

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0125 (Former AISD Brooke ES Redevelopment) DISTRICT: 3

ADDRESS: 3100 East 4th Street

ZONING FROM: P-NP

TO: CS-MU-V-CO-NP

SITE AREA: approximately 5.4 acres (approximately 235,224 square feet)

PROPERTY OWNER: Austin Independent School District (AISD)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Jonathan Tomko, AICP (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMEDATION:

Staff recommends granting general commercial services-mixed use-vertical mixed use-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning.

The conditional overlay would prohibit the following 28 uses:

- | | |
|---------------------------------------|--|
| - Automotive Rentals | - Automotive Repair Services |
| - Automotive Sales | - Automotive Washing (of any type) |
| - Bail Bond Services | - Building Maintenance Services |
| - Campground | - Commercial Blood Plasma Center |
| - Commercial Off-Street Parking | - Construction Sales and Services |
| - Convenience Storage | - Drop-Off Recycling Collection Facility |
| - Electronic Prototype Assembly | - Electronic Testing |
| - Equipment Repair Services | - Equipment Sales |
| - Exterminating Services | - Kennels |
| - Medical Offices - >5000 sq. ft. GFA | - Off-Site Accessory Parking |
| - Outdoor Sports and Recreation | - Pawn Shop |
| - Pedicab Storage and Dispatch | - Research Services |
| - Service Station | - Vehicle Storage |
| - Custom Manufacturing | - Limited Warehousing & Distribution |

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 12, 2026: Neighborhood postponement request to May 26, 2026 granted on the consent agenda, motion by Commissioner Maxwell, seconded by Commission Gannon, vote 9-0, Commissioner Haney, Lan, and Skidmore were absent. One vacancy on the dais.

May 26, 2026: Neighborhood postponement request to June 9, 2026, granted.

June 9, 2026: Recommended CS-MU-V-CO-NP on Secretary Maxwell's motion, Commissioner Breton's second, on an 11-0 vote. Chair Woods was absent. 1 vacancy on the dais.

CITY COUNCIL ACTION:

July 23, 2026: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER: TBD

ISSUES: N/A

CASE MANAGER COMMENTS:

The subject tract in question is currently Brooke Elementary School which AISD has identified for redevelopment. It is located at the southeast corner of East 5th Street and Tillery Street which are both ASMP level 2 roadways. The site is located less than 1,000 feet from the proposed green line station where the rail spur meets North Pleasant Valley Road northwest of the site. It is also approximately 1,250 feet south of East 7th Street and approximately 1,000 feet north of East Cesar Chavez, both Imagine Austin Activity Corridors. It is approximately 650 feet east of North Pleasant Valley Road which is also an Imagine Austin Corridor.

BASIS OF RECOMMENDATION:

Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.

This site is in a highly walkable and bikeable location, with grocery stores, restaurants, parks and educational facilities all within a short walk. A wide variety of daily needs can be reached within a 15-minute walk. The area is also rich in public transit assets including a Metro Rapid Route 800 high frequency bus stop and a proposed Green Line rail stop at Pleasant Valley. It is important to permit a variety of uses compatible with the context of this location. Promoting housing and a mixed-use development in this location would offer more services to existing residents and any housing developed would be more affordable due to the wide variety of transportation options.

The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.

Rezoning this property proximate to several Imagine Austin Corridors would support the implementation of Imagine Austin by increasing residential density within ¼ mile of several Corridors.

Zoning should allow for reasonable use of the property.

It is reasonable to expect the property to be redeveloped at a greater intensity than the single-story building at the site today, given the location and proximity to several major corridors. The conditional overlay that staff is proposing prohibits many more intense uses within the zoning base district. There is intensive CS base district zoning along East 5th Street, particularly at corners of major intersections. Zoning is more intense south of East 5th Street, east of Tillery Street, just east of the site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	P-NP	A large one-story school of approximately 50,000 square feet.
<i>North (across E. 5th St.)</i>	P-NP, LO-CO-NP, and SF-3-NP	A large three-story office building of approximately 190,000 square feet. Two single family homes of approximately 1,200 square feet.
<i>South (across E. 4th St.)</i>	SF-3-NP	Seven single family homes

<i>East (across Tillery St.)</i>	CS-CO-NP and NO-NP	One industrial warehouse with 10 bays, of approximately 20,000 square feet. A radio tower on approximately 2.5 acres of land.
<i>West (across Linden St.)</i>	SF-3-NP	One single family home and one duplex.

