

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0052 – Burleson & Ben White

DISTRICT: 3

ADDRESS: 3507 Burleson Road

ZONING FROM: LO-CO-NP, SF-3-NP, SF-2-NP

TO: CS-MU-V-CO-NP

SITE AREA: 10.87 acres

PROPERTY OWNER: Stoneridge Capital Partners LTD (Michael Wong)

AGENT: Armbrust & Brown PLLC (Michael J. Whellan)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (CS-MU-V-CO-NP) combining district zoning. The Conditional Overlay will include the following:

- 1) A building may not be constructed on Tract 221 within an area 150 feet from the centerline of the creek described as a tributary of Country Club Creek, located to the East of Tract 221 (consistent with Ordinance No. 20061116-056 – Part 5).**
- 2) Generally described as a portion of the SF-2-NP and SF-3-NP zoned areas along the northern portion of the subject rezoning parcel will have a 150' vegetative buffer from the most northern property line immediately adjacent to the greenbelt as shown in Exhibit C. *For a summary of the basis of Staff's recommendation, see pages 2 - 3.***

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 27, 2023

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

On October 18, 2022, the Inclusive Planning staff hosted a Virtual Community Meeting with the Applicant and invited the East Riverside/Oltorf Combined Contact Team (EROC) so the proposed development could be presented. The Applicant has also been in communication with the EROC Neighborhood Plan Contact Team regarding this rezoning case.

CASE MANAGER COMMENTS:

The subject rezoning area is 10.87 acres and located at 3507 Burleson Road at the northeast intersection of Burleson Road and East Ben White Boulevard Service Road Westbound. The subject property is in an environmentally sensitive area and consists of two undeveloped parcels that are currently zoned limited office – conditional overlay – neighborhood plan (LO-CO-NP); single family residence – standard lot – neighborhood plan (SF-2-NP); and family residence – neighborhood plan (SF-3-NP) district zoning.

The site is currently undeveloped and the existing conditions include large heritage and protected trees, creek buffers and steep slopes. Therefore, approximately four acres of the 10.87-acre site will be used for the proposed mixed-use development while the remainder of the property will remain heavily wooded and will be used as parkland dedication.

There are single family residences to the north (SF-3-NP) and the Country Club Creek Greenbelt (SF-2-NP) is adjacent to the northern property line. City maps show a creek buffer that runs through the greenbelt and encroaches onto the northeastern corner of the subject property. Creek buffers are unbuildable areas. Adjacent to the eastern property line is undeveloped land (CS-CO-NP). A convenience store with a fuel station and multi-family residential are to the west of this property (GR-NP; MF-3; MF-2; LR-NP; LR). The E. Ben White Boulevard westbound service road is directly to the south. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant is requesting to rezone both parcels to general commercial services – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (CS-MU-V-CO-NP) combining district zoning. The applicant is proposing a multifamily project with approximately 350 units. The proposed project will be located along the corridor frontage with access from Burleson Road and the E. Ben White Boulevard service road.

The applicant also intends to participate in the City's Vertical Mixed-Use program, which requires that 10 percent of units be made affordable to households making no more than 60 percent of the Median Family Income. A building constructed under vertical mixed use building (–V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels.

Staff is recommending (CS-MU-V-CO-NP) with a Conditional Overlay that refers to Tract 221 in that a building may not be constructed on Tract 221 within an area 150 feet from the centerline of the creek described as a tributary of Country Club Creek, located to the East of Tract 221 which is consistent with (Ordinance No. 20061116-056 – Part 5). A 150' vegetative buffer from the most northern property line immediately adjacent to the greenbelt will also be included in the conditional overlay.

The East Riverside/Oltorf Combined Contact Team will provide support for this rezoning case with the proposed Conditional Overlay and the Applicant is in agreement with the staff recommendation.

BASIS OF RECOMMENDATION:

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

The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and collectors.*

Staff is recommending (CS-MU-V-CO-NP) zoning for the subject property based on the following considerations: 1) general commercial services – mixed use (CS-MU) is appropriate due to its frontage on Burleson Road and the E. Ben White Boulevard service road and its location at an intersection of a major arterial street and collector, 2) commercial uses would be available to serve residents of the adjacent subdivisions, as well as the wider community, and 3) there is existing (CS) located to the east of the property.

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

City Council has provided policy and direction for having more intensive uses and additional residential density on major corridors as well as allowing vertical mixed use building (-V) combining district on major corridors.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-CO-NP; SF-3-NP; SF-2-NP	Undeveloped
<i>North</i>	SF-2-NP; SF-3-NP	Single family residences; Undeveloped; Greenbelt
<i>South</i>	LI-NP; P-NP	E Ben White Blvd; E Ben White Blvd SVRD; USPS
<i>East</i>	CS-CO-NP	Undeveloped; Religious assembly
<i>West</i>	GR-NP; MF-3; MF-2; LR-NP; LR	Convenience store; Fuel station; Multi-family; Restaurant

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf Combined (Parker Lane)

WATERSHED: County Club West – Suburban

TIA: Is not required

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes – SH 71

SCHOOLS:

Del Valle Independent School District

Smith Elementary

Ojeda Middle

Del Valle High

Austin Independent School District

Linder Elementary

Lively Middle

Travis High

COMMUNITY REGISTRY LIST:

