

## ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0102 - Stonelake Multifamily

DISTRICT: 7

ADDRESS: 9505-B Stonelake Boulevard

ZONING FROM: NBG-NP (CMU-Midway Zone Subdistrict)

TO: NBG-NP (CMU-Midway Zone Subdistrict)\*

\* The North Burnet/Gateway Regulating Plan limits impervious cover on this property to a maximum of 68% per Figure 4-6. In this request, the applicant is asking to increase the allowable impervious cover to 90% through a rezoning to amend this condition on Figure 4-6 to allow for a multifamily project on the property.

SITE AREA: 3.93 acres

PROPERTY OWNER: Sanchez Family Properties, LP (Clarita Sanchez, Director)

APPLICANT/AGENT: Armbrust and Brown, PLLC (Jewels Cain)

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

STAFF RECOMMENDATION:

**Staff recommends North Burnet/Gateway-Neighborhood Plan (Commercial Mixed Use-Midway Zone Subdistrict) Combining District, zoning, to change a condition of zoning.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**December 9, 2025: Approved staff's recommendation of North Burnet/Gateway-Neighborhood Plan (Commercial Mixed Use- Midway Zone Subdistrict) Combining District zoning, to change a condition of zoning, by consent (10-0, A. Wood and P. Howard-absent); F. Maxwell-1st, J. Hiller-2nd.**

CITY COUNCIL ACTION:

**January 22, 2026**

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 3.93 acre tract of land made up of two lots that are developed with a restaurant use (Baby Acapulco Restaurant). To the north, across York Boulevard, there is undeveloped land, a hotel use (Sonesta Simply Suites) and a multifamily development (The Arboretum at Stonelake Apartment Homes). To the south, there is another hotel/motel use (Embassy Suites), with surface parking. The lots to the east are developed with three office buildings, with an associated parking structure (Stoneridge Plaza). To the west there is a commercial center (Gateway) that contains retail, food sales, indoor entertainment and restaurant uses. Within the commercial center, there is a movie theater (Gateway Cinema) located directly across Stonelake Boulevard from the site under consideration. In this rezoning request, the applicant is asking for a rezoning to increase the allowable impervious cover to 90% to allow for the redevelopment of this property with approximately 300 multifamily units.

The staff had several discussions with the Planning Department, Watershed Protection Department and Law Department to determine the process to increase the allowable amount of impervious cover on tracts within the CMU subdistrict (Midway Zone) of the NBG Regulating Plan. The consensus is that the proposed change to Figure 4-6 in the North Burnet Gateway Regulating Plan to increase the amount of impervious cover on a site that is limited to 68% through a 1980s zoning site plan to 90% which is listed in the map legend would be processed as a rezoning case. The rationale is that all other properties within the CMU-Midway Zone subdistrict except for one are allowed to have a higher percentage of impervious cover. Therefore, the change to Figure 4-6 would align this property with others in the subdistrict that have similar or higher impervious cover percentages. The change to the Figure map is akin to a rezoning request to remove a -CO, Conditional Overlay, and may be accomplished through a rezoning case rather than a code amendment.

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.*

North Burnet/Gateway district is the designation for an identified area of existing low density, auto oriented commercial, warehouse, and industrial uses that is the subject of an approved master plan for redevelopment of the area into a higher density urban mixed-use neighborhood that is more pedestrian friendly and takes advantage of the links to commuter rail transit and the area's key position in the urban core.

Commercial Mixed-Use Midway subdistrict is a high-density mixed-use sub district in the NBG Zoning District. It allows for development such as high density residential, high-rise office, and entertainment complexes, destination retail and large-scale civic uses.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

*2. The proposed zoning should promote consistency and orderly planning.*

The staff recommends the NBG-NP (CMU-Midway Zone Subdistrict) because location of the site is appropriate for the proposed intensity of uses while allowing for a FAR of up to 10:1 and a maximum building height of up to 350 feet, when using a development bonus. The proposed rezoning from NBG-NP (CMU-Midway Zone Subdistrict) to NBG-NP (CMU-Midway Zone Subdistrict) will increase the amount of impervious cover to 90% for these two lots on Figure 4-6 in the North Burnet/Gateway Regulating Plan. This change is consistent with the allowable impervious cover on surrounding properties that are also located within the CMU-Midway Zone subdistrict. The subject rezoning area is located along major roads and expressways such as Capital of Texas Highway, US-183 Highway, and Mopac Expressway and is within the boundaries of a “Regional Center” as designated on the Growth Concept Map in the Imagine Austin Comprehensive Plan.