NEIGHBORHOOD PLANNING AREA: Govalle/Johnston Terrace (Govalle) Combined Neighborhood Planning Area

WATERSHED: Colorado River Watershed

SCHOOLS: A.I.S.D.

Govalle Elementary School

Martin Middle School

Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Barrio Unido Neighborhood Association, Buena Vista Neighborhood Association, Del Valle Community Coalition, East Austin Conservancy, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Govalle/Johnston Terrace Neighborhood Plan Contact Team, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Overton Family Committee, Preservation Austin, Tejano Town

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0115 (2 nd and Broadway)	The Applicant is proposing to rezone 0.612 acres from SF-3-NP to GR-MU-NP.	03.24.2015: To grant SF-5-NP as recommended by Staff.	04.16.2015: To grant SF-5-NP as PC recommended on all 3 readings.
C14-2014-0194 (Morotito's Plan)	The applicant is proposing to rezone 0.3115 acres from SF-3-NP to GR-MU-NP.	05.12.2015: To grant LO-MU-NP as recommended by Staff (5-2 Vote)	09.10.2015: To grant LO-MU-NP as on 1 st reading on 2 nd and 3 rd readings.
C14-2016-0079 (3212 E Cesar Chavez)	The Applicant proposes to change approx. 3.48 acres from CS-CO-NP and LI-CO-NP to CS-MU-V-CO-NP.	08.08.2017: To grant MF-6-CO-NP and CS-MU-CO-NP as recommended by Staff (9-1-2) Motion by Commission Schissler, seconded by Commissioner Seegar. Commissioner	Withdrawn

		Zaragosa opposed. Commissioner McGraw and Vela were absent.	
C14-2017-0020 (The Rail Spur Building)	The applicant is proposing to rezone 5.845 acres from LO-CO-NP, LO-MU-CO-NP to GR-NP with associated improvements.	Expired	N/A
C14-2017-0106 (Tillery MF)	The Applicant is proposing to rezone approximately 0.30 acres from SF-3-NP to MF-2-NP.	Withdrawn	N/A
C14-2020-0145 (2700, 2716, 2726 E 5 th Street Zoning)	The Applicant proposes to rezone 3 contiguous lots totaling 4.55 acres from CS-MU-CO-NP to CS-MU-V-CO-NP.	03.09.2021: To grant CS-MU-V-CO-NP	06.10.2021: To grant CS-MU-V-CO-NP as PC recommended on all 3 readings.

RELATED CASES:

NPA-2025-0016.02 – Future Land Use Map (FLUM) change from Civic to Mixed Use.

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Colorado River Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments on rezoning.

PARD – Planning & Design Review

PR1: Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will serve the East Cesar Chavez/Govalle neighborhood through the additional park investment. Austin Parks and Recreation (APR) would consider a green space that mirrors the current school yard that neighbors use as an ad hoc dog park, but we are open to other areas that have good ROW frontage toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity, and satisfy an acquisition need for this neighborhood, a recommendation identified in the Parks and Recreation Department's Long-Range Plan.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan

Zoning Cases

1. Site plans will be required for any new development except for residential only project with up to 4 units.
2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
3. If, after sale/lease of the site, it is determined that DB90 zoning is preferable, a site plan cannot be filed until the rezone to DB90 is complete and there is an approved density letter from Housing.

Compatibility Standards

3. The site is subject to compatibility standards due to adjacency of SF-3-NP-zoned properties to the south and west. (i.e., the triggering property).

