

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Govalle/Johnston Terrace Combined (Govalle)

**CASE#:** NPA-2025-0016.02

**DATE FILED:** December 29, 2025

**PROJECT NAME:** Former AISD Brooke ES Redevelopment

**PC DATE:** May 12, 2026

**ADDRESS/ES:** 3100 E. 4<sup>th</sup> Street

**DISTRICT AREA:** 3

**SITE AREA:** 5.4 acres

**OWNER/APPLICANT:** Austin Independent School District

**AGENT:** Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
[Previous agent was Nhat Ho, PE (Boot Civil)]

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Civic

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2025-0125

**From:** P-NP

**To:** CS-MU-V-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** March 27, 2003

**CITY COUNCIL DATE:** TBD

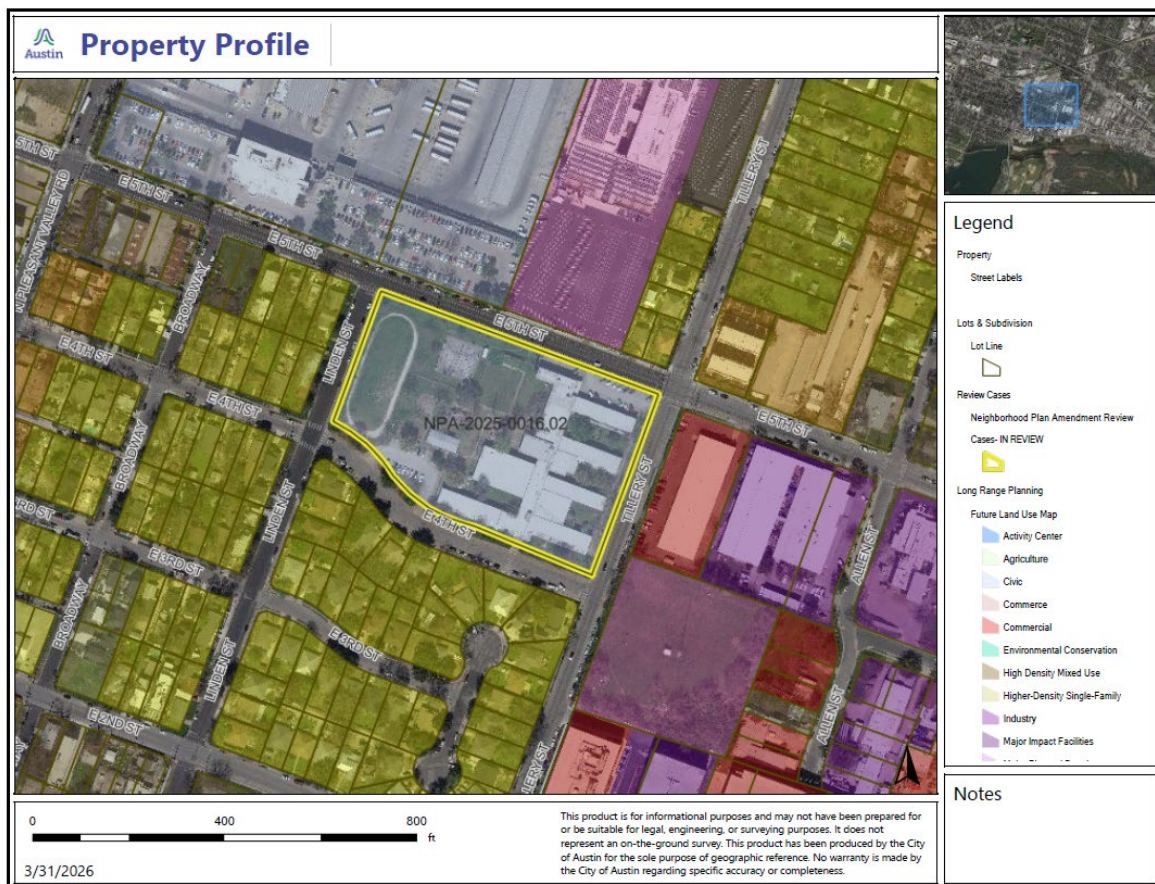
**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

*May 12, 2026* - (action pending)

**STAFF RECOMMENDATION:** Staff supports the Applicant's request for Mixed Use land use.

**BASIS FOR STAFF'S RECOMMENDATION:** Staff supports the Applicant's request for Mixed Use land use because the property is located in an area with a mix of land uses. To the north of the property is Public, Office and Single Family land uses, to the east is Commercial and Industry, to the south and west is Single Family. Mixed Use land use would be appropriate in this location. The applicant proposes to build an approximately 425-unit apartment building with approximately 10,000 square feet of retail. Applicant states 10% of the apartments will be affordable. The proposed development will help to meet the Austin Strategic Housing Blueprint's goal of creating 135,000 housing units throughout the City by 2027 with 60,000 designated as affordable for households at or below 80% of medium family income (MFI).



The proposed development meets the Govalle/Johnston Terrace Neighborhood Plan goals:

GOAL 3: Land Use - Develop a balanced and varied pattern of land use.

Key Principles

- Provide a balance of land use and zoning for people to both live and work in the area.
- Encourage mixed use so that residential uses are allowed on some commercial properties.

GOAL 8: Housing - Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation.

