

ZONING CHANGE REVIEW SHEET

CASE: **C14-2024-0167** – Airport & Koenig Tracts DB90 Rezoning – Parcel A

DISTRICT: 4

ADDRESS: 501 E. Koenig Ln Svrđ EB, 629 E. Koenig Ln, 600 E. 56th St., 700 E. 56th St., 702 E. 56th St., 5600 Middle Fiskville Rd., 5601 ½ Middle Fiskville Rd., 5608 ½ Middle Fiskville Rd.

ZONING FROM: CS-MU-V-CO-NP, CS-V-CO-NP TO: CS-MU-V-CO-DB90-NP

SITE AREA: 7.39 acres

PROPERTY OWNER: BUP 501 Austin Owner LLC (Victor Young, Phil Cattanach), Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz)

AGENT: Dubois Bryant & Campbell, LLP (David Hartman)

CASE MANAGER: Marcelle Boudreaux (512-974-8094, marcelle.boudreaux@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – mixed use - vertical mixed use building – conditional overlay - density bonus 90 - neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning.

The Conditional Overlay prohibits the following uses: Adult Oriented Business and Pawn Shop Services.

The Conditional Overlay makes the following uses conditional: Agricultural Sales and Services, Campground, Construction Sales and Services, Equipment Repair Services, Kennels, Commercial Blood Plasma center, Convenience Storage, Equipment Sales, Vehicle storage.

PLANNING COMMISSION ACTION / RECOMMENDATION:

March 11, 2025: *APPROVED CS-MU-V-CO-DB90-NP AS STAFF RECOMMENDED.
[HANEY; MAXWELL – 2ND](9-0); AZHAR, COX, PHILLIPS, HAYNES -
ABSENT*

CITY COUNCIL ACTION:

April 10, 2025:

ORDINANCE NUMBER:

ISSUES:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently, the applicant submitted a rezoning application to request the -DB90 combining district, in order for the City to continue review of site plan.

The conditional and prohibited uses in the Conditional Overlay were established during the North Loop Neighborhood Plan rezonings (Ord. No. 020523-31), and are requested by the Applicant and some are recommended by Staff for this new rezoning.

This rezoning is related to other DB90 rezoning cases in close proximity to the subject case located on Middle Fiskville Road, Koenig Ln., E 56th St., E. 55th St. Martin Ave., and Airport Blvd. All of those cases are as follows: C14-2024-0167, C14-2025-0010, C14-2025-0014, C14-2025-0012 (including C14-79-019(RCT)), C14-2025-0015, C14-2025-0017, and C14-2025-0016.

CASE MANAGER COMMENTS:

The subject site is 7.39 acres, and developed with Automobile Sales use, including buildings and associated parking (Leif Johnson Ford), a small amount of vacated right-of-way (ROW) and small area of median (zoned CS-V-CO-NP). To the west, the property is bounded by railroad tracks. To the immediate north is Highway 290 and frontage roads, and further north are Restaurant (limited) with drive through, Consumer convenience and alternative financial service uses (CS-NP). To the south across E. 56th St. is more Automobile Sales use (Case no.: C14-2025-0010) and Business Support service use (electrical supply store) and Parking (Case nos.: C14-2025-0015 and C14-2025-0017) (CS-V-CO-NP). To the east is Airport Blvd. and across it are Administrative and Business Office uses (County Offices and others), Liquor store use, Food Sales and Restaurant (General) (CS-V-CO-NP; CS-1-V-CO-NP). The site is less than one-half mile from I-35. There is a railroad crossing a few blocks south at Bruning Ave. ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

This proposal is within a ½ mile of the 53rd St MetroRapid Bus ETOD station area. The applicant has successfully incorporated development details, especially the request for DB90 zoning which incentivizes affordable housing as development occurs. This is consistent with the intent of the “Encourage” ETOD typology.

