

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: East MLK Combined (MLK-183)

CASE#: NPA-2023-0015.03

DATE FILED: August 2, 2023

PROJECT NAME: 6605 Regiene Road

PC DATE: June 11, 2024
January 9, 2024

ADDRESS/ES: 6605 Regiene road

DISTRICT AREA: 1

SITE AREA: 0.56 acres

OWNER/APPLICANT: Regiene 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: Industry

To: Major Planned Development

Base District Zoning Change

Related Zoning Case:C14-2024-0021

From: LI-CO-NP

To: LI-PDA-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 7, 2002

CITY COUNCIL DATE: July 18, 2024

ACTION:

PLANNING COMMISSION RECOMMENDATION:

June 11, 2024 – Approved on the consent agenda for the Applicant’s request for Major Planned Development land use [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 11-0 [G. Anderson abstained from Items #12 and #13. N. Barrera-Ramirez and G. Cox absent].

January 9, 2024 – Indefinitely postponed at the request of the Applicant on the consent agenda. [F. Maxwell – 1st; A. Azhar – 2nd] Vote: 10-0 [G. Anderson and A. Woods absent. One vacancy on the dais].

STAFF RECOMMENDATION: Recommended for applicant’s request for Major Planned Development land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicants request for Major Planned Development because this 0.56-acre tract is proposed to be included in previously approved planned amendment and zoning cases to be combined for a proposed 21-acre mixed use development. The development is proposed to include clean industrial creative and maker spaces, retail, office, restaurant, and multifamily uses. This area was once proposed for industrial uses but has transitioned over the years to include a mix of uses that will provide services and additional housing for the east side of City.

To the south of the property is an opportunity to potentially connect to a future Capital Metro Green Line train station and the opportunity to create a trail connecting to the Southern Walnut Creek Greenbelt.

Sections from the East MLK Combined Neighborhood Plan that staff believes supports the applicant’s request.

Goal One: Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Objective 1.2: Promote new infill housing in appropriate locations.

Goal Two: Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

Objective 2.2: Reduce the impact of commercial and industrial uses on residential areas.

Goal Three: Preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations.

Goal Four: Promote the development and enhancement of the neighborhood’s major corridors.

Goal Five: Provide housing that helps maintain the social and economic diversity of residents.

Objective 5.1: Allow a mix of residential types on larger tracts having access to major roadways.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Industry - Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials.

Purpose

1. To confine potentially hazardous or nuisance-creating activities to defined districts;
2. To preserve areas within the city to increase employment opportunities and increased tax base;
3. To protect the City's strategic advantage as a high tech job center; and
4. To promote manufacturing and distribution activities in areas with access to major transportation systems.

Application

1. Make non-industrial properties in areas with a dominant industrial character compatible with the prevailing land use scheme;
2. Where needed, require a buffer area for industrial property that abuts residentially used land;
3. Industry should be applied to areas that are not appropriate for residential or mixed use development, such as land within the Airport Overlay; 4. In general, mixed use and permanent residential activities are not appropriate in industrial areas. An exception may be the edge of an industrial area along the interface with an area in which residential activities are appropriate. Such exceptions should be considered case by case, with careful attention to both land use compatibility and design;
5. Industry should not be either adjacent to or across the road from single family residential or schools;

- 6. Use roadways and/or commercial or office uses as a buffer between residential and industry; and
- 7. Smaller scale “local manufacturing” districts may be appropriate in some locations to preserve employment opportunities and cottage industries of local artisans. In these areas, hazardous industrial uses (i.e. basic industry, recycling centers, and scrap yards) should be prohibited.

PROPOSED LAND USE:

Major Planned Developments - Master-planned developments for large multi-acre tracts that incorporate a wide variety of land uses that may include, but are not limited to, single family and multifamily residential, commercial, and clean industrial.

Purpose

- 1. Provides flexibility in development for large sites but ensures compatibility between uses and good design.

