

ZONING CHANGE REVIEW SHEET

CASE: **C14-2024-0058** – 4302 S. Congress Avenue

DISTRICT: 3

ADDRESS: 4302 South Congress Avenue

FROM: CS-MU-V-NP

TO: CS-MU-V-DB90-NP

SITE AREA: 1.151 acres

PROPERTY OWNER: AV GF 4302 SOCO LLC (Shravan Parsi)

AGENT: Drenner Group (Leah Bojo)

CASE MANAGER: Marcelle Boudreaux (512-974-8094, marcelle.boudreaux@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – mixed use - vertical mixed use building – density bonus 90 - neighborhood plan (CS-MU-V-DB90-NP) combining district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 9, 2024: *APPROVED CS-MU-V-DB90-NP COMBINING DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT.*

[A. AZHAR; F. MAXWELL -2nd] (7-3) G. COX, N. BARRERA-RAMIREZ, A. HAYNES – NAY; C. HEMPLE, A. PHILLIPS, P. HOWARD – ABSENT

MOTION BY PLANNING COMMISSION TO POSTPONE TO JULY 23, 2024, PLANNING COMMISSION FAILED.

[A. HAYNES; J. MUSHTALER -2nd] (4-6) R. JOHNSON, G. ANDERSON, F. MAXWELL, A. WOODS, D. SKIDMORE, A. AZHAR - NAY; C. HEMPLE, A. PHILLIPS, P. HOWARD – ABSENT

CITY COUNCIL ACTION:

September 12, 2024:

ORDINANCE NUMBER:

ISSUES:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to

create the “DB90” combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently, the applicant submitted this new rezoning application to request the -DB90 combining district.

CASE MANAGER COMMENTS:

The subject undeveloped lot is located on South Congress Avenue, is undeveloped and has had general commercial services – mixed use – vertical mixed use building - neighborhood plan (CS-MU-V-NP) zoning since 2020, and prior to that commercial services – mixed use –neighborhood plan since Council approved the West Congress Neighborhood Plan rezonings in August 2005. There are retail and various commercial services, auto-related uses and apartments along both sides of Congress Avenue in the vicinity (CS-MU-NP; CS-MU-V-NP; CS-MU-CO-NP/MF-6-CO-NP). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

The applicant is requesting general commercial services –mixed use – vertical mixed use building - density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district for a proposed development that would include multi-family units requiring an affordable component. A building constructed under density bonus 90 (-DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. The overall project would consist of 125 residential units and a mix of uses.

A development utilizing the “density bonus 90” incentives is permitted with a base CS district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the CS district (60 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements. There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

A similar rezoning request was previously approved for this property by the Planning Commission and City Council in 2020. However, the Court’s ruling invalidated the bonuses authorized for a “VMU2” building. The analysis and basis for recommendation for the previous -V combining district is the same for this rezoning request to add the -DB90 combining district.

BASIS OF RECOMMENDATION:

1. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City. City Council previously approved rezoning this property to allow for vertical mixed-use buildings. This request is consistent with the “VMU2” option and Ordinance No. 20240229-073 (new DB90), which replaced the invalidated “VMU2” option.

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The general commercial services (CS) district zoning is intended for commercial or industrial uses

that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

Mixed Use combining district (MU) is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

The proposed density bonus 90 (DB90) combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height.

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required to comply with affordable housing requirements.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-V-NP	Undeveloped
<i>North</i>	CS-MU-NP	Retail sales
<i>South</i>	CS-MU-NP	Apartments
<i>East</i>	CS-MU-NP; LI-PDA-NP; CS-MU-V-NP; CS-MU-CO-NP / MF-6-CO-NP	Equipment rentals; Auto repair; Auto sales; Mobile food vending park; Convenience storage; Apartments with ground floor retail

<i>West</i>	CS-MU-NP	Construction sales and services; Apartments
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NEIGHBORHOOD PLANNING AREA: South Congress Combined - West Congress

