NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Southeast Combined (Franklin Park)

CASE#: NPA-2023-0014.01.SH **DATE FILED**: May 31, 2023

PROJECT NAME: 5900 S. Pleasant Valley Apartments

PC DATE: September 26, 2023

ADDRESS/ES: 5900, 5902, 5904, 5906, 5908, 5910, 5912, 5914, 5916, 5918, 5920, 5922, 5925, 5923, 5921, 5919, 5917, 5915, 5913, 5911, 5909, 5907, 5905, 5903, (Lot 25&26 Blk 1 Village At Pleasant Valley Sec 2 The) Rapid Creek Trail

DISTRICT AREA: 2

SITE AREA: 2.495 acres

OWNER/APPLICANT: Austin Housing Finance Corporation

AGENT: City of Austin, Housing Dept. (Courtney Banker)

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 and Recreation/Open Space **To:** Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2023-0071.SH
From: PUD-NP **To:** GR-MU-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: October 10, 2022

CITY COUNCIL DATE: November 2, 2023 **ACTION:**

PLANNING COMMISSION RECOMMENDATION:

***September 26, 2023* –** Approved on the consent agenda for the applicant's request for Mixed Use land use. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 10-0 [C. Hempel and P. Howard absent].

STAFF RECOMMENDATION: Recommended for 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 has frontage along South Pleasant Valley Road which is an activity corridor where Mixed Use land use is appropriate. The applicant proposes 90-100 rental units primarily serving households earning 30%-60% MFI. The development will help meet the City's affordable housing needs and increase the number of housing choices for the City and the neighborhood.

Below are sections of the Southeast Combined Neighborhood Plan that supports the applicant's request.

Goal 1 Provide a balance of mixed-income housing options that will contribute to the neighborhood's vitality and stability and encourage the development of land uses that promote the interaction between residential and non-residential uses.

Objective 1.1 *Explore opportunities for the development of a variety of housing and commercial options.*

Goal 2 Provide opportunities for the development of neighborhood and community-serving businesses and activities.

Objective 2.1 *Increase the amount of land zoned, and/or designated to be used, for commercial and office-type activities within the planning area.*

Action Item 5 Where appropriate, upzone properties to allow for a wider variety of uses along principal corridors and at primary street intersections. *(Implementer: NPZD)*

Objective 8.3 *Protect environmental features through such measures as acquisition, zoning, buffering, and development restrictions.*

Goal 11 Address flooding in the Neighborhood

Objective 11.1 *Monitor and improve flood control measures in the neighborhood.*

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Recreational and Open Space

This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage-ways and detention basins, and any other public usage of large areas on permanent open land.

Purpose

1. Maintain, improve and extend existing parks and recreational facilities;
2. Open spaces that are currently in a naturalistic state should be preserved to the greatest extent possible; and
3. Any undevelopable land should be left as open space.

Single family - Detached or two family 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 ON THE PROPERTY

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);

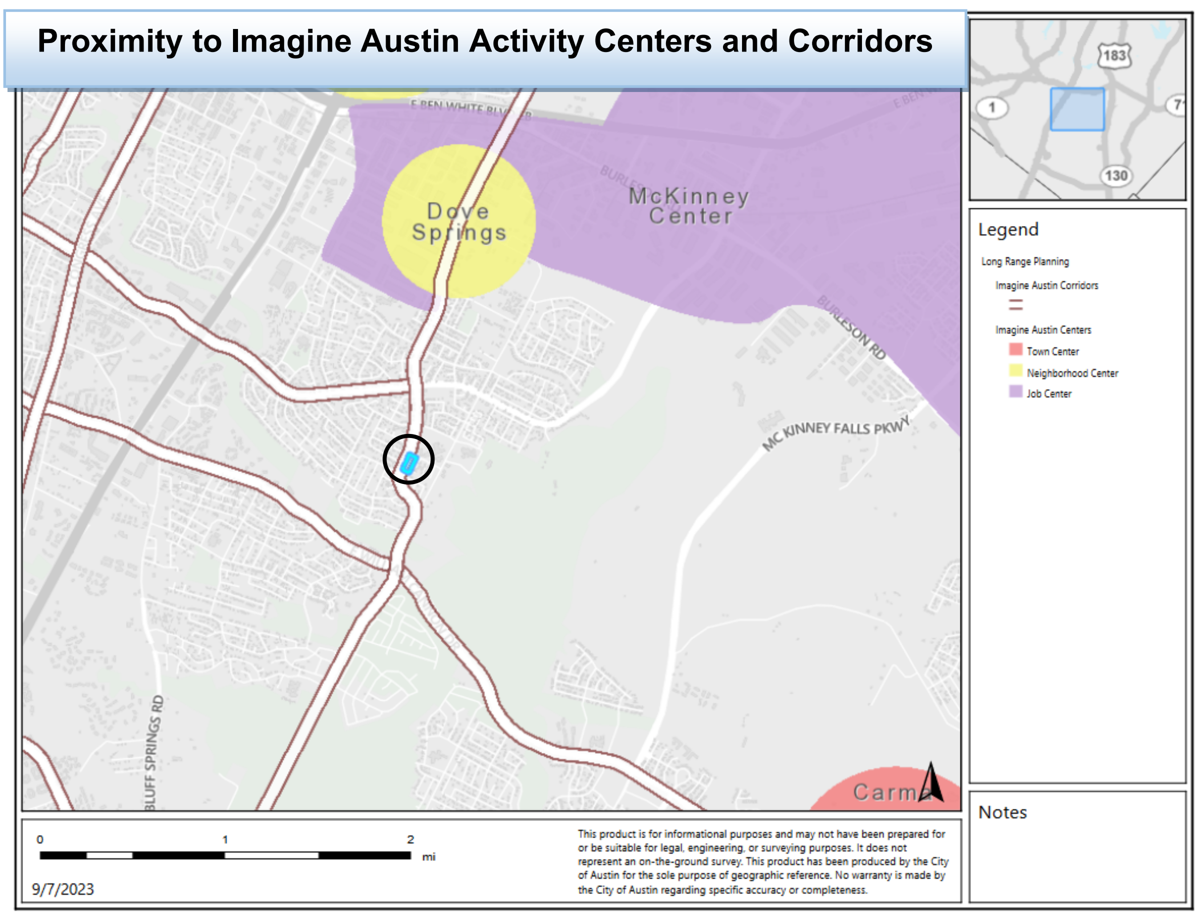
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;

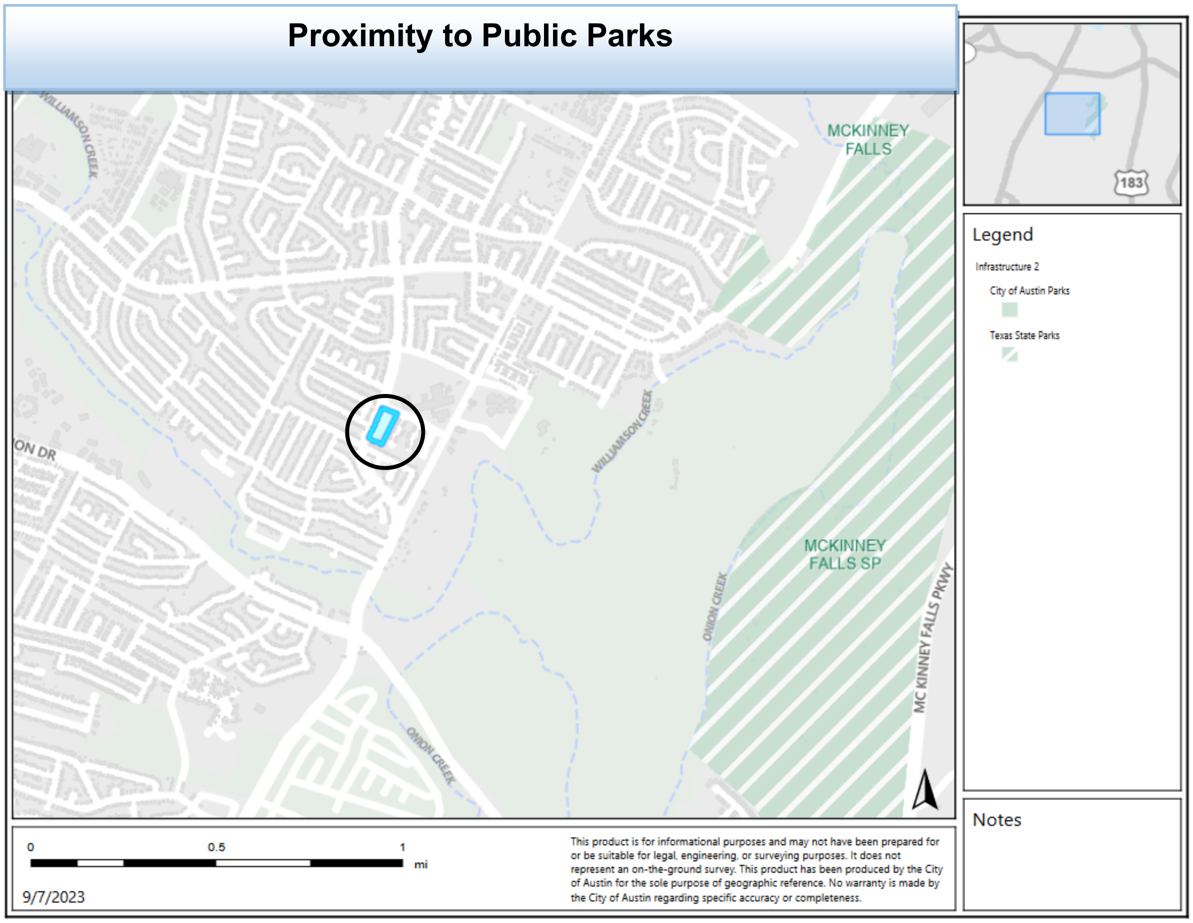
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and

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:** • **Frontage on S. Pleasant Valley Road which is 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 S. Pleasant Valley Road**
Yes	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center. • **Commercial services along E. Stassney Lane**
Yes	**Connectivity and Food Access**: Provides or is located within 0.50 miles of a grocery store/farmers market. • **La Moreliana Market 0.4 miles north on E. Stassney Lane**
Yes	**Connectivity and Education**: Located within 0.50 miles from a public school or university. • **Mendez Middle School across street to the north** • **Widen Elementary school directly east.**
Yes	**Connectivity and Healthy Living**: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **George Morales Dove Springs Recreation Center and Park**
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Yes	**Housing Affordability**: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. • **Proposed 90-100 rental units primarily serving households earning 30%-60% MFI.**
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. • **Proposed 90-100 rental units.**
Yes	**Mixed use**: Provides a mix of residential and non-industrial uses. • **Proposed zoning of GR-MU-CO-NP would allow for residential and commercial uses. Applicant is plans to work with the neighborhood on types of possible commercial uses.**
Yes	**Culture and Creative Economy:** Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). • **Southeast Branch Public Library to the east.**
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.

