

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHORHOOD PLAN:** University Hills/Windsor Park Combined

**CASE#:** NPA-2024-0023.01

**DATE FILED:** December 10, 2024

**PROJECT NAME:** 1211 East 52<sup>nd</sup> Street NPA

**PC DATE:** February 11, 2025

**ADDRESS/ES:** 1211 East 52<sup>nd</sup> Street

**DISTRICT AREA:** 4

**SITE AREA:** 0.2649 acres

**OWNER/APPLICANT:** Yellow 52 Investment, LLC

**AGENT:** Drenner Group, PC (Amanda Swor)

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

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

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Multifamily Residential

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2024-0180

**From:** MF-2-NP

**To:** CS-V-CO-DB90-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 9, 2007

**CITY COUNCIL DATE:**

**March 27, 2025**

**April 24, 2025**

**May 22, 2025**

**ACTION:** Postponed to April 24, 2025 at the request of Council Member Vela.

**ACTION:** Postponed to May 22, 2025 at the request of Council Member Vela.

**ACTION:** Postponed to July 24, 2025 at the request of Council Member Vela.

**July 24, 2025**

**ACTION:** (action pending)

**PLANNING COMMISSION RECOMMENDATION:**

***February 11, 2025*** - Approved for the applicant's request for Mixed Use land use on the consent agenda. [A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 10-0 [P. Howard, A. Phillips and A. Haynes absent].

**STAFF RECOMMENDATION:** To grant the applicant's request for Mixed Use land use.

**BASIS FOR STAFF'S RECOMMENDATION:** The property is proposed to be part of a larger mixed-use development that was previously approved by City Council on August 29, 2024. The applicant's request to change the land use on the property from Multifamily Residential to Mixed Use is supported by staff because the property is within the Highland Mall Station Regional Center and is near two activity corridors, Cameron Road and E. 51<sup>st</sup> Street. The larger mixed-use development to include 1211 E. 52<sup>nd</sup> Street, is proposed to include approximately 40,000 sq. ft. of retail space, a 40,000 sq. ft. grocery store, 150,000 sq. ft. of office space, and 550 multifamily residential units. The development will provide additional housing to the area and city along with more neighborhood-serving commercial uses.

## Larger Proposed Project



## **LAND USE DESCRIPTIONS:**

### **EXISTING LAND USE:**

**Multifamily Residential** - Higher-density housing with four or more dwelling units on one lot.

#### **Purpose**

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

#### **Application**

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

### **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.

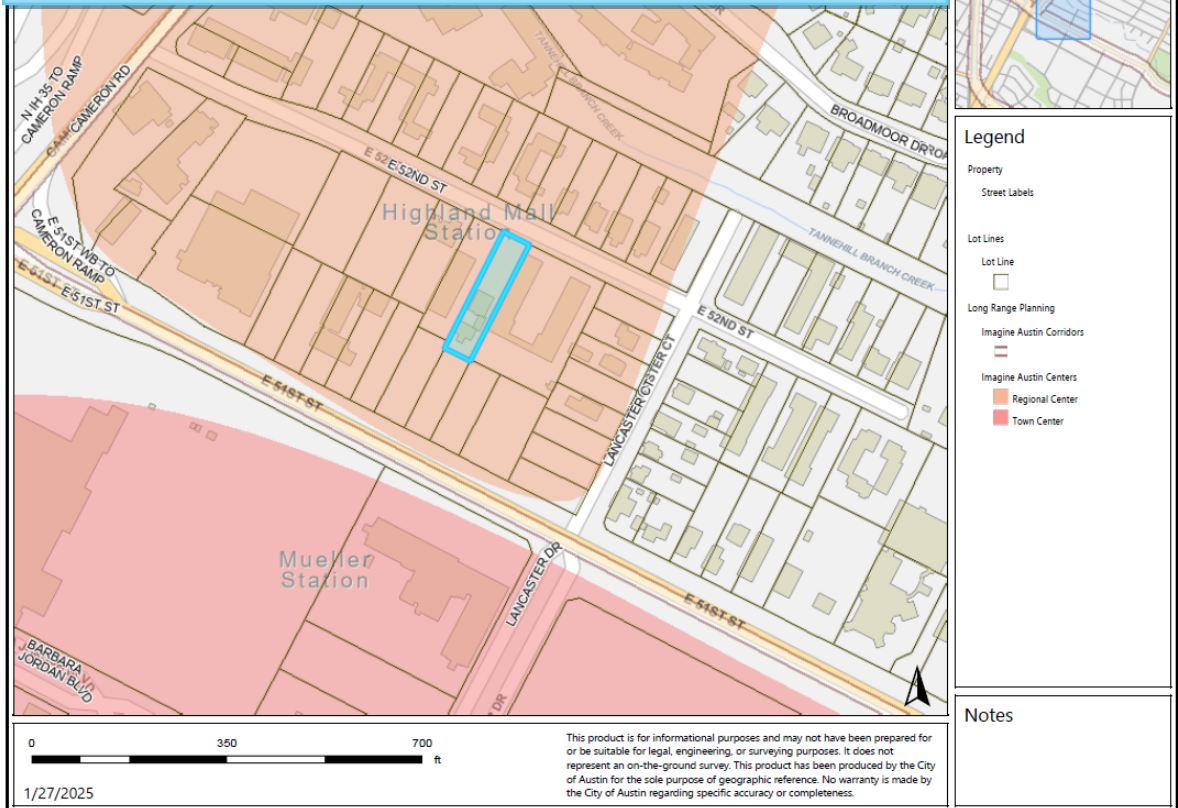
## Application

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.