## **LAND USE DESCRIPTIONS:**

### **EXISTING LAND USE:**

**Civic** - Any site for public or semi-public facilities, including governmental offices, police, fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

### **Purpose**

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

### **Application**

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;

5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

### **PROPOSED LAND USE:**

**Mixed Use** - An area that is appropriate for a mix of residential and non-residential uses.

#### **Purpose**

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

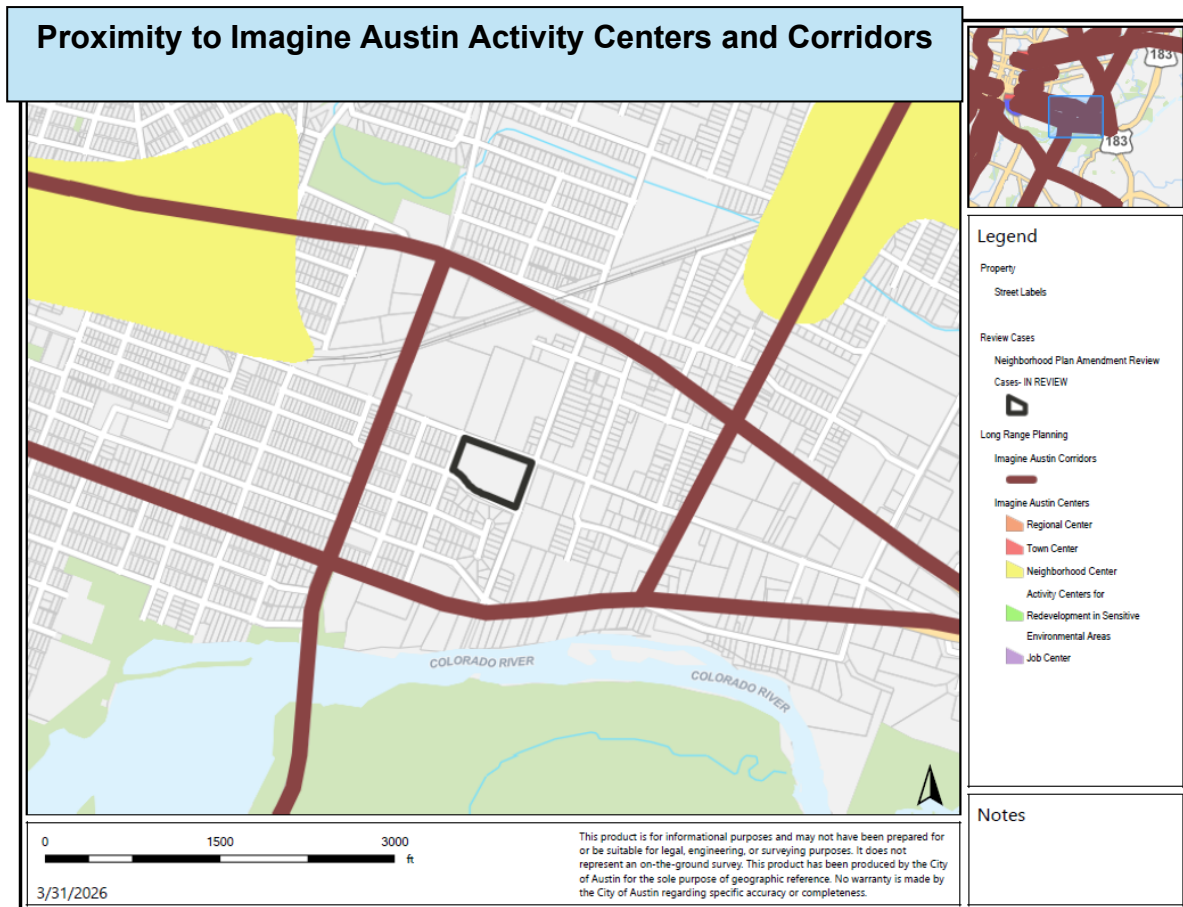
#### **Application**

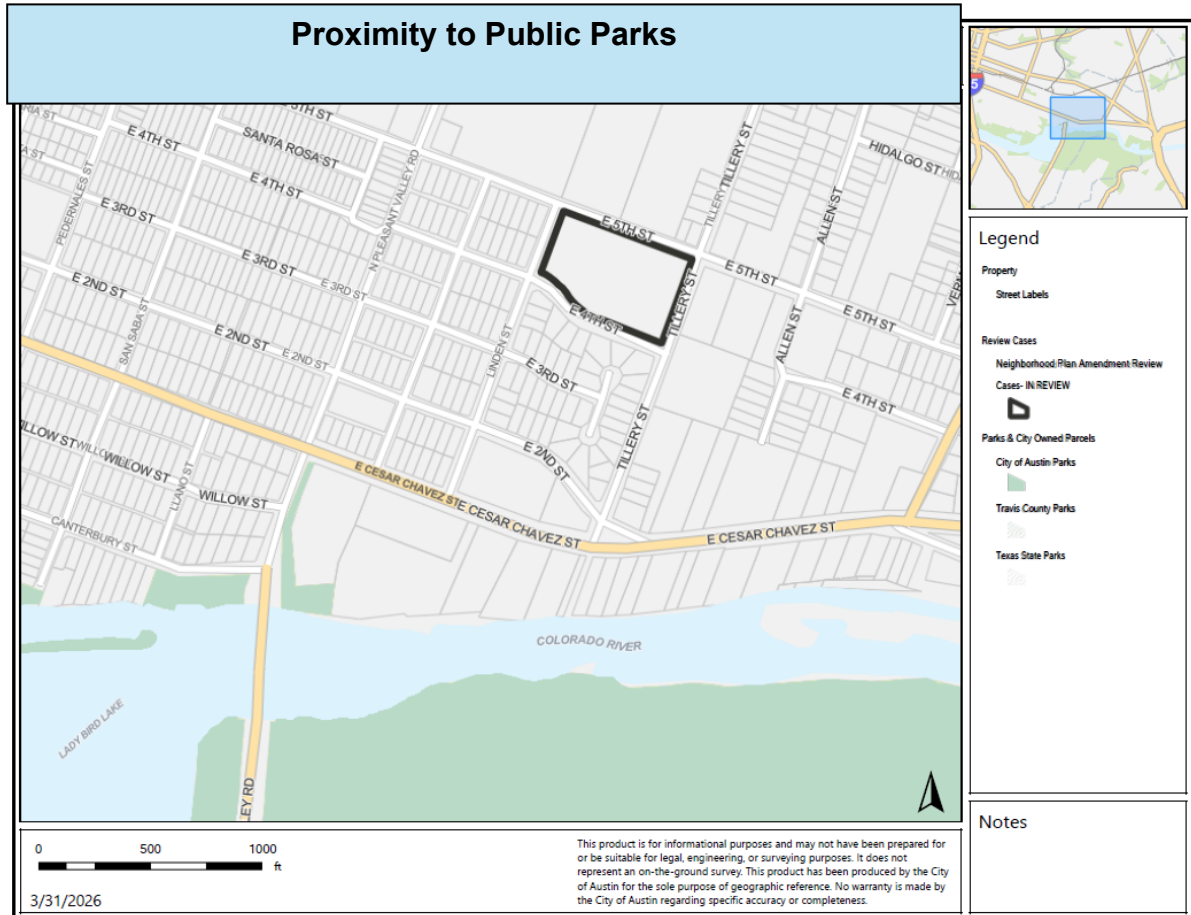
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);

