

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Brentwood/Highland Combined (Highland)

CASE#: NPA-2024-0018.01

DATE FILED: January 30, 2024

PROJECT NAME: 7003, 7005, and 7007 Guadalupe St Rezone Project

PC DATES: May 12, 2026
April 28, 2026
March 10, 2026
January 27, 2026
December 9, 2025
October 14, 2025
August 26, 2025
March 25, 2025
January 28, 2025

ADDRESSES: 7003, 7005, and 7007 Guadalupe Street

DISTRICT AREA: 4

SITE AREA: 1.0074 acres

OWNER/APPLICANT: Purple Square One Limited Liability

AGENT: Bowman Consulting (Jerome Perales, P.E.)

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

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Higher Density Single Family and Multifamily Residential

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2024-0036

From: MF-1-CO-ETOD-DBETOD-NP (Subdistrict 2), SF-6-NP and MF-2-ETOD-DBETOD-NP (Subdistrict 2)

To: CS-ETOD-DBETOD-CO-NP (Subdistrict 1) Tracts 1-3

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004

CITY COUNCIL DATE: July 23, 2026

ACTION:

PLANNING COMMISSION RECOMMENDATION:

May 12, 2026 – After discussion, approved the applicant’s request for Mixed Use land use. [C. Gannon- 1st; B. Bedrosian- 2nd] Vote: 9-0 [C. Haney, A. Lan, D. Skidmore absent. One vacancy on the dais].

April 28, 2026 – Postponed to May 12, 2026 on the consent agenda at the request of the Applicant. [C. Haney – 1st; D. Skidmore – 2nd] Vote: 12-0 [One vacancy on the dais].

March 10, 2026 – Postponed to April 28, 2026 on the consent agenda at the request of the Applicant. [B. Bedrosian – 1st; N. Barrera-Ramirez – 2nd] Vote: 11-0 [A. Lan absent. One vacancy on the dais].

January 27, 2026 – Postponed to February 10, 2026 on the consent agenda at the request of Staff. [F. Maxwell – 1st; A. Powell – 2nd] Vote: 10-3 [C. Haney and N. Barrera-Ramirez absent. One vacancy on the dais].

December 9, 2025 - Postponed to January 27, 2026 on the consent agenda at the request of the Applicant. [F. Maxwell – 1st; J. Hiller – 2nd] Vote: 10-0 [One vacancy on the dais].

October 14, 2025 – Postponed to December 9, 2025 on the consent agenda at the request of the Applicant. [Powell – 1st; F. Maxwell -2nd] Vote: 10-0 [P. Howard off the dais. Hill absent. One vacancy on the dais].

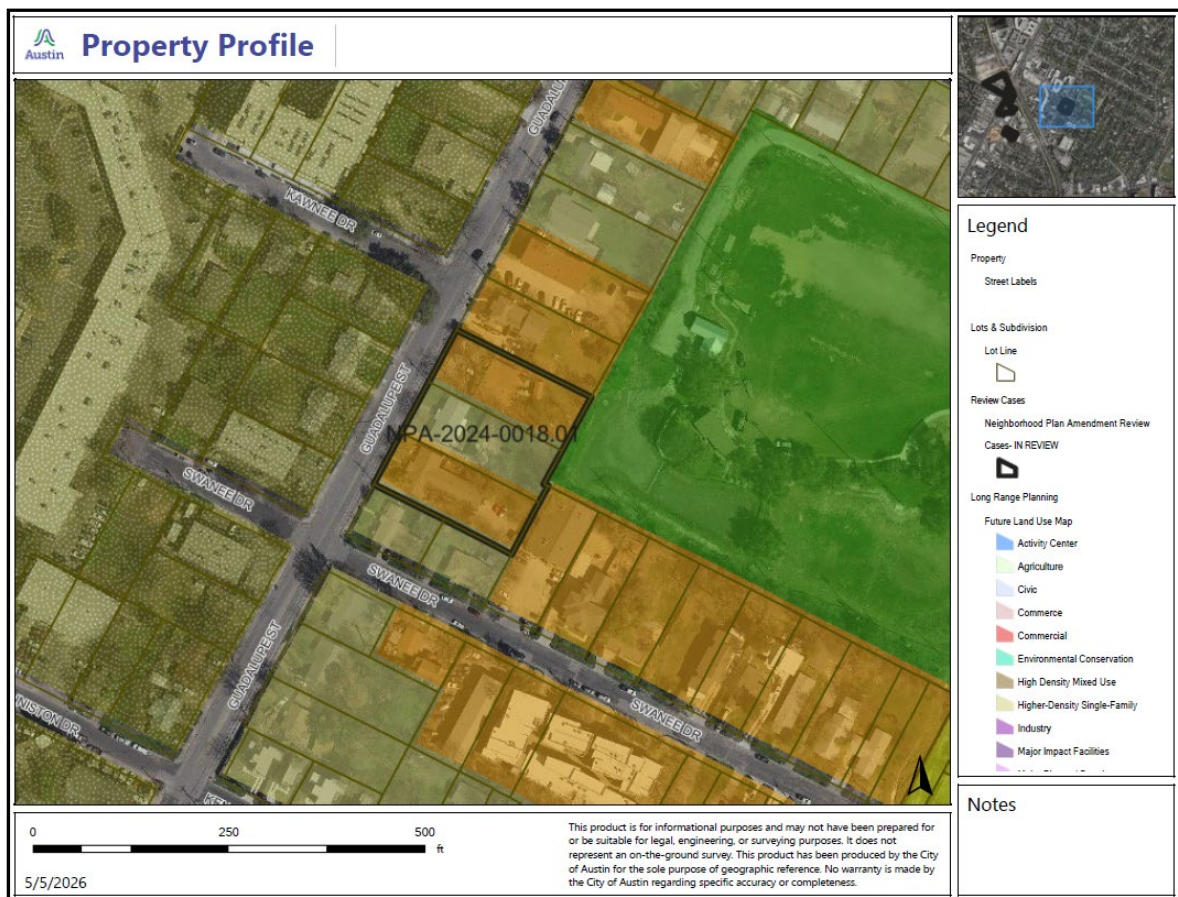
August 26, 2025 – Postponed to October 14, 2025 on the consent agenda at the request of the Applicant. [A. Wood – 1st; A. Lan – 2nd] Vote: 10-0 [F. Maxwell and Breton absent. One vacancy on the dais].

March 25, 2025 – Approved the Applicant’s request for Indefinite Postponement on the consent agenda. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 11-0.

January 28, 2025 – Postponed to March 25, 2025 on the consent agenda at the request of the Applicant. [Johnson – 1st; F. Maxwell – 2nd] Vote: 9-0 [A. Hayes and Phillips off the dais. G. Anderson and A. Woods absent].