*4. The proposed zoning should allow for a reasonable use of the property.*

The NBG-NP (CMU-Midway Zone Subdistrict) zoning would allow for fair and reasonable use of the site. The proposed CMU-Midway Zone subdistrict will allow for high-density residential uses, which will provide desirable housing opportunities for the people that work in the surrounding office, commercial and industrial areas. This site is located near major employment, commercial and residential developments such as Gateway, The Domain, J.J. Pickle Research Campus, etc.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	NBG-CMU(Midway Zone)-NP	Restaurant-General (Baby Acapulco)
<i>North</i>	NBG-CMU(Midway Zone)-NP	Hotel/Motel (Sonesta Simply Suites), Multifamily (The Arboretum at Stonelake Apartment Homes)
<i>South</i>	NBG-CMU(Midway Zone)-NP	Hotel/Motel (Embassy Suites)
<i>East</i>	NBG-CMU(Midway Zone)-NP	Office (Stoneridge Plaza)
<i>West</i>	NBG-CMU(Midway Zone)-NP	Commercial (Gateway Cinema)

**NEIGHBORHOOD PLANNING AREA:** North Burnet/Gateway Neighborhood Planning Area

**WATERSHED:** Shoal Creek

**SCHOOLS:** Austin I.S.D.

Hill Elementary School

Padron elementary

Burnet Middle School

Anderson High School

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District,

Austin Neighborhoods Council,

Friends of Austin Neighborhoods,

Homeless Neighborhood Association,

TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2025-0078 (10200 McKalla Place)	NBG-NP (WMU Subdistrict) to NBG-NP (CMU Gateway Zone Subdistrict)	9/23/25: Approved staff's recommendation of NBG-CMU (Gateway Zone)-NP zoning, by consent (9-0, C. Haney, A. Lan and P. Howard-absent); I. Ahmed-1st, F. Maxwell-2nd.	12/11/25:
C14-2025-0052 (9400 Metric Boulevard)	NBG-NP (CI Subdistrict) to NBG-NP (WMU Subdistrict)	10/28/25: Approved staff's recommendation of NBG-NP (WMU Subdistrict) zoning by consent (12-0); P. Breton-1st, J. Hiller-2nd.	12/11/25:
C14-2023-0045 (2404 Rutland Drive)	NBG-WMU-NP to NBG-CMU (Gateway Zone)-NP	05/10/22: Approved staff's recommendation of NBG-CMU (Gateway Zone)-NP zoning by consent (13-0); A. Azhar-1st, J. Mushtaler-2nd.	06/09/22: Approved NBG-CMU (Gateway Zone)-NP zoning by consent on all 3 readings (11-0); N. Harper-Madison-1st, P. Renteria-2nd.
C14-2023-0040 (10317 - 10423 McKalla Place)	NBG-WMU-NP to NBG-TOD (Gateway Zone)- NP	12/12/23: Approved the staff's recommendation of NBGTOD(Gateway)-NP zoning by consent (12-0, P. Howard-absent); F. Maxwell-1st, A. Azhar-2nd.	01/18/24: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240118-080 for NBG-NP combining district zoning (transit oriented development gateway zone subdistrict) was approved on Council Member Qadri's motion, Council Member Ellis' second on an 11-0 vote.
C14-2022-0045 (10321 and 10401 Burnet Road)	NBG-CMU-NP to NBG-CMU (Gateway Zone)- NP	5/10/22: Approved staff's recommendation of NBG-CMU (Gateway Zone)-NP zoning by consent (13-0); A. Azhar-1st, J. Mushtaler-2nd.	6/09/22: Approved NBG-CMU (Gateway Zone)-NP zoning by consent on all 3 readings (11-0); N. Harper-Madison-1st, P. Renteria-2nd.
C14-2021-0101 (Verde Square: 10401 1/2, 10431, 10435, 10505, and 10509 Burnet Road)	NBG-CMU-NP to NBG-CMU (Gateway Zone)- NP	8/24/21: Approved staff's recommendation for NBG-CMU(Gateway)-NP zoning by consent (11-0); C. Hempel-1st, R. Schneider - 2nd.	9/30/21: The public hearing was conducted and a motion to close the public hearing and approve NBG-CMU-Gateway Zone-NP district zoning ( was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.
C14-2020-0128 (NBG Austin Energy Substation Rezoning: 2412 Kramer Lane)	NBG-TOD-NP to P	1/26/21: Approved staff's recommendation of P district zoning (12-0, A. Azhar-1 <sup>st</sup> , P. Seeger-2 <sup>nd</sup> ).	February 4, 2021: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20210204-058 for public (P) district zoning was approved on Council Member Pool's motion, Council Member Tovo's second on an 11-0 vote.
C14-2019-0055 (Austin FC: 10414 McKalla Place and 10617 ½ Burnet Road)	LI-NP, NBG-NP to LI-PDA-NP	5/14/19: To approve the staff's recommendation of LI-PDA zoning, with added condition to approve the Transportation Impact Analysis (TIA) with the site plan	6/06/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance 20190606-097 for limited industrial services-

