

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0004 (Strandtman Cove)

DISTRICT: 3

ADDRESS: 20 Strandtman Cove

ZONING FROM: LI-CO-NP

TO: LI-PDA-NP

SITE AREA: approximately 5.34 acres (approximately 232,567 square feet)

PROPERTY OWNER: 20 Strandtman, LLC

AGENT: Alice Glasco Consulting (Alice Glasco)

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

STAFF RECOMMENDATION:

Staff recommends granting limited industrial services-planned development area-conditional overlay-neighborhood plan (LI-PDA-NP) combining district zoning. See the basis of recommendation and proposed zoning sections below for more information.

The staff's recommendation will prohibit the following 26 uses:

- | | |
|---|---|
| - Agricultural Sales and Services | - Automotive Rentals |
| - Automotive Repair Services | - Automotive Sales |
| - Automotive Washing (of any type) | - Bail Bond Services |
| - Basic Industry | - Campground |
| - Construction Sales and Services | - Convenience Storage |
| - Custom Manufacturing | - Drop-off Recycling Collection Facility |
| - Exterminating Services | - General Warehousing and Distribution |
| - Indoor Crop Production | - Kennels |
| - Light Manufacturing | - Limited Warehousing and Distribution |
| - Maintenance and Service Facilities | - Pedicab Dispatch |
| - Recycling Center | - Research Services |
| - Resource Extraction | - Scrap and Salvage |
| - Service Station | - Vehicle Storage |

PLANNING COMMISSION ACTION / RECOMMENDATION: June 24, 2025: Applicant postponement to July 22, 2025

July 22, 2025: Staff postponement to August 12, 2025

August 12, 2025: Recommended staff recommendation of LI-PDA-NP with additional setbacks – Motion by Commissioner Ahmed, seconded by Commissioner Anderson, all commissioners voting in favor no abstentions.

CITY COUNCIL ACTION:

September 25, 2025: Case is scheduled to be heard by City Council

ORDINANCE NUMBER: N/A

ISSUES: N/A

CASE MANAGER COMMENTS:

The subject tract contains a medium sized warehouse currently utilized for foundation building materials. To the north, is one medium office, one auto repair garage, and undeveloped land. To the west, are eight medium sized warehouses (approximately 3,000 to 20,000 square feet each) comprising the Hull Door Supply Company and undeveloped land. To the south, is undeveloped land which fronts the Colorado River. To the east, is the old Borden Dairy which was recently rezoned to the same zoning being requested in this case.

The proposed PDA development standards reasonably modify setbacks, building height, building coverage, and floor-to-area ratio (FAR) to create a relatively denser development that is consistent with rezonings that have been granted in the immediate area as formerly industrial sites are being redeveloped into multifamily housing and mixed-use developments. The proposed development will provide a denser development with both market rate and affordable housing proximate to the East Cesar Chavez Street and East 7th Street Imagine Austin Activity Corridors.

Proposed Zoning

Section 1. Applicable Site Development Regulations

A. If there is a conflict between this Ordinance and applicable City of Austin rules, regulations and ordinances, this Ordinance including the Exhibits shall control.

Section 2. Authorized Uses

a. Except as provided in sections b and c below and the CO (conditional overlay), all permitted and conditional uses under LI, Limited Industrial Services, zoning are permitted and conditional uses for the subject property.

b. The following uses are additional *permitted* uses:

- Condominium residential
- Group residential
- Multifamily residential
- Townhouse residential

c. The following uses are *prohibited* uses:

- Basic Industry
- Recycling center
- Resource extraction
- General warehousing and distribution
- Scrap and salvage

Section 3. Site Development Regulations

d. The following site development standards apply to the PDA property:

- The maximum height is 120 feet - plus additional height allowed by Section 25-2-531 (Height Limit Exceptions)

- The minimum front yard setback is 0 feet
- The minimum street side yard setback is 0 feet
- The minimum interior side yard setback is 0 feet
- The minimum rear yard setback is 0 feet.
- The maximum building coverage is 80%
- The maximum impervious cover is 80%
- The maximum floor-to-area ratio is 8:1

BASIS OF RECOMMENDATION:

Zoning should allow for reasonable use of the property.