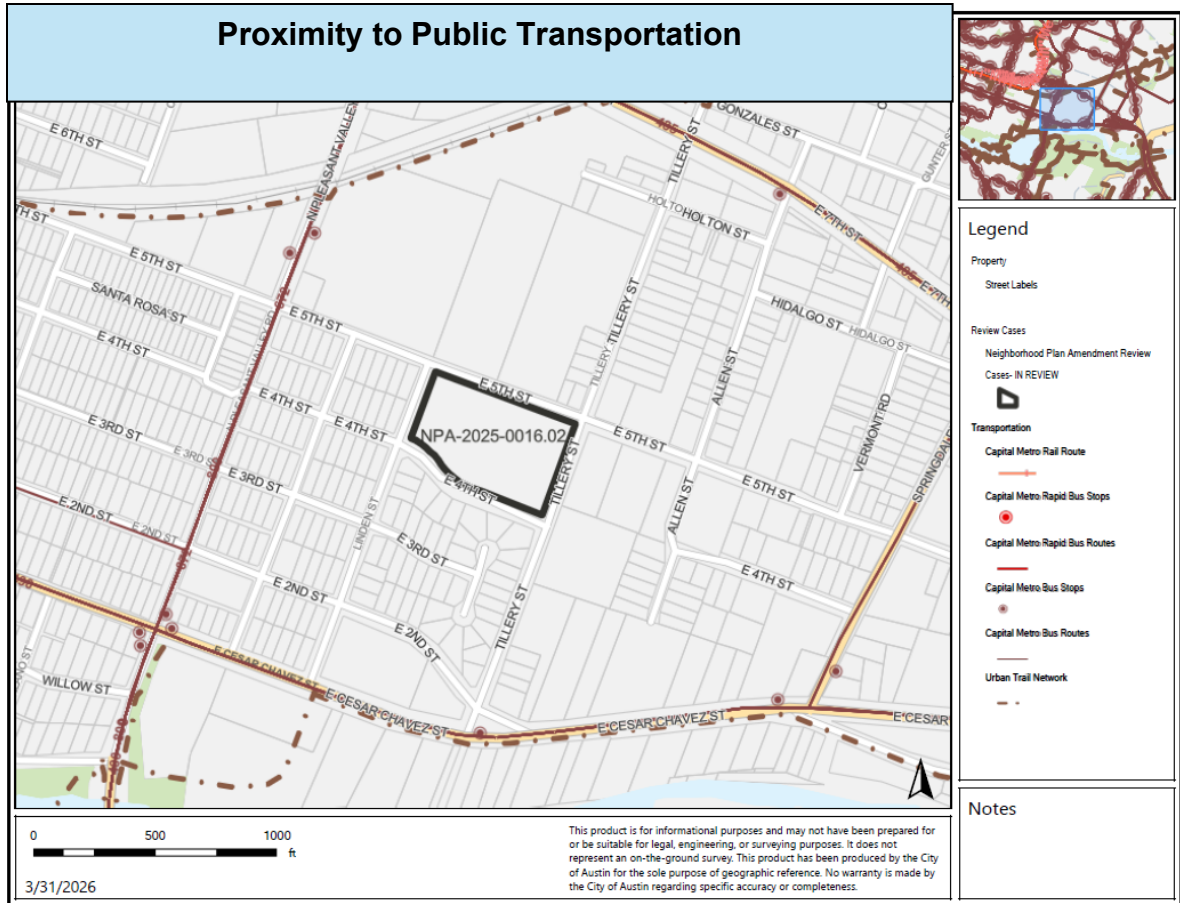
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<p><b>Imagine Austin Growth Concept Map:</b> 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. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b></p> <ul style="list-style-type: none"> <li>• There are four activity corridors near the property: E. 7<sup>th</sup> Street, Springdale Road, E. Cesar Chavez Street, and N. Pleasant Valley</li> </ul>
Yes	<p><b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> <li>• There are bus routes along E. 7<sup>th</sup> Street, Springdale Road, E. Cesar Chavez Street, and N. Pleasant Valley</li> </ul>
Yes	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
No	<p><b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.</p> <ul style="list-style-type: none"> <li>• <b>0.7 miles from H-E-B, 2701 E 7th St, Austin, TX 78702</b></li> </ul>
No	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
No	<p><b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p> <ul style="list-style-type: none"> <li>• <b>0.7 miles from Parque Zaragoza Neighborhood Park, 2608 Gonzales St, Austin, TX 78702</b></li> </ul>
No	<p><b>Connectivity and Health:</b> 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.)</p> <ul style="list-style-type: none"> <li>• <b>1.4 Miles from CommUnityCare: East Austin Health Center, 211 Comal St, Austin, TX 78702</b></li> </ul>
Yes	<p><b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.</p> <ul style="list-style-type: none"> <li>• <b>Applicant proposes to build an approximately 425-unit multifamily development with 10% of the units being affordable.</b></li> </ul>
Yes	<p><b>Housing Choice:</b> 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.</p> <p><b>Applicant proposes approximately 425-unit multifamily development with 10% of the units being affordable.</b></p>

Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
No	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> <li>• <b>0.6 miles from Cepeda Branch, Austin Public Library, 651 N Pleasant Valley Rd, Austin, TX 78702</b></li> </ul>
No	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
No	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	<b>Industrial Land:</b> Preserves or enhances industrial land.
Yes	<b>Not located over the Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
8	<b>Number of “Yeses”</b>







## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The applicant proposes to change the land use on the future land use map (FLUM) from Civic to Mixed Use land use.

The applicant proposes to change the zoning on the property from P-NP (Public district – Neighborhood Plan) to CS-MU-V-NP (General Commercial Services district – Mixed Use combining district – Vertical Mixed Use Building combining district – Neighborhood Plan).

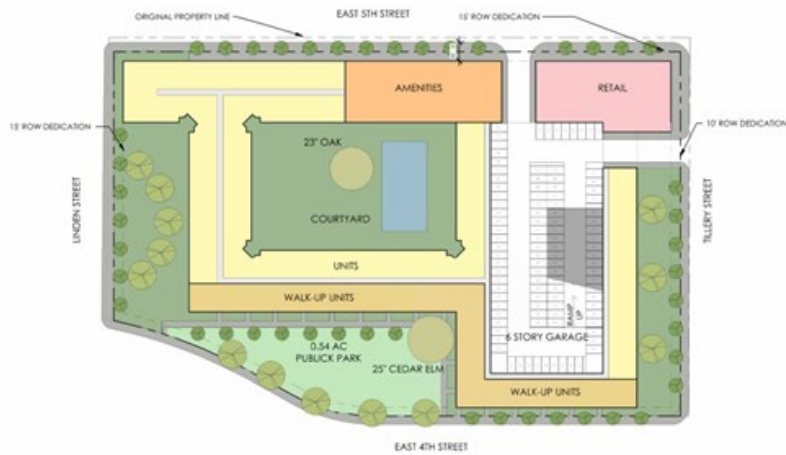
The applicant proposes to build a 425-unit apartment building with potential ground floor retail. Applicant states 10% of the apartment units will be affordable.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on April 1, 2026. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 243 notices were mail to utility account holders (renters) and property owners who live within 500 feet of the subject property, in addition to neighborhood and environmental groups who requested notification for the area. Three Austin Planning staff members attended, Maureen Meredith, Mark Walters, and Chase Gonsoulin. Kelly Wright from Armbrust and Brown attended, the applicant’s agent, and Sean Wolff from Trammel Crow. Seven people from the neighborhood attended.

The community engagement meeting focused on a proposed 425 multifamily unit mixed-use development with 10% of the units being affordable. The proposed height is 60 feet. Applicant states they are not seeking a 90-foot-tall building.

Neighborhood residents in attendance had questions about green space access, building height, traffic impacts, retail uses, and construction logistics. Project representatives explained zoning requirements, park dedication plans, traffic analysis status, and their intent to maintain a neighborhood-aligned design while confirming they are not seeking additional height bonuses. Attendees expressed significant concerns about scale, traffic, neighborhood fit, and long-term commitments to promises made during the meeting.

AUSTIN INDEPENDENT SCHOOL DISTRICT – BROOKE ELEMENTARY



Key Features

- 5 Story Multifamily
- 60 Feet of Height
- +/- 425 Units
  - 10% Affordable Housing
- +/- 10,000 sqft retail
- > .54 Acre Public Park
  - Preserve greenspace
  - Historic and community features included
- No car access on 4<sup>th</sup> Street
- Parking concentrated internal in fully screened garage
- Walk up units on 4<sup>th</sup> Street
- Surrounding landscaping

Confidential & Proprietary | 2025 Trammell Crow Company 6

***Key community concerns:***

- Height and scale of the five-story building and its relationship to nearby single-family homes
- Traffic impacts, congestion, and clarity around the traffic analysis and street impact fees
- Future retail tenants and a desire to avoid undesirable uses such as smoke shops
- Preservation, accessibility, and maintenance of public green space and parkland
- Overall density of 425 units and cumulative impacts alongside nearby developments
- Construction duration, noise, and ensuring nearby residents receive contact information for issues
- Long-term assurances that commitments—such as height limits, park space, and design quality—will be upheld.