		process, if practical (Vote: 11-2, K. McGraw and P. Seeger-No); G. Anderson-1 <sup>st</sup> , C. Kenny- 2 <sup>nd</sup> .	planned development area-neighborhood plan (LI-PDA- NP) combining district zoning was approved on Council Member Pool's motion, Council Member Flannigan's second on a 10-0 vote. Council Member Harper-Madison was absent.
C14-2016-0074 (Element Hotel: 10728 Burnet Road)	MI-PDA to MI-PDA	8/09/16: Approved staff's recommendation of MI-PDA zoning on consent (8-0, K. McGraw, S. Oliver, P. Seeger, J. Thompson, T. White-absent); N. Zaragoza-1 <sup>st</sup> , J. Shieh-2 <sup>nd</sup> .	9/22/16: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20160922-071 for MI-PDA zoning, to change a condition of zoning was approved on consent on Council Member Houston's motion, Council Member Casar's second on a 10-0 vote. Council Member Troxclair was absent.
C14-2014-0062 (The Kenzie: 3201 Esperanza Crossing)	MI-PDA to MI-PDA	5/27/14: Approved staff's recommendation for MI-PDA zoning by consent (8-0, J. Nortey-absent); R. Hattfield-1 <sup>st</sup> , N. Zaragoza-2 <sup>nd</sup> .	6/26/14: Approved MI-PDA zoning, to change a condition of zoning, on consent on all 3 readings (6-0, M. Martinez- off the dais); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .
C14-2013-0130 (Domain Entertainment District: 11824 Burnet Road)	MI-PDA to MI-PDA	11/12/13: Approved staff's recommendation for MI-PDA zoning, with conditions for a limitation of 90,000 square feet of Cocktail Lounge use as permitted with no one user exceeding 13,000 sq. ft. within the designated 43.267 acre area (outlined in Exhibit A) located within the Property., by consent (7-0-2, D. Chimenti and A. Hernandez-absent); J. Nortey-1 <sup>st</sup> , B. Roark-2 <sup>nd</sup> .	12/12/13: Approved MI-PDA zoning on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .
C14-2012-0002 (The Domain: 10728-11306 and 11500-11900 Burnet Road; 3300 West Braker Lane; 11105 and 11401-11925 Domain Drive, and 2900-3210 Esperanza Crossing)	MI-PDA to MI-PDA: To amend the PDA 1) To allow for a Cocktail Lounge use as a permitted use on a 2,198 sq. ft. parcel and 2) To relocate 1- acre of designated zero impervious area within a nine acre park to a new location within the same park.	5/08/12: Approved MI-PDA zoning by consent (9-0); D. Anderson-1 <sup>st</sup> , S. Kirk-2 <sup>nd</sup> .	6/28/12: Approved MI-PDA zoning to change a condition of zoning on all 3 readings (7-0); C. Riley-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .

C14-2010-0087 (The Domain Rezoning-Simon: 11701, 11733 North Mopac Expressway; 11400, 11500 Domain Drive; 3311 Rogers Road; 3409 Esperanza Crossing; 11600 Century Oaks Terrace)	MI-PDA to MI-PDA: To amend the Domain zoning ordinance to request a change to the PDA overlay to allow 83% impervious cover for the overall site.	8/24/10: Approved staff's recommendation of MI-PDA zoning with the condition that the applicant agree to a public restrictive covenant to limit one acre of land on the Endeavor- Domain site to zero percent impervious cover to offset the increase in impervious cover on the Simon-Domain property (8-1, Chimenti-No), with the following additional conditions: 1) Require the applicant to provide bicycle access for a portion Bicycle Route Segment #905.04 (Please see Public Works Department Memorandum – “Attachment B”) to allow for continuity for bicycle traffic to and through the Domain development. 2) Require a public restrictive covenant that will limit one acre of land on the Endeavor- Domain site to zero percent impervious cover to be signed and recorded before the 3 <sup>rd</sup> reading of this zoning case at City Council.	8/26/10: The public hearing will remain open and the first reading of the case was approved for MI-PDA zoning (7-0); Morrison-1 <sup>st</sup> , Spelman- 2 <sup>nd</sup> , with the following additional conditions: 1) The applicant is to provide bicycle access for a portion of Bicycle Route Segment #905.04 to allow for continuity for bicycle traffic to and through the Domain development. 2) A public restrictive covenant that will limit one acre of land on the Endeavor- Domain site to zero percent impervious cover will be signed and recorded before the third reading of this zoning case.  10/14/10: Approved MI-PDA zoning on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0); Spelman-1 <sup>st</sup> , Leffingwell-2 <sup>nd</sup> , with the following amendments: 1) Part 3, C, 1 of the ordinance should read: “A pedestrian/bicycle entrance shall be provided between the existing pedestrian/bicycle trail under Mopac Expressway and the Simon Project internal drive as shown on the attached Exhibit B. A minimum 12-foot wide paved path shall be constructed with an associated curb cut connecting to the internal drive prior to issuance of a certificate of occupancy for a building on Lot 5A, Block A, the Domain Shopping Center Section 3 Subdivision.”; 2) Add a new paragraph to Part 3, Section D to read: “The two trees on the property numbered 5068 and 5081 as shown on Exhibit D may not be removed, unless the City Arborist approved otherwise based on the health of the individual trees.”; 3) The approved otherwise based on fourth WHERAS of the restrictive covenant should read: “WHEREAS, the requirements of the Land Development Code for both the Endeavor Tract and the Simon Tract allow for a
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			combined maximum of eighty percent (80%) net site area impervious cover resulting in a total allowable impervious cover area of 135.36 acres for the Endeavor Tract and 40.54 for the Simon Tract; and".
C14-2010-0015 (The Domain Rezoning- Endeavor: 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road; 11601 Domain Drive; 2900, 3001, 3101 Esperanza Crossing)	To rezone the property from MI-PDA to MI-PDA to amend the Domain zoning ordinance to modify the following conditions: 1)To provide updated bike lanes for the development by routing sharrows and hike and bike paths throughout the site 2) To request a variance through the PDA to LDC Sec. 25-2-813 to allow an administrative approval of one large retail user exceeding 100,000 square feet to be constructed on the portion of the Domain property that is located north of Esperanza Crossing. Thereby, removing the requirement to secure approval of a Conditional Use Permit for this sole large retail user at this location.	8/24/10: Approved staff's recommendation for MI-PDA zoning (8-1, Tovo-No), with an amendment to the Public Works Department Memorandum – "Attachment A" to change the wording in the first line of item #2 from should to shall. The Commission also included findings for the justification for the approval of the proposed variance to the "Big Box" ordinance, LDC Sec. 25-2-813: 1) This request is a special circumstance because the property is located with a PDA overlay district. 2) This approval is in accordance with the North Burnett/Gateway Neighborhood Plan. 3) The approval for this case allows for the inclusion of the recommendations of the City of Austin Bicycle Program for the property.	10/14/10: Approved MI-PDA zoning on all 3 readings on consent (7-0); Spelman-1 <sup>st</sup> , Cole-2 <sup>nd</sup> , with the following conditions: 1) Part 3, C, 1 of the ordinance should read: "The Domain- Endeavor Project shall provide internal bicycle routes for access and continuity to existing or planned bicycle routes as well as multi-use hike and bike trails as more particularly detailed in the attached Exhibit C.", 2) Part 3, C, 4 of the ordinance should read: "The sharrows shall be installed within one year of the effective date of this ordinance for existing roadways and at the time of construction for future roadways."
C14-06-0121	MI-PDA to MI-PDA	2/13/10: Approved staff's rec. for MI-PDA zoning with additional conditions of: <ul style="list-style-type: none"><li>• 2 star Green Building rating</li><li>• natural landscaping of all water quality ponds (existing and future);</li><li>• be in compliance with TIA conditions;</li><li>• the applicant's requested parkland dedication proposal;</li><li>• height base of 140-ft; plus an additional 12-</li></ul>	3/01/07: Approved MI-PDA zoning with the addition of low albedo roofing materials, one star construction for the total site and two star construction for 50% of the office and residential construction (7-0); McCracken-1 <sup>st</sup> , Dunkerley-2 <sup>nd</sup> .

