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. 4th 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, P.E. (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:**

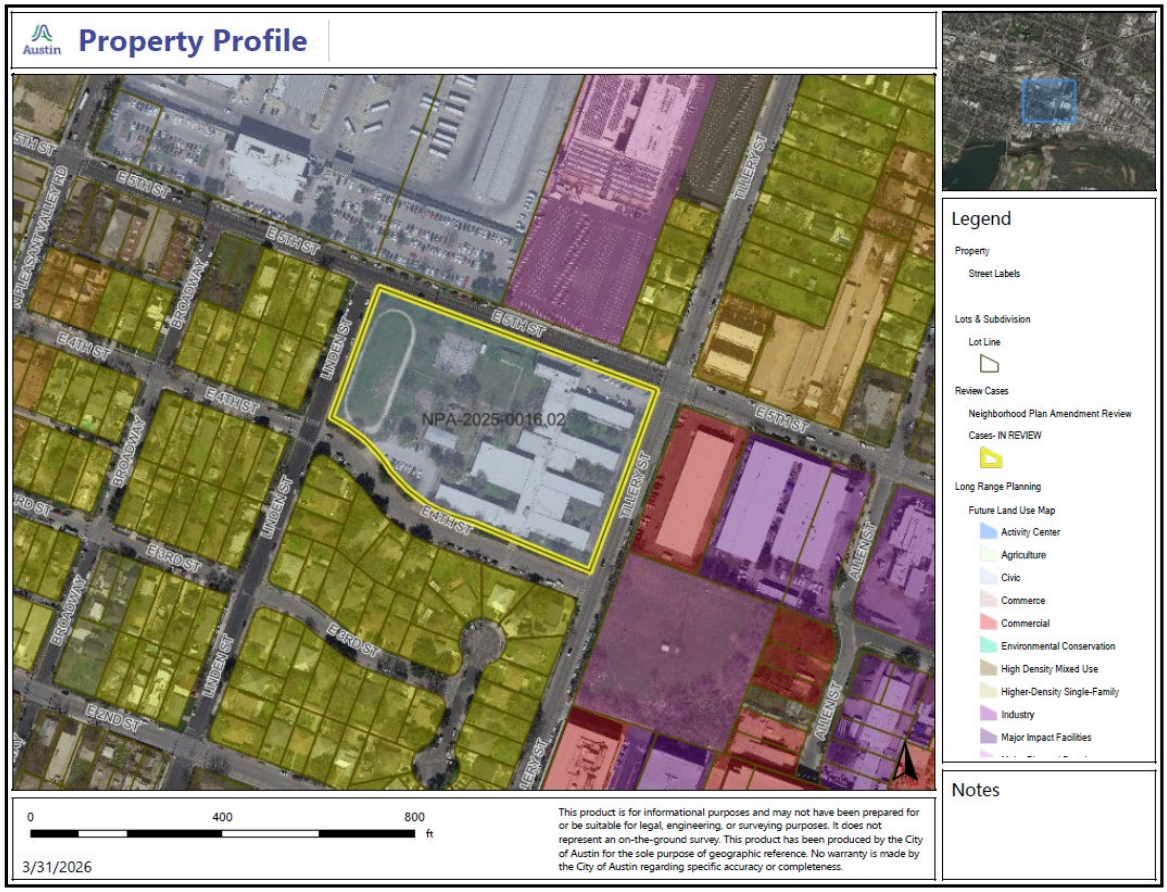
PLANNING COMMISSION RECOMMENDATION:

May 26, 2026 – (action pending)

May 12, 2026 - Postponed on the consent agenda to May 26, 2026 at the Neighborhood's request. [F. Maxwell – 1st; C. Gannon – 2nd] Vote: 9-0 [C. Haney, A. Lan, and D. Skidmore absent. One vacancy on the dais].

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 us 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);