11	**Number of "Yes's"**
	Imagine Austin Priority Program PUD Specific Bonus Features
n/a	**Public Space Features and Public Art**: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
n/a	**Integrates and/or Expands Green Infrastructure**: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
n/a	**Protects the Environment**: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	**Protects Environmentally Sensitive Lands**: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
n/a	**Water/Wastewater Infrastructure**: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
PUD zoning is not proposed	**Total Number of "Yes's"**




Proximity to Public Parks
MCKINNEY FALLS
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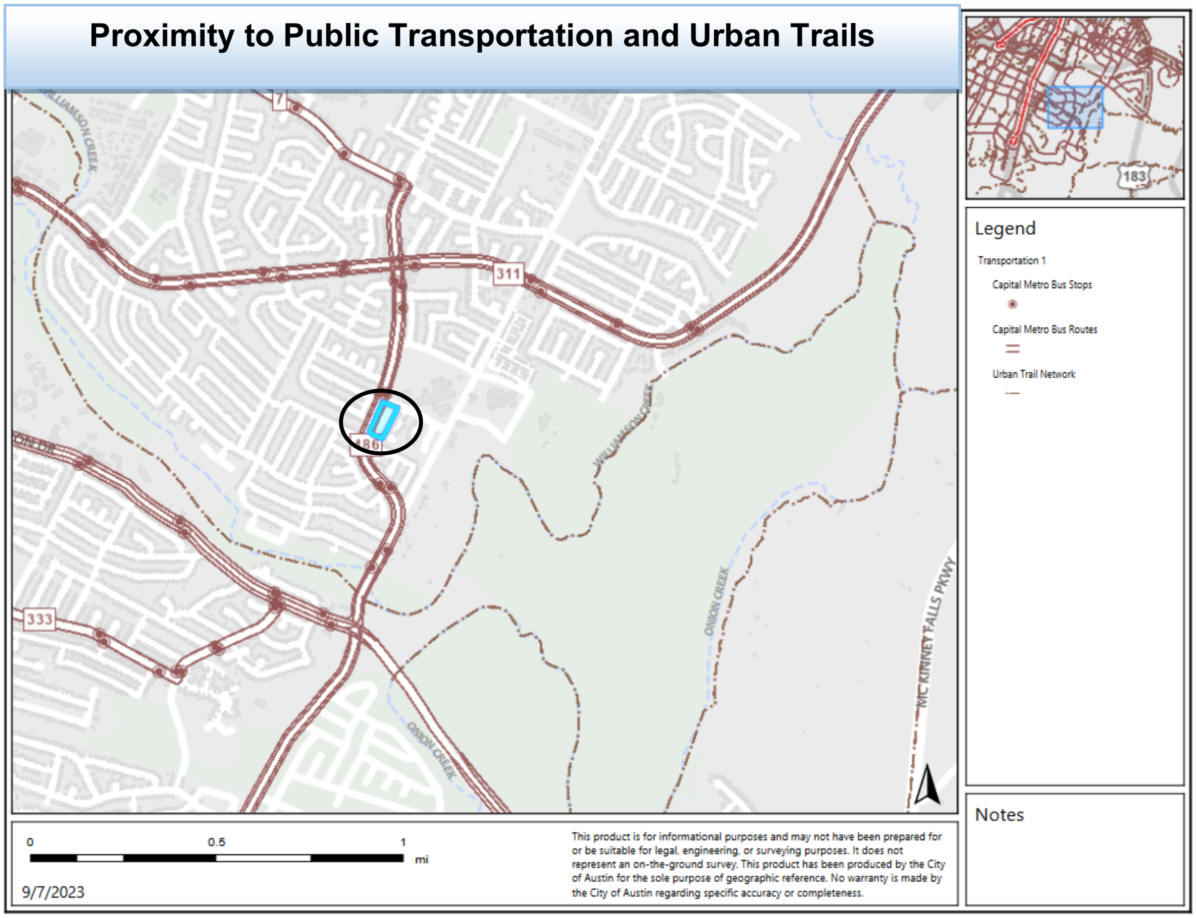


IMAGINE AUSTIN GROWTH CONCEPT MAP

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 application was filed on May 31, 2023, which is out-of-cycle for neighborhood planning areas located on the east side of I.H.-35. The property is certified by S.M.A.R.T Housing which allowed the application to be filed out-of-cycle.

The applicant proposes to change the land use on the future land use map from Single Family and Recreation/Open Space to Mixed Use land use for mixed income rental units.

The applicant proposes to change the zoning on the property from PUD-NP (Planned Unit Development 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 C14-2023-0071.SH.

The information from the S.M.A.R.T. Housing letter states the applicant proposes to build a 96-unit new multifamily rental development (Applicant's presentation states 90-100 units) with the following affordability levels:

- 40% (39 units) at or below 80% MFI.
- Proposed unit mix:
    - 5% (5 units) at or below 30% MFI
    - 40% (38 units) at or below 50% MFI
    - 45% (43 units) at or 60% MFI.

The affordability period for S.M.A.R.T. Housing units is five years.

PUBLIC MEETINGS: The ordinance- required community meeting was virtually held on July 12, 2023. The recorded meeting can be found here: https://publicinput.com/neighborhoodplanamendmentcases. Because of the proximity to each other, NPA-2023-0014.01.SH_5900 S. Pleasant Valley Road and NPA-2023-0014.02.SH_5901 Drowsy Willow Trail were presented together at this meeting. Approximately 349 community meeting notices were mailed to people who have a utility account or own property within 500 feet of the subject property, 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. Courtney Banker (Agent for NPA-2023-0014.01.SH), Travis Perlman (Agent for NPA-2023-0014.02.SH) and Alex Radke from the Housing Department attended the meeting. Two people from the neighborhood were also in attendance.

The applicants' full presentation is included at the back of this report. Below are highlights from Courtney Banker and Travis Perlman's presentation at the virtual community meeting:

- The Austin Housing Finance Corporation (AHFC) is a quasi-public non-profit organization created by Austin City Council in 1979 to generate and implement strategic housing solutions for the benefit of low- and moderate-income residents of the City.
- **Portfolio:** Over 1,500 existing units; 2,000+ units being renovated, built, or are in pre-development
- We met with surrounding property owners, this is the feedback received:
    - Support for: Mix of ownership and rental housing
    - Serving existing residents at risk of displacement
    - Additional community amenities (outdoor / indoor)
    - Concerns related to: Traffic, Parking, Flooding, Good neighbor practices (both construction and operation), Incomes served.
- NPA-2023-0014.02.SH – 40-50 ownership units: 1, 2, 3 and 4 bedroom units, approx. 100 total bedrooms, community greenspace and approx. 60 parking spaces.
    - Service households earning less than or equal to 80% MFI ($93,450 or less for a household of four).
    - Plan amendment request is for FLUM change from Single Family and Recreation/Open Space to Multifamily Residential land use.

- NPA-2023-0014.01.SH - 90-100 rental units: 1, 2 and 3 bedrooms, approx. 170 bedrooms, interior courtyard, community green space, approx. 120 parking spaces.
    - Primarily servicing households earning 30%-60% MFI ($35,050 - $70,080 for household of four).
    - Plan amendment request is for FLUM change from Single Family and Recreation/Open Space to Mixed Use land use.

Q: Why can't the PUD zoning stay? Are there other properties with PUD zoning?

A: The PUD zoning is from the 1970's and would basically mimic those existing condos and so it would require development much closer to the Creek in a way that is not compatible with current Watershed Regulations. There are no superior standards for PUD in the 1970's. These are the only properties I know of with PUD zoning.

Q: Will you be able to give preference to Dove Springs residents?

A: We are not able to give preference to small geographic regions, but we can give preference to Austin residents, however, we will do a lot of marketing to try to build up waiting lists for rentals and ownership for the area.

Q: How many units will be market rate and the specific breakdown. What other properties can you provide detailed information as to how many units are market rate and also a breakdown of the FBI affordability levels for each of the projects?

A: I'd have to get back to you on to the specific breakdown.

Q: What will the price of the ownership units be to for 80% MFI?

A: For the city of Ausin, 80% MFI $274,000.

Q: The renderings show piers on one of the properties. The city needs to fix the drainage on the properties. You should consider piers on both the properties?

A: Thank you for this information. We can work with our design team on this.

Q: Has a developer been chosen?

A: The Board will decide on July 20, 2023 to award for the development for 5900 S. Pleasant Valley. For 5901 Drowsy Willow Trail, this will be later this year.

S.M.A.R.T. Housing Certified Letter

City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing and Planning Department
S.M.A.R.T. Housing Program

May 17, 2023

S.M.A.R.T. Housing Certification
Austin Housing Finance Corporation
5900 S. Pleasant Valley(ID 863-5996)

TO WHOM IT MAY CONCERN:

Owner Austin Housing Finance Corporation (development contact Courtney Banker; ph: 512-974-3114; email: courtney.banker@austintexas.gov) is planning to develop 5900 S. Pleasant Valley Apartments, an 96-unit new multifamily rental development at 5900 South Pleasant Valley Drive, Austin, Texas 78744.