Austin Independent School District
Burleson Parker Neighborhood Associations
Del Valle Independent School District
Sierra Club, Austin Regional Group
Burleson Road Heights Neighborhood
Neighborhood Empowerment Foundation
Kensington Park Homeowners Assn.
Homeless Neighborhood Association
Crossing Gardenhome Owners Assn. (The)
Southeast Austin Neighborhood Alliance
Southeast Combined Neighborhood Plan Contact Team
East Riverside/Oltorf Neighborhood Plan Contact Team

Austin Lost and Found Pets
SELTexas
Preservation Austin
Sunridge Homeowners Assn
Del Valle Community Coalition
Go Austin Vamos Austin 78744
Austin Neighborhoods Council
Onion Creek HOA
Dove Springs Proud
Pleasant Valley
Friends of Austin Neighborhoods

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0026 – 3201 Burleson Road	SF-3-NP to MH-NP	To Grant (5/28/2019) MH-NP	Apvd MH-NP (6/20/2019)
C14-2019-0167 – 4530 E Ben White Blvd.	SF-2-NP and CS-CO-NP to CS-CO-NP	To Deny (5/12/2020) CS-MU-CO-NP	Apvd CS-CO-NP (3/4/2021)
C14-2016-0069 – 5016-1/2 E Ben White Blvd.	CS-CO-NP and GR-CO-NP to CS-MU-CO-NP and GR-MU- CO-NP	To Grant (10/11/2016) with added conditions. Prohibit residential use withing 200 feet of E. Ben White BLVD	Apvd (3/23/2017) requires emergency vehicle access from E. Ben White BLVD

C14-2013-0106 – 5016-1/2 E Ben White Blvd.	GR-NP to CS- CO-NP.	To Grant (10/22/2013) For Tract 1, to grant General Commercial Services – Conditional Overlay – Neighborhood (CS- CO-NP) zoning with conditions and for Tract 2, to grant Community Commercial – Conditional Overlay - Neighborhood Plan (GR-CO-NP) zoning with conditions, as recommended by staff.	Apvd (12/12/2013)
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RELATED CASES:

NPA-2022-0021.02

There are no subdivision or site plan cases on the subject property.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Burleson Road	Level 3 - Collector	116'	70'	42'	Yes	Yes	No
E Ben White Boulevard Service Road Westbound	Level 4 - Arterial	N/A (coordinate with TxDOT)	N/A	42'	Yes	Yes	No

ADDITIONAL STAFF COMMENTS:Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club West Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu

The development as proposed will require parkland dedication for the new residential units that will serve the East Riverside neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider the dedication of the Country Club Creek area, with connections to South Pleasant Valley Road and Burleson Road, as well as an expansion to the existing Greenbelt to the north, toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a dedication would improve neighborhood connectivity, and satisfy an acquisition need for Country Club Creek, a recommendation identified in the Parks and Recreation Department's Long Range Plan.

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. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this reviewer: thomas.rowlinson@austintexas.gov.

Site Plan

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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

Additional design regulations will be enforced at the time a site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards due to proximity and adjacency of SF-2-NP zoning to the west and north. The following standards apply:

- No structure may be built within 25 feet of the property line to west and north.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line to the west and north.
- Landscaping or screening is required along the west and north property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 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.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Scenic Roadways

A portion of this site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Viktor Auzenne at (512) 974-2941 for more information.

Demolition and Historic Resources

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Residential Design Standards Overlay

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

This site is within the Parker Lane Neighborhood Planning Area.

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Burleson Road. It is recommended that 58 feet of right-of-way from the existing centerline should be

dedicated for Burleson Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Austin Water Utility