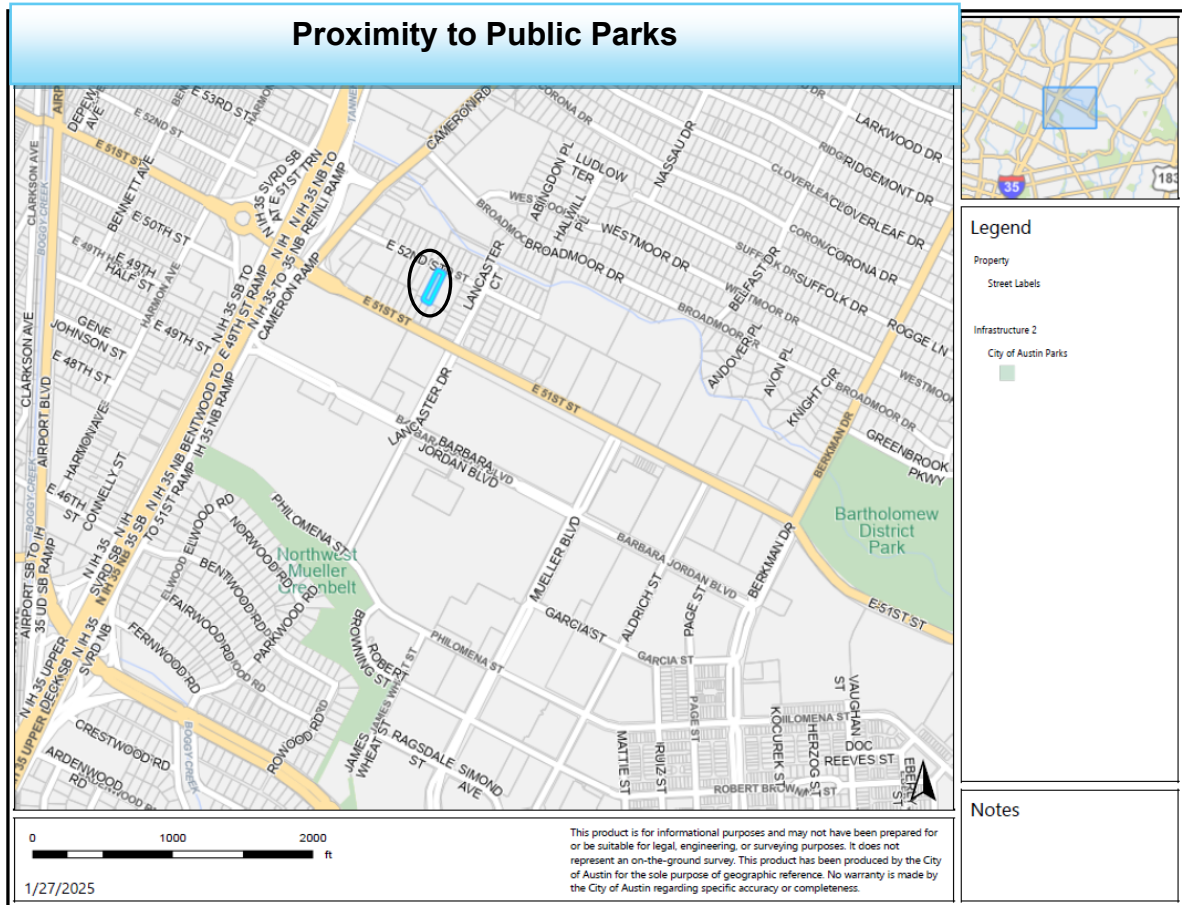
Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• <b>Within the Highland Mall Station Regional Center</b></li> <li>• <b>North of the Mueller Station Town Center</b></li> <li>• <b>Near Cameron Road and E. 51<sup>st</sup> Street, activity corridors</b></li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>Bus routes along E. 51<sup>st</sup> Street</b></li> <li>• <b>Cameron Road</b></li> <li>• <b>Berkman Drive</b></li> </ul>
Yes	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalks on north side of E. 52<sup>nd</sup> Street</b></li> </ul>
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Commercial uses along Cameron Road</b></li> <li>• <b>Commercial uses along E. 51<sup>st</sup> Street</b></li> </ul>
Yes	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• <b>0.5 miles from Sprouts</b></li> <li>• <b>1.5 miles from HEB Mueller</b></li> </ul>
No	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.7 miles from Ridgetop Elem. School</b></li> </ul>

