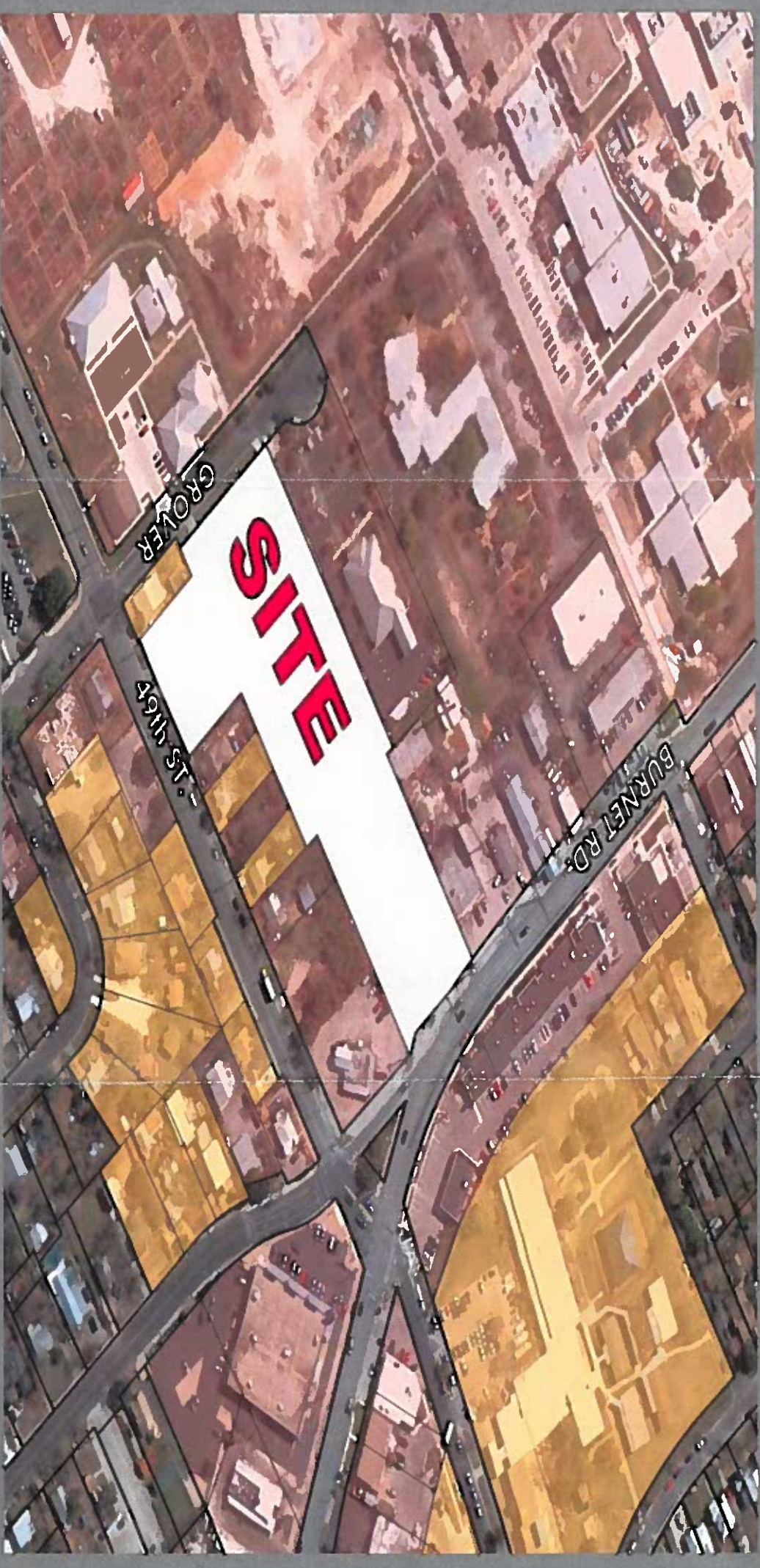


4805 BURNET ROAD

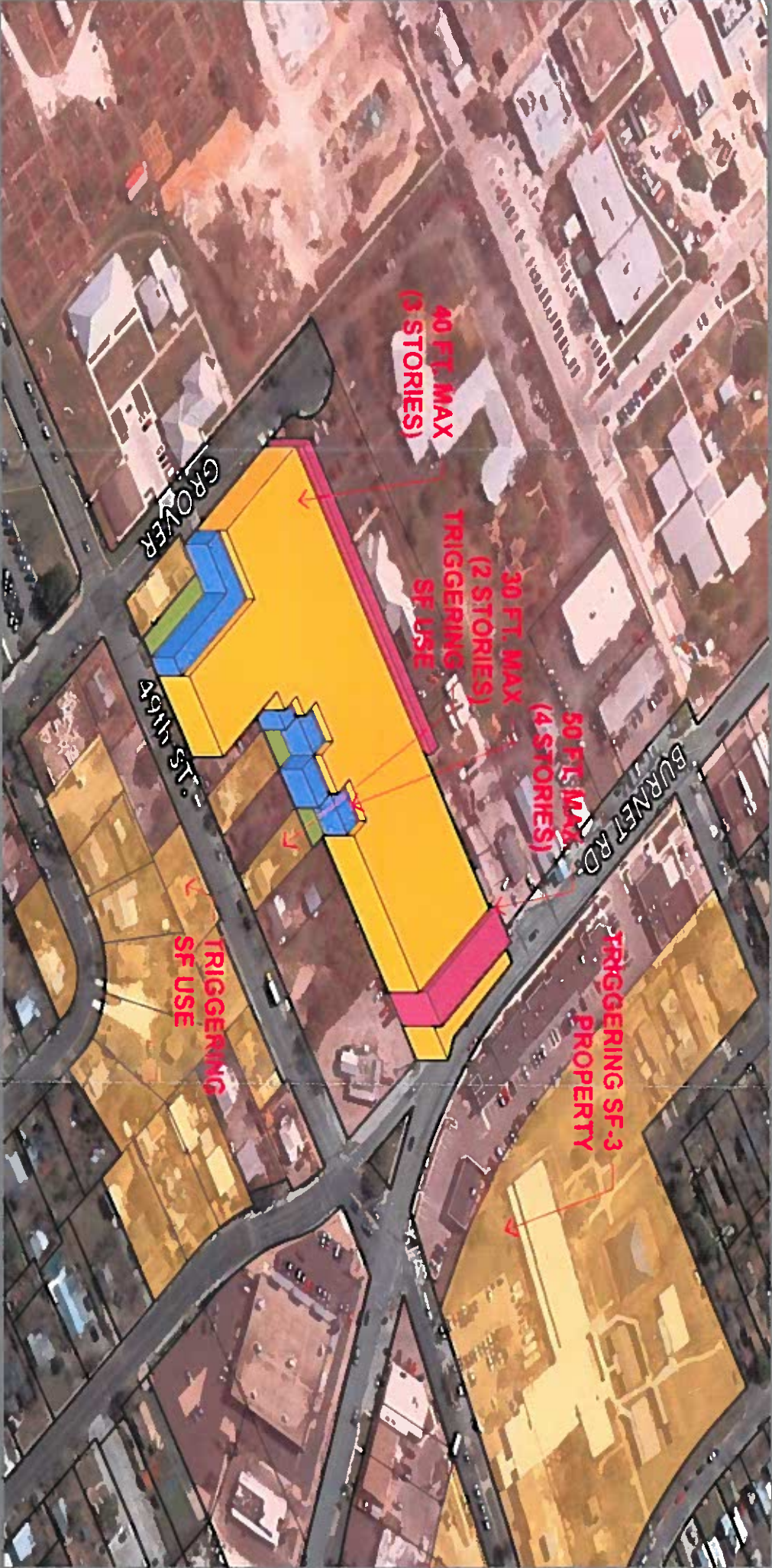
- Approximately 3 acre existing parcel
- Change LO-MU zoning to CS-MU with VMU overlay
- Adjacent commercially zoned properties with SF use trigger compatibility standards
- School with SF zoning triggers compatibility