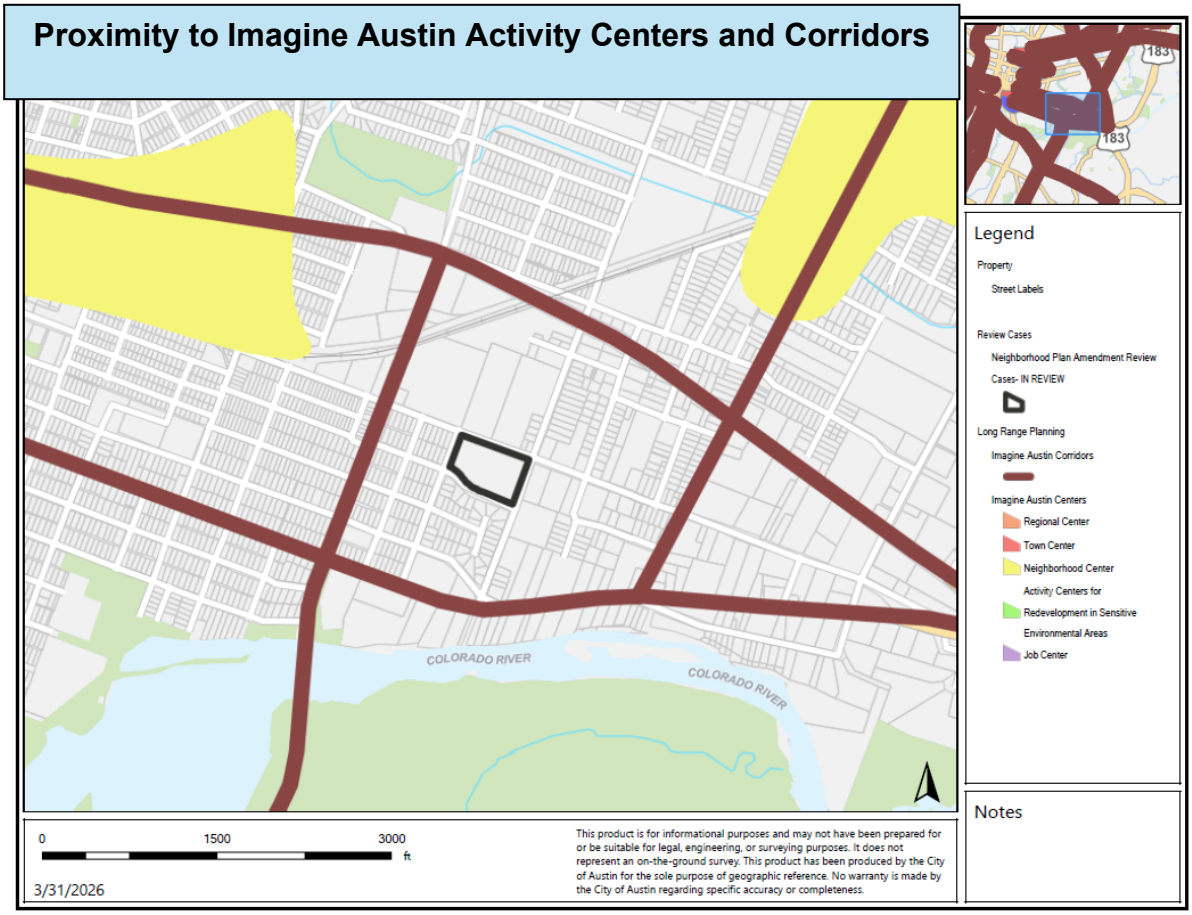
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;

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
	Complete Community Measures
Yes	**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. **Name(s) of Activity Center/Activity Corridor/Job Center:** • There are four activity corridors near the property: E. 7th Street, Springdale Road, E. Cesar Chavez Street, and N. Pleasant Valley
Yes	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station. • There are bus routes along E. 7th Street, Springdale Road, E. Cesar Chavez Street, and N. Pleasant Valley
Yes	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
No	**Connectivity and Food Access**: Provides or is located within 0.50 miles of a grocery store/farmers market. • **0.7 miles from H-E-B, 2701 E 7th St, Austin, TX 78702**
No	**Connectivity and Education**: Located within 0.50 miles from a public school or university.
No	**Connectivity and Healthy Living**: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **0.7 miles from Parque Zaragoza Neighborhood Park, 2608 Gonzales St, Austin, TX 78702**
No	**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.) • **1.4 Miles from CommUnityCare: East Austin Health Center, 211 Comal St, Austin, TX 78702**
Yes	**Housing Affordability**: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. • **Applicant proposes to build an approximately 425-unit multifamily development with 10% of the units being affordable.**
Yes	**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. **Applicant proposes approximately 425-unit multifamily development with 10% of the**

	units being affordable.
Yes	**Mixed use**: Provides a mix of residential and non-industrial uses.
No	**Culture and Creative Economy:** Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). • **0.6 miles from Cepeda Branch, Austin Public Library, 651 N Pleasant Valley Rd, Austin, TX 78702**
No	**Culture and Historic Preservation**: Preserves or enhances a historically and/or culturally significant site.
No	**Creative Economy**: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	**Workforce Development, the Economy and Education**: 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	**Industrial Land**: Preserves or enhances industrial land.
Yes	**Not located over the Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
8	**Number of "Yeses"**