The proposed PDA development standards reasonably modify setbacks, building height, building coverage, and floor-to-area ratio (FAR) to create a relatively denser development that is consistent with rezonings that have been granted in the immediate area as formerly industrial sites are being redeveloped into multifamily housing and mixed-use developments.

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

The proposed development will provide a denser development with both market rate and affordable housing proximate to the East Cesar Chavez Street and East 7th Street Imagine Austin Activity Corridors.

Zoning should promote the policy of located retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors/highways.

The subject site is located at the nexus of multiple major roadways including US HWY 183/Airport Boulevard to the east as well as E. Cesar Chavez to the north where more dense development and intensive land uses should be located.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-CO-NP	Medium sized warehouse of approximately 18,000 square feet
<i>North</i>	LI-CO-NP	One medium office, one auto repair garage, and undeveloped land
<i>South</i>	LI-PDA-NP, PNP, RR-NP, and GR-CO-NP	Undeveloped land
<i>East</i>	LI-PDA-NP	Undeveloped land (recently rezoned through C14-2022-0121 - see <i>area case histories</i> section below
<i>West</i>	LI-CO-NP, GR-CO-NP, and RR-NP	Eight medium sized warehouses (approximately 3,000 to 20,000 square feet each) and undeveloped land

NEIGHBORHOOD PLANNING AREA: Govalle/Johnston Terrace (Govalle)

WATERSHED: Colorado River Watershed

SCHOOLS: A.I.S.D. - The required Educational Impact Statement is below as *exhibit E*.

Govalle Elementary School
Martin Middle School
Eastside Early College High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, East Town Lake Citizens Neighborhood Association, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Govalle/Johnston Terrace Neighborhood Plan Contact Team, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Overton Family Committee, Preservation Austin, River Bluff Neighborhood Assoc., Tejano Town

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0121 (Borden Tract)	LI-CO-NP to LI-PDA-NP	To Grant LI-PDA-NP as recommended by Staff with additional conditions (3/28/2023)	Approved LI-PDA-NP as Commission recommended with additional conditions (7/20/2023)
C14-2022-0054 (830 Airport 830 Airport, 838 Airport, 917 Shady Lane, 923 Shady Lane)	SF-3-NP & CS-CO-NP to CS-MU-V-CO-NP	To Grant CS-MU-V-CO-NP as recommended by Staff, on Consent (7/26/2022)	Approved CS-MU-V-CO-NP as Commission recommended (09/01/2022)
C14-2020-0073 (MSC & CTC Tracts Zoning 748 Airport Boulevard)	CS-CO-NP to CS-MU-V-NP	To Grant CS-MU-V-CO-NP as recommended by Staff, on Consent (12/22/2020)	Approved CS-MU-V-CO-NP as Commission Recommended (01/27/2021)
C14-2018-0042 (Red Bluff Rezoning 4713 E. Cesar Chavez Street)	CS-MU-CO-NP to CS-MU-CO-NP (remove a condition of zoning)	To Grant CS-MU-CO-NP as recommended by staff (9/25/2018)	Approved CS-MU-CO-NP as Commission recommended (10/18/2018)

RELATED CASES:

NPA-2024-0016.04 (Future Land Use Map – FLUM change from Industry to Mixed Use)

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Colorado River Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is 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

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. Land dedication will be required, as well as any remaining fees in-lieu.

This site contains a critical connection to parkland, and the potential to be part of a future greenbelt. Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1- 609.

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

Site Plan

SP1. Site plans will be required for any new development except for residential only projects with up to 4 units.

SP2. Any new development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP3. This tract is already developed and the proposed zoning change is within the footprint of an existing development.

SP4. The site is located within Austin-Bergstrom Overlay. No uses will be allowed that create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance.

Transportation and Public Works (TPW) Department – Engineering Review

Zoning transportation analysis (ZTA) shall be performed at zoning where anticipated trips are anticipated to exceed 2,000 unadjusted trips to satisfy the LDC requirement for a TIA but does not diminish the authority to require a traffic impact analysis at site plan.

The ZTA has been completed and is attached below as *exhibit D*.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Strandtman CV	Level 1	58'	163' (diameter of dead end turn-around)	138' (diameter of dead end turn-around)	Yes	No	Yes

TIA: The ZTA has been completed and is attached below as *exhibit D*.