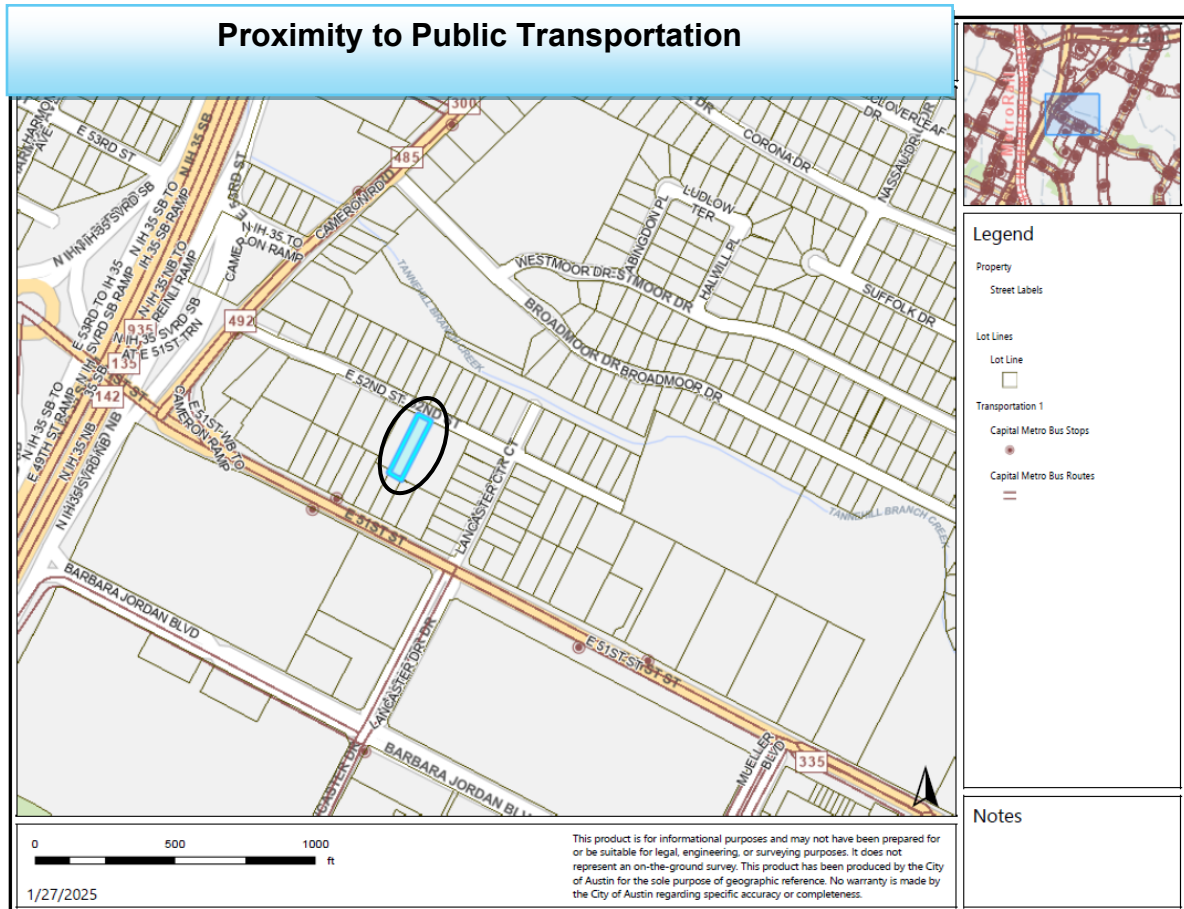
	<ul style="list-style-type: none"> <li>• <b>1.4 miles from Blanton Elm. School</b></li> </ul>
No	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.8 miles from Bartholomew District Park</b></li> </ul>
Yes	<b>Connectivity and Health:</b> 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"> <li>• <b>0.6 miles from Del Children's Medical Ctr</b></li> </ul>
Yes	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> <li>• <b>The proposed zoning is CS-V-CO-DB90- NP. If DB90 is pursued, affordable residential units will be required.</b></li> </ul>
Yes	<b>Housing Choice:</b> 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"> <li>• <b>Applicant proposes 550 multifamily residential units</b></li> </ul>
Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> <li>• <b>Applicant proposes approximately 40,000 sq. ft of retail space, a 40,000 sq. ft. grocery store, 150,000 sq. ft. of office space and 550 multifamily residential units.</b></li> </ul>
No	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> <li>• <b>1.6 miles from Windsor Park Library</b></li> </ul>
No	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
Not known	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	<b>Workforce Development, the Economy and Education:</b> 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	<b>Industrial Land:</b> Preserves or enhances industrial land.
7	<b>Number of "Yeses"</b>

## Proximity to Imagine Austin Activity Centers and Corridors









## 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 applicant proposes to change the land use on the future land use map (FLUM) from Multifamily Residential to Mixed Use land use.

The applicant proposes to change the zoning on the property from MF-2-NP (Multifamily Residential Low Density district – Neighborhood Plan) to CS-V-CO-DB90-NP (General Commercial Services district – Vertical Mixed Use Building combining district – Density Bonus 90 combining district – Neighborhood Plan). For more information on the proposed zoning case, see case report for C14-2024-0180.

This property will be included in a larger mixed-use development that encompasses much of the block. The proposed larger development including 1211 E. 52<sup>nd</sup> Street will have approximately 150,000 sq. ft. of office space, a 40,000 sq. ft grocer, and 550 multifamily units. The larger area for which this one property will be included was approved by City Council on August 29, 2024 for CS-V-CO-DB90-NP.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on January 27, 2025. The recorded meeting can be found here:

<https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 215 community meeting notices were mailed to people with utility accounts or own property within 500 feet of the subject property, in addition to neighborhood and environmental groups who requested notification for the area. Two staff members from the Planning Department attended the meeting, Maureen Meredith and Mark Walters. Amanda Swor and Kate Kniejski from Drenner Group, PC attended along with two people from the neighborhood.

Below are highlights from Amanda Swor's presentation:

- This is the third time we have rezoned property in this area for a larger development. The area shown in blue is the larger area.



- At the time these two tracts on the map, were not included in the previous cases. We said at the time that if they ever came up for sale we would like to purchase the property. This property at 1211 E. 52<sup>nd</sup> Street was purchased in January.
- We will carry over the Conditional Overlays.
- The project teams are looking at the property with this new addition.

***Q: What will happen with the homeless people in the area? This will only push them into the creek, again.***

A: We have been working with City by putting up fencing to make sure the property is maintained and secured because there have been issues with fires. Demolish has started.

***Q: We saw some concept plans and this property was located where the open space was. Are there any thoughts if this lot will be incorporated into the open space?***

A: We do want to have open space on the property with a north/south connection on the property, but I haven't seen any new concept plans.

