

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Rosewood

**CASE#:** NPA-2024-0008.01      **DATE FILED:** June 21, 2024

**PROJECT NAME:** 2600 E Martin Luther King Jr. Blvd

**PC DATE:**    February 25, 2025  
                  February 11, 2025  
                  December 17, 2024

**ADDRESS/ES:** 2600 E Martin Luther King Jr Blvd

**DISTRICT AREA:** 1

**SITE AREA:** 1.99 acres

**OWNER/APPLICANT:**    CTMS Holdings, LLC

**AGENT:**    Drenner Group, PC (Leah M. Bojo, AICP)

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

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

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Civic

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2024-0111

**From:** GR-V-CO-NP

**To:** GR-MU-V-DB90-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** November 29, 2001

**CITY COUNCIL DATE:** April 10, 2025

**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

**February 25, 2025** – Approved on the consent agenda for the Applicant’s request for Mixed Use land use. [C. Haney – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 8-0 [A. Azhar, R. Johnson, and A. Phillips absent].

**February 11, 2025-** Postponed to February 25, 2025 on the consent agenda at the request of Staff. [A. Azhar – 1<sup>st</sup>; F. Maxwell -2<sup>nd</sup>] Vote: 10 – 0 [P. Howard, A. Phillips and A. Haynes absent].

**December 17, 2024** – Postponed to February 11, 2025 on the consent agenda at the request of the Applicant. [C. Haney – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 11-0 [N. Barrera-Ramirez and A. Phillips absent].

**STAFF RECOMMENDATION:** To support 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 Manor Road, which is an activity corridor where mixed use land use is appropriate. The property is within the MLK Station Neighborhood Center as identified on the Growth Concept Map and is less than ½-mile from the MLK Rail Station. The applicant proposes a 300-unit multifamily development with ground-floor retail.

**LAND USE DESCRIPTIONS:**

**EXISTING LAND USE:**

**Civic** - Any site for public or semi-public facilities, including governmental offices, police, fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

**Purpose**

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and

6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

### **Application**

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

### **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

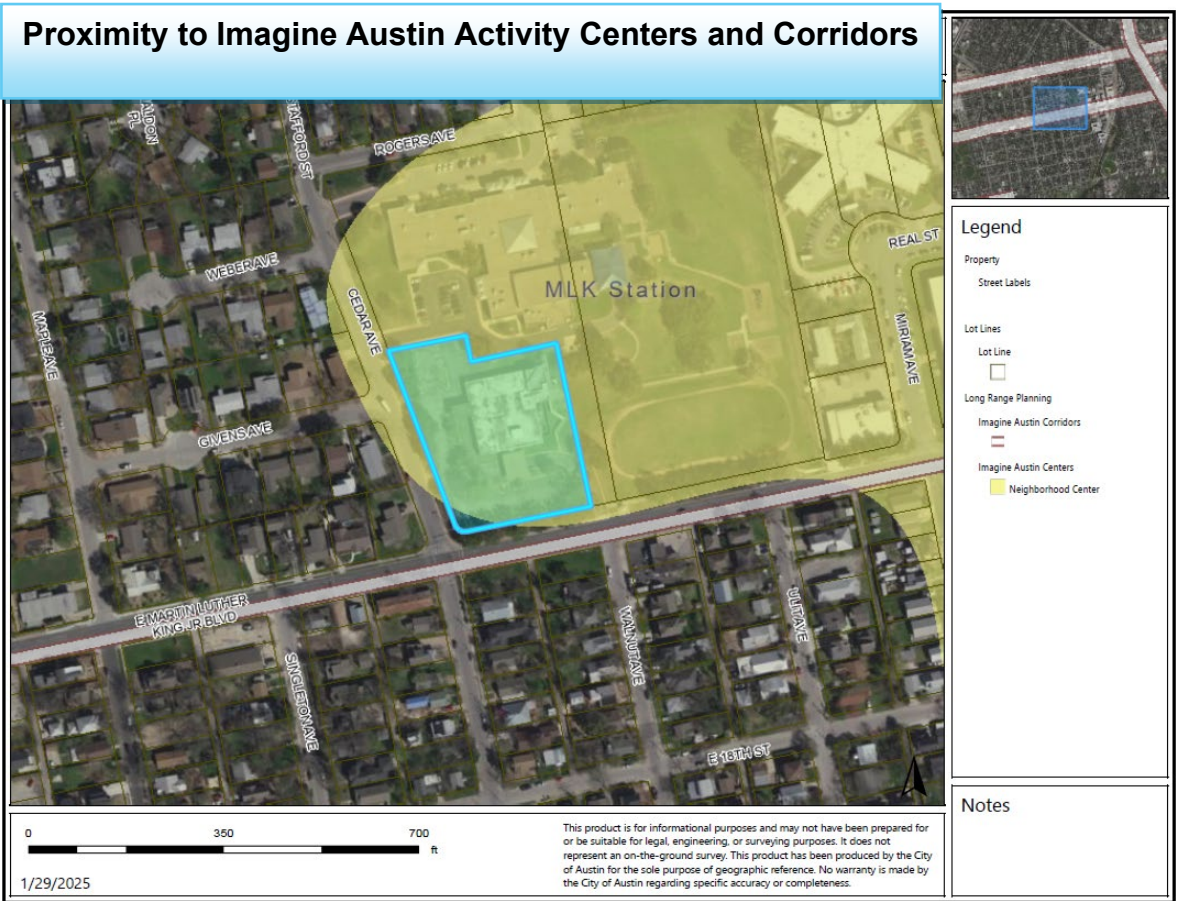
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