**Applicant Summary Letter from Application**

**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300  
FACSIMILE 512-435-2360

*Richard T. Suttle, Jr.*  
(512) 435-2300  
rsuttle@abaustin.com

March 27, 2026

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

Re: Revised Rezoning Application and Neighborhood Plan Amendment Application  
for 3100 E. 4<sup>th</sup> Street, Austin, TX 78702 currently in review under Case Nos. C14-  
2025-012 and NPA-2025-0016.02 (the "Applications")

Dear Mrs. Middleton-Pratt:

This letter is submitted to amend the original rezoning and neighborhood plan amendment requests that were submitted by Boot Civil, on behalf of Austin ISD. The Applications originally stated the proposed development would include 340 multifamily units and we would like to amend the request to include 425 multifamily units and 10,000 square feet of retail. We are submitting a revised TIA Determination to reflect this change.

If you have any questions or need additional information, please do not hesitate to contact me or Kelly Wright at (512) 435-2364.

Very truly yours,

**ARMBRUST & BROWN, PLLC**



Richard T. Suttle, Jr.

cc: Joi Harden  
Maureen Meredith  
Jonathan Tomko  
Amanda Morrow  
Kelly Wright

## Nhat Ho's Summary Letter – Original Agent

# BOOT CIVIL

Texas F-27864  
512-9270-9981  
[hello@bootcivil.com](mailto:hello@bootcivil.com)  
[www.bootcivil.com](http://www.bootcivil.com)

Planning Office  
City of Austin  
Planning Department  
6310 Wilhelmina Delco Dr  
Austin, TX 78752

December 2nd, 2025

**Re: Application for Rezoning - Former AISD Brooke ES (3100 E 4th St, Austin TX 78702)**

On behalf of Austin ISD, I am submitting this rezoning application in conjunction with a neighborhood plan amendment application for the above referenced property. This application is in anticipation that the site will likely be redeveloped for multi-family use with potential ground-floor activations by a potential buyer/lessor in 2026. For context, this site is the former campus for Brooke Elementary school. The school was closed after the 2019-2020 school year. In April 2025, the Board of Trustees passed a resolution declaring the property as excess/surplus. A request for proposal has been issued for a potential buyer/lessor to buy/lease the site to reduce AISD's severe budget gap. The final proposed uses and density will be determined by the awarded buyer/lessor.

### 1. Site Context

The site is 5.4 acres (entirety of tax parcel ID# 0202120801) and has legal land status per C8I-2025-0345. It is bounded by four public streets - E 5th St (level 2), Tillery St (level 2), E 4th St (level 1) & Linden St (level 1). The former school building is being utilized by various non-profit organizations in partnership with Austin ISD. No portion of the site is within FEMA 100-yr floodplain or Recharge Zone. The site is located within Colorado River watershed, an urban watershed, Desired Development Zone (DDZ).

### 2. Site Zoning & Neighborhood Plan History & Context

The site was zoned P-NP by ordinance 20030327-011A. It is within the Govalle / Johnston Terrace Neighborhood Plan with FLUM as Civic use. Across E 5th St are sites zoned P, GO, & SF3; across Tillery St are sites zoned CS, NO; across E 4th & Linden St are sites zoned SF3.

### 3. Proposed Zoning, Future Land Use & Potential Development

The proposed zoning request is for CS-MU-V-NP to enable multi-family use and other commercial uses that are appropriate for the site's location, size and context. The final proposed uses and density will not be finalized until a buyer/lessor is awarded by AISD thus this request is intended to provide flexibility. The proposed FLUM request is Mixed Use.

For the purpose of determining traffic impact analysis, a possible density of 340 multi-family units was submitted to TPW. It was determined that a NTA is needed at this density which will be performed as part of the site development permit (not zoning). This density is for the purpose of

## BOOT CIVIL

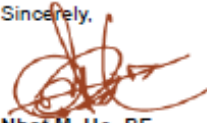
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TIA determination only at this time, the awarded buyer/lessor may make changes within the proposed zoning to ensure the proposal is feasible. Similarly, it is not known at this time if other commercial uses will be part of the redevelopment. The exact unit mix and the amount of affordable units (if applicable) are unknown at this time. AISD has provided as much information as available as part of this application.

It is possible that the existing structure may be demolished for redevelopment. AISD has engaged with the partner non-profit organizations and the community to plan for and support the possible relocation.

Due to severe budget constraints, this action is necessary to support AISD's mission of public education. We do believe the proposed zoning and land use are in line with the City of Austin's planning principles and overall need for more housing. On behalf of AISD, we seek staff's, Planning Commission and City Council support for this rezoning and neighborhood plan amendment request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nhat M. Ho', with a stylized flourish extending to the right.

**Nhat M. Ho, PE**  
Founder & CEO  
Boot Civil

**Letter of Recommendation from the Neighborhood  
Plan Contact Team (NPCT)**

.....

**From:** Candi Fox <>  
**Sent:** Sunday, May 3, 2026 11:18 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>  
**Subject:** Meeting of the Govalle Johnston Terrace Neighborhood Plan Contact Team Meeting- May 7th

External Email - Exercise Caution

Hello Maureen and Jonathan,

The next meeting of the **Govalle/Johnston Terrace Neighborhood Plan Contact** will be:

**Thursday, May 7th**

**6:00 pm**

**via zoom**

**For zoom information, contact [c13fox@gmail.com](mailto:c13fox@gmail.com)**

Thank you,

Candace Fox, Chair  
G/JTNP Contact Team

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**AGENDA**

1. Contact Team Business
2. East 4th Street- former Brooke Elementary facilities, Richard Suttle

Thank you!

