

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Central Austin Combined (CANPAC)

CASE#: NPA-2024-0019.01

DATE FILED: July 25, 2024

PROJECT NAME: Red River

PC DATE: August 12, 2025
July 8, 2025
February 11, 2025
January 28, 2025

ADDRESS/ES: 4305, 4307, and 4309 Red River Street

DISTRICT AREA: 9

SITE AREA: 0.35 acres

OWNER/APPLICANT: Sierra Halo, LLC

AGENT: Thrower Design, LLC (Victoria Haase)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695)

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Mixed Use (*as amended on March 12, 2025*)

Base District Zoning Change

Related Zoning Case: C14-2024-0121

From: SF-3-NP

To: GR-MU-CO-NP (*as amended on March 12, 2025*)

NEIGHBORHOOD PLAN ADOPTION DATE: August 26, 2004

CITY COUNCIL DATE:

September 11, 2025

ACTION: Postponed to September 25, 2025
by Council Member Qadri.

September 25, 2025

ACTION: (action pending)

PLANNING COMMISSION RECOMMENDATION:

August 12, 2025 – Approved on the consent agenda the applicant’s request for Mixed Use land use. [I. Ahmed – 1st; P. Breton – 2nd] Vote: 9-0 [Alice Woods, N. Barrera-Ramirez, A. Lan absent. One vacancy on the dais].

July 8, 2025 – Postponed to August 12, 2025 on the consent agenda at the request of the Neighborhood. [A. Powell – 1st; F. Maxwell – 2nd] Vote: 10-0 [N. Barrera- Ramirez, Breton, and P. Howard absent].

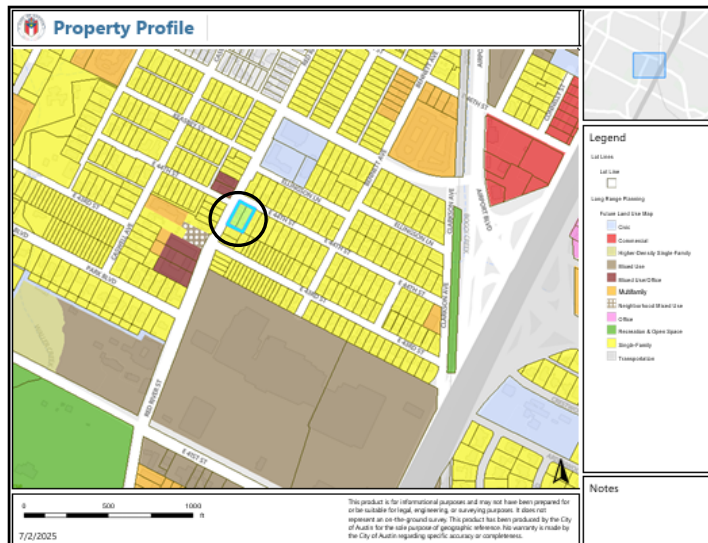
NOTE: Applicant amended their plan amendment and zoning change applications which required the cases to be renotified and return to the Planning Commission.

February 11, 2025 - After discussion, approved the Applicant’s request for Neighborhood Mixed Use. [R. Johnson – 1st; G. Anderson – 2nd] Vote: 9-0 [G. Cox voted nay. A. Haynes, P. Howard, and A. Phillips absent].

January 28, 2025 - Postponed to February 11, 2025 on the consent agenda at the request of the applicant. [R. Johnson 1st; F. Maxwell – 2nd] Vote: 11-0 [G. Anderson and A. Woods absent. F. Maxwell abstained from Item #11].

STAFF RECOMMENDATION: Staff supports the applicant’s request for Mixed Use land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicant’s request for Mixed Use land use because the property is located on Red River Street which has a mix of land uses with the Mixed Use directly to the south where the Hancock Center is located. The property is near public transportation, is within walking distance to commercial uses, and will provide additional housing units for the City.



Below are section of the Central Austin Combined Neighborhood Plan. The Central Austin Combined Neighborhood Plan supports the preservation of single family homes in the planning area and within the Hancock area, but due to the City's housing needs, this proposed development could provide additional housing units along a commercial corridor in proximity to public transportation and within walking distance to commercial uses.

Goal One

Preserve the integrity and character of the single-family neighborhoods

Hancock Neighborhood

Like most others in the Central Austin Combined Neighborhood Planning Area, residents of the Hancock neighborhood strongly desire the preservation of the integrity and quality of life in their existing single-family residential neighborhoods. They recognize that the various parts of Hancock significantly differ in character from one another but feel that the mixture of historic estate homes with more modest bungalows and cottages is part of what makes Hancock distinctive. Neighbors take pride in the historic sites - the Hancock golf course itself, the Perry mansion at the corner of Red River St. and 41st St., "Inshallah" on 43rd St. at Waller Creek, and the many fine homes along Park Boulevard, Duval, Greenway, 32nd, 35th, and 37th Streets—but they are equally proud of the smaller-scale properties and subdivisions that provide diversity, more affordable housing, and, at times, a more human scale.

Objective 1.11: Preserve the traditional single-family land use in the Hancock Neighborhood.

Goal Three

**Allow mixed-use development along the
existing commercial corridors that is
pedestrian oriented, neighborhood friendly,
neighborhood scaled, and serves
neighborhood needs**

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Single family - Single family detached or up to three residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and

3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

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.

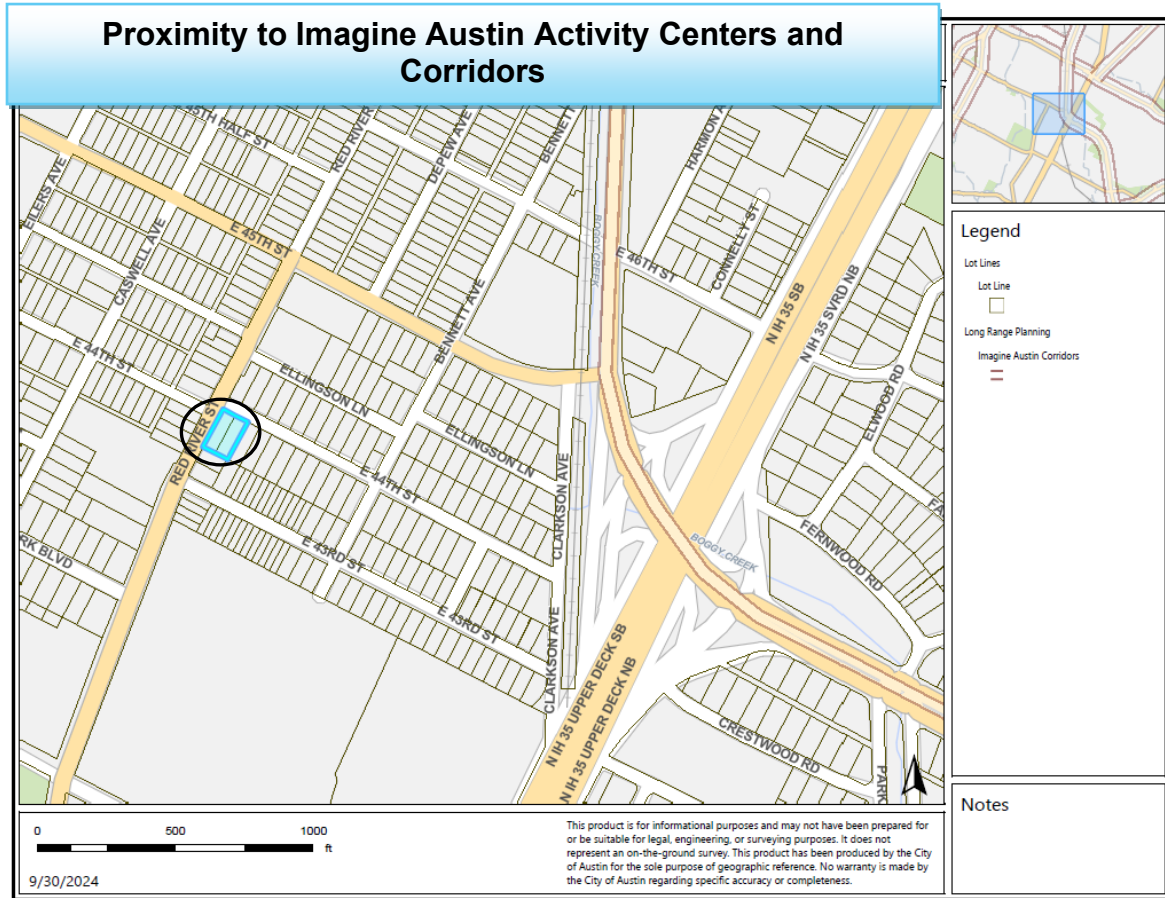
Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge

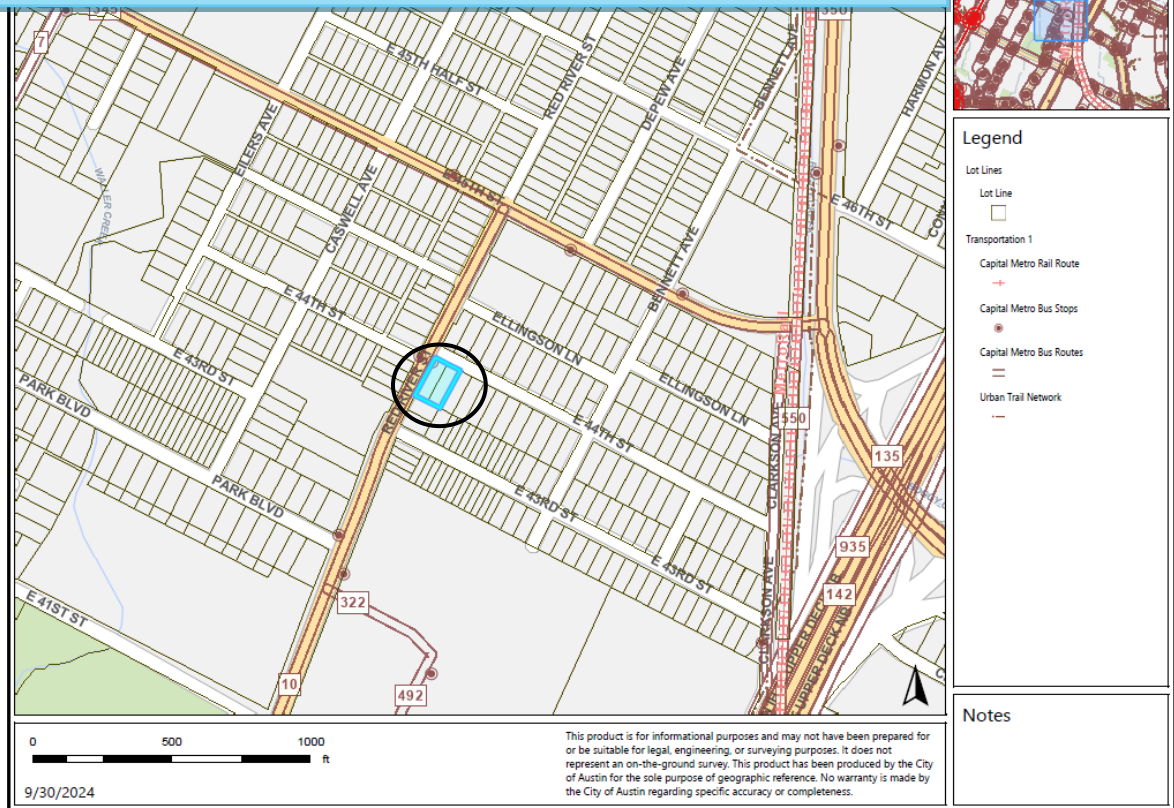
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, 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.

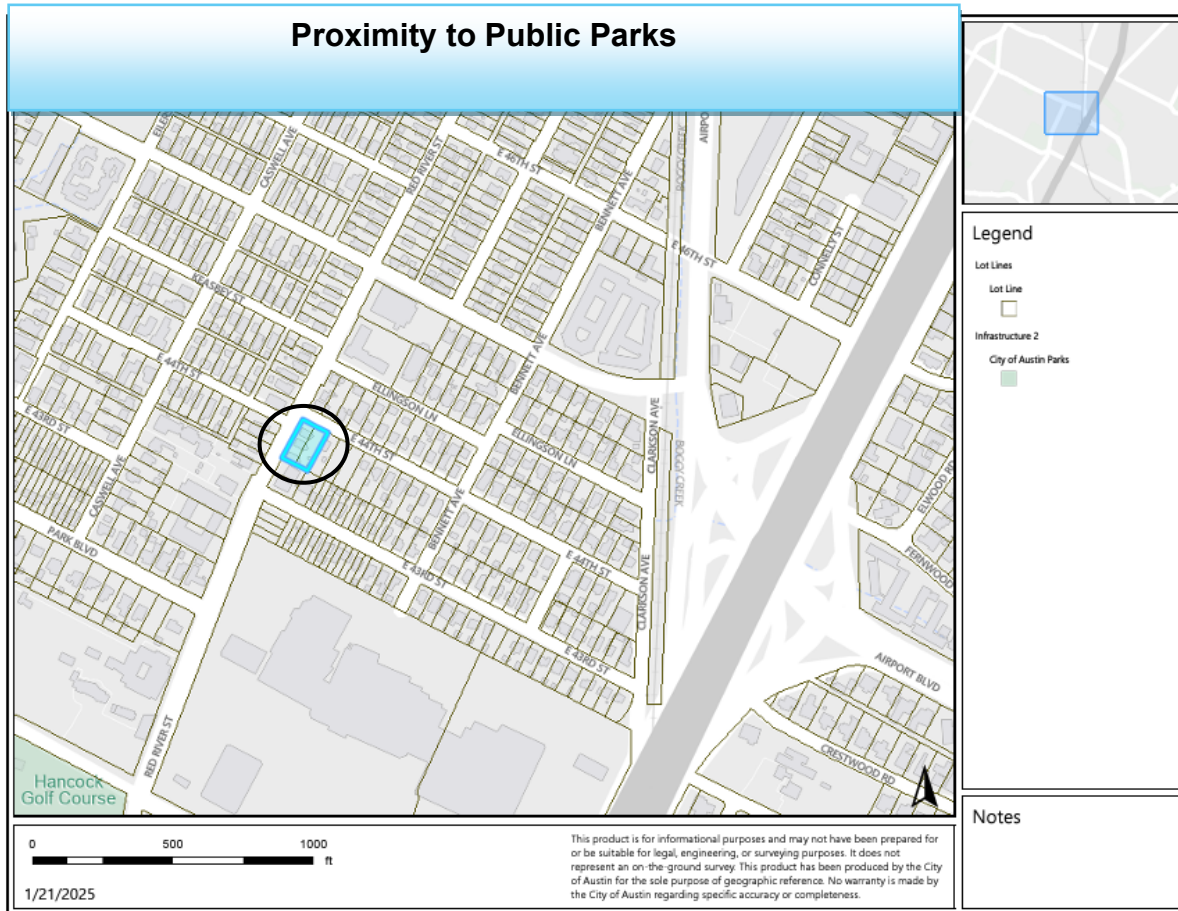
Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: • Approx. 0.34 miles from Airport Blvd, an activity corridor
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. • Bus routes along Red River Street, E. 45th Street and Airport Blvd.
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalks and bike lanes along Red River Street.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center. • The property is within walking distance from Hancock Shopping Center
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. • 0.3 miles from Hancock Shopping Center with HEB
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. • 443 feet from Odessey School (non-profit)
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • 0.4 miles from Hancock Recreation Center
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.)

	• 1.1 miles from St. David's 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. • The proposed zoning is LR-MU-DB90-NP. If DB90 is pursued, affordable units will be required.
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. • The proposed zoning is GR-MU-CO-NP. If mixed Use is pursued, housing units would be provided.
Yes	Mixed use: Provides a mix of residential and non-industrial uses. • The proposed zoning is GR-MU-CO-NP. The proposed zoning would allow for a mixed-use development
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.
10	Number of "Yeses"



Proximity to Public Transportation





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 from Single Family to Mixed Use land use.

The applicant states the proposed rezoning would allow for a small, in-fill mixed use development and would allow for more residential units than could be built than under the existing SF-3-NP zoning.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence District – Neighborhood Plan) to GR-MU-CO-NP (Community Commercial district - Mixed Use combining district – Conditional Overlay combining district – Neighborhood Plan). For more information on the proposed zoning, see case report C14-2024-0121.