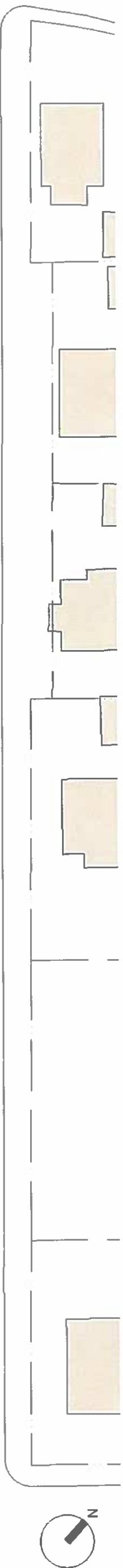


C13-15

4805 BURNET ROAD

- Compatibility standards triggered by residentially used properties require 25 ft setback along 49th street for new MF development
- 25 ft. no structures zone triggered from adjacent SF used properties
- 30 ft. height limit for buildings 25 to 50 ft. from triggering properties
- 40 ft. to 50 ft. height limit at distance 50 ft. to 200 ft. from triggering properties
- 50 ft. height limit at 200 ft. or more from triggering properties

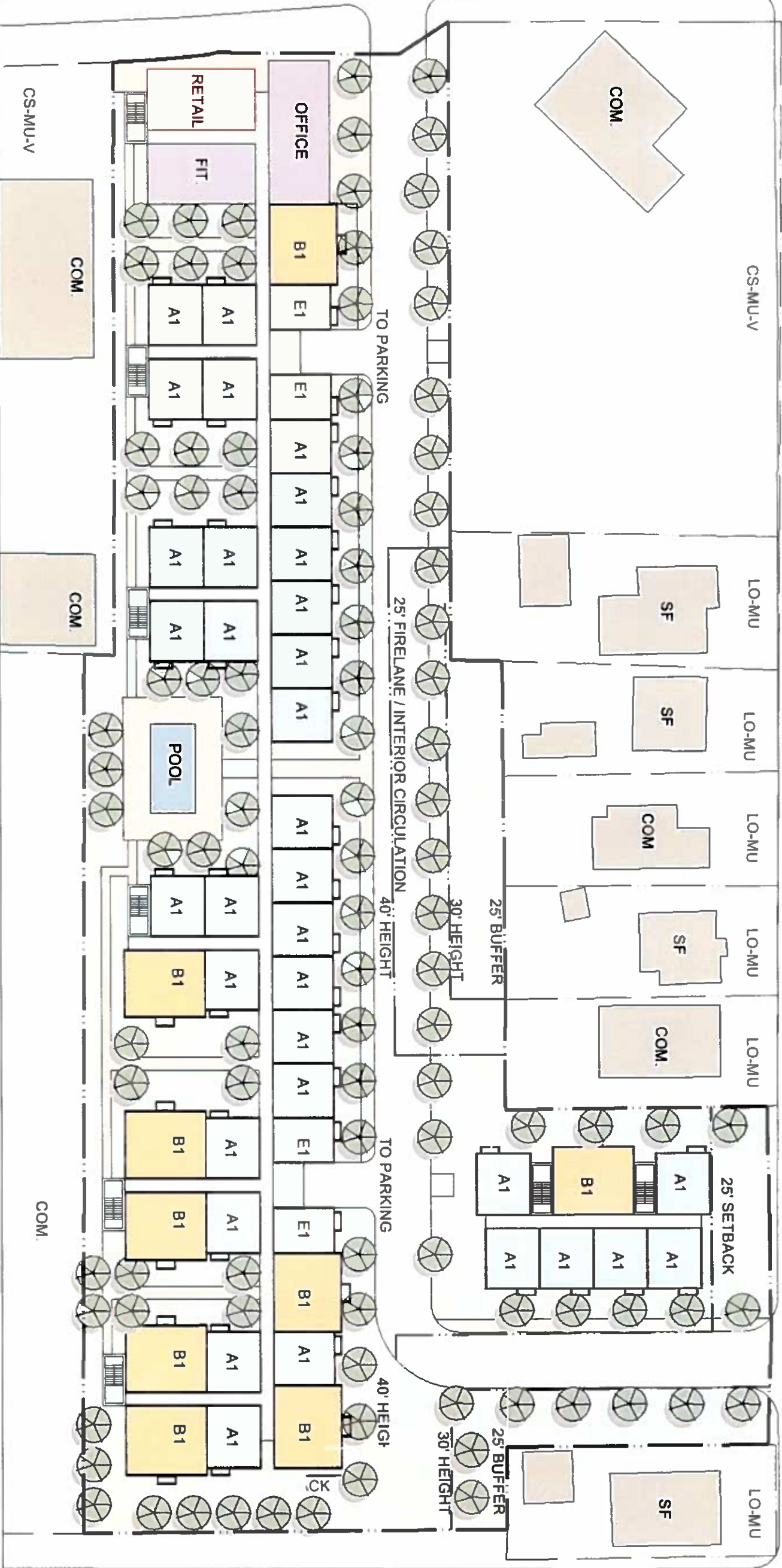




WEST 49TH STREET

BURNET ROAD

GROVER AVENUE



HAILEYSTUDIO