WATERSHED: Williamson Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

St. Elmo Elementary School Bedichek Middle School Travis High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Go Austin Vamos Austin 78745, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Oldham Neighborhood Association, Onion Creek Homeowners Assoc., Preservation Austin, South Austin Neighborhood Alliance (SANA), South Congress Combined Neighborhood Plan Contact Team

AREA CASE HISTORIES:

C14-2020-0008– 4302 South Congress Avenue	From CS-MU- NP to CS-MU- V-NP	To Grant CS-MU-V-NP (5/10/20)	Apvd CS-MU- V-NP as Commission recommended (5/7/2020)
C14-2023-0043 – 4201 South Congress Avenue	From LI-NP and LI-CO-NP to CS-MU-V- NP	To Grant CS-MU-V-CO-NP with conditions prohibiting certain uses, as staff recommended (12/12/2023). Prohibited uses: Alternative financial services Automotive rentals Automotive washing (of any type) Construction sales & services Equipment sales Funeral services Pawn shop services Vehicle storage Adult-oriented businesses Automotive sales Bail bond services Convenience storage Exterminating services Monument retail sales Service station	Apvd CS-MU- V-CO-NP as Commission recommended (3/21/2024)

C14-2023-0109 – 4323 South Congress	LI-PDA-NP to LI-PDA-NP, to amend an existing PDA	Scheduled for hearing	
C14-2020-0093 – 4329 South Congress Avenue	From CS-MU- NP to CS-MU- V-NP	To Grant CS-MU-V-CO- NP, with conditions for prohibited uses added by Commission (10/27/2020). Prohibited uses: Adult oriented businesses, Bail bond services, Alternative financial services, Outdoor entertainment	Apvd CS-MU- V-CO-NP as Commission recommended (12/10/2020)
C14-2019-0069 – Saint Elmo Apartments – 4315 S Congress Ave	CS-MU-NP to CS-MU-V-NP	To Grant CS-MU-V- NP and conds of r-o-w dedication on S Congress Ave.	Apvd CS-MU- V-NP as Commis sion recomm ended (8-8-2019). <u>Note:</u> Staff deferred R- O-W dedication to site plan.
C14-2017-0132 – 4515 South Congress Rezoning – 4515 S Congress Ave; 134 Sheraton Ave	CS-MU-NP; CS- MU-CO-NP to CS-MU-V-NP	To Grant CS-MU-V- CO- NP w/CO for list of prohibited uses and 2,000 trips/day. <u>Note:</u> Applicant and N’hood encouraged to work together on private RC	Apvd CS-MU- V-CO- NP Commission rec, but remove the – CO for the 2,000 trips/day limit (6-14- 2018).
C14-2017-0133 – 4401 S Congress Rezoning	CS-MU-NP to CS-MU-V-NP	To Grant CS-MU-V- CO- NP w/CO prohibiting access to S Congress Ave and conds of r-o-w dedication on S Congress Ave	Apvd CS-MU- V-CO- NP as PC rec (3- 8- 2018). <u>Note:</u> Staff deferred R- O-W dedication to site plan.

C14-2016-0106 – 4411 S Congress Ave and 4510 Lucksinger Ln	CS-MU-NP to CS-MU-V-NP	To Grant CS-MU-V- NP w/addl conds to provide 10% rental units at 60% MFI w/a unit mix reflecting the makeup of the units as the rest of the devt and all amenities will be available to the residents of the affordable units	Apvd CS-MU- V-CO- NP w/CO for 60’ height limit (4-13-2017).
C14-2016-0097 – South Congress Residences – 4714 S Congress Ave	CS-MU-CO-NP to CS-MU-V-NP	To Grant CS-MU-V- NP w/addl conds to provide 10% rental units at 60% MFI w/a unit mix reflecting the makeup of the units as the rest of the development and all amenities will be available to the residents of the affordable units, and incorporating the conditions in the list of conditions from the October 19 th SCCNPCT meeting, to the extent possible.	Apvd CS-MU- V-CO- NP w/CO limiting height to 60’, on 1 st Rdg (3-23- 2017). NOTE: Case Expired
C14-2014-0034 – St. Elmo’s Market and Lofts - 113 Industrial Blvd; 4323 S Congress Ave; 4300 Blk of Willow Springs Rd	CS-MU-NP; LI- NP; LI-CO-NP to LI-PDA-NP	To Grant LI-PDA-NP w/PDA for all permitted uses and conditional uses in LI w/certain prohibited uses, residential uses including multifamily and townhouse/condos, certain civic uses, adding cocktail lounge and hospital (ltd) as conditional uses, 25’ front and side yard setbacks, 0’ interior setback, 15’ rear setback, 85% impervious cover, 1.5 to 1 FAR; Restrictive Covenant for the Traffic Impact Analysis	Apvd LI-PDA- NP with Restrictive Covenant for the TIA as recommended by the Commission (11-20-2014).