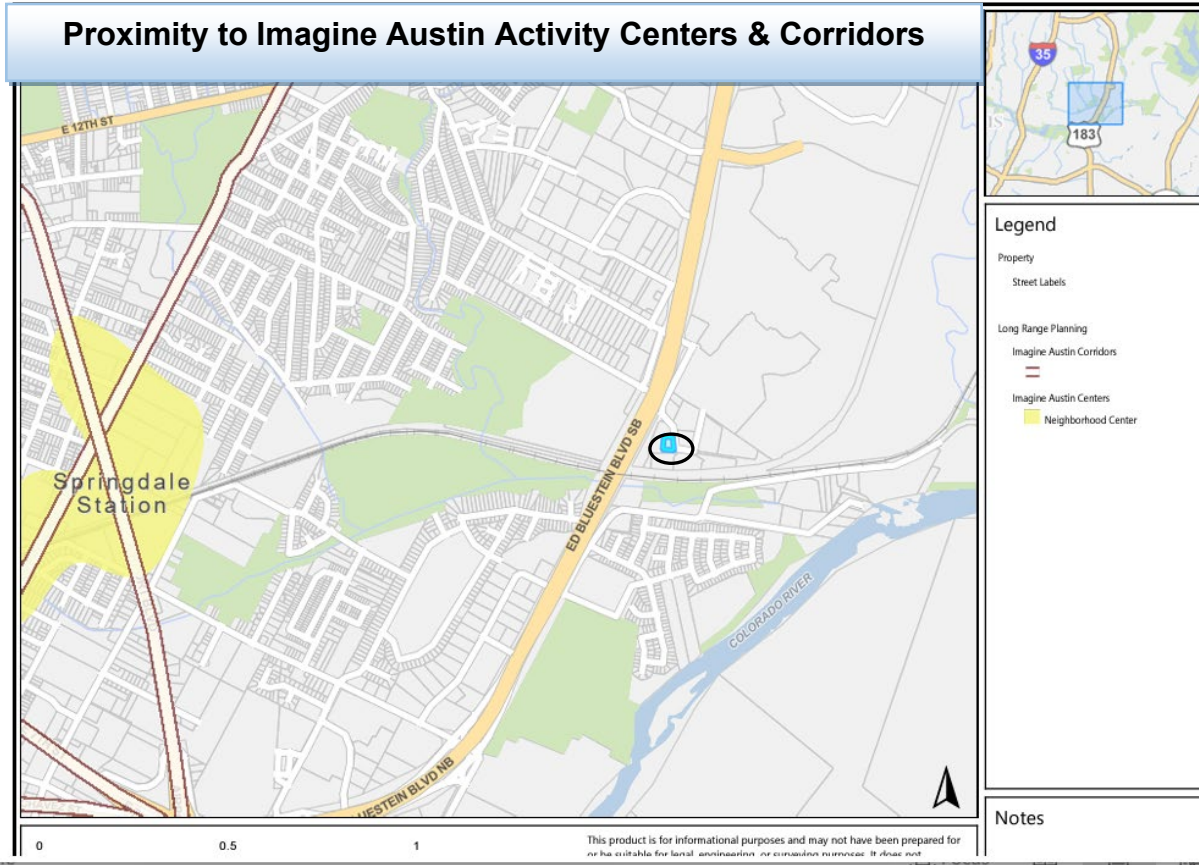
Application

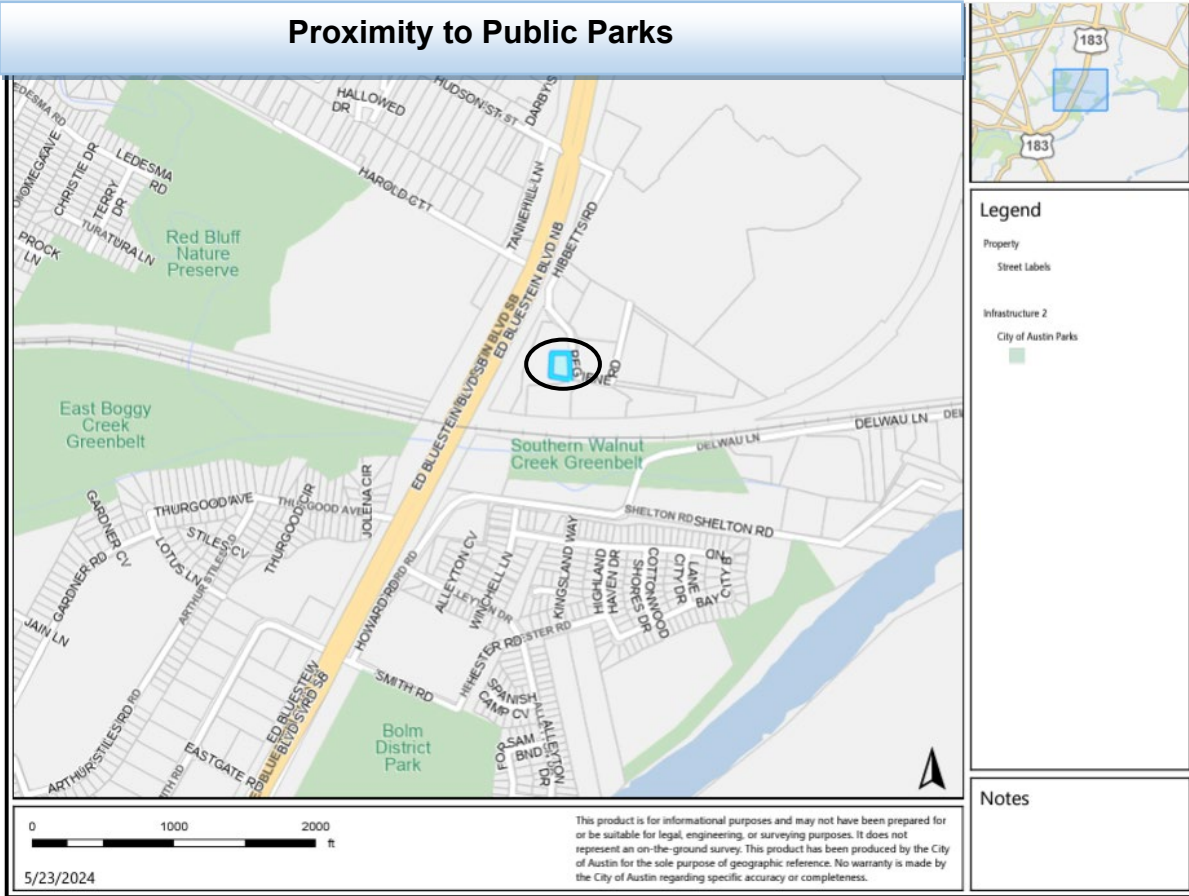
- 1. Generally used to designate pre-existing Planned Unit Developments or Planned Development Areas, or in response to proposed multiuse developments for large sites;
- 2. By designating an area for this land use, the neighborhood plan signifies its support for the entire range of land uses included in the definition; and

