

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: North Burnet/Gateway

CASE#: NPA-2024-0024.01

DATE FILED: January 25, 2024

PROJECT NAME: 2700 Gracy Farms Lane

PC DATES: August 13, 2024

July 13, 2024

June 25, 2024

June 11, 2024

ADDRESS/ES: 2700 and 2700 ½ Gracy Farms Lane

DISTRICT AREA: 7

SITE AREA: 3.07 acres

OWNER/APPLICANT: KREA, 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: Mixed Use

To: High Density Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2024-0005

From: NBG-NR-NP

To: NBG-CMU (Midway Zone)-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 2007

CITY COUNCIL DATE: September 12, 2024

ACTION: *(pending)*

PLANNING COMMISSION RECOMMENDATION:

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

July 23, 2024 – Postponed to August 13, 2024 on the consent agenda at the request of Staff [A. Woods – 1st; R. Johnson- 2nd] Vote: 10-0-1 [C. Hempel and D. Skidmore absent. J. Mushtaler abstained. G. Anderson abstained from Item #15. R. Johnson recused from Item #20].

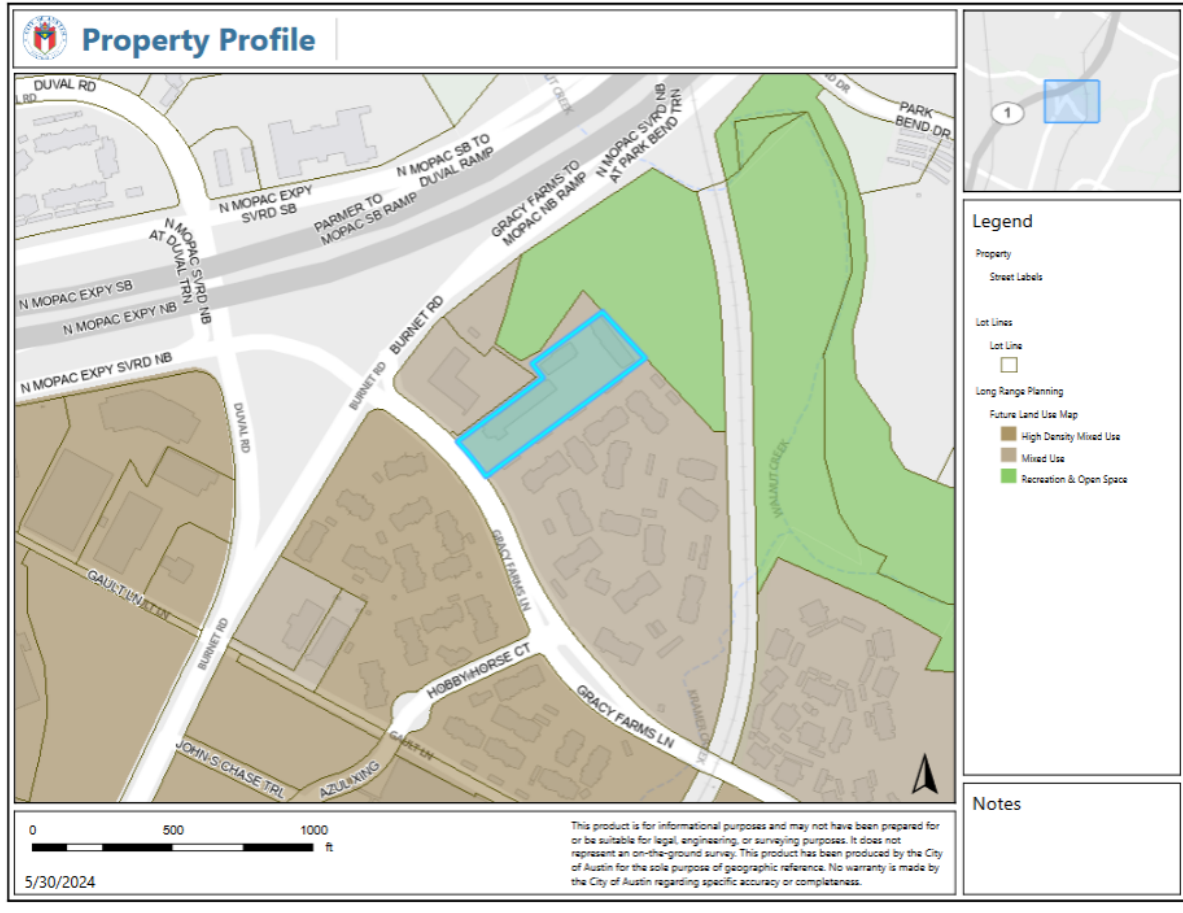
June 25, 2024 – Postponed to July 23, 2024 on the consent agenda at the request of Staff. [R. Johnson – 1st; F. Maxwell – 2nd] Vote: 8-0 [C. Hempel, A. Azhar, A. Haynes, and J. Mushtaler absent. G. Cox off the dais].

June 11, 2024 – Postponed to June 25, 2024 on the consent agenda at the request of Staff. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 11-0 [N. Barrera-Ramirez absent. G. Cox off the dais. G. Anderson recused from Items #12 and #13].

STAFF RECOMMENDATION: To recommended for the Applicant’s request for High Density Mixed Use land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicant’s request for High Density Mixed Use because it could provide more housing in the planning area and the city. The area has been growing over the years with the Q2 Stadium and the proposed new McKalla Rail Station to be developed approximately two miles south of the subject property. City Council signed resolution 20230504-020 which directed staff to initiate amendments to the North Burnet/Gateway Vision Plan recognizing the area’s growth. Transitioning the property from Mixed Use to High Density Mixed Use is consistent with the development of the area.

The applicant proposes will provide approximately 20,000 square feet of activated, ground-floor retail uses with 350 multifamily housing units and 210 hotel rooms.



