

## ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0112 - 2408 Leon

DISTRICT: 9

ZONING FROM: MF-4-CO-NP

TO: GO-MU-NP

ADDRESS: 2408 Leon Street

SITE AREA: 0.9183 acres

OWNER: Arlington Capital Austin  
(Jacob Frumkin)

APPLICANT: Drenner Group  
(Leah Bojo)

CASE MANAGER: Scott Grantham (512-974-3574, [scott.grantham@austintexas.gov](mailto:scott.grantham@austintexas.gov))

### STAFF RECOMMENDATION:

**Staff recommends General Office - Mixed Use - Neighborhood Plan (GO-MU-NP) combining district zoning.** *For a summary of the basis of staff's recommendation, see page 3.*

### PLANNING COMMISSION ACTION / RECOMMENDATION:

**March 12, 2019**      **Approved GO-MU-CO-NP combining district zoning. Commission added CO to limit commercial and office uses to 25% of the building square footage. Removed existing CO limiting height to 50 feet. [G. Anderson, J. Thompson – 2<sup>nd</sup>], Vote 11 – 1, Commissioner McGraw voted nay, Commissioner De Hoyos-Hart was off the dais.**

February 12, 2019      Meeting cancelled due to lack of quorum

January 8, 2019      Approved postponement request by neighborhood to February 12, 2019 [C. Kenny, J. Schissler – 2<sup>nd</sup>], Vote 9 – 0, Commissioners De Hoyos-Hart, Kazi, and Seeger were absent

### CITY COUNCIL ACTION:

**March 28, 2019**      **Scheduled for City Council**

March 7, 2019      Approved postponement request by staff to March 28, 2019.  
Vote 11 – 0.

February 7, 2019      Approved postponement request by staff to March 7, 2019.  
Vote 11 – 0.

ORDINANCE NUMBER:ISSUES:

The applicant has requested a change to the base zoning, from Multifamily - Moderate Density (MF-4) to General Office - Mixed Use (GO-MU), and to remove the existing conditional overlay which limits height to 50 feet. The applicant's conceptual plan is to remove the existing multifamily building, and construct a larger multifamily building with a ground story café or other local use.

The subject property is in the boundaries of the University Neighborhood Overlay (UNO) – Outer West Campus subdistrict. UNO defines a local use as one “that serves the public by providing goods or services in a manner readily accessible by pedestrians or the occupants of the structure in which the uses are located” (§ 25-2-753), and lists specific uses. In UNO, these uses are allowed by right in commercial districts (e.g. GO), but only allowed in residential districts (e.g. MF-4) if certain criteria are met, and the subject property does not meet these criteria (has permitted building height of 75 feet or greater, or is zoned historic and has a permitted building height of 65 feet or greater). Therefore, the applicant is requesting a change to a commercial base district to allow for ground story local uses.

The second request is to remove the existing conditional overlay (CO), which limits the subject property to 50 feet in height. The CO was put in place by the West University Neighborhood Plan ordinance (See Exhibit D, Ordinance).

Removal of the CO would still leave the UNO height map in effect. UNO is an elective process, and if an applicant chooses it, UNO supersedes any other code section – including a CO – to the extent there is a conflict (§ 25-2-752). The UNO height map limits the subject property to 50 feet, with the caveat that this 50 feet could be exceeded by 15 feet with a density bonus (§ 25-2-753) (See Exhibit E, UNO maps). There is a simultaneous code amendment request to change the UNO height map for this property, which is not part of this zoning application.

According to transportation rules for rough proportionality, as a condition of zoning, the applicant is required to post fiscal for transportation improvements. These improvements consist of the completion of the sidewalk network on the west side of the block where the subject property is situated, and construction of ADA ramps at the intersections of Leon Street, W. 25<sup>th</sup> and W 24<sup>th</sup> Streets. Fiscal must be posted prior to third reading at City Council. The applicant has agreed to the fiscal posting.

The applicant has spoken to neighborhood associations in the area including Central Austin Neighborhood Planning Advisory Committee (CANPAC) and University Area Partners (UAP). A representative from one of the CANPAC neighborhoods - the Original West University Neighborhood Association - wrote a letter expressing approval of the zoning change from MF-4 to GO-MU, and also noting that the membership does not support the request for additional height (See Exhibit G, Letter from OWUNA).

CASE MANAGER COMMENTS:

The subject property is approximately 0.9 acres. The property is currently developed with a three-story multifamily building. On the western portion, the building is elevated with parking underneath, following the slope of the property. The property generally slopes down from west to east, and is not in the flood plain.

The property takes access to Leon Street and to an alley to the west that runs the length of the block. Access is not proposed to change as part of this zoning case. Land uses on the surrounding blocks are almost entirely multifamily and include some group quarters, which are fraternity and sorority houses. There are a few offices to the west, fronting on North Lamar Boulevard.

BASIS OF RECOMMENDATION:

Staff recommends General Office – Mixed Use - Neighborhood Plan (GO-MU-NP) combining district zoning. Staff supports removal of the conditional overlay limiting height.