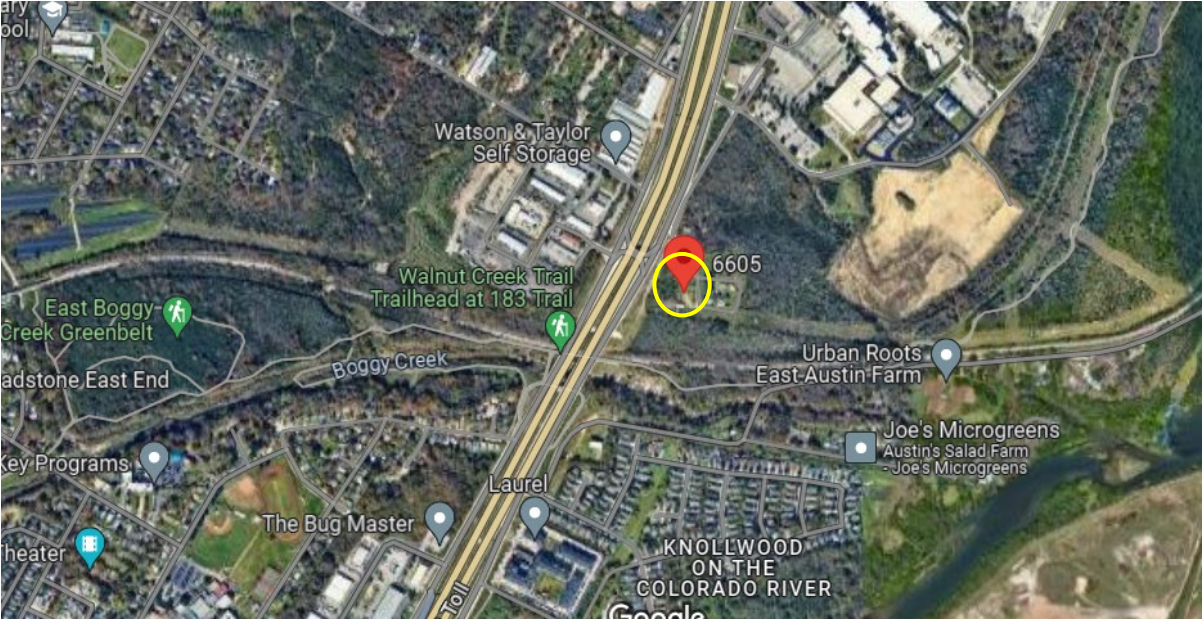
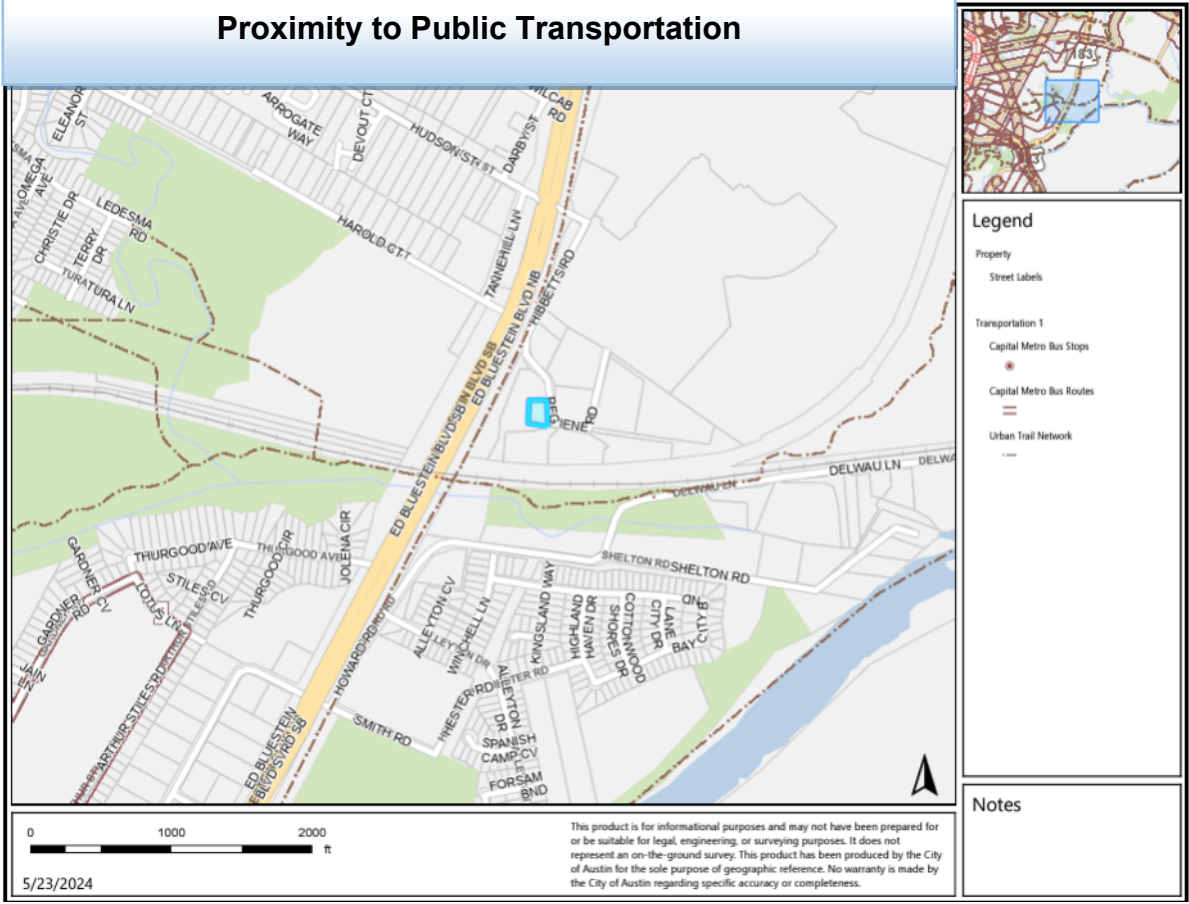
This designation should not be applied to single-use developments of any type.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
No	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:
No	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
No	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
No	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
No	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
No	Connectivity and Education: Located within 0.50 miles from a public school or university.
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • Walnut Creek Hike and Bike Trail directly south
No	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
No	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less)

	and/or fee in lieu for affordable housing.
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. <ul style="list-style-type: none"> • Proposed for a mixed use project to include multifamily residential uses.
Yes	Mixed use: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> • Proposed for a mixed use project to include clean industrial creative and maker spaces, retail, office, restaurant and multifamily uses.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
Not known	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	Industrial Land: Preserves or enhances industrial land.
Yes	Number of “Yes’s”







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 future land use map (FLUM) from Industry to Major Planned Development.