The applicant is requesting general commercial services – mixed use – vertical mixed use building – conditional overlay - density bonus 90 – neighborhood plan (CS-MU-V-CO-DB90-NP) combining district for a proposed development that would include multi-family units requiring an affordable component. A building constructed under density bonus 90 (–

DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. According to the site plan on file, the overall project would consist of approximately 754 residential units, 11 live-work units, and pedestrian-oriented commercial/ retail.

The property is located within the North Loop Neighborhood Plan Area, and is located within an area that was initiated by the City to zone certain tracts within the Neighborhood Plan area to accommodate the -V zoning district in 2008 (Ordinance No. 20080320-047).

A development utilizing the “density bonus 90” incentives is permitted with a base CS district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the CS district (60 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements. There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

The site plan for this property is currently under review pursuant to an Ordinance which was subsequently invalidated by Court ruling. The City previously undertook zoning of this property with the -V combining district during the Neighborhood Plan process. This current request for the -DB90 combining district continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

BASIS OF RECOMMENDATION:

1. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City. City Council previously approved rezoning this property to allow for vertical mixed-use buildings. This request is consistent with the “VMU2” option and Ordinance No. 20240229-073 (new DB90), which replaced the invalidated “VMU2” option.

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

The general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

Mixed Use combining district (MU) is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

The proposed density bonus 90 (DB90) combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height.

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required to comply with affordable housing requirements.

4. *Zoning changes should promote an orderly relationship among land uses.*
Staff recommends the Applicant's request as described above for CS-MU-V-CO-DB90-NP combining district zoning for the subject property based on the following considerations:
 - 1) Recognizing the site's location on/adjacent to Airport Blvd., which is an Imagine Austin Corridor, within the Highland Mall Station Imagine Austin Center, and close proximity to another Imagine Austin Corridor on E. 52nd St.;

- 2) the City’s investment in multi-modal path (bicycle and pedestrian) upgrades on Airport Boulevard corridor;
- 3) number of units and housing choice that could be produced would suit a variety of household sizes, incomes, and lifestyle needs of a diverse population in support of Imagine Austin and the Strategic Housing Blueprint;
- 4) the applicant has successfully incorporated development details consistent with the intent of the “Encourage” ETOD typology;
- 5) the prior rezoning to “VMU” granted on the site during the Neighborhood Plan-era opt in rezoning process.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-V-CO-NP; CS-V-CO-NP	Automobile sales
<i>North</i>	CS-NP	Highway 290 and frontage roads; Consumer convenience, Restaurant (limited) & drive through; Alternative financial services
<i>South</i>	CS-V-CO-NP	Automobile sales; Business support services; Parking
<i>East</i>	CS-1-V-CO-NP; CS-V-CO-NP	Liquor store; Administrative and Business offices; Restaurant (general)
<i>West</i>	CS-MU-V-CO-NP; SF-3-NP	Vacant; Single family residences

NEIGHBORHOOD PLANNING AREA: North Loop

WATERSHED: Tannehill Branch

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Reilly Elementary

Lamar Middle School

McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, North Austin Neighborhood Alliance, North Loop Neighborhood Association, North Loop Neighborhood Plan Contact Team, Preservation Austin, Save Our Springs Alliance, Highland Neighborhood Association, Skyview Neighborhood, Ridgetop Neighborhood Association, Red Line Parkway Initiative, Highland/ Skyview Neigh. Plan Contact Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
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C14-2024-0114 – 5210 Bruning	GR-CO-NP to GR-MU-V-CO- DB90-NP	To Grant GR-MU-V- CO-DB90-NP, as staff recommended, maintaining CO’s from NP rezonings	Pending Council hearing April 10, 2025
C14-2024-0113 – 704 E 53 rd St	CS-CO-NP to CS-MU-V-CO- DB90-NP	To Grant CS-MU-V- CO-DB90-NP, as staff recommended, maintaining CO’s from NP rezonings	Pending Council hearing April 10, 2025
C14-2024-0112 – 5301 Martin Ave	CS-CO-NP & SF-3-NP to CS- MU-V-CO-NP (as amended)	To Grant CS-MU-V- CO-NP, as staff recommended, maintaining CO’s from NP rezonings	Pending Council hearing April 10, 2025
C14-2008-0002.001 – Northloop NP Area Vertical Mixed Use Building (V) Zoning opt in Part 2			Apvd. June 5, 2008
C14-2008-0002 – Northloop NP Area Vertical Mixed Use Building (V) Zoning opt in			Apvd. March 20, 2008
C14-02-0009 – North Loop NP Combining District rezonings			Apvd 2002