Staff supports the request to remove the conditional overlay limiting height to 50 feet. Through planning efforts such as Imagine Austin, the outer west campus area has often and repeatedly been identified as one in which additional height and density should be located.

A broader picture is that the CO is one of two layers of height restrictions on the subject property, the other being the UNO height map. UNO is an elective process, and if an applicant chooses it, UNO supersedes any other code section – including a CO – to the extent there is a conflict (§ 25-2-752). Therefore, the simultaneous code amendment request is more significant to any discussion on height.

Additionally, staff supports a base zoning of GO with an added –MU. The first basis of the recommendation is that the proposed zoning should be consistent with the goals and objectives of the City Council. The neighborhood plan's Future Land Use Map identifies the subject property as Mixed Use, which is intended to encourage more retail and commercial services within walking distance of residents. Further, the neighborhood plan included a recommendation to establish UNO, and thus to allow denser, pedestrian-oriented commercial and multi-family development.

The second basis is that zoning should be consistent with approved and existing residential densities. The GO-MU zoning district is roughly equivalent to the MF-4 district in terms of potentially allowable units. The status quo in the area is that many nearby sites have already developed according to UNO standards which allow for greater density.

The third basis is that the proposed zoning should satisfy a real public need and not provide special privilege to the owner. The subject property is located in a predominantly residential area with hundreds of apartment units close by. Although it is uncertain at this time what

local use will be provided on the ground story, the placement of active commercial uses at the ground story level is considered a best practice.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-4-CO-NP	Multifamily
North	MF-4-CO-NP	Multifamily
South	MF-4-CO-NP	Group Quarters (fraternity house)
East	Leon St, then MF-4-NP	Leon St, then multifamily
West	MF-4-CO-NP	Multifamily, group quarters (fraternity house)

NEIGHBORHOOD PLANNING AREA: West University

TIA: Not Required

WATERSHED: Shoal Creek

OVERLAYS: University Neighborhood Overlay (Outer West Campus)

SCHOOLS: Bryker Woods Elementary, O. Henry Middle School, Austin High School

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 CANPAC (Central Austin Neigh Plan Area)  
 Caswell Heights Neighborhood Association  
 Central Austin Community Development  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association

Neighborhood Empowerment Foundation  
 Original West University Neigh Assoc. (The)  
 Preservation Austin  
 Seltexas  
 Shoal Creek Conservancy  
 Sierra Club, Austin Regional Group  
 University Area Partners  
 West Campus Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
<b>C14-04-0021</b> <b>Central Austin</b> <b>Combined NP</b> <b>(West University)</b>	<b>Central Austin</b> <b>Combined NP</b> <b>(West University)</b>	<b>05-25-04 – Apvd</b> <b>staff</b> <b>recommendation</b>	<b>09-02-04 – 05-19-05</b> <b>– Apvd tract by</b> <b>tract at several</b> <b>appearances at</b> <b>Council</b>
<b>C14-2017-0135</b> <b>2408 Leon Rezoning</b>	<b>From MF-4-CO-NP</b> <b>to MF-4-NP</b>	<b>Withdrawn before</b> <b>being scheduled for</b> <b>Commission</b>	<b>Withdrawn before</b> <b>being scheduled for</b> <b>Commission</b>
C14-2009-0049 Sigma Alpha Mu 2501 Leon Street	MF-4-NP to MF-4- CO-NP	06-23-09 – Apvd MF-4-CO-NP	08-06-09 - (CO to prohibit development under UNO provisions)

RELATED CASES:

The subject property consists of Robard's Subdivision of Outlots 43, 44, 45, 54, and 55.

The subject property is part of the Central Austin Combined Neighborhood Plan, and a part of the West University Neighborhood Plan Ordinance. The ordinance calls out the subject property, and lists a conditional overlay, limiting height to 50 feet (See Exhibit D, Ordinance).

There was a submitted zoning case on this property in 2017, but the case was withdrawn before being scheduled for Planning Commission or Council.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classificati on	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Leon Street	60 feet	30 feet	Collector	Yes	No	Yes

## OTHER STAFF COMMENTS:

### Comprehensive Planning

*Please Note: This property was reviewed for Imagine Austin and Neighborhood Plan compliance in October 2017. The request was to remove the conditional overlay on the property (which was zoned MF-4-CO-NP) which limited the height of any building on the site to 50 ft.; demolish the existing 35 unit apartment complex; and build a new apartment building with up to 135 units under UNO standards.*

The zoning case is located on the west side of Leon Street, on a 0.92 acre site, which contains a multistory apartment building. This case is also located within the boundaries of the Central Austin Combined NP, in the **West University Neighborhood Planning Area**; in the University Neighborhood Overlay (UNO) area. Surrounding land uses include student housing apartment buildings and sorority/fraternity houses to the north; a sorority/fraternity houses and educational buildings to the south; multifamily apartments, a sports bar, a laundry, a convenience store, a grocery store, and educational buildings to the east; and multifamily apartment buildings, tennis courts, and Shoal Creek Trail to the west. ***The request is demolish the existing apartment complex, build a new mixed use project, a café on the ground floor, and allow the building to be 65 ft. tall to be eligible for the density bonus program.***

**Connectivity.** The Walkscore for this site is 74/100, **Very Walkable**, meaning most errands can be accomplished on foot. A public transit stop is located within 700 ft. of this property. There are public sidewalks located intermittently in this area but the congested intersections with wide arterial streets makes this a problematic area to walk. There are no urban trails located within a half of a mile of this site. The connectivity in this area appears to be above average (public transit, a partial sidewalks system, and civic, goods and services located within a half a mile of this property.)