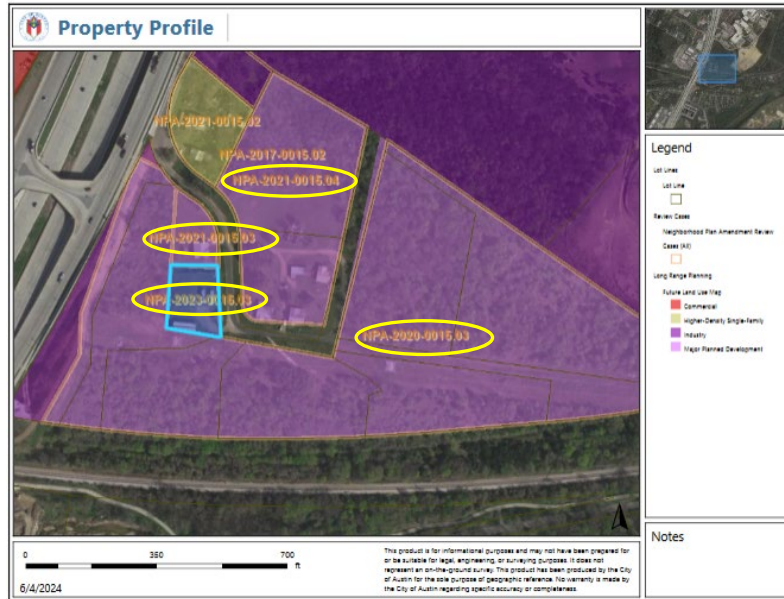
The applicant proposes to change the zoning from LI-CO-NP (Limited Industrial district – Conditional Overlay combining district) to LI-PDA-NP (limited Industrial district – Planned Development Area – Neighborhood Plan. For more information on the zoning change request see case C14-2024-0021.

The applicant proposes a mixed use development to include clean industrial creative and maker spaces, retail, office, restaurant, and multifamily uses.

The following cases were previously approved for Major Planned Development and are proposed to be developed with the current case NPA-2023-0015.03 for approximately a total of 21 acres.

- **NPA-2020-0015.03** – Approx. 15.69 acres Approved for Major Planned Development future land use and C14-2020-0150 for LI-PDA.

- **NPA-2021-0015.03** – Approx. 0.52 acres approved for Major Planned Development future land use and C14-2021-0158 for LI-PDA-NP.
- **NPA-2021-0015.04** – Approx. 4.26 acres approved for Major Planned Development future land use and C14-2021-0157 for LI-PDA-NP.



PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on April 22, 2024. Approximately 37 community meeting notices were mailed to people who have utility accounts or own property within 500 feet of the property. Two staff members from the Planning Department attended, Maureen Meredith and Mark Walters. Leah Bojo and Drew Rafaele from Drenner Group, PC attended. No one from the neighborhood attended.

Below are highlights from Leah Bojo’s presentation:

- Property is east of Hwy 181.
- It’s a small piece of property with the larger 21-acre PDA. We have had several rezonings over the last couple years.
- The existing zoning is LI-CO-NP and the request of LI-PDA-NP.
- The FLUM request is from Industry to Major Planned Development.
- We are incorporation the site into the adjacent mixed use PDA with the following site development standards:
 - Change permitted uses to allow residential and brewery uses with 50-foot setback;
 - Prohibit Basic Industry, Resource Extraction, General Warehousing and Distribution, Recycling Center;
 - Maximum Height of 275 feet;
 - Maximum FAR of 2:1;
 - Setbacks reduced interior and rear setback to 0 feet.
 - The definition of a Major-planned development is for large-multi-acre tracts that incorporate a wide variety of land uses that may include, but are not

limited to, single family and multifamily residential, commercial, and clean industrial. This is what we are working towards with the recent rezonings.

No one from the neighborhood attended so no questions were asked.

Applicant Summary Letter from Application

Leah M. Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com



July 31, 2023

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

Via Electronic Delivery

Re: 6605 Regiene Road – Zoning and neighborhood plan amendment applications for the 0.56-acre piece of property located at 6605 Regiene Road in the City of Austin, Travis County, Texas (the “Property”).

Dear Ms. Middleton-Pratt:

As representatives of the Owners of the Property, we respectfully submit the enclosed zoning and Neighborhood Plan Amendment (NPA) applications for 6605 Regiene Road. The project is located in the full purpose jurisdiction of the City of Austin and consists of 0.56 acres located on the west side of Regiene Road just southeast of the intersection of Hibbetts Road and Regiene Road.

The Property is zoned LI-CO-NP, Limited Industrial Services – Conditional Overlay – Neighborhood Plan. The proposed rezoning is from LI-CO-NP to LI-PDA, Limited Industrial Services – Planned Development Area. The purpose of this rezoning is to allow for the Property to be included within the proposed mixed use development, including clean industrial creative and maker spaces, retail, office, restaurant, and multifamily uses that is adjacent to the Property. The proposed amendments to the land development code are accompanied with this letter and are consistent with those approved for the adjacent project sites associated with zoning case nos. C14-2020-0150, C14-2021-0157, and C14-2021-0158. The vision is for this area to become a cohesive mixed use hub, providing complementary live/work/play opportunities. It is important to note that no additional square footage is being permitted for this overall project.

The Property is located within the East MLK Combined Planning Area – MLK/183 subdistrict and has a Future Land Use Map (FLUM) designation of Industry. A Neighborhood Plan Amendment (NPA) application will be submitted concurrently with the zoning application to the City of Austin to amend the FLUM from Industry to Major Planned Development designation. A Pre-Application Meeting was performed with Maureen Meredith on July 28, 2023.

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
Drenner Group

cc: Jesse Gutierrez, Planning Department (via electronic delivery)
Jonathan Tomko, Planning Department (via electronic delivery)
Joi Harden, Planning Department (via electronic delivery)

2507 Bee Caves Road, Suite 100 | Austin, Texas 78746 | 512-807-2900 | www.drennergroupp.com

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

(No letter as of June 27 2024)

From: Meredith, Maureen
Sent: Monday, May 27, 2024 3:11 PM
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Drew Raffaele <draffaele@drennergroupp.com>; Leah Bojo <lbojo@drennergroupp.com>
Subject: E MLK NPCT Rec?: NPA-2023-0015.03_6605 Regiene Rd
Importance: High

Dear East MLK Combined NPCT:
Cases NPA-2023-0015.03 and C14-2024-0021_6605 Regiene Rd will be on the June 11, 2024 Planning Commission hearing date. If your team would like to have a letter of recommendation included in the staff case report, please email it to me and Jonathan, the zoning case manager, ***no later than Wednesday, June 5, 2024 by 5:00 pm*** when our staff reports are due. If we receive it after this date and time, we will submit it as late material for the PC hearing.

