

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0152 (6817 & 6901 N. Lamar)

DISTRICT: 4

ADDRESS: 6801, 6817 and 6901 N. Lamar Boulevard

ZONING FROM: TOD-NP (TOD Mixed-Use Subdistrict)

TO: TOD-NP (TOD Mixed-Use Subdistrict), to change a condition of zoning*

*To amend the maximum building height from 60 feet to 160 feet.

SITE AREA: 2.25 acres

PROPERTY OWNER: Jimmy Nassour and Parkview Partners Ltd.

APPLICANT/AGENT: Drenner Group, PC (Leah Bojo)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends granting Transit Oriented Development-Neighborhood Plan (TOD-NP) combining district zoning (TOD Mixed Use Subdistrict) and to increase the maximum building height up to 160 feet.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 13, 2025: Recommended TOD-NP (TOD Mixed-Use Subdistrict) zoning, to change a condition of zoning, on consent (10-0, P. Howard, C. Hempel and D. Skidmore-absent); F. Maxwell-1st, A. Woods-2nd.

CITY COUNCIL ACTION:

July 24, 2025: Approved postponement request by Council Member Vela to August 28, 2025 by consent (11-0), J. Vela-1st, N. Harper-Madision-2nd.

August 28, 2025

ORDINANCE NUMBER:

ISSUES:

The site under consideration is located within the Lamar/Justin Transit Oriented Development (TOD). The “Base Maximum Building Heights” exhibits within the Lamar/Justin Station Area Plan – including the Station Area Plan document (page 39) and Regulating Plan document (page 56) – establish maximum base height entitlements for property within the TOD.

CASE MANAGER COMMENTS:

The property in question is a 2.25 acres area that consists of two tracts fronting North Lamar Boulevard that are developed with a one-story office building and an automotive rental use (Enterprise Rent-A-Car). To the north, is the Capital Metro Red line and Airport Boulevard. The lot to the south contains a retail sales use (Indigo City Thrift Store). To the east, there are office/warehouse uses and a Construction Sales and Services business (Westbrook Metals). Across N. Lamar Boulevard to the west, there is a Retail Sales Convenience use (Walgreens), a Construction Sales and Services use (Yard Life Pools, Kibroh Construction) and an office (Lumber Company). The applicant is requesting a rezoning to allow for a maximum building height of 160 feet on the property (*please see the Applicant’s Request Letter – Exhibit C*). According to the TIA Determination Worksheet, the applicant is proposing to approximately 7,980 sq. ft. of office uses, 2,496 sq. ft. of retail uses and 272 multifamily units at this location.

The staff is recommending the applicant’s request to rezone the property from TOD-NP to TOD-NP to allow for an increase in the maximum height permitted from 60 feet to 160 feet. The site under consideration is located at within a ¼ mile of a MetroRail Station (Capital Metro Red Line Crestview Station) that is to the northwest along the southern side of Airport Boulevard. The proposed rezoning will encourage the redevelopment of this site that currently consists of older 1-story office and commercial buildings to a mixed use project that intends to participate in the density bonus program that requires that 10 percent of the total square footage be provided by the property owner in affordable units at 60 percent MFI for rental and 80 percent MFI for ownership. Currently this site contains zero residential dwelling units to support the transit-oriented station area.

The applicant agrees with the staff’s recommendation.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Parcels zoned within this TOD as mixed-use subdistrict encourage urban-style development including active ground floor uses with commercial, office, or residential uses on the upper floors. Residential densities may exceed 45 units per acre if a specific level of affordable housing is provided and a moderate height bonus may be granted if additional affordable housing is provided, which the applicant is requesting.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

The staff recommends the additional height be added to this parcel within the TOD mixed-use subdistrict based on the following considerations: 1) location near Lamar Boulevard, with sidewalks, bike routes and CapMetro bus stops nearby 2) it is reasonable given the changes in the area since the TOD Plan was adopted in 2008. There has been substantial redevelopment in the vicinity 3) the rezoning would support goals in the Austin Strategic Housing Blueprint by providing more affordable housing within ¼ mile of high-frequency transit.