RELATED CASES:

C14-2025-0010 – Parcel B rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP;
605 E 56th Street

C14-2025-0014 – Parcel C rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP;
5500 Martin Avenue

C14-2025-0012 – Parcel D rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP;
701 E 55th Street; 703 E 55th Street

C14-79-019(RCT) – associated with Parcel D to request termination of 1979 public
restrictive covenant

C14-2025-0015 – Parcel E rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP; 5509 Martin Avenue & 707 E 56th Street

C14-2025-0017 – Parcel F rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP; 713 E 56th Street; 5508 Middle Fiskville Road & 5502 Middle Fiskville Road

C14-2025-0016 – Parcel G rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP; 5500 Airport Road; 5512 Middle Fiskville Road; 5515 Middle Fiskville Road

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 600 E 56TH STREET. C14-2024-0167. Project: Airport & Koenig Tracts DB90 Rezoning - Parcel A. North Loop NP. FLUM: Mixed Use. 7.39 acres from CS-MU-V-CO-NP & CS-V-CO-NP to CS-MU-V-CO-DB90-NP. Existing: automotive sales, vacated R.O.W., and parking. Proposed: 800 units multifamily residential. Demolition is proposed. Proposal seeks Density Bonus 90 Combining District (Ordinance No. 20240229-073), which sets affordability minimums on ownership and rental units, and further allows for an increase of up to 30 ft in height above the base zone allowance, with a maximum limit of 90 feet in total height. DB90 additionally releases the site from some base zoning district development standards, including maximum floor area ratio.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: 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. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> Within Highland Mall Station Regional Center; adjacent to Airport Blvd Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> 0.08 miles to bus stop along Airport Blvd
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> Sidewalk and protected bike path available along Airport Blvd towards the north. Southern sidewalk experiences gaps, and bike pathway markers are present along Middle Fiskville Rd.
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> Goods and Services present along Airport Blvd
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> 0.5 miles to Ridgeway Elementary School
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> 0.5 miles to Bruning Green pocket park
Y	Connectivity and Health *: 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"> 0.3 miles to Dentist on Airport Blvd
Y	Housing Choice *: 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.

Y	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : 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.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
10	Number of “Yes’s”

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 Tannehill Branch 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 s.f. 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.

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. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will serve the Highland/North Loop neighborhoods through the additional park investment. The Parks and Recreation Department (PARD) is open to working with the applicant to find suitable land arrangement to work toward satisfying the requirement at time of permitting (whether subdivision or site plan). This land should improve neighborhood connectivity via a portion of the Red Line Trail running north/south and parallel to the tracks between 56th and Koenig and PARD would welcome surrounding parkland around the trail, such as that identified during the review process for SP-2023-0210C.

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 contact this reviewer ann.desantis@austintexas.gov and Robynne Heymans Robynne.Heymans@austintexas.gov (original site plan reviewer) in advance of site plan or subdivision applications. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

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.

DB90 Rezoning

This site must meet affordability minimums to be eligible for DB90. A signed approval letter from the Housing Department will be required with site plan submittal.

Airport Boulevard is the Principal Street for this site. Any buildings fronting this street will be required to have 75% of the ground floor as commercial uses.

Austin Fire Department

No comments.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for E 56th St. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for E 56th St 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 1/4 mile)
E 56 th St	Level 1	58 feet	Approx 45 feet	Approx 36 feet	No	No	Yes
Koenig Lane SVRD (TXDOT Roadway)	Level 4	TXDOT Roadway	Highway Intersection	Approx 40 feet	No	No	Yes

Water Utility

No comments on zoning change.