		<p>stories based on electing to provide some of the public benefits as listed in the North Burnet/Gateway Neighborhood Plan.</p> <ul style="list-style-type: none"> <li>• Maximum height of 308 feet.</li> </ul> <p>Vote: (9-0); J.Reddy-1<sup>st</sup>, G. Stegeman-2<sup>nd</sup>.</p>	
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C14-06-0154	MI-PDA to MI- PDA	8/08/06: Approved staff rec. of MI-PDA by consent (8-0)	09/28/06: Approved MI-PDA (7-0); 1 <sup>st</sup> reading 10/05/06: Approved MI-PDA changes as a condition of zoning (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0151	MI-PDA to MI- PDA	11/23/04: Approved staff recommendation of MI-PDA, with Environmental Board conditions (9-0).	12/16/04: Approved MI-PDA (7-0); all 3 readings
C14-04-0146	P to CH	11/9/04: Approved staff's recommendation of CH zoning with conditions (9-0)	12/2/04: Approved CH zoning (7-0); all 3 readings
C14-03-0017	MI-PDA to MI-PDA	6/11/03: Approved staff's recommendation of MI-PDA zoning, with inclusion of original PDA conditions (as read into the record) from Ordinance #000608-67 (8-0, R. Pratt-off dais)	7/31/03: Granted MI-PDA on all 3 readings (7-0)
C14-03-0016	MI to MI-PDA	6/11/03: Approved staff's recommendation of MI-PDA zoning (8-0, R. Pratt-off dais)	7/31/03: Granted MI-PDA on all 3 readings (7-0)
C14-03-0015	MI to CS	6/11/03: Approved staff's recommendation of CS-CO zoning (8-0, R. Pratt-off dais)	7/31/03: Granted CS-CO on all 3 readings
C14-02-0062	LI to CS-1	6/12/02: Approved CS-1 by consent (8-0)	7/11/02: Approved PC rec. of CS-1 (7-0); all 3 readings
C14H-00-2177	LI-PDA to LI-PDA	10/24/00: Approved staff rec. of LI-PDA (TR1), LI-PDA-H (TR2) by consent (9-0)	11/30/00: Approved LI-PDA (TR1) and LI-PDA-H (TR2); (7-0); all 3 readings
C14-00-2065	MI to MI-PDA	5/9/00: Approved staff rec. of MI-PDA by consent (8-0); with the following conditions: <ol style="list-style-type: none"> <li>1) That minimum lot size be 1 acre provided for any lots that directly abut Braker Lane and Burnet Road (but not both) and which are less than 3 acres in size.</li> <li>2) The total number of additional curb cuts on Braker Lane &amp; Burnet Road providing access to such lots shall not exceed 50 % of the total number of such lots.</li> </ol>	6/8/00: Approved MI-PDA, with changes agreed to with neighborhood association (7-0); all 3 readings

RELATED CASES:

C14-2008-0182, C14-2023-0104, C14-2025-0102 – Previous Zoning Cases

OTHER STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 9505 STONELAKE BOULEVARD Bldg B. C14-2025-0102. Project: Stonelake Multifamily. 3.926 acres from NBG-NP to NBG-NP. Existing: restaurant and surface parking. Proposed: multifamily (300 units). Demolition is proposed. Note that the applicant seeks an increase in the allowable impervious cover from 68% to 90%.

