

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHORHOOD PLAN:** Brentwood/Highland (Highland) Combined

**CASE#:** NPA-2023-0018.06      **DATE FILED:** October 17, 2023

**PROJECT NAME:** 6725 Shirley Avenue

**PC DATE:**    October 8, 2024  
                  September 24, 2024  
                  September 10, 2024  
                  July 23, 2024  
                  June 11, 2024  
                  May 28, 2024  
                  April 9, 2024

**ADDRESS/ES:**      6719, 6725 Shirley Ave. and 605 William St.

**DISTRICT AREA:** 4

**SITE AREA:** 0.72 acres

**OWNER/APPLICANT:**    6725 Shirley Avenue, 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:** Specific Regulating District      **To:** Specific Regulating District  
*(Change Lamar/Justin TOD Station Area Plan Base Height Map from 60 ft to 120 ft with participation in the density bonus program and to change the subdistrict from Live/Work Flex to TOD-Mixed Use, as amended on Sept. 12, 2024)*

**Base District Zoning Change**

**Related Zoning Case:** C14-2023-0132  
**From:** TOD-NP      **To:** TOD-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** December 11, 2008

**CITY COUNCIL DATE:**

**November 7, 2024**

**ACTION:** Postponed to November 21, 2024 at the request of Staff.

**November 21, 2024**

**ACTION:** (action pending)

**PLANNING COMMISSION RECOMMENDATION:**

***October 8, 2024*** – To approve the applicant’s request to amend the Lamar/Justin TOD Station Area Plan Base Height Map from 60 ft to 120 ft with participation in the density bonus program and to change the subdistrict from Live/Work Flex to TOD-Mixed Use on the consent agenda. [A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 12-0-1 [A. Phillips absent].

***September 24, 2024*** – Postponed to October 8, 2024 on the consent agenda at the request of Staff. [R. Johnson – 1<sup>st</sup>; A. Woods – 2<sup>nd</sup>] Vote: 10-0 [P. Howard, N. Barrera-Ramirez and F. Maxwell absent].

***September 10, 2024*** – Postponed to September 24, 2024 on the consent agenda at the request of Staff. [A. Azhar -1<sup>st</sup>; D. Skidmore – 2<sup>nd</sup>] Vote: 8-0-5 [P. Howard, F. Maxwell, G. Cox, A. Phillips, and R. Johnson absent].

***July 23, 2024*** – Postponed to September 10, 2024 on the consent agenda at the request of the Applicant. [A. Woods – 1<sup>st</sup>; R. Johnson – 2<sup>nd</sup>] Vote: 10-0-1 [A. Azhar, G. Anderson, N. Barrera-Ramirez, G. Cox, P. Howard, F. Maxwell, A. Hayes, R. Johnson, A. Phillips and A. Woods voted aye. J. Mushtaler abstained. C. Hempel and D. Skidmore absent].

***June 11, 2024*** – Postponed to July 23, 2024 on the consent agenda at the request of Staff. [A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 10-0 [J. Mushtaler off the dais. G. Cox and N. Barrera-Ramirez absent].

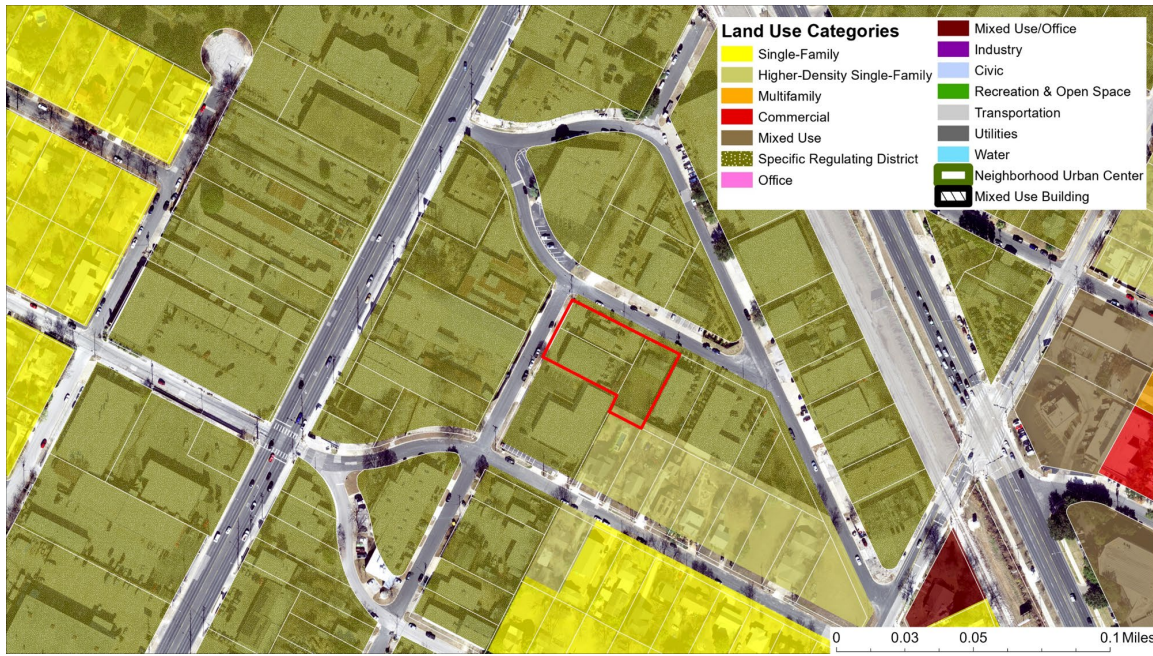
***May 28, 2024*** – Postponed to June 11, 2024 on the consent agenda at the request of the Applicant. [F. Maxell – 1<sup>st</sup>; A. Woods – 2<sup>nd</sup>] Vote: 10-0 [G. Cox off the dais. P. Howard and A. Phillips absent].