Proximity to Imagine Austin Activity Centers and Corridors
183
183
COLORADO RIVER
COLORADO RIVER
Legend
Property
Street Labels
Review Cases
Neighborhood Plan Amendment Review Cases- IN REVIEW
Long Range Planning
Imagine Austin Corridors
Imagine Austin Centers
Regional Center
Town Center
Neighborhood Center
Activity Centers for Redevelopment in Sensitive Environmental Areas
Job Center
Notes
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3/31/2026
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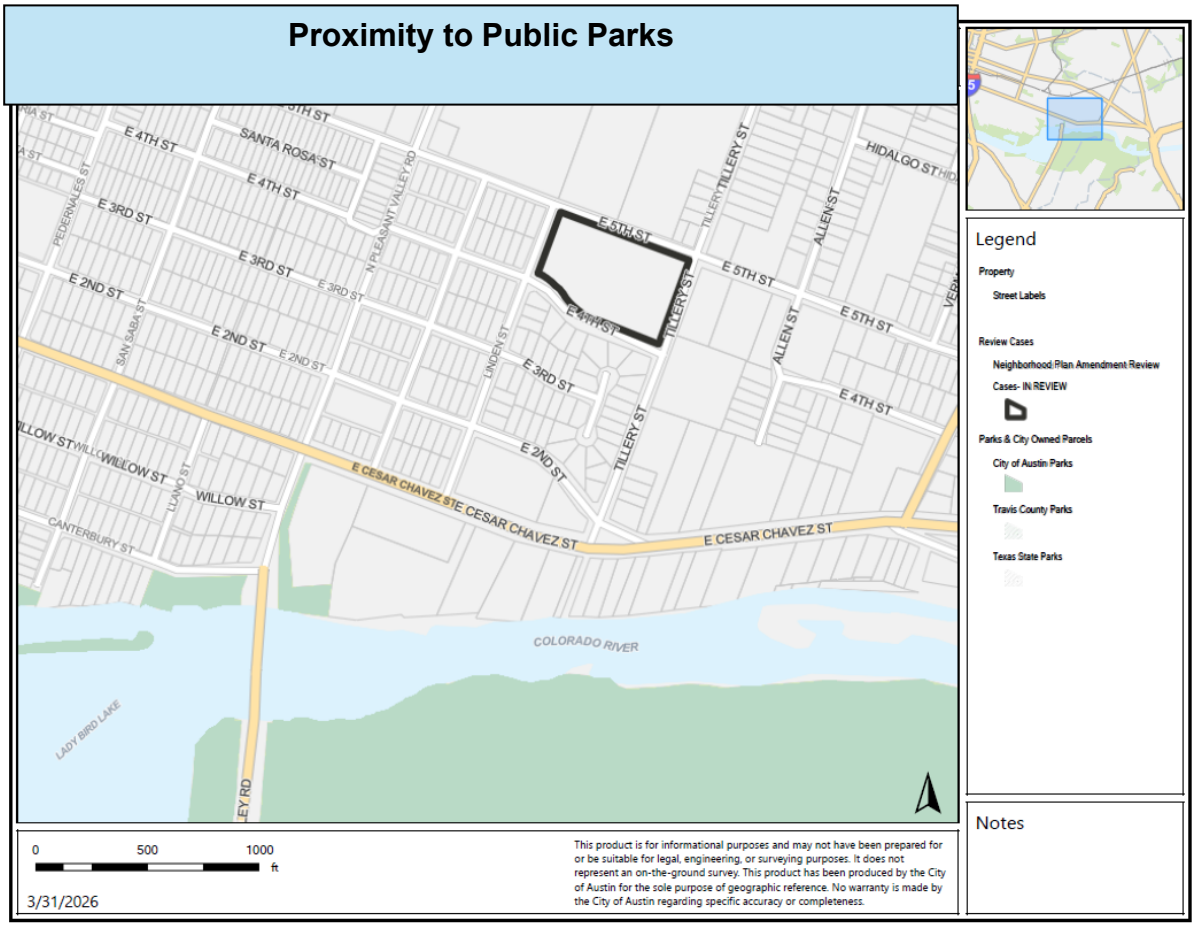
Proximity to Public Parks