Reference 25-2-1051, 25-2-1053

4. Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
- b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

5. A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

Reference 25-2-1062(B), 25-8-700

6. An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

Reference 25-2-1062

Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for E 5th Street. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for E 5th Street according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Tillery Street. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Tillery Street according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 3. A Neighborhood Traffic Analysis (NTA) is required and will be performed for this project by TPW staff. Results will be provided in a separate memo. LDC 25-6-114. NTA requires three (3) consecutive 24-hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. The NTA can be found below as *Exhibit D*.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Linden Street	Level 1	58'	66'	40'	Yes	No	Yes
E 5 th Street	Level 2	84'	53'	42'	Yes	Yes	Yes
Tillery Street	Level 2	84'	62'	42'	Yes	Yes	Yes

E 4 th Street	Level 1	58'	72'	38'	Yes	Yes	Yes
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TIA: Reviewer: Date: A neighborhood traffic analysis (NTA) is required per LDC 25-6-114. The applicant may have to collect current traffic counts. Please contact the Lead Development Review Engineer. The NTA can be found below as *Exhibit D*.

Austin Water Utility

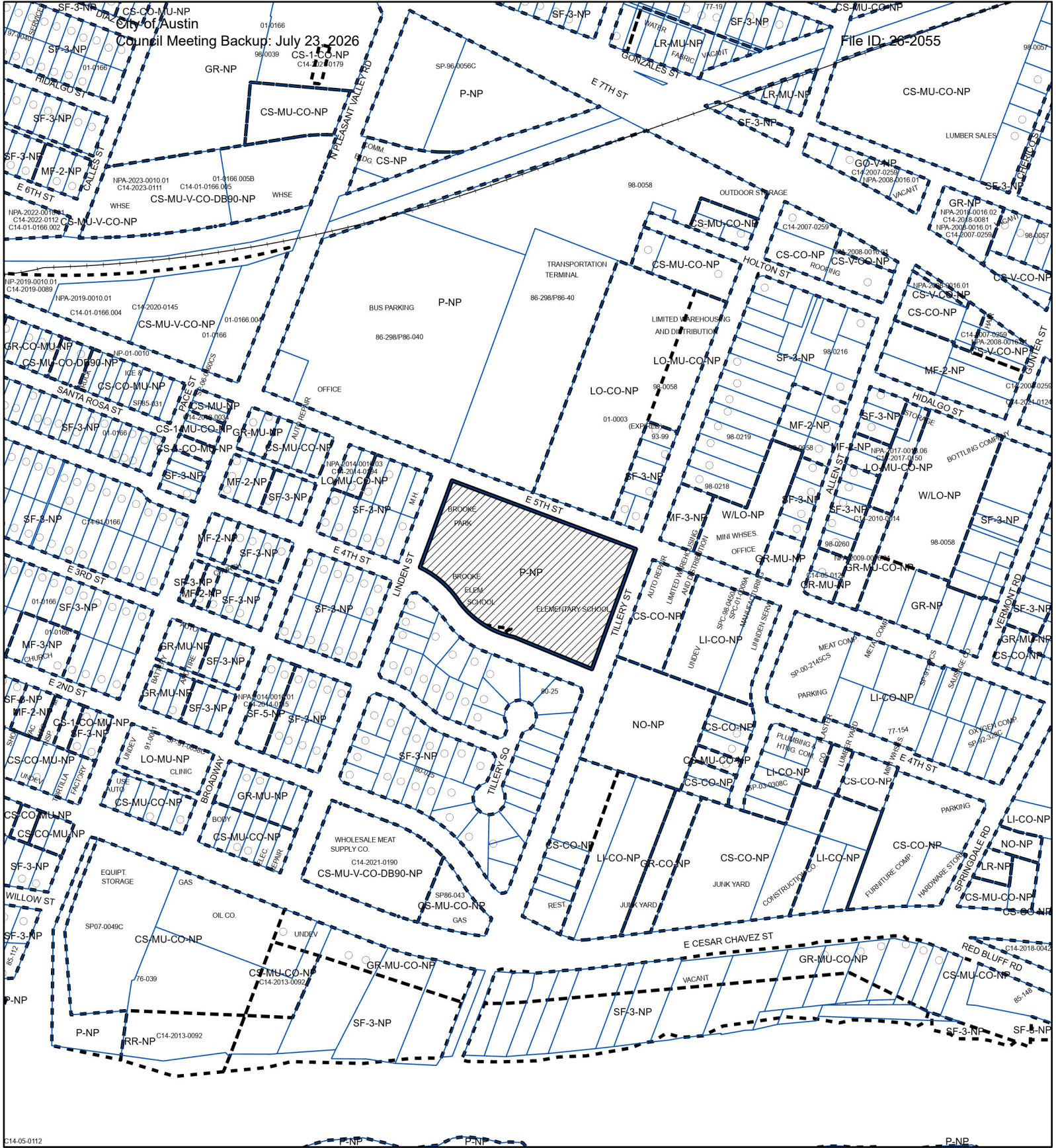
AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Neighborhood Traffic Analysis (NTA)
- E. Educational Impact Statement (EIS)