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

BASIS FOR STAFF'S RECOMMENDATION: Staff *does not* support the Applicant's request for Mixed Use land use but recommends the alternative land use of Multifamily Residential. Multifamily Residential land use is consistent with the Zoning Staff's recommendation of MF-4-ETOD-DBETOD-NP (Subdistrict 2). Two of the three lots included in these applications have existing Multifamily Residential land use. Multifamily Residential land use on the remaining lot is consistent with the existing land uses along Guadalupe and Swanee Drive to the southeast. Multifamily Residential is more compatible in this location than the Applicant's request for Mixed Use land use.

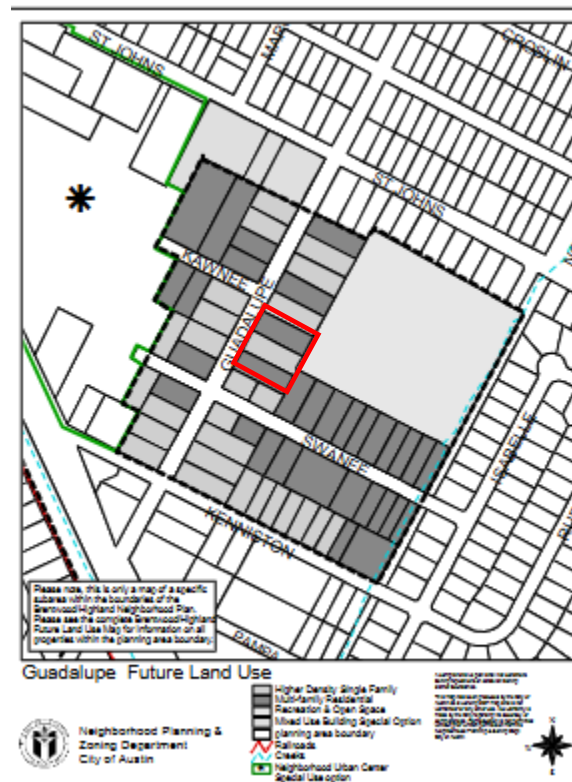


The Brentwood/Highland Neighborhood Plan envisions this area along Guadalupe Street and Swanee Drive to be redeveloped with a diversity of housing types for residents that have diverse incomes, ages, and lifestyles. The plan also wants to maintain the character and scale of this area.

Guadalupe Mixed Residential Area

The Guadalupe mixed-residential area is along Guadalupe between Kenniston and St. Johns, as well as the smaller streets off of Guadalupe, which include Kenniston, Swanee, and Kawnee. This area currently has a mix of single-family and multi-family uses. The existing single-family is primarily duplexes, and the existing multi-family is primarily small buildings with 3 or 4 units rather than large buildings or complexes. The vision for this area is to encourage re-development, a diversity of housing types, and residents that have diverse incomes, ages, and lifestyles. It is very important to stress that the plan recommends maintaining the existing character and scale of the area.

The Future Land Use Map designates this area as a mix of High-Density Single-Family and Multi-Family. However, the FLUM specifically attempts to prevent numerous adjoining multi-family properties in order to prevent the possibility of large apartment buildings and complexes. The plan also strongly suggests that new multi-family developments in this area follow the design guidelines for multi-family projects. These guidelines help ensure that multi-family developments will be consistent with adjacent single-family uses (Urban Design Objective 3, page 116).



Land Use Objective H3: Ensure that there is a mix of residential and commercial zoning to accommodate both housing and the services resident's need in the neighborhood, and that commercial zoning in each area is appropriate for its location.

Recommendations:

1. Maintain residential zoning in the interior of the neighborhood.
2. Maintain commercial zoning on the corridors and in transitional areas between the corridors and residential areas.
3. Allow mixed use on commercial corridors.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Higher Density Single Family - Is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

Purpose

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

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.

STAFF RECOMMENDATION 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.

