

SECOND/THIRD READINGS SUMMARY SHEET

CASE: C14-2021-0059 (2100 Polaris Avenue) DISTRICT: 7

ADDRESS: 2100 Polaris Avenue

APPLICANT: C & K Polaris Property LLC % Ticket City Inc.

AGENT: Drenner Group, PC (Leah M. Bojo)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

REQUEST:

Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 2100 Polaris Avenue (Little Walnut Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning.

PREVIOUS CITY COUNCIL ACTION:

July 29, 2021: Approved staff's recommendation of CS-MU-CO-NP zoning by consent on 1st reading (11-0); L. Pool-1st, P. Ellis-2nd.

ISSUES: N/A

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0059 (2100 Polaris Avenue)

DISTRICT: 7

ZONING FROM: CS-CO-MU-NP

TO: CS-MU-NP

ADDRESS: 2100 Polaris Avenue

SITE AREA: 3.373 acres

PROPERTY OWNER: C & K Polaris Property LLC % Ticket City Inc.

AGENT: Drenner Group, PC (Leah M. Bojo)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends CS-MU-CO-NP, General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District, zoning. The conditional overlay will maintain the following prohibited uses on the property:

**Automotive repair services
Automotive washing (of any type)
Automotive rentals
Automotive sales
Bail bond services
Commercial off-street parking
Drop-off recycling collection facilities
Equipment sales
Outdoor entertainment
Outdoor Sports and Recreation
Commercial blood plasma center
Construction sales and services
Equipment repair services
Exterminating services
Maintenance and service facilities
Pawn shop services
Service station
Veterinary services
Vehicle storage**

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 8, 2021: Motion to approve the staff's recommendation of CS-MU-CO-NP zoning by consent (11-0, Y. Flores and J. Shieh-absent); A. Azhar-1st, J. Mushtaler-2nd.

CITY COUNCIL ACTION:

July 29, 2021: Approved staff's recommendation of CS-MU-CO-NP zoning by consent on 1st reading (11-0); L. Pool-1st, P. Ellis-2nd.

August 26, 2021

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 3+ acre tract of land located at the terminus of Polaris Avenue. The site is currently used as building maintenance facility. To the north, there are commercial and light industrial uses. The lot to the south is developed with a public school (Burnet Middle School). There is a rail line to the east. To the west, there are office and industrial buildings, single family residences and small multifamily complexes. The applicant is requesting to rezone the property to remove the conditional overlay placed on this tract through the neighborhood plan rezoning case, C14-04-0004.001 / Ordinance No. 040401-32A, to redevelop the property as a for-sale multifamily residential use (*please see Applicant's Request Letter – Exhibit C*).

The site under consideration is located in the Wooten Neighborhood planning area of the Crestview/Wooten Combined Neighborhood Plan. The Future Land Use Map (FLUM) designates this site as mixed use. Therefore, a Neighborhood Plan Amendment is not required.

The staff recommends CS-MU-CO-NP, General Commercial Services-Mixed Use-Neighborhood Plan District, zoning as this zoning is compatible and consistent with the surrounding land use patterns as there are commercial and light industrial uses/ CS-NP zoning to the north and office, industrial buildings and multifamily complexes/ CS-NP and MF-2-NP zoning to the west. CS-MU-CO-NP zoning will permit the applicant to redevelop this site with residential uses or a combination of residential, office, civic and commercial uses near an existing public school and established multifamily and single family uses on a tract of land that is located near a designated Activity Corridor by the Imagine Austin Comprehensive Plan. The proposed conditional overlay will limit more intensive commercial uses at this location and is appropriate for a property that is adjacent to residential uses and public facilities.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Mixed Use combining district 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.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed CS-MU-CO-NP zoning will be compatible and consistent with the surrounding uses because there are commercial and light industrial uses/ CS-NP zoning to the north and office, industrial buildings and multifamily complexes/ CS-NP and MF-2-NP to the west. The proposed conditional overlay will limit more intensive commercial uses at this location and is appropriate for a property that is adjacent to single family residential uses. The property is located near a designated Activity Corridor in the Imagine Austin Comprehensive Plan (0.18 from the Burnet Road Activity Corridor) and a regional center (0.10 linear miles from the North Burnet/Gateway Station Regional Center).

3. *The proposed zoning should allow for a reasonable use of the property.*

CS-MU-CO-NP zoning will permit the applicant to redevelop this site with residential uses or a combination of residential, office, civic and commercial uses near an existing public school and established residential uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	Building Maintenance Facility
<i>North</i>	CS-NP	Commercial and Light Industrial Uses
<i>East</i>	MF-2-NP	Rail Line, Duplex Residences
<i>South</i>	P-NP	School (Burnet Middle School)
<i>West</i>	CS-NP, MF-2-NP, SF-3-NP	Office/Industrial Uses, Multifamily, Single-Family Residences

AREA STUDY: Crestview/Wooten Neighborhood Planning Area

TIA: Deferred to the time of Site Plan

WATERSHED: Little Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Central Austin Urbanists

Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 Red Line Parkway Initiative
 SELTEXAS
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group
 Wooten Neighborhood Association
 Wooten Neighborhood Plan Contact Team

SCHOOLS: Austin Independent School District

Wooten Elementary School
 Burnet Middle School
 Navarro Early College High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0132 (Calvin's Liquor: 8820 Burnet Road)	CS to CS-1	11/10/15: Approved staff's recommendation for CS-1-CO zoning on consent (11-0); N. Zaragoza-1 st , P. Seeger-2 nd .	10/15/15: Approved CS-1-CO zoning on all 3 readings (9-1, O. Houston-No, S. Adler-absent); D. Zimmerman-1 st , D. Garza-2 nd .
C14-2014-0157 (8528 Burnet Road)	CS to MF-6-CO	01/13/15: Approved staff's rec. of MF-6-CO zoning with CO to limit the height on the property to 60 feet, limit the number of units to 300 residential units and limit the development intensity for the entire site to less than 2,000 vehicle trips per day; and , with the following additional conditions to state that 15% of the dwelling units shall be reserved for SMART Housing for a minimum of 10 years and 2) limit the FAR on the site 250,000 sq. ft. (6-2, J. Nortey and D. Chimenti-No, S. Oliver-absent); A. Hernandez-1 st , B. Roark-2 nd .	<p>2/12/15: Approve MF-6-CO zoning on 1st reading only, with the following conditions: Limit the height on the property to 60 feet, 2) limit the number of units to 300 residential units, 3) limit the development intensity for the entire site to less than 2,000 vehicle trips per day and 4) limit the Floor to Area Ratio (FAR) to 2:1 on the property. (Vote: 7-4, Mayor Pro Tem Tovo and Council Members Houston, Kitchen and Pool voted nay); P. Renteria-1st, D. Zimmerman-2nd.</p> <p>4/16/15: Approve MF-6-CO zoning on 2nd reading only (Vote: 7-4, Mayor Pro Tem Tovo and Council Members</p>