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

This rezoning will permit the redevelopment of older properties within the station area to increase housing density to a level that will support nearby transit. The rezoning request will allow for additional height and provide income restricted affordable housing units along a North Lamar Boulevard, a Level 3/arterial roadway near a MetroRail Station (Capital Metro Red Line Crestview Station).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	TOD-NP	Office (ATX Driving School, Sameday Passport & Visas, Pro-Tape, World Travel & Tours International in Austin, Centex Security Services, Ballard's Drive-in Grocery, Ramsy Direst Inc. Valee Thai Massage, Aaron's Heat & Air, etc.), Automotive Rentals (Enterprise Rent-A-Car)
<i>North</i>	ROW, Airport Boulevard	Rail Line
<i>South</i>	TOD-NP	Retail (Indigo City Thrift Store)
<i>East</i>	TOD-NP	Office/Warehouse, Construction Sales and Services (Westbrook Metals)
<i>West</i>	TOD-NP	Retail (Walgreens), Construction Sales and Services (Yard Life Pools, Kibroh Construction), Office (Lumber Company)

NEIGHBORHOOD PLANNING AREA: Brentwood/Highland Neighborhood Plan (Highland Planning Area)

WATERSHED: Waller Creek

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,
Austin Lost and Found Pets,
Austin Neighborhoods Council,
Friends of Austin Neighborhoods,
Highland Neighborhood Association,

Highland/Skyview Neigh. Plan Contact Team,
Homeless Neighborhood Association,
Lamar Blvd./Justin Ln. TOD Staff Liaison,
Neighborhood Empowerment Foundation,
North Austin Neighborhood Alliance,
Red Line Parkway Initiative,
SELTexas,
Save Our Springs Alliance,
Shoal Creek Conservancy,
Sierra Club, Austin Regional Group

SCHOOLS: Austin I.S.D.
Reilly Elementary School
Webb Middle School
McCallum Hight School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0065 (606 Gaylor Street)	SF-6-NP to SF-3-NP	07/09/2024: Approved staff rec. of SF-3-NP zoning	09/12/2024: Approved SF-3-NP as recommended by the staff and Planning Commission
C14-2023-0132 (6725 Shirley Ave.: 6719 and 6725 Shirley Avenue; 605 Williams Street)	TOD-NP (Live/Work Flex Subdistrict) to TOD-NP (Mixed Use Subdistrict) increase the maximum building height up to 120 feet through participation in a voluntary density bonus program	10/08/2024: Approved Staff Recommendation of TOD-NP (Mixed Use Subdistrict), with an increase to the maximum building height up to 120' through participation in a voluntary density bonus program on consent motion by Vice Chair Azhar and seconded by Commissioner Maxwell, (12-0, Commissioner Phillips-absent).	11/21/2024: Approved TOD-NP (Mixed Use Subdistrict) increase the maximum building height up to 120 feet (11-0); Council Member Vela's motion, Council Member Ryan Alter's second.
C14-2023-0017 (7002, 7004, 7006 Guadalupe St.)	TOD-NP (Medium Density Residential Subdistrict) to TOD-NP (Mixed Use Subdistrict)	08/08/2023: Approved staff's rec. of TOD-NP (Mixed-Use Subdistrict) zoning	09/14/2023: Approved TOD-NP as PC recommended on all 3 readings
C14-2008-0030 (Lamar/Justin Lane TOD Station Area Plan)	City Initiated Zoning Case that will enact the Lamar Blvd./ Justin Lane Station Area Plan and change the base district zoning for all	04/08/2008: The Planning Commission unanimously recommended the Station Area Plan and associated plan amendments with several amendments.	12/11/2008: Approved TOD district zoning on Council Member Morrison's motion, Council Member Martinez' second on a 7-0 vote.

	properties within the boundaries of the Station Area to TOD zoning. The Station Area Plan includes a Regulating Plan, which establishes TOD Zoning and specifies the development and design standards applicable to all properties within the boundaries of the planning area.		
C14-2004-0064 (602 Gaylor Street)	SF-6-NP to SF-3-NP	07/09/2024: Approved staff rec. of SF-3-NP zoning	09/12/2024: Approved SF-3-NP as rec. by staff and Planning Commission

RELATED CASES:

NPA-2024-0018.02 (For an amendment to the Lamar/Justin Lane TOD to amend the maximum building height from 60 ft to 160 ft by participating in the density bonus. The land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.)