Candace

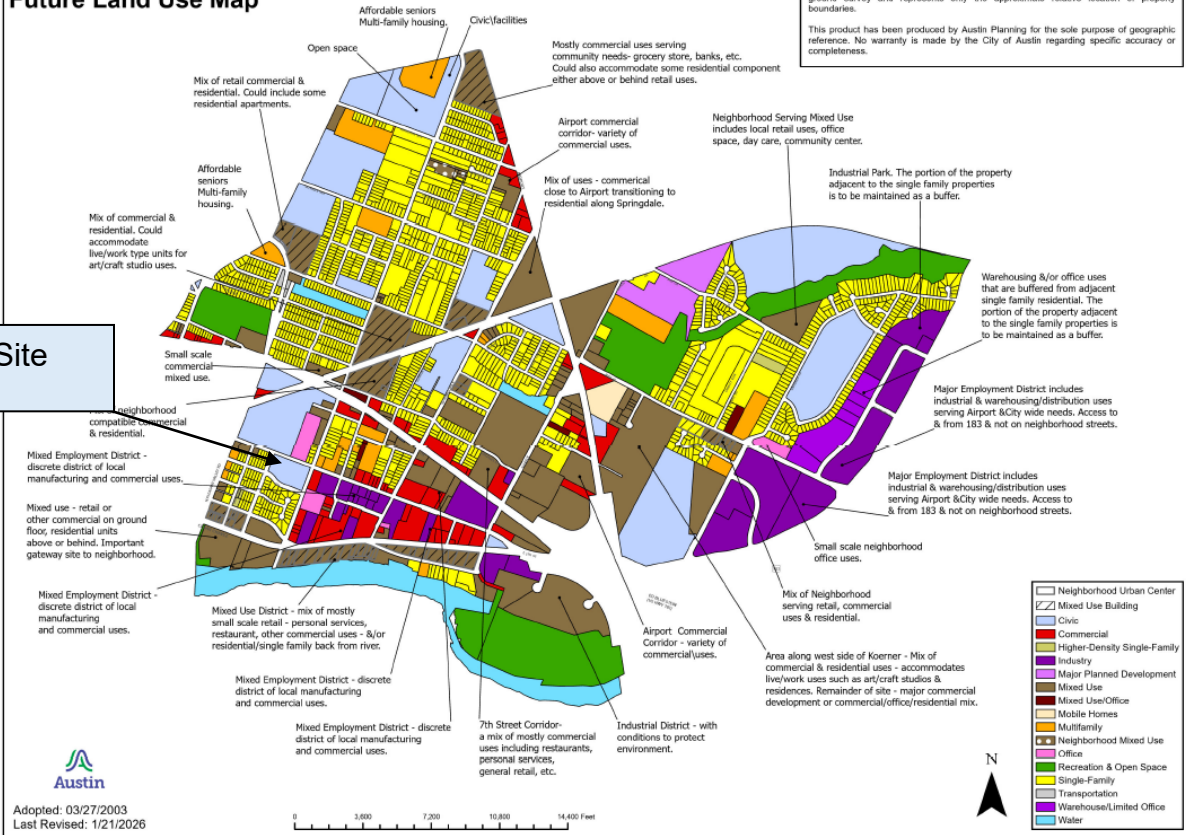
# Govalle / Johnston Terrace Combined Neighborhood Plan Future Land Use Map

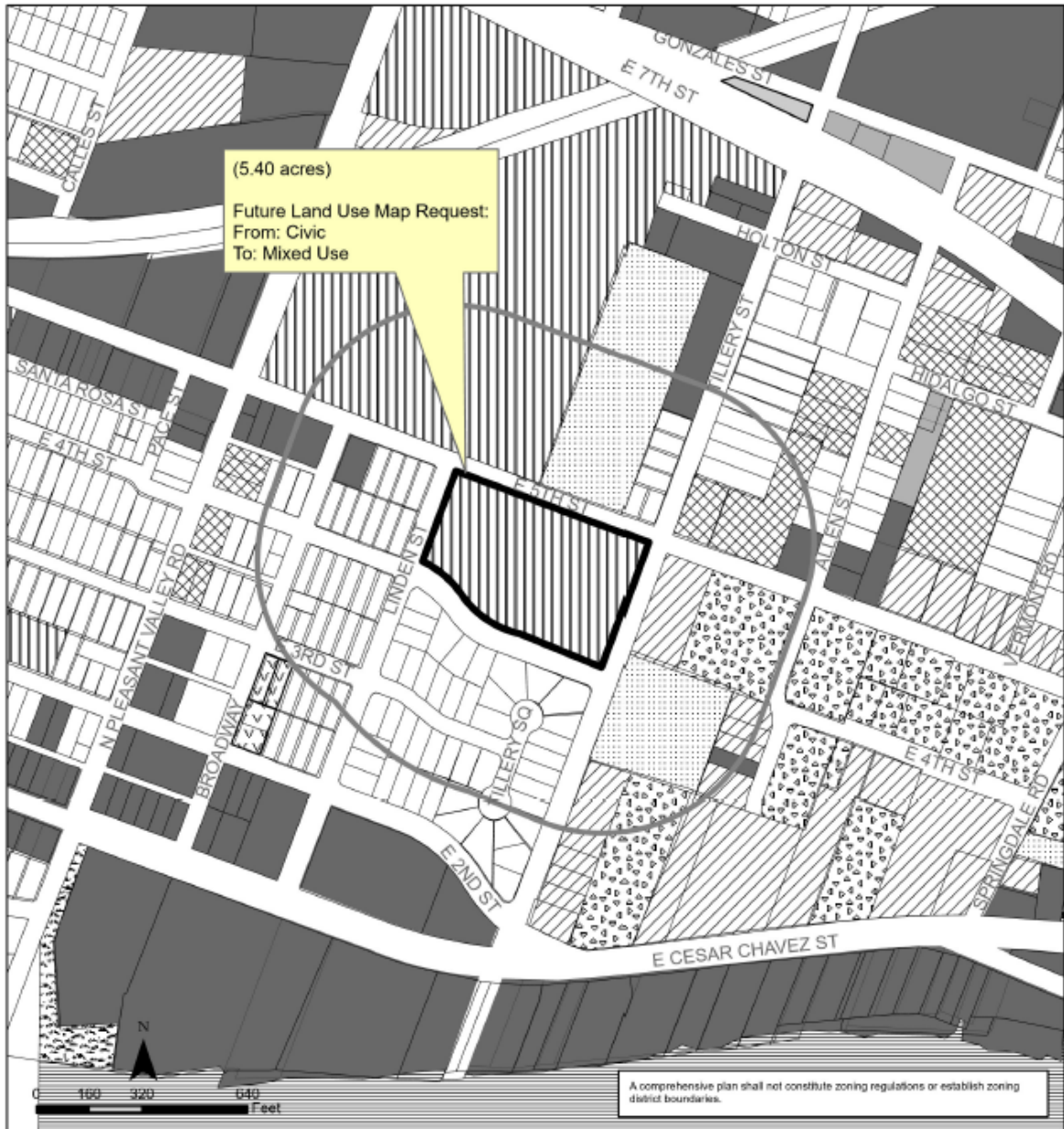
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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

