

**ZONING CHANGE REVIEW SHEET**

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**CASE:** C14-2009-0055.01  
Texas State Troopers Assoc.

**P. C. DATE:** 09/25/12, 10/09/12, 12/23/12

**ADDRESS:** 5536 – 5540 N. Lamar

**AREA:** 1.68 acres

**APPLICANT:** Texas State Troopers Assoc.  
(Claude Hart)

**AGENT:** Coats, Rose, Yale, Ryman & Lee  
(John Joseph)

**NHOOD PLAN AREA:** Brentwood/Highland  
Combined

**T.I.A.:** Yes

**CAPITOL VIEW:** No

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Waller Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** CS-1-MU-V-CO-NP - Commercial-Liquor Sales, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan, CS-MU-V-CO-NP – General Commercial Services, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan

**ZONING TO:** CS-1-MU-V-CO-NP - Commercial-Liquor Sales, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan, CS-MU-V-CO-NP – General Commercial Services, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan. The nature of the request is to amend the Vertical Mixed Use Building (V) combining district in order to modify the provision established in Ordinance No. 20090827-078: “Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.” Specifically, the applicant would like to modify the Annual Median Family Income provision from 60 to 80 percent.

**SUMMARY STAFF RECOMMENDATION:**

CS-1-MU-V-CO-NP - Commercial-Liquor Sales, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan, CS-MU-V-CO-NP – General Commercial Services, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan in order to amend the Vertical Mixed Use Building (V) combining district and modify the provision in Ordinance No. 20090827-078 to read as follows: “Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.”

**PLANNING COMMISSION RECOMMENDATION:**

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The applicant is proposing to develop the site with a three hundred eight five (385) unit apartment complex. The site consists of approximately 2.48 acres (1.68 for the zone change request) but is associated with the companion zoning case George Shia, C14-2012-0052 which is 2.12 acres for a total of 4.6 acres. The applicant has indicated that they can develop the property using the Vertical Mixed Use Building component in their current zoning designation of CS-1-V-MU-CO-NP and CS-V-MU-CO-NP. The applicant is requesting to amend the Vertical Mixed Use Building (V) combining district in order to modify the provision established in Ordinance No. 20090827-078: "Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income." Specifically, the applicant would like to modify the Annual Median Family Income provision from sixty percent (60%) to eighty percent (80%). The applicant has indicated that they will apply the eighty percent (80%) Annual Median Family Income affordability requirement to the entire project rather than just the area covered by the Vertical Mixed Use Building zoning. The rationale being that they would provide more affordable units at eighty percent (80%) than fewer affordable units at sixty percent (60%).

**BASIS FOR RECOMMENDATION:**

*1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Granting the requested zone change to amend the Vertical Mixed Use Building to change the Median Family income requirement will still allow for affordable housing to be developed there.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<b>SITE</b>	CS-MU-V-CO-NP & CS-1-MU-V-CO-NP	Office building
<b>NORTH</b>	SF-3-CO-NP	Multi-family
<b>SOUTH</b>	CS-MU-CO-NP	Office building
<b>EAST</b>	CS-MU-V-CO-NP	Office building
<b>WEST</b>	LO-MU-NP	Office building

**CASE HISTORIES:**

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-05-0090	From P-NP to LR-MU-CO-NP	Approved LR-MU-CO-NP [Vote: 7-0]	Approved LR-MU-CO-NP [Vote: 7-0]

**NEIGHBORHOOD ORGANIZATION:**

- North Austin Neighborhood Alliance
- Perry Neighborhood Assoc.
- Austin Neighborhoods Council
- Hancock Neighborhood Assn.

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**SCHOOLS:**

Brentwood Elementary School, Lamar Middle School, McCallum High School

**SITE PLAN:**

The site is subject to Commercial Design Standards, Subchapter E. This site is within the Brentwood Neighborhood Plan. Additional comments will be made during site plan review.

The site is subject to compatibility standards. Along the south and western property line, the following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the SF-3 property line.
  - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the SF-3 property line.
  - for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
  - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

**TRANSPORTATION:**

TR1. A traffic impact analysis has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

TR2. The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for N. Lamar Blvd. If the requested zoning is granted for this site, then up to 70 feet of right-of-way from the existing centerline should be dedicated for N. Lamar Blvd. according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

TR3. Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Lamar	77	MAD 4	Arterial	Yes	Yes	No

**ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**CITY COUNCIL DATE:** November 1st, 2012

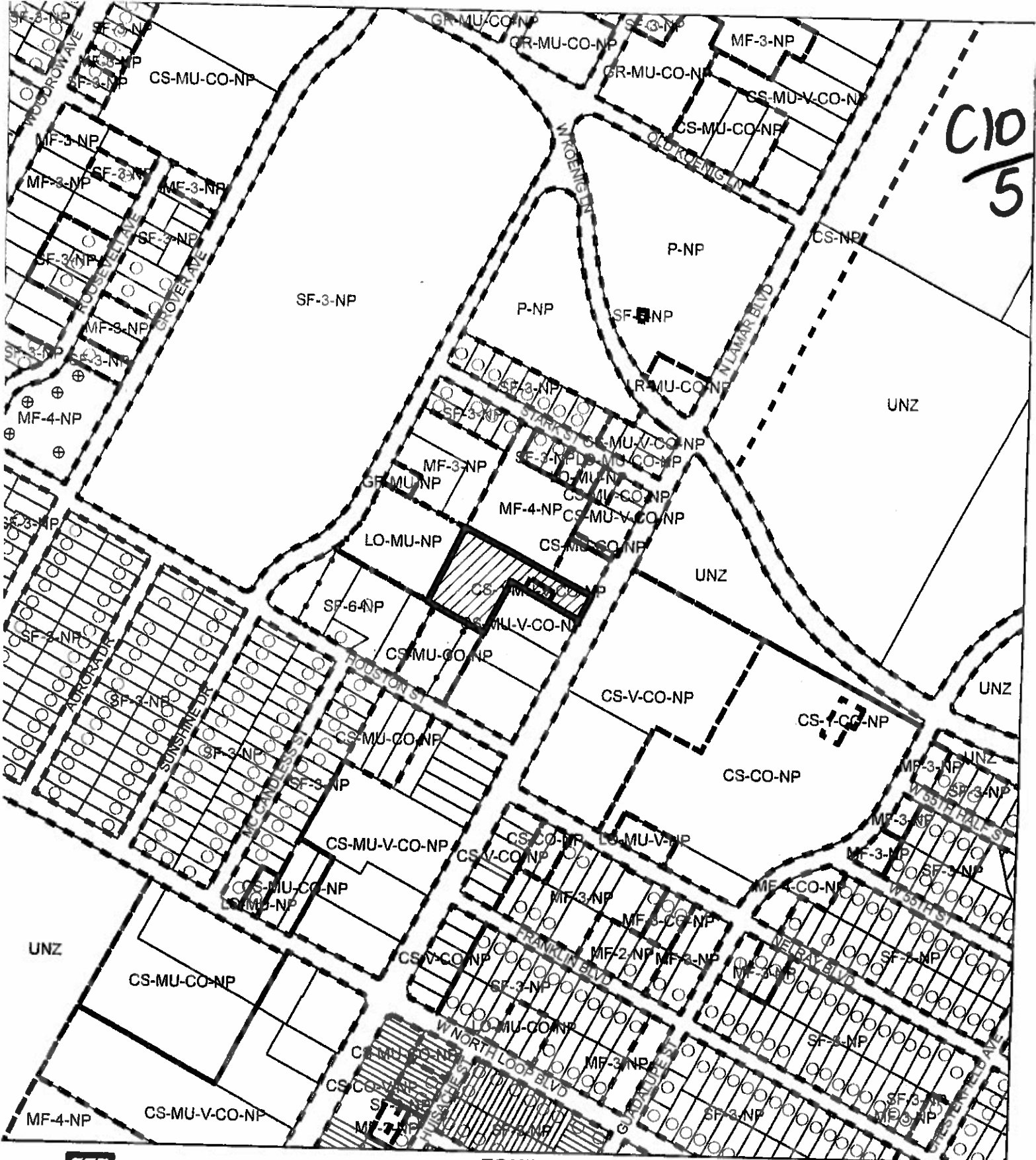
**ACTION:**





**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691




 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**ZONING**  
 ZONING CASE#: C14-2009-0055.01

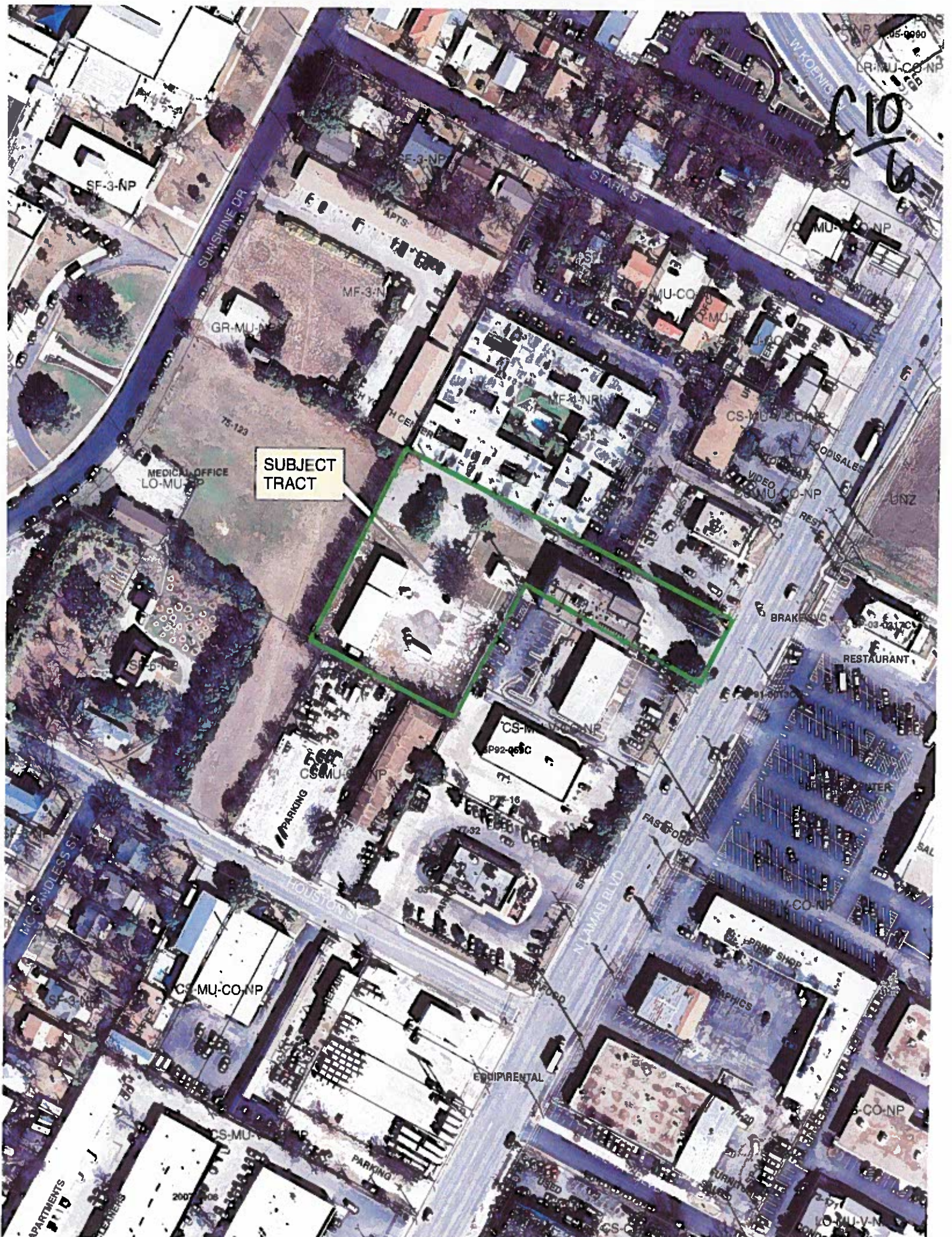
= 400'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