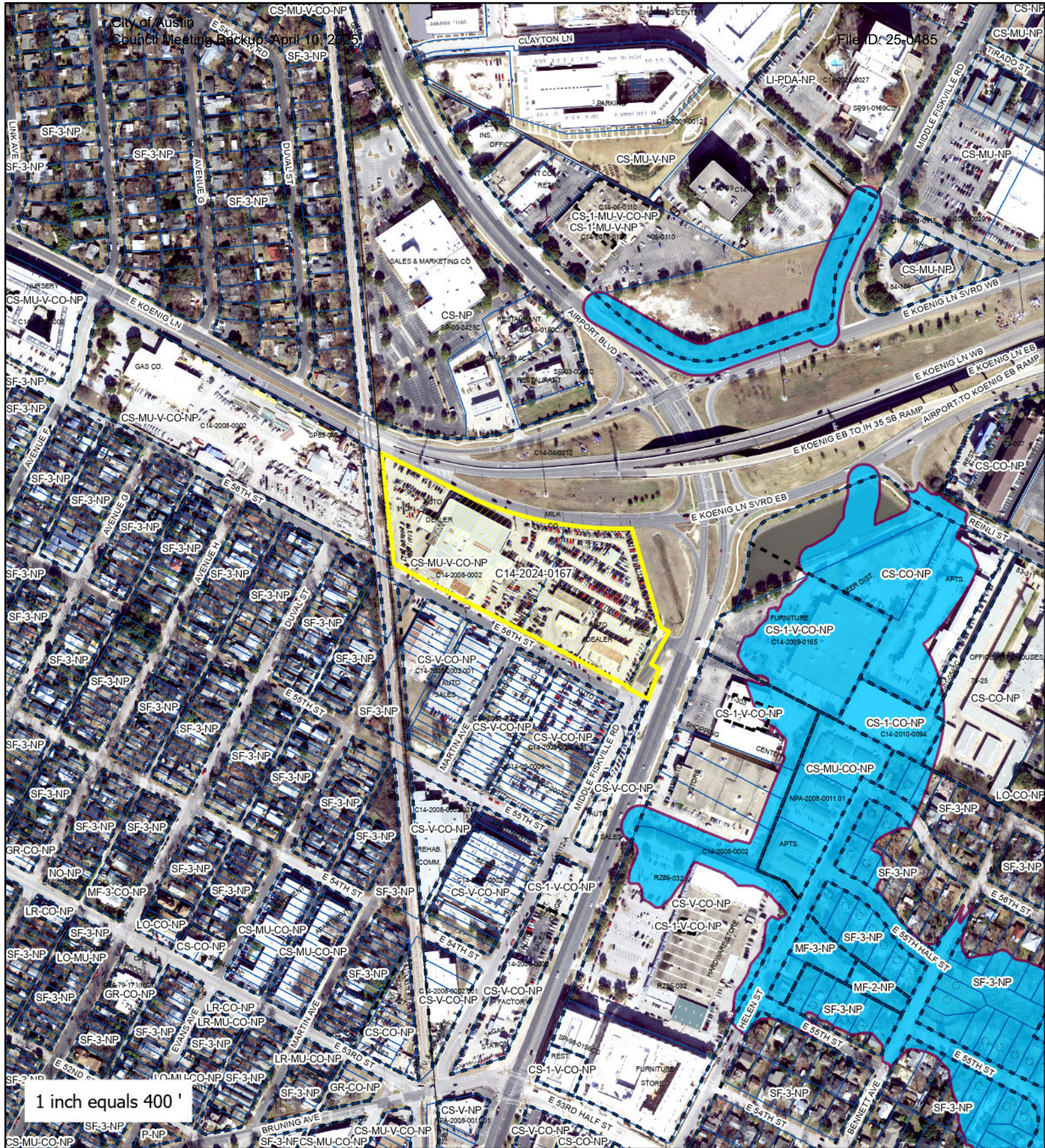
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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.





INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- Exhibit A: Zoning Map
- Exhibit A-1: Aerial Map

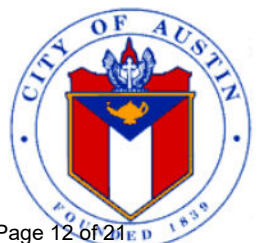
- Applicant’s Summary Letter
- Attachment A: Notated map of related cases
- Attachment B: Educational Impact Statement
- Public Correspondence



Airport & Koenig Tracts DB90 Rezoning - Parcel A

-  SUBJECT TRACT ZONING CASE#: C14-2024-0167
-  ZONING BOUNDARY LOCATION: 501 & 629 E Koenig Ln Svrld EB, 600, 700, & 702 E. 56th St, and 5600, 5601 1/2, & 5608 1/2 Middle Fiskville Rd.
-  PENDING CASE
-  CREEK BUFFER SUBJECT AREA: 7.39 Acres

MANAGER: Marcelle Boudreaux



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



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PARCEL A

November 5, 2024

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

Re: Airport & Koenig Tracts DB90 Rezoning (Parcel A) – Rezoning Application for 7.39 acres located at 501 E Koenig Ln. Svr EB, 629 E. Koenig Ln., 600 E. 56th Street, 700 E 56th St., 702 E 56th St., 5600 Middle Fiskville Rd., 5601 ½ Middle Fiskville Rd., 5608 ½ Middle Fiskville Rd., Austin, Texas 78751 (“Property”)

Dear Ms. Middleton-Pratt:

We respectfully submit the enclosed zoning application for Airport & Koenig Tracts DB90 Rezoning (Parcel A) as representatives of the owners of the above stated Property. A site development permit application # SP-2023-0120C was submitted for the proposed development of the Property in accordance with the “VMU2” density bonus program pursuant to Ordinance No. 20221201-056 (“VMU2 Ordinance”). **The enclosed zoning application is submitted pursuant to Ord. No 20240229-073 (“DB90 Ordinance”), and as such qualifies for waived application fees as provided in Section 5 of the DB90 Ordinance.**

