

## ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0004 (Springdale Farm Follow Up)      DISTRICT: 3

ADDRESS: 735, 755, 755 ½ Springdale Road; 740 Mansell Avenue

ZONING FROM: CS-MU-CO-NP      TO: CS-MU-CO-NP  
(to change a condition of zoning)

SITE AREA: approximately 4.85 acres (approximately 211,266 square feet)

PROPERTY OWNER: 755 Springdale, LP

AGENT: Armbrust & Brown, PLLC (Michael J. Whellan)

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

### STAFF RECOMMEDATION:

**Staff recommends granting CS-MU-CO-NP to change a condition of zoning. The conditional overlay would remove the limit on the number of dwelling units per acre, remove the trip count limit of 2,000 trips per day, and allow the following 6 uses:**

- |                                  |                                 |
|----------------------------------|---------------------------------|
| - Community Recreation (Private) | - Community Recreation (Public) |
| - Consumer Convenience Services  | - Indoor Sports and Recreation  |
| - Off-Site Accessory Parking     | - Personal Improvement Services |

**The conditional overlay would also conditionally allow:**

- |                                  |                                 |
|----------------------------------|---------------------------------|
| - General Retail Sales (General) | - Outdoor Sports and Recreation |
|----------------------------------|---------------------------------|

### PLANNING COMMISSION / OTHER COMMISSION ACTION / RECOMMENDATION:

March 10, 2026: Neighborhood postponement request to April 14, 2026, granted.

April 14, 2026: The motion to approve Staff's recommendation of CS-MU-CO-NP (change a condition of zoning) was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

Food Sales and Commercial Off-Street Parking were read in by staff as uses to be allowed in the conditional overlay. General Retail Sales (General) was removed from the conditionally allowed list, so it would be prohibited by the conditional overlay.

### CITY COUNCIL ACTION:

May 21, 2026: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER: N/A

ISSUES: N/A

### CASE MANAGER COMMENTS:

The subject tract is located approximately 600 feet north of East 7<sup>th</sup> Street between Springdale Road to the west and Mansell Avenue to the east. It currently contains two very large holes in

the ground from a mothballed previous development effort. The applicant is not seeking to change the zoning, only to amend a condition of zoning.

**BASIS OF RECOMMENDATION:**

**The proposed zoning should be consistent with the goals and objectives of the City Council.**

The subject tract is approximately 500 feet from East 7<sup>th</sup> Street which is part of the ASMP transit priority network and an Imagine Austin Corridor. It is also along Springdale Road which is an Imagine Austin Corridor. It is also approximately 100 feet from the Springdale Station Imagine Austin Center.

City Council has adopted plans such as the Imagine Austin Comprehensive Plan, the Austin Strategic Housing Blueprint, Austin Climate Equity Plan, and Austin Strategic Mobility Plan (ASMP) which aim to increase housing supply and promote a mix of uses to provide more opportunities to walk, bike, or take transit. This proposed zoning change would be consistent with those goals and objectives within those Council adopted plans.

**Zoning should allow for reasonable use of the property.**

The requested changes to conditions of zoning are reasonable for a larger site proximate to proximate to Imagine Austin Centers and Corridors, public transportation assets and other properties that collectively are redeveloping to support more housing and a mix of uses.

**The proposed zoning should satisfy a real public need and not provide special privilege to the owner.**

There is a substantial amount of property zoned CS and LI between East 7<sup>th</sup> Street and East Cesar Chavez Street to the south of the subject tract. There have been signs that this area is transitioning away from more intense industrial and commercial uses to multifamily and community scale ground floor commercial mixed use. By providing opportunities for this site to redevelop with recreational opportunities/uses and some open space, as envisioned in previous site plans, this site can satisfy a real public need.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	Two very large holes in the ground (mothballed previous development effort)
<i>North</i>	SF-3-NP	Approximately 8 single family homes
<i>South</i>	SF-3-NP	Approximately 8 single family homes
<i>East (across Mansell Ave.)</i>	CS-MU-V-CO-DB90-NP	Land under development
<i>West</i>	GR-MU-CO-NP and SF-3-NP	Approximately 3 single family homes and a small 1-story office of approximately 1,000 square feet

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

WATERSHED: Boggy Creek 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, Del Valle Community Coalition, East Austin Conservancy, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Govalle/Johnston Terrace Neighborhood Plan Contact Team, Govalle Neighborhood Association, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Overton Family Committee, Preservation Austin