			<p>Houston, Kitchen and Pool voted nay).</p> <p>4/23/15: Approve MF-6-CO zoning on 3rd reading, with conditions for a limit of 300 units, 2.7 floor to area ratio, 60 feet in height and a maximum of 2,000 vehicle trips per day (7-4, K. Tovo, O. Houston, A. Kitchen and L. Pool-No).</p>
C14-2011-0167 (8100 Burnet)	CS to MF-6	<p>3/06/12: Approved the staff's recommendation for MF-6-CO zoning, with CO to limit the height on the property to 60 feet and restrict the site to a maximum of 300 residential units, (5-1, J. Meeker-No, B. Baker-absent); G. Bourgeios-1st, C. Banks-2nd.</p>	<p>4/05/12 : Approved MF-6-CO on first reading (7-0); B. Spelman-1st, M. Martinez-2nd.</p> <p>4/01/13: Case expired per LDC Sec. 25-2-246.</p>
C14-2008-0032 (North Shoal Creek Planning Area Vertical Mixed Use)	Add V (Vertical Mixed Use Building Combining District) to Certain Tracts	<p>5/13/08: Approved neighborhood's rec. to implement V regulations on selected tracts (9-0)</p>	<p>7/10/08: Approved V (7-0); 1st reading</p> <p>8/28/08: Approved V by Ordinance No. 20080828-104 (7-0); 2nd/ 3rd readings</p>
C14-03-0002 (9325 Burnet Road)	LI to CS	<p>3/26/03: Recommended for approval by consent, with the addition of the following restrictions added to staff's proposed conditional overlay for this case:</p> <p>1) Use of the property as an adult bookstore shall be restricted to not more than 7,500 square feet of gross floor area and 2) Use of the property as an adult arcade, adult cabaret, adult lounge, adult novelty shop, adult service business and adult theater is prohibited.</p> <p>Vote: 7-0 (Off Dais: Pratt, Absent: Spelman.); M. Armstrong-1st, M. Casias-2nd.</p>	<p>6/05/03: Granted CS-CO on all 3 readings (7-0)</p>
C14-01-0037 (North Austin Civic Association)	MF-2, SF-2, SF-3 to NO-NP	<p>4/17/01: Approved Staff rec. of NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP (9-0); with 25 foot</p>	<p>5/24/01: Approved PC rec. on all three readings, except for Tract 9-1st reading only (6-0)</p>

Neighborhood Plan)	MF-2, LO, MF-3, CS to GR-NP CS, SF-3 to P-NP	vegetative buffer on south boundary of Tract 19	8/9/01: Approved CS-NP for Tract 9 (7-0); 2 nd /3 rd readings
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RELATED CASES:

C14-04-0004 - Crestview/ Wooten NP Rezonings

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Polaris Ave	50'	50'	27'	1	Yes	No	Yes
Colfax Ave	50'	50'	28'	1	Yes	No	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This property is located at the eastern terminus of Polaris Avenue and Colfax Avenue, on a 3.37 acre site that contains a building maintenance service yard and dozens of services trucks. The property is located 0.18 miles off of the Burnet Road Activity Corridor and 0.10 linear miles from the North Burnet/Gateway Station Regional Center. It is also located within the within the Crestview/Wooten Combined Neighborhood Planning area (Wooten). Surrounding uses include light industrial and office uses to the north; to the south is Burnet Middle School; to the east is a railroad line and residential uses; and the west are light industrial/office buildings, single family houses and small apartment buildings. The requested rezoning is from CS-MU-CO-NP to CS-MU-NP (General Commercial Services – Mixed Use Overlay – Neighborhood Plan). The purpose of the rezoning is to allow this property to remove the Conditional Overlay that limits the impervious cover, height, and density restrictions to redevelop the Property as a for-sale multifamily (condo) residential use.

Connectivity

The property is located 0.18 from the **Burnet Road Activity Corridor** and a public transit stop. Burnet Middle School is located south of the property. Public sidewalks are located only intermittently along Polaris Avenue and Colfax Avenue. There are a variety of goods and services located along Burnet Road but mobility options are only fair along Polaris Avenue while connectivity options are average within a quarter mile radius of this site.

Crestview/Wooten Combined Neighborhood Plan (CWCNP)

The CWCNP Future Land Use Plan identifies this portion of the planning area as Mixed Use, which allows zone CS-MU in this Future Land Use Category. Mixed Use is defined as an area that is intended for a mix of residential and nonresidential uses, including office, retail and commercial services. The CWCNP policies and text below are applicable to this case.

Goal 3: Any new development or redevelopment should respect and complement the single-family character of the neighborhood. (pg. 24)

Land Use Objective 1: Preserve the character and affordability of the Crestview and Wooten Neighborhoods. (pg. 25)

Rec: Rezone uses, currently zoned commercial, to multifamily or mixed use

Land Use Objective 6: Provide opportunities for continued enhancement of the commercial node at Burnet Road and US Highway 183/Research and the adjacent commercial properties to the south that transition into the Wooten neighborhood.

Text: This could integrate the commercial and residential regions on either side of Polaris such that residents might feel more invited to “shop where they live,” “live where they work,” and “work where they live.” It also enhances the types of redevelopment that may occur in the form of street-fronting property with landscaping and storefronts. Successful signs vary from artistic to monochrome to modest, depending on the nature of the use. (pgs. 30 - 31)

Rec 3: Encourage the development of through-streets and/or pedestrian pathways through the commercial tracts fronting on Polaris to allow residents in the neighborhood to access businesses to the north.