## Applicant Summary Letter from Application

# DRENNER GROUP

Amanda Swor  
direct dial: (512) 807-2904  
aswor@drennergroupp.com

December 6, 2024

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

Via Electronic Delivery

Re: 1211 East 52<sup>nd</sup> Street Zoning and Neighborhood Plan Amendment – Rezoning and neighborhood plan amendment applications for the 0.2649-acre piece of property located at 1211 East 52nd Street, Austin, Travis County, Texas (the “Property”).

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application and neighborhood plan amendment packages (the “Current Requests”). The project is titled 1211 East 52<sup>nd</sup> Street, consists of 0.2649 acres, and is located at 1211 East 52nd Street. The Property is currently developed with a vacant residential four-plex.

The site is currently zoned MF-2-NP (Multifamily Residence Low Density – Neighborhood Plan). The proposed rezoning is to CS-V-CO-DB90-NP (General Commercial Services – Vertical Mixed Use – Conditional Overlay – Density Bonus 90 – Neighborhood Plan). The Property is proposed to be incorporated with the larger 8.45-acre tract that was rezoned to CS-V-CO-DB90-NP earlier this year on August 29, 2024 (“Related Zoning Case”) per Ordinance 20240829-184.

The Property is located in the University Hills/Windsor Park Combined Neighborhood Plan and is currently designated as “Multifamily,” on the Future Land Use Map (“FLUM”). The request is to amend the FLUM designation from “Multifamily” to “Mixed Use.” The purpose of the neighborhood plan amendment is to implement the mixed-use designation on the Property to create a unified designation with the surrounding property to allow for a comprehensive redevelopment. This request aligns with the plan’s vision statement to “encourage a diversity of housing options” in this neighborhood. This request is consistent with surrounding uses.

The proposed project associated with both the Current Requests and Related Zoning Case will contain approximately 40,000 square feet of retail space, a 40,000 square foot grocer, 150,000 square feet of office space, and 550 multifamily units (the “Project”). The Project is proposing to develop under the new DB90 standards creating a project that will incorporate on-site affordable housing with 12% of the units reserved for families earning up to 60% of the

Annual Median Family Income ("MFI") or 10% of the units reserved for families earning up to 50% MFI.

The approved ordinance for the Related Zoning Case includes a Conditional Overlay that prohibits the below land uses on the Property. The Current Requests propose to add these same conditions as part of the application request.

Automotive rentals	Automotive repair services
Automotive sales (exceeding 3,500 square feet)	Automotive washing (any type)
Bail bond services	Commercial blood plasma center
Convenience storage	Drive-through facilities
Drop-off recycling collection facility	Equipment repair services
Equipment sales	Exterminating services
Funeral services	Pawn shop services
Pedicab storage and dispatch	Vehicle storage

A Zoning Transportation Analysis ("ZTA") was approved for the Related Zoning Case for the Property per a ZTA Memorandum prepared by Nathan Aubert on June 23, 2023. A Traffic Impact Analysis ("TIA") has been waived per a TIA Determination Worksheet signed by Manar Hasan on October 30, 2024, with the note that additional trips from this small parcel is not significant enough to require further analysis to the existing ZTA.

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.

Very truly yours,



Amanda Swor

cc: Joi Harden, Housing and Planning Department (*via electronic delivery*)

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

To: Planning Commission and Austin City Council  
From: Windsor Park Neighborhood Plan Contact Team  
Date: February 10, 2025  
Re: 1211 E. 52<sup>nd</sup> Street (NPA-2024-0023.01 and C14-2024-0180)

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On February 10, 2025, the Windsor Park Neighborhood Plan Contact Team (WPNPCT) met to review and discuss its recommendation on the neighborhood plan amendment and rezoning requests submitted by the applicant for the 1211 E. 52<sup>nd</sup> Street case to add the property to the broader E. 51<sup>st</sup> and Cameron development project. The proposed case is located entirely within the boundaries of the Windsor Park Neighborhood Planning Area.

***By unanimous vote, the WPNPCT recommends approval of the neighborhood plan amendment request for Mixed Use, as well as the rezoning request for CS-V-CO-DB90-NP for 1211 E. 52nd Street.*** Our recommendation includes support for applying a Conditional Overlay (CO) to the base district to prohibit the following land uses:

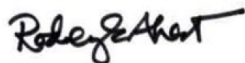
Drive-thrus	Bail Bonds
Automotive rentals	Drop-off Recycling
Automotive repair services	Pawn Shops
Automotive sales exceeding 3,500 square feet	Pedicab Storage & Dispatch
Automotive washing of any type	Funeral Services

We support the proposed office, retail, and restaurant space at E. 51st and Cameron and **encourage the inclusion of this land to expand green space in an area that lacks sufficient parkland.**

Lastly, the proximity of this site to IH-35 and 51<sup>st</sup> Street makes it a prime candidate for higher-density development and a promising catalyst to spur redevelopment along the Cameron Road corridor.