PUBLIC MEETINGS: The ordinance-required plan amendment meeting was virtually held on September 30, 2024. Approximately 231 community meeting notices were mailed to people with utility accounts or own property within 500 feet of the subject tracts, in addition to neighborhood and environmental groups who requested notification for the area. The recorded meeting can be viewed here:

<https://publicinput.com/neighborhoodplanamendmentcases>. Two city staff members from the Planning Department attended, Maureen Meredith and Mark Walters. Victoria Haase and Ron Thrower from Thrower Design, LLC attended, who are the applicant's agents, and three people from the neighborhood attended.

NOTE: Since this meeting was held on September 30, 2024, the applicant has revised their plan amendment and zoning change requests to Mixed Use and GR-MU-CO-NP.

Below are highlights from Victoria Haase's presentation:

- There are three existing homes on the property and all three are in poor condition, so there is a desire to redevelop the property.
- There is a new pedestrian walkway installed across from the properties.
- The properties are near Hancock Shopping Center.
- The lots total 0.35 acres.
- The FLUM request is from Single Family to Neighborhood Mixed Use (*Note: Applicant revised request to Mixed Use land use*).

- The proposed rezoning is from SF-3-NP to LR-MU-DB90-NP (*Note: Revised zoning request is GR-MU-CO-NP*). There could be six small homes built under the HOME Ord. with the existing zoning.
- Under DB90, it allows an additional 30 feet in height, with LR at 40 feet, it could be up to 70 feet in height under LR-MU-DB90. With the additional height, more units can be built under DB90, also due to reduced setbacks and the FAR goes away.

Q: What is the intended use with the rezoning?

A: The owners are looking at the possibly of townhouse units, or it could be live/work units or a small commercial development with few residential uses above. There are no concrete plans at this time.

Q: Is there any project like you describe already in the neighborhood?

A: I can't think of any off the top of my head, but this is a good location for this type of project where people can walk to. The properties are on the edge of the block and front onto Red River Street, which also has commercial uses and single family along the corridor. There is eclectic mix of uses. Red River Street is a busy roadway that serves as a higher capacity road, it makes sense to have small-scale commercial/mixed uses along the corridor. There's a lot of mixed use zoning along the corridor already.

Q: Will there be parking provided for this proposed new development?

A: Yes, there will always be a market demand for parking, even though the City removed minimum parking requirements.

Q: Is this a typical development for the owner?

A: He doesn't plan to develop the property himself but would like to a rezone the property so a developer can create a good project.

Q: If this gets rezoned, will the neighborhood have input at that point, to get more details on what will be developed?

A: You will get a Notice of Filing when a site plan is submitted. You can register as an interested parties for the review process.

Applicant's Letter to Revise Applications



June 3, 2025

Ms. Marcelle Boudreaux
Planning Department
City of Austin
3610 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: Rezoning & Neighborhood Plan Amendment Application – 4305, 4307, 4309 Red River St.

Dear Ms. Boudreaux:

We further amend our application for rezoning from *LR-DB90-NP* to *GR-MU-CO-NP*, adding the following to the Conditional Overlay,

1. Height restriction of 50ft.
2. Density restriction of 16 units.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

A handwritten signature in black ink, appearing to read "Victoria Haase". The signature is stylized with a large, looped initial "V" and a trailing flourish.

Victoria Haase

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

P.O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741



March 12, 2025

Ms. Marcelle Boudreaux
Planning Department
City of Austin
3610 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: Rezoning & Neighborhood Plan Amendment Application – 4305, 4307, 4309 Red River St.

Dear Ms. Boudreaux:

We hereby amend the Neighborhood Plan Amendment and Rezoning applications to change the requests as follows:

Neighborhood Plan Amendment – from *Neighborhood Mixed Use* to *Mixed Use*

Rezoning: from *LR-DB90-NP* to *GR-MU-CO-NP* with the CO prohibiting the following uses:

Alternative Financial Services	Exterminating Services
Automotive Rental	Funeral Services
Automotive Repair Services	Medical Offices Exceeding 5K sq. ft.
Automotive Sales	Off-Site Accessory Parking
Automotive Washing of any type	Pawn Shop Services
Consumer Convenience Services	Service Station
Consumer Repair Services	Custom Manufacturing

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

A handwritten signature in black ink, appearing to be "Victoria Haase".

Victoria Haase

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

P. O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741

**Applicant's Original Summary Letter Submitted
with the Applications**



August 26, 2024

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

Via Electronic Delivery

Re: Rezoning & Neighborhood Plan Amendment Application – 4305, 4307, 4309 Red River St.

Dear Ms. Middleton-Pratt:

On behalf of the Owner(s) of the properties referenced above, we respectfully submit the enclosed Neighborhood Plan Amendment and Rezoning applications. The subject properties are comprised of two legally platted lots in the Speckles & Staehely Addition Subdivision that total 0.35 acres located within the Hancock Neighborhood Planning Area, in District 9, representing by Council Member Zo Qadri.

The lots have a combination "Single Family" Future Land Use designation, and SF-3-CO-NP zoning established per Ord. No. 040826-59. There is a building height limitation of the CO restricting building height to no greater than 30ft or 35ft and 2-stories, depending on proximity of building to property lines. There is 155 ft of frontage on Red River Street with CapMetro Bus lines 345 & 10 and a bus stop immediately at the corner of the property, intersecting with E 44th Street. Red River is an ASMP Level 3 roadway and Airport Boulevard, an Imagine Austin Activity Corridor is 0.34 miles away, by walking path.

The request is to amend the FLUM to *Neighborhood Mixed-Use* for both parcels and to rezone the properties to *LR-MU-DB90-NP* zoning. The properties are on the edge of the residential block with frontage on Red River, immediate access to bus service, and near existing, major commercial development, the request creates a transition in intensity of uses and development that does not exist today. The rezoning will allow for in-fill mixed use opportunity at 40feet or 70 feet at most, if utilizing the DB90 overlay and providing income restricted units. The location of these properties along a neighborhood thoroughway will bring development that aligns with the goals of increasing housing in proximity to transit, resulting in a more sustainable Austin now and for generations to come. As such, we respectfully request Staff's support.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

P.O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741

Kind regards,

A handwritten signature in black ink, consisting of a large, stylized 'V' followed by a series of loops and a wavy line.

Victoria Haase

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

Postponement Request

From: Victoria <Victoria@throwerdesign.com>
Sent: Monday, July 7, 2025 9:10 PM
To: Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>
Cc: Ron Thrower <ront@throwerdesign.com>; Thomas, Eric <Eric.Thomas@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
Subject: PC - 7/8/25 - Red River Rezone #2 & #3

Hello Chair Azhar,

There has been a change, and we are now in agreement to postpone the Red River Rezone and NPA cases. However, we request that the cases come back to PC on August 12th. Both Ron and I will be in and out of town for at least two weeks in July and therefore, will not be able to meet with the neighborhood between tomorrow and July 22nd.

I will be at PC tomorrow if there are questions or comments regarding our agreement to the postponement.

Thank you,
V

Victoria Haase
victoria@throwerdesign.com
C: 512-998-5900 | O: 512-476-4456

Thrower Design LLC
LAND PLANNERS
throwerdesign.com

Mail: P.O. Box 41957, Austin, Texas 78704
Physical: 1507 Inglewood St., Austin, Texas 78741-1141

From: D Larson <
Sent: Monday, July 7, 2025 7:48:51 PM
To: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
Cc: Andy Schulz <>; Margo Whitt <>; Liz MacPhail <liz@lizmacphailinteriors.com>; <xcjkw636@>; Deller, Natalie <Natalie.Deller@austintexas.gov>
Subject: Fw: 4305, 4307, 4309 Red River; C14-2024-0121– Red River Rezone

Ms. Boudreaux,

I support the request for a postponement of this case for the July 8 meeting of the Planning Commission.

I oppose the requested rezoning for the above-referenced project. My point, a narrow one, is not intended to cover all of my concerns, or preclude the concerns of others. Moreover, my opposition to this requested rezoning does not mean that I do not want to see a viable residential or mixed-use project at that location. Continued discussions with the applicant might achieve that result.