E 4TH ST
SANTA ROSA ST
E 3RD ST
E 2ND ST
E 5TH ST
TILLERY ST
ALLEN ST
HIDALGO ST
N PLEASANT VALLEY RD
LINDEN ST
SAN SABA ST
WILLOW ST
LUANN ST
CANTERBURY ST
E CESAR CHAVEZ ST
COLORADO RIVER
LADY BIRD LAKE
Legend
Property
Street Labels
Review Cases
Neighborhood Plan Amendment Review Cases- IN REVIEW
Parks & City Owned Parcels
City of Austin Parks
Travis County Parks
Texas State Parks
Notes
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3/31/2026
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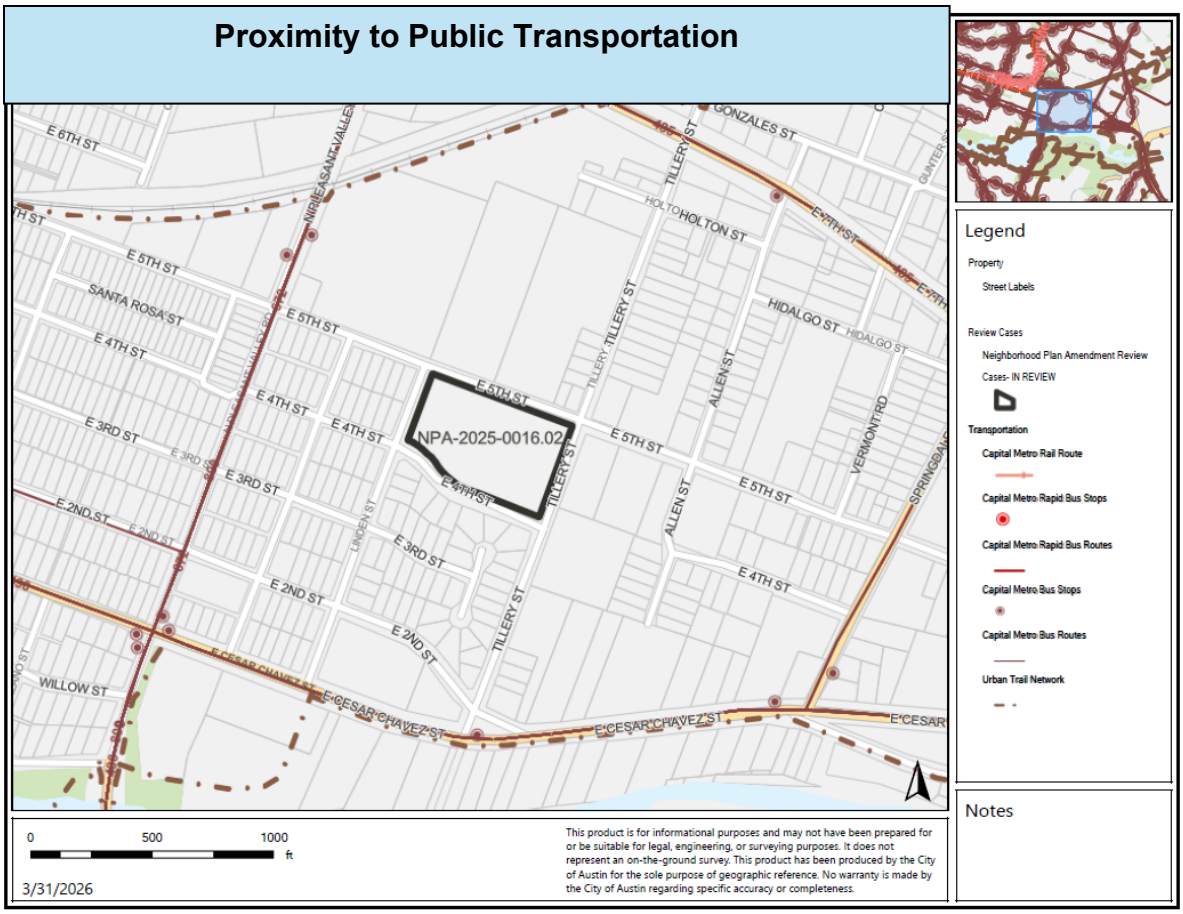