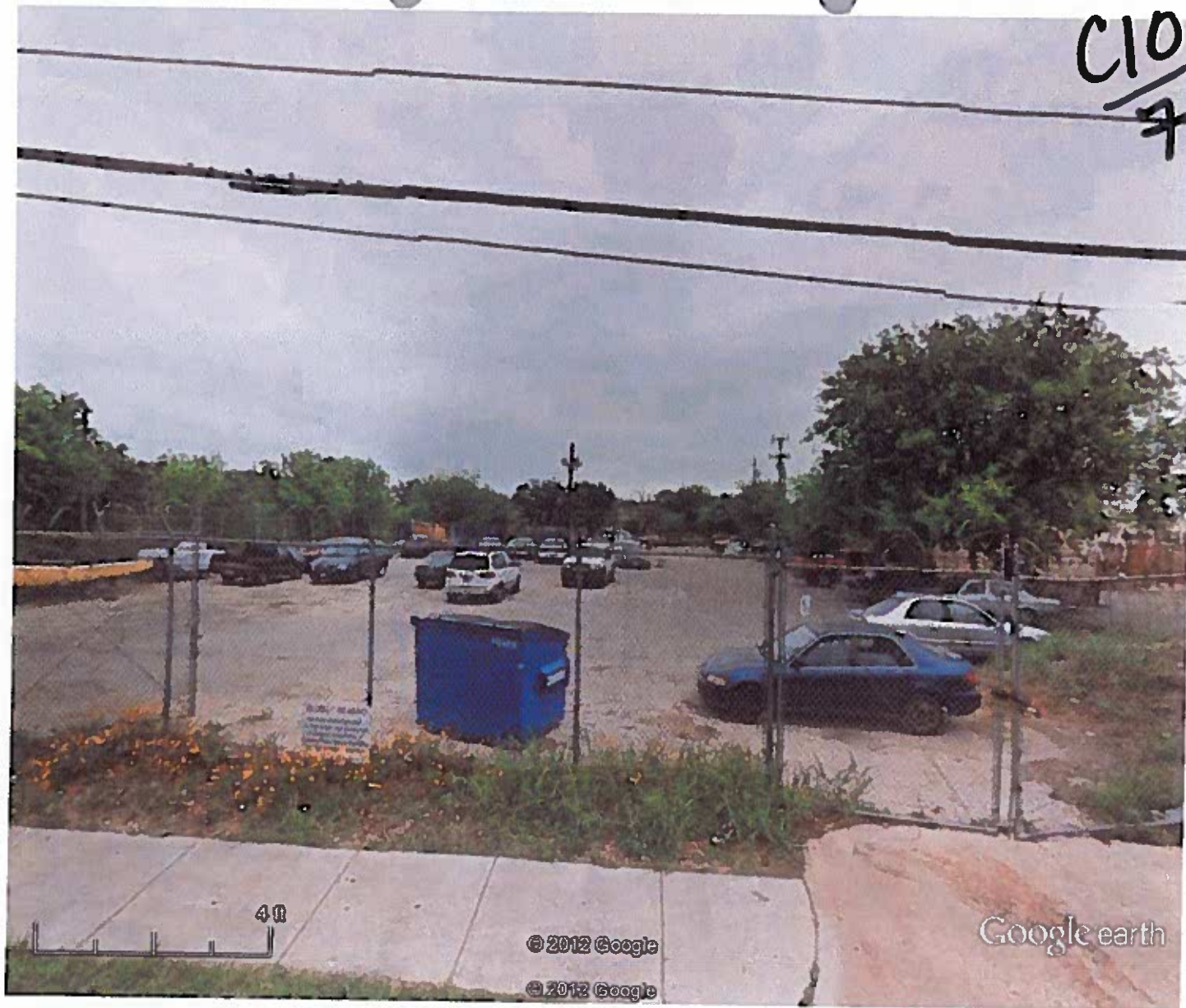








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Google earth

feet 10  
meters 3



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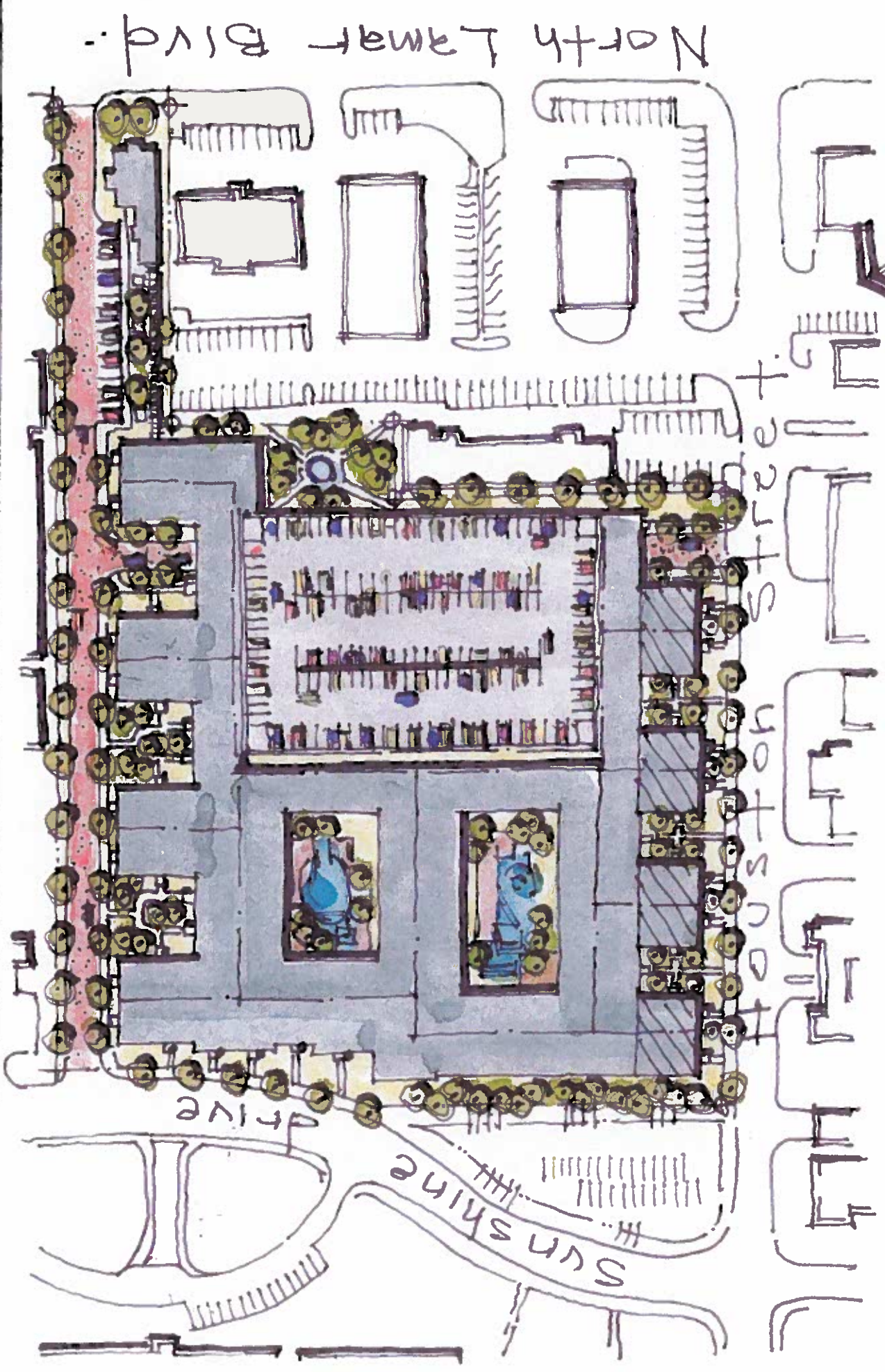




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1" = 100'



# Conceptual Site Plan





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Conceptual Elevation --

Houston Street





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**Date:** October 9, 2012  
**To:** Clark Patterson, Case Manager  
**CC:** Colby Wright, P.E., Jones & Carter, Inc.  
**Reference:** North Lamar Boulevard, C14-2012-0052 through - 0054

The North Lamar Boulevard development is located on the northwest corner of North Lamar Boulevard and Houston Street, in Austin, Texas. The proposed development will consist of 385 apartment units and is anticipated to be completed by 2014. The existing property consists of two single-family residences, a 3,500 square foot medical office, and a 6,000 square foot law enforcement office.

Access to the development will be provided by three full purpose driveways: one on North Lamar Boulevard, one on Houston Street, and one on Sunshine Drive.

Transportation Review staff has reviewed the traffic impact analysis that was prepared for the North Lamar Boulevard site in May 2012 (amended September 2012), and offers the following comments:

#### TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the proposed development will generate approximately 2,560 unadjusted daily weekday trips. Of these, 436 trips will occur during the weekday peak-hour.

Table 1 below shows the trip generation by land use for the proposed development:

**Table 1. Unadjusted Weekday Peak Hour Trip Generation**

Land Use	Size	Weekday 24-Hour Two-Way Volume	Weekday AM Peak Hour		Weekday PM Peak Hour	
			Enter	Exit	Enter	Exit
Apartments	385 units	2,560	39	158	154	85