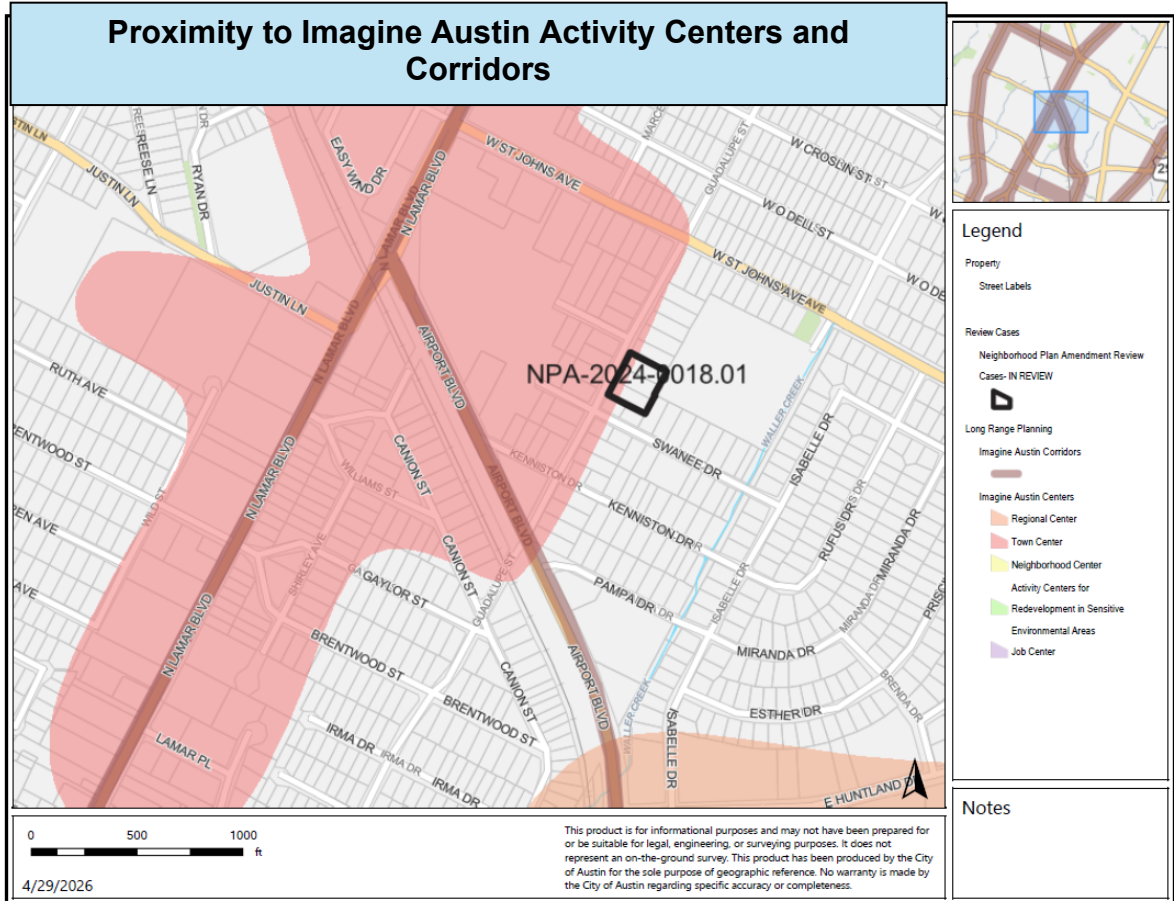
Application

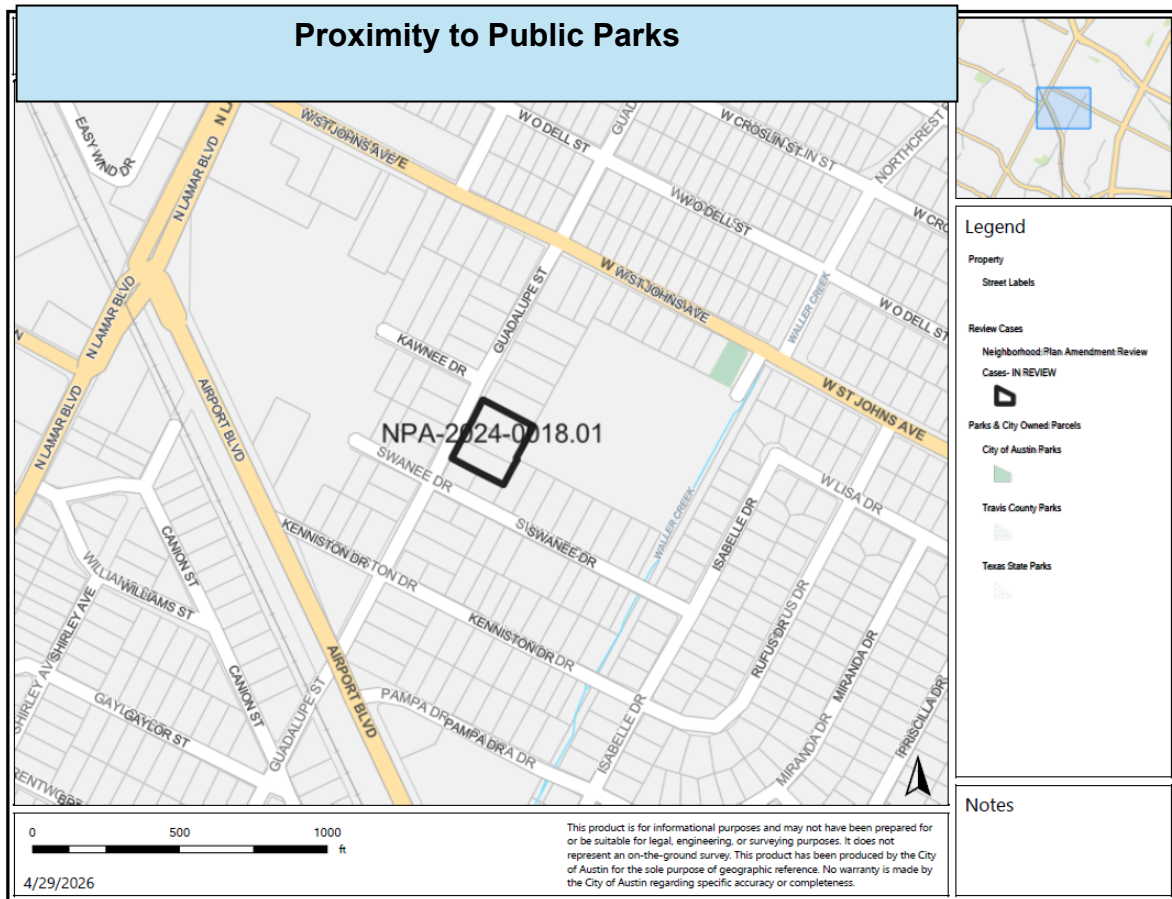
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged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