### **Central Austin Combined Neighborhood Planning Area (CACNP)**

The Central Austin Combined Neighborhood Plan Future Land Use Map identifies the subject area as being classified as **‘Mixed Use.’** Mixed Use is meant to encourage more retail and commercial services within walking distance of residents. Zone GO-MU is permitted within this FLUM category. The subject property is also located in the University Area Overlay (UNO) District, which allows for denser, pedestrian oriented, commercial and multi-family development. The following Goals, Objectives and Recommendations in the CACNP support historic preservation and the UNO overlay in the planning area:

**Goal 3:** Allow mixed-use development along the existing commercial corridors that is pedestrian oriented, neighborhood friendly, neighborhood scaled, and serves neighborhood needs (p. 74)

**Goal 4:** West Campus should become a dense, vibrant, mixed-use and pedestrian oriented community (p. 83)

**Objective 4.1:** Promote quality, higher density mixed use and multi-family development in West Campus while preserving nearby single-family neighborhoods. (p. 85)

**Recommendation 3:** Establish the University Neighborhood Overlay (UNO) for the West Campus area that allows denser, pedestrian-oriented commercial and multi-family development (see “Proposed University Neighborhood Overlay [UNO] Boundaries and Districts” map on page 87). (p. 86)

The overlay should function as providing a development bonus to projects that choose to follow the provisions of the overlay. The development bonuses should include, but not be limited to, providing for

- Increasing building heights above what is allowed by the base zoning district
- Reducing site area requirements for multi-family development
- Relaxing and/or eliminating other site development standards such as allowing higher amounts of impervious cover than the base zoning district, waiver of compatibility standards, and reduction of required parking spaces for commercial uses.

The provisions of the overlay should be designed to promote projects that are long lasting and of high quality.

**Recommendation 3:** Establish the University Neighborhood Overlay (UNO) for the West Campus area that allows denser, **pedestrian-oriented commercial and multi-family development** (see “Proposed University Neighborhood Overlay [UNO] Boundaries and Districts” map on page 116).

The overlay should function as providing a development bonus to projects that choose to follow the provisions of the overlay. The development bonuses should include, but not be limited to, providing for (p. 86)

- Increasing building heights above what is allowed by the base zoning district
- Reducing site area requirements for multi-family development
- Relaxing and/or eliminating other site development standards such as allowing higher amounts of impervious cover than the base zoning district, waiver of compatibility standards, and reduction of required parking spaces for commercial uses. The provisions of the overlay should be designed to promote projects that are long lasting and of high quality.

The CACNP appears to support mixed and multifamily uses, as long as the project is long lasting and of high quality and pedestrian oriented.

### **Imagine Austin (IACP)**

This property is located within a Regional Center as identified on the Imagine Austin’s Growth Concept Map. A Regional Center is the most urban of the three activity centers outlined in the growth concept map and are intended to be retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and where the tallest buildings in the region will be located. The densities, buildings heights, and overall character of a center will vary, depending on the location.

Based on the property being within the boundaries of a Regional Center, which supports a variety of intense uses, including tall mixed use and multistory buildings, and comparative scale of this site relative to other nearby multifamily uses within a quarter mile of this site, this project appears to be supported by the Imagine Austin Comprehensive Plan.

### Environmental

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

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Few 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.

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.

### Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

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

The project is within the West University Neighborhood Plan Area, the West Campus Neighborhood Overlay Zone which makes Green Building mandatory. The proposed zone



change should address compatibility with the Neighborhood Plan adopted overlay zoning requirements.

### Transportation

Per LDC 25-6-101 (Ordinance No. 20170302-077), this site is required to provide mitigation for traffic impact with the zoning application. Staff will contact Scott James ([Scott.James@austintexas.gov](mailto:Scott.James@austintexas.gov)) to discuss the required mitigation for this site. A traffic study may be required. (This comment has been followed up, and the applicant is being required to post fiscal for mitigation prior to third reading at Council – SG)

Additional right-of-way maybe required at the time of subdivision and/or site plan.

A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC. 25-6-113.