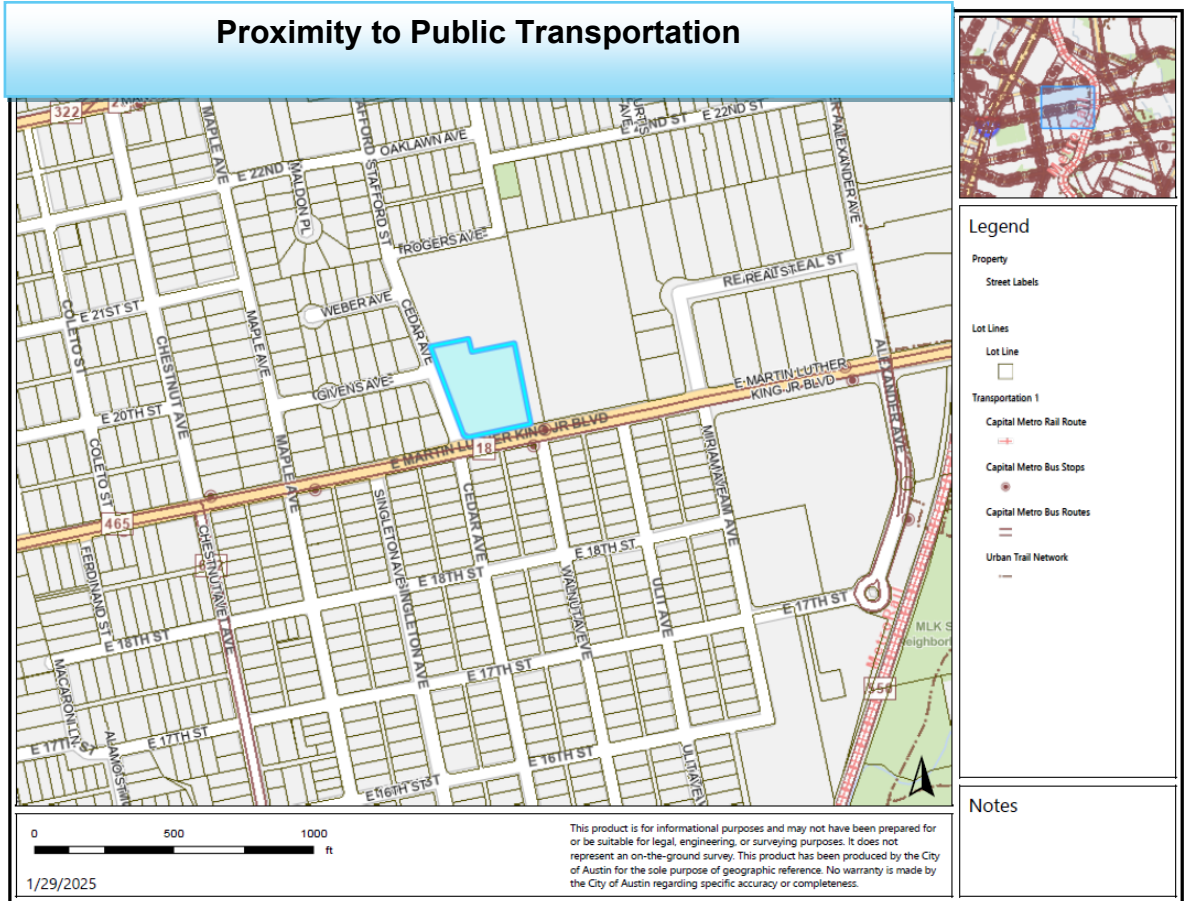
**Application**

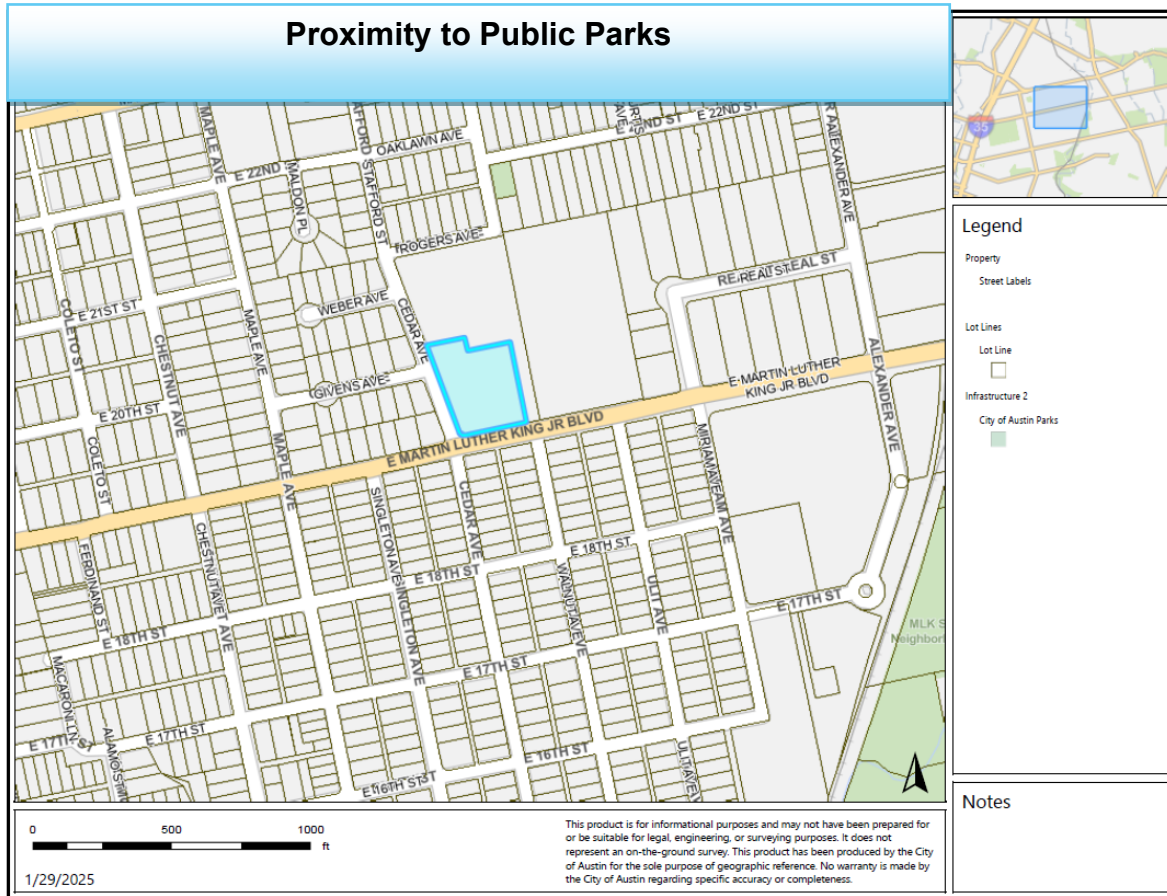
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood’s edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood 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	<p><b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b></p> <ul style="list-style-type: none"> <li>• <b>Within the MLK Station Neighborhood Center</b></li> <li>• <b>Frontage along E. MLK Jr Blvd, and activity corridor</b></li> <li>• <b>0.4 miles from the MLK Rail Station</b></li> </ul>
Yes	<p><b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> <li>• <b>Bus routes along E. MLK Jr Blvd, Manor Rd, Chicon Street.</b></li> <li>• <b>0.5 miles from the MLK Rail station</b></li> </ul>
Yes	<p><b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.</p>
Yes	<p><b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
Yes	<p><b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.</p> <ul style="list-style-type: none"> <li>• <b>0.4 miles from Sky Market</b></li> <li>• <b>0.5 miles from MKK Food Store</b></li> <li>• <b>0.08 miles from Lone Star Family Market #3</b></li> </ul>

No	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
Yes	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.4 miles from MLK Station Neighborhood Park</b></li> <li>• <b>0.6 miles from Alamo Recreation Center &amp; Park</b></li> </ul>
No	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
Yes	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> <li>• <b>The proposed zoning of GR-MU-V-DB90-NP would allow for affordable residential development</b></li> </ul>
Yes	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> <li>• <b>The proposed zoning of GR-MU-V-DB90-NP would allow for residential development</b></li> </ul>
Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> <li>• <b>The proposed zoning of GR-MU-V-DB90-NP would allow for mixed use development</b></li> </ul>
No	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
(See email from Kalan Contraras)	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
Not known	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	<b>Industrial Land:</b> Preserves or enhances industrial land.
9	<b>Number of “Yeses”</b>







## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.



**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The applicant proposes to change the land use on the future land use map (FLUM) from Civic to Mixed Use.

The applicant proposes to change the zoning on the property from GO-V-CO-NP (General Office district – Vertical Mixed Use Building combining district – Conditional Overlay combining district – Neighborhood Plan) to GR-MU-V-DB90-NP (Community Commercial district – Mixed Use combining district – Vertical Mixed Use Building combining district – Density Bonus 90 combining district – Neighborhood Plan) for a 300-unit multifamily development.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on August 21, 2024. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 251 community meeting notices were mailed to utility account holders and property holders who live within 500 feet of the subject tract, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members from the Planning Department attended the meeting, Maureen Meredith and Mark Walters. Leah Bojo and Temaria Davis from Drenner Group, PC attended and four people from the neighborhood.

Below are highlights from Leah Bojo’s presentation:

- FLUM change request is from Civic to Mixed Use
- Zoning request is from GO-V-CO-NP to GR-V-DB90-NP.
- The property is near transit and is walkable.
- The building was used as a doctor’s office and is under 2 acres in size.
- The current zoning is from 1995 which has a conditional overlay (CO) that we proposed to remove but we are open to discuss other conditional overlays. The currently CO limits trips to 2000 trips a day, but the Transportation Department doesn’t do this anymore. The CO also limits allowable uses. We would like the opportunity to use the restaurant limited, etc.
- Proposed are 300 dwelling units. With the DB90 program there will be a requirement for affordable housing on the site. We will also have the frontage requirement; we are not requesting a waiver.

***Q: What exactly are you proposing to build? How tall will the building be? You know you are surrounded by single family homes?***

A: We proposed mixed use residential over ground-floor retail with an affordable component. DB90 allows up to 90 feet. I don't know if we will get up to 90, but it could be 75-80 feet, so about 7 stories. We know we are surrounded by single family to the west and to the south. We are open to step back in height. We are at the beginning of the process and will work with the neighborhood.

***Q: I have been very active with the neighborhood and with this site for several years. This site has historical significance. Has this been taken into consideration? I've spoken with Doctor Cox a number of times and he said nothing would take place without my knowledge because of the importance and the history of the site.***

A: We're not aware of the historical significance you're talking about, but we would like to talk to you about this and will have to figure out what that means to the site.

***Q: Can anyone explain the compatibility with the adjacent historic district. The map shows a school on the property.***

A: We are not developing the property with the school. The map shows Civic on the school property. Schools can be built in any zoning district.

***Q: What are the next steps?***

A: I reached out to Jane Rivera to get a meeting around the time we submitted the applications. We have plenty of time to meet again with the neighborhood to talk some more.

***Q: What percentage will be affordable units?***

A: If we use the DB-90 zoning it has affordability requirements for ownership units and rental units. We haven't decided yet if these will be ownership or rental.

#### Density Bonus 90 Requirements

**Approximate Unit Count:**

- 300 Units

**DB-90 Affordability Requirements:**

- Ownership Units:
  - 12% of units @80% or less of the current Median Family Income (MFI)
- Rental Units –
  - 12% of the units @60% or less of the current MFI or;
  - 10% of the units @50% or less of the current MFI

**DB-90 Commercial Space Requirements:**

- 75% of the Frontage on the Principal Street Dedicated to Commercial

**DB-90 Street Design Requirements:**

- Must comply with Subchapter E – Design Standards and Mixed Use
  - Core Transit Corridor – Sidewalks and Building Placement
  - Planting Zones, etc.