Rec 4: Give mixed use options to commercial tracts on the north side of Polaris to allow the development of residential quarters (in the form of above-shop apartments, small apartment structures, or condominiums) where residents might live, work, and patronize businesses in the vicinity. Should the mixed use option be utilized, provide clear circulation for both cars and pedestrians.

The proposed owner-occupied residential use appears to support the policies and text the CWCNP as long as pedestrian access is provided along Polaris Avenue.

Imagine Austin

The property is located 0.18 miles from an **Activity Corridor**.

The following IACP policies are also relevant to this case:

- **LUT P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. **Recognize that different neighborhoods have different characteristics** and new and infill development should be sensitive to the predominant character of these communities.

- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

Based upon the project providing additional housing but only fair mobility options in the area (incomplete sidewalk system and non-connecting streets), this project only partially supports the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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.

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 sq. ft. 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.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new residential units proposed by this development, condominiums with CS-MU-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended.

The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The site also includes a segment of the Red Line railway, which is part of an identified Urban Trail corridor, and as such would serve a critical trail

connection. The site therefore meets at least two criteria for dedication of land per City Code § 25-1-605 (B).

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 § 25-1-607 (B)(1) & (2).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov.

Site Plan

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 site is subject to compatibility standards. Along the east and west property lines, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along the property line. 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

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient right-of-way for Polaris Avenue and Colfax Avenue. A traffic impact analysis is waived, the determination is deferred to site plan application, when land use and intensity will be finalized. A neighborhood traffic analysis may be required at the time of site plan when uses and intensities are known.

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, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

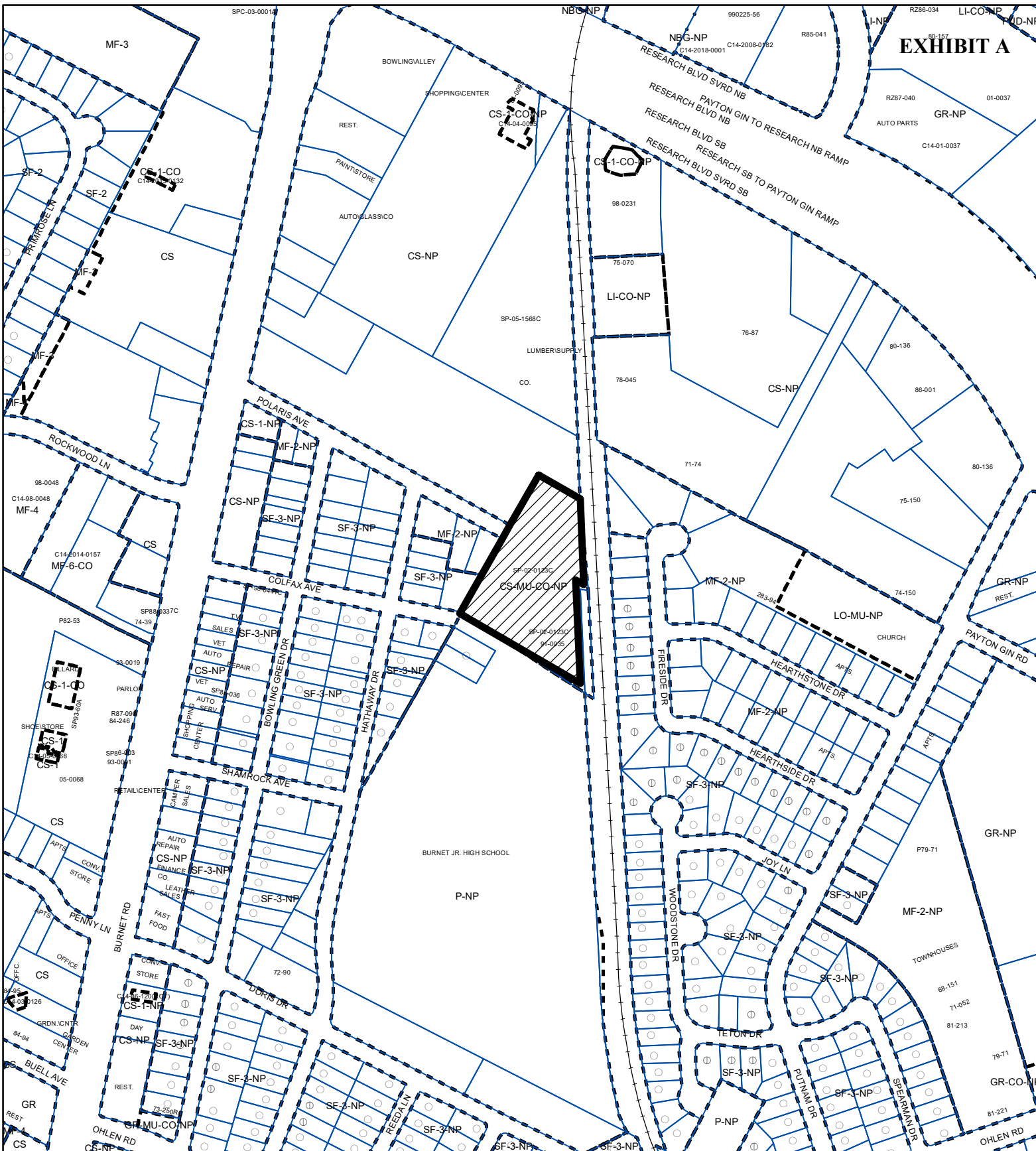
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.