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

FYI – the existing driveways and sidewalks along Leon Street may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

FYI – the existing head-in, back-out parking on Leon Street shall be required to be removed per LDC 25-6-472 at the time of the site plan application. Head-in, back-out parking is prohibited in SF-6 or more permissive zoning districts. LDC 25-6-472

### Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

## INDEX OF EXHIBITS TO FOLLOW

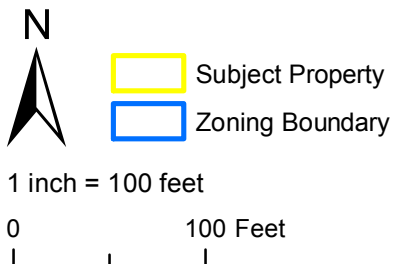
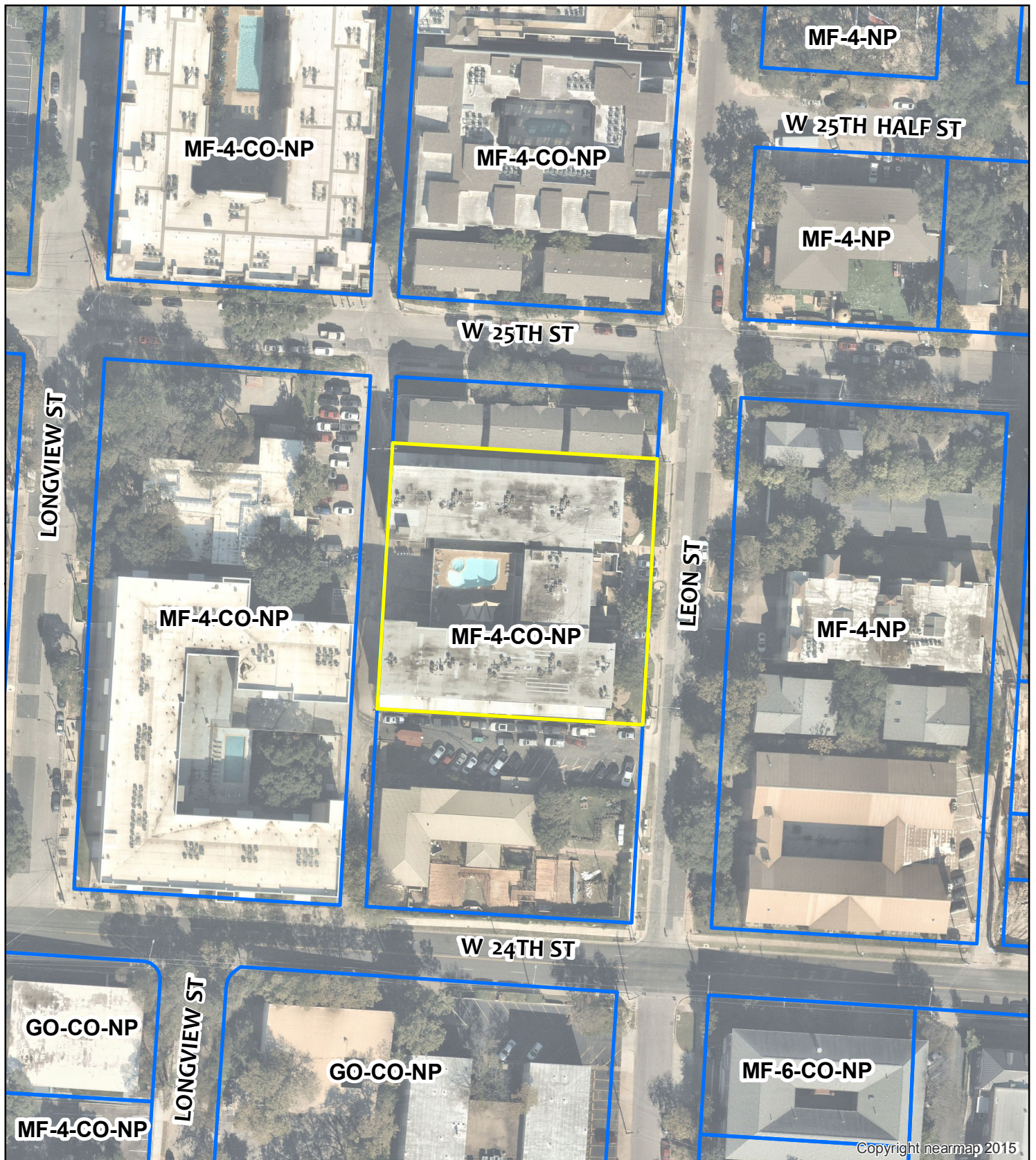
- A: Zoning Map
- B. Aerial Map
- C. Field Notes and Survey
- D. West University Neighborhood Plan Ordinance (040826-57), excerpts
- E. University Neighborhood Overlay maps
- F. Educational Impact Statement (EIS)
- G. Letter from OWUNA

The logo of the City of Austin, featuring a shield with a red and white design, topped with a torch and a star, surrounded by the text "CITY OF AUSTIN" and "FOUNDED 1839".