***Q: How many bedrooms will the units have? We have families that need larger units. Do you know what the rents will be?***

A: We don't have a unit mix yet, but we can talk to our client. I can send you the chart we have that shows the rents at 50% and 60% MFI because it's set by HUD each year.

***Q: Is it too early to talk to you about the preserving the historic structure on the site because it's been there for over 50 years and is very significant and historic to the neighborhood.***

A: It's not too early to talk about this. I'd like to talk to you about this.

**Applicant's Summary Letter**

Leah M. Bojo  
lbojo@drennergroupp.com  
512-807-2918

**DRENNER  
GROUP**

June 12, 2024

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

Via Electronic Delivery

Re: 2600 E Martin Luther King Jr Blvd – Neighborhood Plan Amendment application for 1.99-acre property located at 2600 E MLK Jr Blvd Austin, TX 78702, comprised of TCAD ID: 0212101002 (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed Neighborhood Plan Amendment (NPA) application package. The project is titled '2600 E Martin Luther King Jr Blvd' and is 1.99 acres of land (per TCAD), located on the north side of E Martin Luther King Jr Blvd between Cedar Avenue and Miriam Avenue. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is located in the Rosewood Neighborhood Planning Area (NPA) and has a Future Land Use Map (FLUM) designation of Civic. This application requests to amend the FLUM from Civic to Multifamily and runs concurrently with a rezoning application.

The Property is currently zoned GO-V-CO-NP (General Office – Vertical Mixed-Use Building – Conditional Overlay – Neighborhood Plan). The requested zoning is to GR-MU-V-DB90-NP (Community Commercial – Mixed Use – Vertical Mixed-Use Building – Density Bonus 90 – Neighborhood Plan). The conditional overlay requires that any site plan or building permit for the Property may not be approved, released, or issued if the completed development or uses, considered cumulatively with all existing or previously authorized development and uses, generates traffic exceeding 2000 trips per day. Additionally, the conditional overlay prohibits Business or Trade School, Business Support Services, Restaurant (limited), Off-site Accessory Parking and Personal Services, which we propose to remove as well. This request includes the DB90 (Density Bonus 90) combining district that was approved on February 29, 2024, via Ordinance No. 20240229-073.

This proposal aligns with the Rosewood Neighborhood Plan stated goals to "promote affordable housing options in the Rosewood neighborhood, while reducing the number of vacant lots" (Goal 2).

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

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

No letter as of March 19, 2025

.....

**From:** Meredith, Maureen  
**Sent:** Wednesday, January 29, 2025 2:57 PM  
**Cc:** Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>  
**Subject:** Rosewood NPCT Rec Ltr: NPA-2024-0008.01\_2600 E MLK Jr Blvd  
**Importance:** High

Dear Rosewood NPCT:

Cases NPA-2024-0008.01 and C14-2024-0111\_2600 E. MLK Jr Blvd are scheduled for the February 11, 2025 Planning Commission hearing date. If your team would like a letter of recommendation to be included our staff case reports, please email it to me and Jonathan **no later than Wednesday, Feb. 5<sup>th</sup> by 3:00 pm**. If we get it after this date and time, it will be submitted as late material, but it will not be in the staff case reports.

Thanks.