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

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

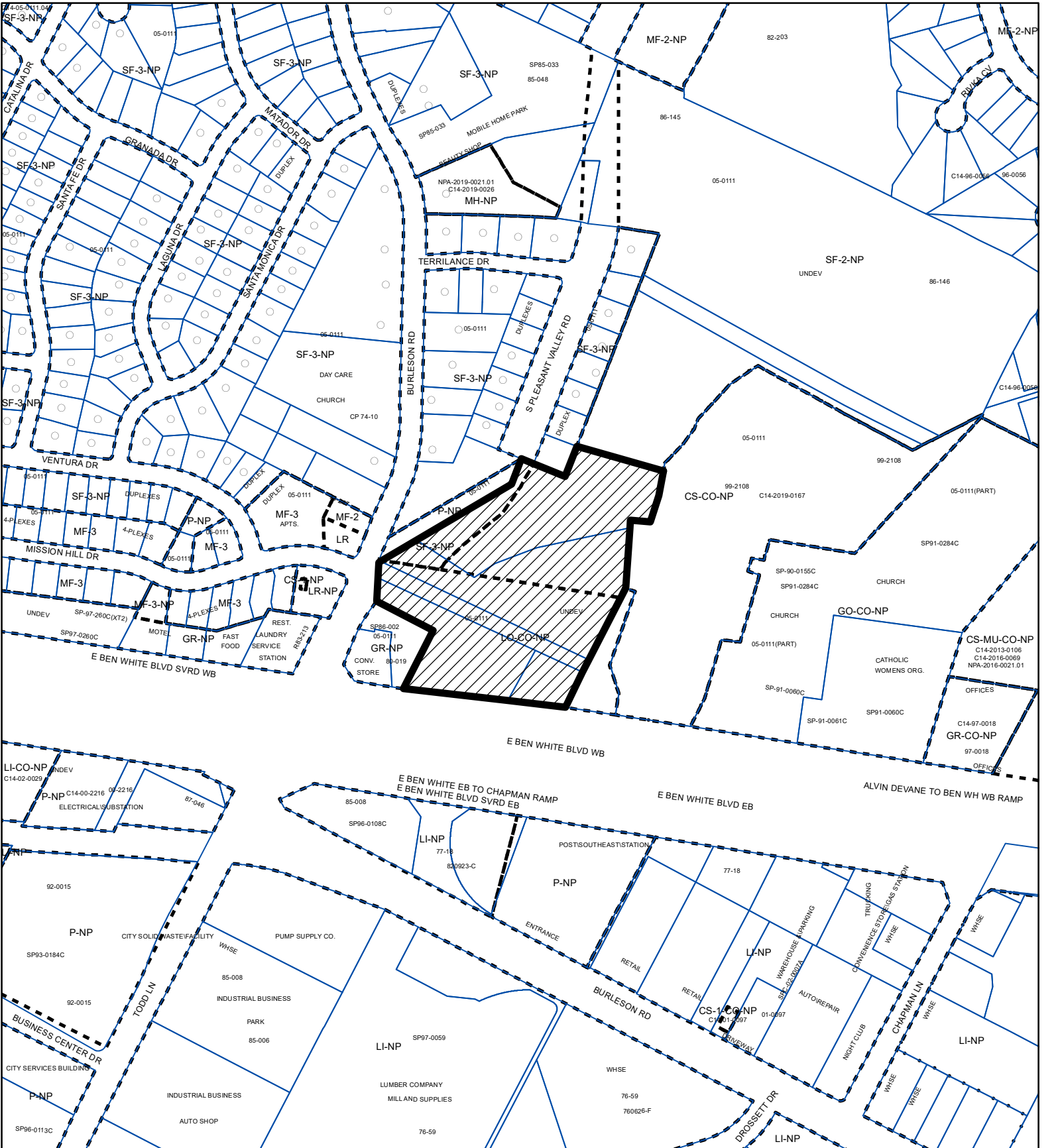
Exhibit A-1: Aerial Map




Exhibit B: Ordinance No. 20061116-056

Exhibit C: Creek and Parkland Setbacks

Applicant's Summary Letter

Austin Fire Department Assessment Report



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0052

EXHIBIT A



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: 4/18/2023

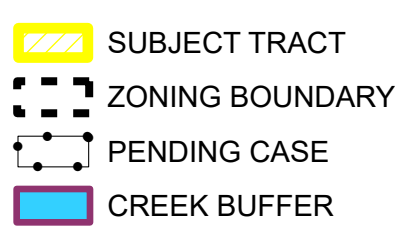


EXHIBIT A-1

ZONING CASE#: C14-2023-0052
LOCATION: 3507 Burleson Road
SUBJECT AREA: 10.8746 Acres
GRID: J18
MANAGER: Nancy Estrada



Created: 5/30/2023

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

ORDINANCE NO. 20061116-056

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 1,130.72 ACRES OF LAND GENERALLY KNOWN AS THE PARKER LANE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON FIVE 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 Save and Except the properties withdrawn for future consideration as shown on Exhibit "A" (*the Withdrawn Parcels*), and to change the base zoning districts on five tracts of land within the property (the "Property") described in Zoning Case No. C14-05-0111, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 1,130.72 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "B" (*the Tract Map*), and as follows,

Burleson Heights Subdistrict generally described as a triangular shaped area bounded by the northern boundary of Burleson Road Heights Subdivision to the north, the eastern boundary of the Burleson Road Heights Subdivision on the east to the eastern boundary of the Polvado Subdivision southward to a point at Burleson Road near the intersection of Santa Monica Drive, and the western boundary of the Burleson Road Heights Subdivision to Burleson Road on the west. The Subdistrict includes Douglas Street, Princeton Drive, Ware Road, Benjamin Street and a portion of Burleson Road; and

Terrilance Subdistrict generally described as the area bounded by the northern boundaries of the Reissig Heights Subdivision No. 3 and Markhills Subdivision on the north, the eastern boundary of Markhills Subdivision on the east, the southern boundaries of Reissig Heights Subdivision No. 2 and the Markhills Subdivision on the south, and Burleson Road on the west. The Subdistrict includes Terrilance Drive and a portion of Pleasant Valley Road,

as shown on Exhibit "C" (*the Subdistrict Map*),

SAVE AND EXCEPT the following properties:

Tract 203 2600, 2600 ½ S. Pleasant Valley Rd., and

Tract 222 4600, 4604 East Ben White Blvd.,

generally known as the Parker Lane neighborhood plan combining district, locally known as the area bounded by Oltorf Street on the north, Montopolis Drive on the east, Ben White Boulevard/U.S. Highway 71 on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "D" (*the Zoning Map*); Exhibits "A" through "D" incorporated into this ordinance.