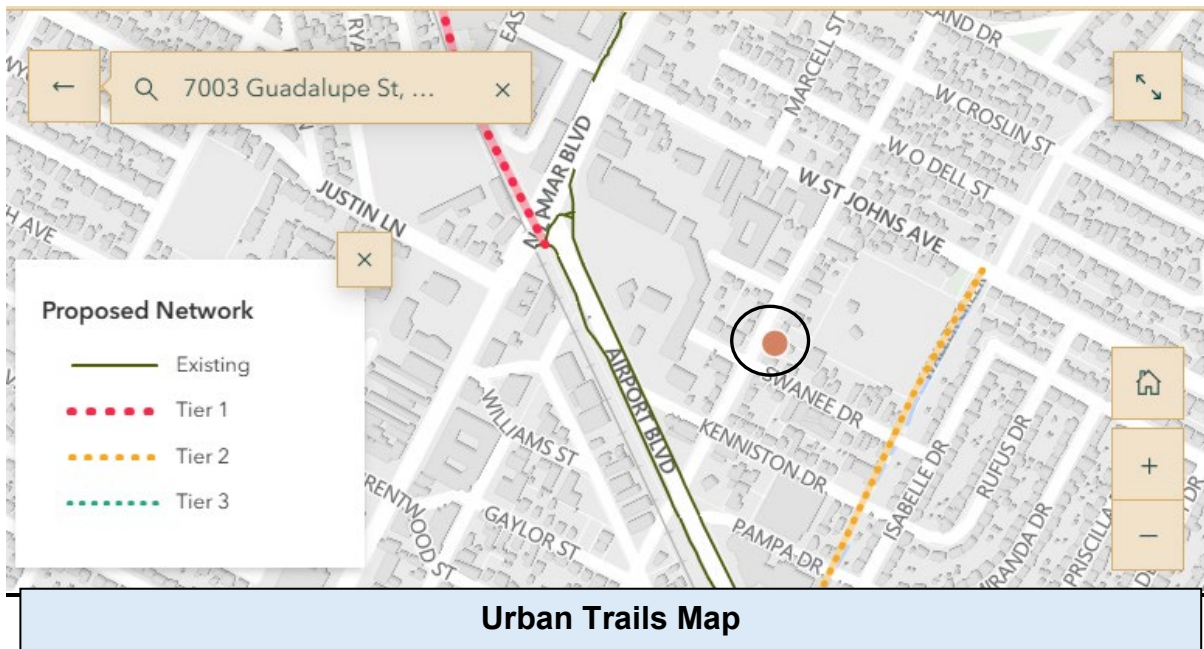
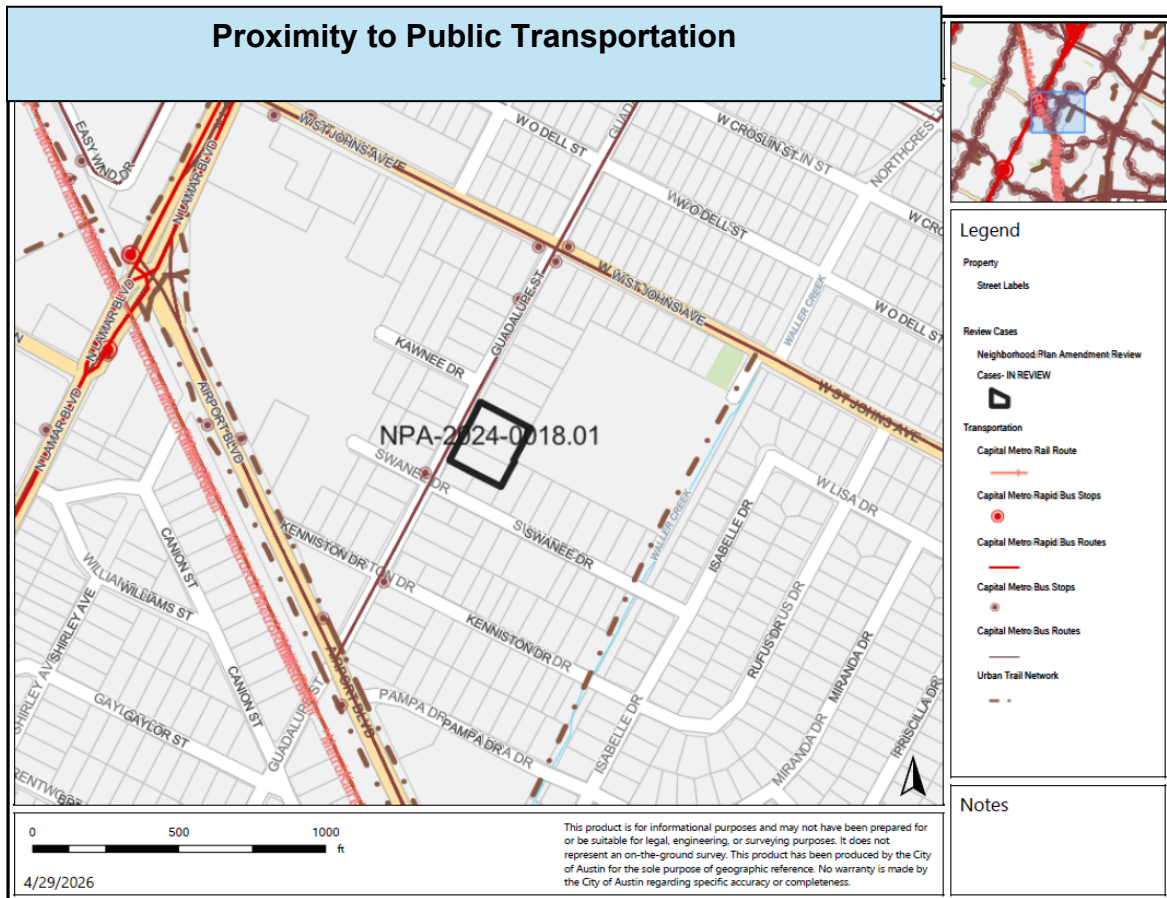
Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: • Within the Crestview Station Regional Center • Near Airport Blvd and N. Lamar Blvd – two activity corridors.
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. • Bus routes along Guadalupe Street, St. Johns Avenue, Airport Blvd. • Near Crestview Station Rail • Near North Lamar Metro Rapid Line
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. • Near The Crescent Shopping Center • Commercial businesses along Airport Blvd, North Lamar Blvd
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. • 99 Ranch Market
No	Connectivity and Education: Located within 0.50 miles from a public school or university. • 0.7 miles from Reilly Elementary School, 405 Denson Dr.
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • Adjacent to Highland Neighborhood Park •
No	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.)
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. • Applicant states affordable units will be provided.
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.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
No	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	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.

9

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 applicant proposes to change the land use on the future land use map (FLUM) from Higher Density Single Family and Multifamily Residential land use to Mixed Use. Staff does not support the applicant's request for Mixed Use land use but instead recommends Multifamily Residential land use.

The applicant proposes to change the zoning on the property from **MF-1-CO-ETOD-DBETOD-NP (Subdistrict 2)** (Multifamily Residence (Limited Density) district – Conditional Overlay combining district - Equitable Transit-Oriented Development Combining District - Density Bonus Equitable Transit Oriented Development Combining District – Neighborhood Plan), **SF-6-NP** (Townhouse and Condominium Residence district – Neighborhood Plan) and **MF-2-ETOD-DBETOD-NP (Subdistrict 2)** (Multifamily Residence (Low Density) district - Equitable Transit-Oriented Development Combining District- Density Bonus Equitable Transit Oriented Development Combining District – Neighborhood Plan) TO **CS-ETOD-DBETOD-CO-NP (Subdistrict 2)** (General Commercial

Services district –Equitable Transit-Oriented Development (ETOD) combining district - Density Bonus Equitable Transit Oriented Development (DBETOD) combining district – Conditional Overlay (CO) combining district - Neighborhood Plan. Zoning staff does not support the applicant’s request for CS-ETOD-DBETOD-CO-NP but instead recommends MF-4-ETOD-DBETOD-NP (Subdistrict 2). For more information on the proposed zoning, see case report C14-2024-0036.

The applicant proposes a development with a mixed of retail uses on the ground floor and residential units above. The applicant states some of the residential units will be affordable housing units.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on March 28, 2024. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 627 meeting notices were mailed to people who own property within 500 feet of the property and people who have utility accounts (renters) within 500 feet of the property, in addition to neighborhood and environmental organizations who requested notification for the area. Two Austin Planning staff members attended the meeting, Maureen Meredith and Mark Walters. Julia Leisk and Jerry Perales from Bowman, the applicants, attended with one person from the neighborhood.

Below are highlights from Julia Leisk and Jerry Perales’s presentation:

- We met with the Highland Neighborhood Planning Committee. We want to create a development that enhances the community.
- We met with Timothy Bray from Council District 4 and talked about a possible access easement from our property to access the park behind the property.
- The neighborhood plan says they want developments to create strong sense of community, and we think our development will do that.
- We are requesting GR-VMU (***Note: the applicant has since revised their zoning request to CS-ETOD-DBETOD-CO-NP***) to have retail on the bottom and apartments above.
- Currently the City is looking at changes to the ETOD Overlay. If that is approved, we will look into how to this could benefit our development. We might revise our application as necessary to take advantage of the additional height.

No questions asked.