The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Crestview/Wooten Combined Neighborhood Plan FLUM
- E. Education Impact Analysis
- F. Correspondence from Interested Parties

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0059

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



Created: 4/12/2021

March 31, 2021

Ms. Denise Lucas
Housing and Planning Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Via Electronic Delivery

Re: 2100 Polaris Ave – Zoning application for the approximately 3.37-acre property located at the eastern terminus of Polaris Avenue east of Burnet Road in Austin, Travis County, Texas (the "Property")

Dear Ms. Lucas:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning application package. The project is titled 2100 Polaris Ave and is approximately 3.37 acres of land. Located at the eastern terminus of Polaris Avenue, between Burnet Road to the west and railroad tracks to the east. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned CS-MU-CO-NP (General Commercial Services – Mixed Use Overlay – Conditional Overlay – Neighborhood Plan). The requested rezoning is from CS-MU-CO-NP to CS-MU-NP (General Commercial Services – Mixed Use Overlay – Neighborhood Plan). The Property is currently developed with a building maintenance services use. The purpose of the rezoning is to allow this property to remove the Conditional Overlay that limits the impervious cover, height, and density restrictions to redevelop the Property as a for-sale multifamily residential use.

The Property is located in the Wooten Neighborhood planning area, a subdistrict of the Crestview/Wooten Combined Neighborhood Plan. The Future Land Use Map (FLUM) designates this site as mixed use and therefore a Neighborhood Plan Amendment (NPA) is not required. Attached is the memo from Maureen Meredith on March 31, 2021 confirming that no NPA is required.

The Traffic Impact Analysis ("TIA") has been waived until site plan, per the attached TIA waiver dated March 31, 2021 and executed by Amber Mitchell.

March 31, 2021

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Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent part.

Leah M. Bojo

cc: Jerry Rusthoven, Housing and Planning Department (*via electronic delivery*)
Joi Harden, Housing and Planning Department (*via electronic delivery*)
Sherri Sirwaitis, Housing and Planning Department (*via electronic delivery*)

ORDINANCE NO. 040401-32A

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 626 ACRES OF LAND GENERALLY KNOWN AS THE WOOTEN NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 61 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 61 tracts of land within the property described in Zoning Case No.C14-04-0004.001, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 626.77 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,

Fireside Loop Subdistrict area that includes the lots adjoining Fireside Drive, Hearthsides Drive, Hearthstone Drive and Putnam Drive north of Joy Lane, as shown in the attached Exhibit "B",

generally known as the Wooten neighborhood plan combining district, locally known as the area bounded by U.S. Highway 183 on the north, Anderson Lane on the south, Lamar Boulevard on the east and Burnet Road on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

PART 2. The base zoning districts for the 61 tracts of land are changed from interim family residence (I-SF-3) district, family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, community commercial-mixed use (GR-MU) combining district, general commercial services (CS) district, general

commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, commercial-liquor sales-conditional overlay (CS-1-CO) combining district, and limited industrial services (LI) district to family residence-neighborhood plan (SF-3-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, commercial liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

Tract	Address	From	To
1	8733-9034 Burnet Rd; 9000-9014 Research Blvd	LI, SF-3	CS-NP
2	8998 Research Blvd (0.1826 ac of Lot 1, Blk A, Domecq Subd. as shown in Exhibit "D")	CS-1-CO	CS-1-CO-NP
3a	8998 Research Blvd (Lot 1, Blk A, Domecq Subd. less Tr. 2)	LI	CS-NP
3b	8990 Research Blvd	LI	LI-CO-NP
3c	8868-8950 Research Blvd.; 8704-8720 Putnam Dr	CS	CS-NP
4	8724 Putnam Dr	SF-3	LO-MU-NP
5	2100 Polaris Ave	CS-CO	CS-MU-CO-NP
6	8711-8725 Burnet Rd	CS	CS-NP
7	1748 Ohlen Rd	LR, MF-2	MF-2-NP
8	8716 Research Blvd	LO	GR-CO-NP
9	1725 Ohlen Rd	GR	GR-MU-NP
10	8507 Kromer St	SF-3	MF-3-NP
11	8500 Research Blvd	LI	CS-NP
12	8400 Research Blvd	LI	LI-CO-NP

Tract	Address	From	To
13	8200-8220 Research Blvd	CS	CS-MU-NP
14	8120 Research Blvd	CS-1	CS-1-MU-NP
15	7920-8000 Anderson Square Dr; 8120 Research Blvd	CS	CS-MU-NP
16	7950-8010 Research Blvd; 910-1100 W Anderson Ln	CS	CS-MU-NP
17	1220 Anderson Ln	LR	GR-MU-CO-NP
18	7929-7545 Gault St; 1220 Anderson Ln	CS	MF-4-NP
19	7908-7914 Gault St	CS	MF-4-NP
20	1300-1306 Anderson Ln	GR, LR	GR-CO-NP
21	1308 Anderson Ln	LR	GR-CO-NP
22	1400 Anderson Ln; 7907 Lazy Ln	MF-3	GR-MU-CO-NP
23	1500 Anderson Ln	SF-3	GO-CO-NP
24	1508 Anderson Ln	GR	GR-CO-NP
25	1542 Anderson Ln	GR	GR-CO-NP
26a	1700-1728 Anderson Ln	GR	GR-CO-NP
26b	1740-1810 Anderson Ln	GR	GR-CO-NP
26c	1814 Anderson Ln	GR	GR-CO-NP
27	1721-1841 Wooten Park Dr	GR	GR-MU-CO-NP
28	1710-1820 Wooten Park Dr	GR, LO	GR-MU-CO-NP
29	7914-7926 Mullen Dr	GR, LO	GR-MU-CO-NP
30	1900-2108 W Anderson Ln	GR	GR-CO-NP
31	2200-2004 W Anderson Ln	GR, GR-MU	GR-MU-CO-NP
32	2206-2210 W Anderson Ln	GR	GR-CO-NP
33	2300 W Anderson Ln, 7915-7925 Burnet Rd	CS	CS-NP
34	7929-7935 W Anderson Ln	GR	GR-NP
35	7941 Burnet Rd	CS-1	CS-1-NP
36	7951 Burnet Rd	CS	CS-NP
37	8001-8005 Burnet Rd	CS	CS-NP
38	8007 Burnet Rd (west 0.73 ac. of Lot 7, Blk H, Allendale North, Sec. 8 Subd.)	CS-1, SF-3	GR-MU-NP
40	8023-8105 Burnet Rd	GR, MF-4	GR-NP
41	8209-8211 Burnet Rd	CS, GR, MF-4	GR-NP
42	8221-8241 Burnet Rd	CS	CS-NP
43	2301 Ohlen Rd	CS	GR-MU-CO-NP
44	2205 Ohlen Rd	LO, SF-3	GR-MU-CO-NP
45	8301 Burnet Rd	MF-3	GR-MU-CO-NP
46	8301-8315 Burnet Rd	CS	CS-NP
47	8315 Burnet Rd	CS-1	CS-1-NP
48	8401-8425 Burnet Rd	CS	CS-NP
49	8501-8533 Burnet Rd	CS	CS-NP
50	8601-8613 Burnet Rd	CS	CS-NP
51	8617 Burnet Rd	CS-1	CS-1-NP