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

PART 2. The base zoning districts for the five tracts of land are changed from single family residence standard lot (SF-2) district, family residence (SF-3) district, multifamily residence medium density (MF-3) district, and community commercial (GR) district, to multifamily residence low density-neighborhood plan (MF-2-NP) combining district, limited office-conditional overlay use-neighborhood plan (LO-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT NUMBER	ADDRESS	FROM	TO
202	2336 ½ Douglas Street (A 2 529 acre tract of land comprised of the north 234.66 feet of Tract A Willow Creek Commercial as measured along the western ROW line of Douglas Street and the north 211 31 feet as measured along the eastern boundary of Parker Heights Section Four)	GR	MF-2-NP
215	2214, 2216 ½, 2222, 2230 E. Ben White Blvd	MF-3	GR-NP
218	2404 Mission Hill Drive, 2407 Ventura Drive	SF-3, MF-3	P-NP
220	0 Burleson Road (Abs 24 Del Valle S Acr 56)	SF-3	P-NP
221	3507 Burleson Road and 4420½ - 4500 E. Ben White Blvd (A 4.55 acre tract, more or less, that is 328 feet north of and parallel to the north right-of-way line of Ben White Blvd.); 4514 E Ben White Blvd.	SF-2	LO-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:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
3. Except in the Burleson Heights and Terrilance Subdistricts, front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

PART 5. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A building may not be constructed on Tract 221 within an area 150 feet from the centerline of the creek described as a tributary of Country Club Creek.

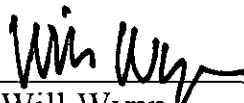
PART 6. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 7. This ordinance takes effect on November 27, 2006.

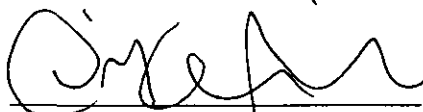
PASSED AND APPROVED

November 16, 2006

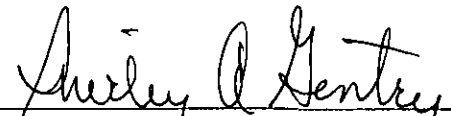
§
§
§


Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk

East Riverside/Oltorf Neighborhood Plan

November 16, 2006

EXHIBIT A

AGENDA ITEM # 56 (Parker Lane NPCD)