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2024-0019.SH (4900 Gonzales Rezoning)	The applicant is proposing to rezone approximately 19.81 acres from P-NP to CS-MU-V-NP. App amended to CS-MU-CO-DB90-NP	07/09/2024: To grant CS-MU-V-CO-DB90-NP on a 6-2-1 vote.	08/29/2024: To grant CS-MU-V-CO-DB90-NP on a 9-0 vote.
C14-2023-0018.SH (Lifeworks III at Tillery)	The Applicant is proposing to rezone approximately 1.18 acres from SF-3-NP to CS-MU-CO-NP.	09/12/2023: To grant CS-MU-CO-NP on consent motion by Vice Chair Hempel, seconded by Commissioner Azhar, unanimous.	10/19/2023: To grant CS-MU-CO-NP on a 10-0 vote. Council Member Harper-Madison was absent.
C14-2019-0098 (Shady Lane Mixed Use)	The Applicant proposes to rezone 4.13 acres from SF-3-NP to SF-6-NP for Tract 1, CS-MU-NP for Tract 2.	06/23/2020: To grant SF-6-CO-NP on Tract 1, SF-6-CO-NP on Tract 2A, and LR-MU-CO-NP on Tract 2B. Conditions for each tract are outlined in the Neighborhood Compromise Agreement (Exhibit G). (12-0) [Llanes-Pulido- 1st, Azar-2nd]	10/01/2020: To grant SF-6-CO-NP on Tract 1, SF-6-CO-NP on Tract 2A, and LR-MU-CO-NP on Tract 2B on Council Member Renteria’s motion and Council Member Harper-Madison’s second on a 10-1 vote. Council Member Flannigan voted nay.

C14-2017-0140 (4813 Gonzales Rezoning)	The Applicant proposes to rezone approximately 4.086 acres from CS-CO-NP to CS-MU-V-CO-NP.	03/13/2018: To grant CS-MU-V-NP as recommended by staff on consent (8-0) Commissioners Nuckols, De Hoyos Hart, Shieh, Thompson, and Shaw were absent.	04/26/2018: To grant CS-MU-V-NP on Council Member Houston’s motion, Council Member Garza’s second on a 9-0 vote. Council Member Alter was off the dais and Council Member Troxclair was absent.
C14-2017-0090 (Springdale Arts)	The Applicant is proposing to rezone 3 parcels from SF-3-NP to GR-MU-NP with associated improvements.	12/12/2017: To grant GR-MU-CO-NP with restrictions on uses and site development standards on a 11-0 vote.	02/15/2018: To grant GR-MU-CO-NP on Council Member Garza’s motion, Council Member Renteria’s second on a 10-0 vote. Council Member Alter was off the dais.

**RELATED CASES:**

SP-2019-0253C (Springdale Farm Site Plan) – The applicant is proposing a mixed-use development along with associated improvements.

C14-2019-0031 (Springdale Farms) – The applicant is proposing to remove 4 uses from the prohibited use list and add a condition limiting the property to no more than 20 dwelling units per acre.

NPA-2018-0016.04 (Springdale Farms) – The applicant proposes changing the FLUM from single family to mixed-use.

C14-2014-0123 (Springdale Farm) – case to modify conditional overlay allowing for outdoor entertainment, and other modifications.

NPA-2014-0016.02 (Springdale Farm) – The applicant proposes changing the FLUM from single family to mixed-use.

C14-99-2061(RCT) - The applicant is proposing to terminate the restrictive covenant.

**ADDITIONAL STAFF COMMENTS:**

**Comprehensive Planning**

**Project Name and Proposed Use:** 755 SPRINGDALE ROAD. C14-2026-0004. Project: Springdale Farm Follow-up. 4.85 acres from CS-MU-CO-NP to CS-MU-CO-NP. Existing: vacant. Proposed: mixed-use multi-family housing (130 residential units) and strip retail plaza. Demolition is proposed, with 0 residential units to be demolished. Note that the applicant seeks the removal of a conditional overlay limiting the property to no more than 20 units per acre.