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.

$$1'' = 200'$$





## ZONING & VICINITY

Zoning Case: C14-2018-0112  
 Address: 2048 Leon Street  
 Subject Area: 0.9183 Acres  
 Case Manager: Scott Grantham

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



**EXHIBIT B**





**EXHIBIT D**

**ORDINANCE NO. 040826-57**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 442.06 ACRES OF LAND GENERALLY KNOWN AS THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 309 TRACTS OF LAND.**

**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 neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 309 tracts of land within the property described in Zoning Case No. C14-04-0021, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 442.06 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, (the "Property"), and as follows,

Heritage Subdistrict area bounded by Lamar Boulevard on the west, West 38<sup>th</sup> Street on the north, Guadalupe Street on the east and West 29<sup>th</sup> Street on the south;

Shoal Crest Subdistrict area bounded by Lamar Boulevard on the west, West 29<sup>th</sup> Street on the north, Rio Grande Street to San Pedro Street on the east, and 28<sup>th</sup> Street to Poplar Street on the south; and

West University Neighborhood Subdistrict area bounded by Lamar Boulevard on the west, West 24<sup>th</sup> Street on the north, Leon Street and Robbins Place on the east, and Martin Luther King, Jr. Boulevard on the south; as shown on Exhibit "B",

SAVE AND EXCEPT the following properties,

Tract 30                      1005 West 22<sup>nd</sup> Street; 1904, 1906, 1908, 2100,  
2102, 2108, and 2110 San Gabriel Street;

TRACT	ADDRESSES	FROM	TO
80	607 W 24TH ST; 2313 RIO GRANDE ST	CS	CS-1-NP
80B	2305, 2307 (N 23.3 FT LOT 4 OLT 37 DIV D LOUIS HORST SUBD) RIO GRANDE ST (LOT 4)	GO-MU-CO	GO-MU-NP
82	2315 NUECES ST	CS	CS-NP
83	501 W 24TH ST	CS	CS-NP
84	411 W 24TH ST	CS-1	CS-1-NP
85	408 W 23RD ST; 2303, 2323 SAN ANTONIO ST	CS	CS-NP
86	2300, 2310, 2316, 2330, 2350, 2352 GUADALUPE ST	CS	CS-CO-NP
87	2402, 2404, 2414, 2418, 2422, 2428, 2438 GUADALUPE ST; 2417, 2425 SAN ANTONIO ST	CS	CS-CO-NP
88	504 W 24TH ST; 503 W 25TH ST; 2405, 2407 NUECES ST; 2406, 2410, 2418, 2422, 2426 SAN ANTONIO ST	CS	CS-NP
91	2405 RIO GRANDE ST	CS	CS-NP
91A	2401 RIO GRANDE ST	CS-1	CS-1-NP
91B	2404 SETON AVE	CS	CS-NP
92	806 (CROIX CONDOMINIUMS AMENDED) W 24TH ST	CS	MF-4-NP
92A	801 W 25TH ST (LOT 7, OUTLOT 47, DIVISION D, WATSON SUBD)	CS	MF-4-NP
92B	806 W 24TH ST; 2410 RIO GRANDE ST	GO	GO-NP
92C	806 W 24TH ST	LO	LO-NP
92D	2400, 2402 RIO GRANDE ST; 704 W 24TH ST	CS	CS-NP
93	2401 SAN GABRIEL ST	MF-4, GR-MU-CO	GR-MU-NP
94	1004 W 24TH ST	CS	CS-NP
95	2402 SAN GABRIEL ST	CS-H	CS-MU-H-NP
96	2406 SAN GABRIEL ST	LR	LR-NP
98	1107 W 25TH ST; 2408 LEON ST	MF-4	MF-4-CO-NP
98A	2400 LEON ST	MF-4	MF-4-CO-NP
99	2407, 2409, 2411 LONGVIEW ST	MF-4	MF-4-CO-NP
100	2410, 2414 LONGVIEW ST	MF-4	MF-4-CO-NP
100A	2400, 2404, 2408 LONGVIEW ST	MF-4	MF-4-CO-NP
102	1300, 1302 W 24TH ST; 0 N LAMAR BLVD (87.46 FT AV BLK 3 OLT 43 DIVISION D [PT GREENBELT] LESS 23971 SF INTO ROW)	MF-3, MF-4	MF-4-CO-NP
103	1200 W 25TH ST; 2520 LONGVIEW ST	GO	GO-MU-NP
104	2505 LONGVIEW ST	MF-4	MF-4-CO-NP
105	2601 N LAMAR BLVD	GO	GO-MU-NP
107	1108 W 25TH ST; 2502, 2504, 2506, 2510, 2518 LEON ST	MF-4	MF-4-CO-NP
108	1002, 1010 W 26TH ST; 2600 SAN GABRIEL ST	MF-4	MF-4-CO-NP
110	1000 W 25TH ST	LR, MF-4	MF-4-NP
112	2508 (58.25X145 FT OF LOT 2 OLT 52 DIV D GRAHAM J W SUBD), 2512 RIO GRANDE ST	CS	CS-NP
113	2529 RIO GRANDE ST	CS	MF-4-NP
114	601 W 26TH ST; 2513 SETON AVE	CS	MF-4-NP