<b>Yes</b>		<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>Within North Burnet/ Gateway Station Regional Center</b></li></ul>
		<b>Mobility and Public Transit *</b> : Located within 0.25 miles of public transit stop and/or light rail station.
Y		<b>Mobility and Bike/Ped Access *</b> : Adjoins a public sidewalk, shared path, and/or bike lane.
Y		<b>Connectivity, Good and Services, Employment *</b> : Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y		<b>Connectivity and Food Access *</b> : Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"><li>• <b>Within 0.5 miles of Whole Foods market</b></li></ul>
		<b>Connectivity and Education *</b> : Located within 0.50 miles from a public school or university.
		<b>Connectivity and Healthy Living *</b> : Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y		<b>Connectivity and Health *</b> : Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"><li>• <b>Within 0.5 miles of urgent care clinic</b></li></ul>
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.
		<b>Mixed use *</b> : Provides a mix of residential and non-industrial uses.
Y		<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.
	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
7	<b>Number of “Yes’s”</b>

### 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 Shoal 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 no floodplain within or adjacent to 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 for the new applicable uses proposed by this development, multifamily with NBG-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. 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 any 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.

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](mailto: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

No comments.

## Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Stonelake Blvd. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Stonelake 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 116 feet of right-of-way for York Blvd. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for York 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:

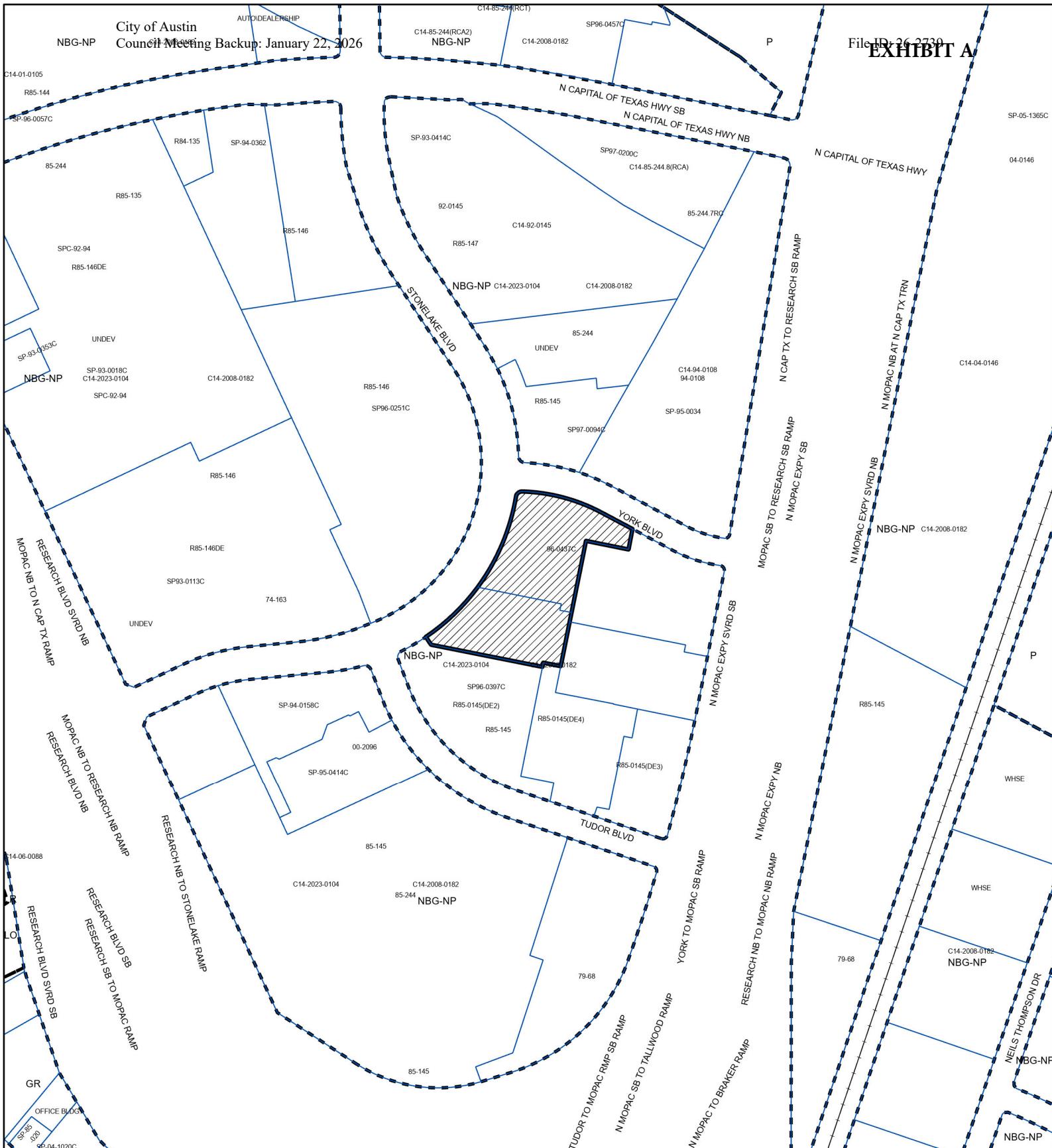
Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Stonelake Blvd	Level 3	116 feet	Approx 116 feet	Approx 85 feet	Yes	No	No
York Blvd	Level 3	116 feet	Approx 90 feet	Approx 60 feet	Yes	No	No

## Water Utility

No comments.