Thanks.

Maureen

Maureen Meredith (she/her)

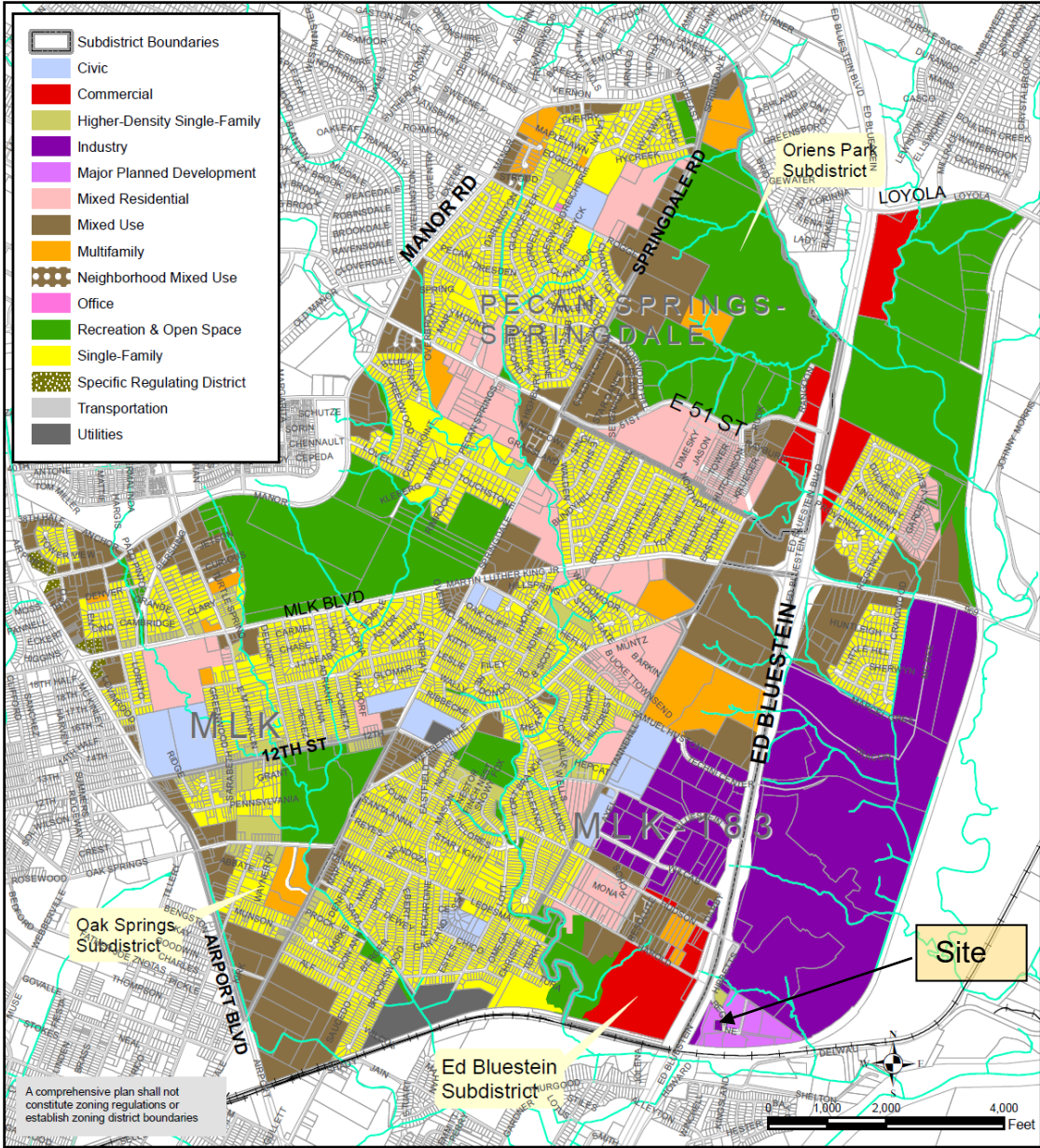
Senior Planner – Long-Range Planning Division

