

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0015 – Airport & Koenig Tracts DB90 Rezoning – Parcel E

DISTRICT: 4

ADDRESS: 5509 Martin Avenue; 707 E. 56th Street

ZONING FROM: CS-V-CO-NP

TO: CS-V-CO-DB90-NP

SITE AREA: 1.226 acres

PROPERTY OWNER: Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz)

AGENT: Dubois Bryant & Campbell, LLP (David Hartman)

CASE MANAGER: Marcelle Boudreaux (512-974-8094, marcelle.boudreaux@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services –vertical mixed use building – conditional overlay - density bonus 90 - neighborhood plan (CS-V-CO-DB90-NP) combining district zoning.

The Conditional Overlay prohibits the following uses: Adult Oriented Business and Pawn Shop Services.

The Conditional Overlay makes the following uses conditional: Agricultural Sales and Services, Campground, Construction Sales and Services, Equipment Repair Services, Kennels, Commercial Blood Plasma center, Convenience Storage, Equipment Sales, and Vehicle storage.

PLANNING COMMISSION ACTION / RECOMMENDATION:

March 25, 2025:

March 11, 2025: *APPROVED APPLICANT POSTPONEMENT REQUEST TO MARCH 25, 2025 PLANNING COMMISSION.
HANEY; MAXWELL – 2ND; (9-0) AZHAR, COX, PHILLIPS, HAYNES - ABSENT*

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently, the applicant submitted a rezoning application to request the -DB90 combining district.

The conditional and prohibited uses in the Conditional Overlay were established during the North Loop Neighborhood Plan rezonings (Ord. No. 020523-31), and are requested by the Applicant and some are recommended by Staff for this new rezoning.

This rezoning is related to other DB90 rezoning cases in close proximity to the subject case on Middle Fiskville Road, Koenig Ln., E 56th St., E. 55th St. Martin Ave., and Airport Blvd. All of those cases are as follows: C14-2024-0167, C14-2025-0010, C14-2025-0014, C14-2025-0012 (including C14-79-019(RCT)), C14-2025-0015, C14-2025-0017, and C14-2025-0016.

CASE MANAGER COMMENTS:

The subject site is 1.226 acres, and developed with Parking. To the west across Martin Avenue are Automobile Sales use (warehouse) (Case no.: C14-2025-0010) and an electrical supply store (Business support services) (CS-V-CO-NP). To the south across E. 55th St. is Automobile Parts retail (Case no.: C14-2025-0012) (CS-V-CO-NP). To the east is Parking (Case no.: C14-2025-0017) (CS-V-CO-NP). To the north is Automobile Sales use (Case no.: C14-2024-0167) (CS-MU-V-CO-NP). The site is less than one-half mile from I-35. There is a railroad crossing a few blocks south at Bruning Ave. ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

This proposal is within a ½ mile of the 53rd St MetroRapid Bus ETOD station area. The applicant has successfully incorporated development details, especially the request for DB90 zoning which incentivizes affordable housing as development occurs. This is consistent with the intent of the “Encourage” ETOD typology.

The applicant is requesting general commercial services – vertical mixed use building – conditional overlay - density bonus 90 – neighborhood plan (CS-V-CO-DB90-NP) combining district for a proposed development that would include multi-family units requiring an affordable component. A building constructed under density bonus 90 (–DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. The overall project would consist of approximately 300 residential units and pedestrian-oriented commercial/ retail.

The property is located within the North Loop Neighborhood Plan Area, and is located within an area that was initiated by the City to zone certain tracts within the Neighborhood Plan area to accommodate the -V zoning district in 2008 (Ordinance No. 20080605-069).

A development utilizing the “density bonus 90” incentives is permitted with a base CS district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the CS district (60 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements. There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

The City previously undertook zoning of this property with the -V combining district during the Neighborhood Plan process. This current request for the -DB90 combining district continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

BASIS OF RECOMMENDATION:

1. *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 residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City. City Council previously approved rezoning this property to allow for vertical mixed-use buildings. This request is consistent with the “VMU2” option and Ordinance No. 20240229-073 (new DB90), which replaced the invalidated “VMU2” option.