Below are some of the North Burnet/Gateway Plan Goals that staff believes supports the applicant's request:

ONE: Transform the aging, auto-oriented commercial and industrial uses into a livelier mixed-use neighborhood that is more pedestrian- and transit-friendly and can accommodate a significant number of new residents.

a. Create a dense and vibrant "town center" with an urban form and uses less reliant on the automobile. This means creating a concentration of interrelated uses that provide for a range of activities to occur in close proximity to transit.

b. Achieve a balance of jobs, houses, retail, open space and community facilities. The essence of a mixed-use area is that it allows for opportunities to live, work, and play within the same area.

c. Enable opportunities for transit- oriented development based on the presence of both the Capital Metro and the potential Austin-San Antonio Inter-municipal Rail District (currently Union Pacific) commuter rail line.

d. Enable redevelopment and adaptive reuse while accommodating existing uses. Recognize that the auto-oriented uses will be less appropriate and could be reformatted to more local neighborhood-oriented uses.

e. Include significant higher density residential uses in the mix to accommodate some of the region's expected population growth.

f. Provide for a variety of housing options and affordability, so that people of all income levels can live and work in the area. Encourage housing to be developed in close proximity to potential jobsites as well as public transit so that residents may reduce their dependency on personal vehicles and save on transportation costs.

LAND USE DESCRIPTIONS:

EXISTING 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.

PROPOSED LAND USE:

High Density Mixed Use - An area that is appropriate for a mix of residential and non-residential uses with floor-to-area ratios of 3.0 or higher.

Purpose

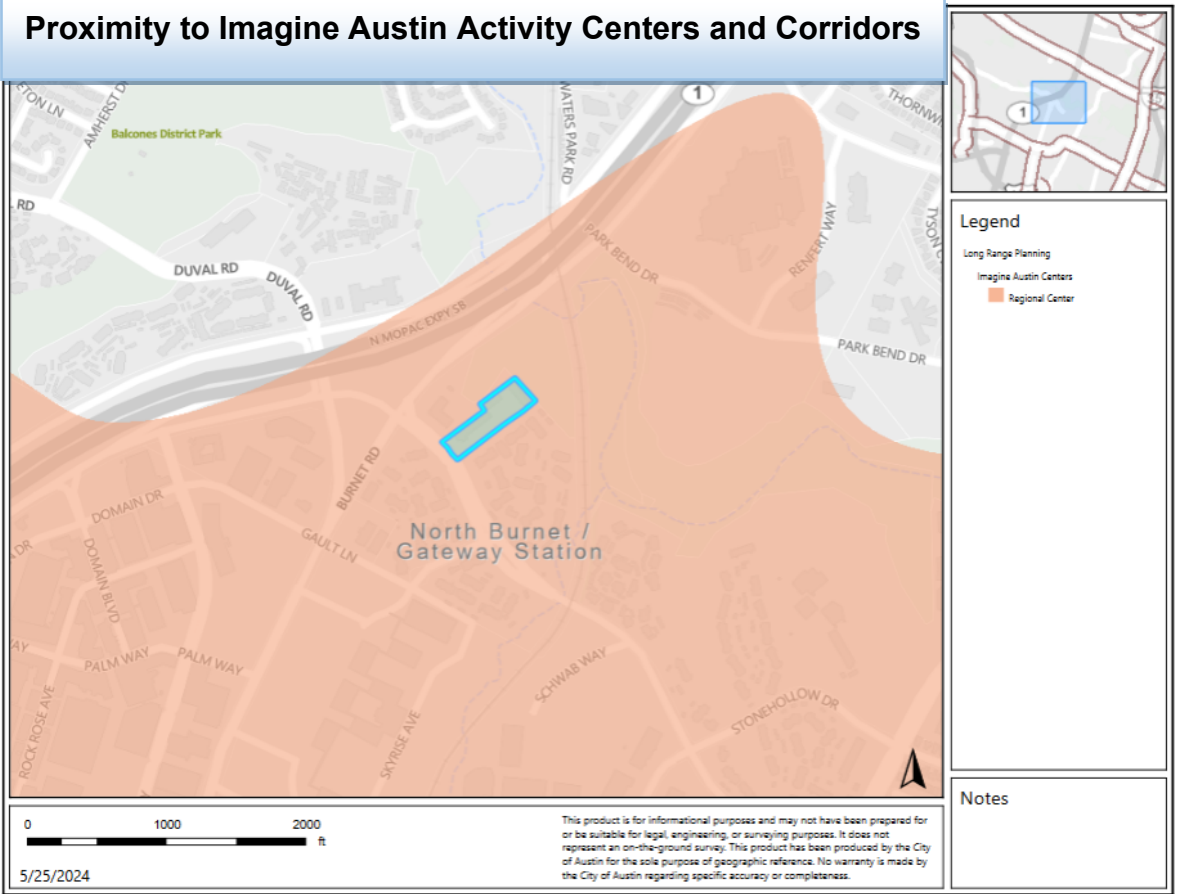
1. Encourage dense, pedestrian- oriented development in downtown, areas near downtown, and sites with exceptional transportation access;
2. Provide a transition between the central core and surrounding districts; and
3. Encourage redevelopment of sites in or near the center city.