City of Austin Planning Department

6310 Wilhelmina Delco Dr. Austin, Texas 78752 (4th Floor)

P: (512) 974-2695

E: Maureen.Meredith@austintexas.gov



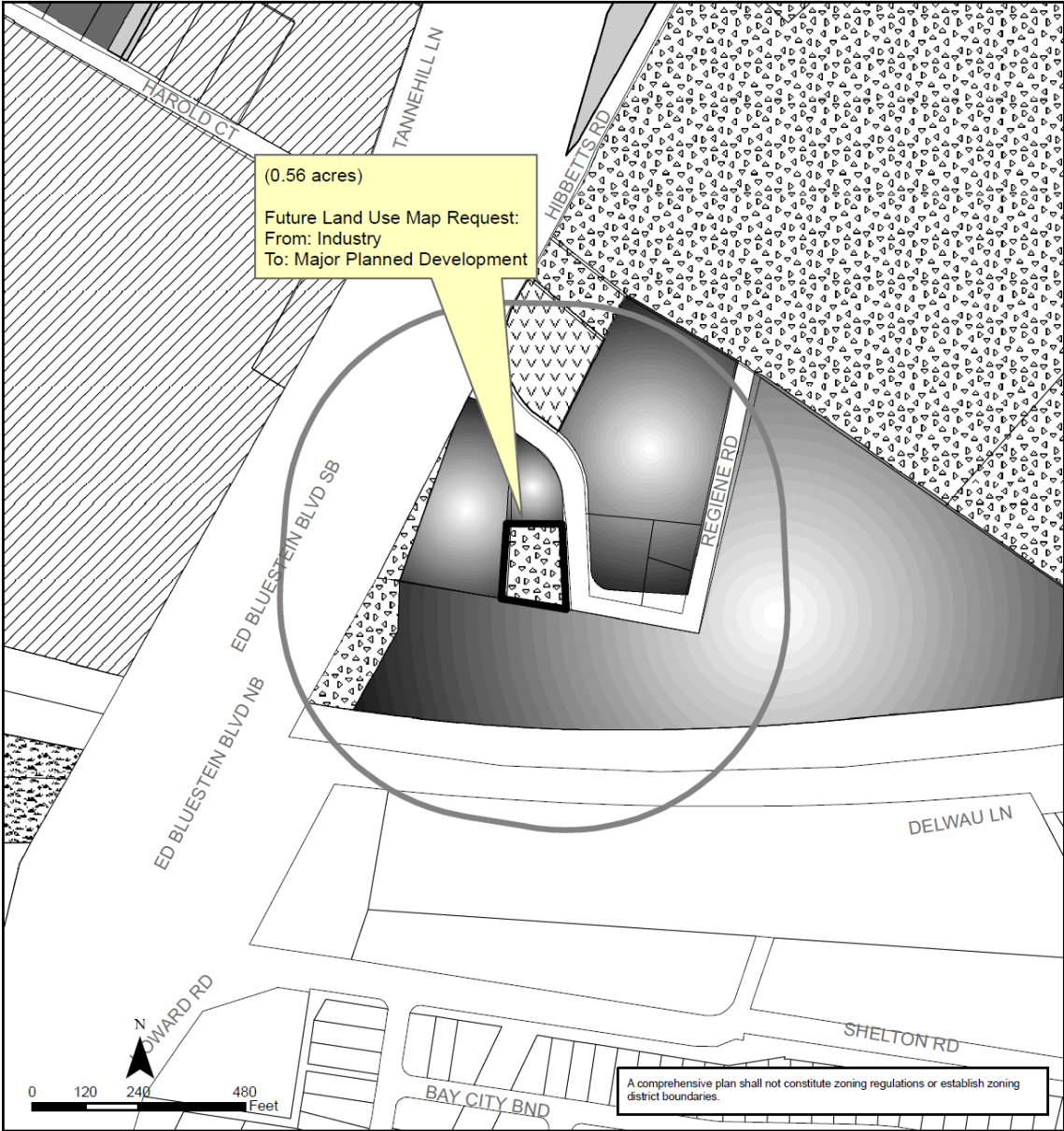
East MLK Combined Neighborhood Planning Area Future Land Use Map

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City of Austin
Housing and Planning Department

Last Updated: 4/2/2024



**East MLK Combined Neighborhood Planning Area
 NPA-2023-0015.03**

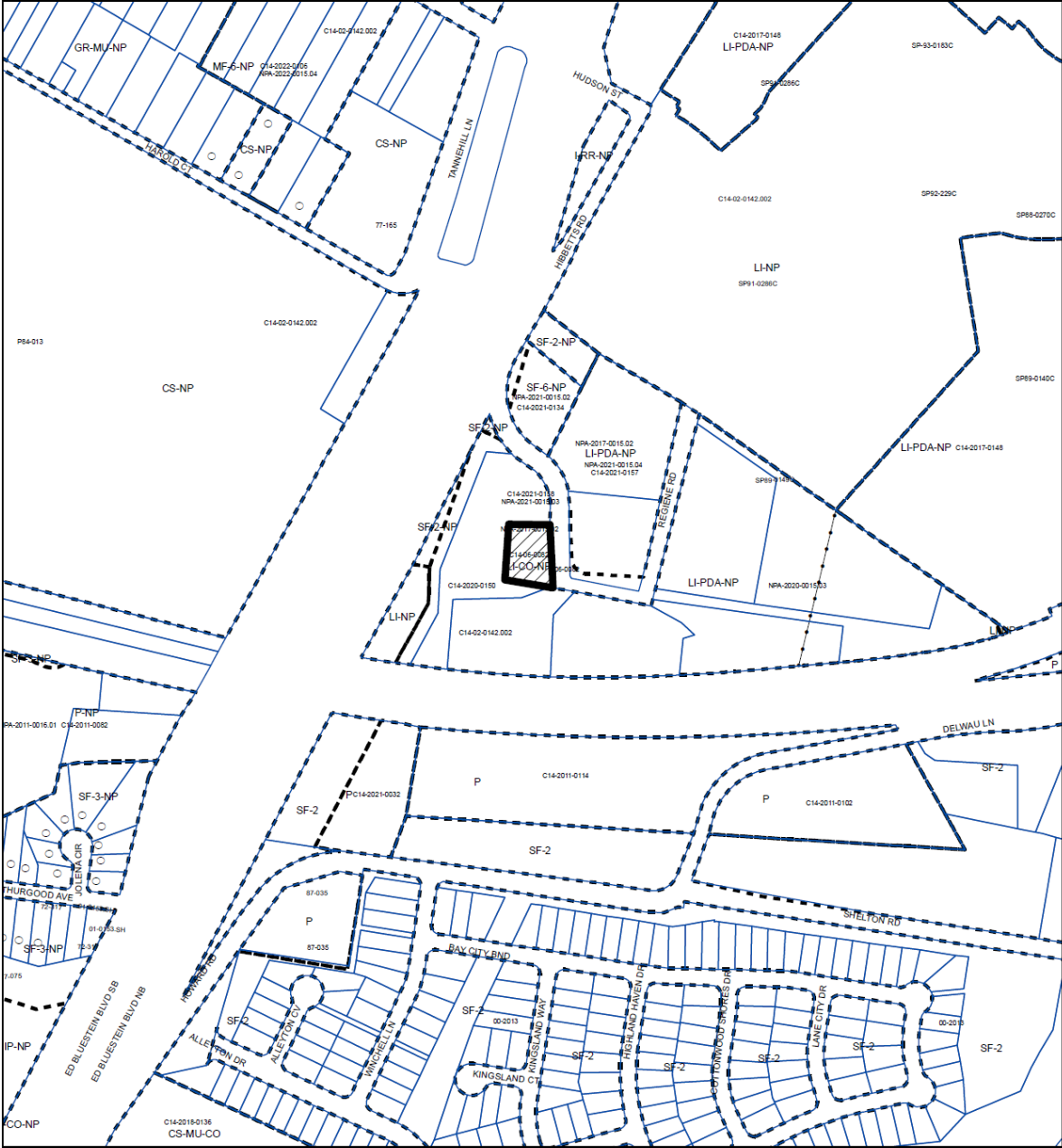
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City of Austin
 Housing and Planning Department
 Created on 8/10/2023, by: MeeksS