0200400 Feet



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0125

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Austin

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Created: 2/24/2026



Former AISD Brooke ES Redevelopment

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0125
LOCATION: 3100 E 4th St
SUBJECT AREA: 5.4 Acres
MANAGER: Jonathan Tomko



ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
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512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.
(512) 435-2300
rsuttle@abaustin.com

March 27, 2026

Lauren Middleton-Pratt
Director, City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Revised Rezoning Application and Neighborhood Plan Amendment Application
for 3100 E. 4th Street, Austin, TX 78702 currently in review under Case Nos. C14-
2025-012 and NPA-2025-0016.02 (the "Applications")

Dear Mrs. Middleton-Pratt:

This letter is submitted to amend the original rezoning and neighborhood plan amendment requests that were submitted by Boot Civil, on behalf of Austin ISD. The Applications originally stated the proposed development would include 340 multifamily units and we would like to amend the request to include 425 multifamily units and 10,000 square feet of retail. We are submitting a revised TIA Determination to reflect this change.

If you have any questions or need additional information, please do not hesitate to contact me or Kelly Wright at (512) 435-2364.

Very truly yours,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Joi Harden
Maureen Meredith
Jonathan Tomko
Amanda Morrow
Kelly Wright



MEMORANDUM

To: Matthew St Germain, P.E., PTOE, BOE Consulting Services
CC: Danielle Morin, AICP; Juan Valera, P.E., TPW
From: Nazlie Saeedi P.E., TPW
Date: April 8th, 2026
Subject: **3100 E 4th St NTA | C14-2025-0125**

The purpose of this memorandum is to provide an overview of the proposed development and present the findings of the Neighborhood Traffic Analysis (NTA) conducted by Austin Transportation and Public Works (TPW). The proposed development includes 425 units of Mid-Rise Multifamily and 10,000 SF of Retail. The site is a 5.4-acre tract located at 3100 E 4th St as shown in Figure 1 below. The site is currently zoned P-NP and the applicant is looking to rezone to CS-MU-V-NP. The site proposes access to E 5th St (level 2), E 4th St (level 1), and Tillery St (level 2).



Figure 1: Site location

Roadways

E 5th Street: The Austin Strategic Mobility Plan (ASMP) designates E 5th St as a Level 2 road. The pavement width is approximately 40 feet. There are two travel lanes, undivided, with striped bike lanes, street parking on one side, and sidewalk on both sides. It has a posted speed limit of 30 mph. According to the ASMP, the required right-of-way of E 5th St in the vicinity of the site is 84 feet.

Date: April 8th, 2026
Subject: 3100 E 4th St NTA | C14-2025-0125

E 4th Street: The ASMP designates E 4th St as a Level 1 road. The pavement width is approximately 38 feet. There are two travel lanes, undivided, street parking on one side, and sidewalk on both sides. It has a posted speed limit of 30 mph. According to the ASMP, the required right-of-way of E 4th St in the vicinity of the site is 58 or 64 feet.