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

The 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.

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 proposed density bonus 90 (DB90) combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height.

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required to comply with affordable housing requirements.

4. *Zoning changes should promote an orderly relationship among land uses.*

Staff recommends the Applicant's request as described above for CS-V-CO-DB90-NP combining district zoning for the subject property based on the following considerations:

- 1) Recognizing the site's location immediately adjacent to Airport Blvd., which is an Imagine Austin Corridor, within the Highland Mall Station Imagine Austin Center, and close proximity to another Imagine Austin Corridor on E. 52nd St.;
- 2) the City's investment in multi-modal path (bicycle and pedestrian) upgrades on Airport Boulevard corridor;
- 3) number of units and housing choice that could be produced would suit a variety of household sizes, incomes, and lifestyle needs of a diverse population in support of Imagine Austin and the Strategic Housing Blueprint;
- 4) the applicant has successfully incorporated development details consistent with the intent of the "Encourage" ETOD typology;
- 5) the prior rezoning to "VMU" granted on the site during the Neighborhood Plan-era opt in rezoning process.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-V-CO-NP	Parking
<i>North</i>	CS-MU-V-CO-NP	Automobile Sales
<i>South</i>	CS-V-CO-NP	Automobile Parts retail
<i>East</i>	CS-V-CO-NP	Parking
<i>West</i>	CS-V-CO-NP	Automobile Sales; Business support services

NEIGHBORHOOD PLANNING AREA: North Loop

WATERSHED: Tannehill Branch

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Reilly Elementary

Lamar Middle School

McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, North Austin Neighborhood Alliance, North Loop Neighborhood Association, North Loop Neighborhood Plan Contact Team, Preservation Austin, Save Our Springs Alliance, Highland Neighborhood Association, Skyview Neighborhood, Ridgetop Neighborhood Association, Red Line Parkway Initiative, Highland/ Skyview Neigh. Plan Contact Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0114 – 5210 Bruning	GR-CO-NP to GR-MU-V-CO-DB90-NP	To Grant GR-MU-V-CO-DB90-NP, as staff recommended, maintaining CO's from NP rezonings	Pending Council hearing April 10, 2025
C14-2024-0113 – 704 E 53 rd St	CS-CO-NP to CS-MU-V-CO-DB90-NP	To Grant CS-MU-V-CO-DB90-NP, as staff recommended, maintaining CO's from NP rezonings	Pending Council hearing April 10, 2025
C14-2024-0112 – 5301 Martin Ave	CS-CO-NP & SF-3-NP to CS-MU-V-CO-NP (as amended)	To Grant CS-MU-V-CO-NP, as staff recommended, maintaining CO's from NP rezonings	Pending Council hearing April 10, 2025
C14-2008-0002.001 – Northloop NP			Apvd. June 5, 2008

Area Vertical Mixed Use Building (V) Zoning opt in Part 2			
C14-2008-0002 – Northloop NP Area Vertical Mixed Use Building (V) Zoning opt in			Apvd. March 20, 2008
C14-02-0009 – North Loop NP Combining District rezonings			Apvd 2002

RELATED CASES:

C14-2024-0167 – Parcel A rezoning request from CS-MU-V-CO-NP & CS-V-CO-NP to CS-MU-V-CO-DB90-NP; 5600 Middle Fiskville Road; 700 E 56th Street; 702 E 56th Street; 600 E 56th Street; 501 E Koenig Ln Svr; 629 E Koenig Ln; 5601 1/2 Middle Fiskville Road; 5608 1/2 Middle Fiskville Road

C14-2025-0010 – Parcel B rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP; 605 E 56th Street

C14-2025-0014 – Parcel C rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP; 5500 Martin Avenue

C14-2025-0012 – Parcel D rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP; 701 E 55th Street; 703 E 55th Street