**Applicant Summary Letter from *Application (Revised
letter December 3, 2025)***

Bowman

December 3, 2025

Mr. Jonathan Tomko
Planner Principal
Austin Planning, Permitting and Development Center
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Re: 7003, 7005, and 7007 Guadalupe Street Rezone Project Summary Letter

Dear Mr. Tomko:

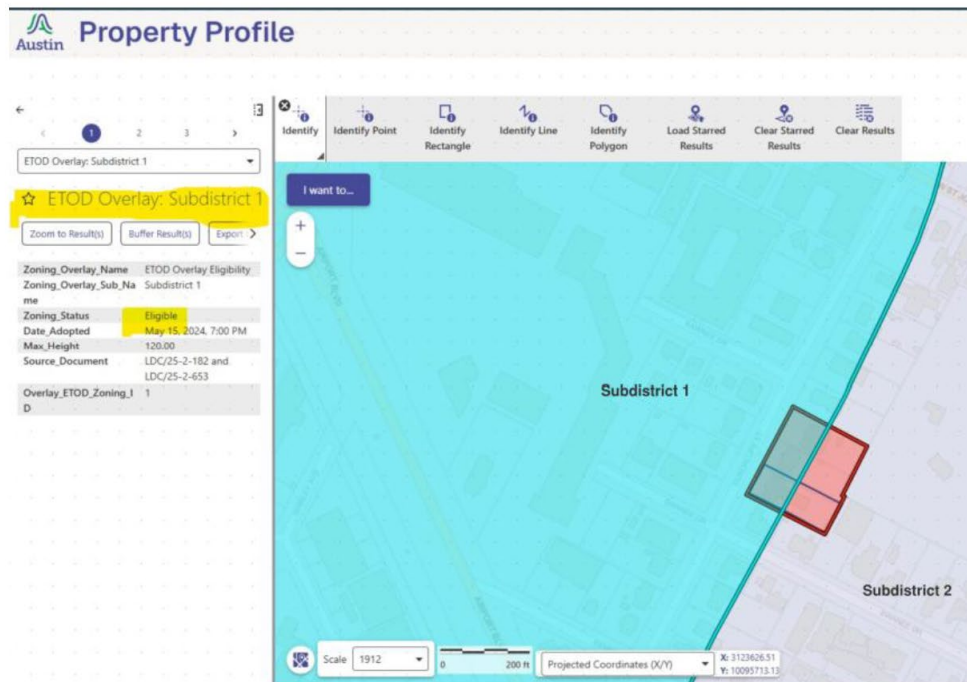
We respectfully submit this Summary Letter for the 7003, 7005, and 7007 Guadalupe Street Rezone Project. This amended rezoning application has an associated Neighborhood Plan Amendment (NPA) application which has been submitted concurrently. This project includes 3 lots at 7003, 7005, and 7007 Guadalupe Street and is approximately 1.01 acres of land situated in the Full Purpose jurisdiction of the City of Austin.

The lots, also known as Lots 9, 10, and 11 of Block 5 in the Silverton Heights Subdivision, are in the 2004 adopted Future Land Use map of the Brentwood/Highland Combined Neighborhood Plan. According to the plan, the land use and zoning associated with each lot are Multifamily Residential/MF-1-CO-ETOD-DBETOD-NP (7003 Guadalupe St), High-Density Single-Family/SF-6-NP (7005 Guadalupe St.), and Multifamily Residential/MF-2-ETOD-DBETOD-NP (7007 Guadalupe St). With our zoning and NPA applications, we are requesting a Neighborhood Plan Amendment to change the Future Land Use designation for each lot to Mixed-use and the zoning to CS-ETOD-DBETOD-NP with inclusion in Subdistrict 1 DBETOD. We are interested in meeting the neighborhood's needs by creating a mixed-use development adjacent to the Highland Neighborhood Park. Our goal is to create a mixed-use development with affordable units and a pedestrian access easement from Guadalupe St to the Highland Neighborhood Park. Since the park only has access from West St. John's Ave, an access easement from Guadalupe St will benefit the community by making this neighborhood amenity more accessible to the public. We believe a change in the land use for these three lots to mixed-use will allow the sites' development to align with the Brentwood Highland Combined Neighborhood Plan's visions and goals to create a strong sense of community with accessibility to parks and open spaces. Furthermore, we have been in correspondence with Timothy Bray, Policy Adviser to Austin City Council Member Chito Vela, and the Highland Neighborhood Contact Team to allow for cooperation and collaboration to ensure that our proposed mixed-use development meets the needs of the community. Based on recommendations from the Highland Neighborhood Contact Team, we have included a conditional overlay to provide limitations on the commercial and civic uses allowed by the CS base zoning district. This list of prohibited uses includes several land uses which are also on the ETOD Overlay's list of prohibited uses – see attached. Also, we would like to request a waiver or reduction in the ETOD's requirement that "Non-residential base zoned sites must provide 75% of the building frontage along a principal street as commercial or civic uses" and include a request to exclude the width of the access easement in

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TBPE Firm No. 14309 | TBPLS Firm No. 101206-00
bowman.com

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the calculation. Regarding our request for Subdistrict 1 DBETOD, since the 3 lots are partially within Subdistrict 1 and Subdistrict 2 (see snapshot below), our request for Subdistrict 1 DBETOD will extend the existing Subdistrict 1 classification to the entire property for a unified zoning entitlement.



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,

Jerry Perales, PE
Team Lead

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Conditional Overlay: Prohibited Uses

Agricultural

- Community Garden
- Urban farm

Civic

- Club or Lodge
- College and University Facilities
- Hospital Services General
- Maintenance and Service Facilities Private
- Telecommunication Tower
- Transitional Housing
- Transportation Terminal

Commercial

- Adult-Oriented Business
- Agricultural Sales and Services*
- Automotive Rentals*
- Automotive Repair Services*
- Automotive Sales*
- Automotive Washing of any type
- Bail Bond Services
- Building Maintenance Services*
- Campground*
- Commercial Blood Plasma Center
- Commercial Off-Street Parking
- Construction Sales and Services
- Convenience Storage*
- Drop-Off Recycling Collection Facilities *
- Electronic Prototype Assembly*
- Electronic Testing *
- Equipment Repair Services*
- Equipment Sales*
- Exterminating Services*
- Food Preparation
- Funeral Services*
- Hotel/Motel
- Hospital Service-Limited (e.g., clinic or urgent care)
- Medical Offices-exceeding 5,000 sq/ft
- Kennels
- Monument Retail Sales
- Off-Site Accessory Parking

- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shop Services
- Research Services
- Service Station *
- Theater
- Vehicle Storage *

Industrial

- Custom Manufacturing
- Limited Warehousing and Distribution *

Residential

- Bed and Breakfast Residential (Group 1)
- Bed and Breakfast Residential (Group 2)

* Uses that are included in the ETOD Overlay's list of Prohibited Uses

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

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From: Meredith, Maureen

Sent: Tuesday, May 5, 2026 12:49 PM

To: nick.pellicciotto@icloud.com; drinkwaterkid 2000@yahoo.com;
katrina.daniel@[REDACTED]; sarahbigger@[REDACTED]; carrietea@[REDACTED];
darienclary@[REDACTED]; mwilliambeaton@[REDACTED]; rtomayko@[REDACTED]

Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>

Subject: Highland NPCT Rec Ltr?: NPA-2024-0018.01_7003 Guadalupe St

Importance: High

Dear Highland NPCT:

Cases **NPA-2024-0018.01** and **C14-2024-0036_7003, 7005, and 7007 Guadalupe Street** are on the May 12, 2026 Planning Commission hearing date. These cases have been postponed a number of times, but it looks like the cases are ready for PC action at the May 12, 2026 PC hearing.