IMAGINE AUSTIN GROWTH CONCEPT MAP

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.

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. 4th 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
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.

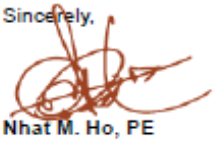
   For the purpose of determining traffic impact analysis, a possible density of 340 multi-family units was submitted to TPW. It was determined that a NTA is needed at this density which will be performed as part of the site development permit (not zoning). This density is for the purpose of

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,



Nhat M. Ho, PE
Founder & CEO
Boot Civil

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

(No letter as of May 19, 2026)

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

Thank you,

Candace Fox, Chair
G/JTNP Contact Team
……..

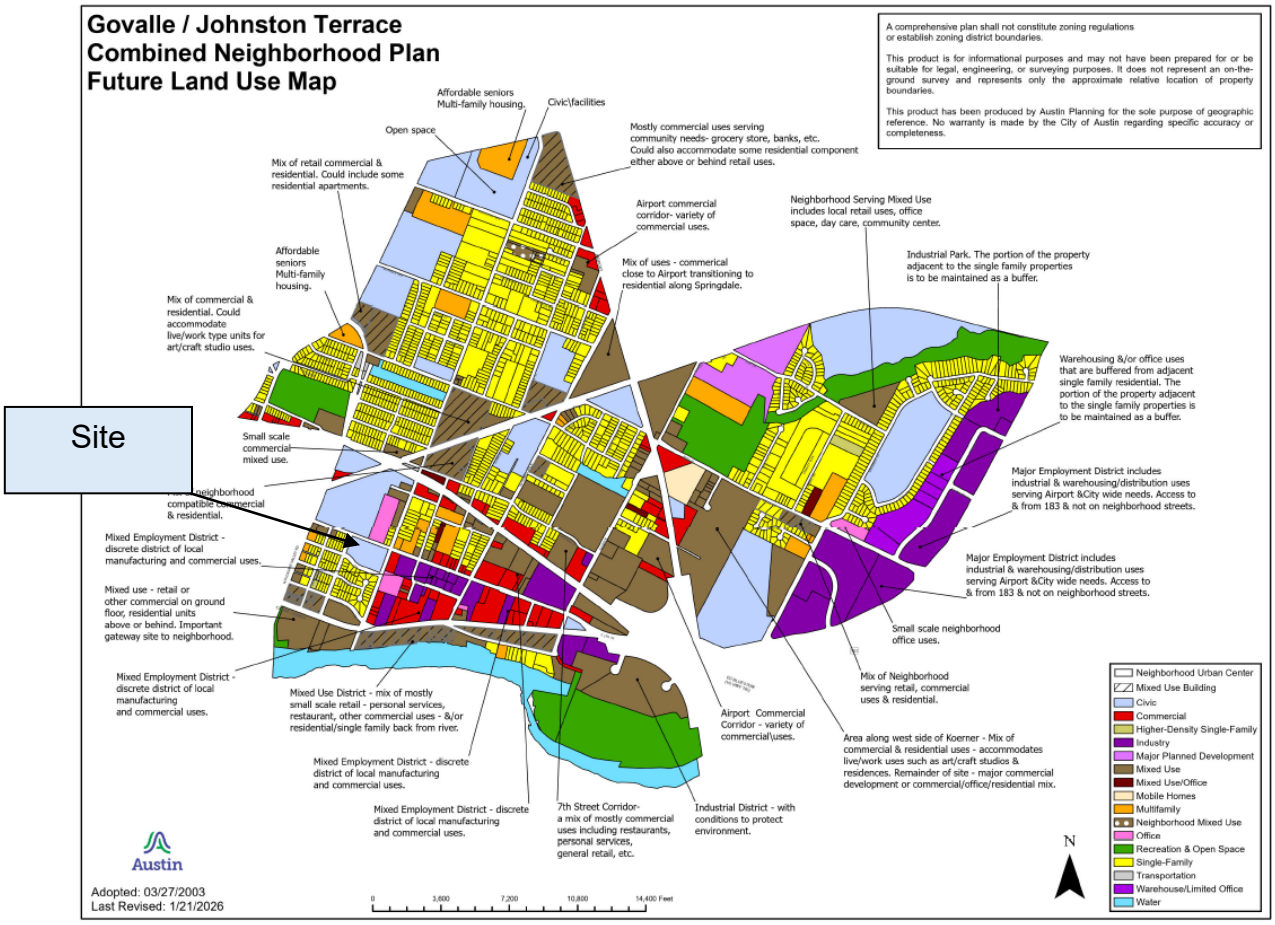
AGENDA

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.
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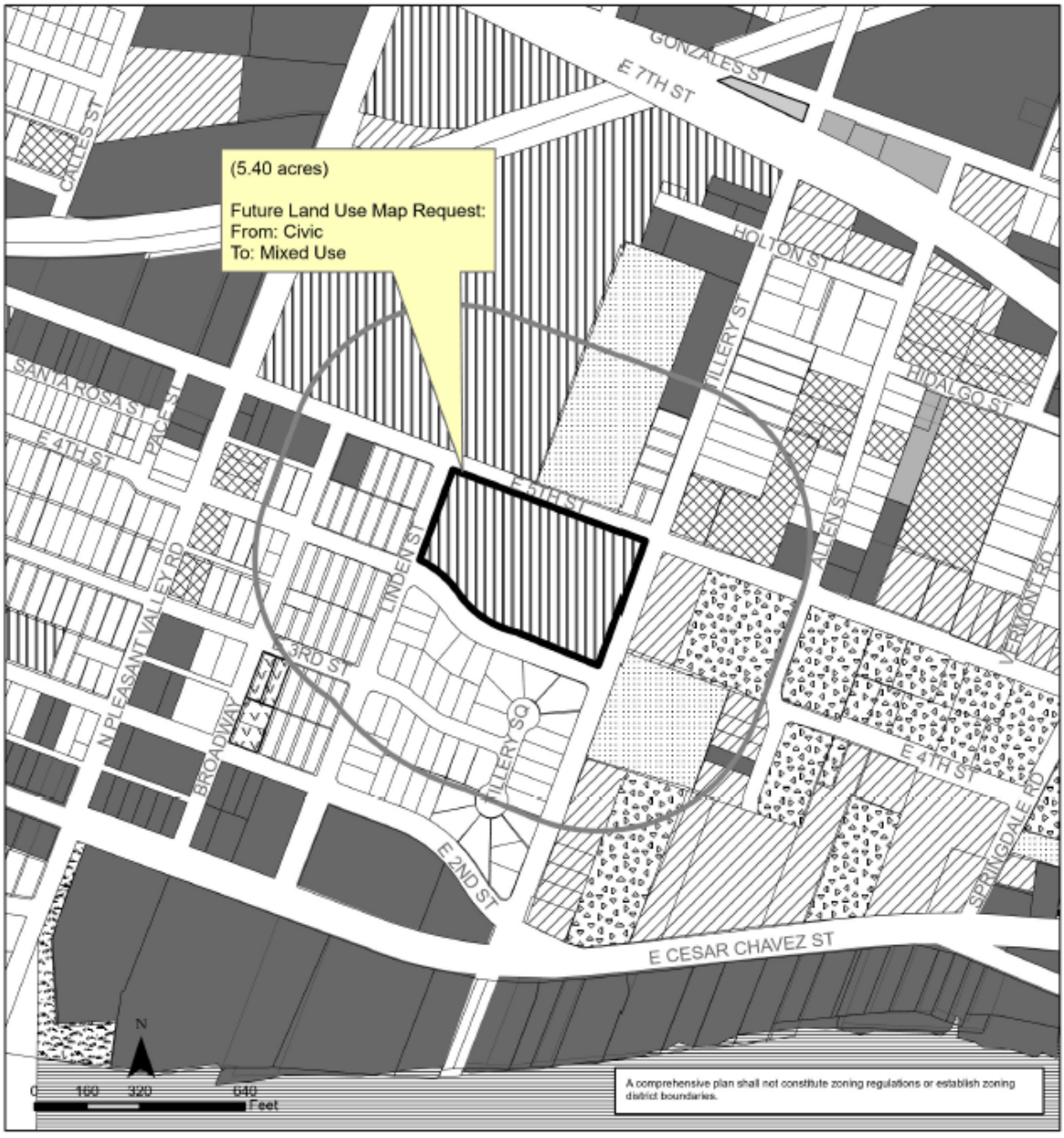
Site
Affordable seniors Multi-family housing.
Civic\facilities
Open space
Mostly commercial uses serving community needs- grocery store, banks, etc. Could also accommodate some residential component either above or behind retail uses.
Mix of retail commercial & residential. Could include some residential apartments.
Airport commercial corridor- variety of commercial uses.
Neighborhood Serving Mixed Use includes local retail uses, office space, day care, community center.
Affordable seniors Multi-family housing.
Mix of uses - commerical close to Airport transitioning to residential along Springdale.
Industrial Park. The portion of the property adjacent to the single family properties is to be maintained as a buffer.
Mix of commercial & residential. Could accommodate live/work type units for art/craft studio uses.
Warehousing &/or office uses that are buffered from adjacent single family residential. The portion of the property adjacent to the single family properties is to be maintained as a buffer.