The staff recommendation is as follows:

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial– mixed use building – vertical mixed use building - conditional overlay - neighborhood plan (GR-MU-V-CO-NP) combining district zoning.

The Conditional Overlay would:

- 1) Establish a height limit of 50 feet;
- 2) Limit number of residential units to 16; and
- 3) Prohibit the following uses permitted within the GR base zoning district: alternative financial services; automotive rental; automotive repair services; automotive sales; automotive washing of any kind; consumer convenience services; consumer repair services; commercial off-street parking; exterminating services; funeral services; medical offices exceeding 5,000 square feet; pawn shop services; service station; and custom manufacturing.

I appreciate the agreement to limit height to 50', but it comes as a rather significant cost.

1] The requested zoning provides no affordable housing. The current use provides three units of affordable housing.

2] The applicant's request contorts the City's zoning codes. The applicant basically says I plan to build a multi-family residential project (in this case MF-4), but I do not want to comply with its site use restrictions, so let's call it GR-MU, and I don't want to provide compatibility buffers, so let's restrict it to 16 units.

3] If the City grants the requested rezoning, the city gives the applicant 15% more maximum building coverage (MF-4 60% v. GR 75%), 20% more impervious cover (MF-4 70% v. GR 90%), and 25% more F.A.R. (MF-4 .75-1 v. GR 1-1). If the City grants the requested zoning, it gives the applicant the right to build to the property line in back and to the interior side yard, both of which abut SF-3 properties currently used as residences. And the applicant avoids compatibility buffers by restricting the project to no more than 16 units.

4] With many of the surrounding and neighboring residences built in a bungalow style with roof heights less than 25', the project violates the 2004 Neighborhood Plan requirement for height and roofline compatibility for infill projects.

I respectfully request that the Planning Commission and City Council deny the requested zoning. Doing so only addresses this case. It does not preclude additional units of housing, including some affordable units or a mixed use project that contributes to livability at that location.

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

CANPAC

Central Austin Neighborhood Planning Advisory Committee

Jan 9, 2025

To: Members of the Austin Planning Commission, Maureen Meredith
From: CANPAC – Central Austin Neighborhoods Planning Advisory Committee

Re: 4305, 4307, 4309 Red River St- Neighborhood Plan Amendment/Rezoning- NPA-2024-0019.01 / C14-2024-0121

CANPAC, the Neighborhood Plan Contact Team, has voted to oppose the Neighborhood Plan Amendment to revise the Future Land Use Map for the property with the following addresses: 4305, 4307, 4309 Red River St. This opposition is to support Hancock NA in their opposition to the land use application.

CANPAC is in District 9, and represents Hancock/Eastwoods, Heritage, North University, Shoal Crest, Original West University Neighborhood and University Area Partners in West Campus.

The applicant is requesting the following:

1. Zoning change from SF3-CO-NP to DB-90
2. Revise the FLUM from Single Family to Mixed Use.

Hancock has noted to CANPAC the following:

1. No plans or description of project specifics has been submitted to the neighborhood.
2. The applicant told the neighborhood the owner was unsure of what they wanted to do beyond add some mix of uses and density, and they wanted flexibility.
3. The proposed land use is not consistent with surrounding land uses, and it is inconsistent with the future land uses in the neighborhood plan.
4. There are no assurances we will get the same level of affordability or better affordability with the proposed zoning & land use change.

We request you oppose the applicant's request.

Sincerely,

CANPAC / Central Austin Combined Neighborhood Plan Team
Bart Whatley, Co-Chair (bart.whatley@gmail.com - 512-470-4318)
Adam Stephens, Co-Chair (adam.stephens@capstarlending.com - 512-459-2407)

CANPAC MEMBERS

Hancock Neighborhood Association, Heritage Neighborhood Association, North University Neighborhood Association, Shoal Crest Neighborhood Association, Original West University Neighborhood Association, and University Area Partners

**Letter of Recommendation from Neighborhood
Association(s)**

Barbara Epstein
701 Texas Ave
Austin TX 78705
512-476-5391

9 January 2025

Planning Commission
c/o Maureen Meredith
(by email)

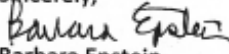
Re: Cases NPA-2024-0019.01 and C14-2024-0121_4305, 4307, 4309 Red River Street

Dear Sirs:

On behalf of the Hancock Neighborhood Association, this letter serves to notify you that on November 4, 2024, our neighborhood association voted to oppose the above-referenced applications because the applicant has not presented sufficient information for neighbors to determine whether or how the application would benefit the neighborhood or what impact it would have on our neighborhood.

Since the applicant declined to attend our meeting or answer any questions emailed to them, all we know is that significant up-zoning has been applied for with no disclosed development plan and no indication that the resulting development would provide affordable housing as a better option to existing housing.

We are also concerned that misrepresentations were made at the September community meeting where the owners' representatives stated that the three houses currently at these addresses are in such disrepair that they can only be demolished and the property redeveloped. At our November 4th meeting, neighbors stated that the houses are currently rented. If they are in such disrepair that they can only be demolished, it is difficult to understand why the owners think it is safe to continue renting them.

Sincerely,

Barbara Epstein
President
Hancock Neighborhood Association

**Victoria Haase's presentation from the September 30, 2024
virtual community meeting**



Red River – NPA-2024-0019.01 & C14-2024-0121
Neighborhood Plan Amendment Meeting – September 30, 2024