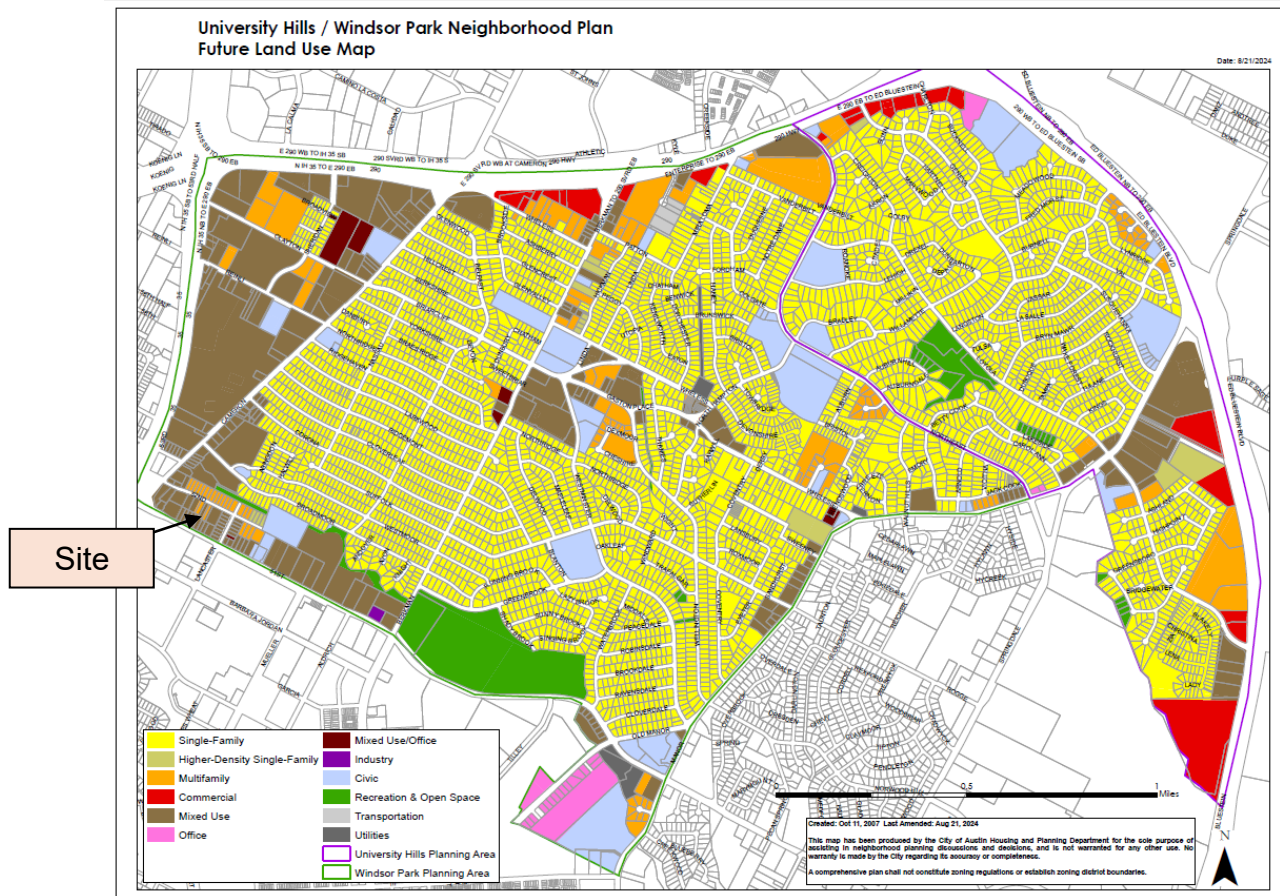
If you have any questions regarding our support of the 1211 E. 52<sup>nd</sup> Street case, please contact me.