C14-79-019(RCT) – associated with Parcel D to request termination of 1979 public restrictive covenant

C14-2025-0017 – Parcel F rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP; 713 E 56th Street; 5508 Middle Fiskville Road & 5502 Middle Fiskville Road

C14-2025-0016 – Parcel G rezoning request from CS-V-CO-NP to CS-V-CO-DB90-NP; 5500 Airport Road; 5512 Middle Fiskville Road; 5515 Middle Fiskville Road

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 707 E 56TH STREET. C14-2025-0015. Project: Airport & Koenig Tracts DB90 Rezoning - Parcel E. 1.226 acres from CS-V-CO-NP to CS-MU-V-CO-DB90-NP. North Loop NP. FLUM: Mixed Use. Existing: parking. Proposed: multifamily (300 units). Demolition is proposed. Note that Density Bonus 90 Combining

District (Ordinance No. 20240229-073), which sets affordability minimums on ownership and rental units, and further allows for an increase of up to 30 ft in height above the base zone allowance, with a maximum limit of 90 feet in total height may apply. DB90 additionally releases the site from some base zoning district development standards, including maximum floor area ratio. Note that the Housing Affordability measure may be fulfilled dependent on full participation in DB90.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> Within Highland Mall Station Regional Center; 0.07 miles from Airport Blvd Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> Within 0.1 miles of bus stop along Airport Blvd
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> Goods and Services present along Airport Blvd
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> 0.5 miles from Ridgetop Elementary School
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> Within 0.5 miles of dental services along Airport Blvd
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
7	Number of "Yes's"

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 located in the Tannehill Branch 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 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.

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 surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. PARD is viewing the six zoning cases in this area, and the ~1500 units proposed, as related and are interested in, holistically, looking at the parkland dedication across the proposed developments. As proposed, PARD will require parkland dedication for the new residential units that will serve the North Loop/Highland neighborhood through additional park investments. The Parks and Recreation Department (PARD) would consider parkland paralleling the tracks and a pocket park to satisfy the requirement at time of permitting (whether subdivision or site plan). Such parkland would improve neighborhood connectivity via extension of the Red Line Trail, and satisfy an acquisition need for North Loop/Highland, 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 § 25-1-609.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desantis@austintexas.gov. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan

Site plans will be required for any new development except for residential only projects with up to 4 units.

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

This tract is already developed and the proposed zoning change is within the footprint of an existing development.

DB90

This site must meet affordability minimums per LDC 25-2-652 to be eligible for DB90. A signed approval letter from the Housing Department will be required with site plan submittal. Any buildings fronting the principal street will be required to have 75% of the ground floor as commercial or civic uses. NOTE: A lobby serving a use other than a pedestrian-oriented commercial or civic space is not counted as a pedestrian-oriented commercial or civic place. If a building includes a mix of uses, a non-residential use:

- may not be located above a residential use; and
- may not be located on or above the third story of the building.

Austin Fire Department

No comments.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Martin Ave. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Martin Ave according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for E 55th St. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for E 55th St according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for E 56th St. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated

for E 56th St according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Martin Ave	Level 1	58 feet	Approx 50 feet	Approx 41 feet	No	No	Yes
E 55 th St	Level 1	58 feet	Approx 50 feet	Approx 40 feet	No	No	Yes
E 56 th St	Level 1	58 feet	Approx 45 feet	Approx 40 feet	No	No	Yes

Water Utility

No comments.


INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:


Exhibit A: Zoning Map
Exhibit A-1: Aerial Map


Applicant's Summary Letter
Attachment A: Notated map of related cases
Attachment B: Educational Impact Statement
Public Correspondence

ZONING CASE#: C14-2025-0015



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

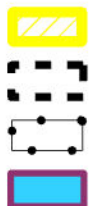
$$1'' = 400'$$

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



Created: 1/24/2025



SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

Airport & Koenig Tracts DB90 Rezoning - Parcel E

ZONING CASE#: C14-2025-0015

LOCATION: 707 E 56th St.
5509 Martin Avenue

SUBJECT AREA: 1.226 Acres
MANAGER: Marcelle Boudreaux



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 completeness.