If your team would like to submit a letter of recommendation to be included in our staff reports, please email it to me and Jonathan Tomko, the zoning planner, tomorrow by 9:00 am on Wednesday, May 6th. If we get it later than this, we will submit as late material to Planning Commission.

I've attached the applicant's most recent summary letter for you to review.

Maureen



Maureen Meredith (*she/her*)

Senior Planner

Austin Planning

6310 Wilhelmina Delco Dr.

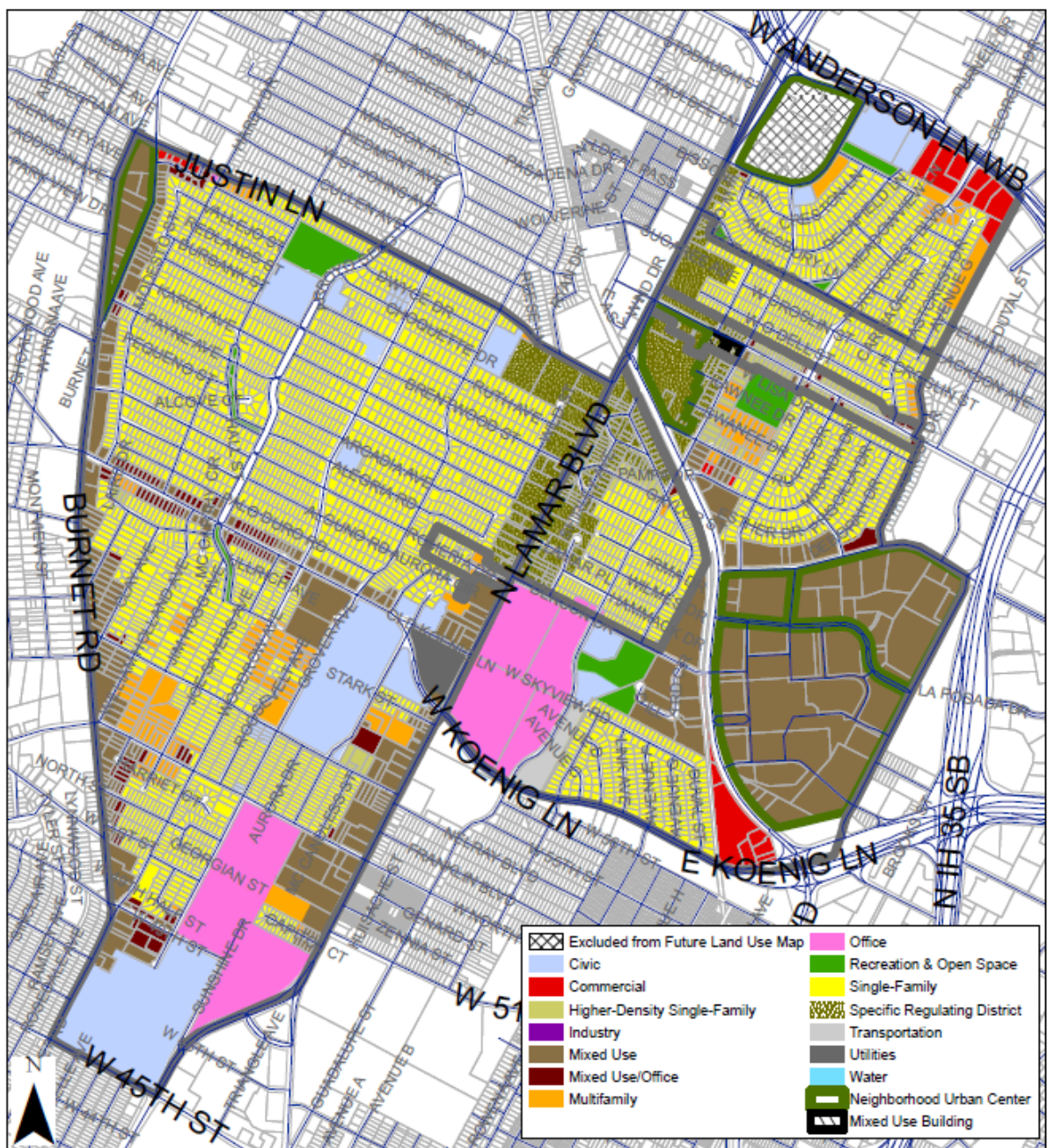
Austin, TX 78752

512-974-2695

maureen.meredith@austintexas.gov

Please Note: Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Por Favor Tome En Cuenta: La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.