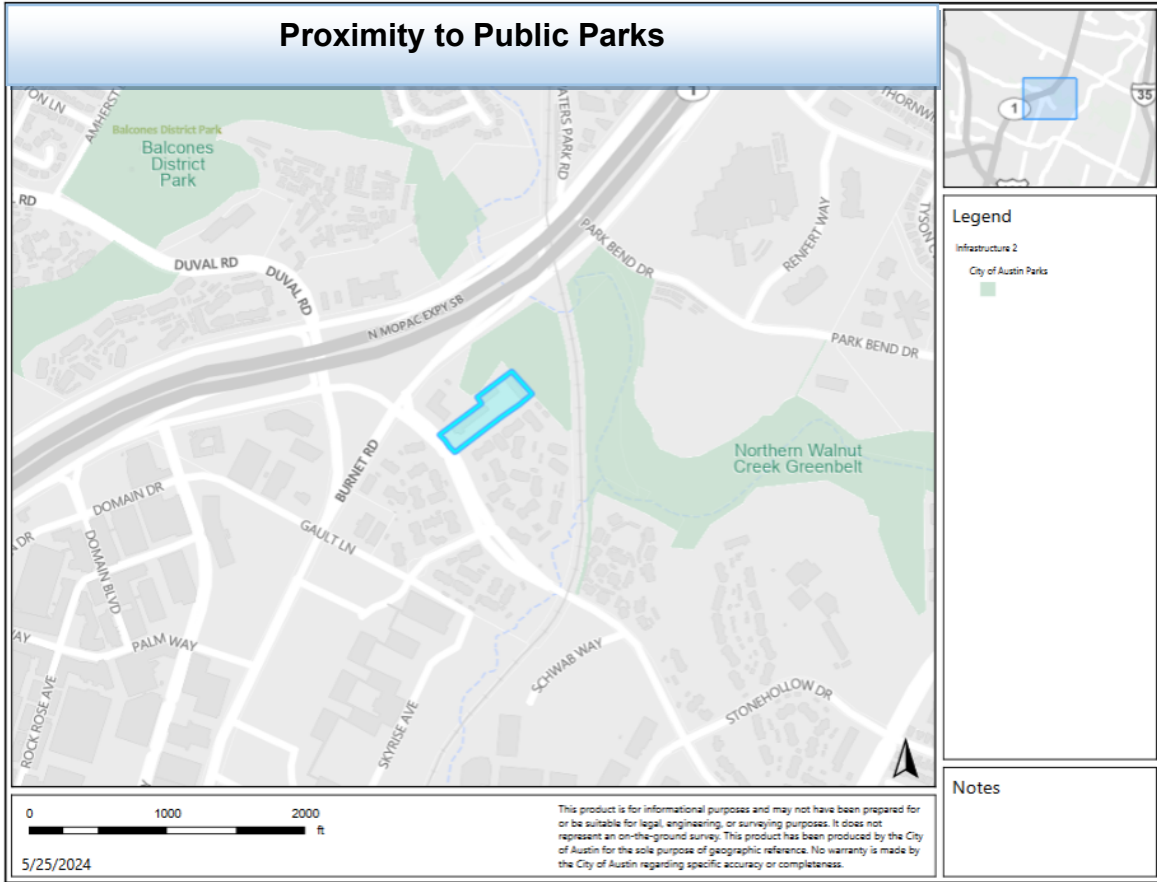
Application

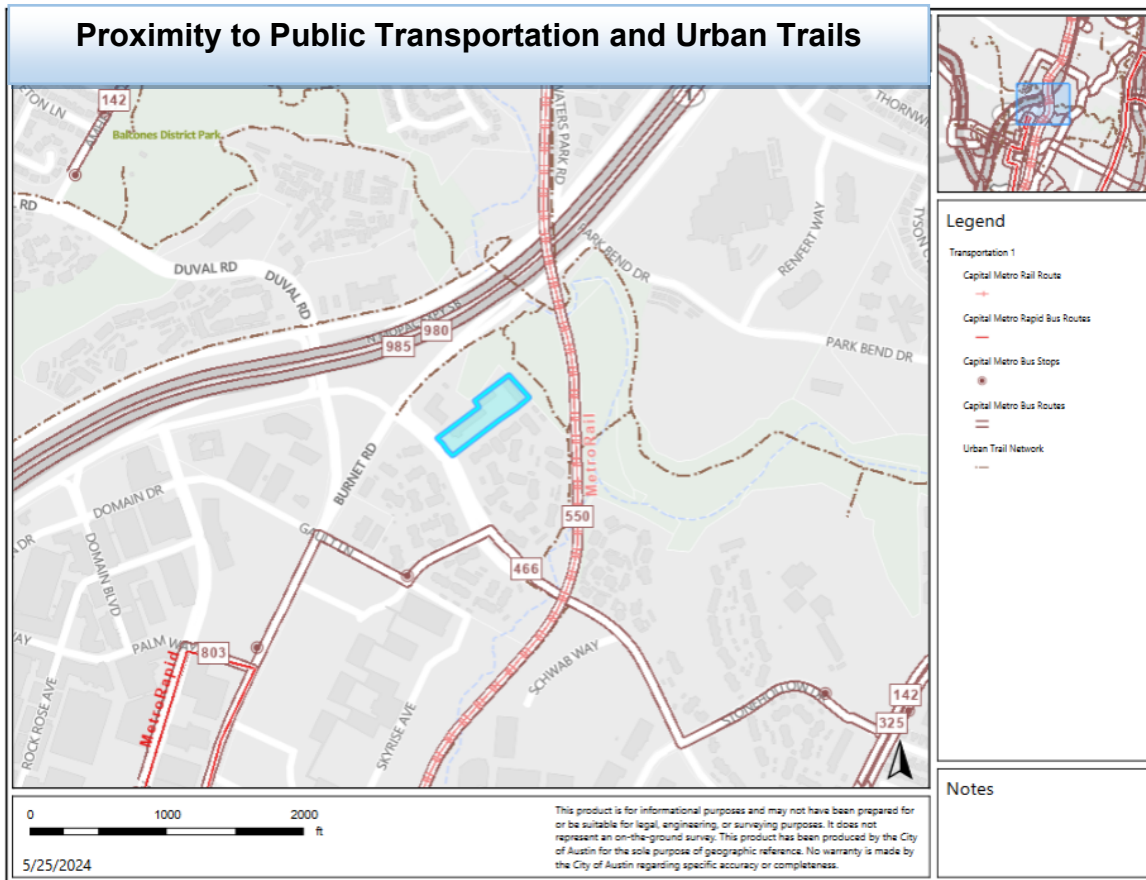
1. Applicable to most mixed-use/commercial sites in the Central Business District;
2. May be applied to other central areas, such as the Central Urban Redevelopment Area, where existing population and infrastructure can support higher-density development;
3. May also be applied to areas outside of the central core where higher densities can be supported and neighborhood impacts are minimal; and
4. Can be used to accommodate Transit-Oriented Development at existing or proposed transit stations.