Created: 2/4/2025



David Hartman
(512) 685-3409
dhartman@dbcllp.com
303 Colorado, Suite 2300
Austin, TX 78701
www.dbcllp.com

PARCEL E

November 6, 2024

Lauren Middleton-Pratt
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Airport & Koenig Tracts DB90 Rezoning (Parcel E) – Rezoning Application for 1.226 acres located at 707 E 56th Street and 5509 Martin Ave., Austin, Texas 78751 (“Property”)

Dear Ms. Middleton-Pratt:

We respectfully submit the enclosed zoning application for Airport & Koenig Tracts DB90 Rezoning (Parcel E) covering 707 E 56th Street and 5509 Martin Ave. as representatives of the owners of the above stated Property.

The Property covers 1.226 acres located at 707 E 56th Street and 5509 Martin Ave., Austin, Texas 78751. The Property is currently a parking lot, and has direct access to E 55th St., E 56th St., and Martin Ave. The current zoning of the Property is General Commercial (“CS-V-CO-NP”), and we are requesting Density Bonus 90 Combining District (“DB90”) zoning for the entire Property to authorize development of a multifamily project on the Property.

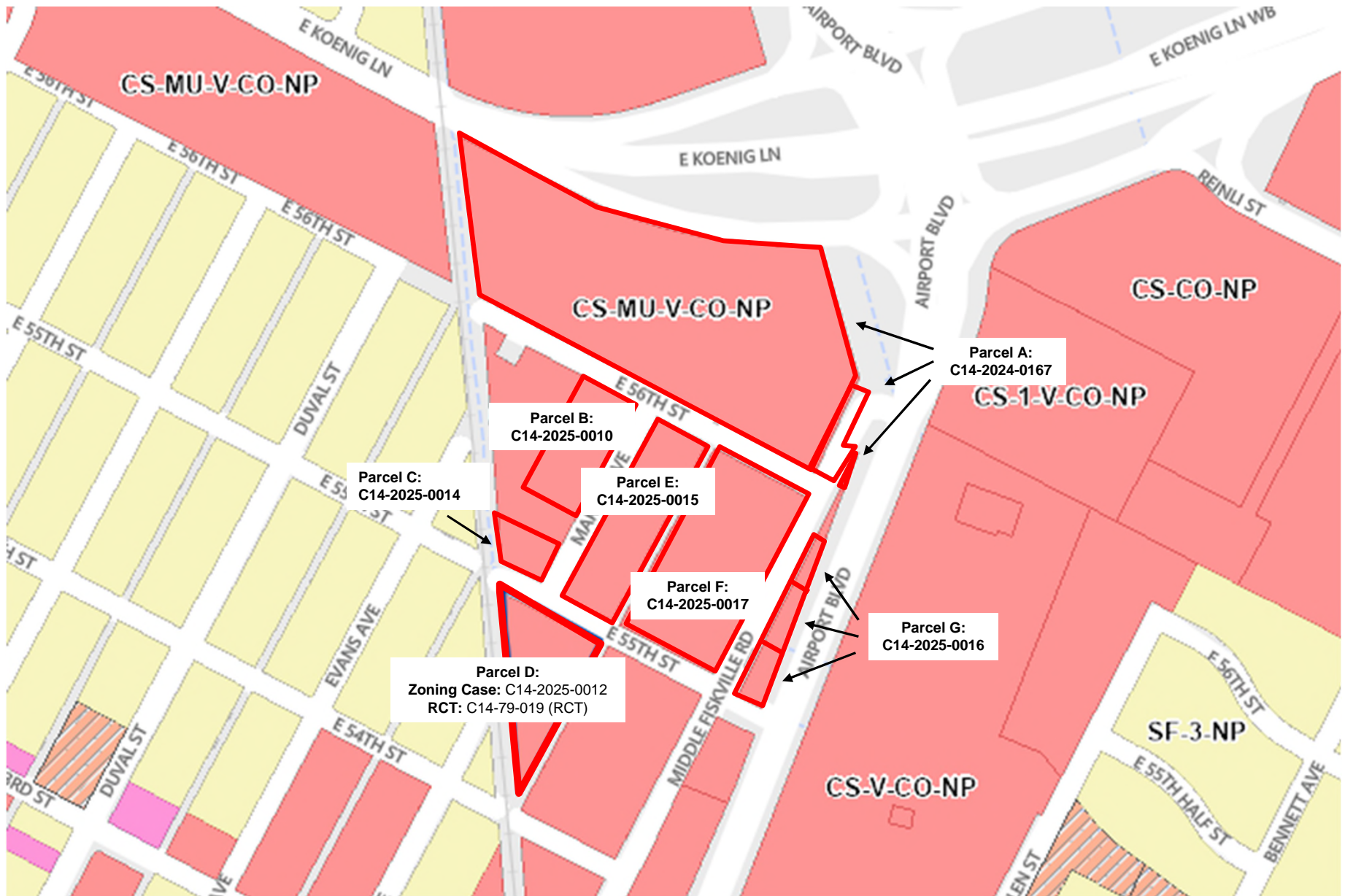
If you have any questions about the applications or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'David Hartman', is written over a horizontal line.