Tillery Street: The ASMP designates Tillery St as a Level 2 road. The pavement width varies from approximately 40 feet to 44 feet. There are two travel lanes, undivided, with striped bike lanes, street parking on one side, and sidewalk only on the west side. It has a posted speed limit of 30 mph. According to the ASMP, the required right-of-way of Tillery St in the vicinity of the site is 84 feet.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, the proposed development will generate 1,977 adjusted vehicle trips per day. The existing site was an elementary school. See Table 1 for a detailed breakdown of the existing and proposed land uses and trip generation.

Table 1: Proposed Daily Trip Generation

Land Use Type	ITE Code	Units	Daily Trip Generation (vpd)
Existing			
Elementary School	520	289 Students	656
Proposed			
Mid-Rise Multifamily	221	425 Units	1,981
Strip Retail Plaza	822	10,000 SF	652
Total Proposed			2,633
New Net Trips			1,977

24-hour traffic volumes were collected at three points, see Figure 2 below, on E 5th St, E 4th St, and Tillery St, on February 24, 25, and 26th, 2026.

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Subject: 3100 E 4th St NTA | C14-2025-0125



Figure 2: Tube count locations

Table 2 provides the expected trip distribution for the proposed land use. This development proposes access to E 5th St, E 4th St and Tillery St.

Table 2: Trip Distribution

Street	Estimated Trip Distribution (Percentage)	Estimated Trip Distribution (vpd)
E 5 th St	60%	1,186
E 4 th St	10%	198
Tillery St	30%	593

Table 3 represents a breakdown of traffic along E 5th St, E 4th St, and Tillery St: existing traffic, proposed site traffic and total traffic after development.

Table 3: Trip Summary

Street	Pavement Width	Existing Traffic from Counts (vpd)	Site Traffic added to Roadway (vpd)	Total Future Traffic (vpd)
E 5 th St	40'	4,929	1,186	6,115
E 4 th St	38'	209	198	407
Tillery St	40-44'	2,698	593	3,291

Date: April 8th, 2026
Subject: 3100 E 4th St NTA | C14-2025-0125

According to Section 25-6-116 of the Land Development Code (LDC), residential local or collector streets that are 40 feet or wider of pavement width are operating at a desirable level if the average daily traffic volume for such a roadway does not exceed 4,000 vehicles per day. Based on the LDC criteria, the existing traffic volume exceeds the LDC's desirable volume thresholds for E 5th St, and will continue to do so with the addition of traffic generated by the proposed development.

However, the combined traffic from the proposed development and existing vehicles will not exceed the roadway's capacity. This capacity is determined by standard transportation engineering principles and the residential street capacity levels outlined in the nationally recognized Highway Capacity Manual (HCM).

Tillery St is currently operating within the desirable range and are expected to continue doing so with the addition of traffic generated by the proposed development.

According to Section 25-6-116 of the Land Development Code (LDC), residential local or collector streets with a pavement width between 30 and 40 feet are considered to operate at a desirable level if their average daily traffic (ADT) does not exceed 1,800 vehicles per day. Based on this criterion, E 4th St is currently operating within the desirable range and is expected to continue doing so with the addition of traffic generated by the proposed development.

Recommendations and Conclusions

Based on the results of the NTA, Austin Transportation and Public Works (TPW) has the following recommendations and conclusions:

1. The Austin Strategic Mobility Plan (ASMP) recommends a shared used path along E 4th St and complete missing sidewalks along Tillery St.
2. Per the ASMP, the required ROW for E 5th St, E 4th St and Tillery St adjacent to the site is 84 ft, 58 or 64 ft, and 84 ft, respectively.
3. If the number of units proposed in Table 1 is exceeded, the TDS division may be required to reassess the NTA.
4. This site will be subject to Street Impact Fee (SIF), which will help fund roadway capacity projects identified in RCP necessitated by new developments. The SIF calculation shall be performed during the Site Plan review, and the fee will be collected at the time of building permit application. For more information on Impact Fees, please visit the City's SIF website (<https://www.austintexas.gov/departments/street-impact-fee>).
5. This assessment is based on the proposed uses, intensity, and access. Any changes in these assumptions may require an updated NTA.
6. This NTA does not grant nor guarantee approval of proposed driveway types or locations. Driveway types and locations will be reviewed with the site plan application.