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:

	<ul style="list-style-type: none"> • Property is located in the North Burnet/Gateway Station Regional Center
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> •
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.
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"> • 0.6 miles by foot and bike. 1.6 miles by car
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.6 miles from Harmony School of Science
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"> • Near Northern Walnut Creek Greenbelt
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 miles from St. David's North Austin Medical Center
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. <ul style="list-style-type: none"> • 350 multifamily housing units proposed
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.
Not known	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.
11	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 future land use map (FLUM) from Mixed Use to High Density Mixed Use land use.

The applicant proposes to change the zoning on the property from NBG-NR-NP (North Burnet Gateway – Neighborhood Residential Subdistrict – Neighborhood Plan) to NBG-CMU-NP (North Burnet Gateway – Commercial Mixed Use Midway Zone Subdistrict). For more information on the proposed rezoning, see case report C14-2024-0005.

The applicant proposes a mixed use development with approximately 20,000 square feet of activated ground-floor retail uses and 350 multifamily housing units and 210 hotel rooms.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on April 2, 2024. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 745 community meeting notices were mailed to people who live or own property within 500 feet of the subject tract in addition to neighborhood and environmental groups who requested notification for the area. Two staff members from the Planning Department attended, Maureen Meredith and Mark Walters in addition to the applicant’s agents Amanda Swor and Drew Rafaele from Drenner Group, PC. No one from the neighborhood attended.

Below are highlights from Amanda Swor’s presentation:

- There is an existing hotel/motel use on the property with 136 rooms.
- It is within the North Burnet/Gateway (NBG) Station and Imagine Austin Regional Center TOD
- The property has transit access:
 - It’s on a NBG Pedestrian Priority Collector – Gracy Farms Lane
 - There are Capital Metro bus routes 244 Kramer/Domain (Local)
 - There are urban trails and bike lanes on Gracy Farm Lane. There is a planned protected bike lane on Gracy Farms Lane and a Red Line Trail that is in design.
- The proposed rezoning is from NBG-NP (North Burnet Gateway – Neighborhood Plan) NR – Neighborhood Residential Subdistrict) to CMU-Midway Zone (Commercial Mixed Use – Midway Zone Subdistrict).
- The proposed FLUM change is from Mixed Use to High Density Mixed Use land use.

- The largest between the two is the NR has a max. height of 40 feet, Max. FAR 1:1 and Development Bonus max. of 60 feet and 2:1 FAR. The CMU-Midway Zone has a development bonus max. height of 350 feet and FAR 10:1.

There were no neighborhood participants in the meeting.

Applicant Summary Letter from Application



May 13, 2024

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

Via Electronic Delivery

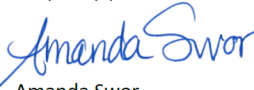
Re: 2700 Gracy Farms Lane – Rezoning and Neighborhood Plan Amendment applications for the approximately 3.07-acre property located at 2700 Gracy Farms Lane and 2700 ½ Gracy Farms Lane in Austin, Travis County, Texas (the “Property”).

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit this letter to correct the requested zoning subdistrict stated in the applicant summary letter, rezoning and Neighborhood Plan Amendment applications currently under review, assigned case numbers C14-2024-0005 and NPA-2024-0024.01, submitted on January 23, 2024 and January 25, 2024, respectively.

The Property is currently zoned NBG-NP (North Burnet/Gateway – Neighborhood Plan), with a subdistrict designation of NR (Neighborhood Residential). The requested rezoning change is from the NR subdistrict to the CMU-Midway (Commercial Mixed Use – Midway Zone) subdistrict to allow for the redevelopment of the Property with a transit supportive, mixed-use building.

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, *Planning Department (via electronic delivery)*
Sherri Sirwaitis, *Planning Department (via electronic delivery)*
Maureen Meredith, *Planning Department (via electronic delivery)*

Amanda Swor
aswor@drennergroupp.com
512-807-2904



January 17, 2024

Ms. Lauren Middelton-Pratt
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 2700 Gracy Farms Lane – Rezoning and Neighborhood Plan Amendment applications for the approximately 3.07-acre property located at 2700 Gracy Farms Lane and 2700 ½ Gracy Farms Lane in Austin, Travis County, Texas (the “Property”)

Dear Ms. Middelton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning and Neighborhood Plan Amendment (NPA) application packages. The project is titled 2700 Gracy Farms Lane and is approximately 3.07 acres of land, on the east side of Gracy Farms Lane and south of Burnet Road. The Property is in the full purpose jurisdiction of the City of Austin.

The Property is currently zoned NBG-NP (North Burnet/Gateway – Neighborhood Plan), with a subdistrict designation of TOD-NR (Transit Oriented Development – Neighborhood Residential). The requested change is from the TOD-NR subdistrict to the newly created TOD-CMU-Midway (Transit Oriented Development – Commercial Mixed Use – Midway Zone) subdistrict. The purpose of this request is to allow for the redevelopment of the Property for a transit-oriented, mixed-use building within the Imagine Austin North Burnet/Gateway Station Regional Center. The Imagine Austin Comprehensive Plan states that Regional Centers are intended to provide increased density of people and jobs through the development of low to high-rise apartments and mixed-use buildings. The proposed project will provide approximately 20,000 square feet of activated, ground-floor retail uses as well as 350 multifamily housing units and 210 hotel rooms in the City of Austin’s identified “second downtown.”

The proposed TOD-CMU-Midway subdistrict would allow for the Property to increase the eligible maximum Floor-to-Area (FAR) from 2:1 up to 10:1 and maximum building height from 60 feet up to 350 feet with participation in the NBG’s Development Bonus Program. Participation in the bonus program would equate to approximately 40,000 square feet of the project being reserved as affordable housing units on-site for households earning up to 60% the Median Family Income (MFI).

The Property is within the North Burnet/Gateway Combined Neighborhood Planning Area, adopted November 1, 2007. As part of the North Burnet/Gateway Neighborhood Plan adoption, the Property’s future land use map designation is mixed use. A Neighborhood Plan Amendment (NPA) application will be submitted in conjunction with this rezoning request to amend the FLUM from Mixed Use to High Density Mixed Use.

January 17, 2024

Page 2

A Zoning Transportation Analysis (ZTA) will be required, per the attached TIA determination waiver dated December 28, 2023, and executed by Adrianna Morrow.