David Hartman

cc: Sherri Sirwaitis, Planning Department (via electronic delivery)
Joi Harden, Planning Department (via electronic delivery)



EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District**PROJECT NAME:** Airport and Koenig**ADDRESS/LOCATION** Airport and Koenig**CASE #:** C14-2025-0010, C14-2025-0012, C14-2025-0017, C14-2025-0015, C14-2024-0167, C14-2025-0016☐ NEW SINGLE FAMILY☐ DEMOLITION OF MULTIFAMILY☒ NEW MULTIFAMILY☒ TAX CREDIT

SF UNITS: _____ **STUDENTS PER UNIT ASSUMPTION**

Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 2300 **STUDENTS PER UNIT ASSUMPTION**

Elementary School: .059 Middle School: .029 High School: .039

IMPACT ON SCHOOLS

In February 2025 an Educational Impact Statement was submitted to the City of Austin for 2300 MF units.

The student yield factor of 0.127 (across all grade levels) for apartment homes was used to determine the number of projected students. This was determined by the district's demographer by looking at the district average for multifamily units.

The project will demolish 0 units and propose 2,300-unit multifamily development. The proposed development is requesting a DB90 district, which includes an affordability requirement. This incentive includes an increased height maximum if the development applies either Ownership: 12% of units at 80% AMI and/or Rental: 12% of units at 60% AMI or 10% of units at 50% AMI. At this time, it is unknown whether these will be ownership, rental or a mix. The development is projected to add approximately 293 students across all grade levels to the projected student population. It is estimated that of the 293 students, 136 will be assigned to Reilly Elementary School, 67 to Lamar Middle School, and 90 to McCallum High School.

The percentage of permanent capacity by enrollment for School Year 2028-29, including the additional students projected with this development, would be all above the optimal utilization target range of 85-110% at Reilly ES (128%), Lamar MS (133%), and McCallum HS (128%). This development will need to be monitored as additional students may cause a strain operationally at these campuses.

TRANSPORTATION IMPACT

At this point in time the development would trigger an additional bus for Reilly ES and Lamar MS. At McCallum the students would be considered walkers, and no impact is expected.

SAFETY IMPACT

Depending on the layout of the proposed development sidewalks will need to be constructed. If the area where Middle Fiskville Rd running from 55th to 56th St changes then sidewalks will be needed on the Airport Blvd on the westside with barriers. If not, then sidewalks would be needed on Middle Fiskville Rd from 56th to 5420. In addition, sidewalks will be needed from 501 E Koenig Ln south side to Airport Blvd.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District

DocuSigned by:

Beth Wilson

38E0989C305B4E8...