architecture + planning

207 San Jacinto Blvd, Suite 301

Austin, Texas 78701

512.913.0366

www.haileystudio.com

SITE AREA: 3.01 ACRES

ZONING: CS-MU-V (PROPOSED)

AMENITY / OFFICE:

RETAIL:

UNIT MIX / LEGEND

E-1 (efficiency units)

A-1 (1 bedroom units)

B-1 (2 bedroom units)

TOTAL:



4805 Burnet Road Multifamily Redevelopment

Nassour

4805 Burnet Road

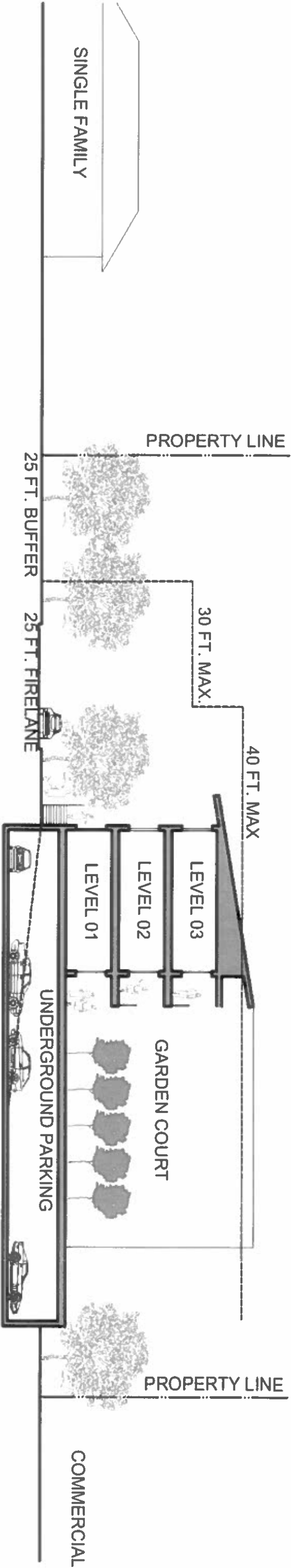
Austin, Texas

A1.1

site plan: level 01

09.24.2012

001 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



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4805 Burnet Road
Austin, Texas