Future Land Use

	Subject Tract		Major Planned Development
	500 ft. notif. boundary		Mixed Use
	Commercial		Recreation & Open Space
	Higher-Density Single-Family		Single-Family
	Industry		Transportation



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING
 ZONING CASE#: C14-2024-0021

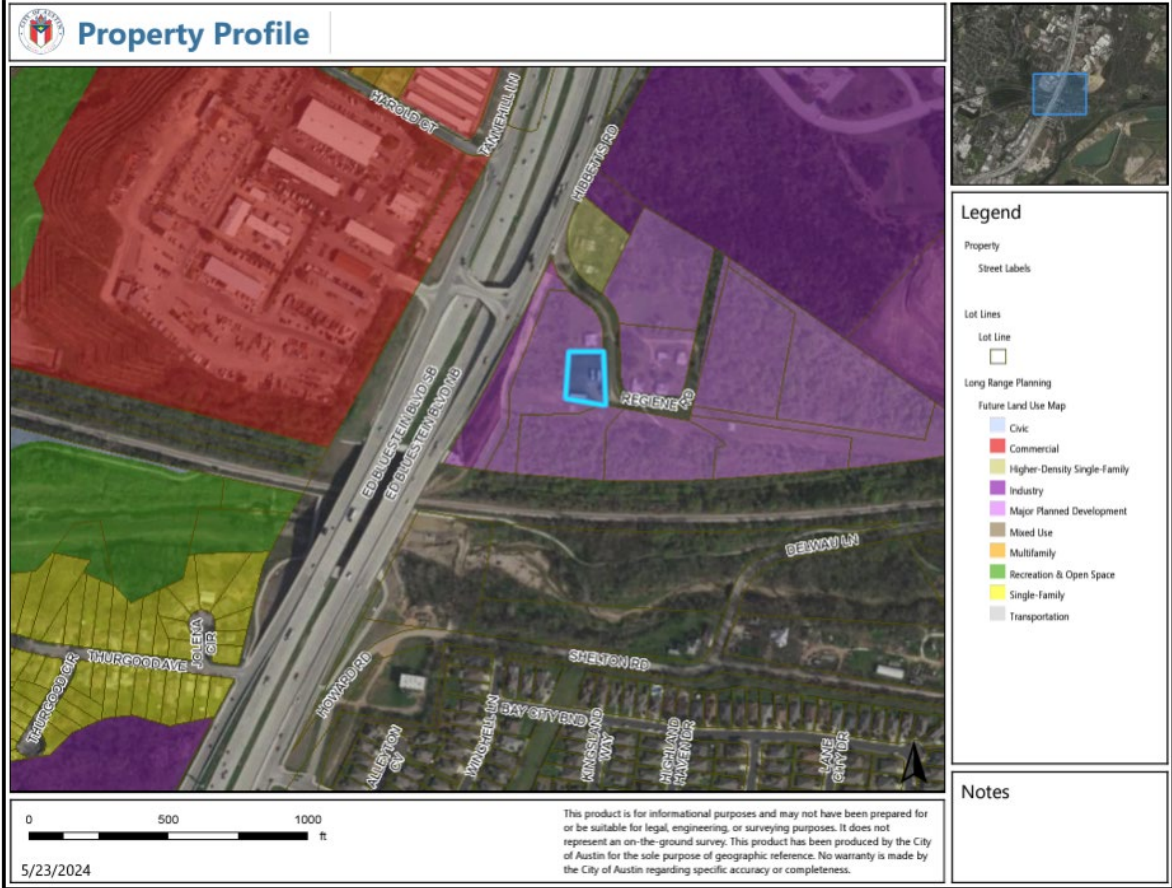
1" = 400'