Date Prepared: 02.21.2025

Executive Director:

DATA ANALYSIS WORKSHEET**ELEMENTARY SCHOOL: Reilly**

ADDRESS: 405 Denson Drive

PERMANENT CAPACITY: 384

MOBILITY RATE: 47.9%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	238	240	376
% of Permanent Capacity	62%	63%	98%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	352	354	490
% of Permanent Capacity	92%	92%	128%

MIDDLE SCHOOL: Lamar

ADDRESS: 6201 Wynona Ave

PERMANENT CAPACITY: 968

MOBILITY RATE: .03%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,095	1,221	1,288
% of Permanent Capacity	113%	126%	133%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,098	1,224	1,291
% of Permanent Capacity	113%	126%	133%

EDUCATIONAL IMPACT STATEMENT*Prepared for the City of Austin*Austin
Independent
School District**HIGH SCHOOL: McCallum**

ADDRESS: 5600 Sunshine Dr

PERMANENT CAPACITY: 1,542

MOBILITY RATE: 2.7%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,827	1,836	1,926
% of Permanent Capacity	118%	119%	125%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,876	1,885	1,975
% of Permanent Capacity	122%	122%	128%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District**PROJECT NAME:** Airport and Koenig**ADDRESS/LOCATION** Airport and Koenig**CASE #:** C14-2025-0010, C14-2025-0012, C14-2025-0017, C14-2025-0015, C14-2024-0167, C14-2025-0016☐ NEW SINGLE FAMILY☐ DEMOLITION OF MULTIFAMILY☒ NEW MULTIFAMILY☒ TAX CREDIT

SF UNITS: _____ **STUDENTS PER UNIT ASSUMPTION**

Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 2300 **STUDENTS PER UNIT ASSUMPTION**

Elementary School: .059 Middle School: .029 High School: .039

IMPACT ON SCHOOLS

In February 2025 an Educational Impact Statement was submitted to the City of Austin for 2300 MF units.

The student yield factor of 0.127 (across all grade levels) for apartment homes was used to determine the number of projected students. This was determined by the district's demographer by looking at the district average for multifamily units.

The project will demolish 0 units and propose 2,300-unit multifamily development. The proposed development is requesting a DB90 district, which includes an affordability requirement. This incentive includes an increased height maximum if the development applies either Ownership: 12% of units at 80% AMI and/or Rental: 12% of units at 60% AMI or 10% of units at 50% AMI. At this time, it is unknown whether these will be ownership, rental or a mix. The development is projected to add approximately 293 students across all grade levels to the projected student population. It is estimated that of the 293 students, 136 will be assigned to Reilly Elementary School, 67 to Lamar Middle School, and 90 to McCallum High School.

The percentage of permanent capacity by enrollment for School Year 2028-29, including the additional students projected with this development, would be all above the optimal utilization target range of 85-110% at Reilly ES (128%), Lamar MS (133%), and McCallum HS (128%). This development will need to be monitored as additional students may cause a strain operationally at these campuses.

TRANSPORTATION IMPACT

At this point in time the development would trigger an additional bus for Reilly ES and Lamar MS. At McCallum the students would be considered walkers, and no impact is expected.

SAFETY IMPACT

Depending on the layout of the proposed development sidewalks will need to be constructed. If the area where Middle Fiskville Rd running from 55th to 56th St changes then sidewalks will be needed on the Airport Blvd on the westside with barriers. If not, then sidewalks would be needed on Middle Fiskville Rd from 56th to 5420. In addition, sidewalks will be needed from 501 E Koenig Ln south side to Airport Blvd.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District

DocuSigned by:

Beth Wilson

38E0989C305B4E8...