Thruway Design
LAND PLANNERS

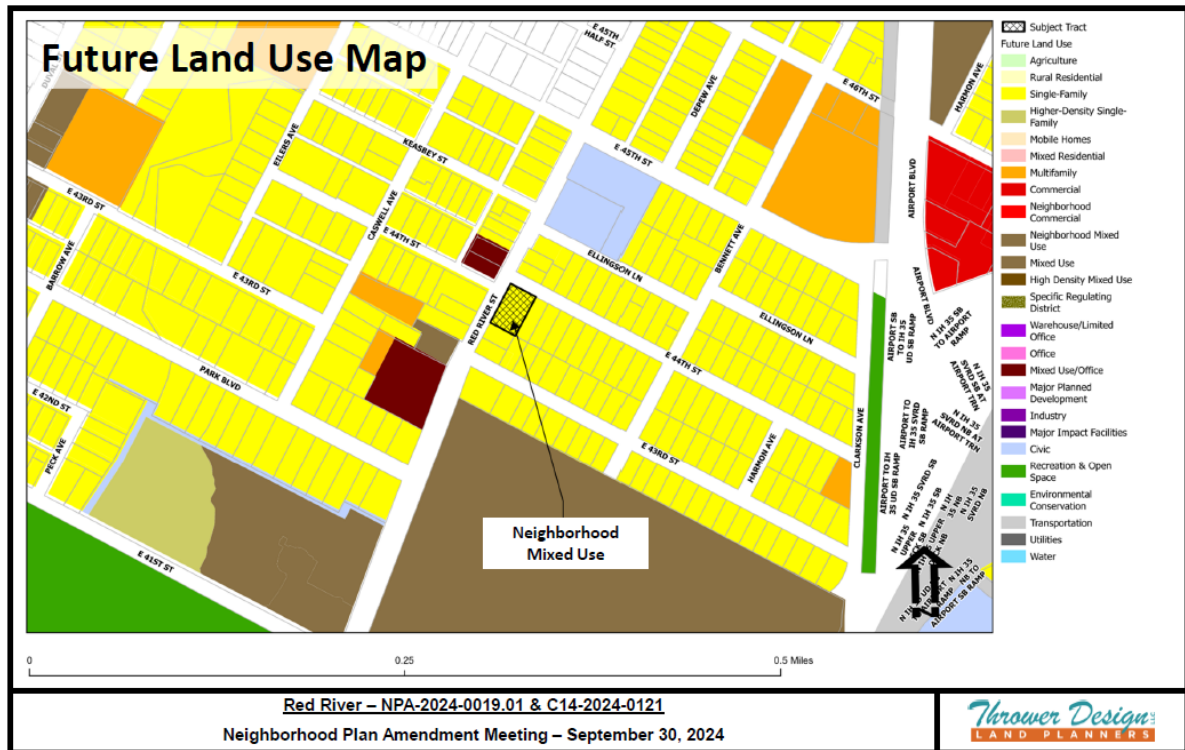


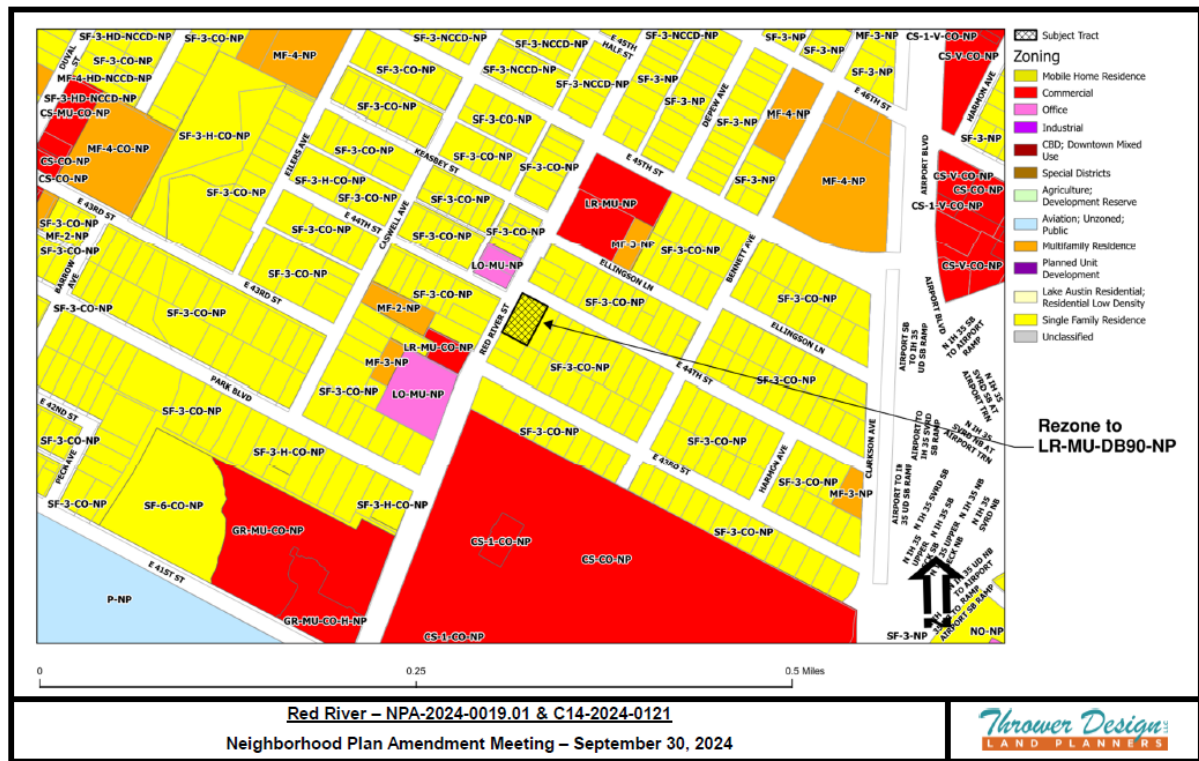
0.35 acres

Red River – NPA-2024-0019.01 & C14-2024-0121

Neighborhood Plan Amendment Meeting – September 30, 2024

Thruway Design
LAND PLANNERS





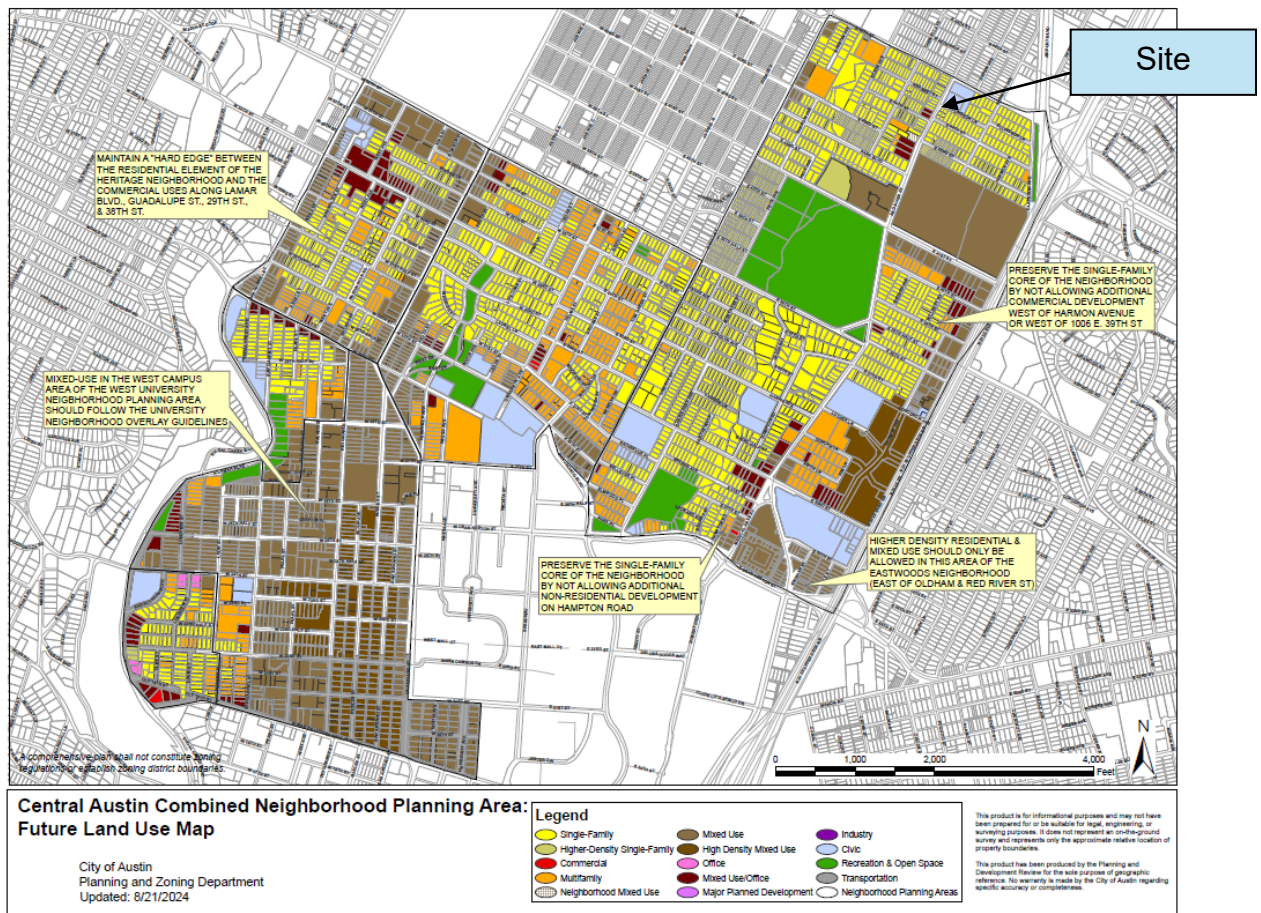
Site Development Standards			
	SF-3	LR	LR-DB90
Min. Lot Size (sf)	5,750	5,750	5,750
Min. Lot Width:	50	50	50
Max. DU's/Lot	*	27.2 - Eff. 21.8 - 1BR 18.2 - 2+BR	No Site Area Requirements
Max. Height:	35	40ft or 3 flrs	70ft or 5-6flrs
Min. Setbacks:			
Front:	25	25	25
Street Side:	15	15	0
Interior Side:	5	—	—
Rear:	10	—	—
Max. Bldg Cover:	40%	50%	N/A
Max. Imp. Cover:	45%	80%	80%
Max. F.A.R.	N/A	0.5:1	N/A

Possibilities

- Commercial only @40ft
- Residential only (market rate) @40ft
- Mixed Use – Commercial & Residential (market rate) @40ft
- DB Mixed Use – Commercial & Residential @70ft (requires affordable units)

Red River - NPA-2024-0019.01 & C14-2024-0121
Neighborhood Plan Amendment Meeting – September 30, 2024