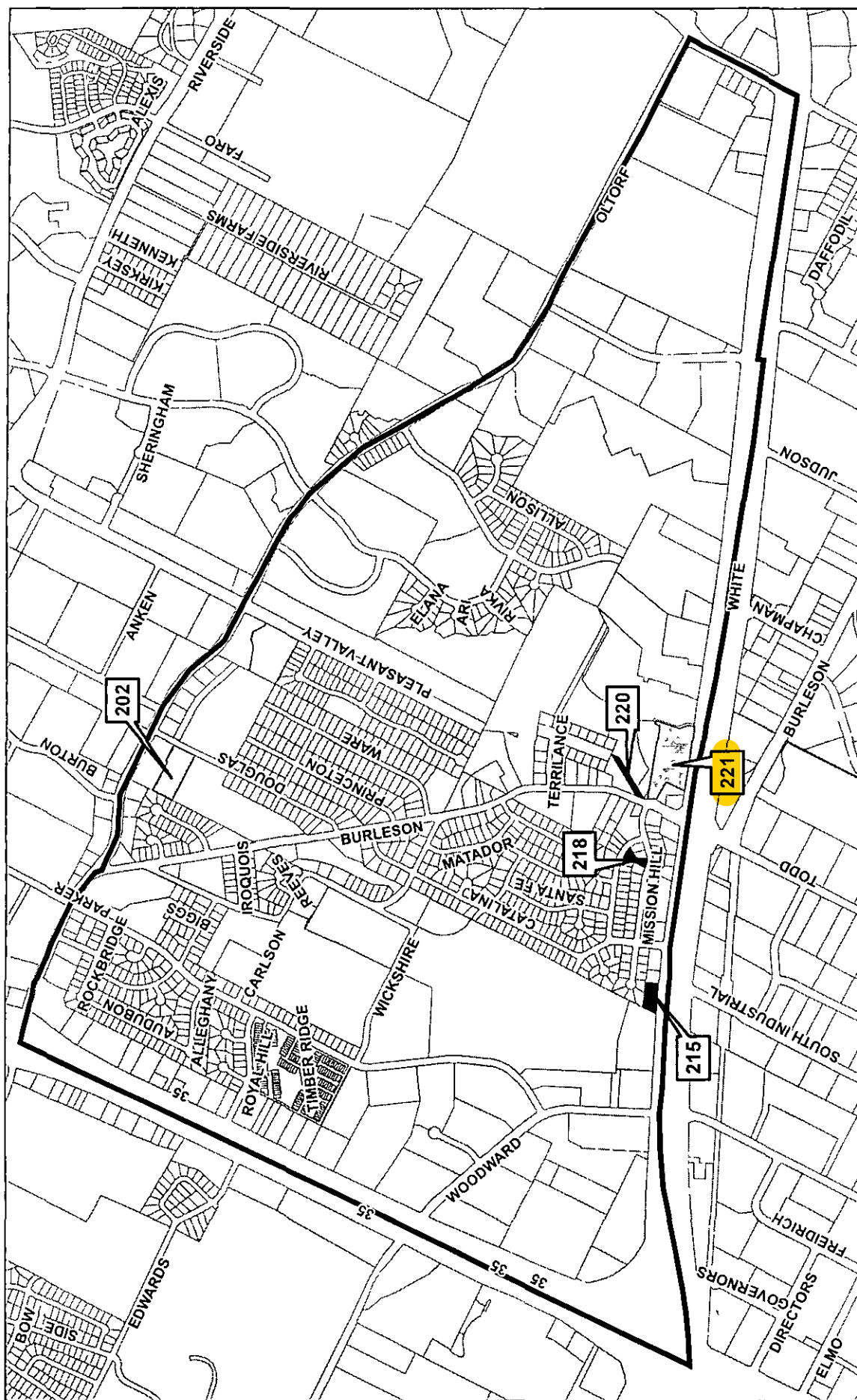
Attachment A-2

Parcels withdrawn for future consideration

Parcel (Tract Number or TCAD Property ID)	Addresses
Tract 200 (285920)	2314 PARKER LN
Tract 204 (289005)	2507 BURLESON RD
Tract 205 (289135)	2500 BURLESON RD 2501 1/2 METCALF RD
287613 (Includes Tract 201 & Tract 201A)	1817 E OLTORF ST
290117 (Includes Tract 212)	3300 PARKER LN
291163 (Includes Tract 219)	2414 VENTURA DR
287635	2305 BURLESON RD
290115	3209 S IH-35
285899	1711 E OLTORF ST
285900	1723 E OLTORF ST
285901	1605 E OLTORF ST
285902	1601 E OLTORF ST
285918	1747 E OLTORF ST
285919	1745 E OLTORF ST
285921	1739 E OLTORF ST
287636	1945 E OLTORF ST
287637	2005 E OLTORF ST
287638	1931 E OLTORF ST
287639	1951 E OLTORF ST
287640	2121 E OLTORF ST 2021 E OLTORF ST
287643	2301 DOUGLAS ST 2317 DOUGLAS ST

Parcel (Tract Number or TCAD Property ID)	Addresses
289140	2431 E OLTORF ST 2503 E OLTORF ST
289145	2231 E OLTORF ST 2311 E OLTORF ST 2401 E OLTORF ST 2411 E OLTORF ST 2225 E OLTORF ST
289709	3105 S IH 35 SVRD NB
289739	3007 PARKER LN
289740	3005 PARKER LN
289741	3003 PARKER LN
289742	3001 PARKER LN
289743	2909 PARKER LN
289744	2907 PARKER LN
289745	2905 PARKER LN
289746	2903 PARKER LN
289747	2901 PARKER LN
289748	2813 PARKER LN
289749	2811 PARKER LN
289750	2809 PARKER LN
289751	2807 PARKER LN
289752	2805 PARKER LN
289753	2803 PARKER LN
289754	2801 PARKER LN
289755	2719 PARKER LN
289756	2717 PARKER LN
289941	3111 PARKER LN 3111 1/2 PARKER LN
290113	1710 WOODWARD ST 1712 WOODWARD ST 1714 WOODWARD ST 1716 WOODWARD ST 1718 WOODWARD ST 3426 1/2 PARKER LN 1720 WOODWARD ST 1722 WOODWARD ST 1724 WOODWARD ST

Parcel (Tract Number or TCAD Property ID)	Addresses
290409	2450 WICKERSHAM LN
291200	2212 MISSION HILL CIR
291201	2210 MISSION HILL CIR
291202	2208 MISSION HILL CIR
291203	2206 MISSION HILL CIR
291217	2409 VENTURA DR
291218	2406 MISSION HILL DR
291220	2402 MISSION HILL DR
291221	2400 MISSION HILL DR
291222	2304 MISSION HILL DR
291223	2302 MISSION HILL DR
291224	2300 MISSION HILL DR
291225	2222 MISSION HILL DR
291226	2220 MISSION HILL DR
291227	2218 MISSION HILL DR
291228	2216 MISSION HILL DR
291229	2215 MISSION HILL DR
291230	2217 MISSION HILL DR
291231	2219 MISSION HILL DR
291232	2221 MISSION HILL DR
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291234	2303 MISSION HILL DR
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291450	2201 MISSION HILL CIR
291786	2203 MISSION HILL CIR
291788	2205 MISSION HILL CIR
291790	2207 MISSION HILL CIR
291791	2209 MISSION HILL CIR
291792	2211 MISSION HILL CIR



Parker Lane Neighborhood Plan Combining District
 Tract Map for Rezoning
 Zoning Case #C-14-05-0111
 Exhibit B