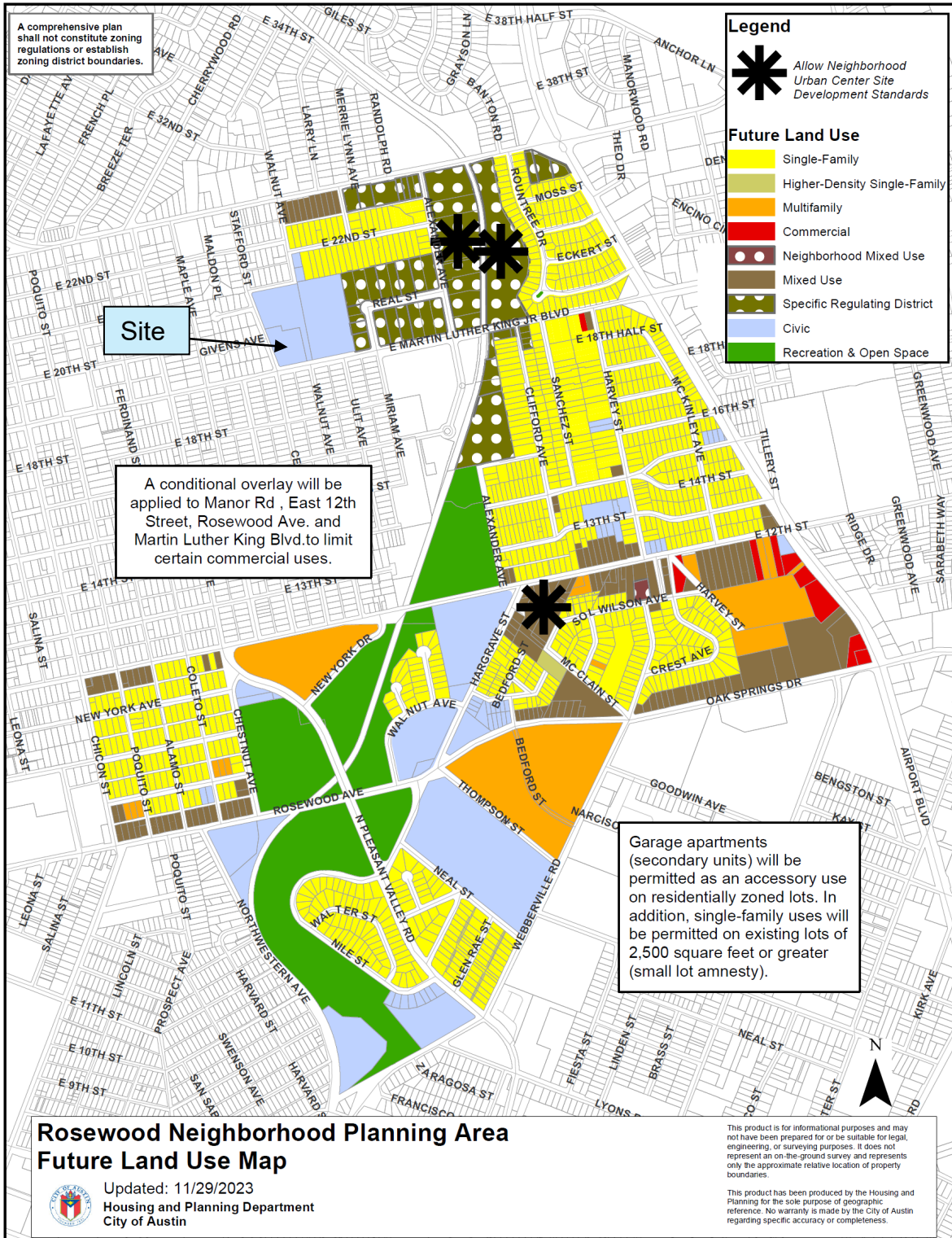
Maureen

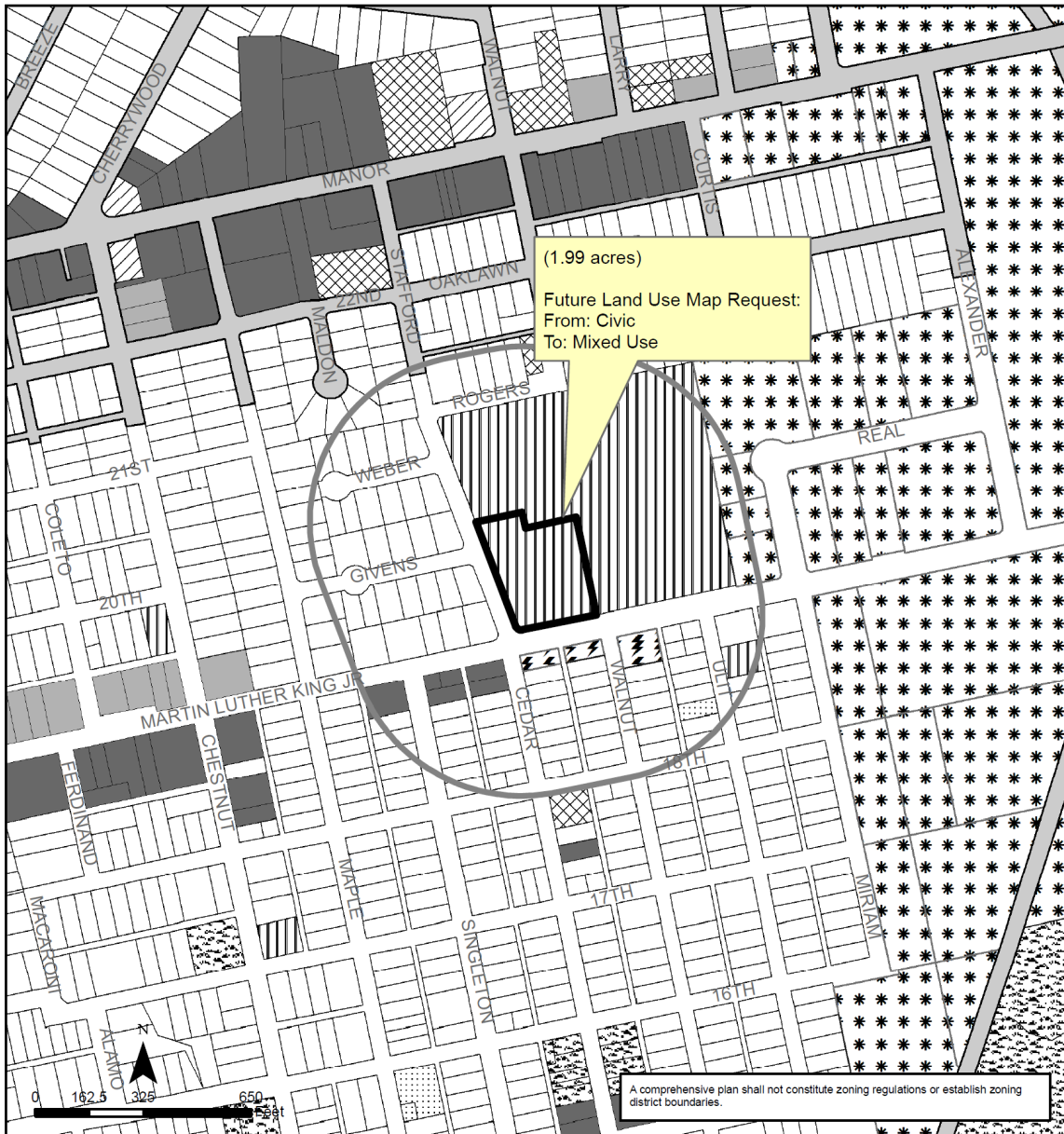


**Maureen Meredith** (she/her)  
Senior Planner, Long-Range Planning  
Planning Department  
512-974-2695  
[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)

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

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





**Rosewood Neighborhood Planning Area  
 NPA-2024-0008.01**

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

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

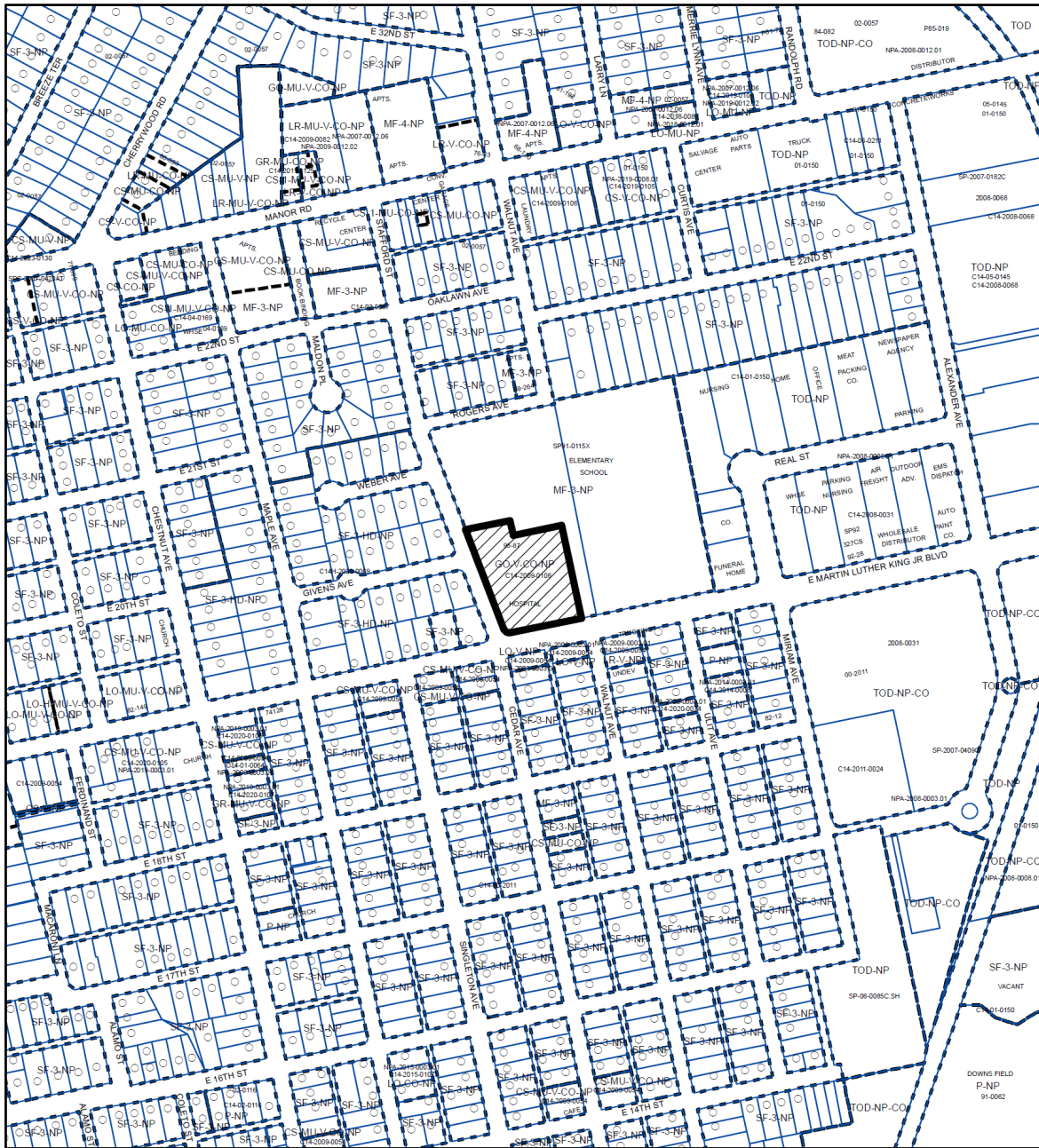





City of Austin  
 Planning Department  
 Created on 7/22/2024, by: MeeksS

**Future Land Use**

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





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2024-0111

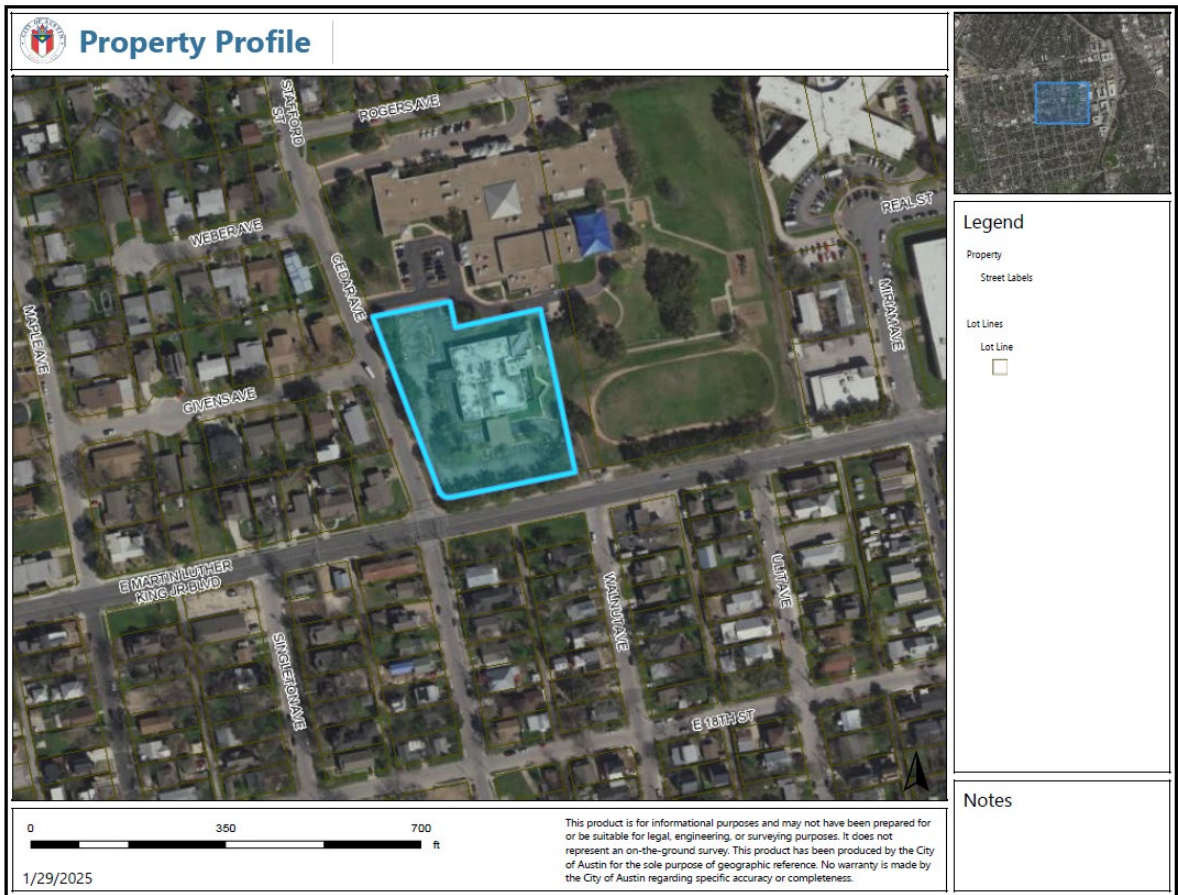
1" = 400'