Small scale commercial-mixed use.
Major Employment District includes industrial & warehousing/distribution uses serving Airport &City wide needs. Access to & from 183 & not on neighborhood streets.
neighborhood compatible commercial & residential.
Mixed Employment District - discrete district of local manufacturing and commercial uses.
Major Employment District includes industrial & warehousing/distribution uses serving Airport &City wide needs. Access to & from 183 & not on neighborhood streets.
Mixed use - retail or other commercial on ground floor, residential units above or behind. Important gateway site to neighborhood.
Small scale neighborhood office uses.
Mixed Employment District - discrete district of local manufacturing and commercial uses.
Mixed Use District - mix of mostly small scale retail - personal services, restaurant, other commercial uses - &/or residential/single family back from river.
Airport Commercial Corridor - variety of commercial\uses.
Mix of Neighborhood serving retail, commercial uses & residential.
Area along west side of Koerner - Mix of commercial & residential uses - accommodates live/work uses such as art/craft studios & residences. Remainder of site - major commercial development or commercial/office/residential mix.
Mixed Employment District - discrete district of local manufacturing and commercial uses.
Mixed Employment District - discrete district of local manufacturing and commercial uses.
7th Street Corridor- a mix of mostly commercial uses including restaurants, personal services, general retail, etc.
Industrial District - with conditions to protect environment.
Austin
Adopted: 03/27/2003
Last Revised: 1/21/2026
0
3,600
7,200
10,800
14,400 Feet
N
Neighborhood Urban Center
Mixed Use Building
Civic
Commercial
Higher-Density Single-Family
Industry
Major Planned Development
Mixed Use
Mixed Use/Office
Mobile Homes
Multifamily
Neighborhood Mixed Use
Office
Recreation & Open Space
Single-Family
Transportation
Warehouse/Limited Office
Water