RELATED CASES:

C14-2020-0008– 4302 South Congress Avenue rezoning to CS-MU-V-NP

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 4302 S CONGRESS AVENUE. C14-2024-0058. South Congress Combined Neighborhood Plan (West Congress). FLUM: Mixed Use. Project: 4302 S Congress Avenue. 1.151 acres from CS-MU-V-NP to CS-MU-V-DB90-NP. Existing: undeveloped. Proposed: multifamily condominium and hotel uses located above restaurant and retail at the ground-level. Proposal seeks Density Bonus 90 Combining District (Ordinance No. 20240229-073), which sets affordability minimums on ownership and rental units, and further allows for an increase of up to 30 ft in height above the base zone allowance, with a maximum limit of 90 feet in total height. DB90 additionally releases the site from some base zoning district development standards, including maximum floor area ratio.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	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. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • Adjacent to S Congress Ave Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.4 miles to South Congress Transit Center Capital Metro; 0.1 mil to bus stop along S Congress Ave
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk and bike lane present along S Congress Ave
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.42 miles to St. Elmo Elementary School
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.42 miles to St. Elmo Elementary School Park
Y	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"> • 0.4 miles from Health Clinic
Y	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.
Y	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).

	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
11	Number of “Yes’s”

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with CS-MU-V-DB90 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

DB90 projects are subject to a 25 foot compatibility buffer when adjacent to a triggering property.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI This site is in the West Congress Neighborhood Plan

Austin Fire Department

No comments.

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 165 feet of right-of-way for S. Congress Avenue. It is recommended that 82.5 feet of right-of-way from the existing centerline should be dedicated for S. Congress Avenue according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

A transportation assessment/traffic Impact analysis shall be required at the time of site plan if triggered, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
S. Congress Avenue	Level 3	165'	110;	66'	Yes	Yes	Yes