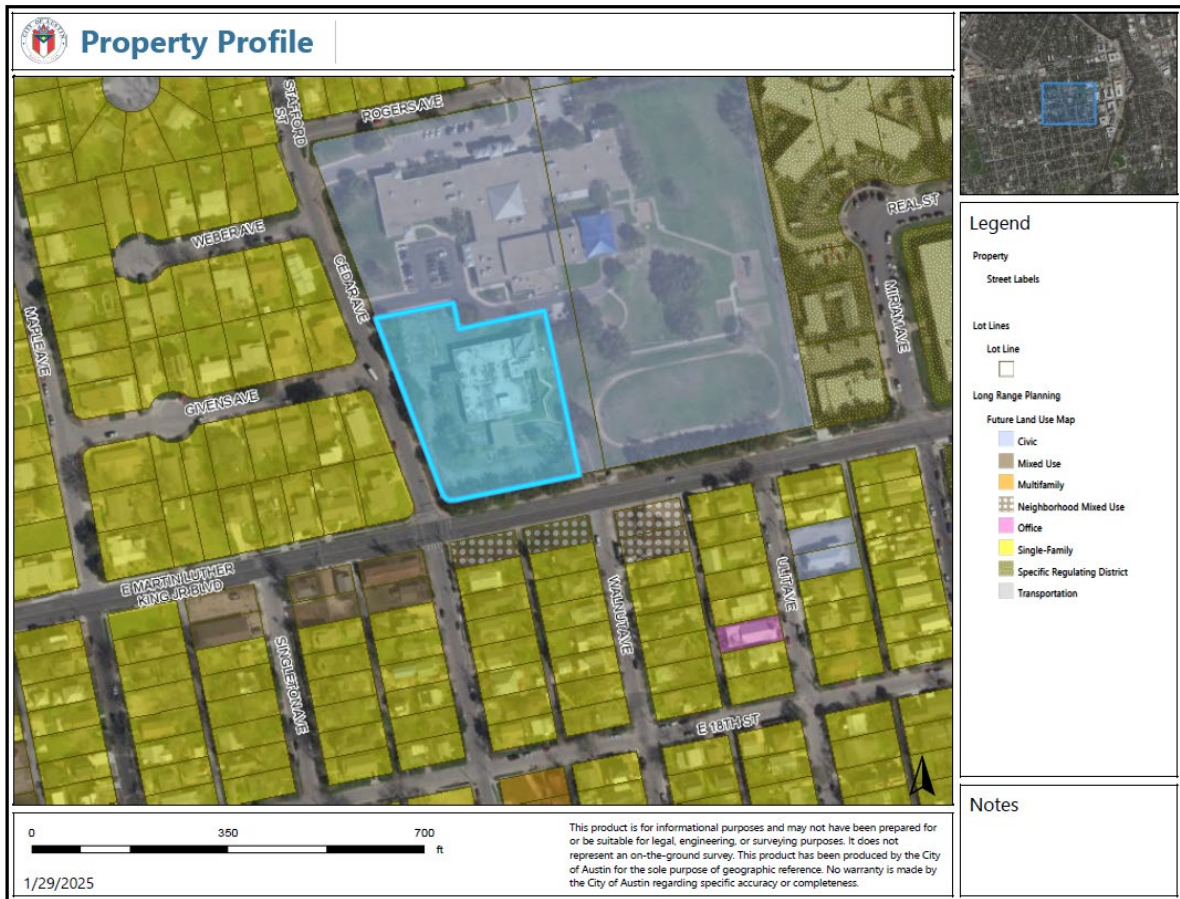
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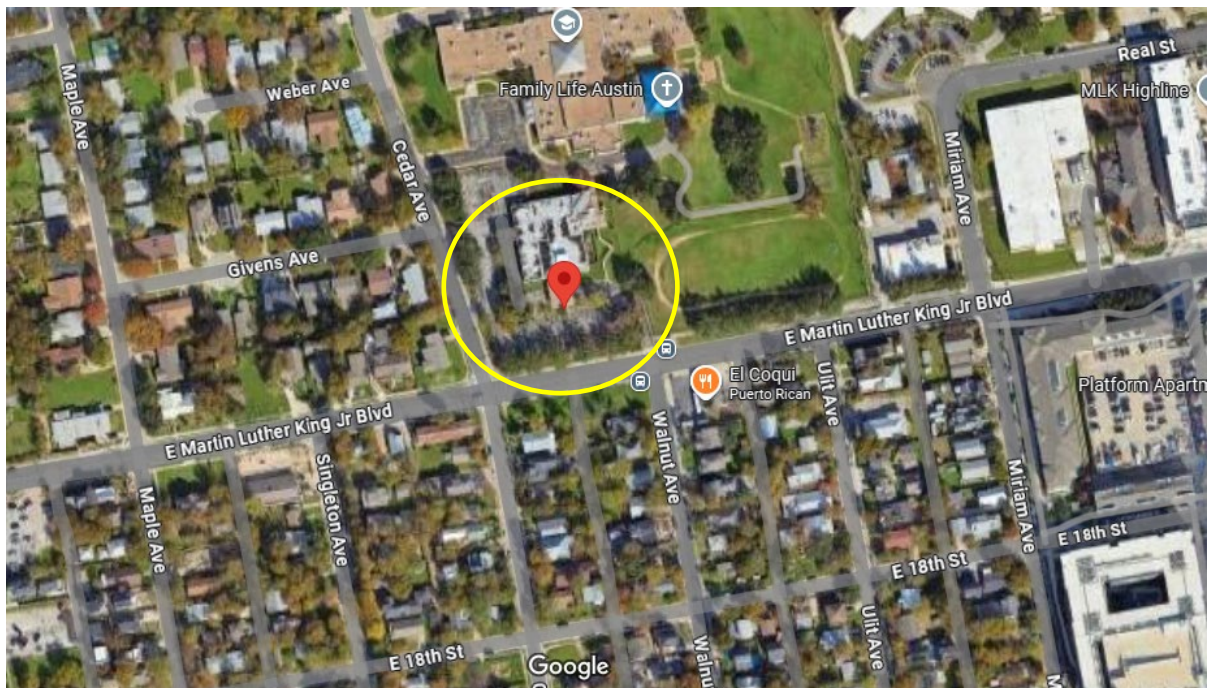
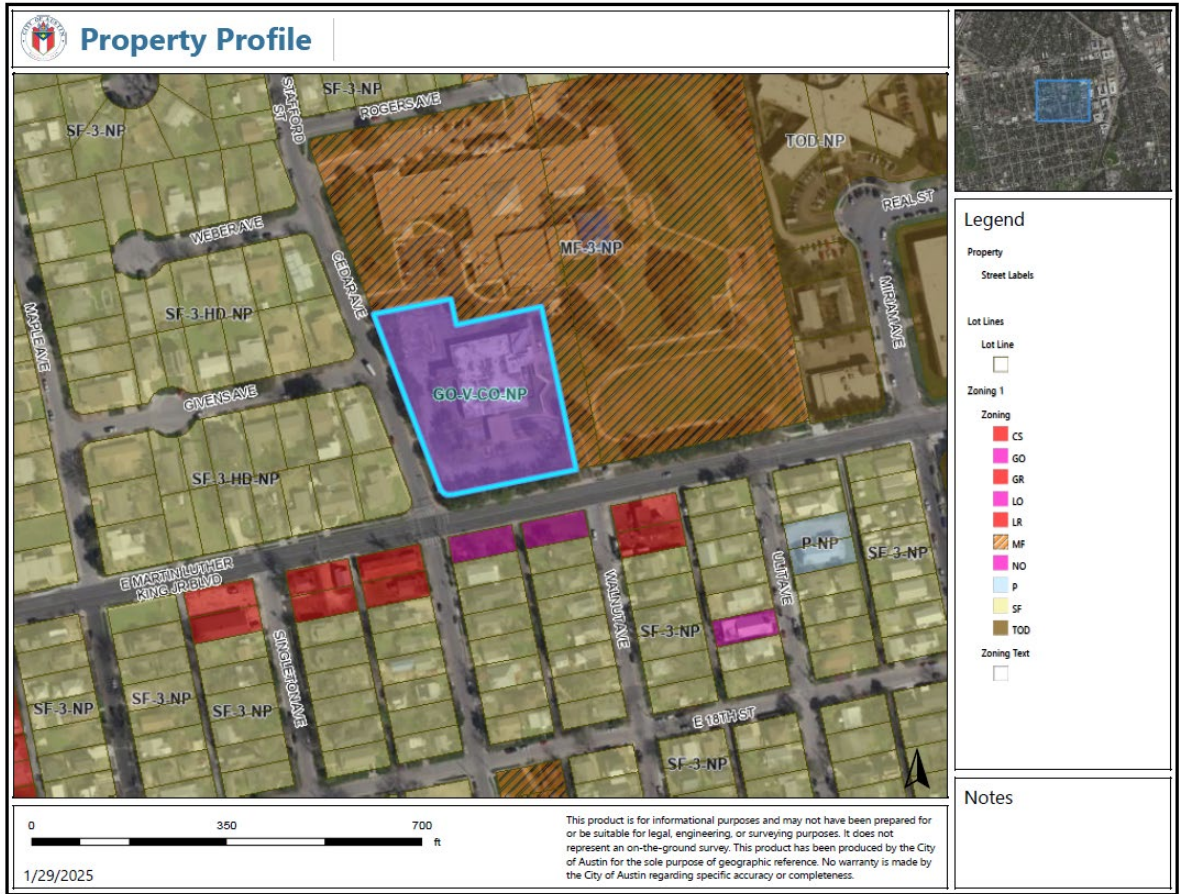
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Created: 7/22/2024