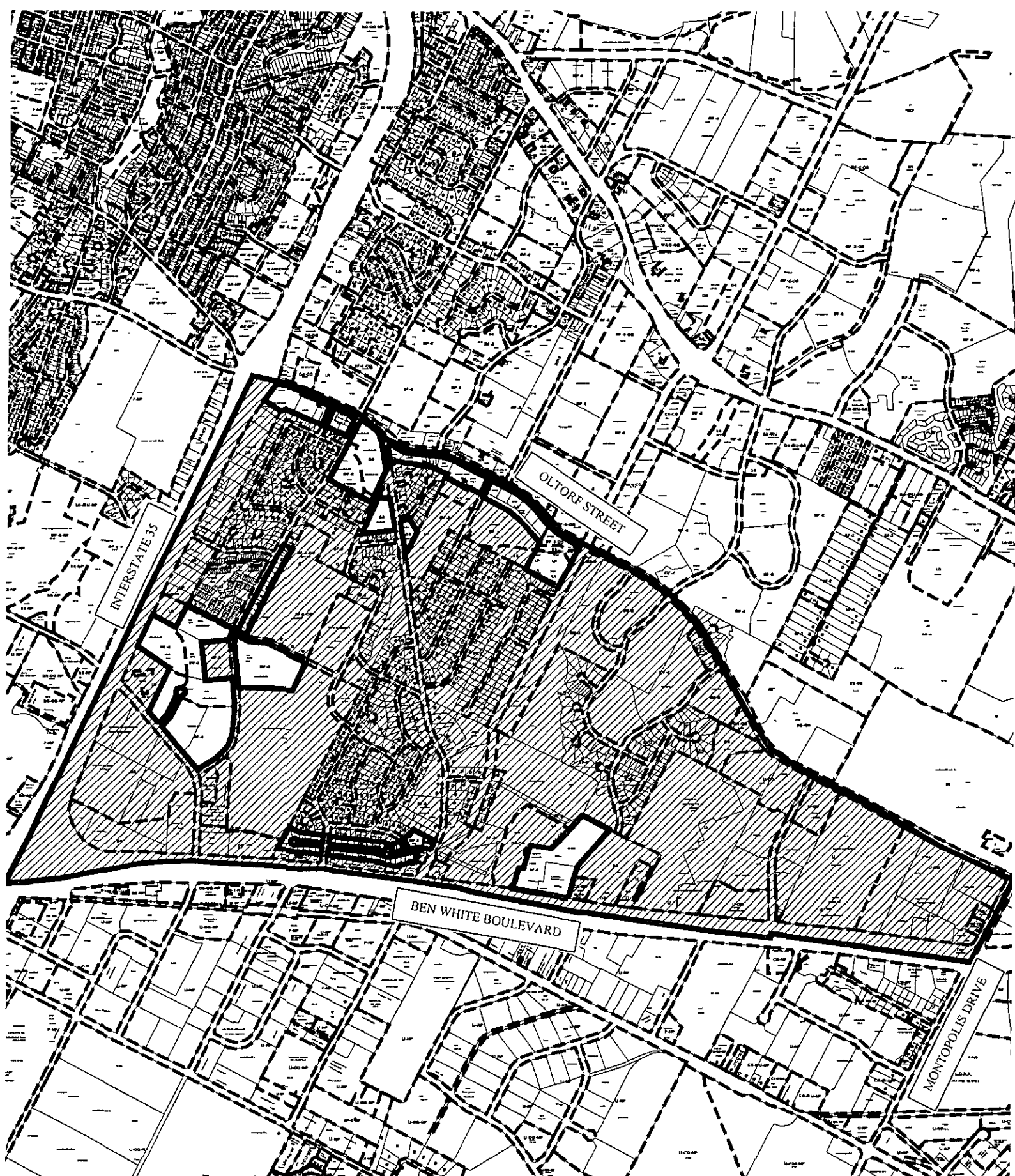
City of Austin
 Neighborhood Planning and Zoning Department
 Updated November 16, 2006



Tracts for Rezoning

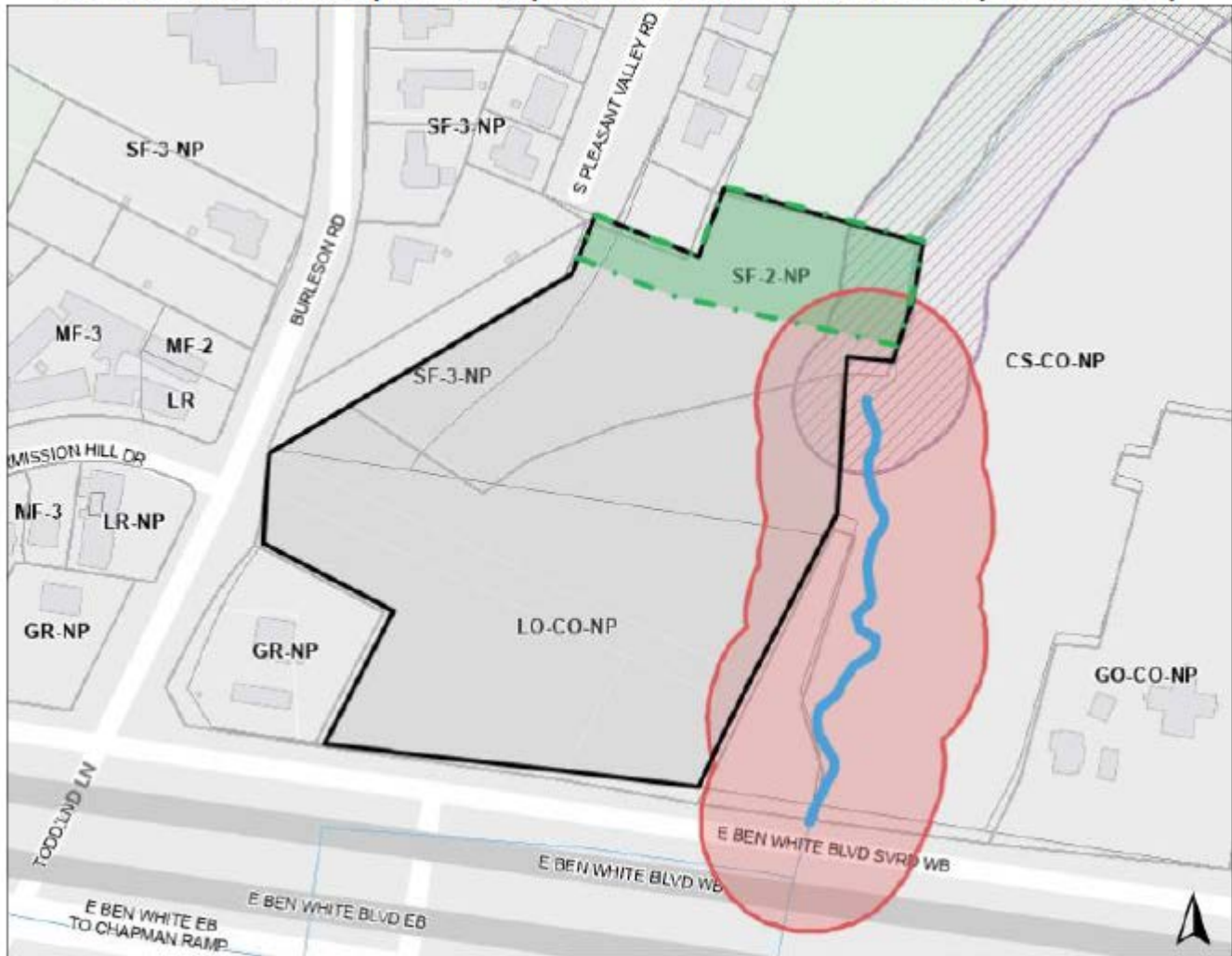
202	218	220	221
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 1" = 1600'	SUBJECT TRACT		ZONING <i>EXHIBIT D</i>		CITY GRID REFERENCE NUMBER J18 K18
	PENDING CASE				
	ZONING BOUNDARY				
	CASE #: C14-05-0111				
	CASE MGR. R. HEIL				
ADDRESS: PARKER LANE			DATE: 06-12		
NEIGHBORHOOD PLAN COMBINING DISTRICT			INTLS SM		
SUBJECT AREA (acres): N/A					