Austin Water Utility

AW1. No comments on zoning change.

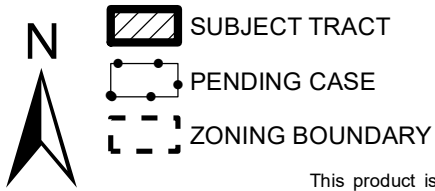
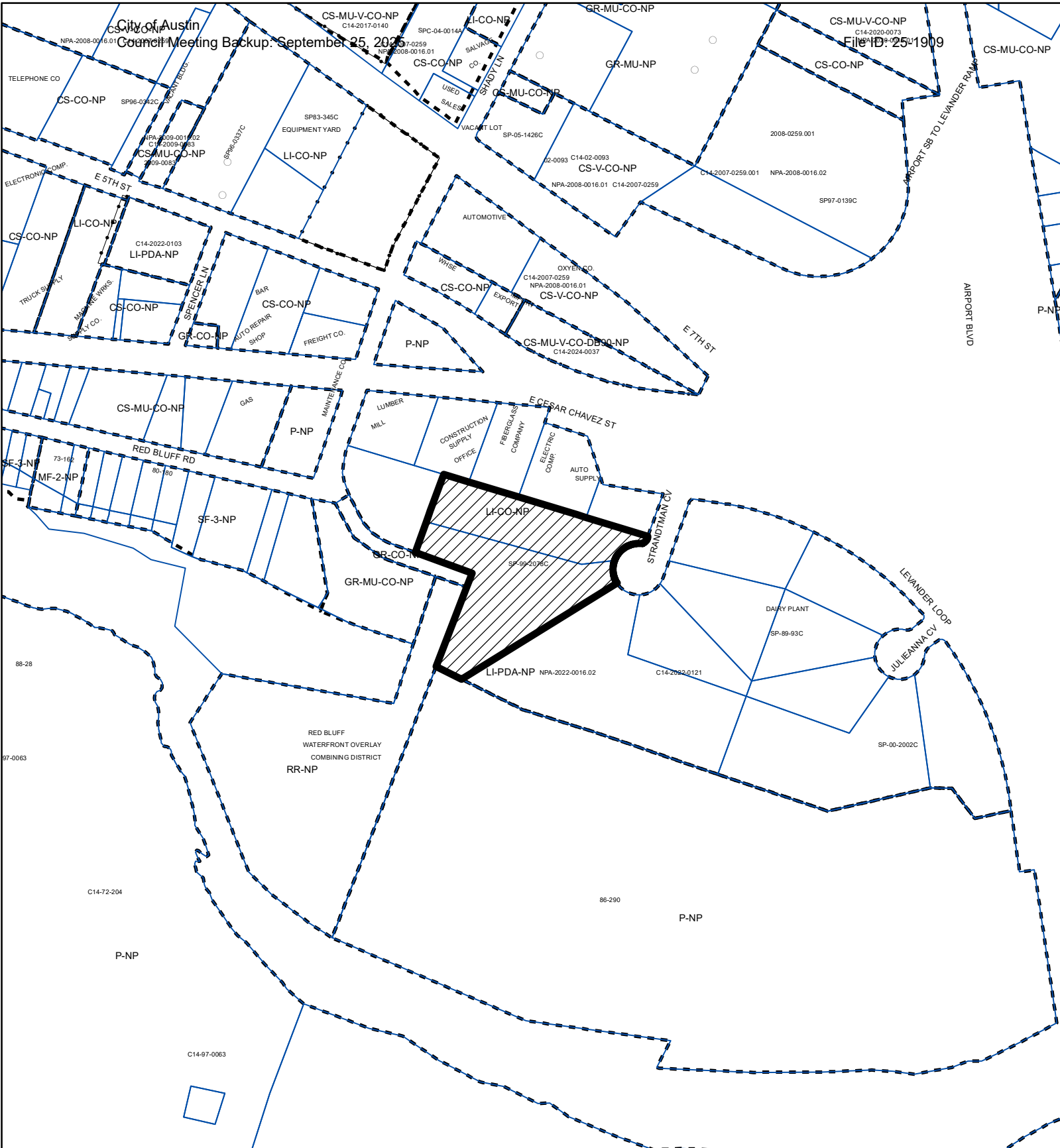
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map