Yes	<b>Imagine Austin Decision Guidelines</b>
<b>Complete Community Measures *</b>	

Y	<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>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>• <b>Adjacent to the Springdale Activity Corridor; adjacent to the Springdale Station Neighborhood Center</b></li> </ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>0.11 miles to bus stop along Springdale RD</b></li> </ul>
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Bike lane present along Springdale RD; Sidewalk present along Springdale RD, with some gaps along the eastern extent</b></li> </ul>
	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.
Y	<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>0.3 miles to the Anita Ferrales Coy Facility Athletic Field</b></li> </ul>
	<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.)
Y	<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.
	<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.
Y	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<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 a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
7	<b>Number of “Yes’s”</b>

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek 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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

There is a previously dedicated parkland easement running southwest to northeast through the site (#2021115623). If additional residential units are proposed with this rezoning, the PLD requirement for the units may include additional land dedication OR a combination of land and fees.

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.

Please reach out to this reviewer to set up a meeting to discuss [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov).

#### Site Plan

Site Plan has no comment on the rezoning proposal. The administrative extension for SP-2019-0253C has been approved and the Commission extension is in process. Site Plan comments have been provided for the extensions, and will be provided at any future correction or revision submittals.

#### Austin Transportation Department – Engineering Review

TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Springdale Rd. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Springdale Rd. 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 58 feet of right-of-way for Mansell Ave. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Mansell Ave. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 3. Staff is supportive of removing the existing zoning condition which prohibits a site plan or building permit if the development land uses would generate traffic that exceeds 2,000 trips per day. A transportation assessment / traffic impact analysis and transportation demand plan may be required at time of site plan if triggered per LDC 25-6 and TCM 10.2.1.

**EXISTING STREET CHARACTERISTICS:**

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Springdale Rd.	Level 2	84'	63'	42'	Yes	Yes	Yes
Mansell Ave.	Level 1	58'	52'	26'	No	Yes	No

TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

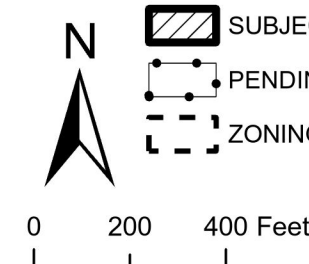
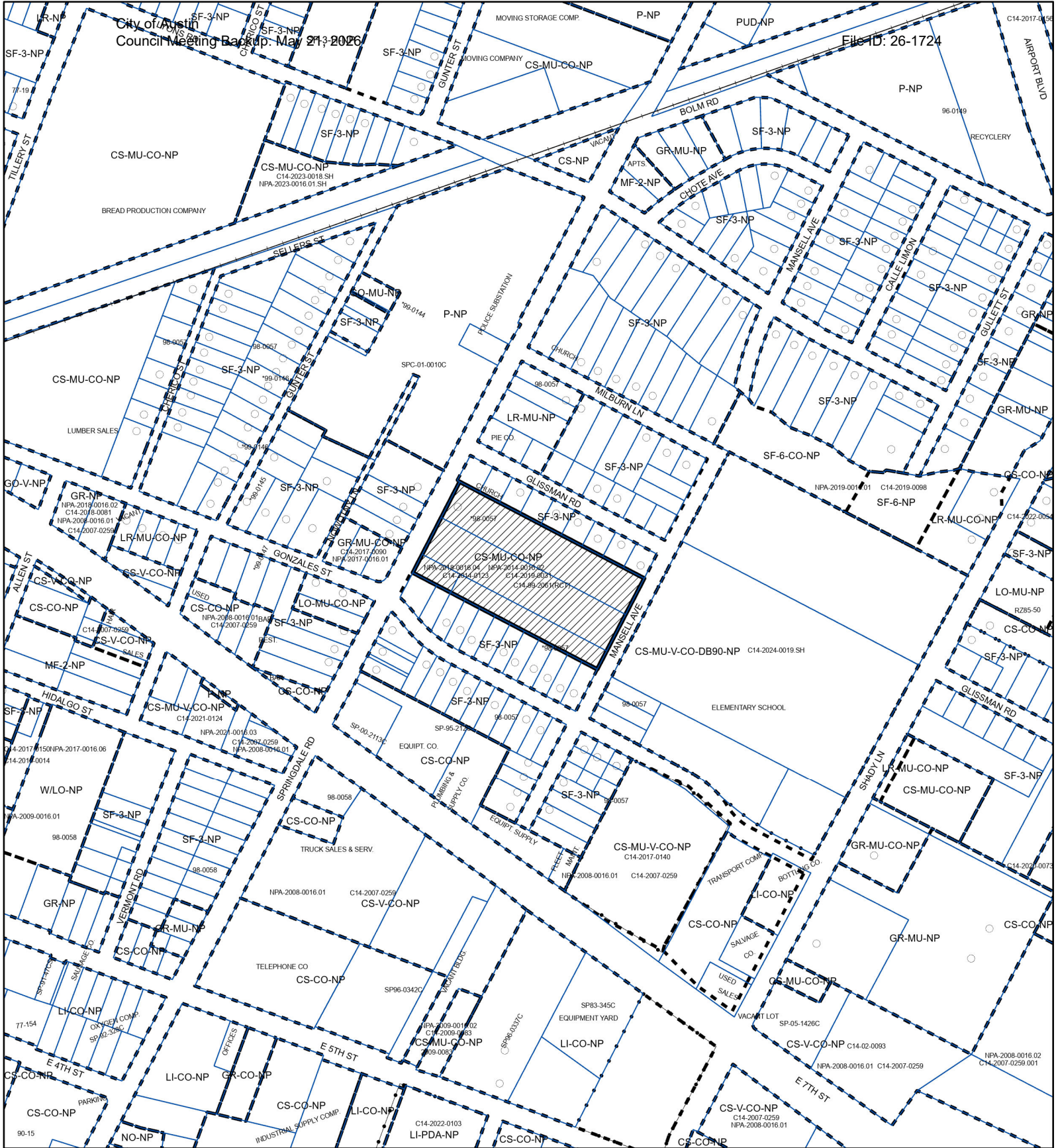
AW1. No comments on zoning change.