Date Prepared: 02.21.2025

Executive Director:

DATA ANALYSIS WORKSHEET**ELEMENTARY SCHOOL: Reilly**

ADDRESS: 405 Denson Drive

PERMANENT CAPACITY: 384

MOBILITY RATE: 47.9%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	238	240	376
% of Permanent Capacity	62%	63%	98%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	352	354	490
% of Permanent Capacity	92%	92%	128%

MIDDLE SCHOOL: Lamar

ADDRESS: 6201 Wynona Ave

PERMANENT CAPACITY: 968

MOBILITY RATE: .03%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,095	1,221	1,288
% of Permanent Capacity	113%	126%	133%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,098	1,224	1,291
% of Permanent Capacity	113%	126%	133%

EDUCATIONAL IMPACT STATEMENT*Prepared for the City of Austin*Austin
Independent
School District**HIGH SCHOOL: McCallum**

ADDRESS: 5600 Sunshine Dr

PERMANENT CAPACITY: 1,542

MOBILITY RATE: 2.7%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,827	1,836	1,926
% of Permanent Capacity	118%	119%	125%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,876	1,885	1,975
% of Permanent Capacity	122%	122%	128%



6 March 2025

To the Board Members of the Planning Commission:

My name is Brian Bedrosian. I am the Chair of the North Loop Neighborhood Plan Contact Team (NLNPCT – the “neighborhood”). I am writing this letter on behalf of the NLNPCT in support of United Properties’ (the “applicant”) request for DB90 zoning to be added to the combined properties north of 56th Street, south of Koenig Lane, east of the CapMetro Red Line tracks and west of Airport Blvd (collectively referred to as the “northern parcels”)– properties in the north-central sector of our plan area.

On February 26th the NLNPCT held a Special Session devoted to the greater project that United Properties is proposing to build in this area of the neighborhood. The project area includes the northern parcels mentioned above, as well as additional properties within the same east-west boundaries down to 55th Street, along with a triangle of land between the Red Line tracks and the FLORA development just south of 55th (collectively referred to as the “southern parcels”).

Stephen Buchanan of United Properties was in attendance at our meeting and presented the applicant’s current plans for the project. After much discussion, the eligible NLNPCT voting members present, representing a quorum of the overall NLNPCT membership, voted unanimously to support the applicant’s zoning requests contingent upon the signing of a Memorandum Of Understanding (MOU) between United Properties and the NLNPCT.

In order to provide sufficient time to negotiate the contents of this MOU, the NLNPCT voted to permit the applicant to proceed with presenting their zoning case for the northern parcels to the Planning Commission and in exchange United Properties has agreed to postpone the hearing on the southern parcels until the MOU is signed and approved by both parties.

We believe that this project has the opportunity to achieve the goals of North Loop Neighborhood Plan which targeted this area in our FLUM as a Neighborhood Urban Center. This land use category would provide increased density and affordability, new retail and commercial offerings, and rich public spaces – acting as an extension of our already successful urban corridor along North Loop Boulevard (53rd Street). We are concurrently working with the Parks and Recreation Department (PARC), ATP, TPW, CapMetro, the Redline Parkway Initiative, and Council District 4 to ensure that this project offers a complete urban experience that:

1. supports multimodal transportation
2. anticipates future pathways – including the new pedestrian bridge over the I35 expansion, the Redline Parkway, the new multi-use paths along Airport Blvd and Koenig Lane
3. provides engaging public civic spaces along its streets and green spaces
4. knits itself into the existing neighborhoods of North Loop to the east, Ridgeway to the west and Skyview to the north
5. and replaces an automotive dealership with market rate and affordable housing for new neighbors in a thriving central neighborhood in our city.

We encourage the Planning Commission to grant United Properties the DB90 zoning for the northern parcels. Please do not hesitate to reach out with any questions you might have.