A1.2

compatibility section

09.24.2012

not for construction or regulatory approval

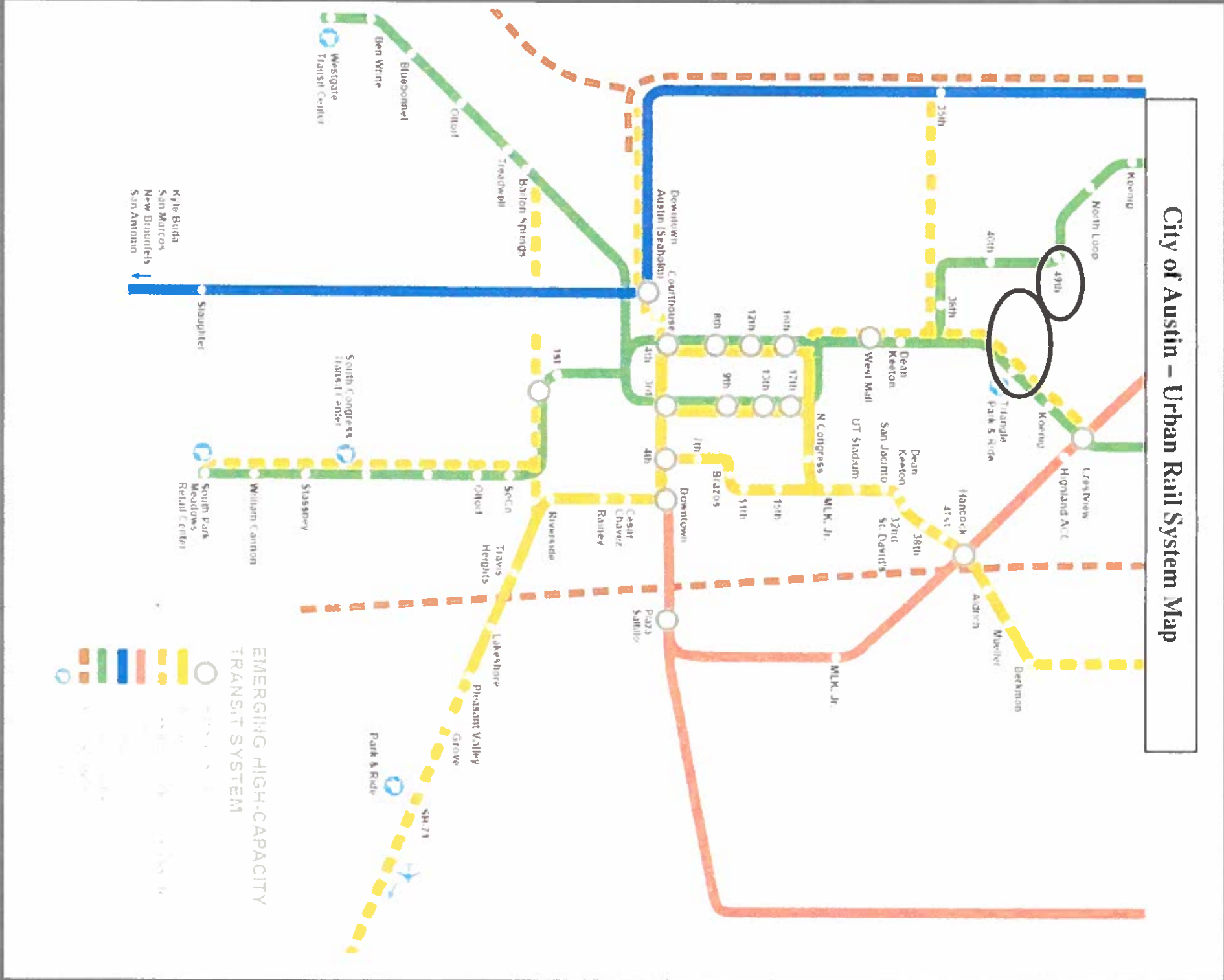
4805 BURNET ROAD

- Walking distance to a mix of uses including employment, shopping, and restaurants



4805 BURNET ROAD

- Located near future transit corridors



4805 BURNET ROAD

- Located near existing bus routes

Capital Metro Buses in the Area