- C. Applicant's Summary Letter
- D. Zoning Transportation Analysis (ZTA) Final Memo
- E. Educational Impact Statement (EIS)



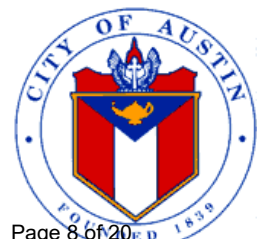
ZONING

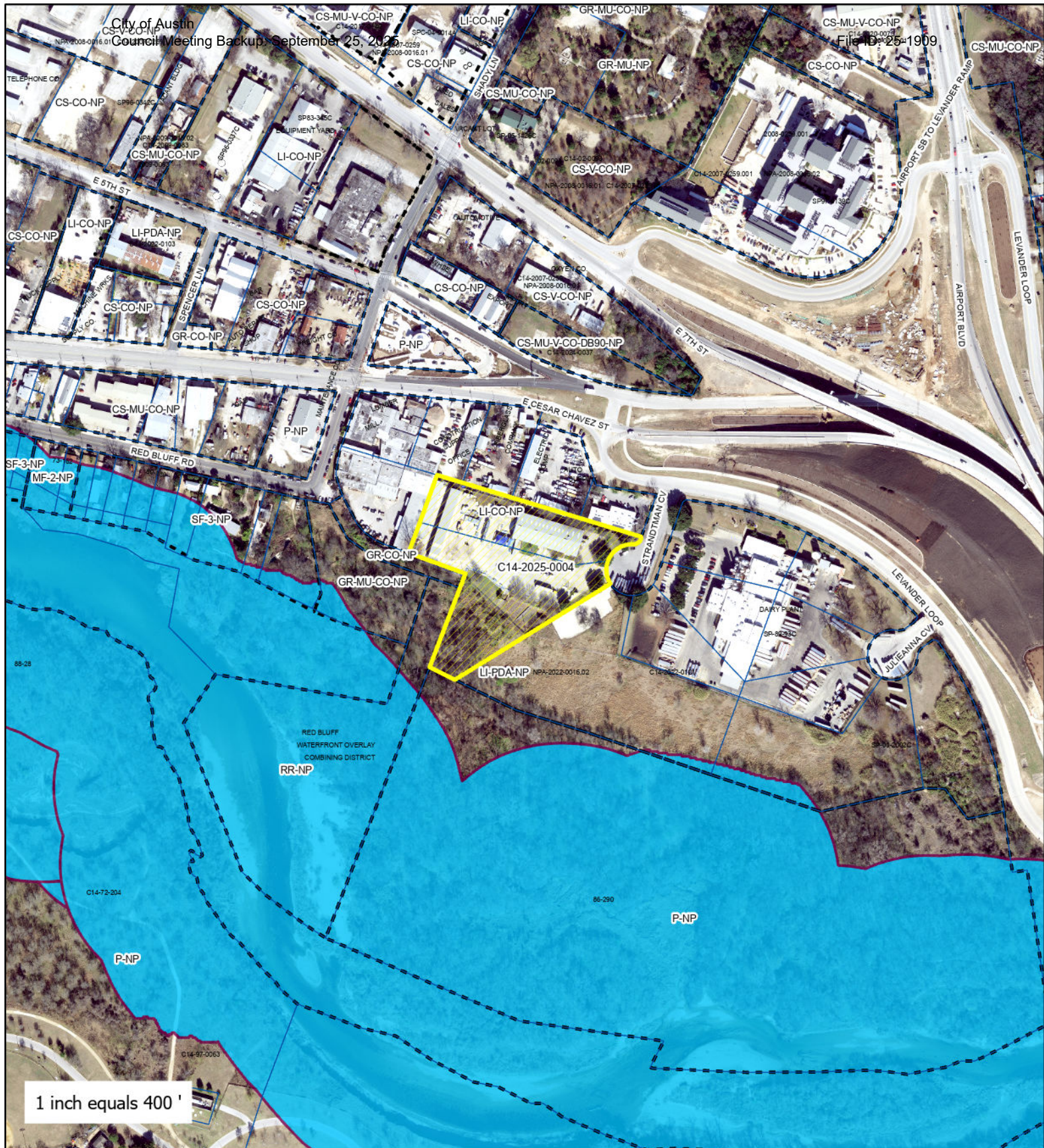
ZONING CASE#: C14-2025-0004

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.