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,

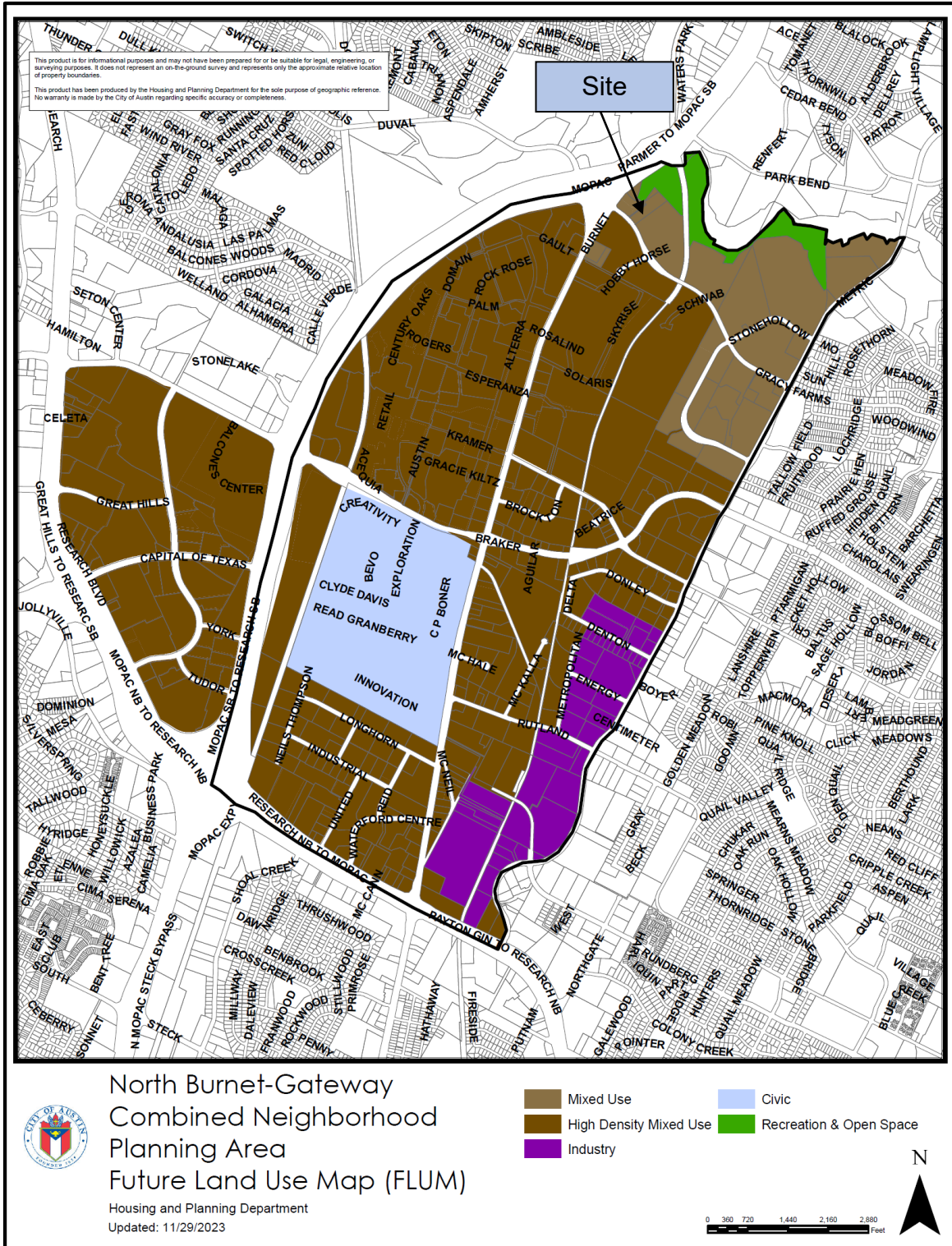


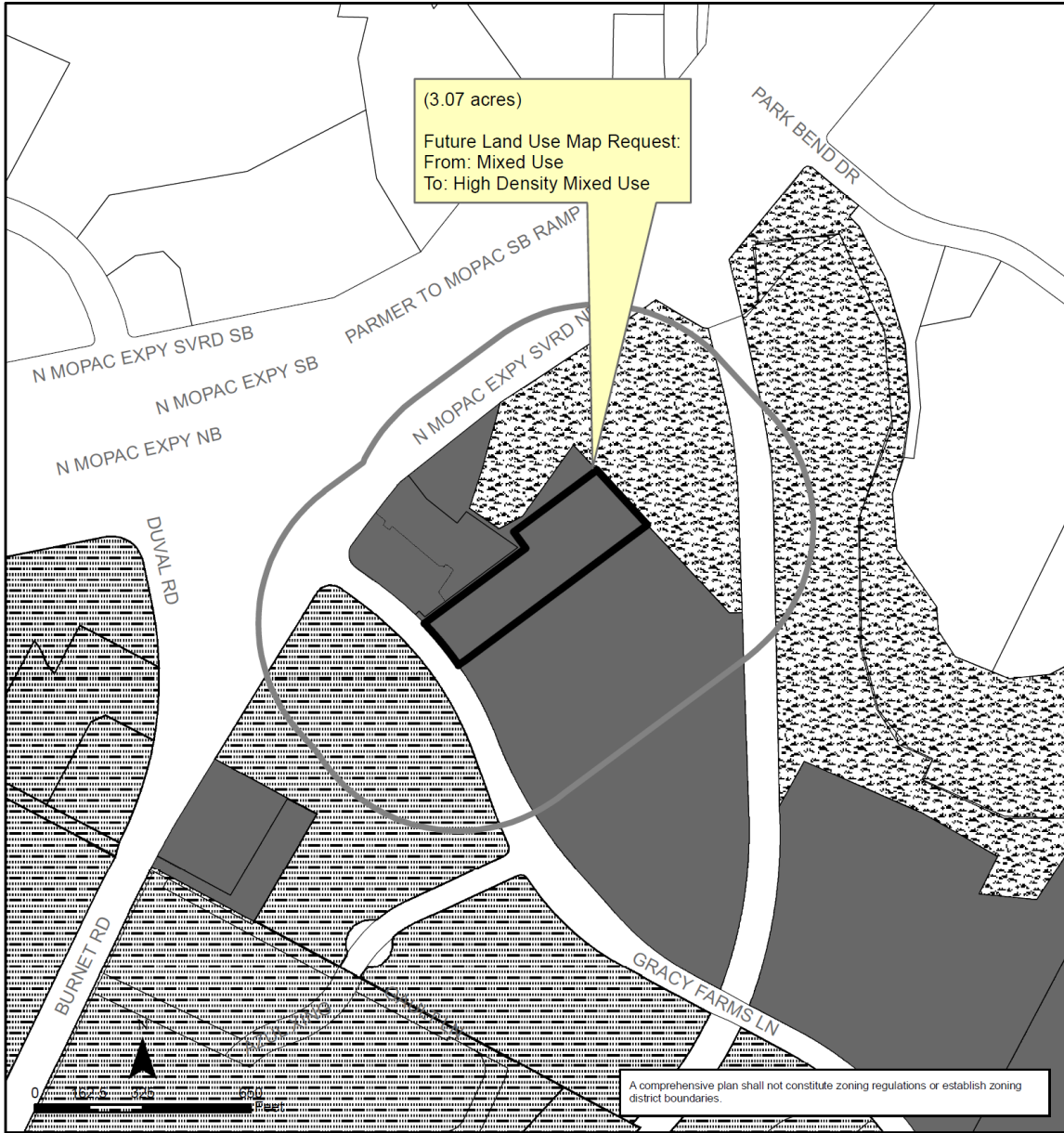
Amanda Swor

cc: Joi Harden, Planning Department (*via electronic delivery*)
Jorge Rousselin, Planning Department (*via electronic delivery*)

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

(There is no Neighborhood Plan Contact Team in the