S.M.A.R.T. Housing – Rental – 5900 S. Pleasant Valley	
Total units: 96 units	
Minimum Required: 40% (39 units) at or below 80% MFI - Requirements for 100% fee waiver	Proposed unit mix: 5% (5 units) at or below 30% MFI 40% (38 units) at or below 50% MFI 45% (43 units) at or below 60% MFI
Affordability Period (S.M.A.R.T. units): 5 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 86/96 units eligible	

Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility Capital Recovery Fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above lists the number of units which are eligible to receive CRF fee waivers.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers include, but are not limited to, the following fees:

~~AWU Capital Recovery Fees~~	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Regular Zoning Fee
Construction Inspection	Parkland Dedication Fee	Zoning Verification
Demolition Permit Fee	(by separate ordinance)	Land Status Determination

Building Plan Review

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.978.1594 or by email at brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,

Brendan Kennedy, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE Jonathan Orenstein, AWU Mashell Smith, ORS

Applicant Summary Letter

AUSTIN HOUSING FINANCE CORPORATION

June 26, 2023

Re: ***5900 S. Pleasant Valley Apartments & 5901 Drowsy Willow Trail Ownership Units***
City of Austin Zoning and Neighborhood Plan Amendment Applications
5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail
Austin, Texas 78744

To Whom It May Concern,

This letter provides background on the Zoning and Neighborhood Plan Amendment applications for the above referenced tracts.

Site Background

The Austin Housing Finance Corporation (AHFC) purchased both 5900 S. Pleasant Valley Rd. and 5901 Drowsy Willow Trail in 2021 using 2018 General Obligation Bond funds earmarked for expanding the city's affordable housing stock. In 2022, AHFC initiated the first steps in preparing for the solicitation and ultimate redevelopment of these tracts by engaging h+uo architects to determine preliminary site yields and conceptual massing, and in turn, create preliminary development concepts and priorities for presenting to the community. Due to the creek at the southern border of the sites and corresponding Critical Water Quality Zone, close to 50% of both lots is expected to be open space in accordance with city regulations; the original PUD, which anticipated building housing within this zone, was platted prior to current flood standards. These preliminary development concepts deviate from the PUD in order to better accommodate health and safety, and to provide more affordable housing.

Community Engagement

Between January and March 2023, AHFC invited the community to provide feedback on these preliminary development priorities and concepts. To help share information, AHFC launched a bilingual project website with an online survey, overview video, and additional informational materials: https://publicinput.com/5900southpleasantvalley. To solicit feedback, AHFC met with ten community groups and stakeholders, tabled at five community events, promoted the website and survey through social media and newsletters, posted yard signs in the immediate neighborhood advertising ways to provide feedback on the project, and mailed flyers and surveys to all addresses within 500 feet of the project site.

Among the feedback received, the following themes were identified:

- Support for **mix of ownership and rental housing** opportunities.
- Support for **serving existing residents at risk of displacement** from and **households with generational ties** to the neighborhood.
- Concerns related to **traffic on Village Square Drive, Nuckols Crossing Road, and Pleasant Valley Road**; some residents requested ingress/egress to the developments on Nuckols Crossing Road and Pleasant Valley Road, in addition to Village Square Drive, as the road

currently experiences heavy school and resident traffic; others shared concerns about inadequate capacity on Nuckols Crossing Road / Pleasant Valley Road to accommodate additional residents.

- Concerns related to **parking**, including not enough parking provided within the development concepts and limited/strained existing street parking supply.
- Concerns related to **flooding** and desire for flood mitigation considerations as well as evacuation plans.
- Concerns related to **good neighbor practices**, particularly with regards to the existing Village at Pleasant Valley condominiums; desire for consideration of construction noise, traffic, debris, safety, and fencing; desire for a permanent fence around the development; desire for no balconies along eastern lot line; desire for lower building heights overall and/or adjacent to existing condominiums.
- Concerns related to **incomes served**; mixed input with some residents preferring deeper income targeting (e.g., majority of rental units serving ≤ 50% MFI), higher incomes served, or no income-restricted housing whatsoever.
- Desire for **additional community amenities**, including general interest in indoor facilities (e.g., laundromat, daycare, community space, theater, weight room, coffee shop, affordable grocery, bike storage) and outdoor spaces (e.g., playground, dog park, pickleball/hand ball courts, trails, garden, bike and e-bike rental, pool).

AHFC incorporated community input into the development concepts and priorities, as well as a competitive Request for Qualifications (RFQ). A summary of the feedback received during these efforts and ways feedback was addressed in the RFQ is available on the Active RFP webpage: https://www.austintexas.gov/page/request-proposals.

Solicitation and Entitlements

On March 29, 2023, AHFC released the RFQ solicitation to develop, own, and operate a proposed approximately 90 to 100-unit multifamily apartment on 5900 S. Pleasant Valley Road. Later this year, AHFC will release a separate solicitation to identify a preferred developer to partner with AHFC to develop approximately 40 to 50 units using AHFC's community land trust (CLT) model on the eastern lot (Block 4, 5901 Drowsy Willow Trail). Both solicitations feature the development concepts refined through community engagement efforts. **However, as this site is currently a PUD with future land uses of open space and single-family, rezoning and amending the Southeast Combined Neighborhood Plan is necessary in order to bring these development and programmatic concepts to fruition. AHFC staff are initiating SMART Housing, rezoning, and a neighborhood plan amendment for both sites now so that 5900 S Pleasant Valley is entitled in time for low income housing tax credit (LIHTC) funding timelines, and so that both sites go through entitlements simultaneously. Should 5900 S. Pleasant Valley be awarded LIHTC in early 2024, the development would need to be fully entitled and permitted by summer 2024 in order to meet the funding requirements.** Thus, staff submitted applications for the following changes in May 2023 so that the developments may be ready for construction by next summer:

- **5900 S. Pleasant Valley Road (Block 1, 2.495 acres):** Rezone from PUD to GR-MU-CO-NP and amend the Neighborhood Plan from open space, single-family to mixed use.

  - This zoning category would allow for potential commercial uses, as requested by the community. A conditional overlay would ensure that specific commercial uses granted under GR would be prohibited (e.g., automotive rentals, repairs, and sales).

- **5901 Drowsy Willow Trail (Block 4, 2.734 acres):** Rezoning from PUD to MF-3-NP and amend the Neighborhood Plan from open space, single-family to multifamily.

Next Steps

Public engagement will continue throughout the development process, with the most recent phase of engagement involving public evaluation of the 5900 S. Pleasant Valley Road RFQ applications. Public Comment on the RFQ responses was open from May 19, 2023, through June 22, 2023. AHFC anticipates the AHFC Board of Directors will award the rental housing development opportunity to a selected developer at the July 20, 2023 Board meeting. The solicitation for the ownership development opportunity will be considered a few months later. **Once awarded, the selected development partners will become the primary contacts for the zoning and neighborhood plan amendment application processes, if either application is still outstanding. The selected developer will also work with AHFC to continue to engage the neighborhood on these development efforts.**

Please contact me if additional information is required.

Sincerely,

Alex Radtke

Alex Radtke
Housing Development Manager, Housing Department | Austin Housing Finance Corporation
1000 E. 11th Street Suite 200
Austin, TX 78702 (512) 974-2108

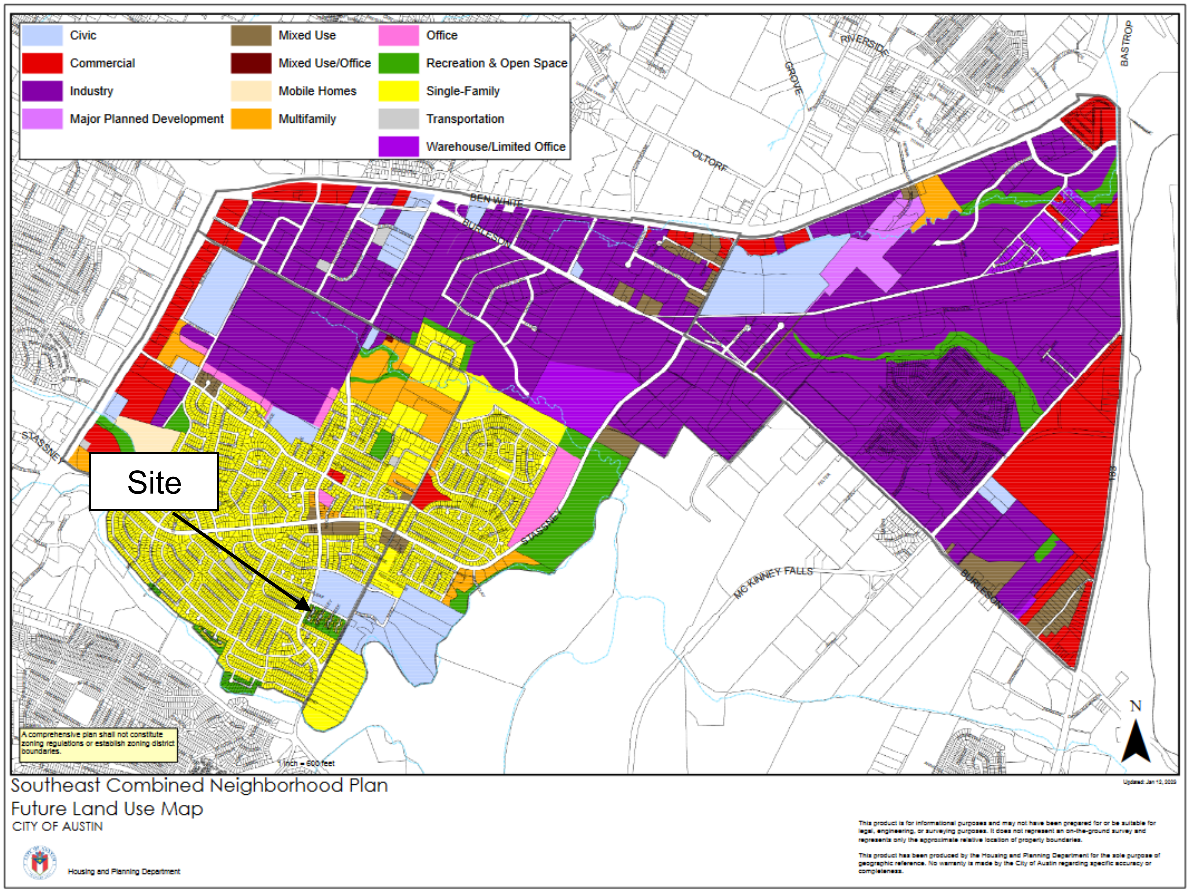
Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