Brentwood/Highland Neighborhood Planning Area Future Land Use Map

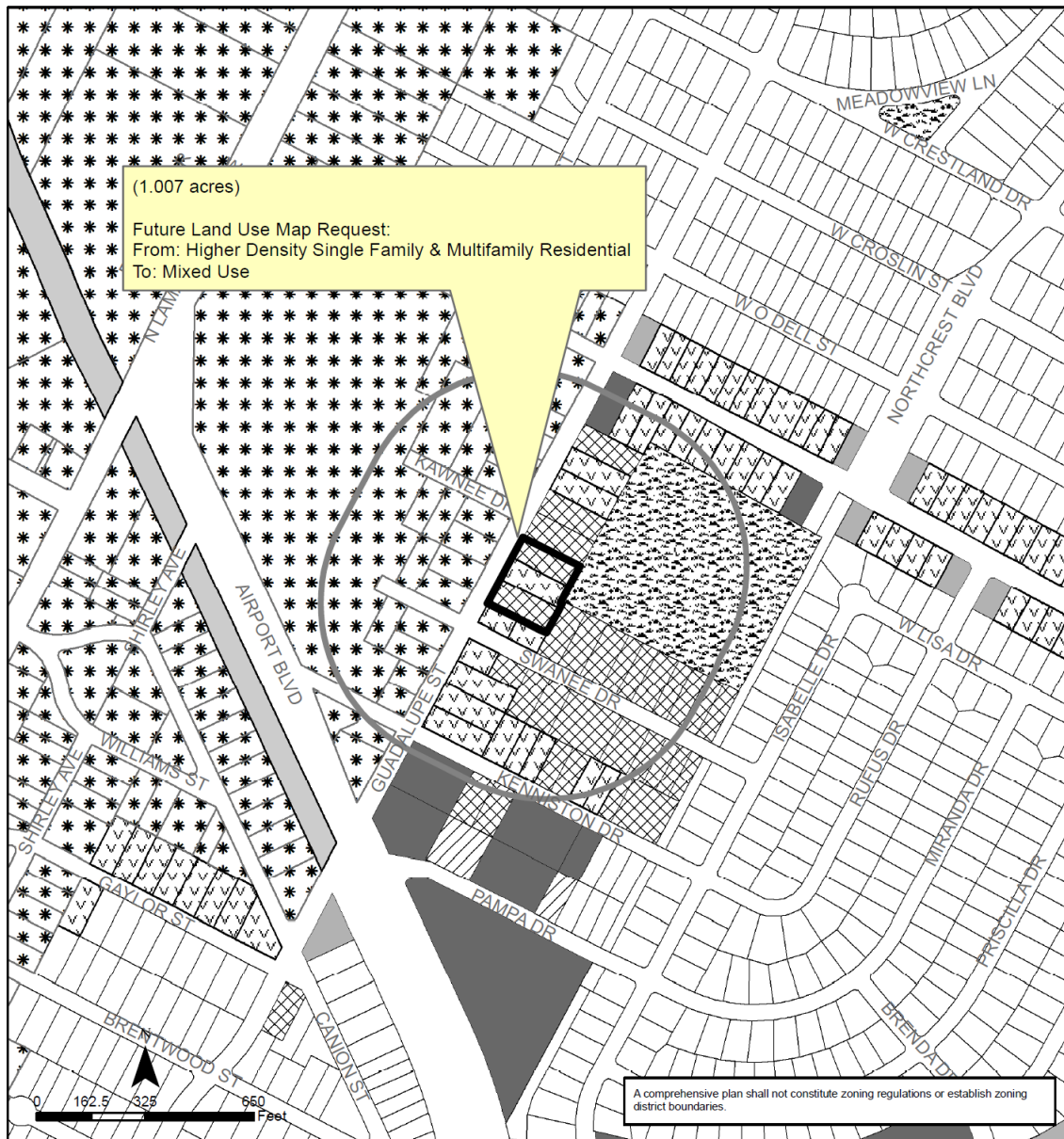


City of Austin
Planning Department
Adopted: 5/13/2004
Updated: 6/25/2025

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Please see the Brentwood/Highland Neighborhood Plan document for more detailed description of the vision and future land use for areas within the neighborhood.

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.



Brentwood/Highland Combined Neighborhood Planning Area NPA-2024-0018.01

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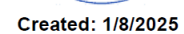
This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