Tract	Address	From	To
54	8401 Hathaway Dr	SF-3	P-NP
55	8501 1/2 Woodstone Dr	SF-3	P-NP
56	8000 Lazy Ln; 8001-8015 Burrell Dr	SF-3	P-NP
59	2303 Mahone Dr	I-SF-3	SF-3-NP
60	7909 Sales St	MF-3	SF-3-NP
61	7905 Brockman St	LO	LO-MU-CO-NP
62	7904 Brockman Ln	LO	LO-MU-CO-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
2. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.

PART 5. Cottage special use is permitted on lots in residential districts within the boundaries of Fireside Loop Subdistrict as set forth in Section 25-2-1442 through 25-2-1444 of the Code.

PART 6. Urban home special use is permitted on lots in residential districts within the boundaries of Fireside Loop Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

PART 7. Secondary apartment special use is permitted on lots in residential districts within the boundaries of Fireside Loop Subdistrict as set forth in Sections 25-2-1462 through 25-2-1463 of the Code.

PART 8. Tracts 4-6, 8, 9, 13-17, 20-22, and 24-51 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 1504 of the Code.

PART 9. Tracts 1-3, 6, and 14-16 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 10. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Adult oriented business use is a prohibited use of Tract 2.
2. The following uses are prohibited uses of Tract 3b:

Basic industry	Recycling center
Art and craft studio (industrial)	Resource extraction
General warehousing and distribution	Scrap and salvage
Liquor sales	Employee recreation
Railroad facilities	

3. The following uses are prohibited uses of Tract 5:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Campground
College and university facilities	Commercial blood plasma center
Commercial off-street parking	Construction sales and services
Consumer convenience services	Consumer repair services
Drop-off recycling collection facilities	Equipment repair services
Equipment sales	Exterminating services
Financial services	Food sales
Funeral services	General retail sales (convenience)
General retail sales (general)	Guidance services
Hospital services (general)	Hospital services (limited)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Kennels
Laundry services	Maintenance and service facilities
Medical offices	Monument retail sales
Outdoor entertainment	Outdoor sports and recreation

Pawn shop services
Personal services
Research services
Restaurant (limited)
Service station
Theater
Transportation terminal
Veterinary services

Personal Improvement services
Professional office
Residential treatment
Restaurant (general)
Software development
Transitional housing
Vehicle storage

4. The following uses are prohibited uses of Tracts 8, 17, 20 and 21:

Automotive rentals
Automotive sales
Bail bond services
Drop-off recycling collection facilities
Exterminating services
Outdoor sports and recreation
Service station

Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Funeral services
Outdoor entertainment
Pawn shop services

5. The following uses are prohibited uses of Tract 12:

Recycling center
Scrap and salvage

Resource extraction

6. The following uses are prohibited uses of Tract 22:

Automotive rentals
Automotive sales
Bail bond services
Drop-off recycling collection facilities
Exterminating services
Outdoor sports and recreation
Service station
Residential treatment

Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Funeral services
Outdoor entertainment
Pawn shop services
Congregate living

7. Pawn shop services use is a prohibited use of Tracts 24-26a, 26c, and 30-32.
8. Automotive washing (of any type) use is a conditional use of Tracts 24 and 26c.

9. The following uses are conditional uses of Tracts 25, 26a, 26b, and 30-32:

Automotive sales

Automotive rentals

Automotive washing (of any type)

10. The following uses are prohibited uses of Tracts 27-29, and 43-45:

Automotive rentals

Automotive repair services

Automotive sales

Automotive washing (of any type)

Bail bond services

Business or trade school

Business support services

College and university facilities

Commercial off-street parking

Communications services

Custom manufacturing

Drop-off recycling collection facilities

Funeral services

Exterminating services

Financial services

Hospital services (general)

Hotel-motel

Indoor entertainment

Indoor sports and recreation

Medical offices (exceeding 5,000 sq. ft.)

Outdoor entertainment

Outdoor sports and recreation

Pawn shop services

Plant nursery

Research services

Services station

Theater

Urban farm

11. The following conditions apply to Tract 5:

- A. A six foot wide vegetative buffer shall be provided and maintained along and adjacent to the west property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- B. The maximum height of a building or structure is 40 feet from ground level.
- C. The maximum impervious cover is 75 percent.
- D. The maximum number of dwelling units is 13.5 units per acre.
- E. If the property is developed with a plant nursery use or a building maintenance services use, then all soils storage runoff must be contained on-site.

12. The following conditions apply to Tracts 27-29, and 43-45:
 - A. The maximum height of a building or structure is 40 feet from ground level.
 - B. A general retail (general) use or general retail (convenience) use is prohibited for an area greater than 10,000 square feet of gross floor area.
13. Drive-in service use is prohibited as an accessory use to commercial uses on Tracts 8, 17, 20-22, 27-29, and 43-45.
14. The maximum number of dwelling units is 27.2 units per acre on Tracts 20-22, 24-26, and 30-32.
15. Vehicular access from Tract 23 to Anderson Lane is prohibited. All vehicular access to the Tract 23 shall be from other adjacent public streets or through other adjacent property.
16. The following conditions apply to Tracts 61 and 62:
 - A. The maximum building coverage is 40 percent.
 - B. The maximum floor-to-area (F.A.R.) ratio is 0.35 to 1.0.
 - C. The maximum height of a building or structure is 30 feet from ground level.
 - D. A site plan or building permit for the property may not be approved, released, or issued, if the completed development or uses of the property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

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 11. This ordinance takes effect on April 12, 2004.