Site






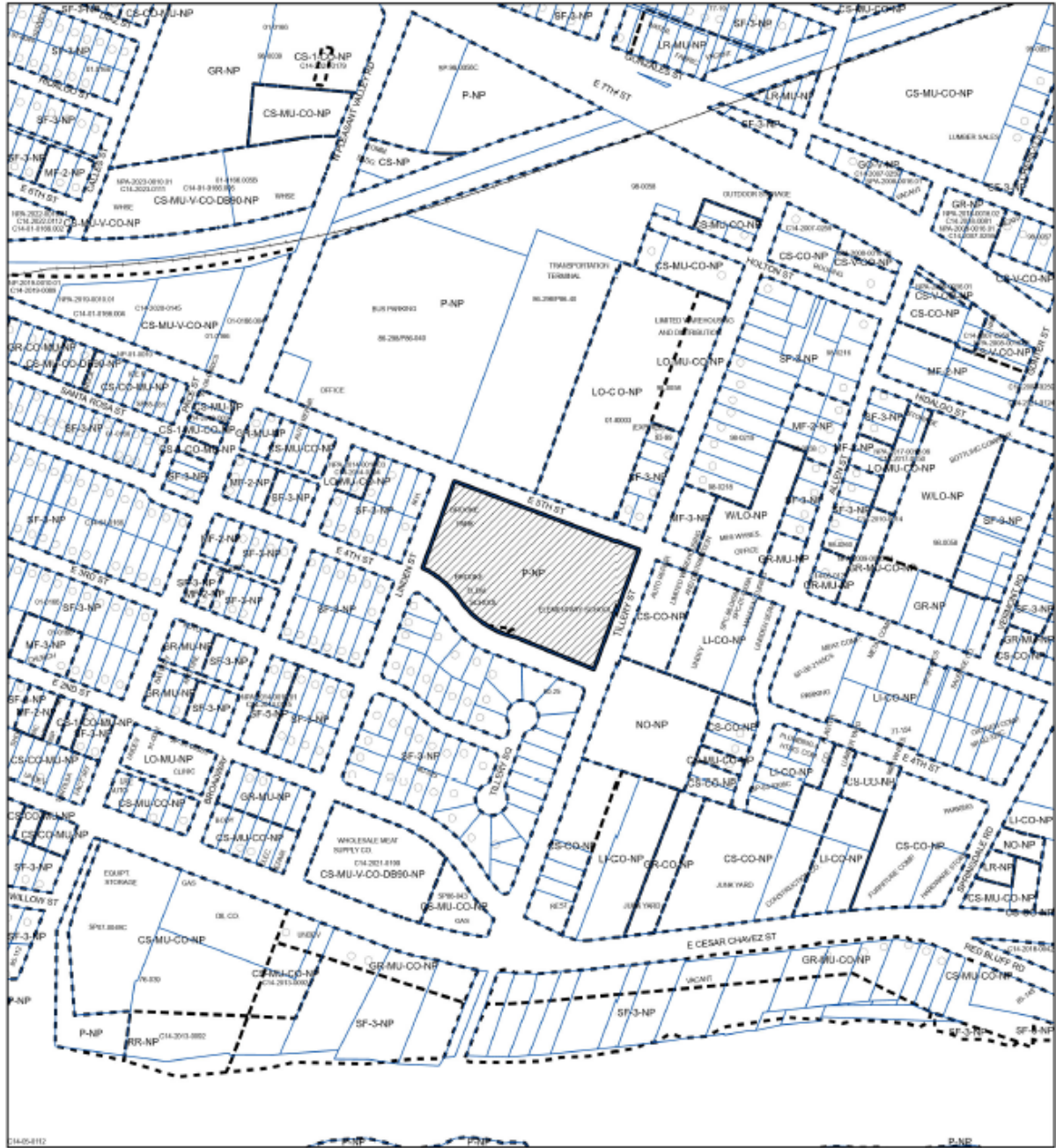
**Govalle/Johnston Terrace Combined Neighborhood Planning Area  
NPA-2025-0016.02**