2. The maximum height of a building or structure is 35 feet from ground level on Tracts 39A, 45, 46, 47, 48, 50, 54, 55, 148, 148A, 151, 152, 153, 154, 155, 163, 164, 166, 244, and 257.
3. The maximum height of a building or structure is 40 feet from ground level on Tracts 27, 28, 29, 31, 32, 56, 57, 59, 61, 62, 98A, 100A, 102, 135, 137, 141, 142, 156, 157, 161, 167, 170, 173, 179, 179A, 180, 183, 192A, 194, 195, 209, 210, 213, 219, 252, 253, 254, 255, 256, 259, 260, 261, and 262.
4. The maximum height of a building or structure is 45 feet from ground level on Tracts 196 and 158.
5. The maximum height of a building or structure is 50 feet from ground level on Tracts 98, 99, 100, 103, 104, 105, 107, 130, 136, 143, 143A, 143B, 143C, 156, 172, 174, 176, 177, 178, 237, 238, 239, 248, 249, 250, 251, and 263.
6. The following applies to Tracts 43 and 44.
  - A. For an office use or a residential use, the maximum building coverage is 21,000 square feet.
  - B. The maximum impervious cover is 75 percent.
  - C. Except as provided in Subsection D, a building or structure may not exceed a height of 578 feet above sea level.
  - D. A building or structure located within the area measured 90 feet from the rear property line may not exceed a height of 570 feet above sea level.
  - E. The maximum floor area ratio is 0.75 to 1.0.
  - F. A residential unit may not exceed 1,200 square feet gross floor area.
7. The following applies to Tract 43A.
  - A. For an office use or a residential use, the maximum building coverage is 3,000 square feet.
  - B. Except as provided in Subsection C, a building or structure may not exceed a height of 578 feet above sea level.



37. The following uses are prohibited uses of Tract 148:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Building maintenance services
Business support services	Business or trade school
Campground	College and university facilities
Commercial blood plasma center	Commercial off-street parking
Construction sales and services	Convenience storage
Drop-off recycling collection facilities	Electronic prototype assembly
Equipment repair services	Equipment sales
Funeral services	Hospital services (general)
Hospital services (limited)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Kennels	Limited warehousing and distribution
Maintenance and service facilities	Monument retail sales
Medical offices (exceeds 5000 sq. ft.)	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Private primary educational facilities	Private secondary educational facilities
Public primary educational facilities	Public secondary educational facilities
Research services	Residential treatment
Transportation terminal	Vehicle storage

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

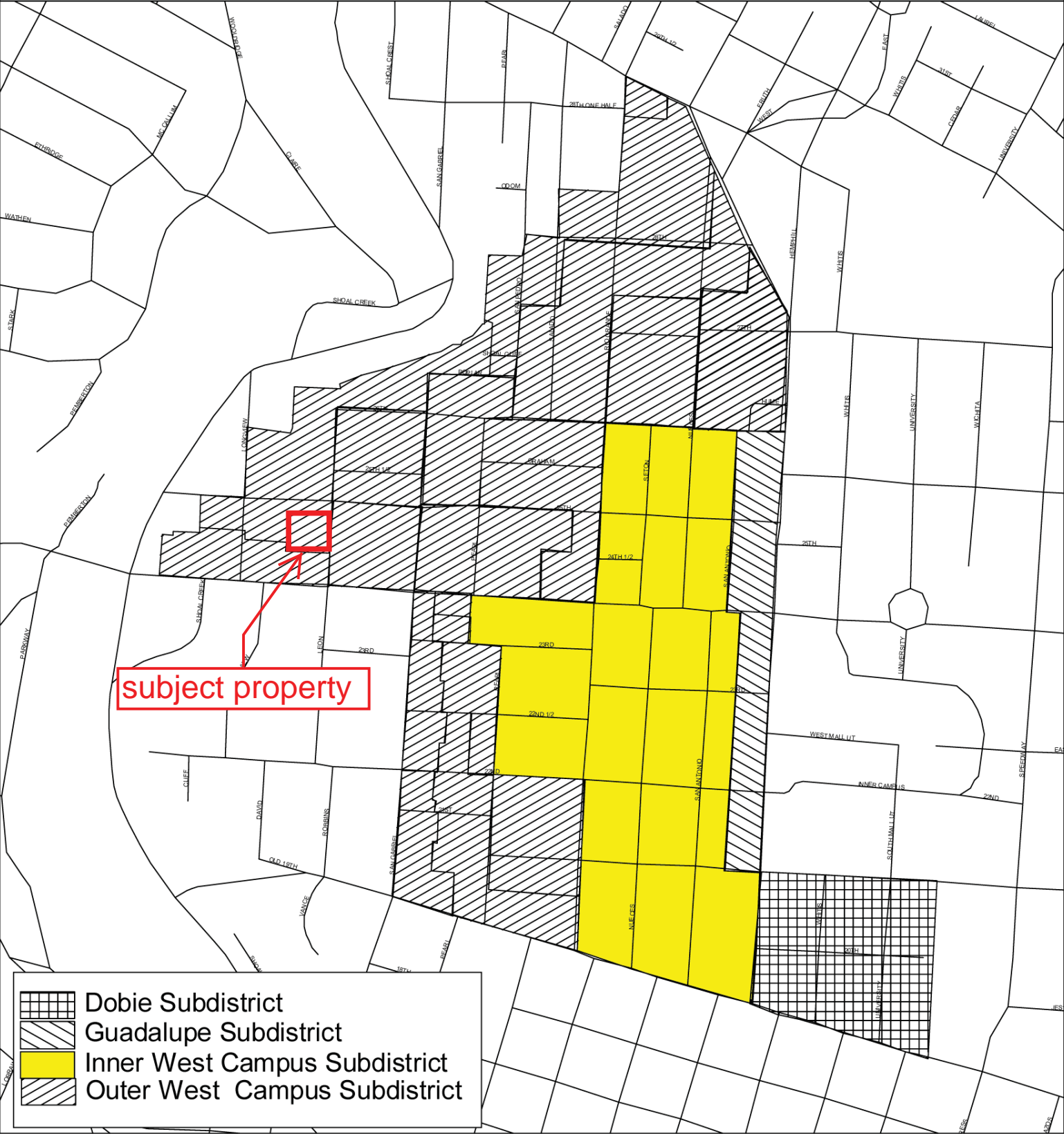
**PART 7.** This ordinance takes effect on September 6, 2004.