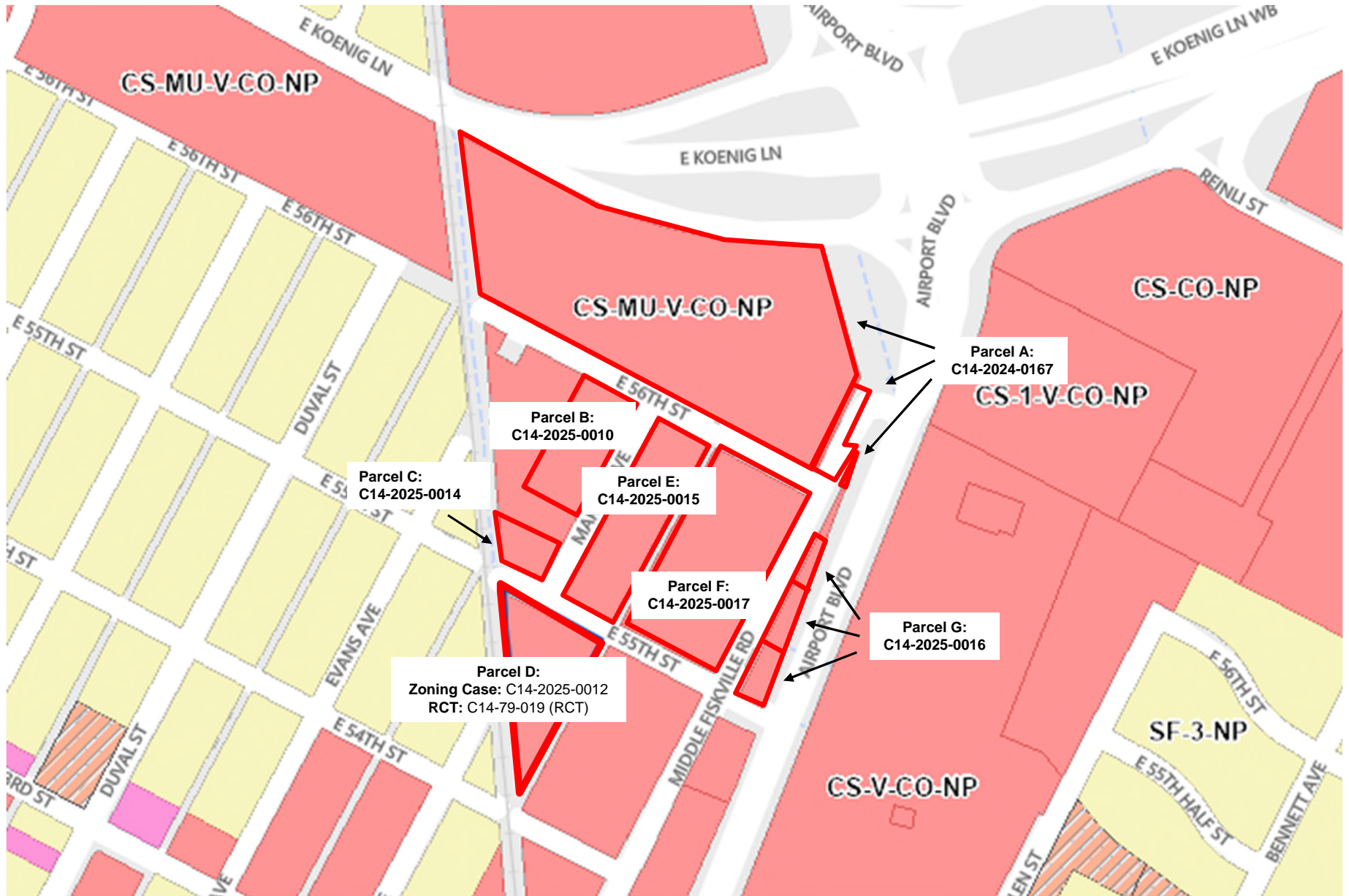
The Property covers 7.39 acres located at 501 E Koenig Ln. Svr EB, 629 E. Koenig Ln., 600 E. 56th Street, 700 E 56th St., 702 E 56th St., 5600 Middle Fiskville Rd., 5601 ½ Middle Fiskville Rd., 5608 ½ Middle Fiskville Rd., Austin, Texas 78751. The Property is currently developed with an automotive dealership, and has direct access to Airport Blvd., Middle Fiskville Rd., E Koenig Ln., and E 56th St. The current zoning of the Property is General Commercial-Mixed-Use-Vertical Mixed Use-Conditional Overlay-Neighborhood Plan (“CS-MU-V-CO-NP”) and General Commercial-Vertical Mixed Use-Conditional Overlay-Neighborhood Plan (“CS-V-CO-NP”), and we are requesting General Commercial-Mixed Use-Vertical Mixed Use-Conditional Overlay-Density Bonus 90 Combining District-Neighborhood Plan (“CS-MU-V-CO-DB90-NP”) zoning for the entire Property to authorize development of a multifamily project on the Property.

If you have any questions about the applications or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

David Hartman

cc: Marcelle Boudreaux, Planning Department (via electronic delivery)
Joi Harden, Planning Department (via electronic delivery)



EDUCATIONAL IMPACT STATEMENT

Austin
Independent
School District



Prepared for the City of Austin



PROJECT NAME: Airport and Koenig
ADDRESS/LOCATION Airport and Koenig
CASE #: C14-2025-0010, C14-2025-0012, C14-2025-0017, C14-2025-0015, C14-2024-0167, C14-2025-0016

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

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION

Elementary School: _____	Middle School: _____	High School: _____
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MF UNITS: 2300 STUDENTS PER UNIT ASSUMPTION

Elementary School: <u>.059</u>	Middle School: <u>.029</u>	High School: <u>.039</u>
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IMPACT ON SCHOOLS

In February 2025 an Educational Impact Statement was submitted to the City of Austin for 2300 MF units. The student yield factor of 0.127 (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.