Austin Water Utility

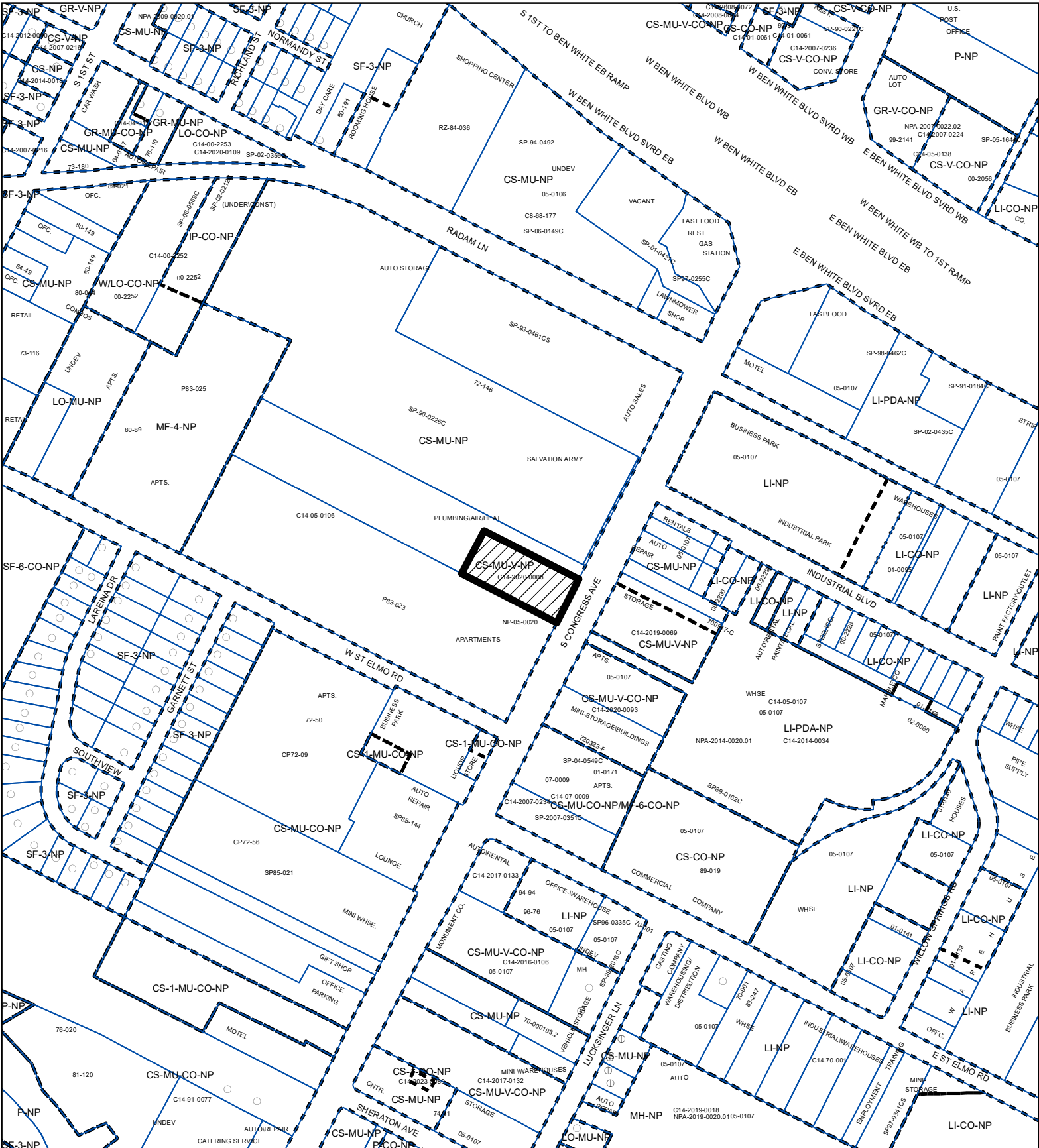
No comments on zoning change.

The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:




- Exhibit A: Zoning Map
- Exhibit A-1: Aerial Map
- Exhibit B: Applicant’s Summary Letter
- Public Correspondence