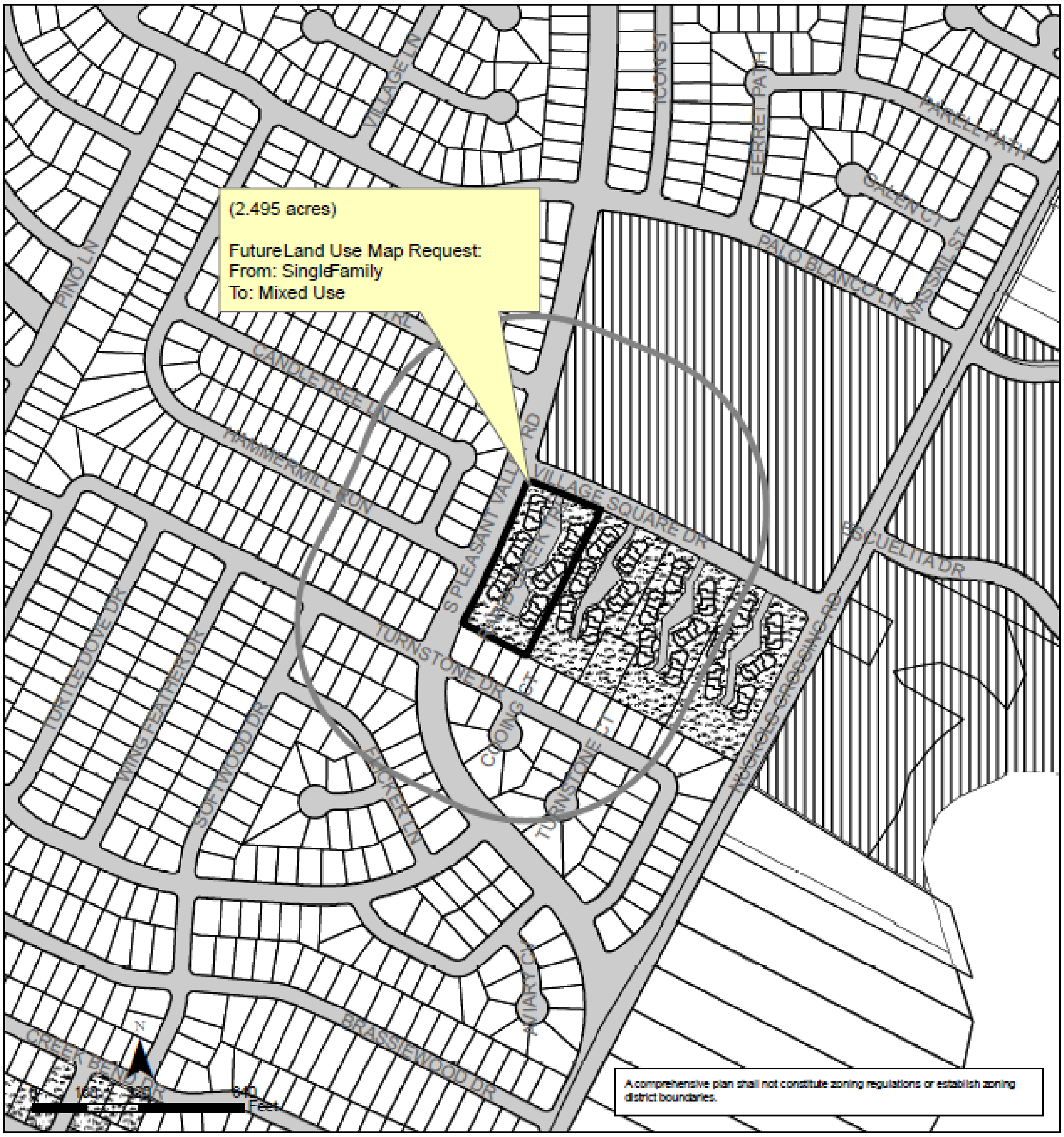
(No letter as of October 13, 2023)

From: Meredith, Maureen
Sent: Thursday, September 7, 2023 12:50 PM
To: ANA AGUIRRE
Cc: Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Banker, Courtney <Courtney.Banker@austintexas.gov>; Perlman, Travis <Travis.Perlman@austintexas.gov>
Subject: SE Comb NPCT Rec: NPA-2023-0014.01.SH_S. Pleasant Valley & NPA-2023-0014.02.SH_Drowsy Willow
Importance: High

Hi, Ana:
NPA-2023-0014.01.SH / C14-2023-0071.SH _5900 S. Pleasant Valley and NPA-2023-0014.01.SH / C14-2023-0078.SH_5901 Drowsy Willow Trl are scheduled for the Sept. 26 PC hearing date. If you would like to have your NPCT letter of recommendation included in the staff case reports, please email it to me and Nancy ***no later than Tuesday, Sept. 19 by 4:30 pm*** when our reports are due. If we receive the letter after this date and time, we will submit it as late material to the Planning Commissioners.

Thanks.
Maureen


Civic
Commercial
Industry
Major Planned Development
Mixed Use
Mixed Use/Office
Mobile Homes
Multifamily
Office
Recreation & Open Space
Single-Family
Transportation
Warehouse/Limited Office
RIVERSIDE
GROVE
BASTROP
OLTORF
BEN WHITE
BURLESON
STASSNEY
Site
MC KINNEY FALLS
N
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
1 inch = 600 feet
Southeast Combined Neighborhood Plan
Future Land Use Map
CITY OF AUSTIN
Housing and Planning Department
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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Southeast Combined (Franklin Park) Neighborhood Planning Area
NPA-2023-0014.01.SH

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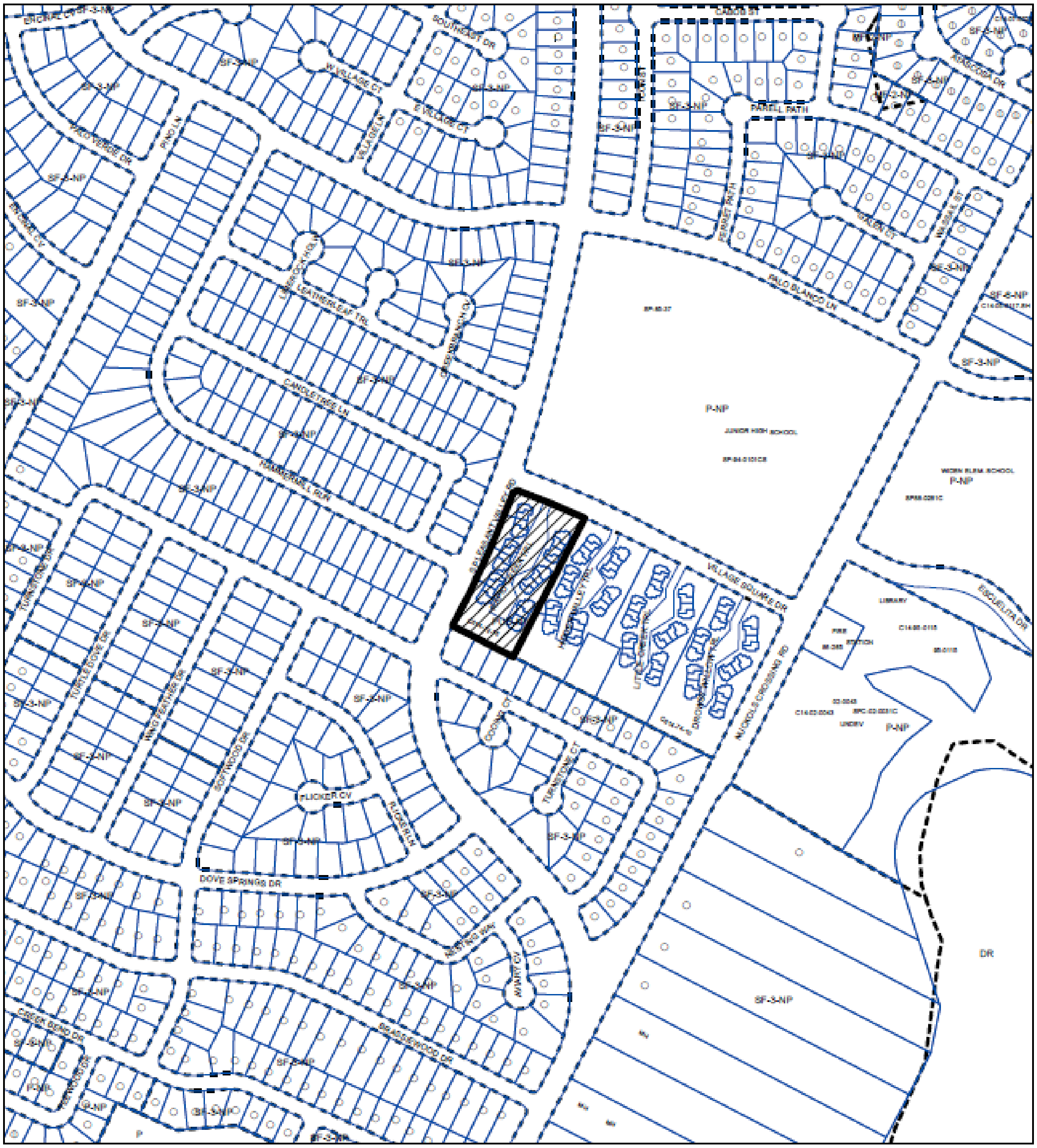
City of Austin
Housing and Planning Department
Created on 6/7/2023, by: MeeksS