Date: April 8th, 2026
Subject: 3100 E 4th St NTA | C14-2025-0125

Please contact me at nazlie.saeedi@austintexas.gov if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink that reads "Nazlie Saeedi". The signature is written in a cursive, flowing style.

Nazlie Saeedi, P.E.

Austin Transportation & Public Works

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

**Austin Independent
School District**



Project Name: Former AISD Brooke ES Redevelopment

Address/Location: 3100 E 4th St, Austin, texas

Case #: C14-2025-0125

- ☐ NEW SINGLE FAMILY
- ☐ DEMOLITION OF MULTIFAMILY
- ☒ NEW MULTIFAMILY
- ☐ TAX CREDIT

# SF UNITS:		STUDENTS PER UNIT ASSUMPTION		
		Elementary School:	Middle School:	High School:
# MF UNITS:	425	STUDENTS PER UNIT ASSUMPTION		
		Elementary School: 0.028	Middle School: 0.013	High School: 0.014
# AFFORDABLE		STUDENTS PER UNIT ASSUMPTION		
		Elementary School:	Middle School:	High School:

IMPACT ON SCHOOLS

In January 2026, an Educational Impact Statement was submitted for a proposed multifamily residential development located at the site of the **formerly closed Brooke Elementary School**. The project proposes the construction of **425 new dwelling units**. While the project involves the demolition of the closed school facility, there are no currently enrolled students; therefore, no current students will be displaced.

Austin ISD Student Yield Factors (SYF) were used to estimate the potential student population for this development. An overall SYF of **0.055 across all grade levels** was used to determine the projected number of students. Based on these factors, the project is expected to add **about 24 students total**.

Of these students, approximately **12** students would attend **Govalle ES**, **6** students would attend **Kealing MS**, and **6** students would attend **Eastside ECHS**. Because the number of bedrooms per unit has not yet been specified, the actual number of students may be higher or lower than these estimates.

With the addition of the proposed development, all three schools are projected to remain below the district's recommended utilization range of 80%–95%. Specifically, **Govalle ES** is expected to reach **84%**, **Kealing MS (74%)**, and **Eastside ECHS (73%)** capacity.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

***Austin Independent
School District***



TRANSPORTATION IMPACT

Students assigned to **Govalle ES** will be designated walkers. Students assigned to **Kealing MS** are eligible for bus transportation, as no additional buses will be required. Students attending **Eastside ECHS** will be designated as walkers.

SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: 03.30.2026

Director: Melissa Laursen

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

**Austin Independent
School District**



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Govalle ES

ADDRESS: 3601GovalleAve, Austin, TX 78702

PERMANENT CAPACITY: 524

MOBILITYRATE: -0.8%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	386	677	697
% of Permanent Capacity	74%	74%	76%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	383	428	440
% of Permanent Capacity	73%	82%	84%

MIDDLE SCHOOL: Kealing MS

ADDRESS: 1607 Pennsylvania Ave, Austin,TX 78702

PERMANENT CAPACITY: 1,271

MOBILITY RATE: -2.4%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	552	1,254	1,274
% of Permanent Capacity	34%	99%	100%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1204	1,200	1,206
% of Permanent Capacity	74%	74%	74%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

**Austin Independent
School District**



HIGH SCHOOL: Eastside ECHS

ADDRESS: 900Thompson St, Austin, TX 78702

PERMANENT CAPACITY: 2,397

MOBILITYRATE: 2.3%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	830	2,275	2,285
% of Permanent Capacity	97%	95%	95%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	668	620	626
% of Permanent Capacity	78%	72%	73%