ZONING

ZONING CASE#: C14-2024-0058



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

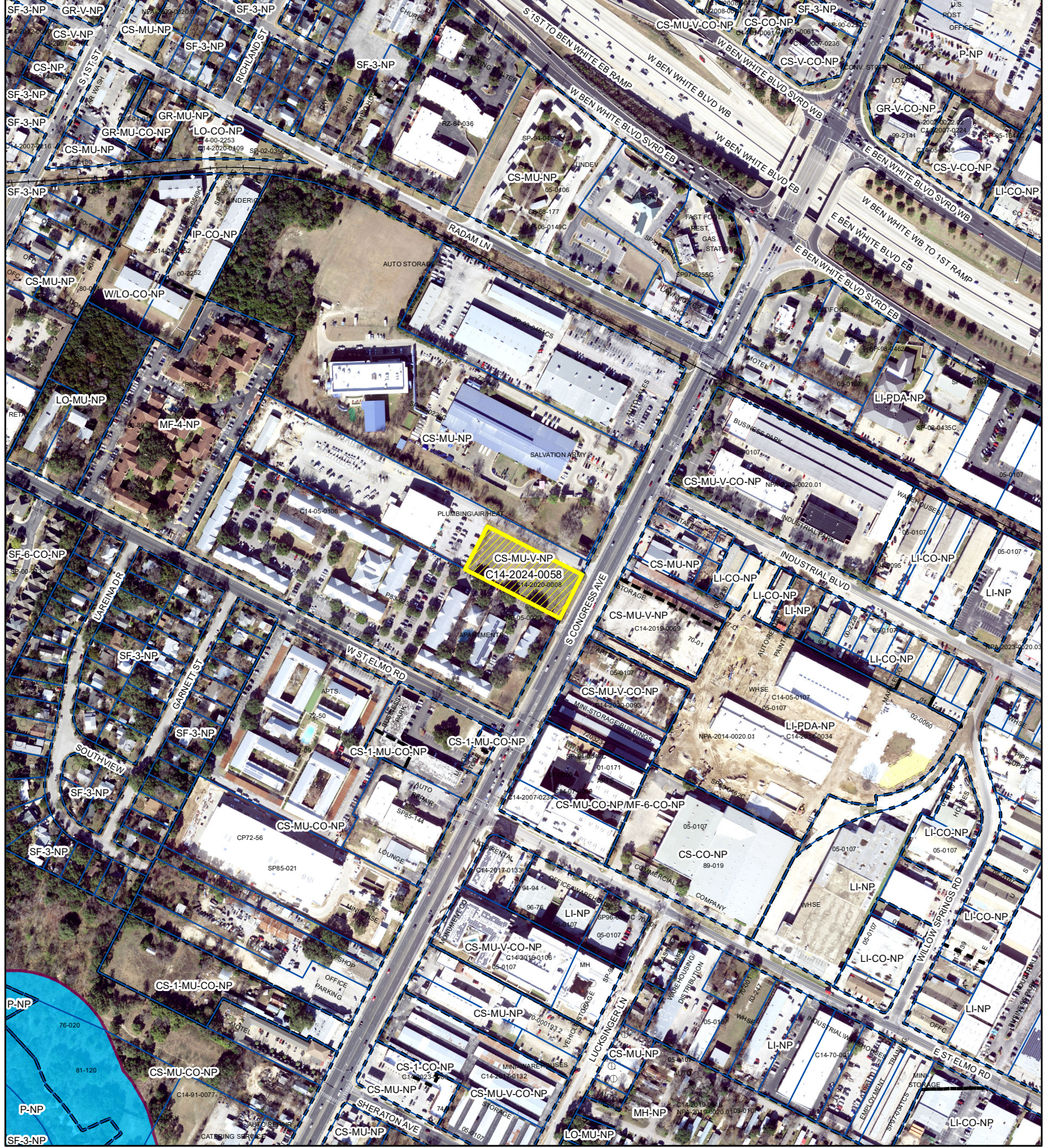


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





1" = 400'

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Created: 4/11/2024



4302 S Congress Ave

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2024-0058
LOCATION: 4302 S Congress Avenue
SUBJECT AREA: 1.151
MANAGER: Marcelle Boudreaux



N

 1" = 400'

Created: 6/26/2024
by: meekss

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Leah M. Bojo
lbojo@drennergroupp.com
512-807-2900

DRENNER GROUP

March 15, 2024

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

Via Electronic Delivery

Re: 4302 South Congress Avenue – Rezoning application for 1.53-acre property located at 4302 South Congress Avenue, Austin, TX 78745 (the "Property").