Future Land Use

Subject Tract	Recreation & Open Space
500 ft. notif. boundary	Single-Family
Civic	Transportation



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2023-0071.SH

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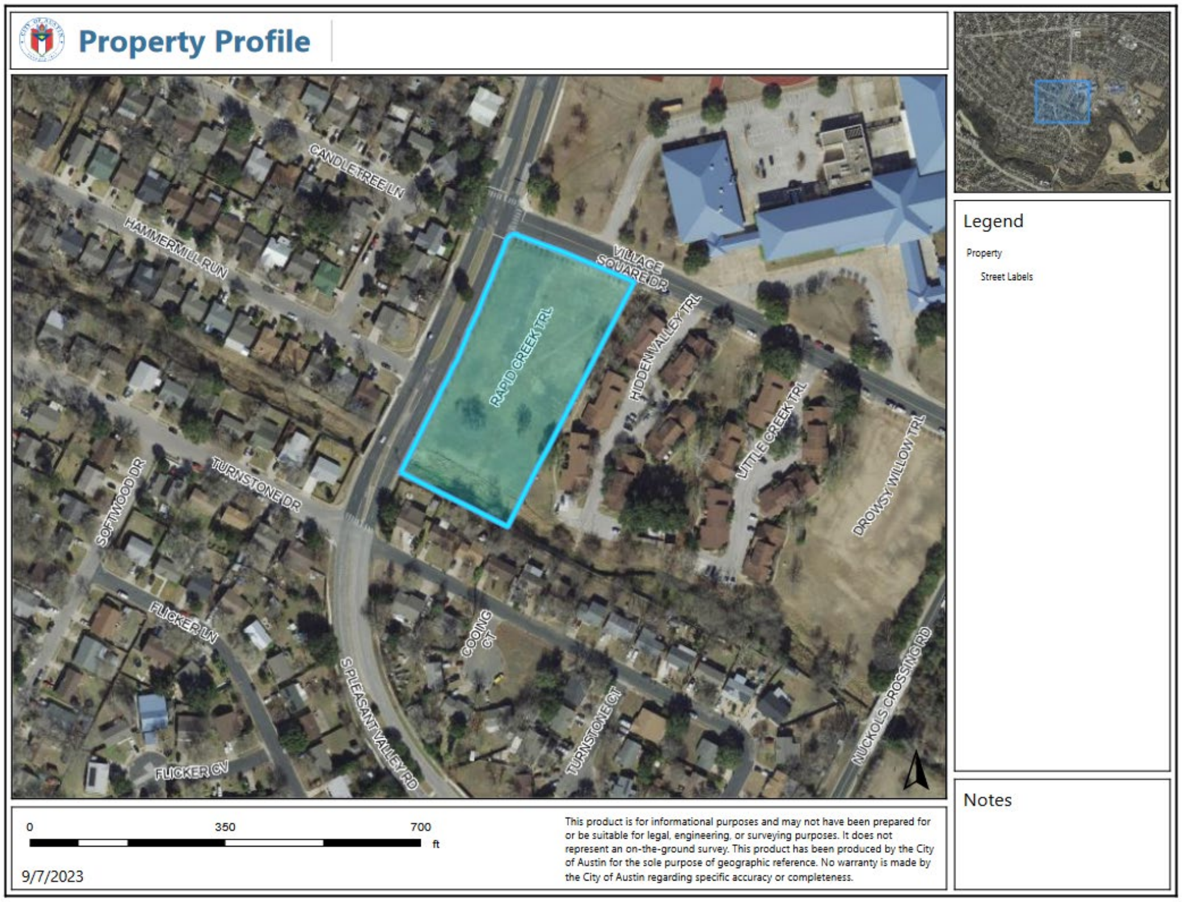
Created: 6/1/2023