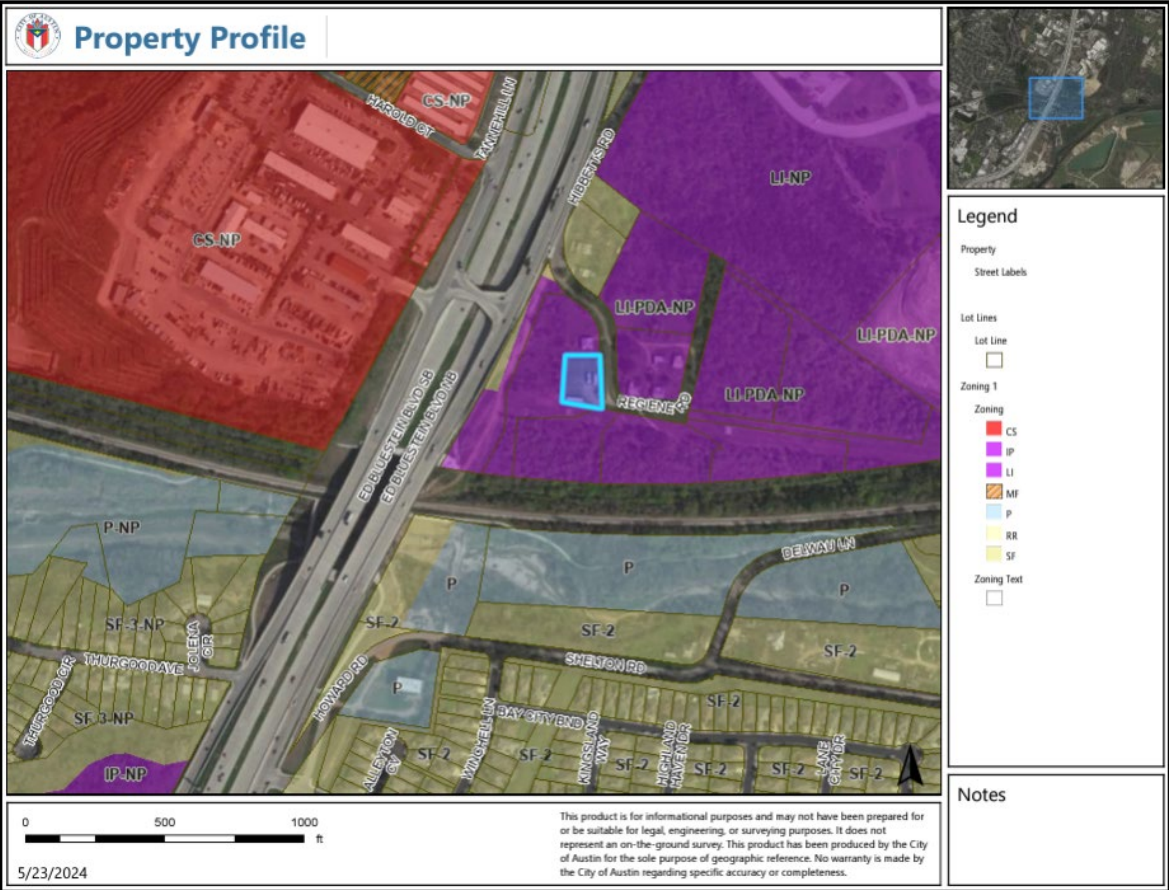
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Created: 2/29/2024



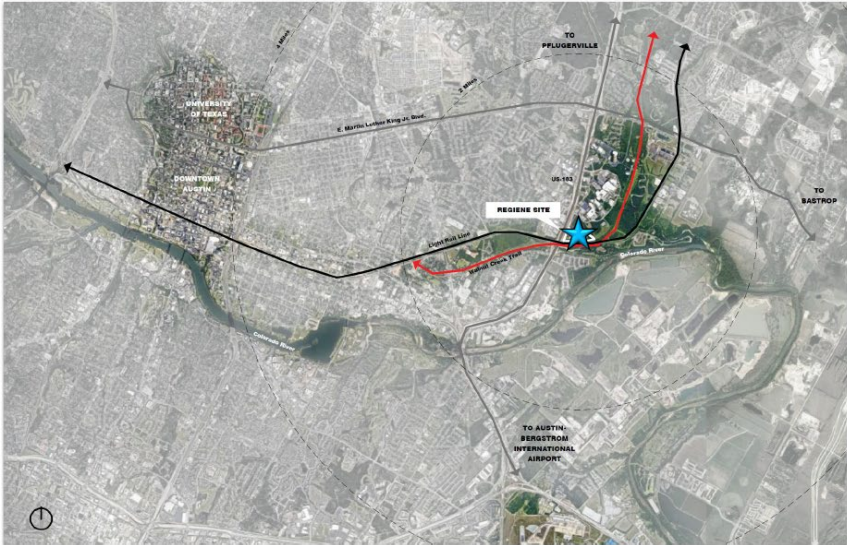


**Leah Bojo's Presentation at the Virtual
Community Meeting on April 22, 2024**

6605 Regiene Road

City of Austin MLK-183 Neighborhood Plan Amendment Meeting
NPA-2023-0015.03 & C14-2024-0021
April 22, 2024

Areawide Aerial



Site Aerial – Regiene Mixed Use PDA

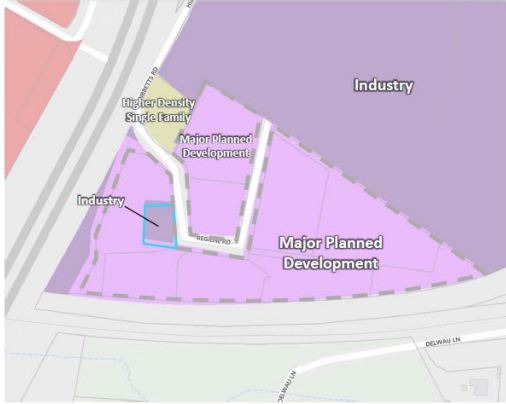


3

Zoning and FLUM Map



LI-CO-NP
(Limited Industrial – Conditional Overlay – Neighborhood Plan)
to
LI-PDA-NP
(Limited Industrial – Planned Development Area – Neighborhood Plan)



Industry
to
Major Planned Development

4

LI-PDA-NP

Incorporating site into adjacent mixed use PDA site development standards:

Change Permitted Uses:

- Allow residential & brewery uses with 50’ setback
- Prohibit
 - Basic Industry
 - Resource Extraction
 - General Warehousing and Distribution
 - Recycling Center

Maximum Height:

- 275 feet

Maximum FAR:

- 2:1

Setbacks:

- Reduce interior and rear setbacks to 0 feet

Major Planned Development

“Master-planned developments for large multi-acre tracts that incorporate a wide variety of land uses that may include, but are not limited to, single family and multifamily residential, commercial, and clean industrial.”

East MLK Combined Neighborhood Plan

Goal Two: Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

- Objective 2.2: Reduce the impact of commercial and industrial uses on residential areas.

Goal Four: Promote the development and enhancement of the neighborhood's major corridors.

- Objective 4.1: Allow mixed use development along major corridors and intersections.

Goal Five: Provide housing that helps maintain the social and economic diversity of residents.

- Objective 5.1: Allow a mix of residential types on larger tracts having access to major roadways.

7

Imagine Austin Goals

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

LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

8

Agent Information

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

Correspondence Received

(No correspondence received)