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## ASSUMPTIONS

1. Traffic growth rates for the area were determined using traffic counts conducted by Gram Traffic Inc. and from TxDOT and CAMPO projected daily volumes. Based on the available information, a 2 percent annual growth rate was applied to the study area roadways.
2. A five percent transit reduction was assumed for all site-generated trips. No reductions were taken for internal or pass-by trips.

Table 2 below shows the adjusted trip generation by land use for the proposed development.

**Table 2. Adjusted Weekday Peak Hour Trip Generation**

Land Use	Size	Weekday 24-Hour Two-Way Volume	Weekday AM Peak Hour		Weekday PM Peak Hour	
			Enter	Exit	Enter	Exit
Apartments	385 units	2,432	37	150	146	81

Table 3 below provides a summary of the area transportation system:

**Table 3. Existing and Planned Roadways**

Roadway	Segment	Classification	Future Improvements	Bike Plan?
North Lamar Blvd.	Justin to Guadalupe	MAD 4	MAD 6	Yes
West Koenig Lane	Loop 1 to N. Lamar	MAD 4	MAD 4	Yes
Houston Street	Sunshine Drive to N. Lamar	Local	--	No
Sunshine Drive	Houston Street to Koenig Lane	Local	--	No
North Loop Boulevard	Burnet to N. Lamar	MNR 4	MNR	Yes
Grover Avenue	47 <sup>th</sup> to Koenig Lane	Local	--	No

## TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and three travel conditions were evaluated:

- 2012 Existing Conditions
- 2014 Forecasted Conditions
- 2014 Forecasted Conditions with Site Generated Traffic



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### Intersection Level of Service (LOS)

The TIA analyzed 3 signalized intersections, 4 un-signalized intersections, and each of the site driveways. Table 4 shows the existing (2012) and projected (2014) levels of service results. The 2014 analysis assumes that all roadway and intersection improvement recommended in the TIA are constructed.