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

Due to proposed change of use, SERs 4101R and 4102R must be revised. For revision contact Cole Huggins at (512)972-0250 or [Cole.Huggins@austintexas.gov](mailto:Cole.Huggins@austintexas.gov). For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

**INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:**

- A. Zoning Map
- B. Aerial Map
- C. Applicant’s Summary Letter
- D. Correspondence from Interested Parties



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

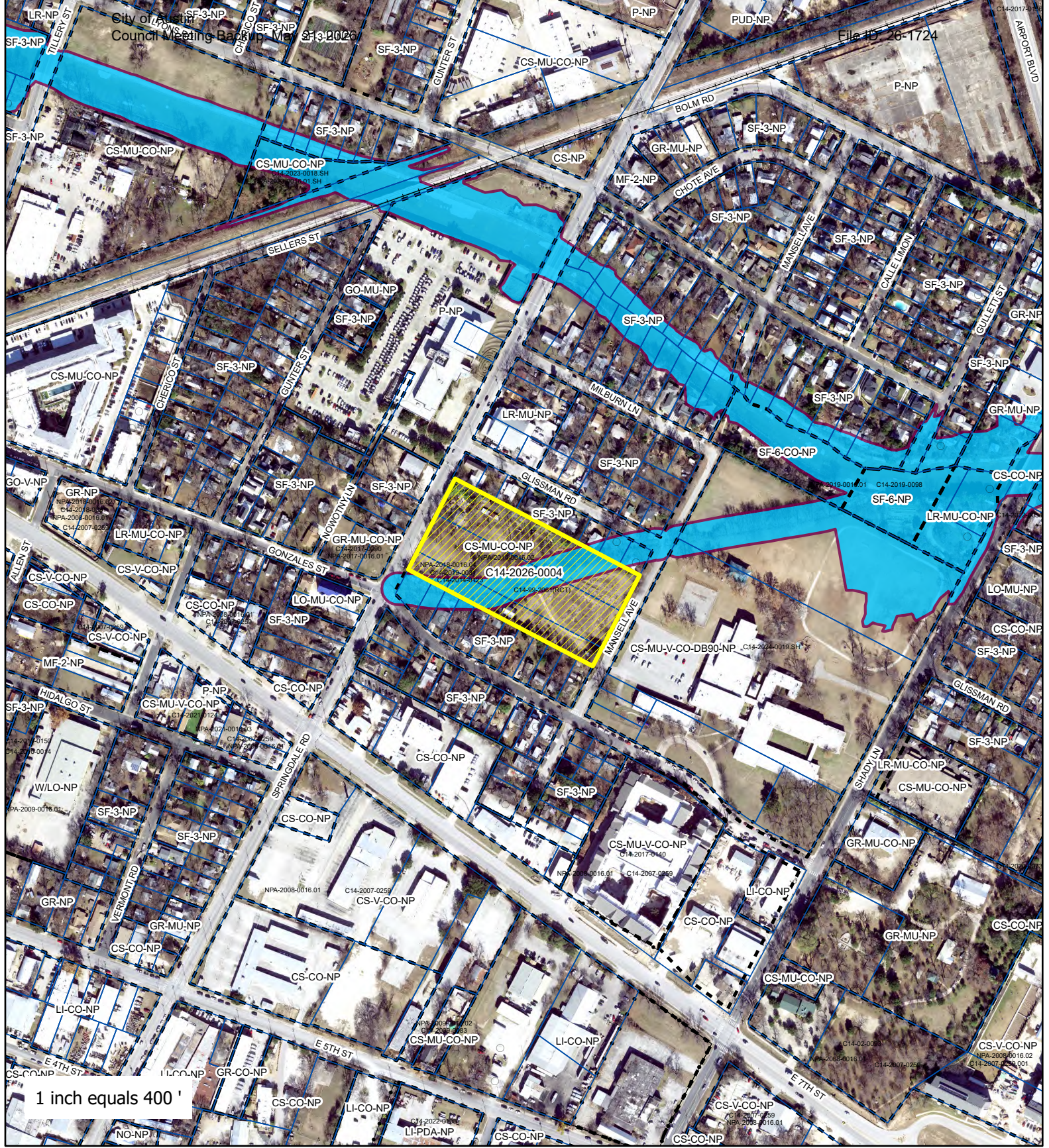
**ZONING**

ZONING CASE#: C14-2026-0004

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.

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### Springdale Farm Follow-up

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

ZONING CASE#: C14-2026-0004  
 LOCATION: 735, 755, 755 1/2 Springdale Rd;  
 740 Mansell Ave  
 SUBJECT AREA: 4.85 Acres  
 MANAGER: Jonathan Tomko



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# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

December 19, 2025

Joi Harden, Zoning Officer  
Planning Department  
6310 Wilhelmina Delco Dr.  
Austin, Texas 78752

Re: Rezoning related to 735, 755, and 755 ½ Springdale Rd. and 740 Mansell Ave. (collectively, the "Property")

Dear Ms. Harden,

I respectfully submit this letter on behalf of 755 Springdale, LP (the "Owner") requesting that the city rezone the Property from CS-MU-CO-NP to CS-MU-CO-NP to:

- Remove the provision in the Conditional Overlay Combining District ("CO") that limits the Property to no more than 20 units per acre; and to
- Allow the following uses (currently prohibited in the CO): community recreation (private), community recreation (public), consumer convenience services, general retail sales (general), indoor sports and recreation, off-site accessory parking, outdoor sports and recreation, and personal improvement services.