***April 9, 2024*** – Postponed to May 28, 2024 on the consent agenda at the request of the Applicant. (A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>) Vote: 12-0 [A. Phillips arrived late].

**STAFF RECOMMENDATION:** To support the applicant’s request to change Lamar/Justin TOD Station Area Plan Base Height Map from 60ft to 120ft and to amend the subdistrict from Live/Work Flex to TOD-Mixed Use.

**BASIS FOR STAFF’S RECOMMENDATION:** Staff supports the applicant’s request to change Lamar/Justin TOD Station Area Plan Base Height Map from 60 ft to 120 ft because

the project will need to complete the aspects of the Lamar/Justin TOD Station Area Bonus Program to exceed 2:1 floor-to-area ratio (FAR). This includes a requirement for 10% of residential units be affordable at 60% of median family income (MFI), supporting the development of affordable housing options. This area features a mix of commercial and residential development and would benefit from higher-density residential uses in line with the goals of the Lamar/Justin TOD Station Area Plan. Staff also supports the applicant's request to change the subdistrict from Live/Work Flex to TOD-Mixed Use.



Below are sections of the Brentwood/Highland Combined Neighborhood Plan that supports the applicant's request:

**Land Use Goal 3:** Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighborhood and mixed-use development on major corridors to enhance this diversity.

**Land Use Goal 5:** Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.

**Land Use Goal 6:** Improve affordability of home-ownership and rental properties.

**LAND USE DESCRIPTIONS:**

***EXISTING LAND USE:***

**Specific Regulating District**

This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations.

**Approved Regulating Plans:**

1. Plaza Saltillo TOD Station Area Plan
2. Martin Luther King (MLK) Boulevard TOD Station Area Plan
3. Lamar/Justin TOD Station Area Plan

*The current base maximum height permitted for this property per the Lamar/Justin TOD Station Area Plan is 60 feet.*

***PROPOSED LAND USE:***

**Specific Regulating District**

This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations.

*The proposed base maximum height permitted for this property per the Lamar/Justin TOD Station Area Plan is 120 feet.*

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<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> <ul style="list-style-type: none"> <li>• <b>Within Imagine Austin Regional Center (Lamar/Justin TOD)</b></li> <li>• <b>Near N. Lamar Blvd and Airport Blvd activity corridors</b></li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
No	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>There are a variety of restaurants, commercial locations, and a grocery store within 1/4 mi of the site.</b></li> </ul>
Yes	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• <b>0.2 miles from Han Yang Market</b></li> <li>• <b>0.3 miles from Dia's Market</b></li> <li>• <b>0.4 miles from Midtown Grocery and Cafe</b></li> <li>• <b>0.5 miles from 99 Ranch Market</b></li> </ul>
Yes	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.5 miles from Reily Elementary School</b></li> <li>• <b>1.0 miles from McCallum High School</b></li> <li>• <b>1.1 miles from Webb Middle School</b></li> </ul>
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>0.5 miles from Reilly School Park</b></li> <li>• <b>0.6 miles from Mustang Button 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.) <ul style="list-style-type: none"> <li>• <b>0.8 miles from ATX Primary Care</b></li> <li>• <b>0.9 miles from Vivent Health</b></li> </ul>
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>10% units must be affordable at 60% MFI.</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.
No	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> <li>• <b>Though proposed use is residential TOD zoning allows for mixed use.</b></li> </ul>
Yes	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> <li>• <b>0.3 miles from Austin Museum of Popular Culture</b></li> <li>• <b>0.8 miles from Texas DPS Historical Museum</b></li> <li>• <b>0.9 miles from McCallum Arts Center</b></li> </ul>
No	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
No	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
No	<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	Number of "Yeses"
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### Proximity to Imagine Austin Activity Centers and Corridors



## Proximity to Public Transportation



### IMAGINE AUSTIN GROWTH CONCEPT MAP

#### *Definitions*

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

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

townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

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

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

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

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit



use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The plan amendment application was filed on October 17, 2023.

The applicant proposes to change the Lamar/Justin TOD Station Area Plan Base Height Map from 60 ft to 120 ft and to change the subdistrict from Live/Work Flex to TOD-Mixed Use.

The applicant proposes to amend maximum building height from 60 ft to 120 ft and to amend the subdistrict from TOD-NP (Live/Work Flex Subdistrict) to TOD-NP (Mixed-Use Subdistrict). For information on the zoning request, see case report C14-2023-0132.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on February 5, 2023. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 168 community meeting notices were mailed to people who have utility accounts or own property within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area in the Community Registry. Two city staff members attended, Tyler Tripp and Mark Walters from the Planning Department, in addition to Leah Bojo from Drenner Group, PC, the applicant's agents. No one from the neighborhood attended.