### INDEX OF EXHIBITS TO FOLLOW

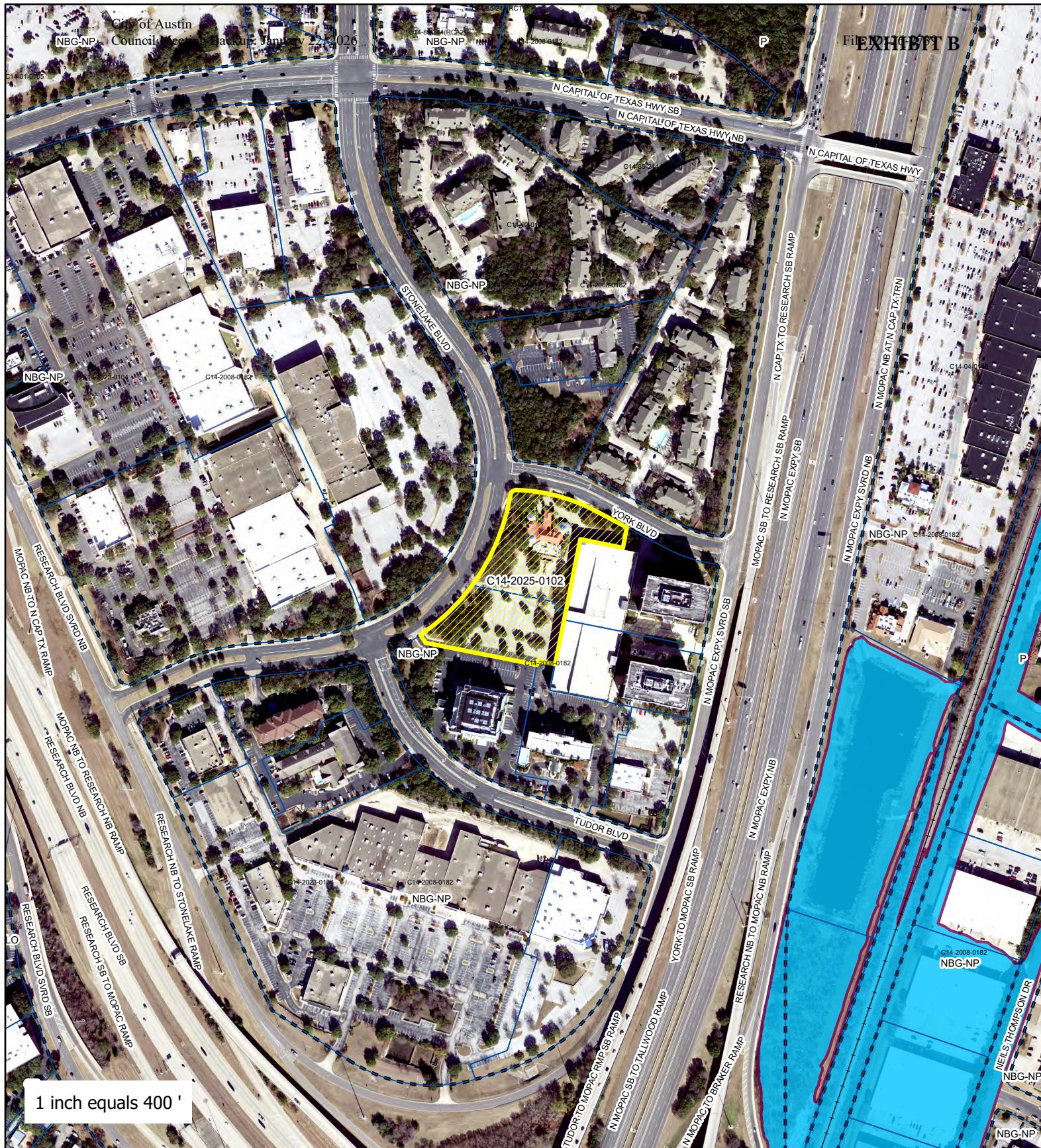
- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. North Burnet Gateway - CMU Subdistrict General Site Development Standards



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.