The Owner proposes to retain the other CO provisions that limit a number of more intensive uses and that restrict the Property to no more than 2,000 trips per day.

This request is critical to resolving the distressed Property at the former Springdale Farm site and providing a community-scaled project. The Owner is not requesting more intensive zoning designations such as Density Bonus 90 ("DB90") or Vertical Mixed-Use ("VMU"). Instead, the Owner intends to proceed within the moderate-density standards allowed by the Mixed-Use Combining District ("MU").

## Background

The Property in question is the former Springdale Farm site, located along Springdale Road just north of East 7th Street. StoryBuilt bought the Property from the former Sprindale Farm owners in 2018 and thereafter submitted for both rezoning (C14-2019-0031) and a site plan (SP-2019-0253C) to develop a mix of residential and commercial uses.

Council approved the rezoning in 2019, prior to COVID-19. At the time, StoryBuilt envisioned including an office building as a major component of their project – and thus they agreed to a very restrictive density limit of 20 units per acre. For reference, this is lower than the density currently allowed in SF-3 (which equates to roughly 22 units per acre). StoryBuilt also envisioned a restaurant use and agreed to extensively restrict other types of commercial uses, such as retail and personal improvement services, among others.

The city approved StoryBuilt's site plan in early 2022, and StoryBuilt began performing site work to build the project. However, that work halted after StoryBuilt entered receivership in 2023, leaving a distressed construction site with a four-story-deep hole in the ground.

The Owner, a local Austin firm, recently acquired the Property and has been working to restart this defunct project and turn the Property into a community asset, rather than an eyesore. The Owner's goal is to construct a project re-envisioned from the approved Site Plan and working within the vehicle trip cap and other such constraints.