Below are highlights of Leah Bojo's presentation:

- The property is within the Lamar/Justin TOD.
- The Project Connect Map shows where the property is located near the Crestview TOD which shows the transit investment in the area.
- The site is three small lots that will be redeveloped together. There is existing transit in the area.
- The site is under an acre and has warehouses and a single family home on it.
- We are asking to raise the height that will allow us to use the density bonus program. Right now, we are allowed up to 60 feet and we are asking for up to 120 feet.
- 210 units (Gross Building Area) is 168,000 sq. ft.
- We will be using the density bonus program that will require 10% of the gross building area be 10% affordability requirement for rental, which will be approximately 21 affordable units proposed.
- Imagin Austin Goals
  - LUT P6. Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential goals.
  - LUTA13. Create a system of high-capacity transit, including elements such as urban rail and bus rapid transit corresponding to land use mix and intensity.
- The Lamar/Justin TOD and the Highland Neighborhood plan goals
  - Land Use Objective B5: Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding

incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.

**Updated Applicant Summary Letter from Application**

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

**DRENNER**  
**GROUP**

October 16, 2023  
Revised: September 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: 6725 Shirley Avenue – Station Area Plan Amendment application for a 0.72-acre collection of tracts located at 6719, 6725 Shirley Avenue and 605 William Street in the City of Austin, Travis County, Texas (“the Property”)

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning and corresponding Neighborhood Plan Amendment (NPA) application packages. The project is titled 6725 Shirley Avenue and is approximately 0.72 acres of land, located on the south side of Williams Street between Shirley Avenue and Canon Street. The Property is in the full purpose jurisdiction of the City of Austin.

The Property is currently zoned TOD-NP (Transit-Oriented Development – Neighborhood Plan) with the Live/Work/Flex Subdistrict designation. We intend to maintain the current zoning district designation of TOD-NP. We intend to amend the subdistrict designation to TOD Mixed-Use Subdistrict and to amend the Lamar Boulevard/Justin Lane Transit Oriented Development (TOD) Station Area Plan (SAP) to change the maximum building height from 60’ to 120’. These changes are requested to the corresponding maps in the Lamar/Justin TOD Regulating Plan.

The Property is currently developed with single-family, and warehouse uses circa 1958, 1963, and 1980 predating the approval of the TOD plans.

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

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

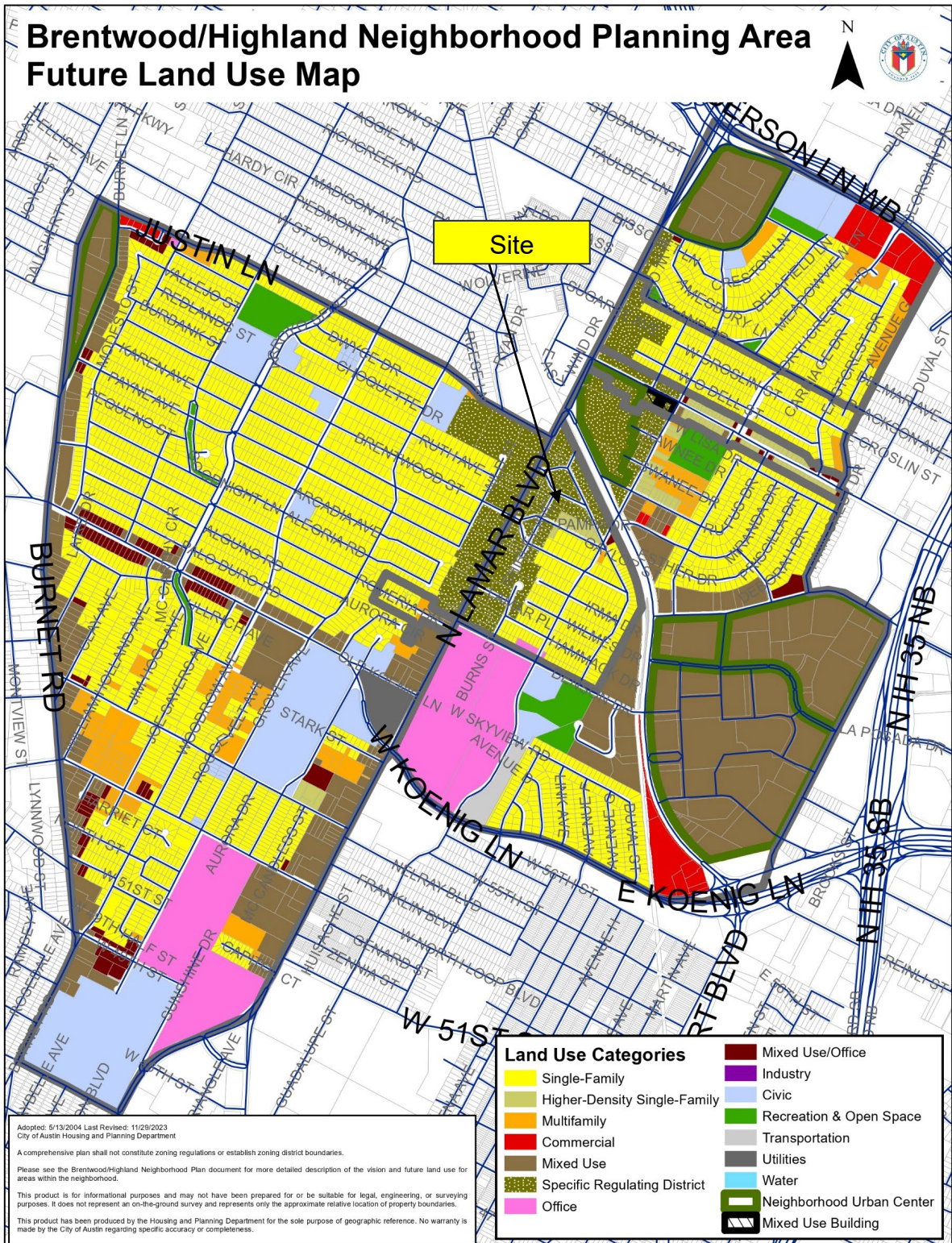
**From:** Nick Pellicciotto  
**Sent:** Wednesday, October 2, 2024 9:14 AM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Re: Request: Letter of Support NPA-2023-0018.06 (6719, 6725 Shirley Avenue and 605 William Street)