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

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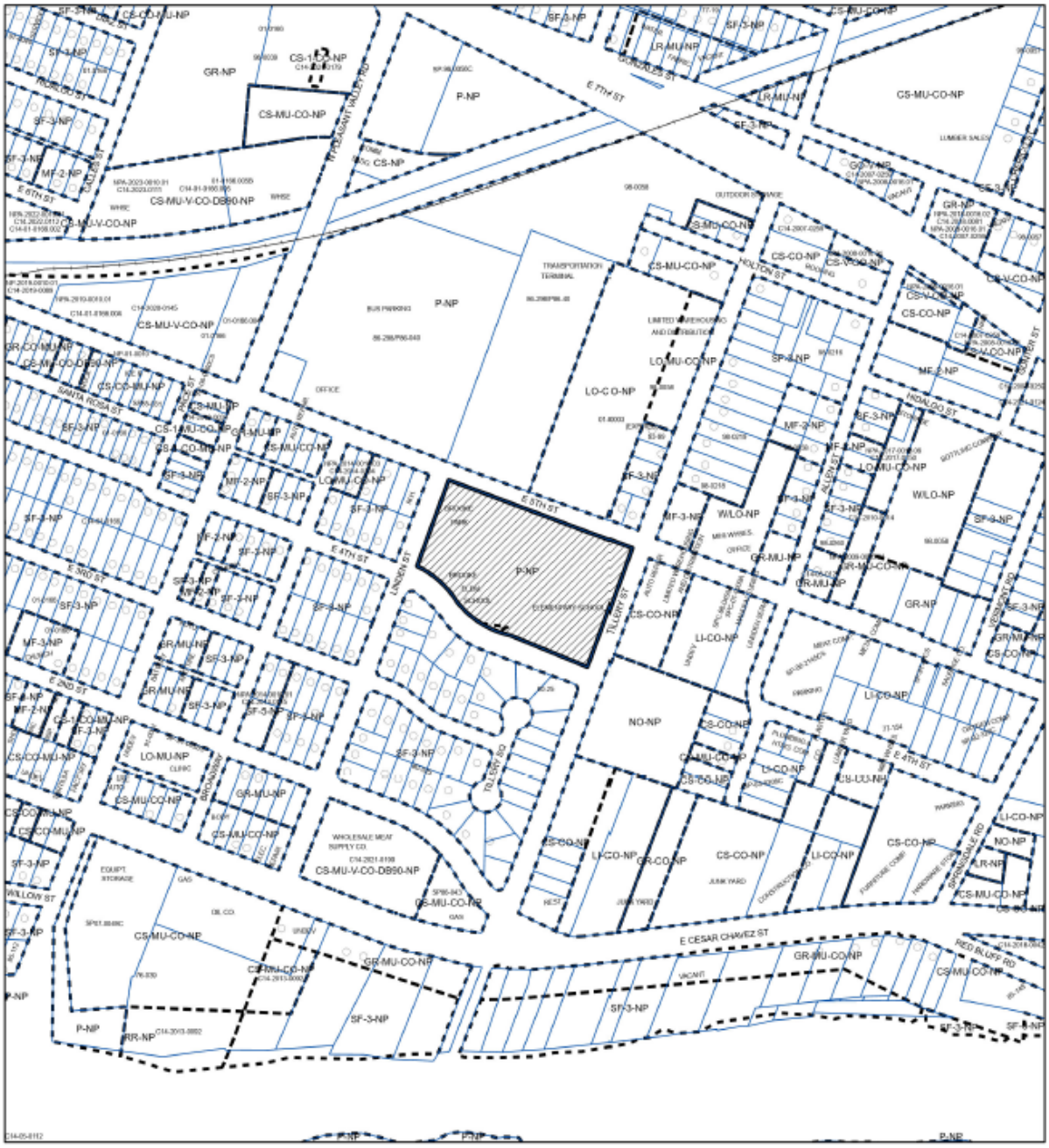
Austin Planning
Created on 1/12/2026
by: MeeksS