**PASSED AND APPROVED**

_____ August 26 _____, 2004	§ § § _____ Will Wynn Mayor
APPROVED: _____ David Allan Smith City Attorney	ATTEST: _____ Shirley A. Brown City Clerk

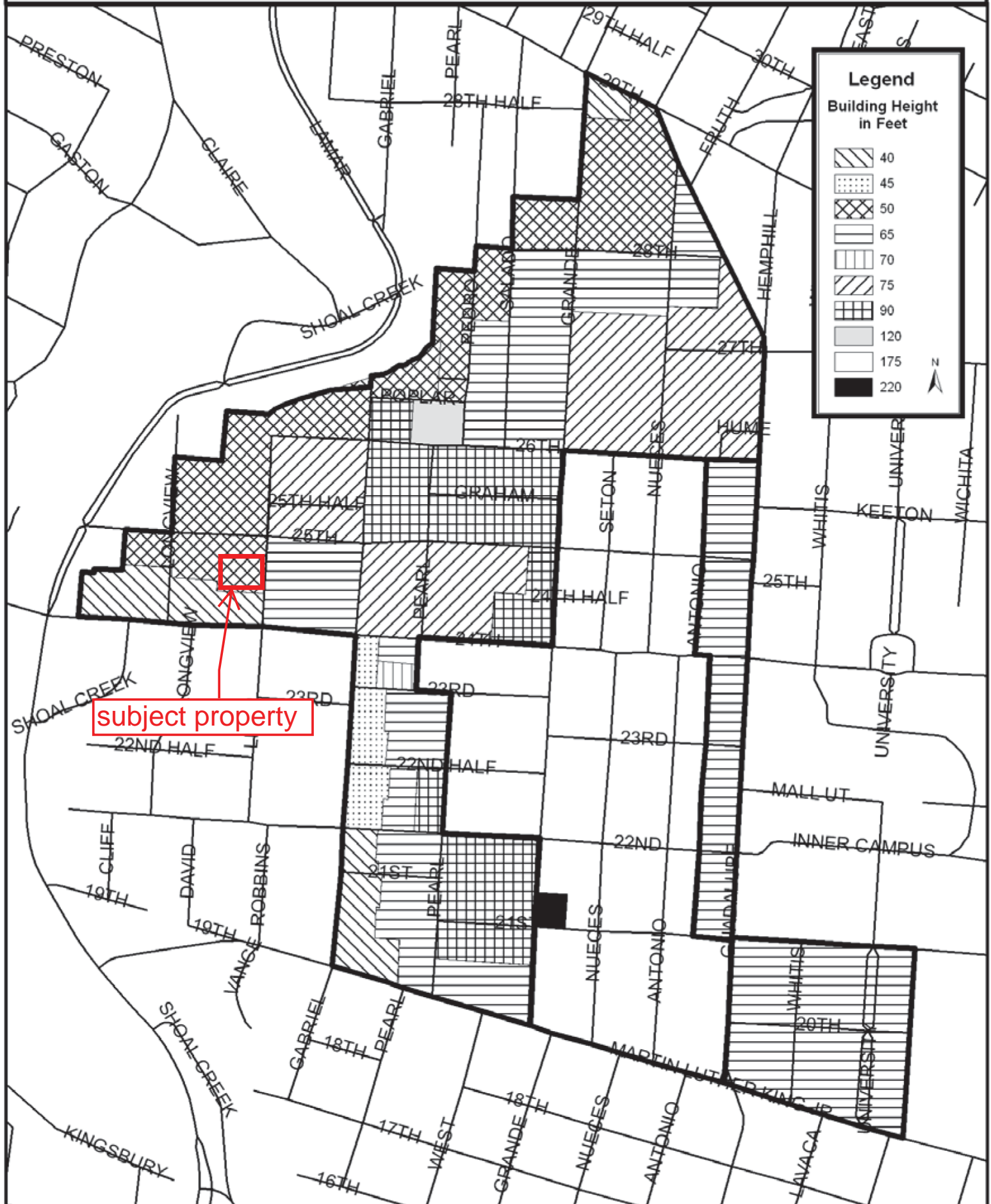
# University Neighborhood Overlay Subdistrict Boundaries