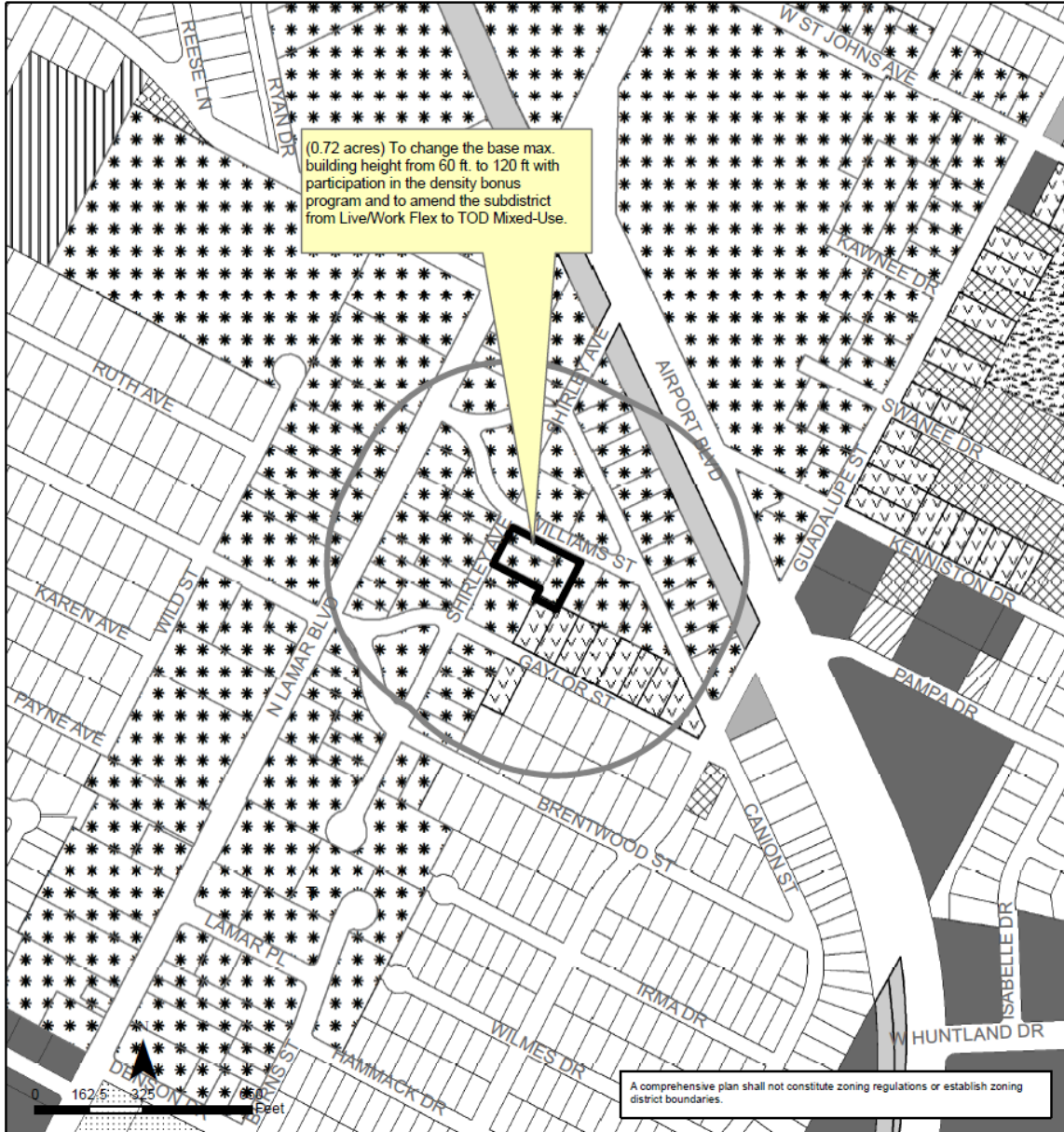
External Email - Exercise Caution

Hi,

We couldn't reach a consensus so we're not weighing in. Thanks for reaching out.

