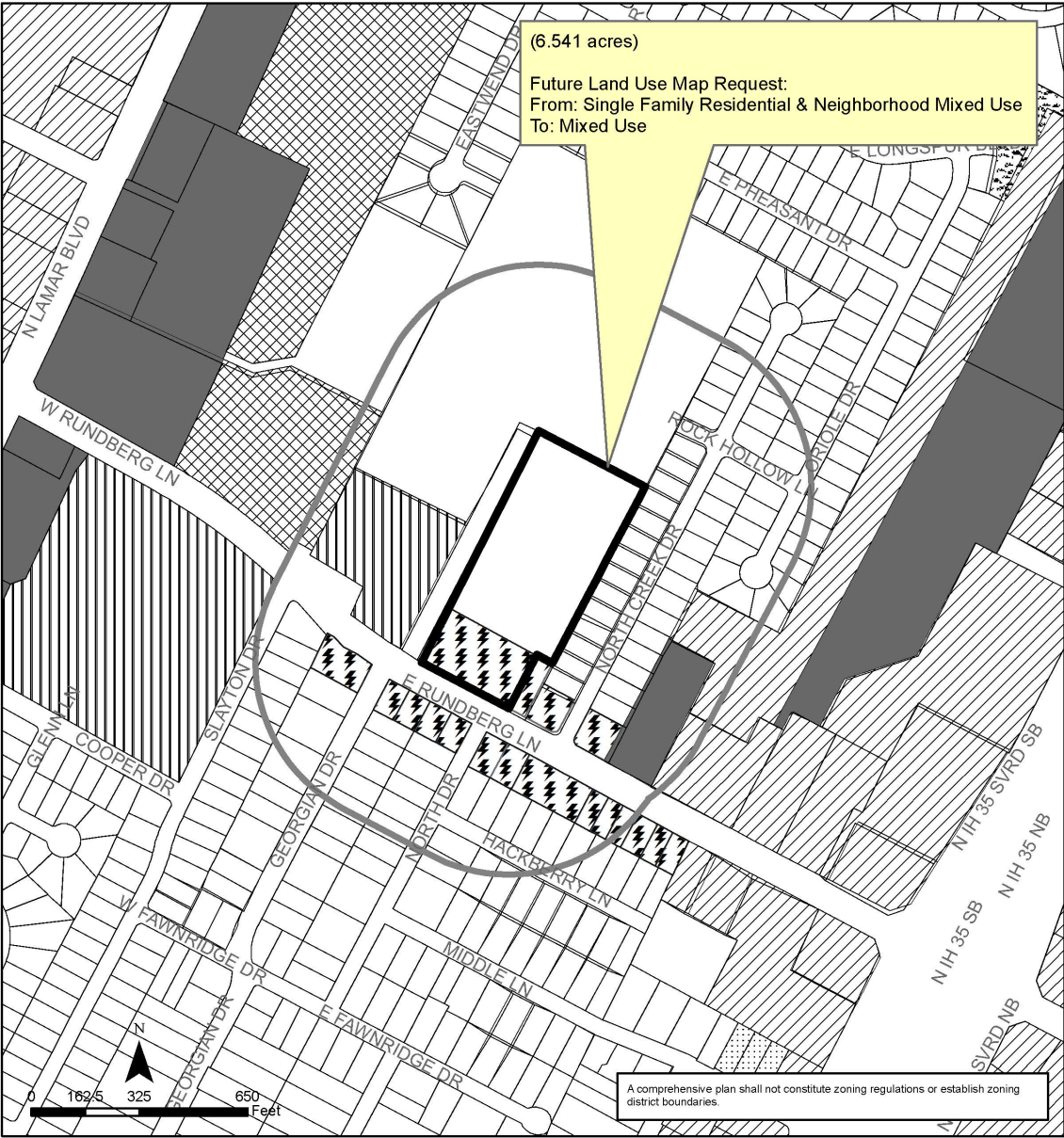
Mashell Smith, ORS

North Lamar Combined Neighborhood Planning Area Future Land Use Map



Plan Adopted: June 24, 2010
Last Amended: Mar 26, 2020





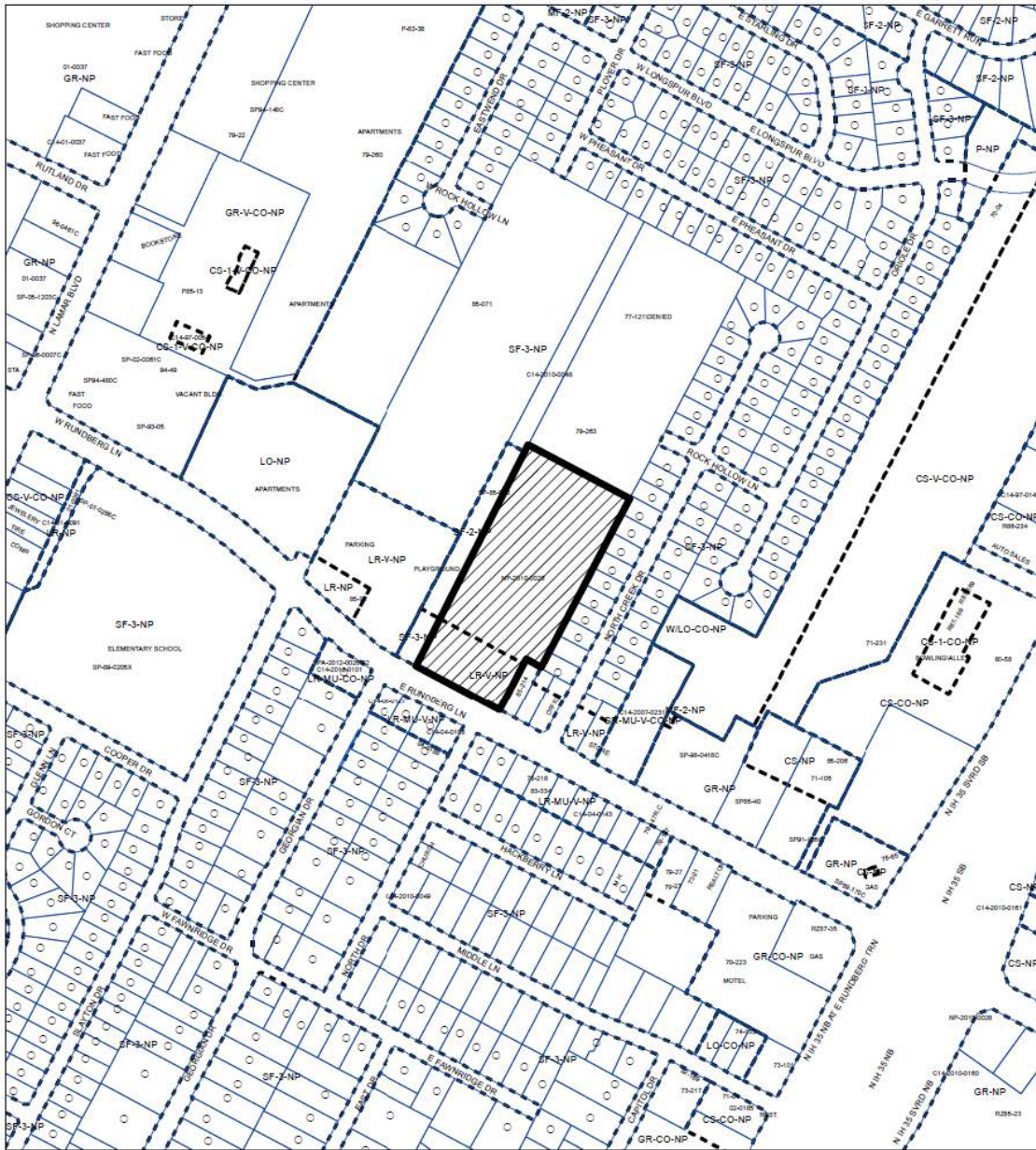
**North Lamar Combined (North Lamar) Neighborhood Planning Area
NPA-2024-0026.02.SH**





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

This product has been produced by the Planning 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
Planning Department
Created on 4/18/2024, by: MeeksS

Future Land Use			
	Subject Tract		Multi-Family
	500 ft. notif. boundary		Neighborhood Mixed Use
	Civic		Office
	Commercial		Recreation & Open Space
	Mixed Use		Single-Family



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2024-0067.SH

1" = 400'