**Leah Bojo's Presentation at the August 21,  
2024 Virtual Community Meeting**

**2600 E Martin Luther King Jr Boulevard**

Rosewood Neighborhood Meeting  
C14-2024-0111  
NPA-2024-0008.01  
August 21, 2024

**Neighborhood Aerial**



## Site Aerial



## Property Details

### Size:

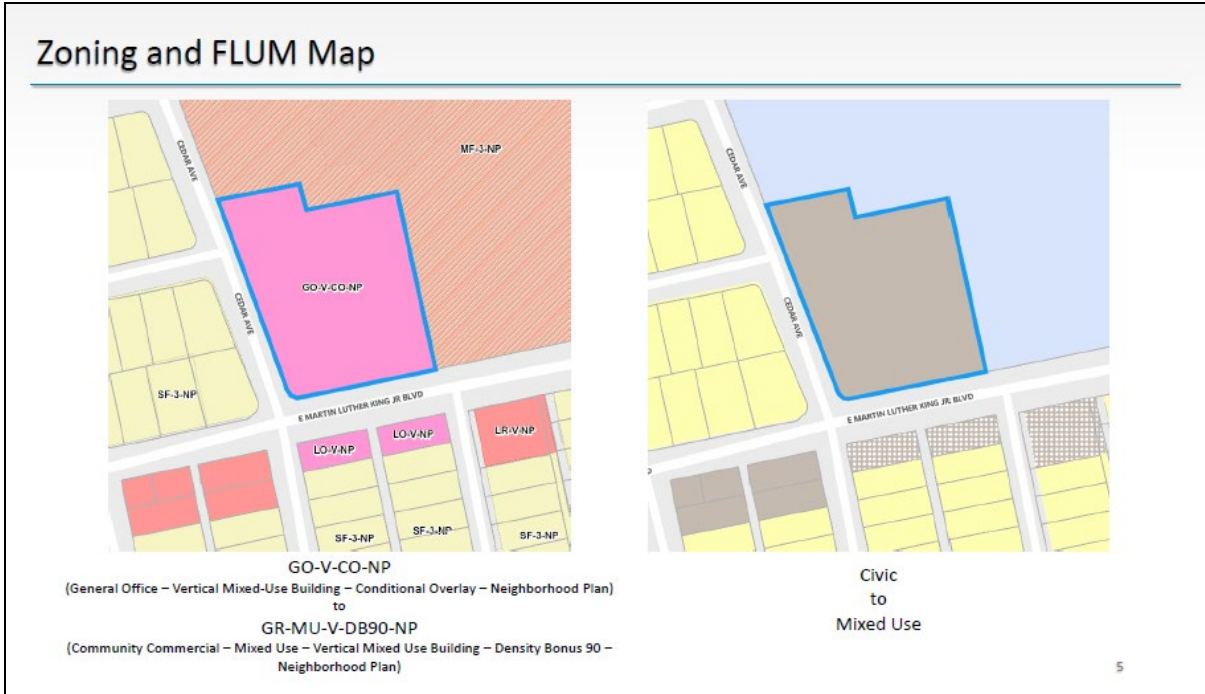
- 1.99 Acres

### Current Use:

- Medical Office (> 5,000 gsf)

### Transit/Access:

- Located on E Martin Luther King Jr Boulevard, between Cedar Avenue and Miriam Avenue
- Core Transit Corridors
  - E Martin Luther King Jr Boulevard
  - Manor Road is a Future Core Transit Corridor
- CapMetro Bus
  - Route 18 (Martin Luther King)
  - Route 20 (Manor Road/Riverside)
  - Route 322 (Chicon Street/Cherrywood)
  - Route 465 Rail Shuttle (MLK to University of Texas)
- CapMetro Rail
  - M L King Jr Red Line CapMetro Station < ½ mile
- Urban Trail
  - Red Line Trail
- All Ages and Abilities Bicycle Priority Network
  - Protected one-way bike lane on Manor Road and one-way bike lane on Chestnut Avenue
  - Protected two-way bike lane on Alexander Avenue



### Conditional Overlay to be Removed

1995 zoning Ordinance No. 950727-K:

- Requires that any site plan or building permit for the Property may not be approved, released or issued if the completed development or uses, considered cumulatively with all existing or previously authorized development and uses, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.
- Prohibits the uses of Business or Trade School, Business Support Services, Restaurant (limited), Off-site Accessory Parking, and Personal Services

6



## Density Bonus 90 Requirements

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**Approximate Unit Count:**

- 300 Units

**DB-90 Affordability Requirements:**

- Ownership Units:
  - 12% of units @80% or less of the current Median Family Income (MFI)
- Rental Units –
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**DB-90 Commercial Space Requirements:**

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**DB-90 Street Design Requirements:**

- Must comply with Subchapter E – Design Standards and Mixed Use
  - Core Transit Corridor – Sidewalks and Building Placement
  - Planting Zones, etc.

7

## Rosewood Neighborhood Plan

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Goal 1: Make the Rosewood Neighborhood Planning Area a more attractive, cleaner and safer place to live

Goal 2: Promote affordable housing options in the Rosewood neighborhood, while reducing the number of vacant lots.

Goal 4: Promote commercial uses that serve the needs of neighborhood residents

Goal 5: Preserve and enhance the character of the Rosewood neighborhood

8

## Imagine Austin Goals

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**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 P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types, affords realistic opportunities for transit, bicycle, and pedestrian travel, and provides community gathering spaces, neighborhood gardens and family farms, parks, and safe outdoor play areas for children.

9

## Agent Information

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Leah M. Bojo  
Email: [lbojo@drennergroupp.com](mailto:lbojo@drennergroupp.com)  
Phone: 512-807-2900

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**Correspondence Received**

**From:** BERRI MCBRIDE  
**Sent:** Thursday, August 22, 2024 10:16 AM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** BERRI MCBRIDE <  
**Subject:** Marking the Medical History of East Austin at Holy Cross Hospital

MAUREEN,

Great talking with you and everyone on the call recently about the zoning case for 2600 E. Martin Luther King, Jr. Blvd. (1.99 acres)--the former site of Holy Cross Hospital.

And thanks sincerely for expressing your interest in Holy Cross Hospital, with its vibrant, rich history and enduring legacy--all of which deserve to be historically preserved, commemorated, and properly recognized by the developers who are seeking to acquire and develop the property.

I'm happy to share to share with you here this important story about Holy Cross Hospital, which we briefly talked about.