- Nick Pellicciotto



















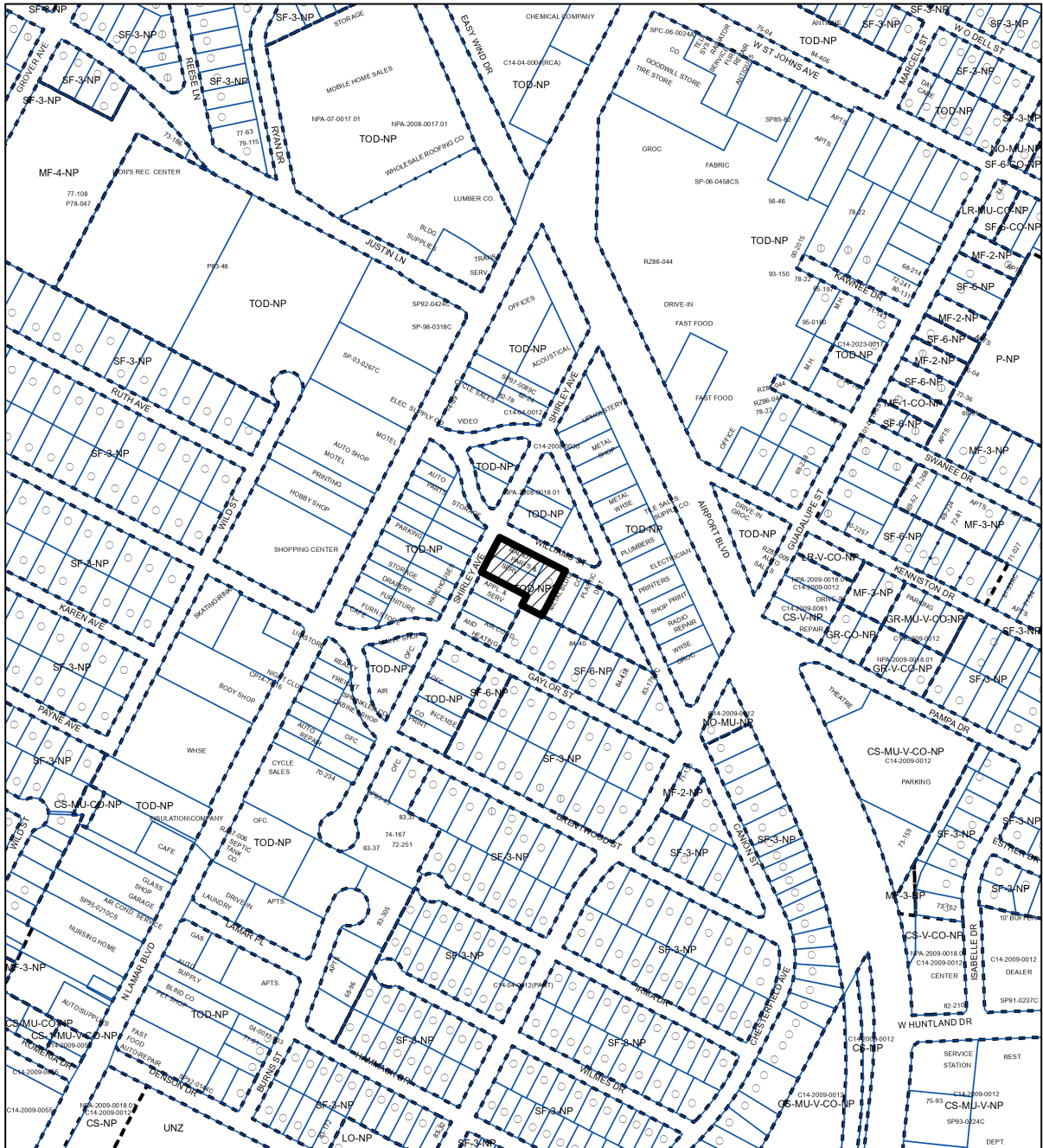
**Brentwood/Highland Combined NP Area & Lamar/Justin TOD Station Area Plan  
 NPA-2023-0018.06**