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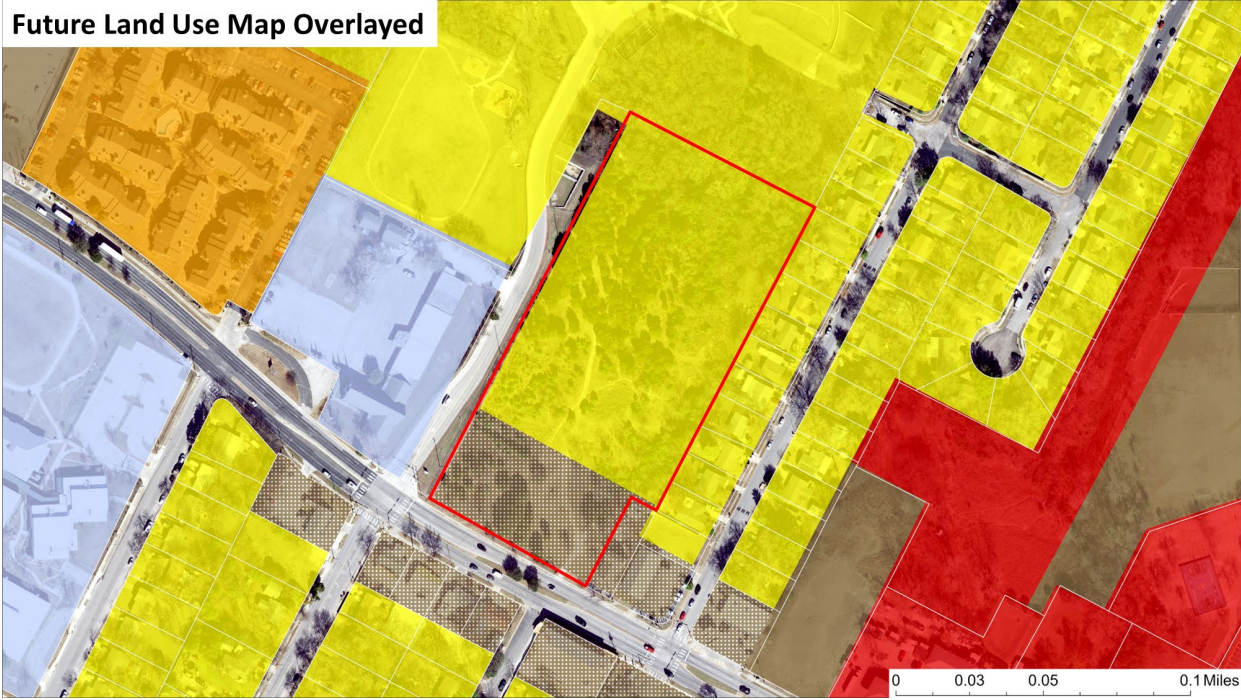