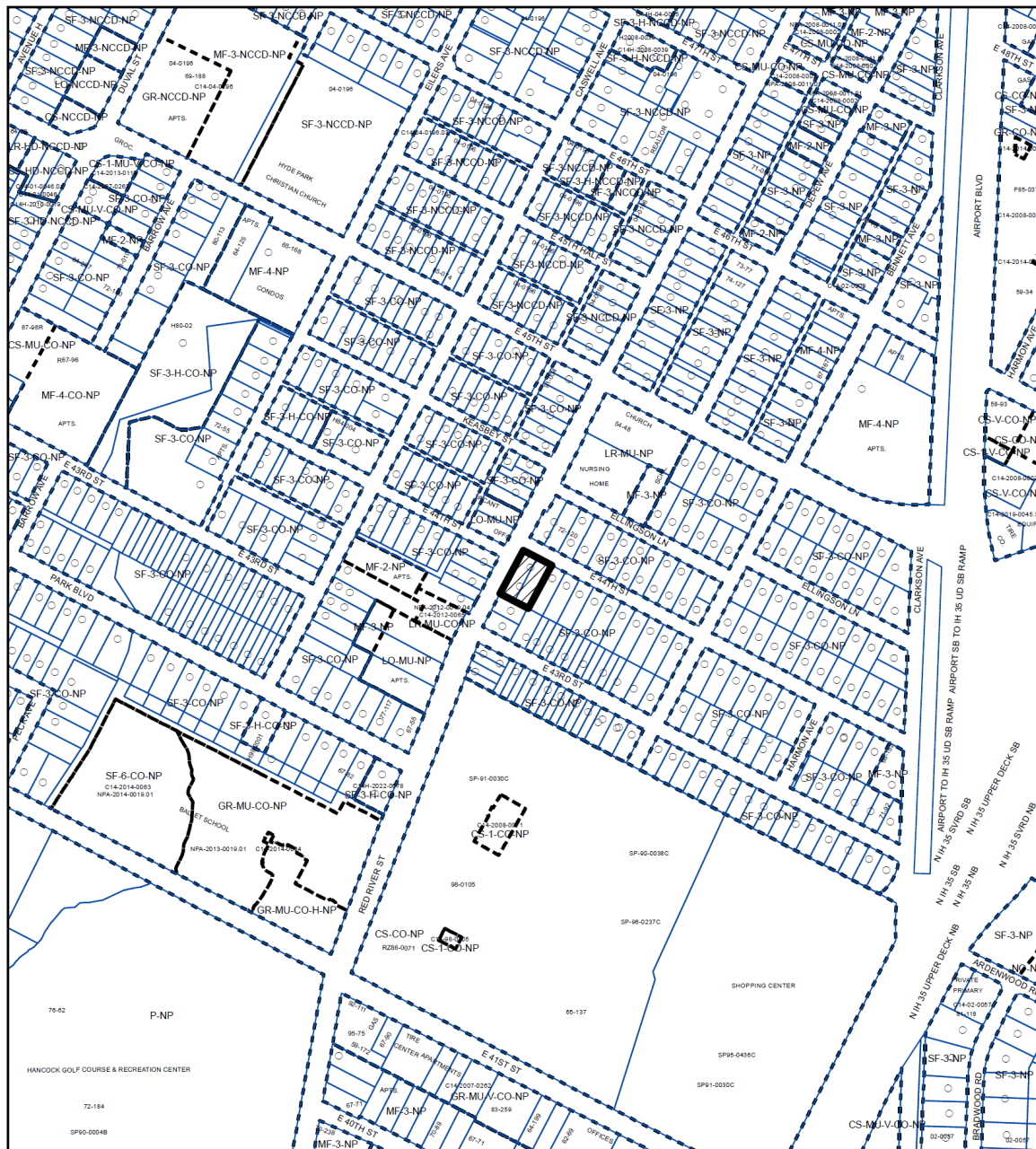
Thruway Design
LAND PLANNERS





Future Land Use

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



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

ZONING

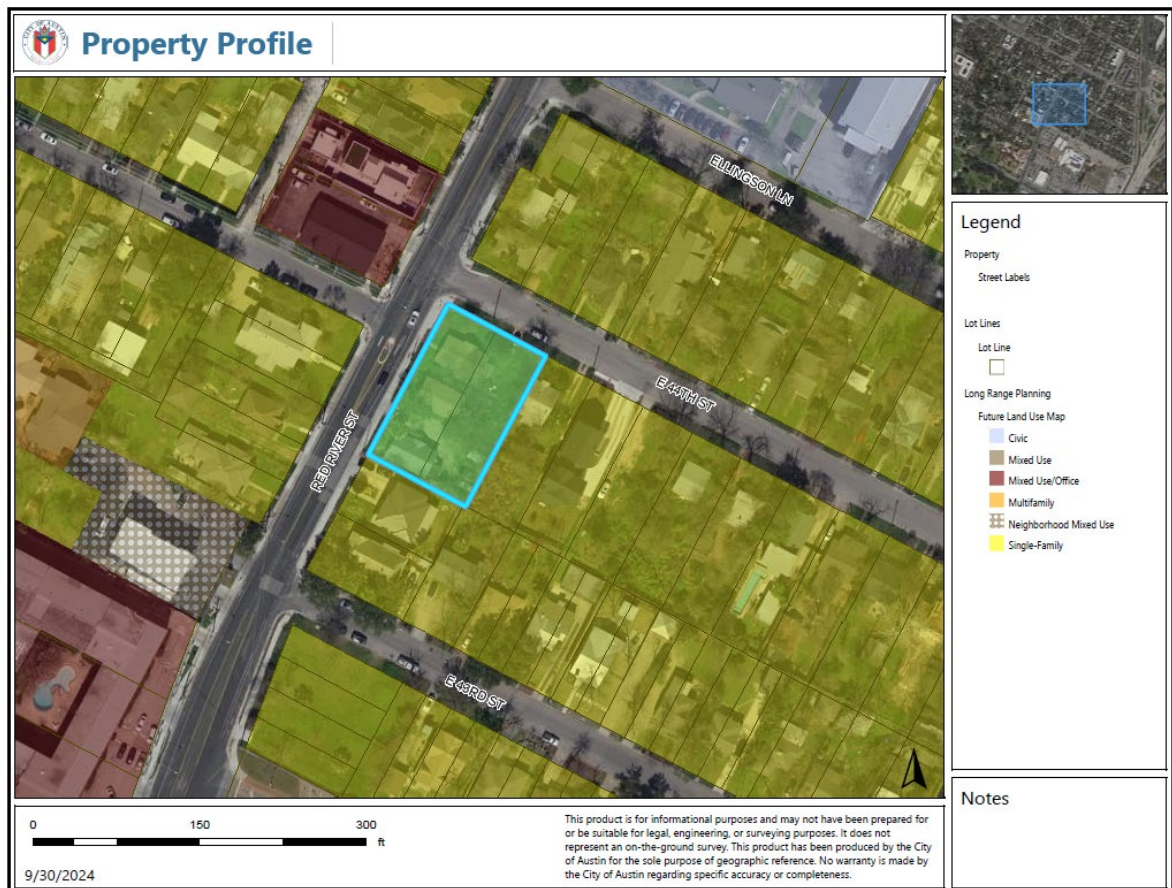
ZONING CASE#: C14-2024-0121

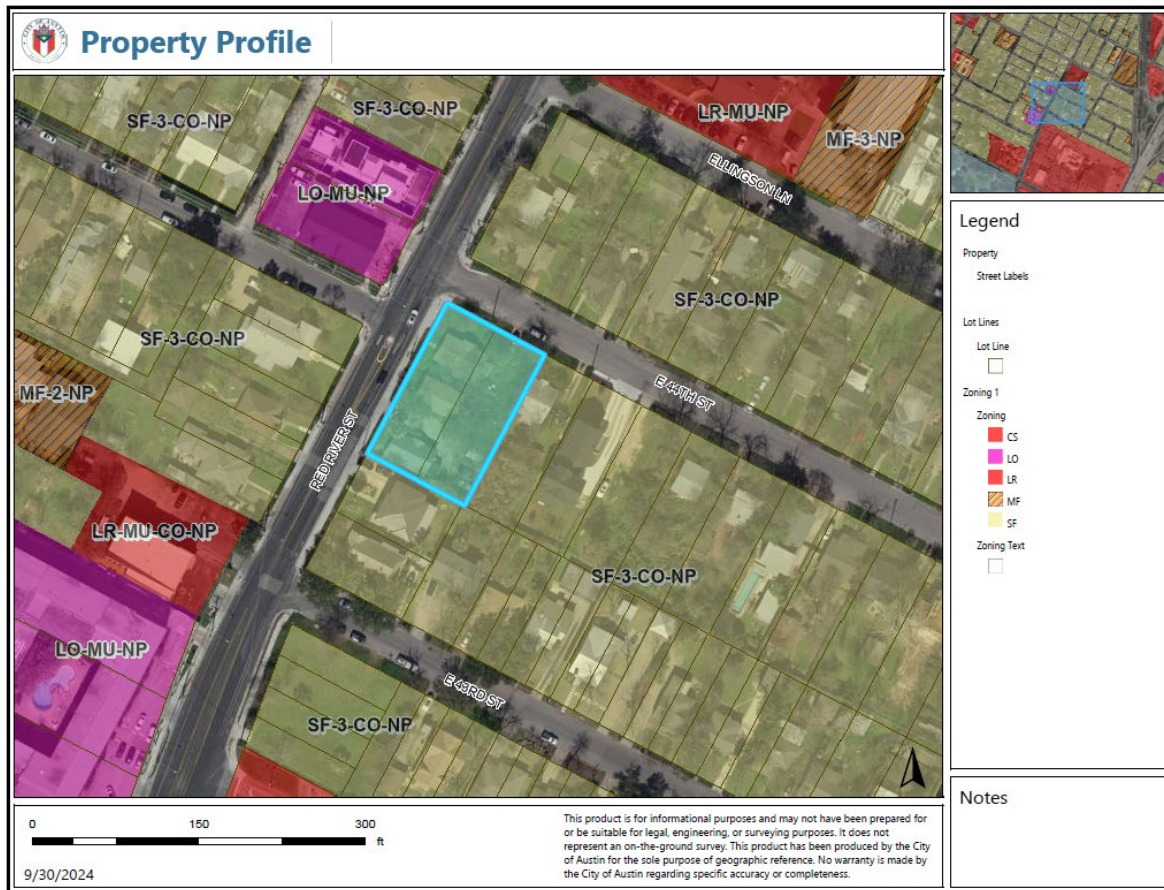
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



Created: 8/12/2024





Correspondence Received

From: Barbara Epstein
Sent: Wednesday, October 16, 2024 9:53 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 4305, 4307, and 4309 Red River St. re-zoning application

Dear Ms. Meredith:

Somehow the September 30th community meeting about this re-zoning case fell off my calendar/radar and I did not attend the meeting as the neighborhood association president. I would still like to put in my feedback and learn what happened at the meeting so that our neighborhood can take a vote before the city takes formal action on the case. To date, my understanding is that this is just speculative re-zoning, that there are no definite plans and no assessment of the effect such development would have on traffic flow, emergency vehicle access or future mass transit plans for Red River St., such as the Yellow Line, much less the impact on surrounding modest, affordable, homes.

If you have specific information on what happened at the meeting and what information has been submitted, please let me know.

Sincerely,

Barbara Epstein

From: Barbara Epstein
Sent: Monday, November 25, 2024 1:42 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: re: the re-zoning application for 4305, 4307 and 4309 Red river St.

Dear Ms. Meredith—

I also want to note for the record that the Hancock Neighborhood Association's efforts to communicate with the owners of the property went unanswered. Contrary to the presentation of their agent, neighbors report that the houses currently there are far from irreparable, they are currently rented, and one has a For Rent sign out front. The association vote to oppose this application was taken because the facts for demolishing existing affordable housing were not presented, and with no development plan presented, there appears to be no benefit whatsoever for the neighborhood. This up-zoning also presents extremely poor planning scenarios, especially for traffic flow on a fairly narrow street, which will already be

overburdened by projects already approved in the immediate area, along I-35 between 32nd st. and 39th St., as well as the anticipated construction on I-35.

Barbara Epstein
President
Hancock Neighborhood Association

.....

Dear Sirs:

I'm going to take off my neighborhood association president hat now and write to you just as someone who's lived here for fifty years and been involved in neighborhood issues since the mid-1980s.

Residents' concerns not only deserve to be heard at the Planning Commission, but for your commission to be impartial, our views must be given the weight as any investor's. After all, we live here, we pay taxes, and we suffer the consequences of what you approve if investors merely pocket their profits.

I've laid awake at night, wondering what I could possibly say to you that would have any impact on your decision to re-zone 4305, 4307 and 4309 Red River St., based on your decisions in the past year, cases that not only were not good planning decisions, but which have probably permanently harmed my neighborhood.

I decided that I needed to send you a letter and ask that it be included in the record.

Two cases that you decided this past year will already have a fundamental negative impact on our neighborhood. One unique architectural reminder of our history has been erased with its demolition, another may well disappear, and with it, a daily link to history that Austin claims to support preserving, but has consistently ignored in Hancock.

First, there was the demolition of the 1925 house on Sparks Ave. that our own city had recommended for the National Register of Historic Places, 71 neighbors signed letters supporting its preservation, but you gave the demolition green light to the absentee owner of this 12th neighborhood property acquisition--an owner who refused to even test it for asbestos and lead—and then the city refused to test accumulated rainwater in the hole left behind by the demolition company---even though the property sits on the edge of Eastwoods Park (and the Waller Creek watershed), the last remnant of Wheeler's Grove, where Austin's African-American community was first allowed to celebrate Juneteenth.