Future Land Use

Subject Tract	Mixed Use/Office
500 ft. notif. 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

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

0 200 400 Feet

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.

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Austin

Created: 2/24/2026

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

Brooke Elementary Rezoning

Govalle Neighborhood Presentation

AUSTIN INDEPENDENT SCHOOL DISTRICT – BROOKE ELEMENTARY

AUSTIN Independent School District

- 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.

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AUSTIN INDEPENDENT SCHOOL DISTRICT – BROOKE ELEMENTARY

Current Zoning: Public

Rezoning: CS-MU-V

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.

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.

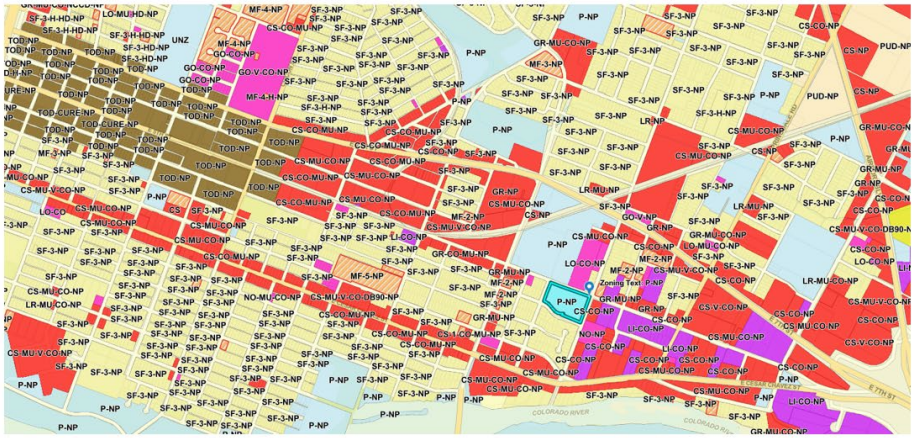
Click to add Source

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

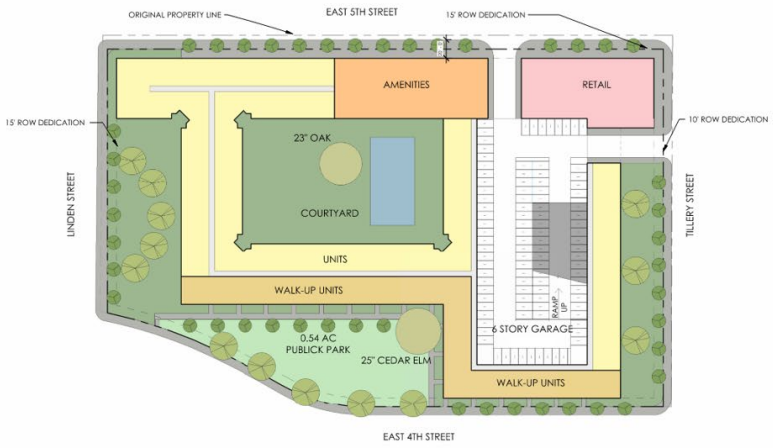
CS-MU-V

Allowable Lot Massing	Brooke Elementary
Maximum Height 60 ft	Height: 60 ft
Maximum Building Coverage 95%	Maximum Building Coverage: <75%
Maximum Impervious Cover 95%	Maximum Impervious Cover: <85%
	Use: Residential and Commercial

NOT SEEKING HEIGHT OF 90 FEET

Click to add Source

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 4th Street
- Parking concentrated internal in fully screened garage
- Walk up units on 4th Street
- Surrounding landscaping

AUSTIN INDEPENDENT SCHOOL DISTRICT – BROOKE ELEMENTARY

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 5th 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 5th and Tillery Corner
10. Maintain pedestrian access along residential streets

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Correspondence Received

No correspondence received as of May 5, 2026