Sincerely,

Brian Bedrosian

NLNPCT Chair

brian@baldridge-architects.com

From: [David Hartman](#)
To: [Boudreaux, Marcelle](#)
Cc: [Harden, Joi](#); [Thomas, Eric](#)
Subject: March 11, 2025 PC Mtg. - Applicant request for two week postponement of agenda items #5-11 (Parcel B through Parcel G) from March 11 to March 25 2025 PC mtg.
Date: Friday, March 7, 2025 4:53:23 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[March 11 2025 PC agenda Airport & Koenig tracts agenda items #4 thru 11.pdf](#)

External Email - Exercise Caution

Good afternoon Marcelle:

On behalf of the applicant, I respectfully request that that March 11, 2025 PC agenda items #5-11 covering Parcel B through Parcel G be postponed for two weeks to the March 25, 2025 PC meeting to allow for more time for discussion with the North Loop Neighborhood Association and Contact Team. See excerpt of agenda posting for these agenda items #5-11 covering Parcel B through Parcel G excerpted immediately below for convenience.

Best, David

- 5. Rezoning:** **C14-2025-0010 - Airport & Koenig DB90 Tracts Rezoning - Parcel B**
Location: 605 E 56th Street, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz), Leif Johnson Ford, Inc. FKA Armstrong-Johnson, Inc. (T.J. Schultz)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov, Planning Department
- 6. Rezoning:** **C14-2025-0014 - Airport & Koenig DB90 Tracts Rezoning - Parcel C**
Location: 5500 Martin Avenue, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: Johnson Special Land, Ltd. (T.J. Schultz)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov, Planning Department

- 7. Rezoning:** **C14-2025-0012 - Airport & Koenig DB90 Tracts Rezoning - Parcel D**
Location: 701 and 703 E 55th Street, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: River City Partners, Ltd. (T.J. Schultz)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov, Planning Department
- 8. Rezoning:** **C14-79-019(RCT) - 701 and 703 E. 55th St. Public RC Termination – Parcel D**
Location: 701 and 703 E 55th Street, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: River City Partners, Ltd. (T.J. Schultz)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: Terminate Restrictive Covenant
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov, Planning Department
- 9. Rezoning:** **C14-2025-0015 - Airport & Koenig DB90 Tracts Rezoning - Parcel E**
Location: 5509 Martin Avenue; 707 E 56th Street, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov, Planning Department
- 10. Rezoning:** **C14-2025-0017 - Airport & Koenig DB90 Tracts Rezoning - Parcel F**
Location: 713 E 56th Street; 5502, 5508 and 5522 1/2 Middle Fiskville Road, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov, Planning Department
- 11. Rezoning:** **C14-2025-0016 - Airport & Koenig DB90 Tracts Rezoning - Parcel G**
Location: 5500 Airport Boulevard; 5512 and 5515 Middle Fiskville Road, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz), BUP 501 Austin Owner LLC (Victor Young, Phil Cattanach)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov, Planning Department

David Hartman

Partner

DuBOIS BRYANT & CAMPBELL

303 Colorado, Suite 2300

Austin, TX 78701

O:(512) 457-8000

D:(512) 685-3409

M:(512) 297-5640

F:(512) 457-8008

[bio](#)

[vcard](#)



Confidentiality Notice

This communication and any accompanying documents are confidential and privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon this communication or any attached document is strictly prohibited. Moreover, any such disclosure shall not compromise or waive the attorney-client or other privileges as to this communication or otherwise. If you have received this communication in error, please contact me by reply email and destroy all copies of the original message and any attached documents.

David Hartman

Partner

DuBOIS BRYANT & CAMPBELL

303 Colorado, Suite 2300

Austin, TX 78701

O:(512) 457-8000

D:(512) 685-3409

M:(512) 297-5640

F:(512) 457-8008

[bio](#)

[vcard](#)



Confidentiality Notice

This communication and any accompanying documents are confidential and privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon this communication or any attached document is strictly prohibited. Moreover, any such disclosure shall not compromise or waive the attorney-client or other privileges as to this communication or otherwise. If you have received this communication in error, please contact me by reply email and destroy all copies of the original message and any attached documents.

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at
"cybersecurity@austintexas.gov".