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 11/7/2023, by: meekss

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2023-0132

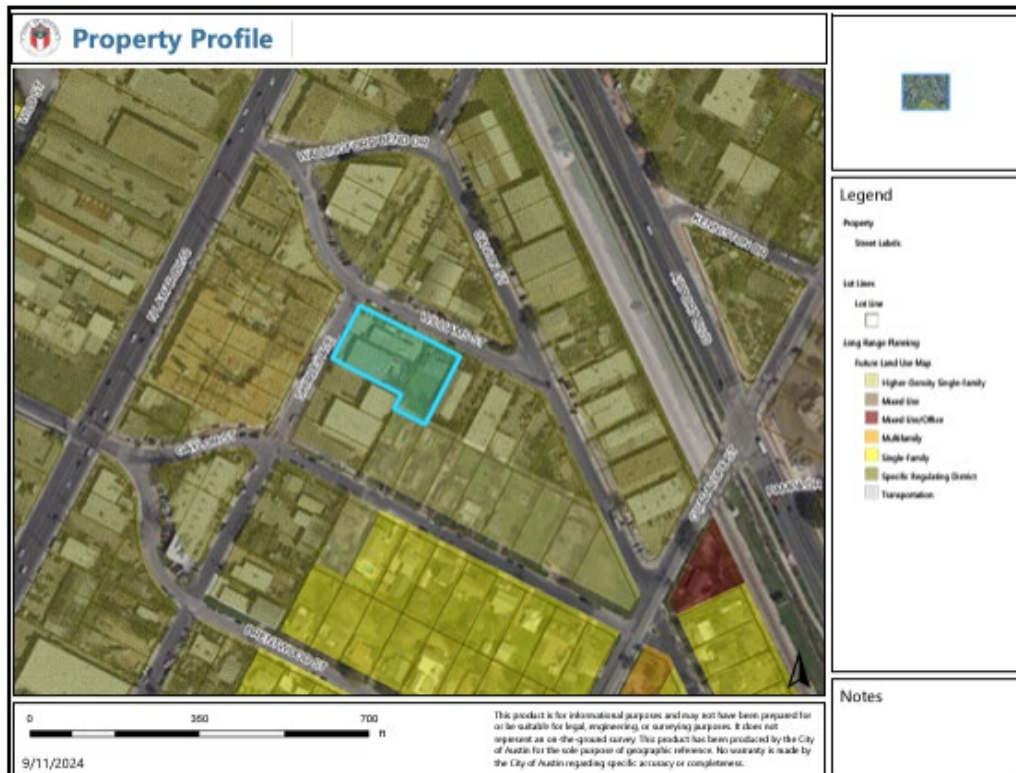
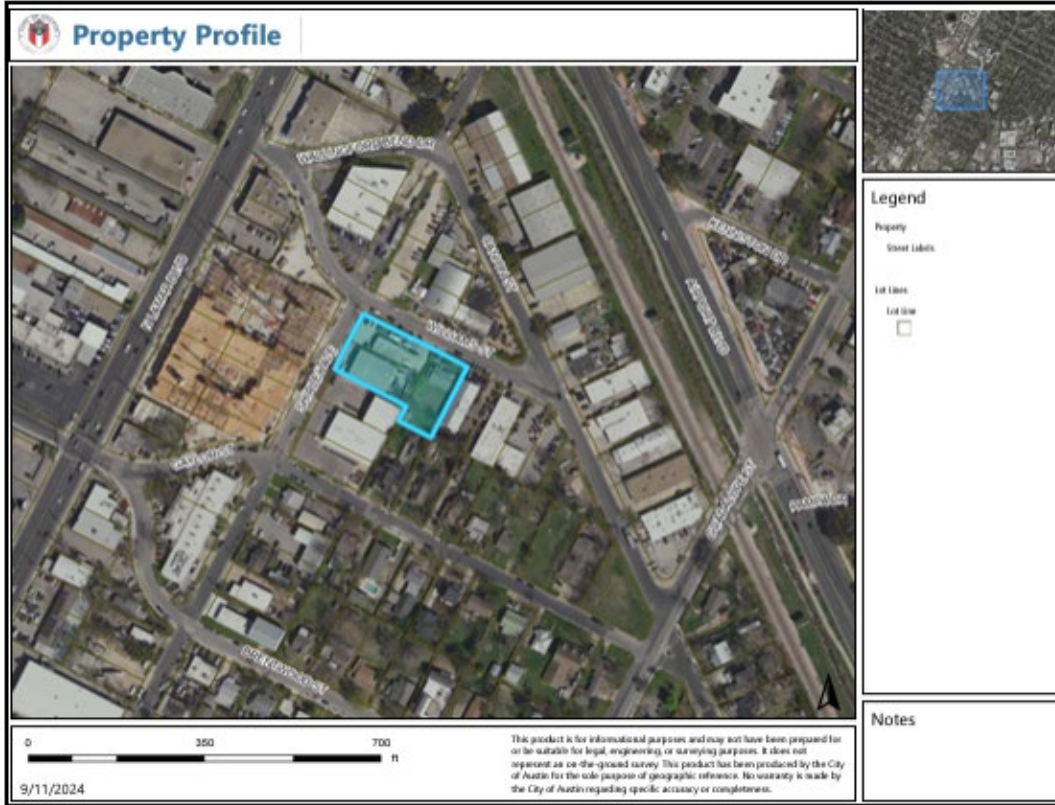
1" = 400'

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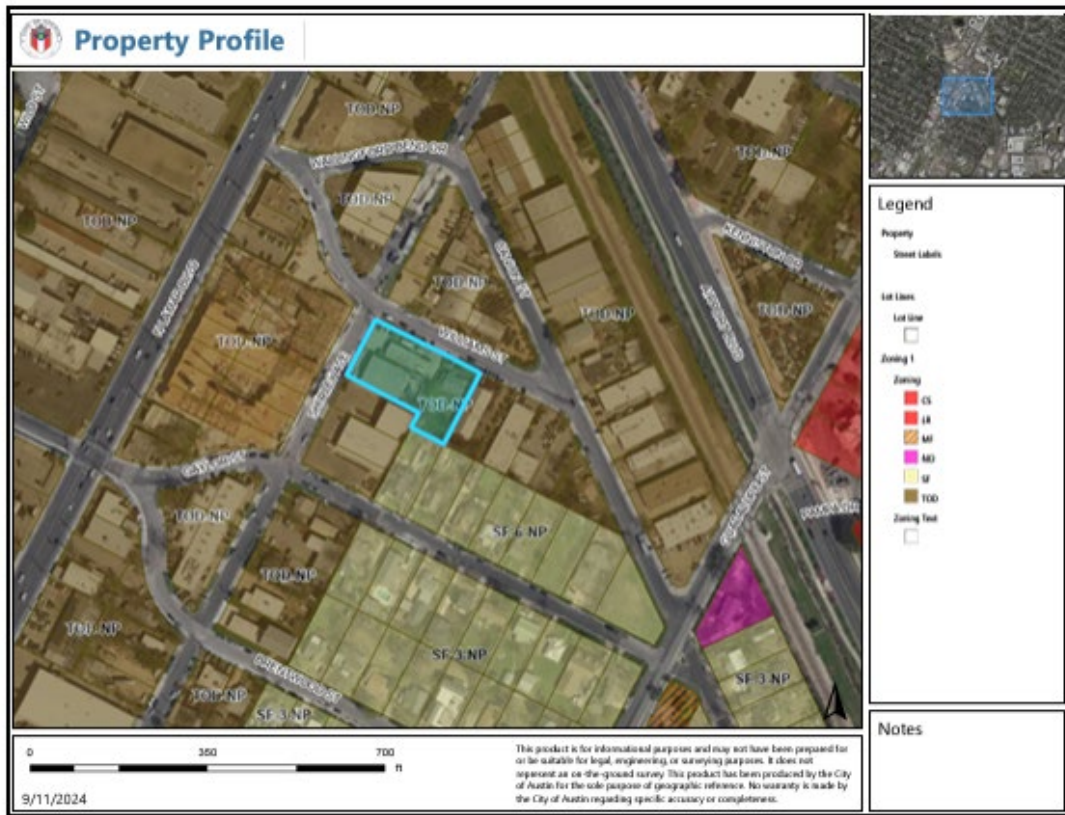
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Created: 11/6/2023