The project will demolish 0 units and propose 2,300-unit multifamily development. The proposed development is requesting a DB90 district, which includes an affordability requirement. This incentive includes an increased height maximum if the development applies either Ownership: 12% of units at 80% AMI and/or Rental: 12% of units at 60% AMI or 10% of units at 50% AMI. At this time, it is unknown whether these will be ownership, rental or a mix. The development is projected to add approximately 293 students across all grade levels to the projected student population. It is estimated that of the 293 students, 136 will be assigned to Reilly Elementary School, 67 to Lamar Middle School, and 90 to McCallum High School.

The percentage of permanent capacity by enrollment for School Year 2028-29, including the additional students projected with this development, would be all above the optimal utilization target range of 85-110% at Reilly ES (128%), Lamar MS (133%), and McCallum HS (128%). This development will need to be monitored as additional students may cause a strain operationally at these campuses.

TRANSPORTATION IMPACT

At this point in time the development would trigger an additional bus for Reilly ES and Lamar MS. At McCallum the students would be considered walkers, and no impact is expected.

SAFETY IMPACT

Depending on the layout of the proposed development sidewalks will need to be constructed. If the area where Middle Fiskville Rd running from 55th to 56th St changes then sidewalks will be needed on the Airport Blvd on the westside with barriers. If not, then sidewalks would be needed on Middle Fiskville Rd from 56th to 5420. In addition, sidewalks will be needed from 501 E Koenig Ln south side to Airport Blvd.

EDUCATIONAL IMPACT STATEMENT

Austin
Independent
School District



Prepared for the City of Austin

DocuSigned by:
Beth Wilson
38E0989C305B4E8...

Date Prepared: 02.21.2025

Executive Director: _____

DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Reilly

ADDRESS: 405 Denson Drive

PERMANENT CAPACITY: 384

MOBILITY RATE: 47.9%

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	238	240	376
% of Permanent Capacity	62%	63%	98%

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	352	354	490
% of Permanent Capacity	92%	92%	128%

MIDDLE SCHOOL: Lamar

ADDRESS: 6201 Wynona Ave

PERMANENT CAPACITY: 968

MOBILITY RATE: .03%

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	1,095	1,221	1,288
% of Permanent Capacity	113%	126%	133%

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	1,098	1,224	1,291
% of Permanent Capacity	113%	126%	133%

EDUCATIONAL IMPACT STATEMENT

Austin
 Independent
 School District



Prepared for the City of Austin

HIGH SCHOOL: McCallum

ADDRESS: 5600 Sunshine Dr

PERMANENT CAPACITY: 1,542

MOBILITY RATE: 2.7%

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	1,827	1,836	1,926
% of Permanent Capacity	118%	119%	125%

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	1,876	1,885	1,975
% of Permanent Capacity	122%	122%	128%

From: [Harden, Joi](#)
To: [Boudreaux, Marcelle](#)
Subject: FW: Case number c14-2024-0167
Date: Thursday, December 5, 2024 12:10:23 PM

Hi Marcelle,

Please reach out to the person who sent the email below and let them know that you are the case manager and can assist with questions. Thanks!

Best,
Joi

From: jreese@swbell.net <jreese@swbell.net>
Sent: Wednesday, December 4, 2024 7:08 PM
To: Harden, Joi <Joi.Harden@austintexas.gov>
Subject: Case number c14-2024-0167

You don't often get email from jreese@swbell.net. [Learn why this is important](#)

External Email - Exercise Caution

Hello,

Regarding the notice for filing of Application for rezoning:

We are in complete opposition to granting this property ANY special provisions. We have been neighbors of the Leif Johnson Ford property for more than two decades. They have been HORRENDOUS neighbors with complete and total disregard for our neighborhood. And since Johnson is still in the name of the special land LTD, I am assuming it will be run with the same blatant disregard for the neighbors.