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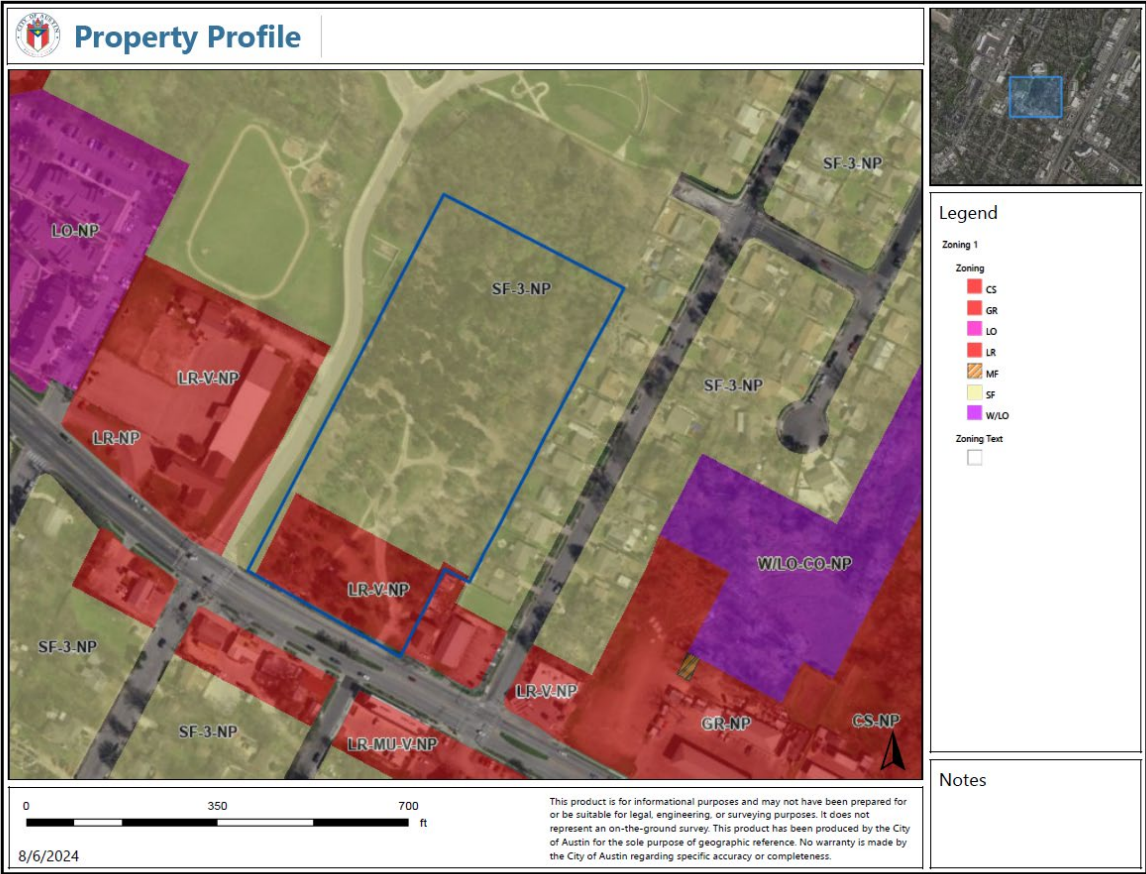
Aerial Image



Future Land Use Map Overlaid



Zoning



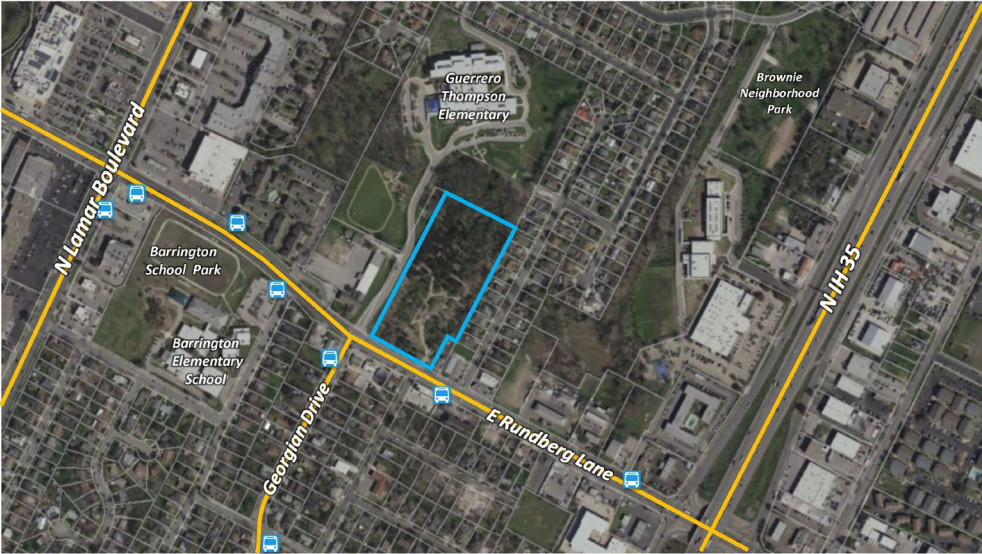
**Drew Raffaele's Presentation at the June 10,
2024 Community Meeting**

204 E Rundberg Lane

City of Austin Neighborhood Plan Amendment Meeting
NPA-2024-0026.02.SH and C14-2024-0067.SH
June 10, 2024