PASSED AND APPROVED

April 1, 2004

§
§
§



Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

Properties with proposed zoning changes

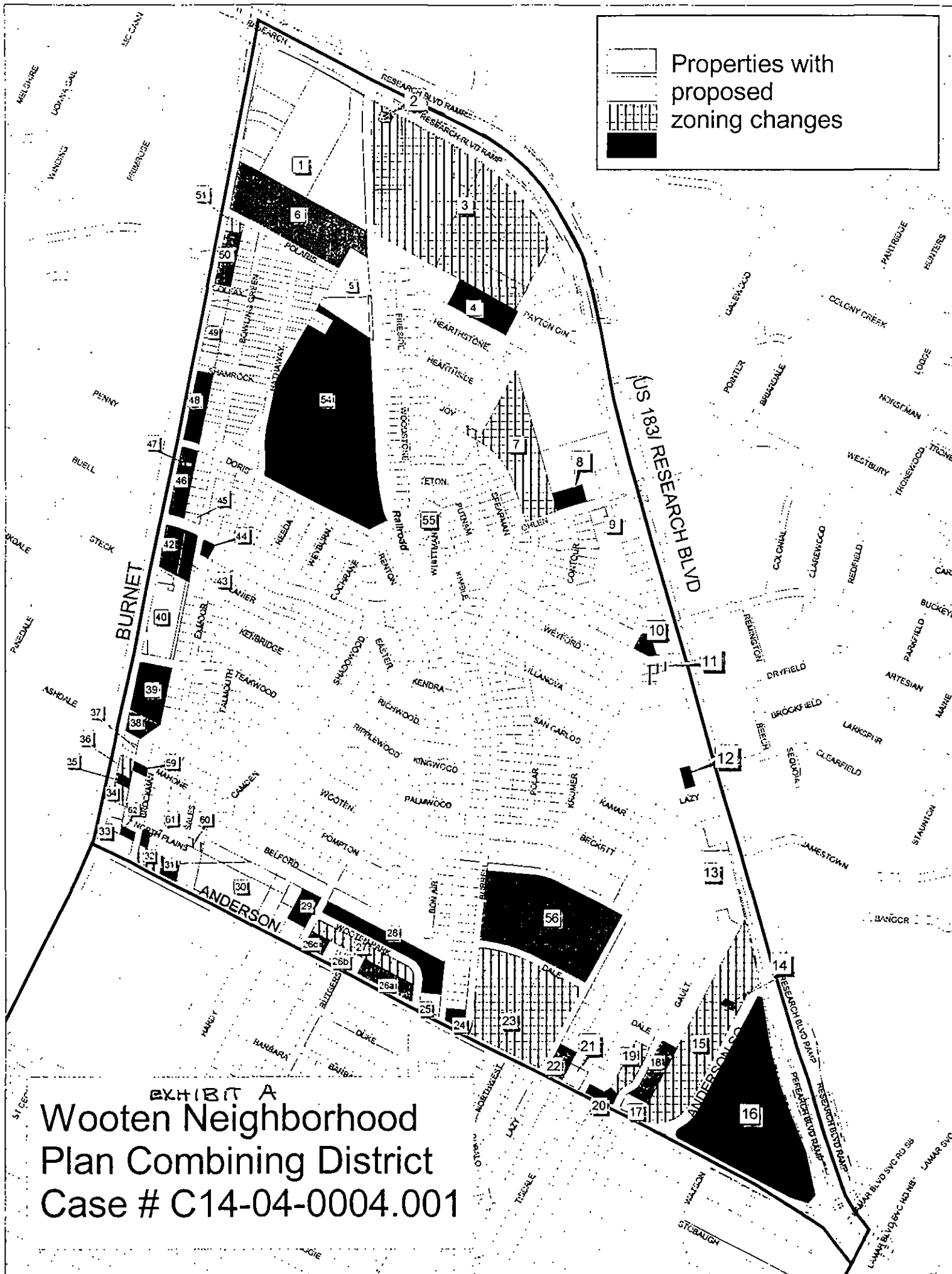


EXHIBIT A
Wooten Neighborhood
Plan Combining District
Case # C14-04-0004.001



Fireside Loop Subdistrict

Wooten Neighborhood Planning Area

Railroad

RESEARCH BLVD

PAYTON GIN

PUTNAM

HEARTHSTONE

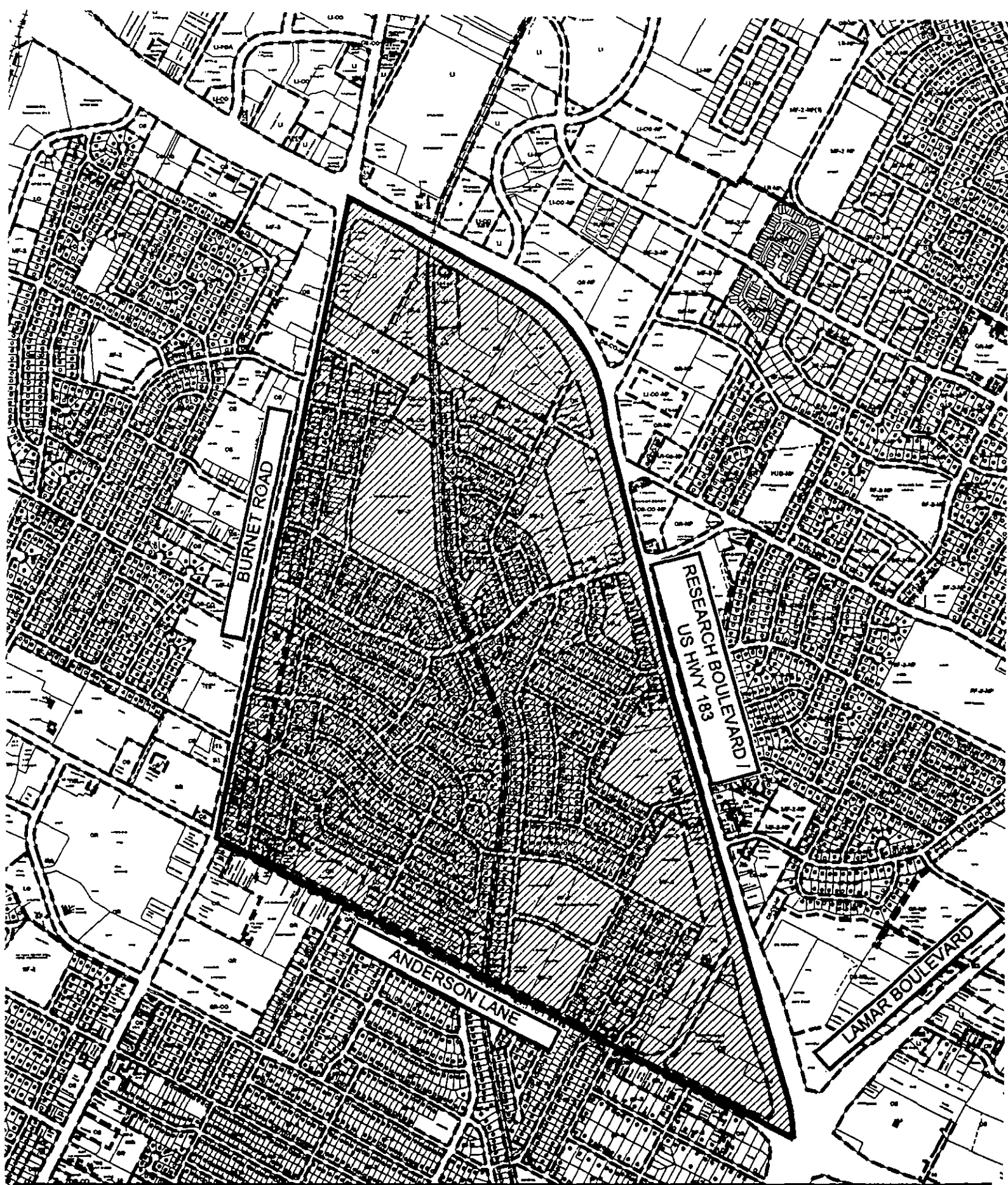
HEARTHSIDE

JOY

FIRESIDE

WOODSTONE

Exhibit B: Fireside Loop Subdistrict







 1" = 1200'	SUBJECT TRACT 	ZONING EXHIBIT C		CITY GRID REFERENCE NUMBER
	PENDING CASE 	CASE #: C14-04-0004.001		J28-30 K28-3
	ZONING BOUNDARY 	ADDRESS: WOOTEN COMBINED NEIGHBORHOOD PLANNING AREA		DATE: 04-02
	CASE MGR: W. WALSH	SUBJECT AREA (acres): 6.29 / 67		INTLS: SM

EXHIBIT D

FIELD NOTES

DESCRIBING A 0.1826 ACRES TRACT OF LAND OUT OF THE GEORGE M. DAVIS SURVEY NO. 15 IN TRAVIS COUNTY, TEXAS. SAID 0.1826 ACRES TRACT OF LAND BEING OUT OF AND A PORTION OF A CERTAIN 1.9614 ACRES TRACT OF LAND WHICH WAS CONVEYED UNTO ROBERT H. NESBITT AND GRACE MCGINNIS ACCORDING TO A GENERAL WARRANTY DEED AS RECORDED IN VOLUME 