North Burnet/Gateway Neighborhood Planning Area)





**North Burnet/Gateway Combined Neighborhood Planning Area
 NPA-2024-0024.01**

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.

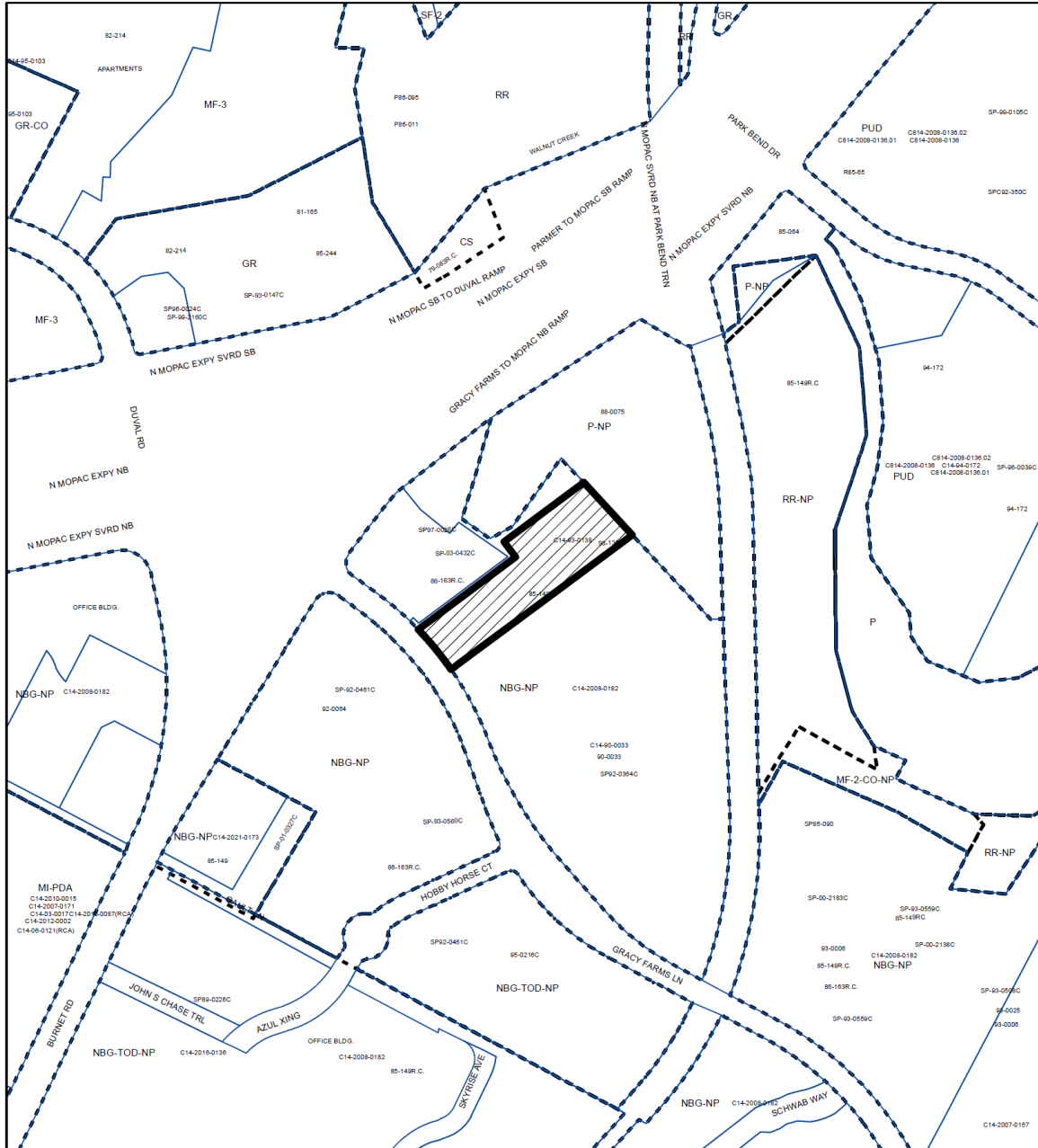
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City of Austin
 Planning Department
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
Future Land Use