**As part of this vision, the Owner would need to change the office use that StoryBuilt had proposed into a multifamily use** (and increase the number of housing units accordingly). This requires eliminating the 20-units-per-acre limit from the CO. The 54-units-per-acre limit established for properties with General Commercial Services ("CS") base zoning would still apply to the site plan. As noted above, StoryBuilt developed their office concept prior to COVID-19. Today, the Owner believes the office concept that StoryBuilt envisioned is no longer viable.

**The Owner also believes in StoryBuilt's desire to provide community-serving commercial spaces and requests greater flexibility in the type of commercial uses allowed.** As described above, StoryBuilt originally agreed to a CO with extensive use restrictions, which limits the ability for an applicant to provide other commercial uses if a restaurant ultimately ends up not being feasible. The Owner believes modest additional flexibility on commercial uses will put the project in a better position to proceed and will help avoid further delays. To that end, the Owner requests general retail sales (general), consumer convenience services, and personal improvement services.

Additionally, the CO currently prohibits both civic and commercial recreation and amenity spaces (such as community recreation (private and public) and indoor and outdoor sports and recreation uses) as well as off-site accessory parking. The Owner believes such uses are appropriate and complementary to the overall project vision – and requests that they, too, be allowed on the Property.

Ultimately, the Owner proposes to pick up where StoryBuilt left off and work from the approved site plan and its major constraints, while also changing the office space to housing and allowing greater flexibility on commercial uses and amenity and recreation spaces. This strategy uses the approved site plan as a starting point, rather than starting 'from scratch,' and would finally resolve a distressed Property that has been in development for over 7 years.

This zoning case will help accomplish that – and it would do so without requiring the more intensive zoning designations often needed elsewhere (including right across the street at 4900 Gonzales St.).

## Land Use Context

The Property features the following land use context:

- **It is a distressed construction site that has remained ‘in limbo’ for several years**, as described earlier in this letter.
- **It is located along an Imagine Austin Corridor (Springdale)**, just north of the East 7th Street corridor.
- **It is within a 10-minute walk of six bus routes and is within the Springdale Station Area**. The Property is within the ‘walkshed’ for four CapMetro “High-Frequency Routes” (the 2, 4, and 300 buses), one “Crosstown Route” (the 350 bus), one “Flyer Route” (the 135 bus), and one “Feeder Route” (the 217 bus). Additionally, the Property is within the city-identified Springdale Station Area for the future ‘Green Line’ commuter rail.
- **It is largely surrounded by parcels designated for mixed-use and single-family**. The Property is currently zoned for CS-MU-CO-NP and designated on the Future Land Use Map (“FLUM”) for Mixed-Use. It is surrounded by properties largely designated with mixed-use and single-family zoning and FLUM categories, as follows:
  - East: Mixed-Use CS-MU-V-CO-DB90-NP
  - West: Mixed-Use and Single-Family GR-MU-CO-NP and SF-3-NP
  - North: Single-Family SF-3-NP
  - South: Single-Family SF-3-NP

## Conditional Overlay Provisions

The Property is currently subject to the following CO provisions:

- **Residential Density Limit (Owner Requests Removal)**. The Property is subject to a 20-units-per-acre limit. The Owner requests removing this provision and allowing the site plan to be governed by the density restrictions applicable under the base zoning (roughly 54 units per acre).
- **Vehicular Trip Limit (No Requested Change)**. The Property is subject to a 2,000-trip-per-day limit. The Owner is amenable to maintaining this limit in the CO.
- **Use Restrictions (Owner Requests Some Changes)**. The Property is subject to various use restrictions, including specifying that outdoor entertainment is a conditional use and not allowed within 80 ft. of any adjoining single-family property, and that a number of more intensive uses (including auto-oriented uses) are prohibited. The Owner is amenable to maintaining most of these restrictions in the CO. As described earlier in this letter, the Owner would like the flexibility to provide certain additional commercial and civic uses.