**Table 4. Intersection Level of Service**

Intersection	2012 Existing		2014 Forecasted		2014 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
<b>Signalized Intersections</b>						
N. Lamar Blvd. at W. Loop Boulevard West	C	C	C	D	C	D
N. Lamar Blvd. at West Koenig Lane	E	E	E	F	E	F
West Koenig Lane at Grover Avenue	C	C	C	C	C	C
<b>Un-Signalized Intersections</b>						
N. Lamar Blvd. at Houston Street (EB)	B	B	B	B	B	B
West Koenig Lane at Sunshine Drive (NB)	C	B	C	B	C	B
Houston Street at Grover Avenue	B	B	B	B	B	B
Houston Street at Sunshine Avenue	B	A	B	A	B	A
N. Lamar Blvd. at Driveway 1 (EB)					D	C
Houston Street at Driveway 2 (SB)					B	B
Sunshine Drive at Driveway 3 (WB)					B	A

### RECOMMENDATIONS

- 1) Prior to final reading of the zoning case, the applicant should post pro rata share for the estimated cost to install a traffic signal at the intersection of Houston Street and North Lamar Boulevard. The applicant should submit a cost estimate signed and sealed by an engineer to verify the amount required for posting. It is recommended that these improvements be implemented by the applicant to assure safer access and circulation for the apartment site.
- 2) To ensure safer access and circulation into the site, it is recommended that access to Sunshine Drive be restricted to emergency access only.
- 3) The owner will install stop signs and appropriate pavement markings for all site driveways.
- 4) All driveways shall comply with current City of Austin Type II Commercial Driveway standards and shall meet minimum requirements for driveway width; throat length,

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driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.

- 5) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2628.

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Ms. Shandrian Jarvis  
Senior Planner  
Planning and Development Review Department



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



PROJECT NAME: Sunshine Drive

ADDRESS/LOCATION: 5527 Sunshine Dr.; 826-828 Houston St; 5536-5540 N. Lamar Blvd

CASE #: C14-2012-0052; 0053; 0054

CITY COUNCIL DATE: \_\_\_\_\_

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_

STUDENTS PER UNIT ASSUMPTION: \_\_\_\_\_

# MF UNITS: 385 (70% 1 bedroom and 30% 2 bedroom)

STUDENTS PER UNIT ASSUMPTION: 0.1

ELEMENTARY SCHOOL: Brentwood

RATING: Recognized

ADDRESS: 6700 Arroyo Seco

PERMANENT CAPACITY: 585

% QUALIFIED FOR FREE/REDUCED LUNCH: 41%

MOBILITY RATE: +9.0%

ELEMENTARY SCHOOL STUDENTS	Current Population	5-Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	476	517	536
% of Permanent Capacity	81%	88%	92%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

MIDDLE SCHOOL: Lamar

RATING: Academically Acceptable

ADDRESS: 6201 Wynona Ave

PERMANENT CAPACITY: 1,008

% QUALIFIED FOR FREE/REDUCED LUNCH: 44%

MOBILITY RATE: -2.8%

MIDDLE SCHOOL STUDENTS	Current Population	5-Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	581	659	668
% of Permanent Capacity	58%	65%	66%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

HIGH SCHOOL: McCallum

RATING: Academically Acceptable

ADDRESS: 5600 Sunshine Drive

PERMANENT CAPACITY: 1,596

% QUALIFIED FOR FREE/REDUCED LUNCH: 34%

MOBILITY RATE: +31.2%

HIGH SCHOOL STUDENTS	Current Population	5-Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,343	1,503	1,514
% of Permanent Capacity	84%	94%	95%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



## IMPACT ON SCHOOLS

At the rate of 0.1 students per unit, the 385 unit multi-family development is projected to add approximately 39 students over all grade levels to the current projected student population. It is estimated that of the 39 students, 19 will be assigned to Brentwood Elementary School, nine to Lamar Middle School, and eleven to McCallum High School. The existing permanent capacity at the schools will be able to accommodate the additional student population.

Due to the high rate of transfers into McCallum, the school's current enrollment is 1,766 students, as compared with the current population of 1,343 students. Factoring in this migration rate onto the projected 5-year population with the proposed additional students from the development could bring the enrollment to 1,983 students, resulting in a percent of permanent capacity (by enrollment) to 124%. Assuming the school retains the number of portable classrooms currently on campus, the percent of functional capacity (by enrollment) would be 114%, which would accommodate the student enrollment increase.

## TRANSPORTATION IMPACT

All three schools are within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified.

## SAFETY IMPACT

There are no safety concerns identified at this time. Adequate sidewalks and bike paths are available in the area.

Date Prepared: September 11, 2012

Director's Signature: Paul Turner

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**ORDINANCE NO. 20090827-078**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACT 17 LOCATED IN THE BRENTWOOD NEIGHBORHOOD PLANNING AREA.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to certain tracts (the "Property") described in Zoning Case No. C14-2009-0055 on file at the Planning and Development Review Department, as follows:

Approximately 68.22 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Brentwood Neighborhood Planning Area*),

located in the Brentwood neighborhood planning area, locally known as the area bounded by Justin Lane on the north, North Lamar Boulevard on the east, 45<sup>th</sup> Street on the south, and Burnet Road on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

**PART 2.** The zoning districts for the Property are changed from limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, and commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, to limited office-mixed use-vertical mixed use building-neighborhood plan (LO-MU-V-NP) combining district, neighborhood commercial-mixed use-vertical mixed use



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building-neighborhood plan (LR-MU-V-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district, general office-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GO-MU-V-CO-NP) combining district, community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, and commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district, as more particularly described and identified in the chart below:

TRACT	TCAD PROP ID#	COA ADDRESS POINT	FROM	TO
1	233434	6425 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233435	6539 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233436	6507 BURNET RD	CS-1-MU-CO-NP CS-MU-CO-NP	CS-1-MU-V-CO-NP NP CS-MU-V-CO-NP
		6509 BURNET RD		
	233437	6511 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		6513 BURNET RD		
		6515 BURNET RD		
	235848	6701 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	235849	6717 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	235850	6600 1/2 BURNET LN	CS-MU-CO-NP	CS-MU-V-CO-NP
		6601 BURNET RD		
	235851	6801 1/2 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		6801 BURNET RD		
2	235852	6825 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	235855	6555 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	235856	6547 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		6549 BURNET RD		
	233501	6205 1/2 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		6205 BURNET RD		
2	233502	6415 BURNET LN	CS-MU-CO-NP	CS-MU-V-CO-NP
	233504	6313 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233505	6317 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233506	6225 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233507	6311 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
3	231082	5901 BURNET RD 5903 BURNET RD 5907 BURNET RD 5909 BURNET RD 5915 BURNET RD 5917 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP

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TRACT	TCAD PROP ID#	COA ADDRESS POINT	FROM	TO
		5921 BURNET RD 5923 BURNET RD 5925 BURNET RD 5927 BURNET RD 5929 BURNET RD 5931 BURNET RD 5933 BURNET RD 6001 BURNET RD 6005 BURNET RD 6007 BURNET RD 6009 BURNET RD 6011 BURNET RD 6013 BURNET RD 6015 BURNET RD 6101 BURNET RD 6103 BURNET RD 6105 BURNET RD 6109 BURNET RD 6111 BURNET RD 6113 BURNET RD		
4	229533	5531 BURNET RD	LR-MU-CO-NP CS-MU-CO-NP	LR-MU-V-CO-NP CS-MU-V-CO-NP
	229534	5605 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229535	5615 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229537	5501 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229538	5525 BURNET RD	LR-MU-CO-NP CS-MU-CO-NP	LR-MU-V-CO-NP CS-MU-V-CO-NP
	231154	5829 1/2 BURNET RD 5829 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	231155	5801 1/2 BURNET RD 5809 BURNET RD 5811 BURNET RD 5819 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	231166	5721 BURNET RD 5801 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	231154	5701 BURNET RD 5703 BURNET RD 5705 BURNET RD 5711 BURNET RD 5715 BURNET RD	CS-1-MU-CO-NP CS-MU-CO-NP	CS-1-MU-V-CO-NP CS-MU-V-CO-NP
5	229551	5425 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229552	5435 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229557	5451 BURNET RD 5453 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229559	5437 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP

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TRACT	TCAD PROP ID#	COA ADDRESS POINT	FROM	TO
		5441 1/2 BURNET RD		
6	229677	5401 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
7	227629	5343 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	227630	5303 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	227631	5335 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229684	5353 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229685	5335 1/2 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		5337 BURNET RD		
		5339 BURNET RD		
		5341 BURNET RD		
		5355 BURNET RD		
8	226363	1512 NORTH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		5205 BURNET RD	LR-MU-NP	LR-MU-V-NP
	227637	5239 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	227638	5245 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		5249 BURNET RD		
	227639	5251 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
9	226308	5101 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		5119 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226334	5111 1/2 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		5113 BURNET RD		
	226289	4929 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		5003 1/2 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
10	226290 (Portion)	5003 BURNET RD	GR-MU-CO-NP	GR-MU-V-CO-NP
		55.99X315FT AV OF BLK 27 WALLING PLACE	CS-MU-CO-NP	CS-MU-V-CO-NP
	226292	1419 W 51ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		5025 BURNET RD		
	226305 (Portion)	5035 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		5011 BURNET RD		
11	226307	4901 BURNET RD	GR-MU-CO-NP	GR-MU-V-CO-NP
			CS-MU-CO-NP	CS-MU-V-CO-NP
	223166	4701 1/2 BURNET RD	GO-MU-CO-NP	GO-MU-V-CO-NP
	223167	4701 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
			GO-MU-CO-NP	GO-MU-V-CO-NP
11	223169	4703 BURNET RD	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP
			GO-MU-CO-NP	GO-MU-V-CO-NP



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TRACT	TCAD PROP ID#	COA ADDRESS POINT	FROM	TO
	223170	4705 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		4707 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		4727 BURNET RD		
	223171	4729 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	223172	4803 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		4805 BURNET RD		
		4807 BURNET RD		
	223173	4811 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	223181	4801 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
13	224891	4926 N LAMAR BLVD 801 CAPITOL CT 803 CAPITOL CT	CS-MU-CO-NP	CS-MU-V-CO-NP
14	224868	5214 N LAMAR BLVD 5224 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	224869 (Portion)	5106 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	224870	5000 N LAMAR BLVD 802 CAPITOL CT 804 CAPITOL CT 806 CAPITOL CT 808 CAPITOL CT 810 CAPITOL CT	CS-MU-CO-NP	CS-MU-V-CO-NP
	224898	5242 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
15	224901	5210 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	224902	5200 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226574	5406 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226593	5410 N LAMAR BLVD 5412 N LAMAR BLVD 819 HOUSTON ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	226594	LOT 4 *RESUB OF LT 1A SEC 2 OF A RESUB OF PT OF LT 1 SKYLAND SUBD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226595	LOT 5 *RESUB OF LT 1A SEC 2 OF A RESUB OF PT OF LT 1 SKYLAND SUBD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226596	LOT 6&7 *RESUB OF LT 1A SEC 2 OF A RESUB OF PT OF LT 1 SKYLAND SUBD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226599	5304 N LAMAR BLVD 5306 N LAMAR BLVD 5400 1/2 N LAMAR BLVD 5400 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
16	226600	5300 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226506	5520 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226514	5502 1/2 N LAMAR BLVD 5516 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP

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TRACT	TCAD PROP ID#	COA ADDRESS POINT	FROM	TO
		818 1/2 HOUSTON ST		
	226516	5536 N LAMAR BLVD 5540 1/2 N LAMAR BLVD 5540 N LAMAR BLVD	CS-MU-CO-NP CS-1-MU-CO-NP	CS-MU-V-CO-NP CS-1-MU-V-CO-NP
	226517	5528 1/2 N LAMAR BLVD 5528 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	228894	5602 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
18	228892	5624 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	228893	5610 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
19	228881	5630 N LAMAR BLVD 5636 1/2 N LAMAR BLVD 5636 N LAMAR BLVD 814 STARK ST	CS-MU-CO-NP	CS-MU-V-CO-NP
20	230002	6000 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	230003	5922 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	230004	5916 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	230005	5900 N LAMAR BLVD 800 OLD KOENIG LN	CS-MU-CO-NP	CS-MU-V-CO-NP
	230007	6100 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	230008 (Portion)	6010 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	230010	811 ROMERIA DR	CS-MU-CO-NP	CS-MU-V-CO-NP
21	230024	6200 N LAMAR BLVD 814 ROMERIA DR	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP

**PART 3.** The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

A. The following applies to Tracts 1-11, 13-16, and 18-21:

Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.

B. The following applies to Tracts 1-3, 11, 13-16, and 18-21:

1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
2. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).

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3. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

C. The following applies to Tract 4-10:

1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
2. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

**PART 4.** The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tract 17, located as shown in this Part and identified on Exhibit "A". The tract is not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

TRACT	TCAD PROP ID#	COA ADDRESS POINT
17	228895	5606 N LAMAR BLVD

**PART 5.** This ordinance takes effect on September 7, 2009.

**PASSED AND APPROVED**

\_\_\_\_\_, August 27, 2009

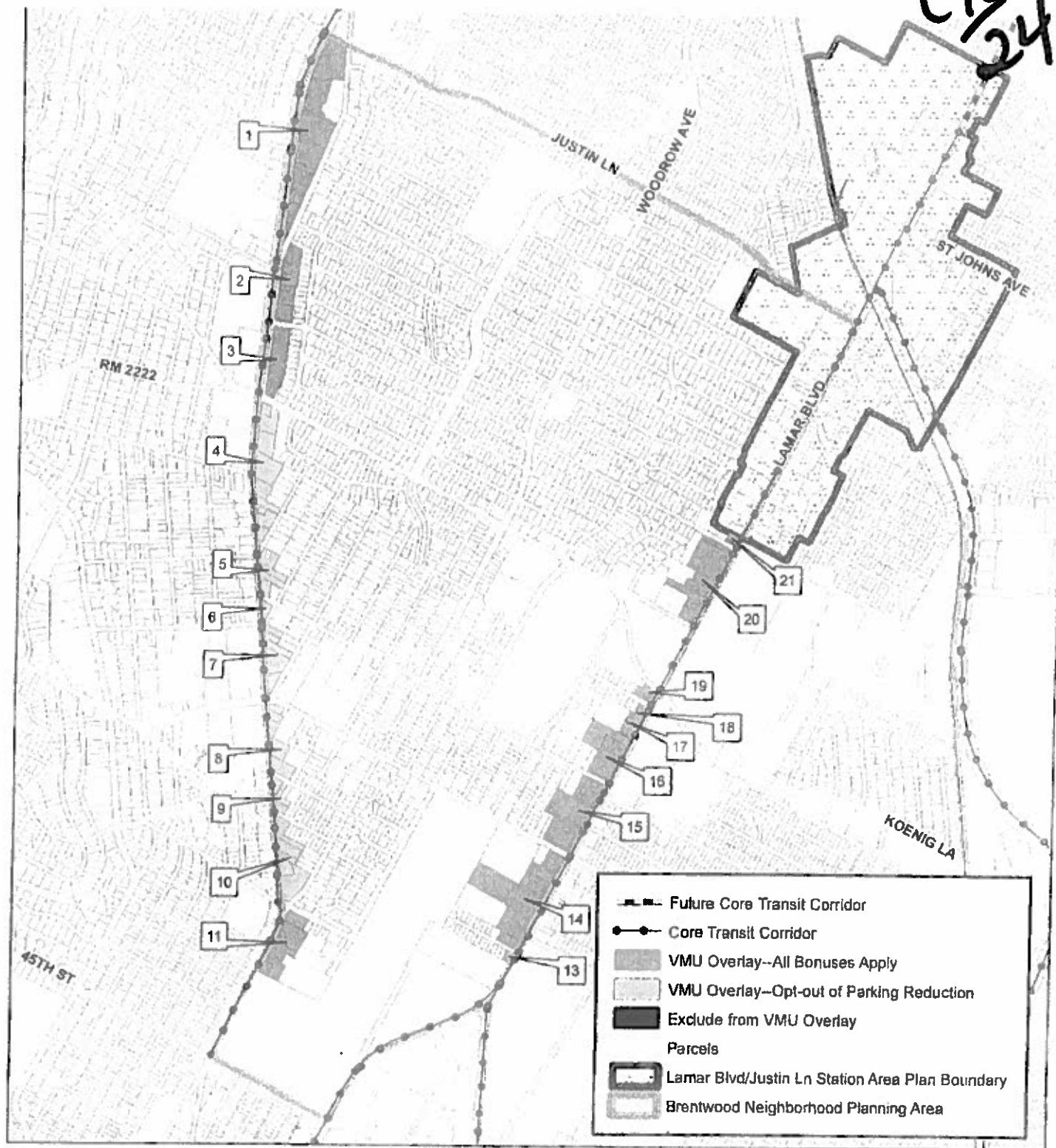
§  
§  
§ \_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk



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**Brentwood Neighborhood Planning Area** EXHIBIT A  
**Neighborhood Recommendation Map**  
**Vertical Mixed Use (VMU) Opt-In/Opt-Out Process**  
**C14-2009-0055**