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 4302 South Congress Avenue and is 1.53 acres of land, located on the west side of South Congress Avenue, midblock between West St Elmo Road and Radam Lane. South Congress Avenue is an Imagine Austin Corridor and a Core Transit Corridor. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned CS-MU-V-NP (General Commercial Services – Mixed Use – Vertical Mixed Use – Neighborhood Plan). The requested zoning is from CS-MU-V-NP to CS-MU-V-DB90-NP (General Commercial Services – Mixed Use – Vertical Mixed Use Building – Density Bonus 90 – Neighborhood Plan). With this rezoning request, the Owner requests to add the DB90 (Density Bonus 90) combining district, that was recently approved by the Austin City Council on February 29, 2024, via Ordinance No. 20240229-073, (the "DB90 Ordinance"). The purpose of this rezoning is to allow for multifamily condominium and hotel uses above ground-floor restaurant and retail uses on the Property. The DB90 combining zoning district requires residential development to reserve a minimum of 12% of the residential units as affordable for households earning no more than 80% of the area Median Family Income ("MFI"). The Property is currently undeveloped.

The Property is located in the South Congress Combined Neighborhood Plan and has a Future Land Use Map (FLUM) designation of Mixed Use. A Neighborhood Plan Amendment ("NPA") is not required with this rezoning request, per a memo from Maureen Meredith dated March 11, 2024. The Property's Mixed Use FLUM designation was adopted as part of the approved neighborhood plan, which supports Goal 2, that "South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin," and more directly Objective 2.1, "...to promote a pedestrian-oriented corridor."

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

Sincerely,



Leah M. Bojo

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

GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD PLAN CONTACT TEAM
“Strength Through Unity”

August 7, 2024

The Govalle/Johnston Terrace Neighborhood Plan Contact Team continues to oppose the DB90 zoning category proposals to include the new iteration proposing to “conserve and create” live music and creative space bonuses in exchange for degradation of our neighborhoods.

In particular, we oppose the conditions that allow developers to pay a fee in-lieu of providing affordable housing on site, adding 30 feet of to the maximum base zoning in areas not designated as opportunity corridors, and the exemptions from minimum site area requirements, maximum building coverage, minimum side, interior yard, and front yard setbacks. We also oppose the modifications and exemptions to set compatibility standards, conditional overlays, and restrictive covenants.

We continue to request and support a moratorium on DB-90 until a review of cumulative impacts can be conducted including impacts to the city’s commitment to anti-displacement measures, community-wide benefits, the natural environment of affected neighborhoods, and strain on utilities and natural resources.

The Govalle/Johnston Terrace Neighborhood Plan Contact Team Requests a Moratorium on DB90 Zoning Changes Impacting Neighborhoods.

Properties requesting DB90 rezoning between February 29, 2024 and July 10, 2024: 6400 FM 969; 5210 Bruning Avenue; 704 E 53rd Street; 5301 Martin Avenue; 803-809 Tirado Street; 2600 E Martin Luther King Jr Boulevard; 1103 W 24h St; 714 Turtle Creek Blvd; 830 and 838 Airport Blvd and 917 and 923 Shady Ln; 7320 Burnet Road; 2002 Manor Road; 2800 South Lamar; 5931 Dillard Circle; 2313, 2315, 2407, 2413 Thornton Rd; 3117-3121 E. 12th Street; 2900 Oak Springs; 1809 W 35th; 1100-1218 E 51st St; 1101-1205, 1209, 1215 E 52nd St; 5121 Cameron Rd; 5106-5114 Lancaster Ct; 2709 South Lamar Blvd; 821 Woodward; 8200 & 8300 North Mopac; 3800, 3808, 3810 N IH 35 Svrd SB; 1015, 1017 E 38th 1/2 St; 1014, 1016 E 38th St; 1015 E 38th St; 3703 Harmon Ave; 5725 W US Hwy 290 EB; 3020 East Cesar Chavez Street; 2001, 2003, 2005, and 2007 S. Lamar; 4302 S Congress Avenue; 8501 S. 1st Street; 5200 E 5th Street; 4005 and 4009 Banister Lane; 1500 W Stassney Lane; 2105 South Congress Avenue; 8400 - 8412 S Congress Ave (even numbers only); 108 Ralph Ablanado Dr; and 2706 Gonzales and 2730 E 7th Street.

Candace Fox
Govalle/Johnston Neighborhood Plan Contact Team