**Leah Bojo's Presentation at the February 5, 2024 Virtual  
Community Meeting**

6725 Shirley Ave.

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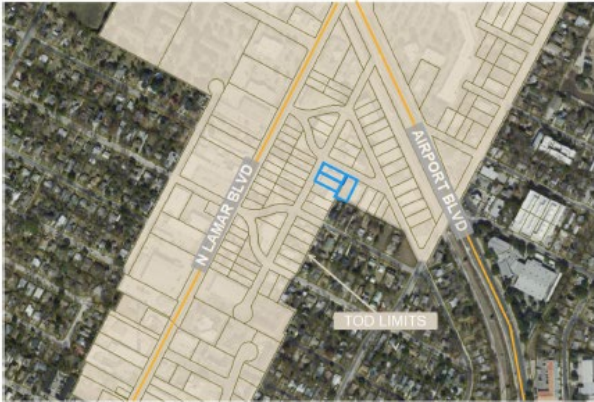
Brentwood/Highland Combined  
Neighborhood Meeting  
NPA-2023-0018.06 & C14-2023-0132  
2/5/2024

for presentation  
purposes only

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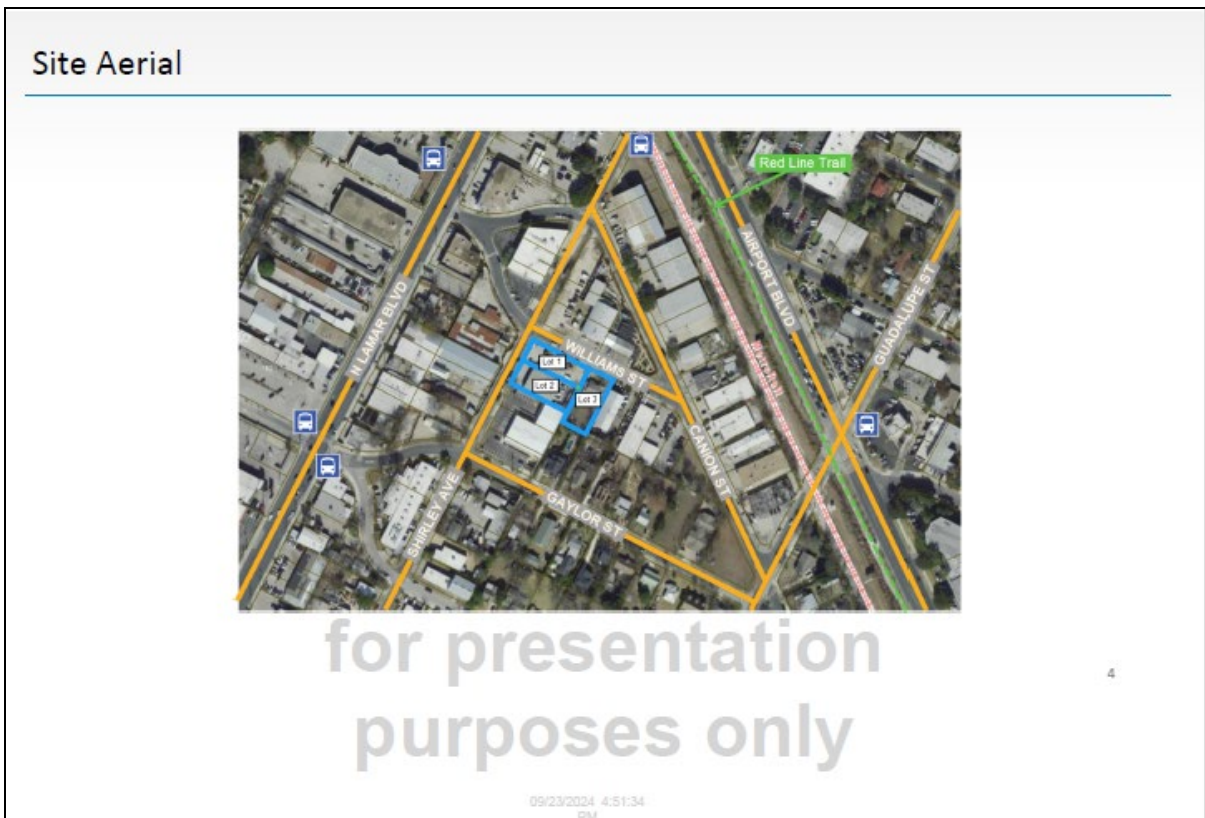
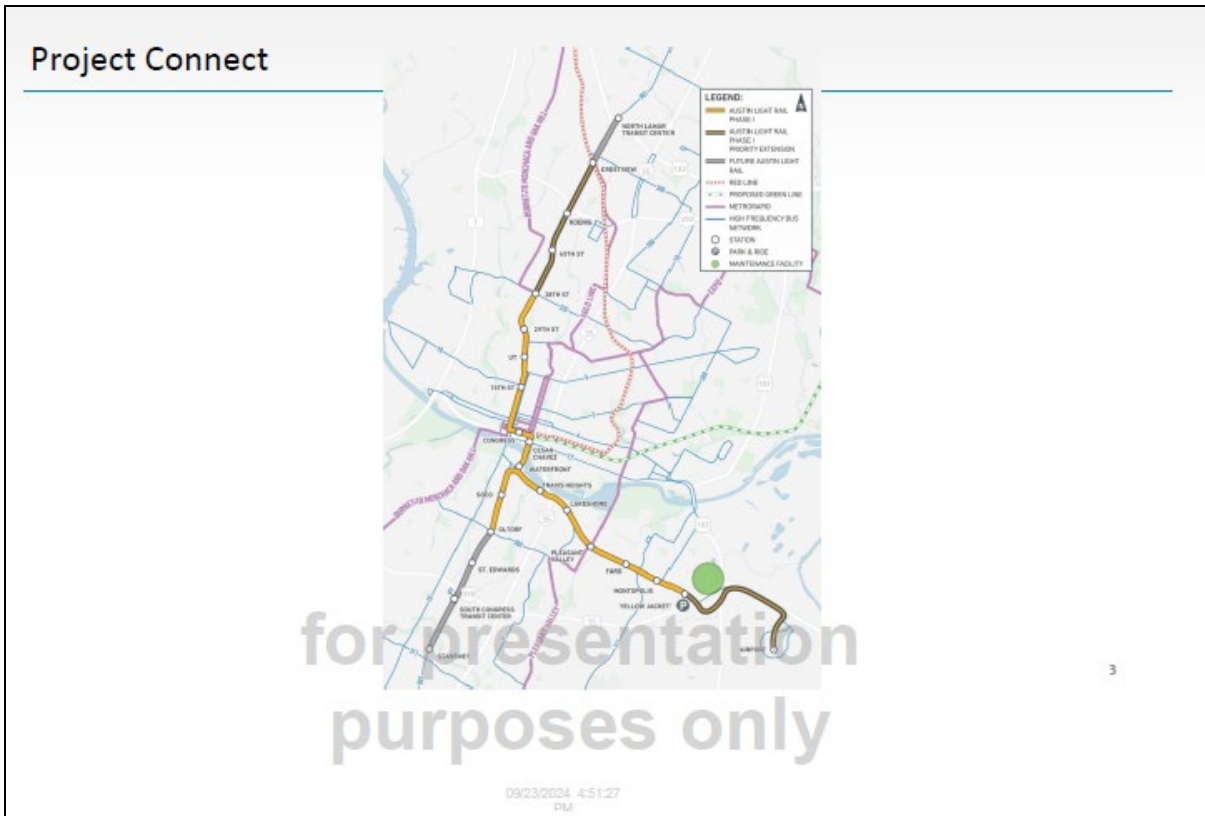
Site Aerial



for presentation  
purposes only

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### Property Details

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Size:

- 0.72 Acres

Current Use:

- Tract 1 – Warehouse
- Tract 2 - Warehouse
- Tract 3 – Single Family

Transit/Access:

- Located on Shirley Avenue between William St. and Gaylor St.
- CapMetro Rapid stops
  - 1 North Lamar / South Congress
  - 481 Night Owl North Lamar
  - 801 N Lamar S Congress
  - 7 Duval / Dove Springs
  - 324 Georgian / Ohlen
  - 350 Airport Blvd
- 550 Metro Rail Red Line
- Existing Red Line Urban Trail
- CPO Project – Construction of bicycle and pedestrian facilities along Airport Blvd.

for presentation purposes only

5

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DM

### Affordable Housing Density Bonus

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210 units (Gross Building Area) = 168,000 square feet

10% Affordability Requirement for Rental

168,000 x .10 = 16,800 square feet

~21 Affordable Units Proposed

for presentation purposes only

6

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DM

## Zoning and FLUM Map



TOD-NP (Live/Work/Flex)  
(Transit Oriented Development (Live/Work/Flex Subdistrict)  
to  
TOD-NP (Live/Work/Flex)  
(With height increase to 120 feet)

To Remain  
Specific Regulating District  
Station Area Map Height Change to 120 feet

for presentation  
purposes only

7

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09/23

## Lamar/Justin TOD & Highland Neighborhood Plan Goals

- Land Use Objective B5: Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.

for presentation  
purposes only

8

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09/23

## Imagine Austin Goals

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**LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.

**LUT A13.** Create a system of high-capacity transit, including elements such as urban rail and bus rapid transit corresponding to land use mix and intensity.

for presentation  
purposes only

9

09/23/2024 4:52:01

## Contact information

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Leah M. Bojo  
512-807-2918  
[lbojo@drennergroupp.com](mailto:lbojo@drennergroupp.com)

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purposes only

10

09/23/2024 4:52:06

**Correspondence Received**

(No correspondence received)