Then, there are the five units on Duval St. on the site of the farm that Sam Houston sold to a survivor of the Alamo. You gave the green light again to an absentee investor to up-zone the property (which could include complete demolition), even though the owner's dilemma resulted from a lack of due diligence to learn that two units were illegal when he purchased the property, even though he could have just

subdivided the lot, even though it was pointed out to you that the property is on the corner of Harris Ave. where a bus stop lets children off to walk to Lee Elementary. Maximum development could endanger those children because neighbors already complain that impatient drivers routinely speed up when they turn off Duval St and Red River St. onto Harris Ave. What was the owner's response to our overtures to come up with a satisfactory solution for both him and the neighborhood?---that it was none of our business what he does, that he wanted to keep all his options open----- and wasn't interested in providing affordable housing with any increased development.

That bus stop brings up the question why the city would give us signs to promote traffic calming, ----when one side of the sign said Look Out for Our Children---but the other side said---Your Speed, Your Choice. ?!

The application before you now to up-zone 4305, 4307, and 4309 Red River St. as well as change the neighborhood plan will disrupt and harm our neighborhood much more than the previous two cases because it consists of little to no planning whatsoever, only up-zoning to benefit an owner who actually lives in the neighborhood.

The only contact we have had with the owners was one email claiming that the three modest houses currently on the property were in such disrepair that they can only be demolished. There was a preliminary call in late June, 2024, with the applicant's agent, the email from the owner I submitted to you from August, 2024, an online Community meeting on September 30, 2024, that the owners did not attend, and neither their representative nor the owners came to our November neighborhood meeting when the opposition vote was taken.

The owners' representative failed to disclose any details of the application other than it would entail allowing height to 70 feet, with housing, commercial and retail zoning, and a mention that a traffic study was being done on 44th St. Neighbors at the association meeting said that the houses were currently rented, they are worried that future development would not provide affordable housing and that they could be forced from their homes with few options themselves. The traffic implications are also not being addressed. That's why the neighborhood voted to oppose the application, because we had no disclosed plan to show any benefit whatsoever to the neighborhood.

With respect to traffic, the traffic study for the subject application that I was only provided on January 10th, when I inquired whether it was completed, does not reflect the realities of area traffic or the ability of streets to absorb the kind of development being proposed.

Red River St. is on the VisionZero map as a dangerous pedestrian street. Yet, when, several years ago, as someone who depends on public transit, I asked why CapMetro abruptly moved the southbound #10 bus route, forcing bus riders at

Hancock Center to cross Red River St. mid-block to take the southbound #10 bus, instead of leaving the stop safely by the H.E.B. along with other route stops, CapMetro's answer was that it was not safe for the *bus* to make a left-hand turn onto Red River St. and the #10 was more popular than the other routes that use five feet shorter buses. When I reported that when I crossed Red River St. at the mid-block light, that at least 50% of the time, cars sped up to try to beat me through the light, I was told "that will only become a priority once someone is killed". CapMetro refused to consider using shorter buses for the #10 or re-routing the bus through the parking lot to turn onto 41st St. and Red River St. at the intersection. The mid-block crossing remains unsafe for pedestrians, many of whom are carrying groceries.