Subject Tract	Mixed Use
500 ft. notif. boundary	Recreation & Open Space
High Density Mixed-Use	





 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING
 ZONING CASE#: C14-2024-0005

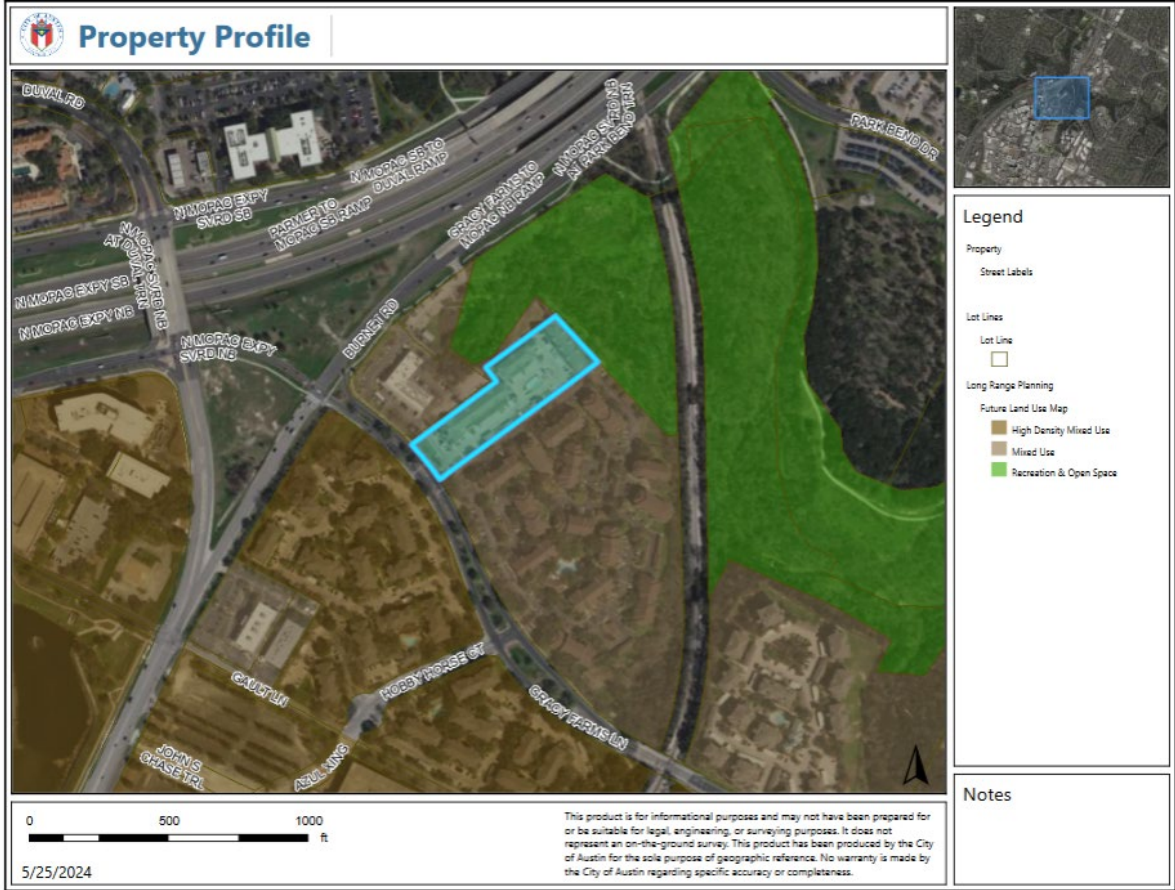
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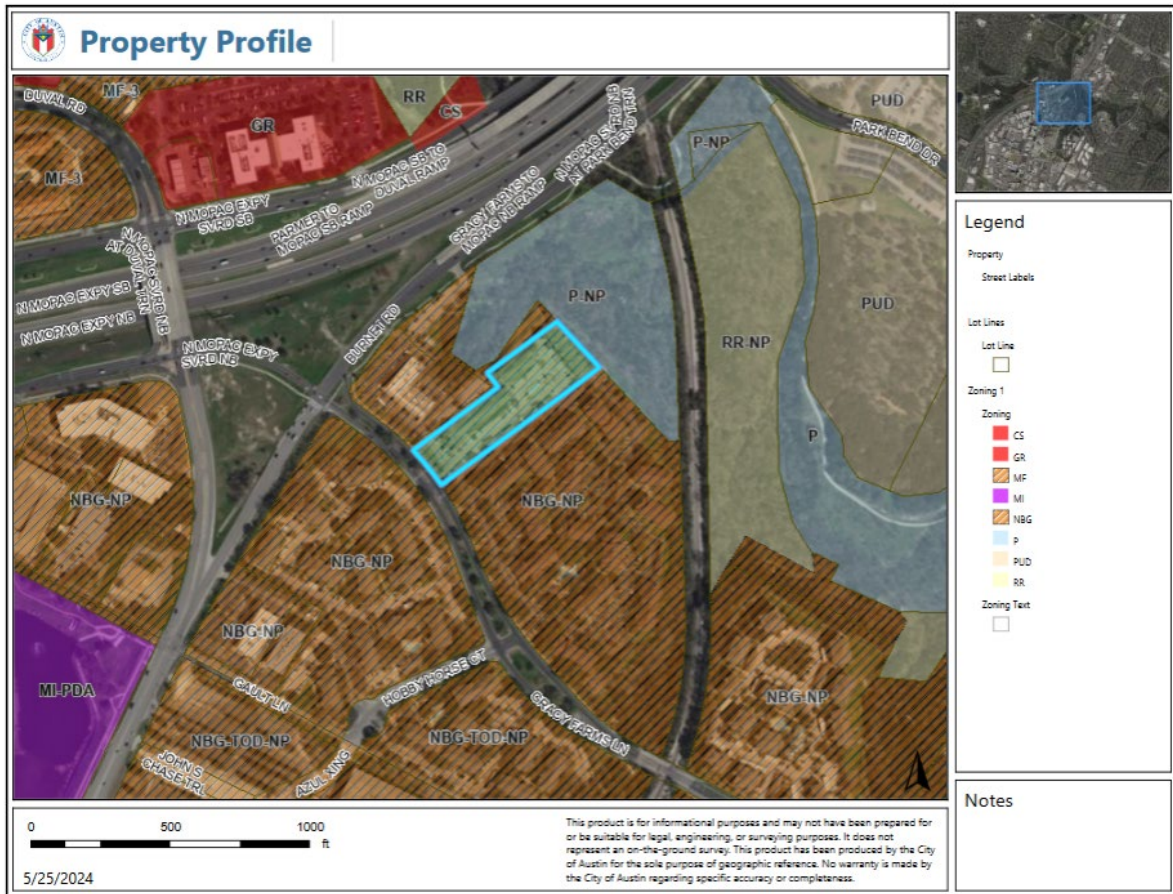
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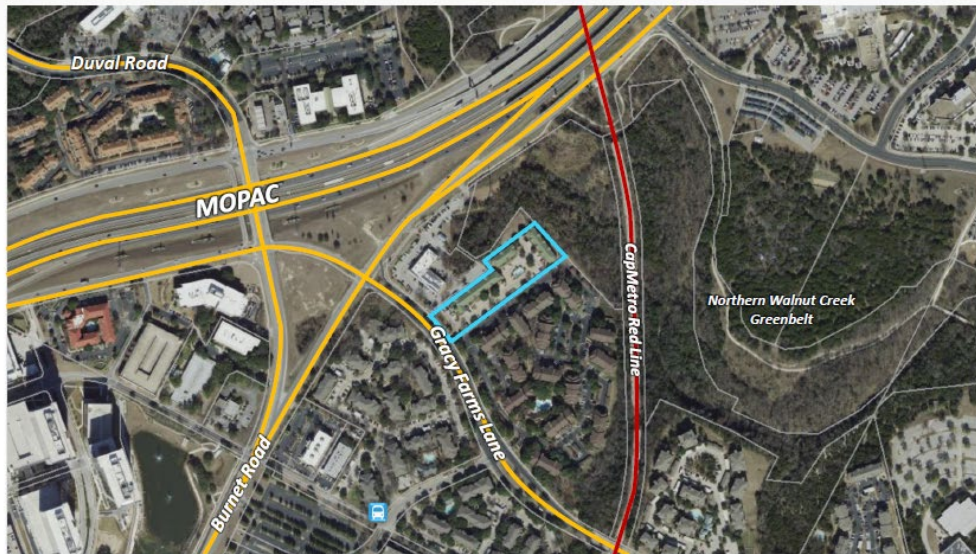
**Amanda Swor's Presentation at the April 2, 2024
Virtual Community Meeting**