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 Austin Planning  
Created on 1/12/2026  
by: MeeksS

Future Land Use			
	Subject Tract		Mixed Use/Office
	500 ft. north boundary		Multi-Family
	Civic		Office
	Commercial		Recreation & Open Space
	Higher-Density Single-Family		Single-Family
	Industry		Transportation
	Mixed Use		Water





**ZONING**


ZONING CASE#: C14-2025-0125




0 200 400 Feet

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY



**Austin**

Created: 2/24/2026

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**Applicant's Presentation at the Virtual Community Meeting on  
April 1, 2026**

# Brooke Elementary Rezoning

Govalle Neighborhood Presentation

AUSTIN INDEPENDENT SCHOOL DISTRICT – BROOKE ELEMENTARY



- Brooke Elementary School Closed by AISD after 2019-2020 School Year
- AISD is facing a significant budget deficit
- Austin ISD's mission is to prepare every student with the knowledge and skills to thrive in college, career, and life.
- "The sale of the former Brooke Elementary site is one of several necessary steps to protect the district's ability to fulfill that mission and continue supporting students and families." - AISD
- Trammell Crow Company's purchase of the site will help provide AISD with funds to alleviate the budget deficit and continue providing services to students.
- To provide the maximum amount of funds to AISD we believe the highest and best use for the site is multifamily housing and commercial mixed use.

Click to add Source

AUSTIN INDEPENDENT SCHOOL DISTRICT – BROOKE ELEMENTARY

**Current Zoning:**  
**Public**

**Public:** Public district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

**Rezoning:**  
**CS-MU-V**

**General Commercial Services – Mixed Use – Vertical:** Mixed Use combining district is intended for combination with selected base districts, to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes. The Vertical Mixed Use Building combining district may be applied in combination with any commercial base zoning district and allows for the combination of office, retail, commercial and residential uses with a vertical mixed-use building.



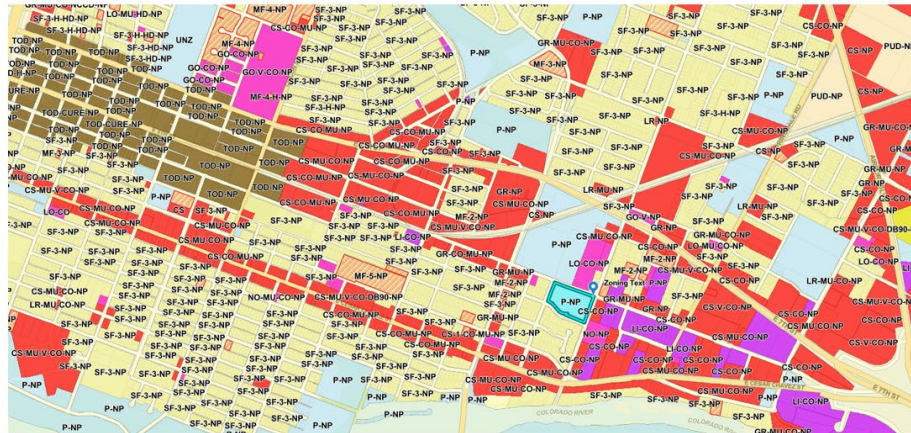
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AUSTIN INDEPENDENT SCHOOL DISTRICT – BROOKE ELEMENTARY

**Current Zoning:**  
**Public**

**Rezoning:**  
**CS-MU-V**

- CBD
- CS
- GO
- LI
- P
- SF
- TOD



AUSTIN INDEPENDENT SCHOOL DISTRICT – BROOKE ELEMENTARY

## CS-MU-V

<p>Allowable Lot Massing</p> <p>Maximum Height 60 ft Maximum Building Coverage 95% Maximum Impervious Cover 95%</p>	<p>Brooke Elementary</p> <p>Height: <b>60 ft</b> Maximum Building Coverage: <b>&lt;75%</b> Maximum Impervious Cover: <b>&lt;85%</b> Use: <b>Residential and Commercial</b></p>
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**NOT SEEKING HEIGHT OF 90 FEET**

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Key Features

- 5 Story Multifamily
- 60 Feet of Height
- +/- 425 Units
  - 10% Affordable Housing
- +/- 10,000 sqft retail
- > .54 Acre Public Park
  - Preserve greenspace
  - Historic and community features included
- No car access on 4<sup>th</sup> Street
- Parking concentrated internal in fully screened garage
- Walk up units on 4<sup>th</sup> Street
- Surrounding landscaping

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Our Development plan hopes to provide the following (*all of this is subject to City Site Planning*):

1. Preserve history and community aspect of the site for example:
  - Local artist or garden feature installations in parkland
  - Community and local retail
2. 60 Feet of height as opposed to 90 feet of height to limit impact
3. Affordable options across housing unit types
4. Limit traffic impact to existing neighborhood by limiting ingress / egress to 5<sup>th</sup> and Tillery
5. Parking concentrated internally in fully screened garage
6. Set the building back off the residential streets and on 4th street provide more residential friendly units with walk up units
7. Parkland adjacent to the residential streets, concentrated on the west and southern side
8. Thoughtful landscaping to add to the neighborhood feel and preserve / add trees
9. Commercial spaces concentrated to the 5<sup>th</sup> and Tillery Corner
10. Maintain pedestrian access along residential streets

**Correspondence Received**

No correspondence received as of May 5, 2026