\*\*\*\*\*

Below please find the link access for one of the recent articles about Holy Cross Hospital, which was recently awarded a Texas State "Undertold" Historical Marker by both the Texas State Historical Commission, and Travis County Historical Commission, and was also awarded a Grant to go along with it.

As mentioned during our recent meeting, I was the private sponsor and person who, over a period of almost 1 1/2 years, painstakingly did the challenging research; organized disparate, complex historical data related to the entirety of Holy Cross Hospital's near-epic history; prepared the demanding, detailed, near 35-page written Narrative (which is required); and found and located all of the relevant historical supporting documents and related pictures, audio transcripts, and visual data in order to maximize the chances that this important East Austin landmark would be recognized and approved for a Historical Marker and Grant--which it clearly deserves, and submitted the formal request in December, 2020.

I was notified in February 2021 that the Marker and Grant had been successfully awarded and was unanimously approved. We are working on the exact wording and site presentation of the Marker now, at this time.

Many persons who now live in Austin, or even in East Austin are not aware that Holy Cross Hospital ever existed. This unfortunate oversight and historical underrepresentation must be corrected. The request I've made to the Seton Foundation and the Austin Cancer Center for visible site approval for the Historical Marker (to be placed at the former Holy Cross Hospital location on E. MLK Jr., Boulevard-- visibly positioned with unobstructed views from virtually any angle), has now been approved and will go a long way towards telling its remarkable story, bringing forth, preserving, and commemorating this vitally important history and enduring legacy now at this time, and for future generations to come.

The high significance of this site and historical importance of Holy Cross Hospital cannot be underestimated.

Holy Cross Hospital—with its impressively dramatic circular main building, for nearly 50 years was continually a treasured visual symbol for the thriving, robust East Austin community, and played a major role in putting forth affordable health care and first-rate medical services for all citizens of Austin. And, in addition, via its economic engine, the Hospital provided a fundamentally sound economic support structure, foundation, and financial stimulus to forge ahead a new, burgeoning African American middle class.

After its closure in 1988--due primarily to uncontrollable economic forces related to Medicare reimbursements, disagreements over what to do with the Holy Cross Hospital main building and its site raged for more than two years after it closed. Eventually the Austin Independent School District paid the Daughters of Charity Health Services of Austin (the Hospital's owners at that time), \$ 750,000.00 for the site and the Daughters covered the \$ 150,000.00 cost of tearing it down--all except for the radiation center which still stands and, until recently, was fully operational. The school district paid for asbestos abatement. Demolition began on June 24, 1991. The new L.L. Campbell Elementary School, sharing the block with the still vital radiation center, was dedicated on November 1, 1992. The featured speaker was State Representative Wilhelmina Delco, a longtime member of Holy Cross parish.

I hope you will find all of this of interest, helpful, and meaningful in some way with regard to our discussion about East Austin and Holy Cross Hospital.

Please let me know if you have any difficulty opening or accessing the link below.

By also clicking on my name near the end of the article, you'll find more information about additional, similar work that I have been associated with nationally, as well.

I'm grateful that our paths have crossed. And thanks again for your interest in the historical preservation and proper recognition of this site, going forward.

Kind regards,

Berri McBride

<https://austin.towers.net/marking-the-medical-history-of-east-austin-at-holy-cross-hospital/>

**From:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Sent:** Thursday, August 22, 2024 10:34 AM  
**To:** Contreras, Kalan <[Kalan.Contreras@austintexas.gov](mailto:Kalan.Contreras@austintexas.gov)>  
**Cc:** Tomko, Jonathan <[Jonathan.Tomko@austintexas.gov](mailto:Jonathan.Tomko@austintexas.gov)>; Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)>; Thomas, Eric <[Eric.Thomas@austintexas.gov](mailto:Eric.Thomas@austintexas.gov)>  
**Subject:** FW: Marking the Medical History of East Austin at Holy Cross Hospital

Kalan:

Jonathan and I have cases NPA-2024-0008.01 and C14-2024-0111 for property located at 2600 E. MLK Jr. Blvd. The applicant wants to rezone from GO-V-CO-NP to GR-MU-V-DB90-NP to build apartments with ground floor commercial. At my virtual community meeting last night, Berri McBride attended and said the property has historic designation. See his email below. Can you please let us know how this impacts our cases?

Thanks.  
Maureen

**From:** Contreras, Kalan <[Kalan.Contreras@austintexas.gov](mailto:Kalan.Contreras@austintexas.gov)>  
**Sent:** Thursday, August 22, 2024 11:00 AM  
**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Cc:** Tomko, Jonathan <[Jonathan.Tomko@austintexas.gov](mailto:Jonathan.Tomko@austintexas.gov)>; Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)>; Thomas, Eric <[Eric.Thomas@austintexas.gov](mailto:Eric.Thomas@austintexas.gov)>  
**Subject:** RE: Marking the Medical History of East Austin at Holy Cross Hospital

Good morning, Maureen and team,

Sure thing, glad to help. This site was recently awarded a state marker (<https://atlas.thc.state.tx.us/Details?fn=print&atlasnumber=5000023258>) as Mr. McBride has described, and you can read more about his work in this article: <https://austin.towers.net/marking-the-medical-history-of-east-austin-at-holy-cross-hospital/>.

While the site does not have local designation via historic zoning, the existing 1973 cancer center building would require review by the Historic Landmark Commission if a site plan application indicating demo or a demolition permit application were to be submitted. Though most of the hospital is no longer standing, the extant cancer center may still be eligible for historic zoning. Unfortunately, the building was not old enough for consideration in either the 2016 East Austin historic resources survey or

the adjacent 2019 Rogers-Washington-Holy Cross historic district nomination, so the historic zoning evaluation for this property would need to start from scratch.

Hope this helps,  
Kalan

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 <p>PLANNING DEPARTMENT</p>	<p><b>Kalan Contreras</b> MSHP   she/her   Historic Preservation Officer City of Austin Planning Department 512.974.2727   <a href="mailto:kalan.contreras@austintexas.gov">kalan.contreras@austintexas.gov</a></p>
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**Please Note:** Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online. **Por Favor Tome En Cuenta:** La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.

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**From:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Date:** Tuesday, February 4, 2025 at 6:35 PM  
**To:** Leah Bojo < Temaria Davis < >  
**Cc:** Tomko, Jonathan <[Jonathan.Tomko@austintexas.gov](mailto:Jonathan.Tomko@austintexas.gov)>  
**Subject:** Historic Building Discussion: 2600 MLK Jr Blvd.

Hi, Leah and Temaria:  
At the virtual community meeting Mr. McBride talked about the preserving the historic building and you said you would talk to him about it. See his attached email. Did you ever meet with him? If yes, what was the outcome? I'm curious to know how the discussions turned out.  
Thanks.  
Maureen

**From:** Leah Bojo < >  
**Sent:** Wednesday, February 5, 2025 8:59 AM  
**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; Temaria Davis < >  
**Cc:** Tomko, Jonathan <[Jonathan.Tomko@austintexas.gov](mailto:Jonathan.Tomko@austintexas.gov)>  
**Subject:** Re: Historic Building Discussion: 2600 MLK Jr Blvd.

Hi Maureen,

We did meet with him on-site in September and also a couple more times with his neighbors. We have made several commitments and are continuing to work on documenting those as we proceed.

**Leah M. Bojo, AICP, Director of Land Use & Entitlements**  
**2705 Bee Caves Road, Suite 100, Austin, TX 78746**  
**Drenner Group, PC | 512-665-1570 cell | | [www.drennergroupp.com](http://www.drennergroupp.com)**

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**From:** Lynn Morris  
**Sent:** Wednesday, December 11, 2024 7:26 AM  
**To:** Tomko, Jonathan <[Jonathan.Tomko@austintexas.gov](mailto:Jonathan.Tomko@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** Case Number: C14-2024-0111 and NPA-2024-0008.01

I would like to express my support for the development at 2600 E Martin Luther King.

Case Number: C14-2024-0111 and NPA-2024-0008.01

I will not be able to make the December 17th meeting. Is there a link on line I can fill out these forms. If not please state I strongly support this development. This development will have a huge economic impact to the community via jobs, services, shopping and all Austin to move forward in my a new history for that area.

If you have any questions please contact me at the below email or number.

Lynn Morris  
512-698-2129

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**From:** Bridget Gayle Ground <  
**Sent:** Monday, December 30, 2024 1:00 PM  
**To:** Tomko, Jonathan <[Jonathan.Tomko@austintexas.gov](mailto:Jonathan.Tomko@austintexas.gov)>  
**Subject:** Re: Rezoning hearing C14-2024-0111

External Email - Exercise Caution

Hi Jonathan,

Thanks very much for this update. I am providing a testimony below. Thanks again for your help and please let me know if anything else is needed to get this added to the backup.