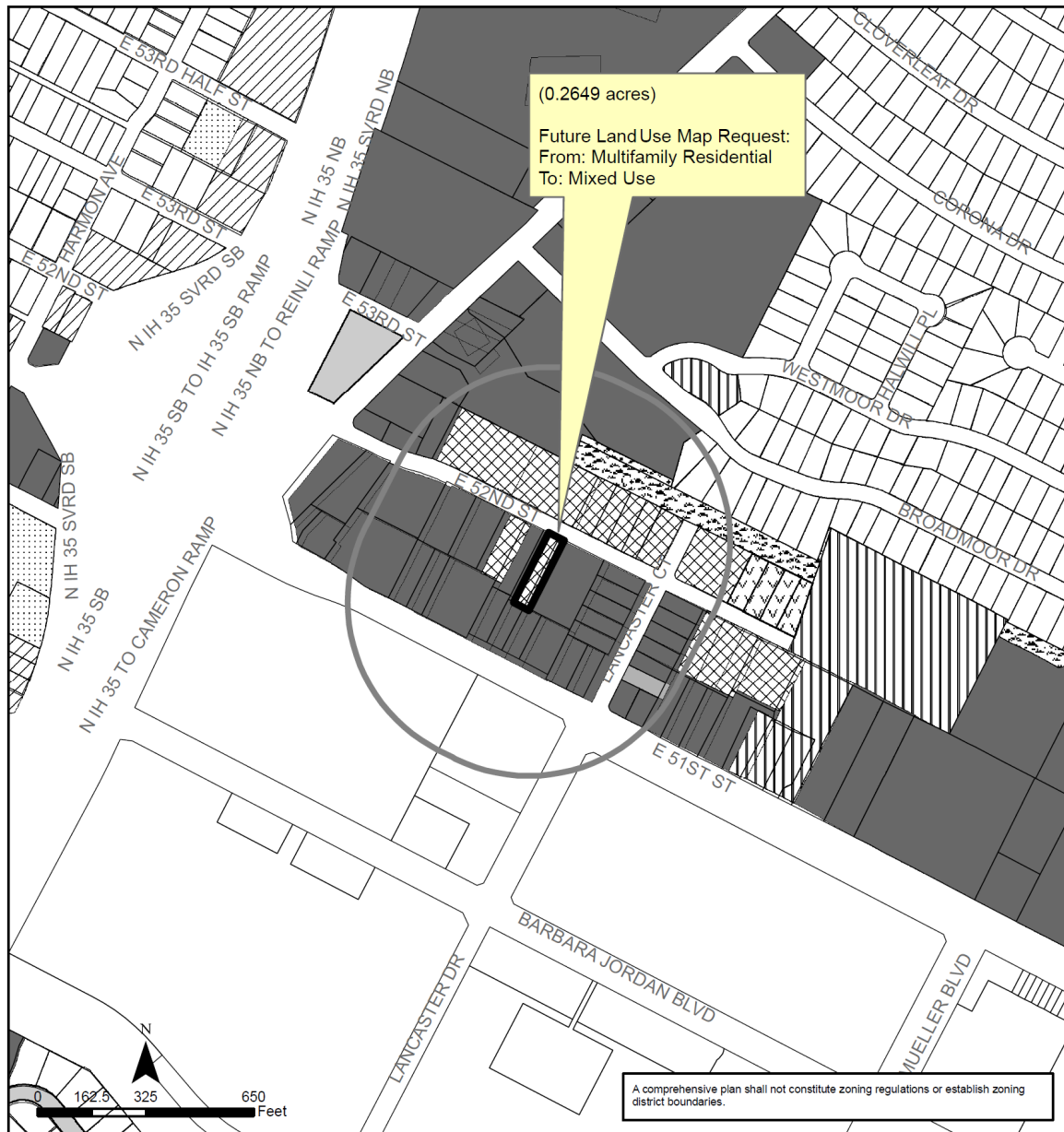
Thank you,



Rodney Ahart, Chair  
Windsor Park Neighborhood Plan Contact Team







## University Hills/Windsor Park Combined Neighborhood Planning Area NPA-2024-0023.01

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

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

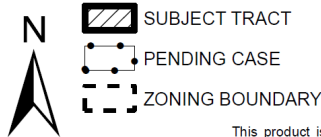
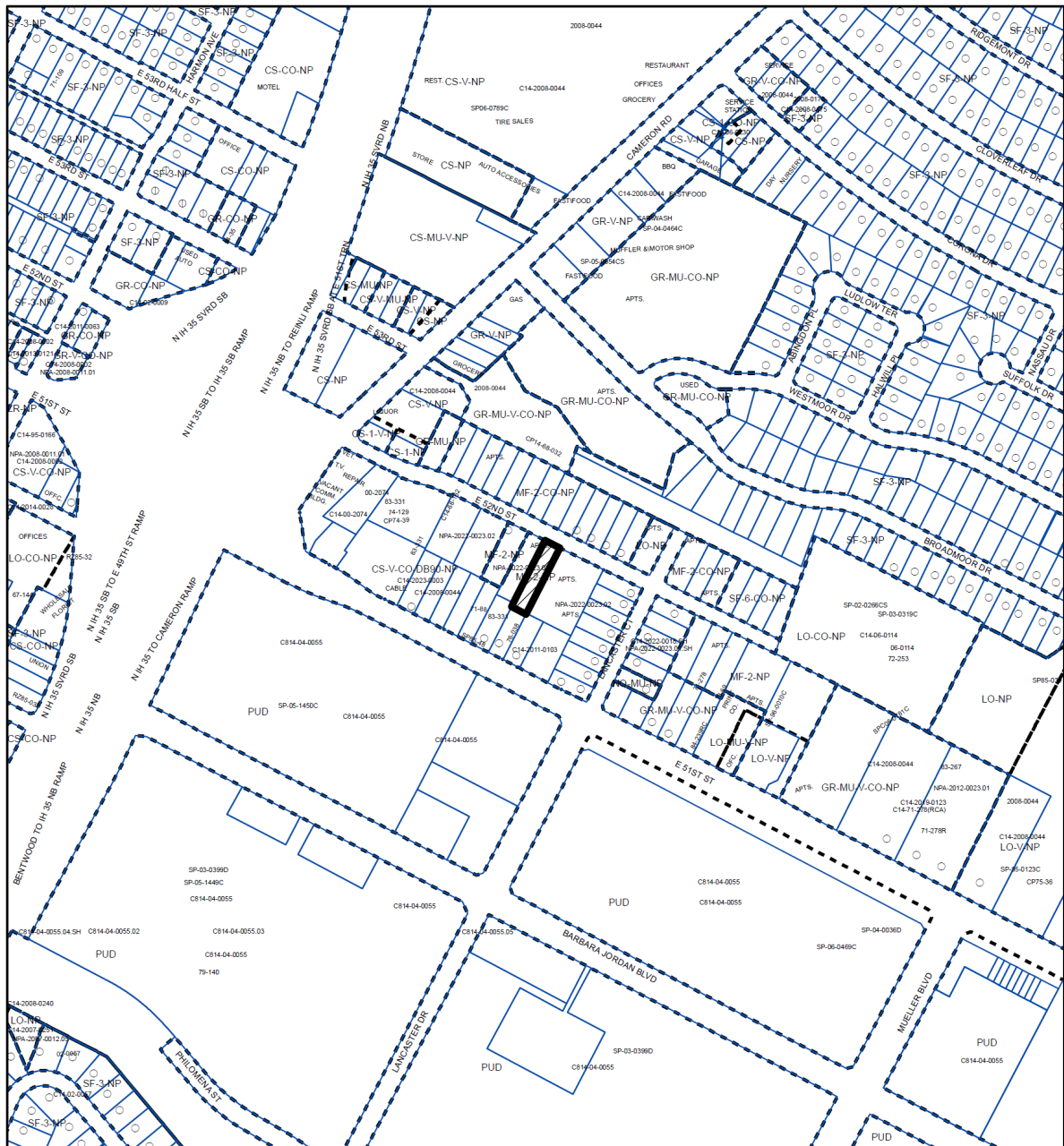