1

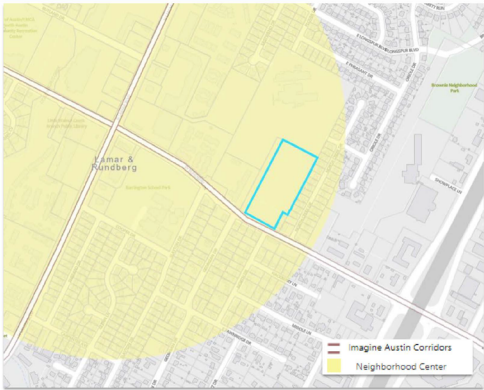
Site Aerial



2

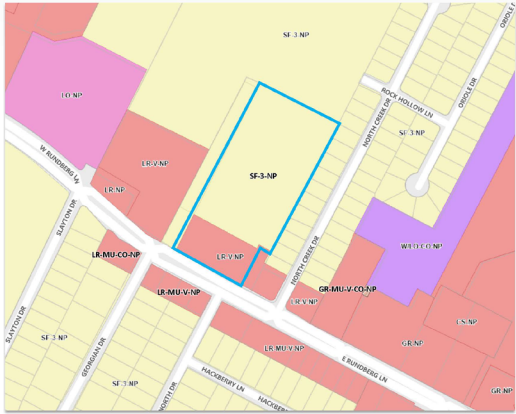
Property Details

- Size:**
 - 6.541 acres
- Current Use:**
 - Undeveloped
- Proximity:**
 - Future Transit Corridor
 - N Lamar Boulevard
 - Imagine Austin Corridors
 - Rundberg Lane/Ferguson Lane
 - N Lamar Boulevard
 - Imagine Austin Center
 - Lamar and Rundberg Neighborhood Center
 - CapMetro Transit Stops:
 - Routes 1 and 324 (Local Route – 7 days/week)
 - Route 325 (High Frequency Route – 7 days/week)
 - Route 801 (Rapid – 7 days/week)
 - All Ages and Abilities Bicycle Priority Network
 - Georgian Drive: Existing – Dedicated One-Way
 - E/W Rundberg Lane: Proposed – Dedicated One-Way
 - N Lamar Boulevard: Proposed – Dedicated One-Way

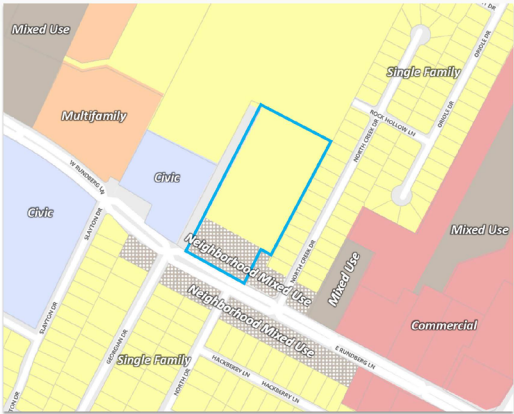


3

Zoning and FLUM Map



LR-V-NP and SF-3-NP
 (Neighborhood Commercial – Vertical Mixed Use Building – Neighborhood Plan)
 and (Family Residence – Neighborhood Plan)
 to
GR-MU-V-NP
 (Community Commercial – Mixed Use Overlay – Vertical Mixed Use Building –
 Neighborhood Plan)



Single Family and Neighborhood Mixed Use
 to
Mixed Use

4

North Lamar Combined Neighborhood Plan

Objective L.1: *“Preserve the residential character of the neighborhoods in the NLCNPA.”*

Objective L.4: *“All new mixed use development should contain affordable units.”*

Objective L.5: *“Increase the housing options...within the NLCNPA.”*

5

Imagine Austin Goals

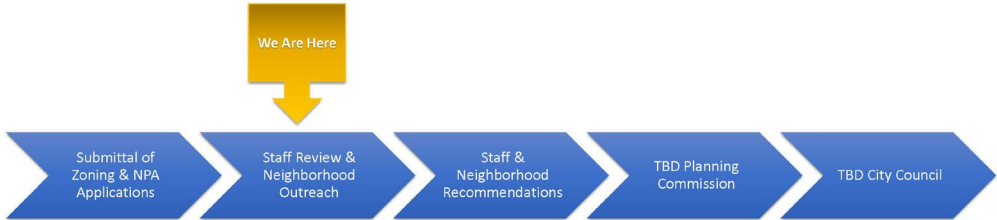
LUT P3. *“Promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.”*

LUT P6. *“Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.”*

LUT P7. *“Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.”*

6

Rezoning/NPA Process – Where We Are...



7

Agent Information

Drew Raffaele
Email: draffaele@drennergroupp.com
Phone: 512-807-2913

8