1 inch equals 400'

**9505-B Stonelake Blvd**



ZONING CASE#: C14-2025-0102  
LOCATION: 9505-B Stonelake Blvd  
SUBJECT AREA: 3.926 Acres  
MANAGER: Sherri Sirwaitis



## ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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

FACSIMILE 512-435-2360

Jewels Cain  
(512) 435-2318  
jcain@abaustin.com

September 26, 2025

Lauren Middleton-Pratt, Director  
Planning Department  
City of Austin  
1000 E. 11th Street, Suite 200  
Austin, Texas 78702

Re: Rezoning Application for the property located at 9505-B Stonelake Boulevard in Austin, Travis County, Texas 78757, also known as TCAD Parcel No. 0250030104 and 0250030105 (the "Application")

Dear Ms. Middleton-Pratt:

On behalf of the owner in the above referenced Applications, our firm respectfully requests to rezone 3.926 acres of land located at 9505-B Stonelake Boulevard (the "Property"). The Property is zoned North Burnet/Gateway – Neighborhood Plan Combining District ("NBG-NP") and is located within the Commercial Mixed-Use (CMU) Midway Zone. The Property is currently developed as a restaurant use with surface parking and associated infrastructure. The proposed development is for the construction of approximately 300 multifamily units (the "Project").

The North Burnet/Gateway Regulating Plan limits impervious cover on the Property to a maximum of 68% per Figure 4-6. This Application seeks to increase the allowable impervious cover to 90% to allow for the Project. Based on communication with City staff on August 13, 2025 this request was to be process as a rezoning case as it's similar to removing a Conditional Overlay. Since the Property is located in the Urban Watershed, requesting an increase in impervious cover to 90% is in alignment with what's allowed on adjacent property within this area of the North Burnet Gateway.

ARMBRUST & BROWN, PLLC  
Page 2

Thank you in advance for your time and consideration of the Applications. If you have any questions, comments, or need additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink that reads "Jewels Cain". The signature is fluid and cursive, with "Jewels" on the top line and "Cain" on the bottom line.

Jewels Cain  
Land Development Consultant

**FIGURE 4 CMU/NBC ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS  
COMMERCIAL MIXED USE (CMU) SUBDISTRICT**

Revised 10-25-23

LOT SIZE	
Minimum Lot Size	2,500 SF
Minimum Lot Width	20 Feet

MINIMUM SETBACKS	
<b>Front Yard and Street Side Yard*</b> :	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
<b>Interior Side Yard:</b>	0 Feet
<b>Rear Yard:</b>	0 Feet

\* If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.

FLOOR TO AREA RATIO	
<b>Maximum Floor-to-Area Ratio (FAR) by Right:</b>	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
<b>Maximum Floor-to-Area Ratio (FAR) with Development Bonus:</b>	
CMU Zone	3:1
CMU Midway Zone	10:1
CMU Gateway Zone	12:1
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	

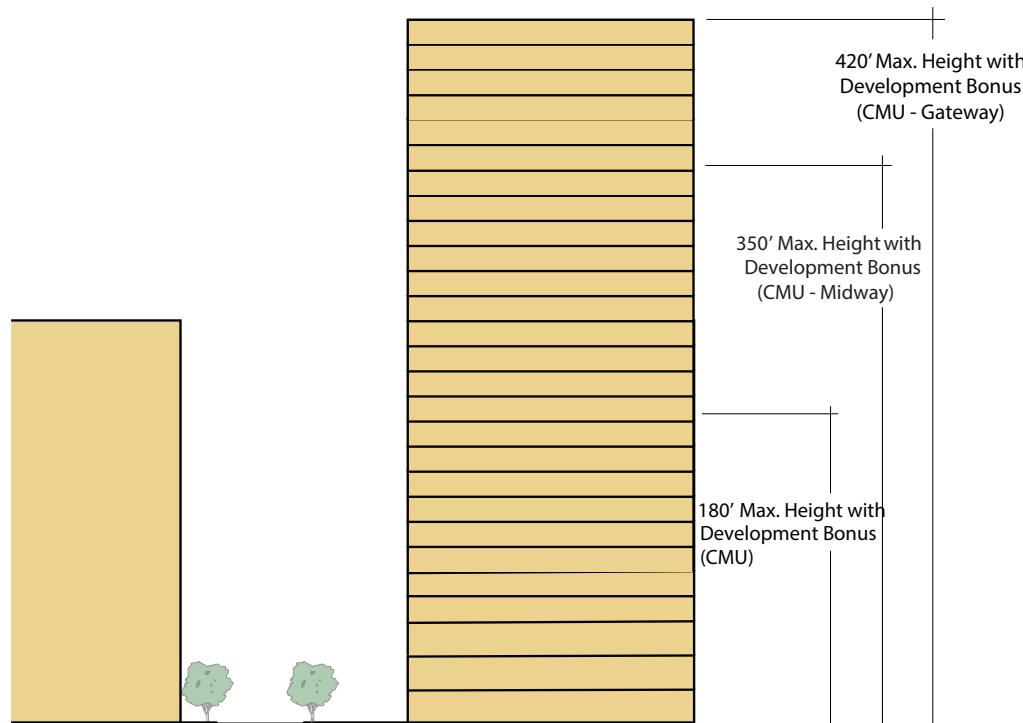


BUILDING HEIGHT	
<b>Minimum Building Height:</b>	
Not applicable	
<b>Maximum Building Height by Right:</b>	
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)	
<b>Maximum Building Height with Development Bonus*:</b>	
CMU Zone	180 Feet
CMU Midway Zone	350 Feet
CMU Gateway Zone	420 Feet
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	

MAXIMUM IMPERVIOUS COVER	
<b>If located in an urban watershed (Shoal or Little Walnut Creek):</b>	
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)	
<b>If located in a suburban watershed (Walnut Creek)*:</b>	80%

\* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.