## Case Rationale

We believe this request is appropriate for the following reasons:

- **This request will help resolve this distressed property.** The Owner's goal is to help restart the process to providing a neighborhood-scaled project. This request will provide them a pathway to doing so.
- **This request is balanced, appropriate, and narrowly tailored.** The Owner has narrowly tailored their request in this rezoning application, maintaining the existing zoning designation and most CO provisions, with the exception of the density limit and certain uses. As noted, the density limit was based on an outdated project concept that included a meaningful office component. At this time, the CO's density limit (20 units per acre) is actually more restrictive than the density allowed under SF-3 zoning (which equates to roughly 22 units per acre).
- **This request uses the previously approved site plan as a 'starting point' and avoids more intensive rezoning categories.** StoryBuilt designed their approved site plan under the CS-MU-CO-NP zoning designation, albeit with a meaningful office component. The Owner plans to work from this 'starting point' while changing the office use to residential. Accordingly, they have not requested more intensive zoning designations such as DB90 or VMU.
- **This request is consistent with the FLUM designation and with surrounding zoning.** The Property is already designated on the FLUM for "Mixed-Use," which is consistent with the Owner's request. Additionally, this request is less intense than the zoning that exists right across the street, at 4900 Gonzales St. (designated for DB90).

## Conclusion

We believe that our request to eliminate the 20-units-per-acre limit and allow modest additional flexibility on commercial and civic uses is balanced, appropriate, narrowly tailored, and consistent with the land-use context in the area. I appreciate your consideration and am available if you have questions or if you would like to discuss this case further.

Sincerely,

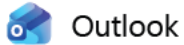


Michael J. Whellan

**Attachment A –Conditional Overlay (Ordinance No. 20190808-134)**  
*(Proposed Changes in Red)*

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Outdoor entertainment use is a conditional use of the Property.
- ~~C. Development of the Property may not exceed 20 dwelling units per acre.~~
- D. The outdoor entertainment use on the Property shall not occur within 80 feet from any adjoining property zoned or used with a single family residential use.
- E. The following uses are not permitted uses on the Property:

- |   |   |
|---|---|
| Alternative financial services            | Automotive rental                         |
| Automotive repair services                | Automotive sales                          |
| Automotive washing (of any type)          | Bail bond services                        |
| Business or trade school                  | Business support services                 |
| Campground                                | Club or lodge                             |
| College and university facilities         | Commercial blood plasma center            |
| Commercial off-street parking             | <del>Community recreation (private)</del> |
| <del>Community recreation (public)</del>  | Congregate living                         |
| <del>Consumer convenience services</del>  | Consumer repair services                  |
| Convenience storage                       | Custom manufacturing                      |
| Drop-off recycling collection facility    | Electronic prototype assembly             |
| Equipment repair services                 | Equipment sales                           |
| Exterminating services                    | Financial services                        |
| Food sales                                | Funeral services                          |
| <del>General retail sales (general)</del> | Guidance services                         |
| Hospital services (general)               | Hotel-motel                               |
| Indoor entertainment                      | <del>Indoor sports and recreation</del>   |
| Kernlels                                  | Laundry services                          |
| Limited warehousing & distribution        | Maintenance and service facilities        |
| Monument retail sales                     | <del>Off-site accessory parking</del>     |
| <del>Outdoor sports and recreation</del>  | Pawn shop services                        |
| Pedicab storage and dispatch              | <del>Personal improvement services</del>  |
| Personal services                         | Pet services                              |
| Research services                         | Residential treatment                     |
| Service station                           | Theater                                   |
| Transitional housing                      | Transportation terminal                   |
| Vehicle storage                           | Veterinary services                       |



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**Re: Questions on C14-2026-0004**

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**From** Sam Piper <[REDACTED]>  
**Date** Tue 2/10/2026 3:36 PM  
**To** Tomko, Jonathan <[REDACTED]>

External Email - Exercise Caution

Great. Thank you!

*Sent from my iPhone*

On Feb 10, 2026, at 3:18 PM, Tomko, Jonathan <[REDACTED]> wrote:

Ok I'll include it.

<Outlook-xqmrejwg.png>

**Jonathan Tomko**  
Planner Principal  
Austin Planning, Permitting and Development Center  
6310 Wilhelmina Delco Dr., Austin, TX 78752  
512-974-1057  
[REDACTED]

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**From:** Sam Piper <[REDACTED]>  
**Sent:** Tuesday, February 10, 2026 2:12 PM  
**To:** Tomko, Jonathan <[REDACTED]>  
**Subject:** Re: Questions on C14-2026-0004

External Email - Exercise Caution

Sorry, just another thought to update my written comment:

My concern is that in changing building 8 usage from office to condos or apartments it may result in my property (and the three others next-door) being significantly overlooked, 24-7 rather than the 9-5 expected office usage. If the plan is further adjusted to allow for surface level parking or multi-story parking (on top of the proposed underground parking) on this section of the plan, then that would incur significant noise pollution to the adjacent properties.