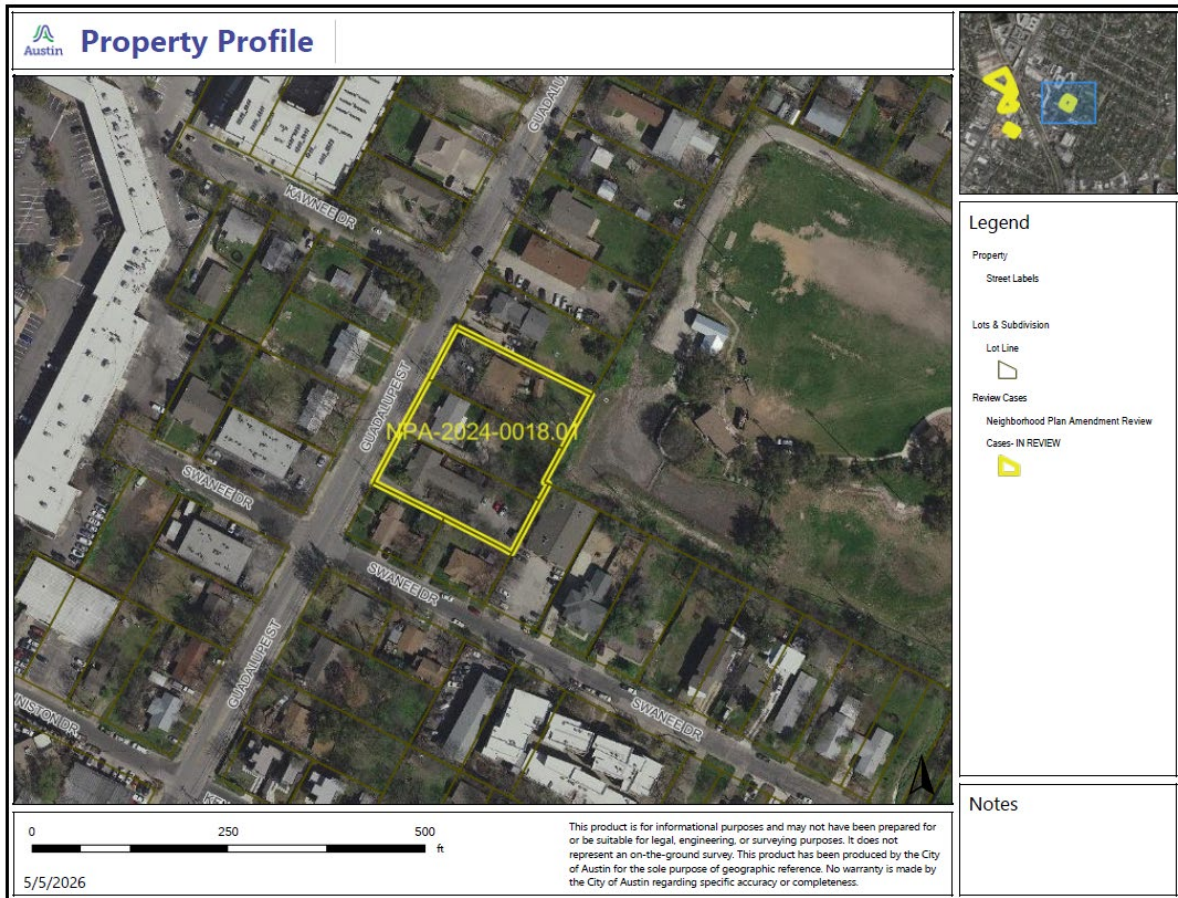


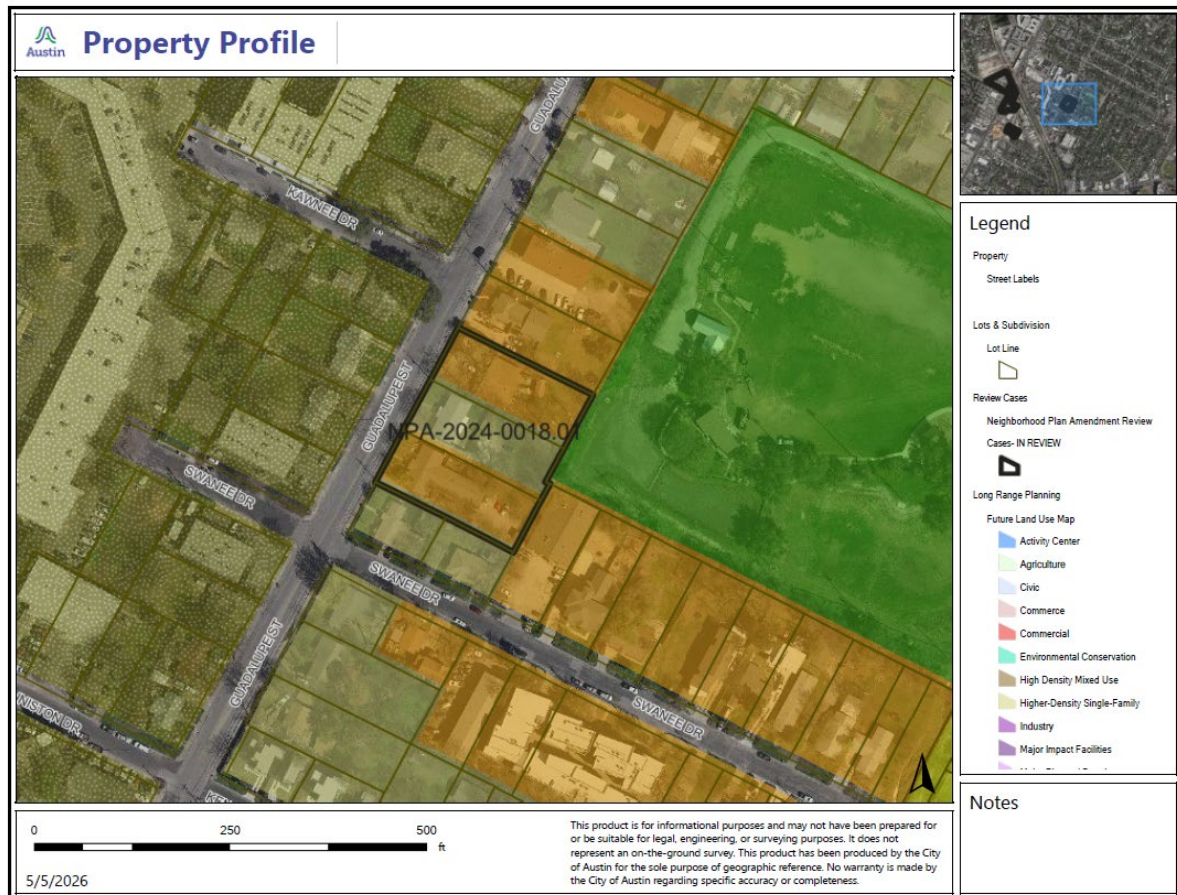
City of Austin
Planning Department
Created on 1/8/2025, by: meekss

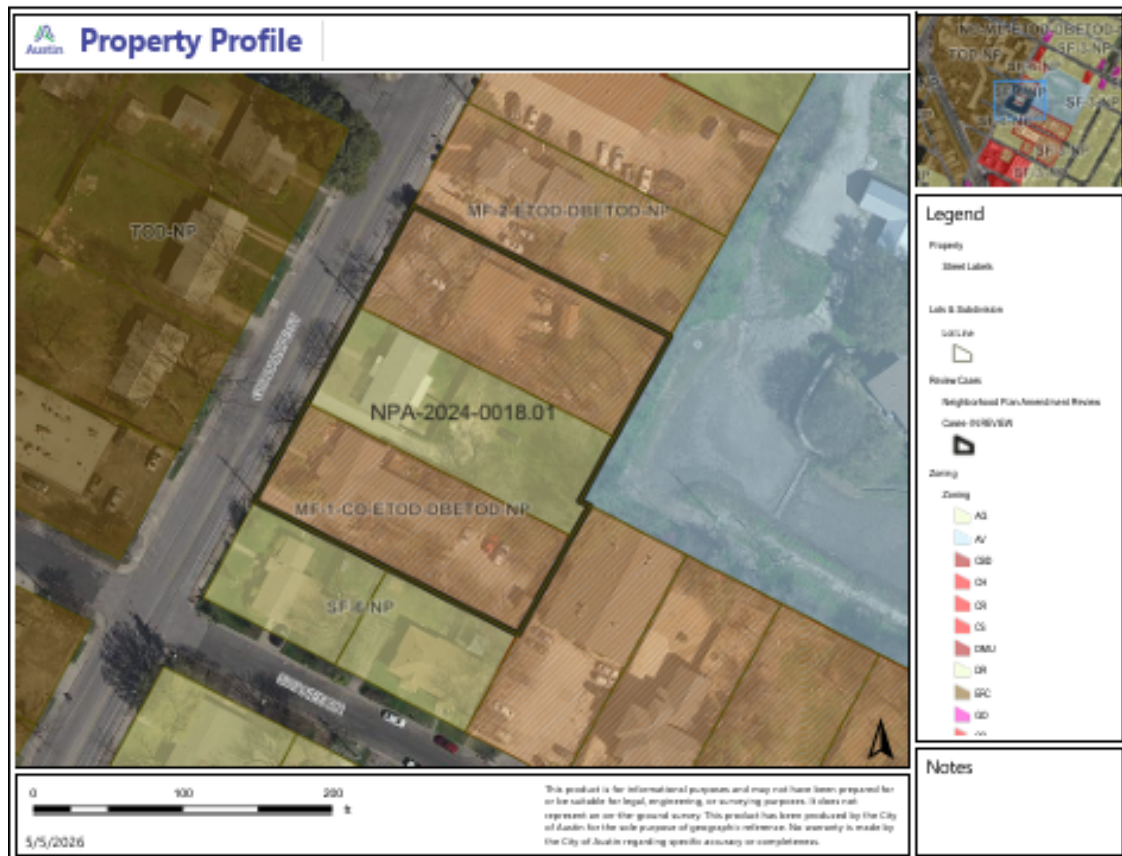
Future Land Use

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









Applicant's Presentation at the Virtual Community Meeting

(No formal presentation made at the meeting by the Applicant)

Correspondence Received

From: Charlie Heinig <
Sent: Tuesday, January 21, 2025 12:58 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Request to speak on Public Hearing on Development

My name is Charlotte Heinig, I live at 7002 Guadalupe and this refers to the project location and rezoning of 7003,7005, and 7007 Guadalupe street.

The case number is C14-2024-0036/Npa-2023-0018.01
I'm sincerely confused on the difference between the cases and would love more information in plain terms if possible.

I'll speak assumptively, please correct me if I'm off base here. I'm open to having a grip on the implications of this rezoning.. I'm very much opposed to turning my neighbors' homes into mix used zoning since that leaves a possibility they may no longer have a home and it will be turned into a business right across the street from me. I dont prioritize having accessibility to a service or business over high density housing for folks in the city.

I see youre listed as the case manager and I'm sure you can shed some light on this. If my assumptions are correct, I'd like to have a chance to speak at the online meeting on the 28th. I'm opposed.

Let me know what information I need to provide for you,
Thank you so much,
Charlotte Heinig

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
Maureen Meredith
City of Austin - PDC
Planning Department
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-2024-0018.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: August 26, 2025 - Planning Commission

☒ I am in favor
☐ I object

DAVID ORR
Your Name (please print)

7106 GUNDALUPE ST.
Your address(es) affected by this application

H-10 8/19/2025
Signature Date

Comments: WE WOULD LOVE TO HAVE MORE
WALKABLE BUSINESSES IN THE NEIGHBORHOOD!