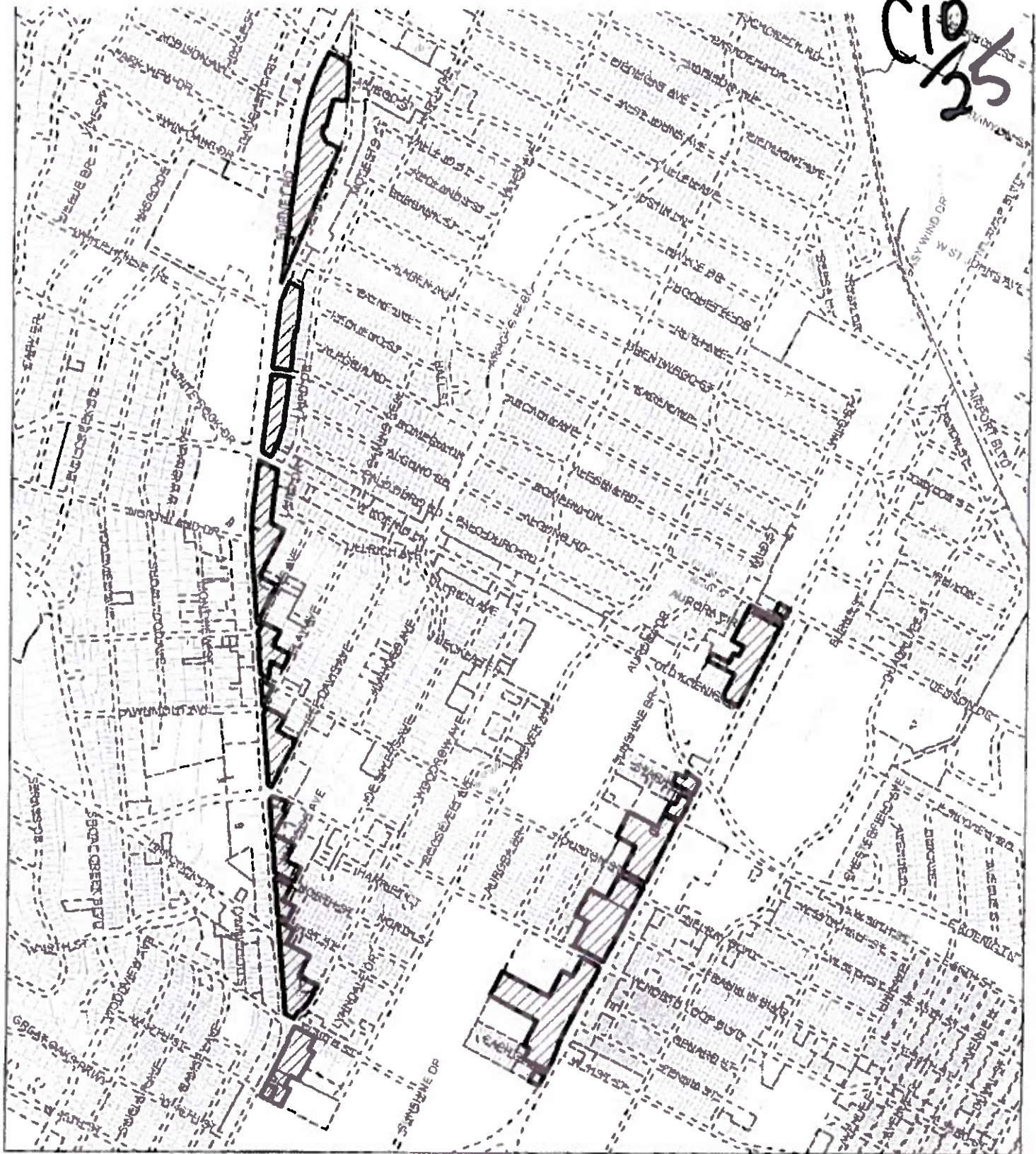
Produced by City of Austin  
 Neighborhood Planning and Zoning Dept.  
 May 20, 2009



0 500 1,000 2,000 Feet




This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

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ZONING *W. RHOADES*



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2009-0055  
 ADDRESS: BRENTWOOD PLANNING AREA  
 SUBJECT AREA: 68.22 ACRES  
 GRID: J28-29 & K27  
 MANAGER: W. RHOADES

OPERATOR: S. MECKS



1" = 1200'

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

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.austintexas.gov](http://www.austintexas.gov)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0053

Contact: Clark Patterson, 512-974-7691

Public Hearing: Sep 11, 2012, Planning Commission

Sep 27, 2012, City Council

*Charlaine Delphiga*  
Your Name (please print)

*5413 McCordless St*  
Your address(es) affected by this application

*AK Oak*  
Signature

*9/10/12*  
Date

Daytime Telephone: *512-294-8795*

Comments: *Does not comply with  
Greenbelt Neighborhood Plan*

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2009-0055.01

Contact: Clark Patterson, 512-974-7691

Public Hearing: Oct 9, 2012, Planning Commission

Nov 1, 2012, City Council

*ANNA YOST*  
Your Name (please print)

*614 Denson Drive 78752*  
Your address(es) affected by this application

*Aug 2012*  
Signature

Date

Daytime Telephone: *512-994-9678*

Comments:

*Strongly opposed. That will make the 3rd multi-use building within a block + 1/2. Current ones are not at capacity. Traffic is very congested in this area.*

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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## PUBLIC HEARING INFORMATION

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Case Number: C14-2009-0055.01

Contact: Clark Patterson, 512-974-7691

Public Hearing: Oct 9, 2012, Planning Commission

Nov 1, 2012, City Council

*Evann Rivera*

Your Name (please print)

*5314 McCallless*

Your address(es) affected by this application

*[Signature]*

Signature

*9/29/12*

Date

Daytime Telephone: *512-485-9658*

Comments:

*Any property that takes advantage of the MU overlay must also support the affordable housing component.*

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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