2700 Gracy Farms Lane

City of Austin NPA Meeting
NPA-2024-0024.01 and C14-2024-0005
April 2, 2024

1

Site Aerial



2

Site Aerial



3

Property Details

Size:

- 3.07 acres

Current Use:

- Hotel/motel use
- 136 rooms

Location:

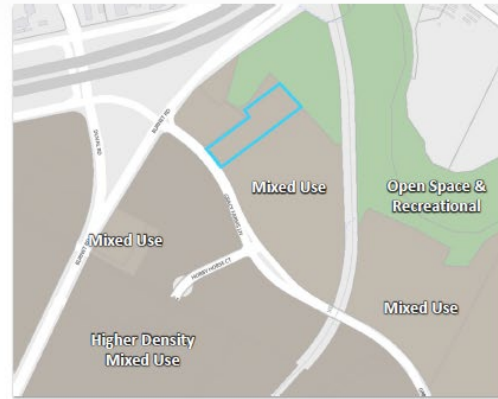
- North Burnet/Gateway (NBG) Station – Imagine Austin Regional Center
 - Transit-Oriented Development (TOD)

Transit/Access:

- NBG Pedestrian Priority Collector (PPC) – *Gracy Farms Lane*
- Hobby Horse/Gracy Farms CapMetro stop:
 - Route 244 Kramer/Domain (Local)
- Urban Trails and Bike Lanes:
 - Buffered bike lanes (2-way) on Gracy Farms Lane – *Complete*
 - Protected bike lanes (1-way) on Gracy Farms Lane – *Planned*
 - Red Line Trail – *In Design*

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Subdistrict Zoning and FLUM Map



NBG-NP (North Burnet Gateway – Neighborhood Plan)
NR (Neighborhood Residential Subdistrict)
to
NBG-NP (North Burnet Gateway – Neighborhood Plan)
CMU-Midway Zone (Commercial Mixed Use - Midway Zone Subdistrict)

Mixed Use
to
Higher Density Mixed Use

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Zoning Comparison

Neighborhood Residential (NR)

- Max. Height: 40 feet
- Max. FAR: 1:1
- Development Bonus Maximums:
 - Height: 60 feet
 - FAR: 2:1

Commercial Mixed Use – Midway Zone (CMU-Midway)

- Max. Height: 40 feet
- Max. FAR: 1:1
- Development Bonus Maximums:
 - Height: 350 feet
 - FAR: 10:1

No changes to the base maximum height or FAR are proposed with the rezoning request.

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North Burnet/Gateway Neighborhood Plan

Land Use and Zoning Goal #1: *“Allow increased density and building heights to accommodate some of the expected population growth in the region.”*

Housing Goal #1: *“Provide zoning entitlements that allow high density housing developments in the North Burnet/Gateway area...to increase the supply of housing in Austin and begin to accommodate some of the housing demand that will be generated from expected population growth in the region.”*

Housing Goal #2: *“Encourage high density housing in close proximity to transit to help reduce vehicle dependency.”*

Housing Goal #3: *“Provide density bonuses for developments that include at minimum, rental units for households with incomes at or below 60% of the area median family income (MFI) or ownership units for households with incomes at or below 80% MFI.”*

7

Imagine Austin – 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.”

8

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 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.”*

HN P4. *“Coordinating and planning for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled.”*

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Agent Information

Amanda Swor

Email: aswor@drennergroupp.com

Phone: 512-807-2904

10

Correspondence Received

(No correspondence received)