13381, PAGE 1076 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.1826 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a railroad spike found situated on the south right-of-way line US Highway 183 marking the northeast corner of said 1.9614 acres tract of land;

THENCE N59°00'00"W, a distance of 62.10 feet with the south right-of-way of said US Highway 183, same being the north line of said 1.9614 acres tract of land to a point;

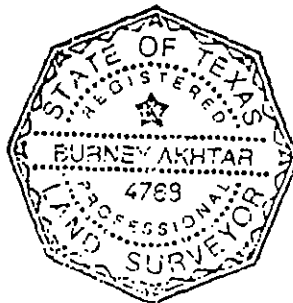
THENCE through the interior of said 0.1826 acres tract of land, the following nine (9) calls:

1. S29°34'49"W, a distance of 28.71 feet to THE POINT OF BEGINNING;
2. S29°34'49"W, a distance of 47.09 feet to a point;
3. S29°34'49"W, a distance of 47.09 feet to a point;
4. S87°43'23"W, a distance of 49.47 feet to a point;
5. N68°21'21"W, a distance of 48.21 feet to a point;
6. N01°58'25"W, a distance of 33.47 feet to a point;
7. N33°46'50"E, a distance of 49.11 feet to a point;
8. S77°03'57"E, a distance of 61.47 feet to a point;
9. S41°36'53"E, a distance of 47.32 feet to the POINT OF BEGINNING and containing 0.1826 acres of land more or less.