Property Profile
CANDLETREE LN
HAMMERMILL RUN
VILLAGE SQUARE DR
RAPID CREEK TRL
HIDDEN VALLEY TRL
LITTLE CREEK TRL
DROWSY WILLOW TRL
TURNSTONE DR
SOFTWOOD DR
FLICKER LN
GOOING CT
S PLEASANT VALLEY RD
TURNSTONE CT
NUCKOLS CROSSING RD
FLICKER CV
Legend
Property
Street Labels
Notes
0
350
700
ft
9/7/2023
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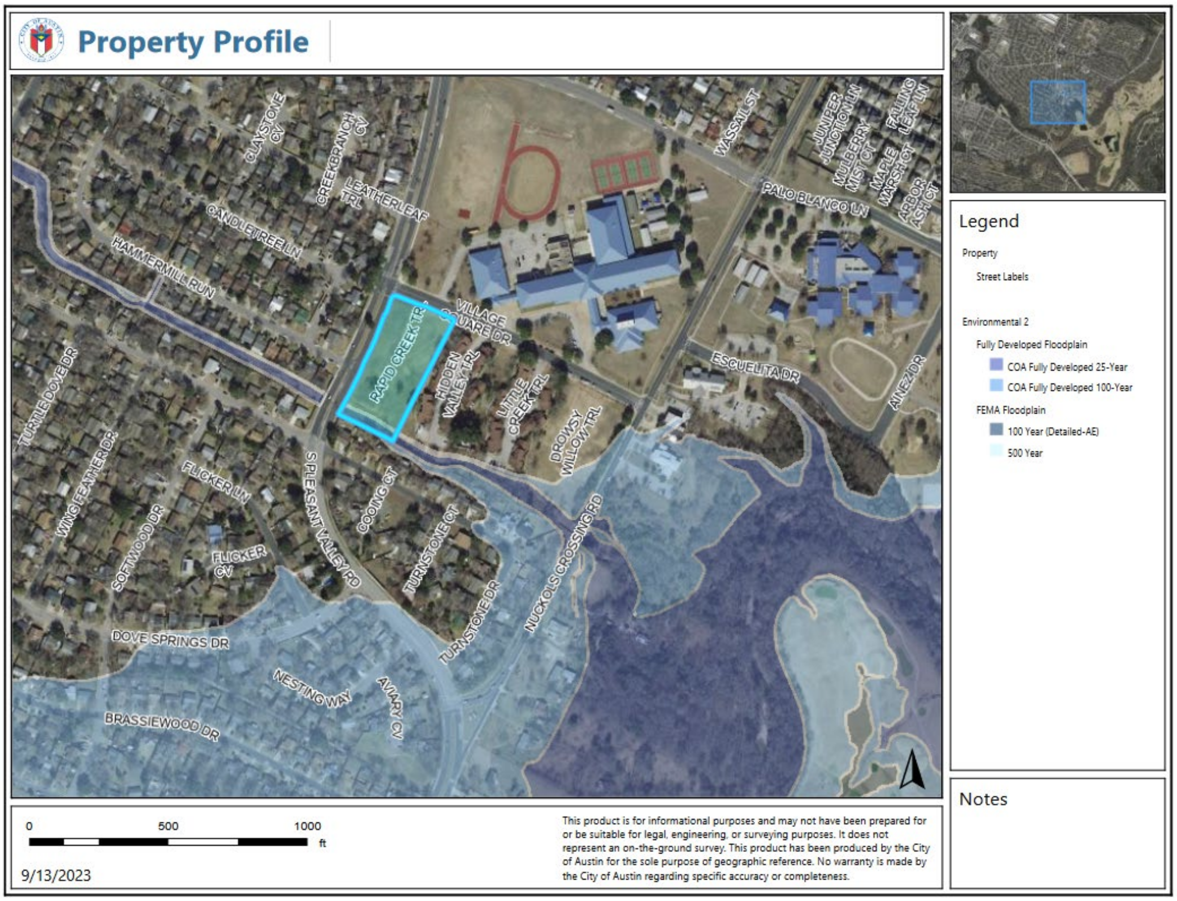
Property Profile
RAPID CREEK TRL
VILLAGE SQUARE DR
HIDDEN VALLEY TRL
LITTLE CREEK TRL
DROWSY WILLOW TRL
LEATHERLEAF TRL
CREEKBRANCH CV
CLAYSTONE CV
CANDLETREE LN
HAMMERMILL RUN
WASSAIL ST
PALO BLANCO LN
ESCUELITA DR
AINEZ DR
JUNIPER
UNION LN
MULBERRY MIST CT
MAPLE MARSH CT
FALLING LEAF LN
ARBOR ASH CT
TURTLE DOVE DR
WING FEATHER DR
SOFTWOOD DR
FLICKER LN
FLICKER CV
S PLEASANT VALLEY RD
COOING CT
TURNSTONE CT
TURNSTONE DR
NUCKOLS CROSSING RD
DOVE SPRINGS DR
NESTING WAY
AVIARY CV
BRASSIEWOOD DR
Legend
Property
Street Labels
Environmental 2
Fully Developed Floodplain
COA Fully Developed 25-Year
COA Fully Developed 100-Year
FEMA Floodplain
100 Year (Detailed-AE)
500 Year
Notes
0
500
1000
ft
9/13/2023
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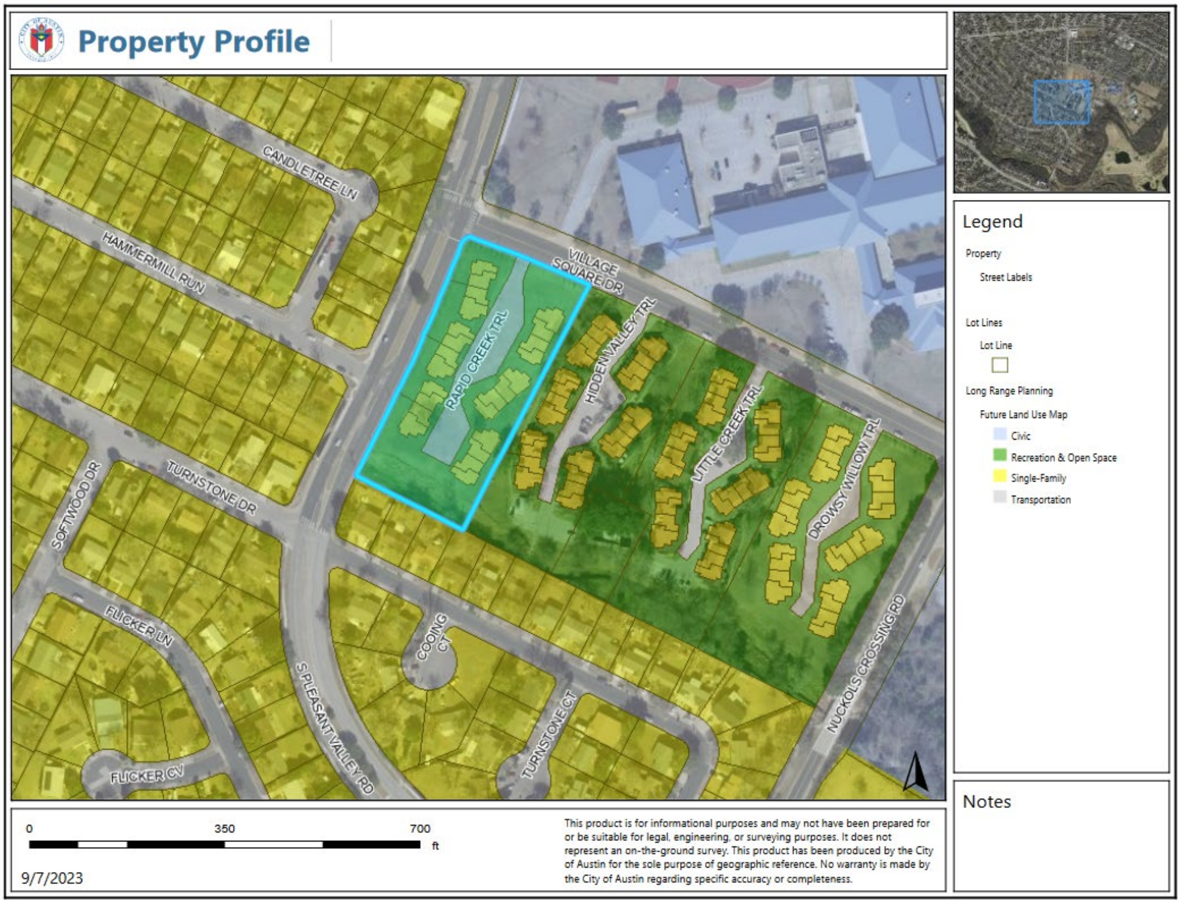
Property Profile
CANDLETREE LN
HAMMERMILL RUN
TURNSTONE DR
SOFTWOOD DR
FLICKER LN
FLICKER CV
S PLEASANT VALLEY RD
COOING CT
TURNSTONE CT
VILLAGE SQUARE DR
RAPID CREEK TRL
HIDDEN VALLEY TRL
LITTLE CREEK TRL
DROWSY WILLOW TRL
NUCKOLS CROSSING RD
Legend
Property
Street Labels
Lot Lines
Lot Line
Long Range Planning
Future Land Use Map
Civic
Recreation & Open Space
Single-Family
Transportation
Notes
0
350
700
ft
9/7/2023
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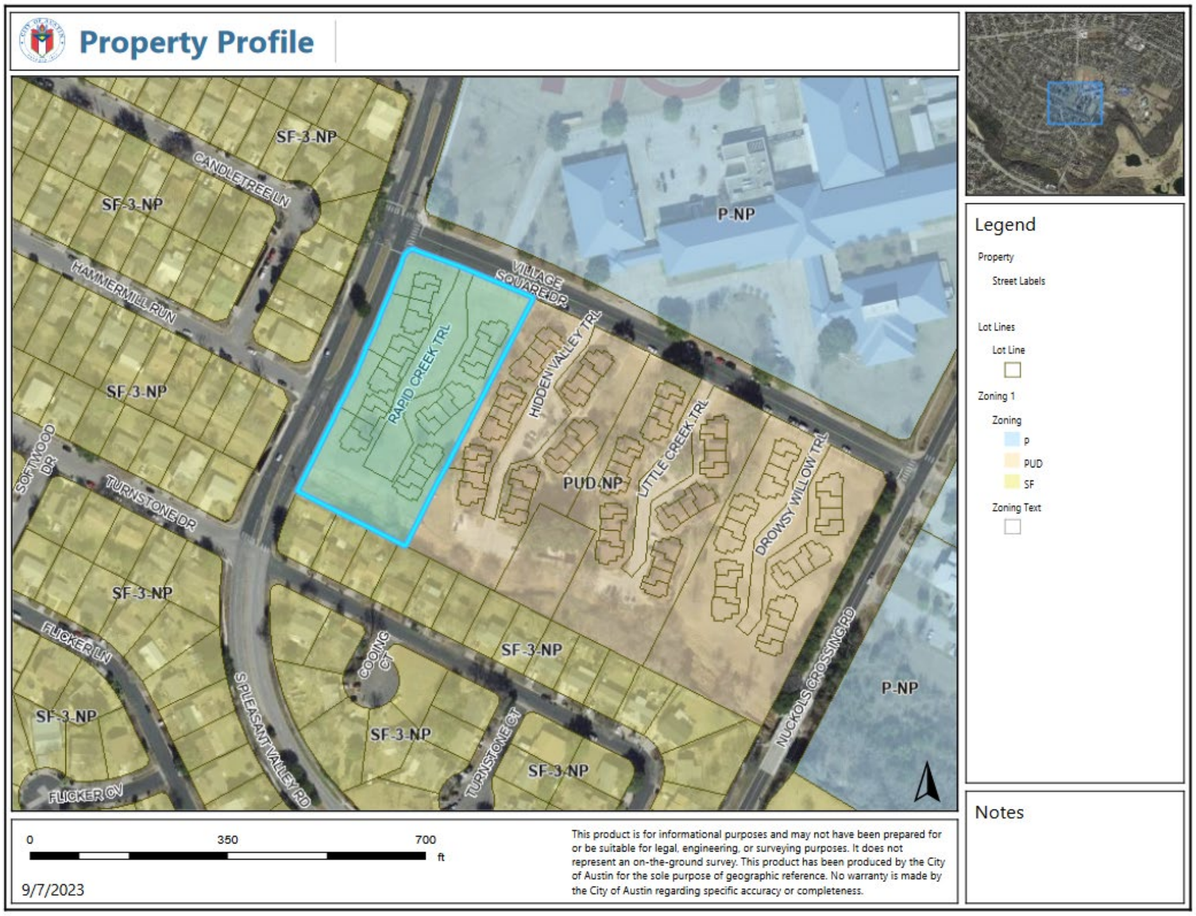
Property Profile
SF-3-NP
CANDLETREE LN
HAMMERMILL RUN
SOFTWOOD DR
TURNSTONE DR
FLICKER LN
FLICKER CV
S PLEASANT VALLEY RD
COOING CT
TURNSTONE CT
VILLAGE SQUARE DR
RAPID CREEK TRL
HIDDEN VALLEY TRL
LITTLE CREEK TRL
DROWSY WILLOW TRL
NUCKOLS CROSSING RD
PUD-NP
P-NP
Legend
Property
Street Labels
Lot Lines
Lot Line
Zoning 1
Zoning
P
PUD
SF
Zoning Text
Notes
0
350
700
ft
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9/7/2023


Candletree Ln
Mendez Middle School
Widen Elementary School
Palo Blanco Ln
Magnolia Mist Ln
Nuckols Crossing Rd
Dependable Water Heater Repair of Austin
Southeast Branch, Austin Public Library
Cafeteria
Village Square Dr
Austin Fire Station 24
Creatures ATX
Austin-Travis County EMS Station 28
Turnstone Dr
Softwood Dr
Ainez Dr

Courtney Banker's Presentation at the July 12, 2023 Virtual Community Meeting

5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail

Neighborhood Plan Amendment Community Meeting

July 12, 2023 | 6:00 p.m.

" 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail "

AUSTIN HOUSING FINANCE CORPORATION

Contents

1. Austin Housing Finance Corporation (AHFC) Overview
2. Project Background
3. Development Concepts
4. Neighborhood Plan Amendment + Zoning Requests
5. Timeline
6. Questions

" 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail "

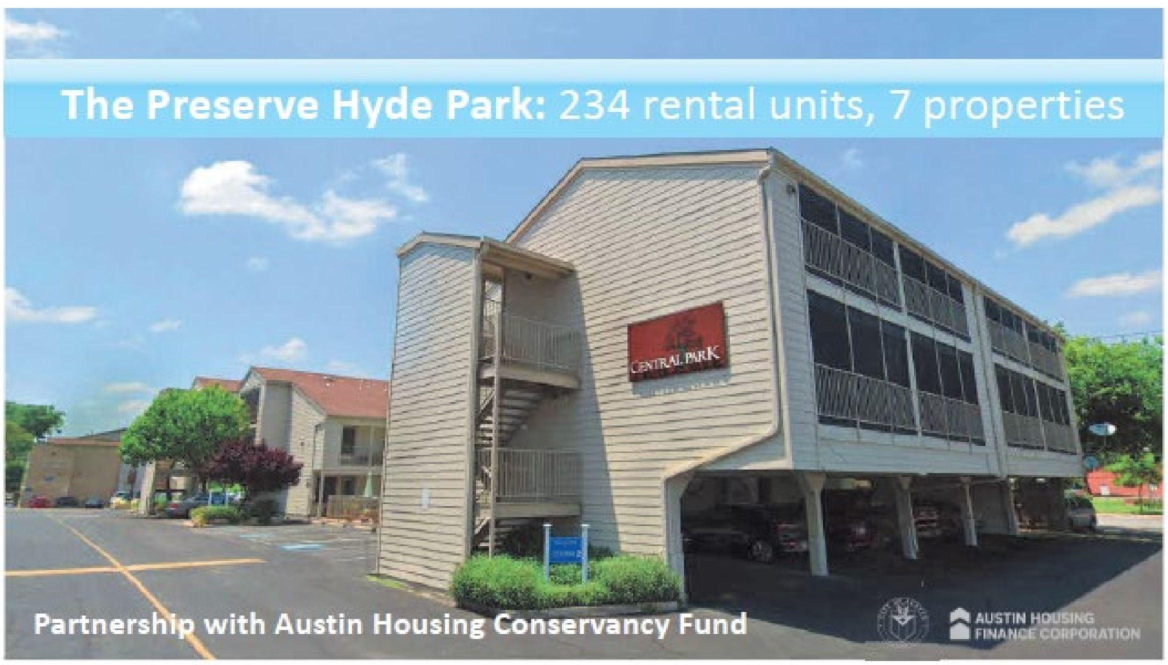
AUSTIN HOUSING FINANCE CORPORATION

Austin Housing Finance Corporation

- The Austin Housing Finance Corporation (AHFC) is a quasi-public non-profit organization created by Austin City Council in 1979 to generate and implement strategic housing solutions for the benefit of low- and moderate-income residents of the City
- **Portfolio:** Over 1,500 existing units; 2,000+ units being renovated, built, or are in pre-development
- **Learn more:** https://www.austintexas.gov/department/austin-housing-finance-corporation
- **Phone:** (512) 974-3100 | **Email:** HousingDevelopment@austintexas.gov

* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *

AUSTIN HOUSING FINANCE CORPORATION




900 Gardner Road: 198 rental, 30 ownership units
Libertad Austin at Gardner & Johnny Limon Village
AUSTIN HOUSING FINANCE CORPORATION


3515 Manor Road: Approx. 260 rental units
Seabrook Square

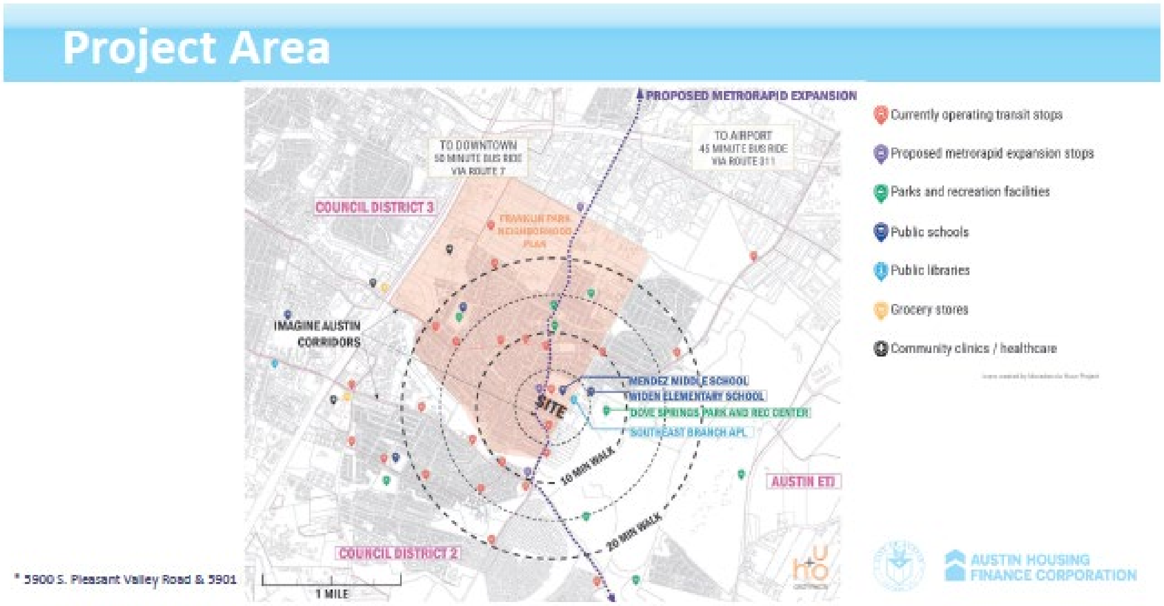
10-year Community & Council District Goals

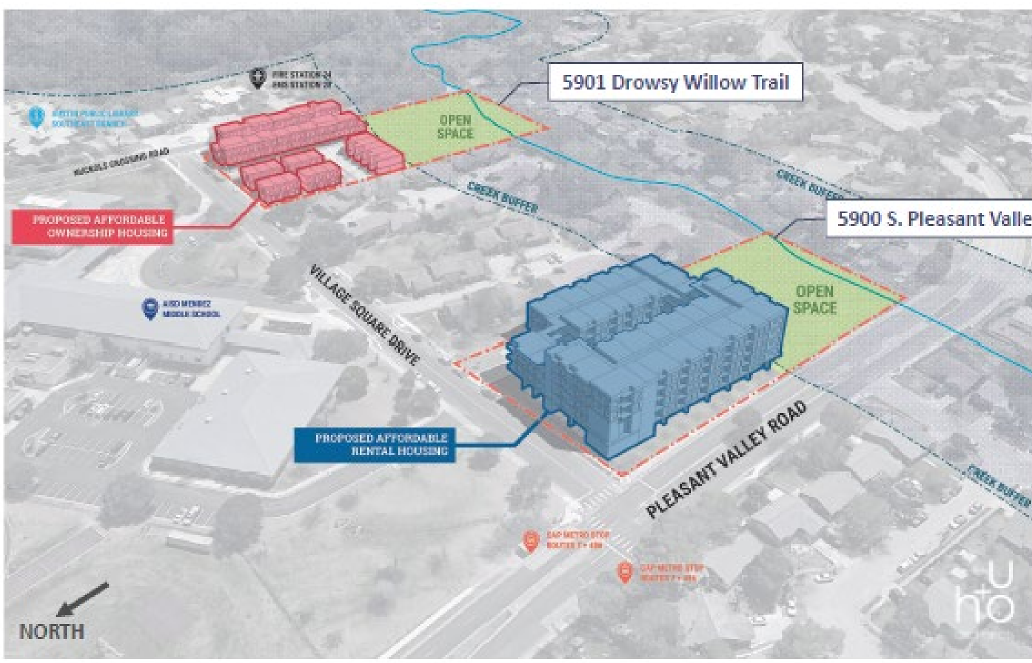
Austin Strategic Housing Blueprint (2017)

* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *

District	Affordable Housing Goal
1	7,086 units
2	4,492 units
3	6,295 units
4	3,105 units
5	4,473 units
6	8,590 units
7	6,651 units
8	7,217 units
9	3,635 units
10	8,456 units

AUSTIN HOUSING FINANCE CORPORATION


Project Area
PROPOSED METRORAPID EXPANSION
TO DOWNTOWN
50 MINUTE BUS RIDE
VIA ROUTE 7
TO AIRPORT
45 MINUTE BUS RIDE
VIA ROUTE 311
COUNCIL DISTRICT 3
IMAGINE AUSTIN
CORRIDORS
SITE
MENDEZ MIDDLE SCHOOL
WIDEN ELEMENTARY SCHOOL
DOVE SPRINGS PARK AND REC CENTER
SOUTHEAST BRANCH APL
10 MIN WALK
20 MIN WALK
AUSTIN ETJ
COUNCIL DISTRICT 2
1 MILE
* 5900 S. Pleasant Valley Road & 5901
Currently operating transit stops
Proposed metrorapid expansion stops
Parks and recreation facilities
Public schools
Public libraries
Grocery stores
Community clinics / healthcare
AUSTIN HOUSING
FINANCE CORPORATION


5901 Drowsy Willow Trail
OPEN
SPACE
CREEK BUFFER
PROPOSED AFFORDABLE
OWNERSHIP HOUSING
5900 S. Pleasant Valley Rd.
OPEN
SPACE
VILLAGE SQUARE DRIVE
PROPOSED AFFORDABLE
RENTAL HOUSING
PLEASANT VALLEY ROAD
NORTH

Previous Community Engagement – Early 2023

- Website
- Overview Video
- Tabling Events
- Survey – Paper, Text, Web
- Mailers
- Yard Signs
- Presentations

* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *

AUSTIN HOUSING FINANCE CORPORATION

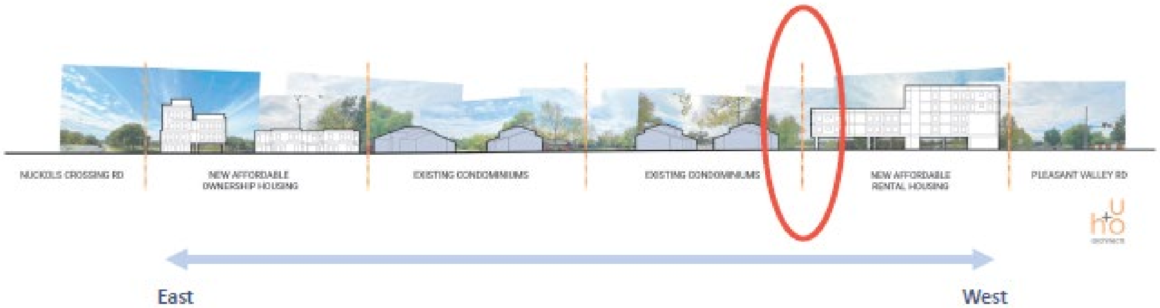
Feedback Received

- Support for:
  - Mix of ownership and rental housing
  - Serving existing residents at risk of displacement
  - Additional community amentities (outdoor / indoor)
- Concerns related to:
  - Traffic
  - Parking
  - Flooding
  - Good neighbor practices (both construction and operation)
  - Incomes served

* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *

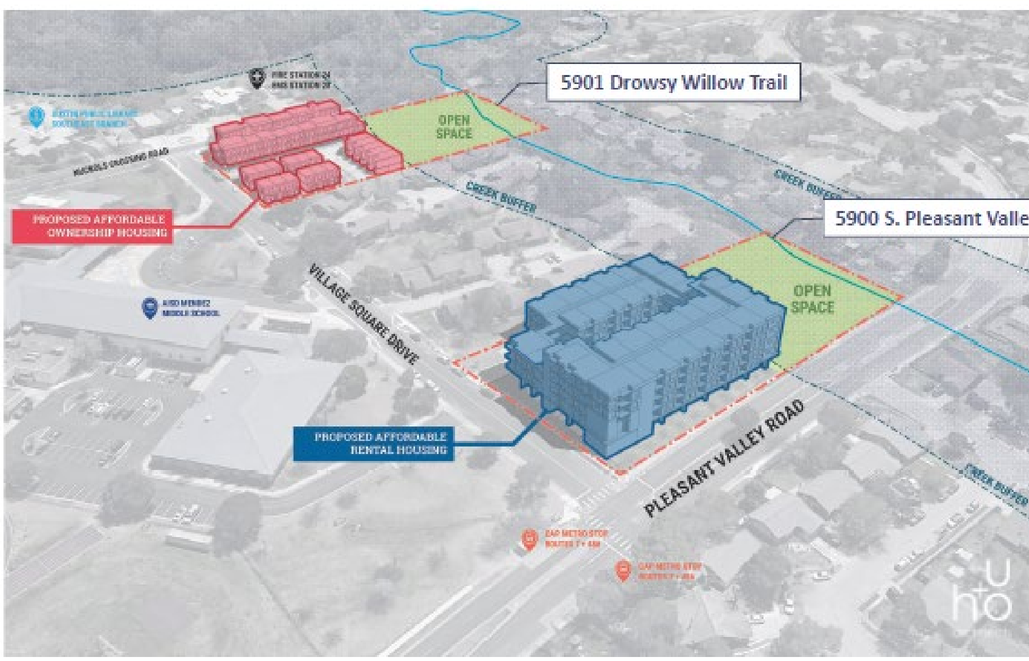
AUSTIN HOUSING FINANCE CORPORATION

Proposed Development Concepts



* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *

AUSTIN HOUSING FINANCE CORPORATION



Eastern Lot: 5901 Drowsy Willow Trail

- *Conceptual design*
- 40 – 50 ownership units:
  - 1, 2, 3, and 4 bedrooms
  - ~100 total bedrooms
- Striving to maximize number of fully accessible units without stairs
- Community green space
- Approximately 60 parking spaces
- Serving households earning ≤ 80% MFI ($93,450 or less for a household of 4)

* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *

AUSTIN HOUSING FINANCE CORPORATION

Western Lot: 5900 S. Pleasant Valley Rd.

- *Conceptual design*
- 90 – 100 rental units:
  - 1, 2, and 3 bedrooms
  - ~ 170 total bedrooms
- Interior courtyard
- Community green space
- Approximately 120 parking spaces
- Primarily serving households earning 30% - 60% MFI ($35,050 - $70,080 for a household of 4)

* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *

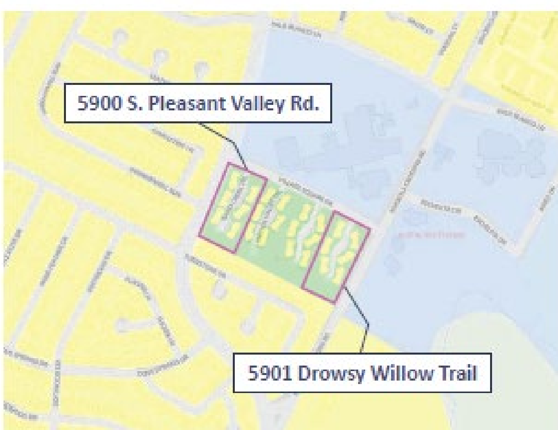
AUSTIN HOUSING FINANCE CORPORATION

What are we requesting?

* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *

AUSTIN HOUSING FINANCE CORPORATION

Future Land Use Map



Civic

Recreation & Open Space

Single-Family

- 5900 S. Pleasant Valley:
  - Mixed Use
- 5901 Drowsy Willow Trail:
  - Multifamily

* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *

AUSTIN HOUSING FINANCE CORPORATION

Zoning

Public
Planned Unit Development
Single-Family

- 5900 S. Pleasant Valley:
  - GR-MU-CO-NP
- 5901 Drowsy Willow Trail:
  - MF-3-NP

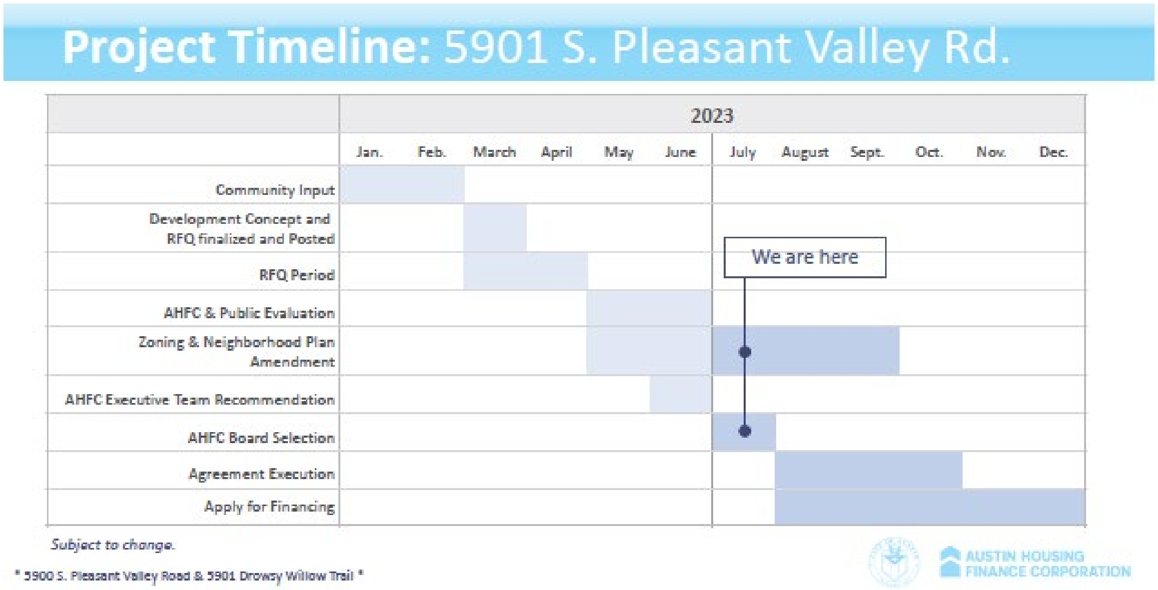
" 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail "

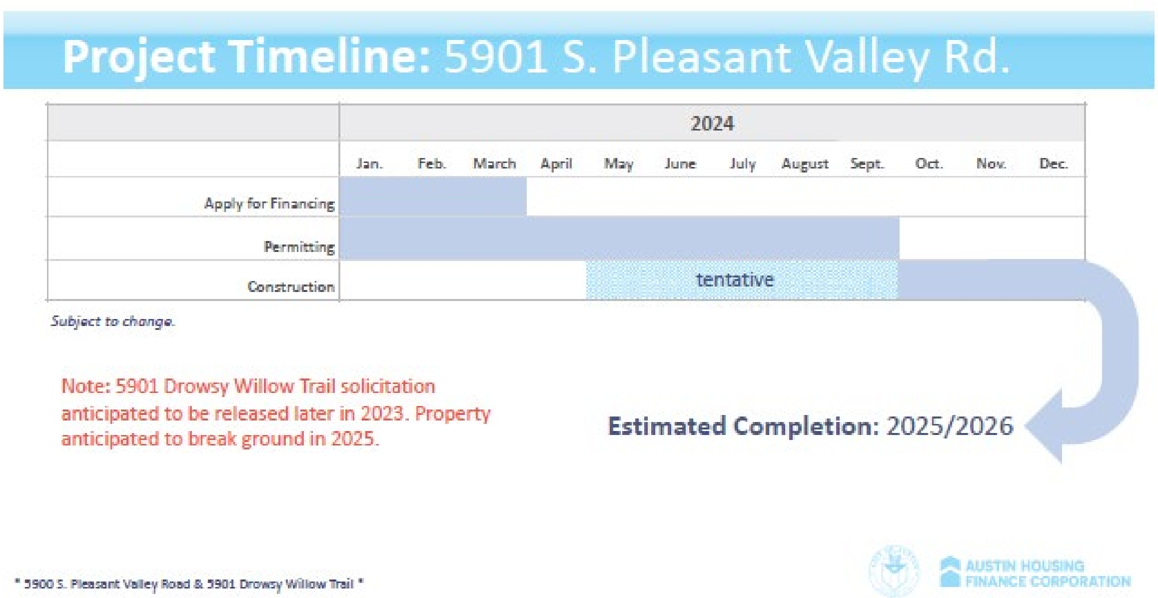
AUSTIN HOUSING FINANCE CORPORATION

Why now?

" 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail "

AUSTIN HOUSING FINANCE CORPORATION


Project Timeline: 5901 S. Pleasant Valley Rd.
2023
Jan.
Feb.
March
April
May
June
July
August
Sept.
Oct.
Nov.
Dec.
Community Input
Development Concept and RFQ finalized and Posted
RFQ Period
AHFC & Public Evaluation
Zoning & Neighborhood Plan Amendment
AHFC Executive Team Recommendation
AHFC Board Selection
Agreement Execution
Apply for Financing
We are here
Subject to change.
* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *
AUSTIN HOUSING FINANCE CORPORATION


Project Timeline: 5901 S. Pleasant Valley Rd.
2024
Jan.
Feb.
March
April
May
June
July
August
Sept.
Oct.
Nov.
Dec.
Apply for Financing
Permitting
Construction
tentative
Subject to change.
Note: 5901 Drowsy Willow Trail solicitation anticipated to be released later in 2023. Property anticipated to break ground in 2025.
Estimated Completion: 2025/2026
* 5900 S. Pleasant Valley Road & 5901 Drowsy Willow Trail *
AUSTIN HOUSING FINANCE CORPORATION