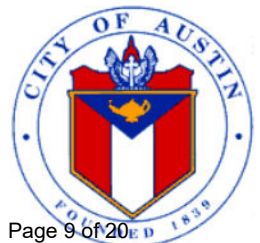


1 inch equals 400'

Strandtman Cove

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

ZONING CASE#: C14-2025-0004
LOCATION: 20 Strandtman Cv.
SUBJECT AREA: 5.339 Acres
MANAGER: Jonathan Tomko



ALICE GLASCO CONSULTING

December 19, 2024

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

RE: 20 Strandtman Cove

Dear Ms. Middleton-Pratt:

I represent 20 Strandtman Cove, LLC, the owner of the subject property, in a request to rezone the property and amend the Future Land Use Map (FLUM) of the Govalle/Johnston Terrace Combined Neighborhood Plan.

The current rezoning is LI-CO-NP, and the requested rezoning is LI-PDA-NP. The change to the FLUM is from Industry to Mixed Use.

Current State:

The subject site is used for foundation building materials.

Govalle/Johnston Terrace Combined Neighborhood Plan:

Land Use Goal # 3: Develop a balanced and varied pattern of land use.

Key Principles:

- Provide a balance of land use and zoning for people to both live and work in the area.
- Encourage mixed use so that residential uses are allowed on some commercial properties.
- Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop).

Proposed PDA Standards

The proposed PDA standards for the subject property would be as follows:

a. Except as provided in sections b and c below, all permitted and conditional uses under LI, Limited Industrial Services, zoning are permitted and conditional uses for the subject property.

b. The following uses are additional permitted uses:

- Condominium residential
- Group residential
- Multifamily residential
- Townhouse residential

c. The following uses are prohibited uses:

- Basic Industry
- Recycling center
- Resource extraction
- General warehousing and distribution
- Scrap and salvage

d. The following site development standards apply to the PDA property:

- The **maximum height is 120 feet** - plus additional height allowed by Section 25-2-531 (Height Limit Exceptions)
- The minimum front yard setback is 0 feet
- The minimum street side yard setback is 0 feet
- The minimum interior side yard setback is 0 feet
- The minimum rear yard setback is 0 feet.
- The maximum building coverage is 80%
- The maximum impervious cover is 80%
- **The maximum floor-to-area ratio is 8:1**

Justification for FLUM change and rezoning:

- **Redevelopment opportunity:** the proposed rezoning will allow the site to be developed with housing.
- **Imagine Austin Comprehensive Plan Corridors:** the site is in proximity to E. Cesar Chavez Street, and E. 7th Street, which are designated as Imagine Austin Corridors.
- **Proximity to transit:** the site is within walking distance to bus stops on E. Cesar Chavez Street and Shary Lane and E. 5th Street.

Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco

Alice Glasco, President
AG Consulting

Cc: Reza Paydar, 20 Strandtman Cove, LLC



MEMORANDUM

Date: March 3rd, 2025
To: Amir Jafari, P.E., LJA Engineering, Inc.
CC: Juan Valera P.E., Danielle Morin, Julie Apagya Bonney
Transportation Public Works
Reference: 20 Strandtman Cove – C14-2025-0004
Zoning Transportation Analysis (ZTA) Final Memo

The Austin Transportation & Public Works Department (TPW) has reviewed the “20 Strandtman Cove” ZTA, prepared by LJA Engineering, Inc. The proposed site is comprised of High-Rise Multi-Family (945 dwelling units). The development is located (shown in Figure 1 below) at 20 Strandtman Cove in Austin, Texas. The proposed development will be built in one phase and is anticipated to be completed in 2030. The project proposes access to the surrounding roadway network through two driveways, one driveway located on Strandtman Cove and one driveway along the future extension of Shady Ln/Red Bluff Rd.



Figure 1: Site Location

Adjacent Roadway Characteristics:

The site proposes access to Strandtman Cv and the extension of Shady Ln/Red Bluff Rd through two driveways. The following section provides a brief description of Strandtman Cv, Shady Ln, Levander Loop, E Cesar Chavez St and the future extension of Shady Ln/Red Bluff Rd.