PLATTING REQUIREMENTS	
<b>If located in the CMU Gateway Zone:</b>	
Section 24-4-171( <i>Access to Lots</i> ) of the City Code is modified to permit a lot to abut a dedicated public street or a Major Internal Drive.	



**Figure 4-6: North Burnet / Gateway (NBG) Zoning District Watershed and Maximum Impervious Cover Map**  
City of Austin  
Council Meeting Backup, January 22, 2026  
File ID: 26-2739

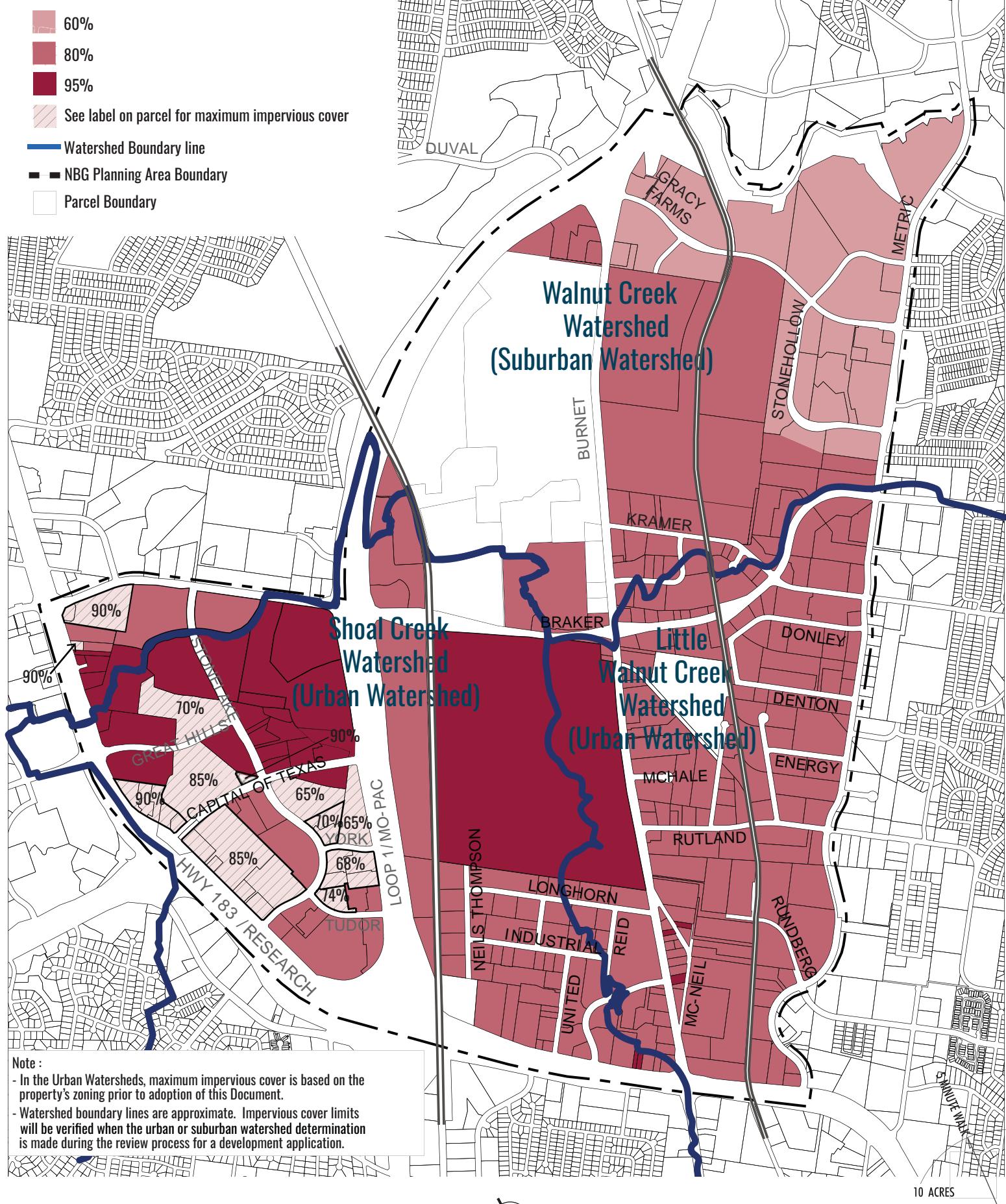
Council Meeting Backup: January 22, 2026

File ID: 26-2739

Updated 02/13/2024

## LEGEND

### Maximum Impervious Cover



**Note :**

**NOTE:**

- In the Urban Watersheds, maximum impervious cover is based on the property's zoning prior to adoption of this Document.
- Watershed boundary lines are approximate. Impervious cover limits will be verified when the urban or suburban watershed determination is made during the review process for a development application.



( ) NORTH

1 MILE