City of Austin  
Planning Department  
Created on 12/12/2024, by: MeeksS

### Future Land Use

	Subject Tract		Mixed Use/Office
	500 ft. notif. boundary		Multi-Family
	Civic		Office
	Commercial		Recreation & Open Space
	Higher-Density Single-Family		Single-Family
	Mixed Use		Transportation





1" = 400'

### ZONING

ZONING CASE#: C14-2024-0180

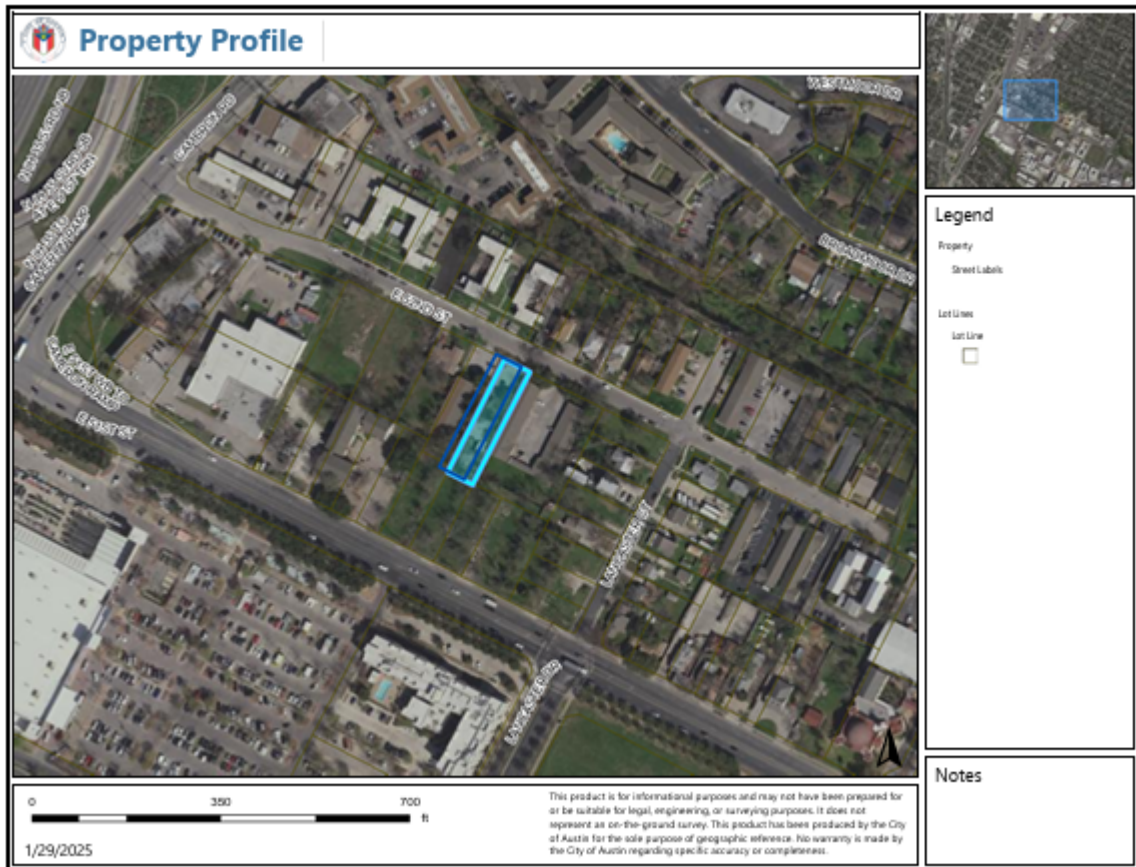
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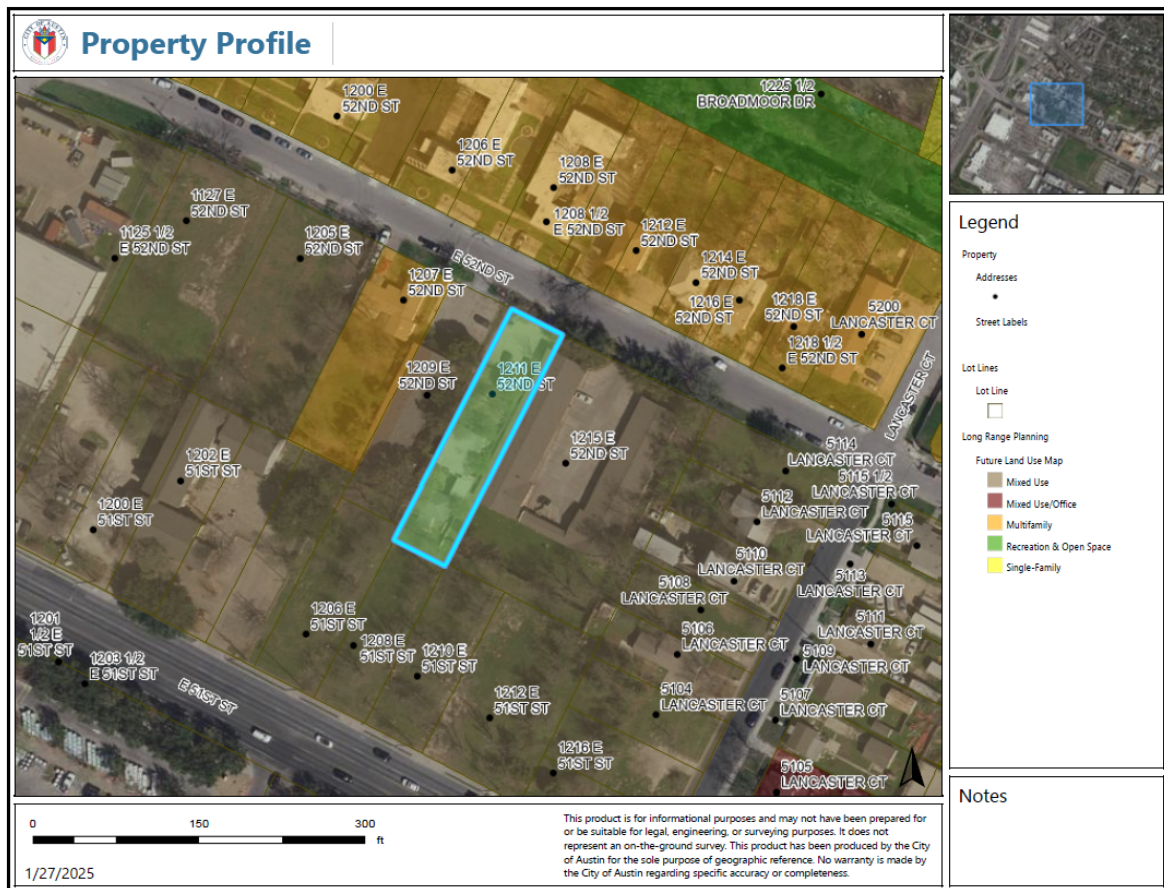
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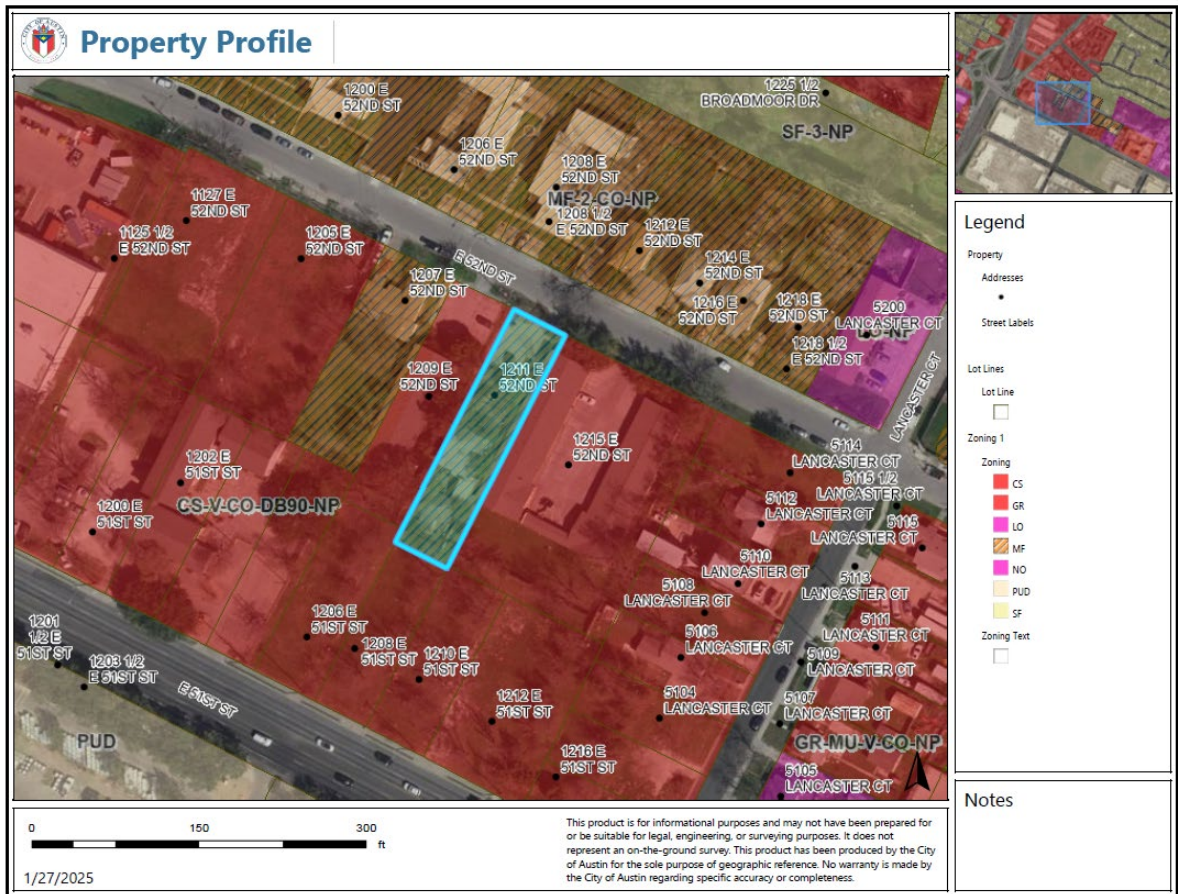


Created: 12/16/2024











**Amanda Swor's Presentation at the January 27,  
2025 Virtual Community Meeting**

# 1211 East 52<sup>nd</sup> Street

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Meeting with University Hills/Windsor Park Combined  
Neighborhood

January 27, 2024

C14-2024-0180

NPA-2024-0023.01

## Larger Proposed Project



## Conditional Overlay

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This request keeps the existing Conditional Overlay prohibiting the following uses:

- Drive-thrus
- Automotive rentals
- Automotive repair services
- Automotive sales (exceeding 3,500 SF)
- Automotive washing of any type
- Bail bonds
- Drop-off recycling
- Pawn shops
- Pedicab storage and dispatch
- Funeral services
- Extermination services
- Convenience storage
- Equipment repair services
- Equipment sales
- Vehicle storage
- Commercial blood plasma center

## Correspondence Received

(No correspondence received)