Strandtman Cove: Strandtman Cv along the site frontage is currently a two-lane Level 1 road in the Austin Strategic Mobility Plan (ASMP), requiring 58 or 64 ft of ROW. The ASMP calls for improvements to sidewalks in the vicinity of the site. The site frontage has curb and gutter and partial sidewalk.

Shady Lane: Shady Ln along the site frontage is currently a two-lane Level 1 road in the ASMP, requiring 58 or 64 ft. The ASMP calls for improvements to sidewalks in the vicinity of the site. The site frontage has curb and gutter. The average daily traffic was about 1,564 vehicles per day based on 24-hr counts collected on December 10th, 2024.

Levander Loop: Levander Loop near the site is currently a two-lane Level 4 road in the ASMP. Coordination with TxDOT is required to determine the future ROW. The ASMP calls for an all ages and abilities paved trail bicycle facility and improvements to sidewalk in the vicinity of the site. The average daily traffic was about 8,499 vehicles per day based on 24-hr counts collected on December 10th, 2024.

E Cesar Chavez Street: E Cesar Chavez Street near the site is currently a four-lane Level 3 road in the ASMP, requiring 116 ft of ROW. This segment is part of a vehicle, transit, and bicycle priority network. The ASMP calls for improvements including additional travel lanes, raised medians, all ages and abilities bicycle facilities, and sidewalk. The average daily traffic was about 15,770 vehicles per day based on 24-hr counts collected on December 10th, 2024.

Future Extension of Shady Ln/Red Bluff Rd: Red Bluff Rd along the site frontage is currently a two-lane Level 1 road in the ASMP, requiring 58 or 64 ft of ROW. The ASMP calls for improvements to sidewalks in the vicinity of the site. The site frontage has curb and gutter and partial sidewalk. The average daily traffic was about 587 vehicles per day based on 24-hr counts collected on December 10th, 2024.

Trip Generation and Traffic Analysis:

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition), the site development will generate approximately 3,930 daily, unadjusted trips, 227 AM peak hour trips and 269 PM peak hour trips. Details are shown in Table 1 below:

Table 1: Site Trip Generation

Table 1 Vehicle Trip Generation (Proposed)

Land Use (ITE Code)	ITE Code	Units/SF	AM Peak Trips (vph)			PM Peak Trips (vph)			Weekday 24-hour Trips
			In	Out	Total	In	Out	Total	
Multi-Family Housing (High-Rise)	222	945 Units	59	168	227	167	102	269	3,930
Total			59	168	227	167	102	269	3,930

Vehicle Trip Generation (Existing)

Land Use (ITE Code)	ITE Code	Units/SF	AM Peak Trips (vph)			PM Peak Trips (vph)			Weekday 24-hour Trips
			In	Out	Total	In	Out	Total	
General Light Industrial	110	17,850 SF	14	2	16	2	10	12	118
Total			14	2	16	2	10	12	118

Average Daily Traffic (ADT) was estimated for the 2024 existing conditions based on the traffic count data collected at the intersections of Cesar Chavez St and Shady Ln and Cesar Chavez St and Springdale Rd/Red Bluff Rd. The growth factor average of 3% from 2017-2023 was assumed to estimate the projected ADT volumes for 2030 forecasted conditions. Table 2 shows both the existing traffic volumes as well as projected volumes on the road segments in the vicinity of the site.

Table 2: Projected Volume Analysis

Road Segment	ASMP Class	Existing Cross Section	2024 Existing ADT	2028 Forecasted ADT	2028 Site ADT	2028 ADT (Site + Forecasted)
Strandtman Cove	Level 1	2 Lanes, undivided	0	0	1,965	1,965
Shady Ln/Red Bluff Rd	Level 1	2 Lanes, undivided	587	701	1,965	2,666
Levander Loop	Level 4	4 Lanes, undivided	8,499	10,148	1,965	12,113

Several Transportation Demand Management (TDM) measures, per the Transportation Criteria Manual (TCM) were also proposed to achieve a minimum of 20% trip reduction. These TDM measures will also minimize the impact on the transportation network and will help to address the added vehicular impact on the surrounding network. ASMP ROW assessment for abutting road segments, turn lane analysis for all driveways, and sight distance analysis for the proposed new driveways were also conducted.