Not only is Red River St. narrow as a main corridor street, so are the surrounding streets. Although there may be increasing demand for housing near the University and downtown, the city chose to locate housing for 100 formerly homeless people at 39th St. and I-35, never explaining what services residents would need to get to and how many bus routes and how long multiple bus route trips would take. Three more major developments are in the works along I-35 (one with two fourteen story buildings), which altogether will house at least 700 more residents, but traffic flow during construction—and the planned expansion of I-35, have yet to be explained to the neighborhood, or how the new influx of traffic will be absorbed once residents move in. (Neighbors in the Concordia PUD already periodically complain about traffic congestion.)

Area residents are not abandoning their cars for public transit because our straight line infrequent bus routes aren't more efficient than driving to even "nearby" destinations; the #335 route frequency was decreased in January, 2024, to every 30 minutes from every 15 minutes, "due to low ridership". Currently, it takes longer to take the two required bus routes (the crosstown #335 that runs along 38th St. and the #10 that runs along Red River St.), from 38th and Duval St to 41st St and Red River St. (to Hancock Center)----around 45 minutes by bus, than to walk----about 30 minutes, weather---and aggressive drivers----- permitting; it is approximately the same timing southbound to St. David's Hospital and doctor's offices. Nothing in CapMetro's plans will improve neighborhood transit because all routes are straight lines to nowhere nearby in particular, and the old Dillos and UT circulators—that worked---were eliminated.

There is no disclosed information whether the proposed Red River St. development will include parking garages, but even if it does, there is an unanswered question whether 44th St.—or Red River St.---provides sufficient ingress and egress, given the traffic congestion that can already be observed every day right now. Adjacent narrow streets also have bike bollards that slow traffic flow.

There are also questions about our area infrastructure, and how such a large development would impact surrounding aging infrastructure (water lines, sewer lines, pavement) that never seems to get adequately repaired. If proposed elimination (or

reduction) of drainage requirements becomes law, increased flooding is also a distinct prospective problem.

Finally, the fact that these neighborhood property owners have declined to speak to the neighborhood association about their proposed project or answer any questions sent to them is a clear indication that they cannot justify the proposed zoning change to their neighbors.

Please do not approve this re-zoning and neighborhood plan application.

Sincerely,

Barbara Epstein

.....

From: Collier Gibson
Sent: Monday, November 25, 2024 2:30 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: RE: Case Number: NPA-2024-0019.01

Hey Maureen,

Thanks. I tried to reach Victoria again via email and never heard back so I'll just put my comment below. If I'm misunderstanding something, please let me know.

Dear Austin Planning Commission,

I am a resident of the neighborhood affected by the proposed rezoning and am writing to express my thoughts about the current proposal.

I support the general concept of developing these vacant lots with the goal of increasing density in the neighborhood. I understand Austin does not have enough housing and these lots seems like a great opportunity to help with that.

I have some reservations about approving a rezoning request without some sort of rough development plan in place. My understanding is that the current property owner is seeking this zoning change prior to selling the property, rather than having a specific development project planned.

As I understand it, the current zoning already permits townhouse development, which would appropriately increase urban density in our neighborhood. It also seems

reasonable to convert the lot into some sort of mixed-use commercial/residential development. However, I believe the neighborhood would benefit from more detailed information before approving a zoning change so having that proposed the person or entity planning to do the development would make more sense to me.

Thank you for your consideration.

.....

From: Liz MacPhail
Sent: Monday, October 14, 2024 3:46 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: NPA-2024-0019.01

Thank you so much Maureen, that's really helpful. I would absolutely like to attend those hearings. Do I need to register as an interested party as discussed on the call?

I live directly across the street from these Austin bungalows. My name is Liz MacPhail and my address is 4312 Red River St, Austin, TX 78751. While these three bungalows may need work, it would not just be a shame to see them disregarded and torn down, but the proposed rezoning would be in determinant to the many remaining SF3 residences on Red River and to the safety of the residences at this already congested area.

These three, vintage bungalows are a vital part of the unique fabric of this historic neighborhood. They are currently being rented - one with an active "for lease" sign - to various renters I've met over the years. They are actively inhabited and serve as vital and affordable SF3 residences in keeping with the vast majority of homes in this area. Victoria Hosi of Thrower Design called them "in pretty poor to not so great condition." It's not clear to me how they can be in poor condition but actively for lease and rented at the same time.

Red River is a very busy street at almost all hours of the night. I agree with Hosi's assessment that it is busy and a critical artery. The commercial area by Hancock Shopping Center and Commodore Perry opens up to a much wider street to safely accommodate the various commercial businesses and increased traffic.

This area in question for rezoning, with its bus stops and cross walk, is very narrow and already a troubling bottleneck. Adding additional traffic here, commercial and office activities at this clogged point in the artery, has me deeply concerned for the safety of my own family, my neighbors and any future patrons of this proposed neighborhood-mixed use rezoning. Hosi described this lot as "properties that are right on the edge of the block." I'm not sure what this means but it is surrounded on

both sides and across the street by residential homes facing Red River and is not at the edge of the neighborhood block. It is really sandwiched in the middle of this predominantly residential neighborhood. To go north from Hackcock Shopping Center just to 45th and Red River, there are 22 SF3 residences that I can count, just facing Red River, and only The Guitar Shop, the current Dr office, and the church and school. It's a very intense residential area.

The case was made "there is a lot of mixed use already and so it's not any different than what is already allowed." This is exactly the mentality that will destroy this neighborhood overtime. We do it once we do it again and before we know it all these vintage bungalows and affordable residences are destroyed. Hosi herself admits that in the years since she lived near here herself, "it's only gotten busier since." It's the beginning of the downfall for this part of the neighborhood. There are vacant spaces at Hancock for commercial business in an area best equipped for the traffic and safety of its patrons.

The parking issue was largely dismissed on this call but that poses another issue for the safety and well-being of the neighborhood as well.

Thank you,
Liz MacPhail

lizmacphailinteriors

927 E 41st Street
Units 5 + 6
Austin, TX 78751

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-2024-0019.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: January 28, 2025 - Planning Commission

☒ I am in favor
☐ I object

RACHEL NATION

Your Name (please print)

1007 E. 43RD 78751

Your address(es) affected by this application

1/18/25

Signature

Date

Comments:

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-2024-0019.01

Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov

Public Hearing: July 8, 2025 - Planning Commission

☒ I am in favor
☐ I object

LAINDIE BATHBATHBATH
Your Name (please print)

1002 E 4th 1007 E 43rd
Your address(es) affected by this application

[Signature]
Signature

7.21.25
Date

Comments:

YES!

From: Jackie Burniske
Sent: Tuesday, September 9, 2025 3:53 AM
To: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; District 9 <District9@austintexas.gov>
Subject: Case #: C14-2024-0121, City of Austin Planning Dept

External Email - Exercise Caution

This is for the September 11, 2025, City Council Public Hearing
Marcelle Boudreaux

I OBJECT

Jacqueline (Jackie) Burniske
800 East 44th St
Austin, TX 78751
808-429-8613

Hancock is already a dense, central Austin neighborhood and the neighborhood is eclectic, charming, and walkable. I am very concerned about a 5-story building being crammed into a small lot and causing flooding, increased traffic, and other issues in a quiet residential neighborhood. There are no buildings of this height nearby. The charming neighborhood feeling of central Austin historic neighborhoods like Hancock and nearby Hyde Park are disappearing. These and other neighborhoods contribute to the UNIQUE CHARACTER of Austin, and make Austin a desired place to live and work. By creating unnecessary density you are destroying Austin.

Please build PLANNED DENSITY in additional areas like Mueller and the Grove, not change the character of well established neighborhoods. Keep building high rises in downtown Austin. There are lots of large areas of vacant land by the airport and other Austin locations - create planned dense neighborhoods in areas that are undeveloped. Thank you.

~~~~~  
Jackie Burniske

### 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-2024-0019.01

**Contact:** Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov

**Public Hearing:** September 11, 2025 -City Council

☒ I am in favor  
☐ I object

RAFAEL NATION

Your Name (please print)

1007 E. 48th 78757

Your address(es) affected by this application

1st

8/25/25

Signature

Date

Comments:

YES!!

No detriment to neighborhood  
as Red River is a transit corridor.