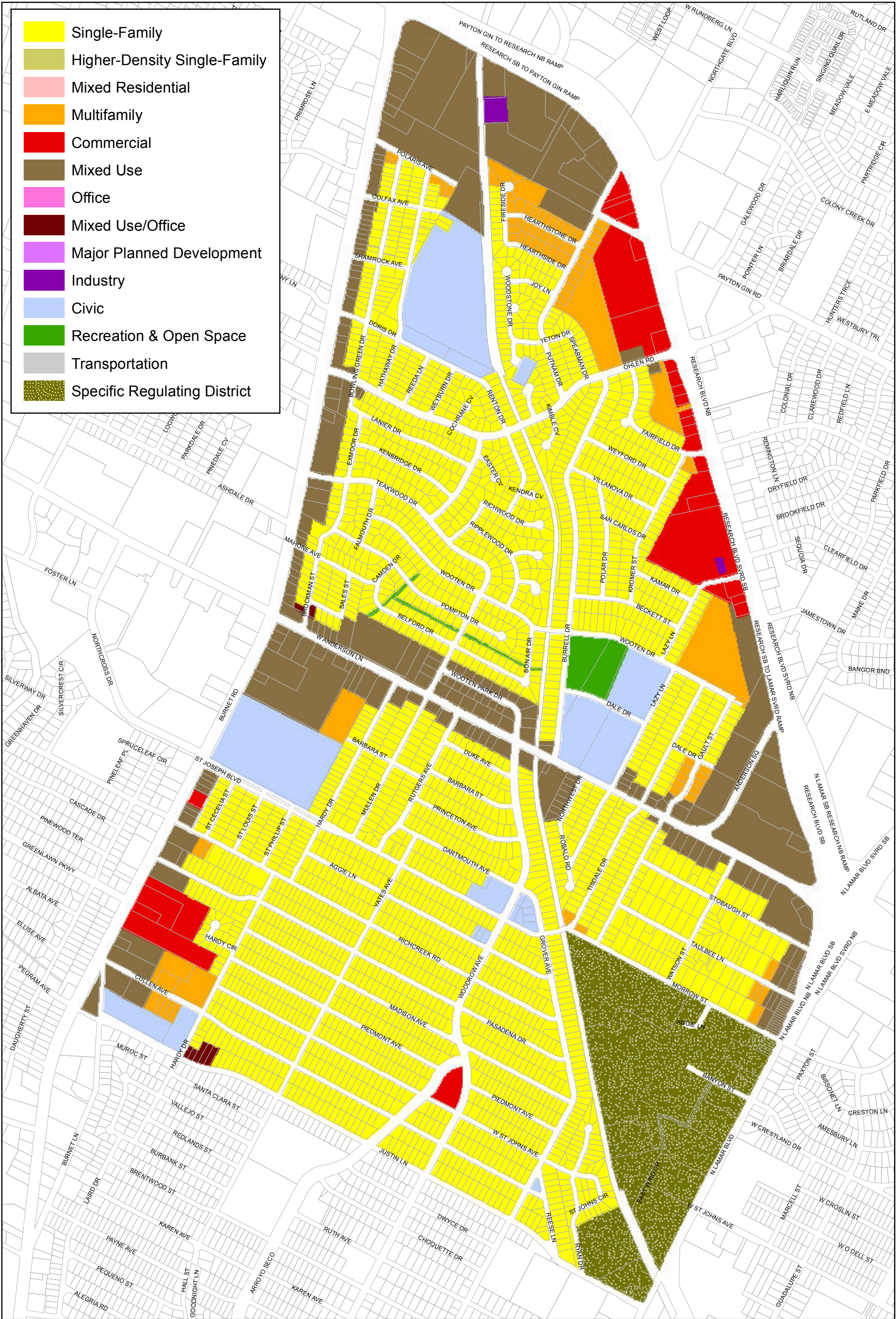
Field notes prepared from record of an actual survey performed on the ground under my general direction and supervision.

Witness my hand and seal this the 10th day of March, 1999

domecq2/25/99



Burney Akhtar
Burney Akhtar
Registered Professional Land Surveyor
No. 4768, State of Texas



Crestview/Wooten Neighborhood Planning Area Future Land Use Map

Adopted April 1, 2004
Updated May 12, 2011

970 485 0 970 Feet



EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: 2100 Polaris Avenue

ADDRESS/LOCATION: 2100 Polaris Avenue

CASE #: C14-2021-0059

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

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

MF UNITS: 134 STUDENTS PER UNIT ASSUMPTION
Elementary School: .008 Middle School: .003 High School: .006

IMPACT ON SCHOOLS

The student yield factor of 0.017 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor was provided by the district's demographer. Due to the lack of development in this area since the 1970's an analysis of surrounding areas to the north was used to capture the newer, more comparable complexes to the 2100 Polaris Avenue Project.

The proposed 134-unit multifamily development is projected to add approximately 3 students across all grade levels to the projected student population. It is estimated that of the 3 students, 1 will be assigned to Wooten Elementary School, 1 to Burnet Middle School, and 1 to Navarro Early College High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at Wooten ES (94%) and below the target range at Burnet MS (78%) and Navarro ECHS (77%). The projected additional students at Burnet MS and Navarro ECHS would not offset the anticipated decline in student enrollment. All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students attending Wooten ES, Burnet MS or Navarro ECHS will not qualify for transportation unless a hazardous route condition is identified. No impact on transportation will be created due to this development.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 6/1/2021

Executive Director: _____

DocuSigned by:
Beth Wilson
38E0989C305B4F8...

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Wooten

ADDRESS: 1406 Dale Drive

PERMANENT CAPACITY: 468

MOBILITY RATE: +4.6%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	367	465	466
% of Permanent Capacity	78%	99%	100%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	384	437	438
% of Permanent Capacity	82%	93%	94%

MIDDLE SCHOOL: Burnet

ADDRESS: 8401 Hathaway Drive

PERMANENT CAPACITY: 1,039

MOBILITY RATE: -14.7%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,107	980	981
% of Permanent Capacity	107%	94%	94%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	944	810	811
% of Permanent Capacity	91%	78%	78%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



HIGH SCHOOL: Navarro

ADDRESS: 1201 Payton Gin Rd

PERMANENT CAPACITY: 1,548

MOBILITY RATE: -20.7%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,984	1,589	1,590
% of Permanent Capacity	128%	103%	103%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,573	1,187	1,188
% of Permanent Capacity	102%	77%	77%

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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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: C14-2021-0059

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 8, 2021, Planning Commission

Christopher Moore & Elspeth Sharp

Your Name (please print)

8607 Bowling Green Drive, 78757

Your address(es) affected by this application

Chris Moore

☒ I am in favor
☐ I object

June 8, 2021

Signature

Date

Daytime Telephone: 512-387-5058

Comments: I support this project and additional density within urban core of Austin. I do hope that the city will consider the safety of current and future residents of north Wooten. There is not an accessible sidewalk from this project to Burnet Road. It is unsafe during most of the day to turn left (south) on Burnet from Polaris. I request that the City consider requesting additional funding from the developer of this project to make these safety improvements. Additionally I request that Commission consider whether the existing pavement on Polaris and surrounding streets were designed/built to handle the additional traffic load.

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

City of Austin, Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767-8810

Or email to:

sherri.sirwaitis@austintexas.gov