Recommendations/Conclusions:

As a condition for approval for the above referenced zoning review case, the applicant shall adhere to the following recommendations:

- This site is required to achieve a minimum of 20% trip reduction utilizing various TDM measures per the TCM. This site proposes the following TDM measure categories to achieve the TDM-related trip reductions, details will be determined at site plan stage. The applicant has the flexibility to substitute and/or add other relevant TDM measures as per the TCM at the time of the site plan as long as an overall trip reduction of 20% is achieved.
- Reduced Parking Supply
- Transportation Management Association Membership
- Pedestrian Access and Connectivity
- Bicycle Access and Connectivity
- The proposed development is subject to the City of Austin Street Impact Fee (Ordinance # 20201220-061 & 20201210-062). Street Impact Fee (SIF) calculation shall be performed at the time of the Site Plan submission and will be collected at the time of building permit. No offsets to the proposed development's SIF will be issued until the completion of identified construction items unless those items are included in the proposed Site Plan application.
- ASMP ROW needs have been assessed and this site might require ROW dedications to meet the ASMP requirements. This will be confirmed at the Site Plan stage.
- This site shall be utilizing two new driveways for general traffic circulation; one on Strandtman Cv and one on the extension of Shady Ln/Red Bluff Rd. Approval of this ZTA does not grant nor guarantee approval of proposed driveway locations. Driveways will be further reviewed during site plan review by the appropriate City of Austin departments.
- This ZTA does not relieve a development of the need to conduct a Transportation Assessment (TA) or Full Transportation Impact Analysis (TIA) requirement at the time of site plan.

Please contact me at (512) 974-6441 if you have questions or require additional information.

Sincerely,

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

Nazlie Saeedi, P.E.
Transportation & Public Works Department

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



Project Name: 20 Strandtman Cove

Address/Location: 20 Strandtman Cove

Case #: C14-2025-0004

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

SF UNITS: _____ **STUDENTS PER UNIT ASSUMPTION**
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 945 **STUDENTS PER UNIT ASSUMPTION**
Elementary School: 0.1 Middle School: .045 High School: .056

MF UNITS: _____ **STUDENTS PER UNIT ASSUMPTION**
Elementary School: _____ Middle School: _____ High School: _____

IMPACT ON SCHOOLS

In July 2025 an Educational Impact Statement was submitted to the City of Austin for 945 MF units.

The student yield factor of 0.201 (across all grade levels) for apartment homes was used to determine the number of projected students. This was determined by the district's demographer by looking at the district average for multifamily units.

No units are being demolished. The development is projected to add approximately 191 students across all grade levels to the projected student population. It is estimated that of the 191 students, 95 will be assigned to Govalle ES, 43 to Martin MS, and 53 to Eastside ECHS.

The percentage of permanent capacity by enrollment for School Year 2028-29, including the additional students projected with this development would be above optimal utilization (80-95%) in Elementary and below at Middle and High:

- Govalle ES (100%)
- Martin MS (57%)
- Eastside ECHS (78%)

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



TRANSPORTATION IMPACT

One additional bus would be needed for each campus.

SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: 07.29.2025

Director:

DocuSigned by:
Beth Wilson
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DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: **Govalle**

ADDRESS: 3601 Govalle Ave, Austin, TX 78702

PERMANENT CAPACITY: 524

MOBILITY RATE: -0.8%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	386	410	505
% of Permanent Capacity	74%	78%	96%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	383	429	524
% of Permanent Capacity	73%	82%	100%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



MIDDLE SCHOOL: Martin

ADDRESS: 6800 Bill Hughes Rd, Austin, TX 78745

PERMANENT CAPACITY: 794

MOBILITY RATE: -54.5%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	521	538	581
% of Permanent Capacity	66%	68%	73%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	237	410	453
% of Permanent Capacity	30%	52%	57%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



HIGH SCHOOL: Eastside

ADDRESS: 900 Thompson St, Austin, TX 78702

PERMANENT CAPACITY: 859

MOBILITY RATE: -19.5%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	830	768	821
% of Permanent Capacity	97%	89%	96%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	668	620	673
% of Permanent Capacity	78%	72%	78%