150 ft. Creek Setback (Red Buffer) and 150 ft. Parkland Setbacks (Green Buffer)



ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

March 8, 2023

Joi Harden, Chief Zoning Officer
City of Austin
Housing and Planning Department
1000 E. 11th St.
Austin, Texas 78702

Re: Rezoning application for 3507 Burleson Road, also known as TCAD Parcel Nos. 0311040611 and 0311040612 (the "Property")

Dear Ms. Harden:

I am submitting the attached rezoning application for the Property requesting CS-MU-V-CO-NP zoning. The Property consists of two undeveloped parcels currently zoned for SF-2-NP, SF-3-NP, and LO-CO-NP. This rezoning application is associated with NPA-2022-0021.02. The applicant is proposing a multifamily project with approximately 350 units. The site is located in an environmentally sensitive area that is meaningfully constrained by heritage and protected trees, creek buffers, topography, and compatibility. As a result, the density provided by the requested rezoning is necessary to maximize housing on the Property's limited buildable area.

The proposed project will be set back from the bordering single-family neighborhood to the north, and will be concentrated along the corridor frontage with access from Burleson Road and E. Ben White Boulevard. The applicant also intends to participate in the City's Vertical Mixed Use program, which requires that 10 percent of units be made affordable to households making no more than 60 percent of the Median Family Income.

We have met with the East Riverside/Oltorf Combined Contact Team (EROCC) regarding the filed Neighborhood Plan Amendment, this rezoning, and the broader project. EROCC has indicated preliminary support for this project, requesting that the existing 150 ft. creek buffer established in the existing conditional overlay is maintained through a private restrictive covenant and/or a conditional overlay. The contact team has also expressed a desire for this tract to be developed to provide housing, including affordable housing, to the neighborhood. The conditional overlay proposed in this rezoning application would reflect that buffer, and we are also working on a possible private restrictive covenant with the neighborhood.

We also reached out to the Austin Fire Department to request a hazardous materials risk assessment given the Property's location near industrial uses. The fire department found no sites of concern near the Property and recommended the approval of the rezoning. The report can be found attached to this letter.

The Property is an appropriate location for multifamily development, as supported by several City policies and processes. The site is located on an Imagine Austin Activity Corridor (Pleasant Valley Road) and an Austin Strategic Mobility Plan (ASMP) Priority Network Roadway (Burleson Road). The ASMP's first land use policy is to "promote transit-supportive densities along the Transit Priority Network." Additionally, the site is located along a Project Connect MetroRapid enhanced route, which will increase connectivity and access in the area. This future project is planned as part of the initial investment phase of

Project Connect and broke ground last year, meaning the Property will have meaningful transit access in the coming years.

I appreciate your consideration of this application, and look forward to answering any questions and providing further details.

Respectfully,

A handwritten signature in black ink, appearing to read 'Michael J. Whellan', with a long, sweeping horizontal flourish extending to the right.