They blasted their loudspeakers throughout our neighborhood from morning until night for years. We had to listen to everything from them singing happy birthday to employees to telling which cars were located in which bays. Although our property is right beside the tracks, our neighbors several blocks in were hearing the same thing. Most of the neighbors were tenants and likely didn't do anything to rectify the situation. Seriously, imagine yourself sitting in your living room and hearing about which car is in which bay. My next door neighbor was laying dying in her home and was so bothered by it that I went over there to mention it to them to see if anything could be done to turn it down or turn the speakers around or something. The first time I approached them, I thought they would quickly rectify the situation as any decent humans would. Nope! They kept making excuses about people being out of town. On the fifth trip (several weeks after the first request) over to ask them to stop blasting out my dying neighbor, they not only were unwilling to help but became combative with me which of course didn't do anything for my not so calm conveying of the message. So faced with knowing that for years very tolerant neighbors put up with unnecessary blaring of music and announcements for years but one tiny dying woman was pleading for peace and quiet, they still did nothing about their neighborhood offense.

Oh wait. They did do something,

They called the police on me. The police asked if I threatened them and they truthfully replied that I had not.

I notified the neighborhood association and they turned it down immediately.

If it that was easy to rectify an offense onto our neighborhood, and they knew one of my neighbors was lying on her death bed what their hesitation was in just being good neighbors.

I will alert my neighbors to this and also the North Loop neighborhood association.

Could someone please talk to us about the sound and lights that will be affecting our neighborhood in North Loop?

Thank you

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



6 March 2025

To the Board Members of the Planning Commission:

My name is Brian Bedrosian. I am the Chair of the North Loop Neighborhood Plan Contact Team (NLNPCT – the “neighborhood”). I am writing this letter on behalf of the NLNPCT in support of United Properties’ (the “applicant”) request for DB90 zoning to be added to the combined properties north of 56th Street, south of Koenig Lane, east of the CapMetro Red Line tracks and west of Airport Blvd (collectively referred to as the “northern parcels”)– properties in the north-central sector of our plan area.

On February 26th the NLNPCT held a Special Session devoted to the greater project that United Properties is proposing to build in this area of the neighborhood. The project area includes the northern parcels mentioned above, as well as additional properties within the same east-west boundaries down to 55th Street, along with a triangle of land between the Red Line tracks and the FLORA development just south of 55th (collectively referred to as the “southern parcels”).

Stephen Buchanan of United Properties was in attendance at our meeting and presented the applicant’s current plans for the project. After much discussion, the eligible NLNPCT voting members present, representing a quorum of the overall NLNPCT membership, voted unanimously to support the applicant’s zoning requests contingent upon the signing of a Memorandum Of Understanding (MOU) between United Properties and the NLNPCT.

In order to provide sufficient time to negotiate the contents of this MOU, the NLNPCT voted to permit the applicant to proceed with presenting their zoning case for the northern parcels to the Planning Commission and in exchange United Properties has agreed to postpone the hearing on the southern parcels until the MOU is signed and approved by both parties.

We believe that this project has the opportunity to achieve the goals of North Loop Neighborhood Plan which targeted this area in our FLUM as a Neighborhood Urban Center. This land use category would provide increased density and affordability, new retail and commercial offerings, and rich public spaces – acting as an extension of our already successful urban corridor along North Loop Boulevard (53rd Street). We are concurrently working with the Parks and Recreation Department (PARC), ATP, TPW, CapMetro, the Redline Parkway Initiative, and Council District 4 to ensure that this project offers a complete urban experience that:

1. supports multimodal transportation
2. anticipates future pathways – including the new pedestrian bridge over the I35 expansion, the Redline Parkway, the new multi-use paths along Airport Blvd and Koenig Lane
3. provides engaging public civic spaces along its streets and green spaces
4. knits itself into the existing neighborhoods of North Loop to the east, Ridgetop to the west and Skyview to the north
5. and replaces an automotive dealership with market rate and affordable housing for new neighbors in a thriving central neighborhood in our city.

We encourage the Planning Commission to grant United Properties the DB90 zoning for the northern parcels. Please do not hesitate to reach out with any questions you might have.

Sincerely,

Brian Bedrosian

NLNPCT Chair

brian@baldridge-architects.com