--

I am a resident living within 500 feet of the property related to Zoning case C14-2024-0111 / Plan Amendment case NPA-2024-0008.01 / Demolition permit DA 24-165526. I am concerned that the proposed rezoning request and development/demolition plans are not compatible with the site given its historic nature and proximity to a public elementary school.

The existing building on this property is the **last remaining structure** associated with the Holy Cross Hospital, **the city's first hospital for Black patients** that was recently granted a historical marker through the Texas Historic Commission's Undertold Markers program (<https://austin.towers.net/marking-the-medical-history-of-east-austin-at-holy-cross-hospital/>).

The site merits a use that honors this history--ideally preserving this historically and culturally significant structure, which would build on the efforts of the immediately adjacent Rogers Washington Holy Cross Historic District in demonstrating the determination and success of the African American community in Austin. Preservation would also maintain an appropriate scale with the adjacent neighborhoods and other historically significant structures along this stretch of MLK, such as the Della Phillips House and Fuller-Sheffield Funeral Home (both located less than 500 feet on either side of the property).

This site also borders Campbell Elementary School. Given the longstanding civic use of these neighboring properties--as a hospital and as a school--I would hope to see the city invest in this site in a way that revives it as a civic space to complement and enrich its surrounding neighborhoods and school, rather than converting it to non-civic commercial use.

Finally, I am concerned that community input has been limited. Notices of an 8/5/2024 Community Meeting related to this case were sent to residents living within 500 feet of the property or within the Rosewood Planning Area, but not those within Chestnut or Upper Boggy Creek. Because this site forms the prominent intersection of these three planning areas, I feel that input should be sought from all. Furthermore, during this meeting, the applicant requested email addresses from participating residents in order to share more details on their plans; I have not received further updates so am concerned that community input is not being taken into serious consideration.

Thank you for your consideration of these concerns.

Sincerely,  
Bridget Ground  
1806 Cedar Avenue



### PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. The Planning Commission and City Council staff are expected to attend a public hearing. You are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood association or neighborhood that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning Department at the number shown on the first page. You also would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that time;
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page.

**Written comments must be submitted to the board or commission (or the City Council) on the notice before the public hearing. Your comments should include the board or commission's name, the case number, the date of the public hearing, and the Case Number assigned to the City of Austin on the notice. Correspondence submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.**

**Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la notificación oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la persona designada en la notificación pública, y el número de información asignada a la Ciudad de Austin en la correspondencia enviada a la Ciudad de Austin. La correspondencia enviada a la Ciudad de Austin (Capítulo 552) pueden ser publicadas en línea.**

### PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin - PJC  
 Planning Department  
 P. O. Box 1088  
 Austin, TX 78767-18810

If you do not use this form to submit your comments, you must include the name of the person conducting the public hearing, its scheduled date, the name number and the contact person listed on the notice in your submission.

**Case Number:** NPA-2024-008.01  
**Contact:** Maureen Mercedino, 512.974.2695 or  
 Maureen.Mercedino@cityofaustin.org  
**Public Hearing:** Dec 11, 2024, Planning Commission

Your Name (please print): Maureen Mercedino  
 Your address(es) attended by this application: 2504 Stevens Ave  
 Signature: [Signature]  
 Date: 12/12/2024

Comments: We were given less than 5 days notice to consider this development

I am in favor  
 I object

WE NEED MORE INFRASTRUCTURE ~~IN~~ MILES. HIGH PRIORITY

**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-2024-0008.01  
Contact: Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: Dec 17, 2024 - Planning Commission

I am in favor  
 I object

Your Name (please print)  
Traci Talbot

Your address(es) affected by this application  
1805 Singleton Ave

Signature:  Date: 12-9-24

Comments: We Do Not have  
Sufficient Resources for current  
Residences (Tax paying  
Citizens): FIRE FIGHTER  
OF EMS RMS; RAISE, CAPO RAISE,  
Greedy COA Council + Mayor Choose  
Real estate lobby > improving water  
and power and you are turning the  
BAT, PASSING, BODENT about abian  
with these Greedy Decisions

**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-2024-0008.01  
**Contact:** Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov  
**Public Hearing:** Dec 17, 2024 - Planning Commission

I am in favor  
 I am object

Your Name (please print) Abigail Griffith

Your address(es) affected by this application 2005 Weber Ave Austin TX 78722

[Signature] Signature 10/13/24 Date

Comments: I think a multi purpose complex would have a negative impact on the elementary school and the surrounding neighborhood

## Additional Information

10 – 1

**HISTORIC LANDMARK COMMISSION  
DEMOLITION AND RELOCATION PERMITS  
FEBRUARY 5, 2025  
DA 2024-165526; GF-2024-165917  
2600 EAST MARTIN LUTHER KING, JR. BOULEVARD**

### PROPOSAL

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Demolish a ca. 1972 auxiliary hospital building to construct a new mixed-use development.

### ARCHITECTURE

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The Capital Area Research and Radiation Center building is a one-story Mid-century Modern health service facility designed by Page, Southerland, and Page and constructed by J. C. Evans Co. The building is horizontally oriented, with a dramatic carport extension at the Martin Luther King Jr. Boulevard elevation and a largely windowless street presence. It is concrete with applied stucco. Concrete walls seven feet thick and ceilings four feet thick were engineered to shield physicians and technicians from the radiation equipment within.

### RESEARCH

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Holy Cross Hospital, the first hospital to allow Black doctors in Austin, was originally constructed on East 11<sup>th</sup> Street in 1940 to address the burgeoning disparity in care between black and white hospitals in segregation-era Austin. It was relocated to East 19<sup>th</sup> Street—now Martin Luther King, Jr., Boulevard—in 1951. The new hospital was designed by Charles Henry Page, who would later help to found Page, Southerland, and Page.<sup>1</sup> Though the main hospital was demolished in 1991 and replaced by Campbell Elementary School, its site received a Texas Historical Commission marker in 2021, an effort spearheaded by historian and Rogers-Washington-Holy Cross resident Berri McBride. “At the time,” recounts McBride in an interview with WhatOnceWas.org, “it was the only major hospital where African Americans could receive medical services that were affordable. But at the same time, the services provided by the hospital were complete, they were thorough, and they were first rate provided by superb doctors, including African American doctors.”<sup>2</sup>

As desegregation slowly took hold in the city, Holy Cross further distinguished itself as a progressive establishment by earning grants for new hospital buildings, innovative treatments, and cutting-edge equipment. In 1965, Page, Southerland, and Page designed the hospital’s iconic five-story circular nursing facility. The separate cancer center, operated by the Capital Area Research and Radiation Foundation and also designed by Page, was approved for installation five years later following the approval of federal funding for a regional radiation facility in Austin.

The new cancer center, first called the Regional Research and Radiation Center and then renamed Capital Area Research and Radiation Center, was selected to house Central Texas’s first cobalt-60 radiotherapy device and a linear accelerator designed to treat deep tumors with high-voltage X-rays. The center was also unique in that it was an outpatient-only treatment facility intended to treat up to 100 patients a day. It contained Austin’s first x-ray therapy simulator, which allowed physicians to plan treatment and perform diagnostic tasks.<sup>3</sup>

### PROPERTY EVALUATION

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#### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity; however, though the cancer center is intact, its hospital campus context has been demolished. The building, now vacant, contains hazardous radioactive materials that make reuse unsafe.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria for landmark designation:
  - a. Architecture. The building is constructed with Mid-century Modern design by Page, Southerland, and Page; however, its context as part of a larger hospital campus is gone.

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<sup>1</sup> <https://austin.towers.net/marking-the-medical-history-of-east-austin-at-holy-cross-hospital/>

<sup>2</sup> <https://atlas.the.state.tx.us/Details?fn=print&atlasnumber=5000023258>, <https://whatoncewas.org/berri-mcbride-remembers-the-rogers-washington-holy-cross-area/>

<sup>3</sup> “Dedication of Cancer Site Dated.” The Austin Statesman, 28 Feb. 1973. 6.

- b.* Historical association. The property is associated with Holy Cross Hospital. The cancer center was the first of its kind in Austin.
- c.* Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d.* Community value. The property possesses a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group. Holy Cross was the first hospital system to employ African American doctors in segregation-era Austin, and the Capital Area Research and Radiation Center provided lifesaving care to the entire Central Texas area.
- e.* Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

**COMMITTEE FEEDBACK**

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No additional feedback. The Committee found that the replacement design appropriately highlighted the important history of Holy Cross Hospital, and were comfortable approving the demolition considering the new design.

**STAFF RECOMMENDATION**

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Concur with Committee feedback and release the demolition permit upon receipt of a City of Austin Documentation Package, encouraging the applicant to continue working with the neighborhood on future site development outside the Commission's purview.