Michael J. Whellan



ABOVEGROUND HAZARDOUS MATERIALS RISK AND CONSEQUENCE ASSESSMENT REPORT

Address: 3507 Burleson Rd

Case Number: N/A Informal

Project Name: 3507 Burleson Rd

Report Date: November 18, 2022

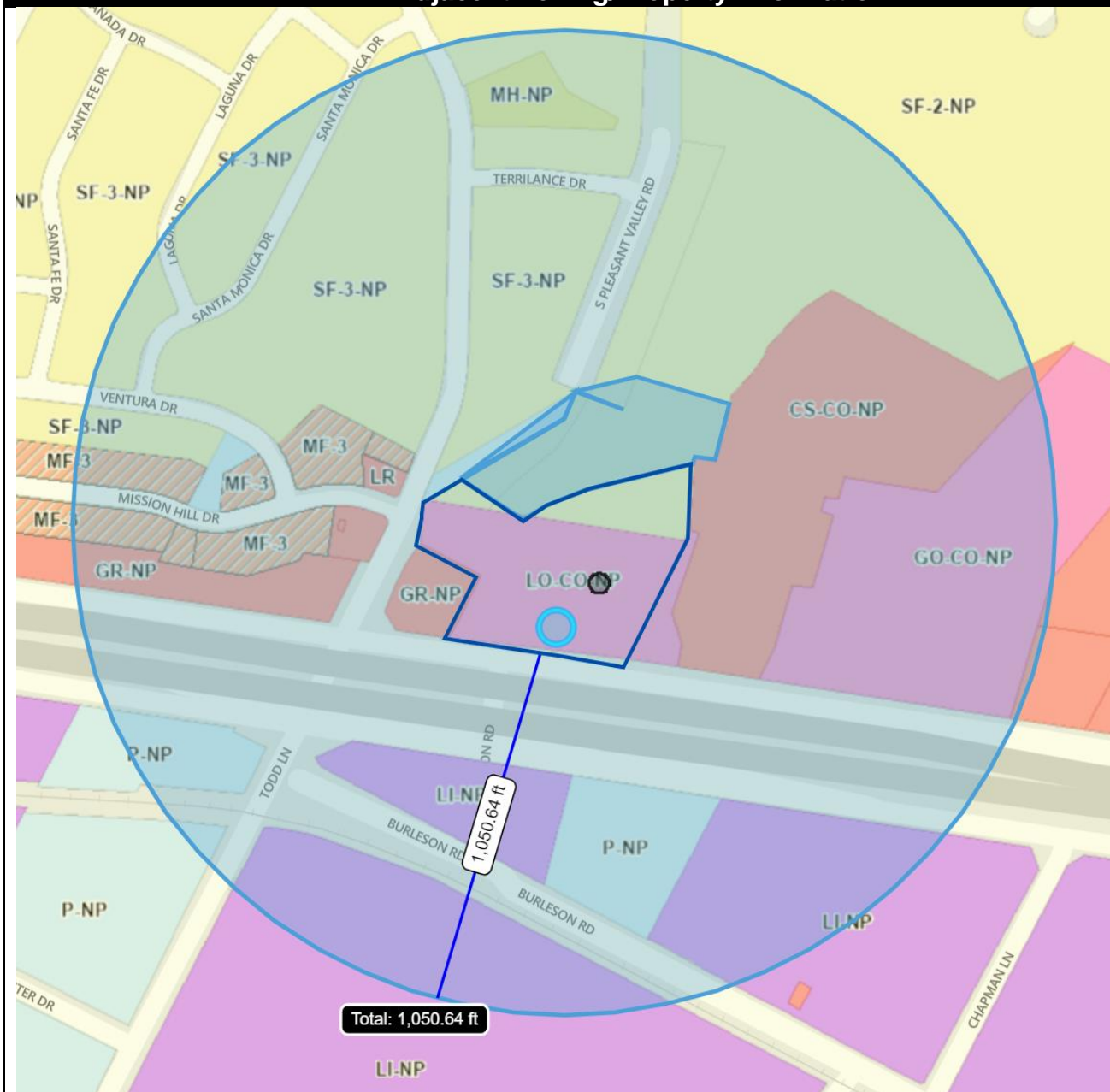
Prepared By: Yvonne Espinoza, Consulting Engineer, Hazardous Materials


Contact Information: 512-974-0185 yvonne.espinoza@austintexas.gov

Project Information

Case Manager	N/A
Current Zoning	LO-CO-NP, SF-2-NP
Proposed Zoning	Multifamily
Parcel Size	

Adjacent Zoning/Property Information



	ABOVEGROUND HAZARDOUS MATERIALS RISK AND CONSEQUENCE ASSESSMENT REPORT	
	Address: 3507 Burleson Rd	Case Number: N/A Informal
	Project Name: 3507 Burleson Rd	Report Date: November 18, 2022
	Prepared By: Yvonne Espinoza, Consulting Engineer, Hazardous Materials Contact Information: 512-974-0185 yvonne.espinoza@austintexas.gov	

Address Ranges within 1000 Ft.					
Address Range(s)	Street	Address Range(s)	Street		
3414-4606	Burleson Rd.	3700-3718	Todd Ln.		
2421-4604	Ben White Blvd.				
HMP Sites within 1000 Ft.					
Business	Address	Zoning	HMP Type	Last Insp.	Concern?
Builder's First Source	4501 Burleson Rd	LI-NP	B	2019	N
McDonald's	4501 Ben White Blvd	LI-NP	B	2010	N
COA-Austin Energy Burleson Substation	3700 Todd Ln	P-NP	C	Unknown	N
Sites with Concerns					
Business	Chemicals	Distance to Property	AFD Required Distance for Chemical	ERG Required Distance for Chemical	Meeting Distance Requirement?

Recommend to Allow Zoning Change?	Yes	No	
Supporting Information for Zoning Decision			

Attachments	
HMP Inventories	