EXHIBIT E



# University Neighborhood Overlay

## Height Districts



## EDUCATIONAL IMPACT STATEMENT

**Prepared for the City of Austin**

**Austin  
Independent  
School District**



**PROJECT NAME: 2408 Leon Street**

**ADDRESS/LOCATION:** 2408 Leon Street

**CASE #:** C14-2018-0112

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

# SF UNITS:	STUDENTS PER UNIT ASSUMPTION
-------------	------------------------------

Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 200 STUDENTS PER UNIT ASSUMPTION

Elementary School: 0.02      Middle School: 0.01      High School: 0.01

## IMPACT ON SCHOOLS

Approximately 50 existing multi-family units are proposed to be demolished, and be replaced by new construction of approximately 200 multi-family units. Currently, there are no AISD students that reside at this location.

A student yield factor of 0.04 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor is based on the number of AISD students residing in multi-family units within vicinity of the proposed development. The 200 multifamily unit development is projected to add approximately 8 students across all grade levels to the projected student population. It is estimated that of the 8 students, 4 will be assigned to Bryker Woods Elementary, 2 to O. Henry Middle School, and 2 to Austin High School.

The percent of permanent capacity by enrollment for SY 2021-22, including the additional students projected with this development, would be within the utilization target range of 75-115% for O. Henry MS (106%) and Austin HS (107%); and would be slightly above the target range at Bryker Woods ES (117%), assuming the mobility rates remain the same. O. Henry MS and Austin HS can currently accommodate the projected additional student population from the proposed development; while Bryker Woods ES should closely monitor the number of students permitted to transfer into the school.

## TRANSPORTATION IMPACT

Students within the proposed development attending Bryker Woods ES, O. Henry MS and Austin HS will qualify for transportation due to the distance from the proposed development to the schools. Students can be accommodated on existing buses.

## SAFETY IMPACT

None known at this time.

Date Prepared: 19 December 19

**Director's Signature:**

Ban Wusat



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## DATA ANALYSIS WORKSHEET

**ELEMENTARY SCHOOL:** Bryker Woods

**RATING:** Met Standard

**ADDRESS:** 3309 Kerbey Lane

**PERMANENT CAPACITY:** 418

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 9.89%

**MOBILITY RATE:** 19.3%

### POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	374	406	410
% of Permanent Capacity	89%	97%	98%

### ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	446	484	448
% of Permanent Capacity	107%	116%	117%

**MIDDLE SCHOOL:** O. Henry

**RATING:** Met Standard

**ADDRESS:** 2610 West 10<sup>th</sup> St.

**PERMANENT CAPACITY:** 945

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 27.37%

**MOBILITY RATE:** -0.7%

### POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	876	1,010	1,012
% of Permanent Capacity	93%	107%	107%

### ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	870	1,003	1,005
% of Permanent Capacity	92%	106%	106%

# EDUCATIONAL IMPACT STATEMENT

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**HIGH SCHOOL:** Austin

**RATING:** Met Standard

**ADDRESS:** 1715 W. Cesar Chavez St.

**PERMANENT CAPACITY:** 2,247

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 28.67%

**MOBILITY RATE:** 10.1%

## POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,982	2,177	2,179
% of Permanent Capacity	88%	97%	97%

## ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	2,182	2,397	2,399
% of Permanent Capacity	97%	107%	107%

\*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.

## EXHIBIT G

**From:** Karrie League

**Sent:** Monday, November 12, 2018 9:22 PM

**To:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Rusthoven, Jerry <Jerry.Rusthoven@austintexas.gov>; Anderson, Greg - BC <bc-Greg.Anderson@austintexas.gov>; DeHoyosHart, Angela - BC <bc-Angela.DeHoyosHart@austintexas.gov>; Seeger, Patricia - BC <bc-Patricia.Seeger@austintexas.gov>; McGraw, Karen - BC <bc-Karen.McGraw@austintexas.gov>; Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Kenny, Conor - BC <BC-Conor.Kenny@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Kazi, Fayez - BC <bc-Fayez.Kazi@austintexas.gov>; Witte, Tracy - BC <BC-Tracy.Witte@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Burkhardt, William - BC <bc-William.Burkhardt@austintexas.gov>; Teich, Ann - BC <BC-Ann.Teich@austintexas.gov>  
**Subject:** 2408 Leon St. request for Zoning change

To whom it may concern,

At a neighborhood meeting of the Original West University Neighborhood Association, the group voted to support the additional uses allowed by the zoning change from MF-4 to GO-MU, with the understanding provided by the representative of the developer that the zoning change does not change unit density. However the membership does not support the request for additional height.

Yours,

Karrie League  
secretary, OWUNA