Thanks

Sam

Sent from my iPad

On Feb 10, 2026, at 1:58 PM, Sam Piper <[REDACTED]> wrote:

Hi Jonathan,

Thank you so much for coming back to me, and for your detailed response!

Using the links you provided I was able to lookup the original site plan, and found that building 8 on this site plan was the proposed office and retail space. This is the building that is directly behind my property - past the creek and proposed park walk - and is the part of the design I expect to change dramatically if the proposal to 'remove the office space and replace with high density residential' is approved.

My concern is that in changing this office to condos or apartments it will result in my property (and the three others next-door) being significantly overlooked, 24-7 rather than the 9-5 expected office usage.

If that concern can be noted, then I'd greatly appreciate it.

I have no objection to the removal of the below restrictions on commercial usage. I actually think the area could benefit from a walkable convenience store or retail!

- consumer convenience services
- general retail sales (general)

I'll keep an eye out for any updates, and would love to attend the hearing when it is arranged.

Thanks again,

Sam

Sent from my iPad

On Feb 9, 2026, at 1:14 PM, Tomko, Jonathan  
<[REDACTED]> wrote:

Hi Sam,

Thank you for reaching out. Case number **C14-2026-0004** is a rezoning. You can go to <https://abc.austintexas.gov/citizenportal/app/public-search> and enter the case number and see all documents that we do. According to the applicant's letter, they are proposing the following changes:

- Remove the provision limiting the property to no more than 20 units per acre
- Allow the following 8 uses (currently prohibited in the Conditional Overlay):
  - community recreation (private)
  - community recreation (public)
  - consumer convenience services
  - general retail sales (general)
  - indoor sports and recreation
  - off-site accessory parking
  - outdoor sports and recreation, and
  - personal improvement services

Staff **has not** reviewed this rezoning application in its entirety yet; it just came in on 1/23, and we do not currently have a recommendation on this request. Typically, it takes at least two months for staff to review, develop a recommendation, and schedule a case for a public hearing before Planning Commission. When the case is scheduled for Planning Commission and City Council additional notices will be mailed out to property owners within 500 feet of the rezoning request.

If you have any written comments, you would like included with the staff report, you can email those to me. If you would like to speak in person or virtually at the public hearing you can do so once the meetings are scheduled.

The applicant references site plan number: **SP-2019-0253C** - which can also be entered at the website I included above to see the 44-page consolidated site plan. In that site plan it appears that trees behind your property were to be preserved and approximately 320 parking spaces were proposed on site. I do not know at this time how much of this site plan would be amended or how it would be changed. After the rezoning process is completed, the applicant proceeds to the site planning process, and a site plan case manager is assigned. All finer grain details are determined at that time during that process, which is completely separate from the rezoning process.

Let me know if you have any other questions.

<Outlook-  
eqpaw1rr.png>

**Jonathan Tomko**

Planner Principal

Austin Planning, Permitting and Development Center

6310 Wilhelmina Delco Dr., Austin, TX 78752

512-974-1057



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**From:** Sam Piper <[REDACTED]>

**Sent:** Sunday, February 8, 2026 4:26 PM

**To:** Tomko, Jonathan <[REDACTED]>

**Subject:** Questions on C14-2026-0004

[You don't often get email from s [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email - Exercise Caution

Hi Jonathan,

I found out from my neighbors that there is a change to the planning of the Springdale Farm site (C14-2026-0004). I would like to learn more about this as my property directly backs on to the site. I live at 4606 Gonzales St #2. And have some concerns about the proposed increase in housing density. Gonzales Street is already used as parking lot for lots of developments in the area - and my fears are without specific provisioning for onsite parking for this development this will get worse. I am also worried about being directly overlooked by any new high density units. For reference I have included a photo from my bedroom window of the site.

Is there any plans I can look at (mast plan of site) or proposed new plans?

Thanks

Sam

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For any additional questions or concerns, contact CSIRT at

[REDACTED]  
<9121F286-D669-47E4-9AB2-DCB4FEFE2A74\_1\_102\_o.jpeg>

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