OTHER STAFF COMMENTS:

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

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 sq. ft. cumulative is exceeded, and on-site control for the two-year storm.

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.

Parks and Recreation

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. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, 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, as amended.

Note that residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4).

If the applicant wishes 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 of whether fees in-lieu of land will be allowed.

Site Plan

Site plans will be required for any new development other residential only project with up to 4 units.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 155 feet of right-of-way for N. Lamar Blvd. It is recommended that 77.5 feet of right-of-way from the existing centerline should be dedicated for N. Lamar Blvd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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

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

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for Airport Blvd. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for Airport Blvd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
N. Lamar Blvd	Level 3	155 feet	Approx 80 feet	Approx 62 feet	Yes	Yes	Yes
Shirley Avenue	Level 1	58 feet	Approx 53 feet	Approx 29 feet	No	No	Yes
Canion Street (Connector between Shirley Ave and N Lamar Blvd)	Level 2	84 feet	N/A	N/A	No	No	Yes

Airport Blvd	Level 3	Required 120 feet	Approx 148 feet	Approx 60 feet	Yes	Yes	Yes
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Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Lamar Blvd./Justin Lane TOD Regulating Plan Base Maximum Building Height Exhibit



ZONING CASE#: C14-2024-0152



SUBJECT TRACT



PENDING CASE

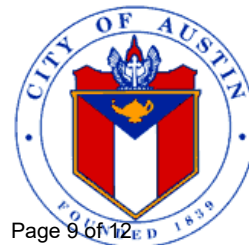


ZONING BOUNDARY

$$1'' = 400'$$

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



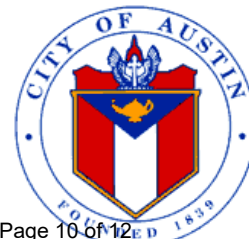


6817 & 6901 N Lamar



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

ZONING CASE#: C14-2024-0152
LOCATION: 6801, 6817, 6901 N Lamar Blvd
SUBJECT AREA: 2.25 Acres
MANAGER: Sherri Sirwaitis





March 21, 2025

Ms. Lauren Middleton-Pratt
Permitting and Development Center (PDC)
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: C14-2024-0152 and NPA-2024-0018.02 –Rezoning and Station Area Plan Amendment application for the 2.25-acre property located at 6801, 6817 & 6901 N Lamar Blvd, Austin, TX 78752, comprised of TCAD IDs: 0231090620, 0231090605 and 0231090618 (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed Rezoning and corresponding Neighborhood Plan Amendment (NPA) packages. The project located at 6801, 6817 & 6901 N Lamar Boulevard and is 2.25 acres of land, located on the east side of N Lamar Boulevard, south of Airport Boulevard. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned TOD-NP (Transit-Oriented Development – Neighborhood Plan), with the "TOD Mixed-Use" Subdistrict designation. We intend to maintain the current zoning and subdistrict designations. The purpose of these applications is to amend the Lamar Boulevard/Justin Lane Transit Oriented Development (TOD) Station Area Plan (SAP) to allow a height of 160'. Then, only by participating in the Density Bonus to allow for a waiver of maximum Floor-to-Area Ratio (FAR) requirements, would the site would have enough FAR to achieve the permitted height. The density bonus requires that 10 percent of the total square footage be provided by the property owner in affordable units at 60 percent MFI for rental and 80 percent MFI for ownership. This proposed change to the SAP, via the NPA process, will increase the Base Maximum Building Height Map from 60 to 160 feet. These changes are requested in the corresponding maps in the Lamar/Justin TOD Regulating Plan.

The Property is currently developed with an office and commercial buildings dated 1966, 1977 and 1997, predating the approval of the TOD plans.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo".

Leah M. Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)
Sherri Serwaitis, Planning Department (*via electronic delivery*)
Maureen Meredith, Planning Department (*via electronic delivery*)

Article 5. Development Standards
Section 4.2. General Development Standards
Subsection 4.2.10. Compatibility Standards

Figure 4-1: Base Maximum Building Height (with no development bonus)

