

ZONING CHANGE REVIEW SHEETCASE: C14-2025-0051 (Woodward Mixed Use Flats)DISTRICT: 3ADDRESS: 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724 Woodward Street and 3426 ½ Parker LaneZONING FROM: MF-3TO: GR-DBC30SITE AREA: approximately 12.61 acres (approximately 549,292 square feet)PROPERTY OWNER: Flats on Woodward LLC (Greg Bruggeman)AGENT: Thrower Design, LLC (Victoria Haase)CASE MANAGER: Jonathan Tomko, AICP (512) 974-1057, jonathan.tomko@austintexas.govSTAFF RECOMMENDATION:

Staff does not recommend granting community commercial-citywide density bonus 30 (GR-DBC30) combining district zoning and offers an alternative recommendation of community commercial-conditional overlay-citywide density bonus 30 (GR-CO-DBC30) combining district zoning.

The conditional overlay (CO) would prohibit a height over 45 feet if the tract is not developed to the Citywide Density Bonus (DBC) standards. DBC is a voluntary incentive program that provides modifications to site development regulations or other regulatory-related benefits in exchange for community benefits, such as income restricted housing units.

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 28, 2025: Staff postponement to November 13, 2025 Planning Commission, granted.
November 13, 2025: Staff postponement to December 9, 2025 Planning Commission, granted.
December 9, 2025: Staff postponement to January 27, 2026 Planning Commission, granted.
January 27, 2026: Staff postponement to March 10, 2026 Planning Commission, granted.
March 10, 2026: Applicant postponement to April 14, 2026 Planning Commission, granted.
April 14, 2026: Staff postponement to June 9, 2026 Planning Commission, granted.
June 9, 2026: Staff postponement to July 28, 2026 Planning Commission, granted.
July 28, 2026: Applicant postponement to August 25, 2026 Planning Commission, granted.
August 25, 2026: Staff postponement to September 8, 2026 Planning Commission, granted.
September 8, 2026: Staff postponement to September 22, 2026 Planning Commission, granted.
September 22, 2026: Neighborhood postponement to October 27, 2026 Planning Commission, granted.
October 27, 2026: Case is scheduled to be heard by Planning Commission.

CITY COUNCIL ACTION: TBDORDINANCE NUMBER: TBD

ISSUES: The site currently has approximately 241 multifamily units constructed in approximately 1968. The site is developed at a density of approximately 19 units per acre which is substantially less dense than other multifamily properties that are redeveloping in central Austin. Lower density development patterns support auto centrality and can be detrimental to transit ridership where such public assets exist.

The applicant revised their request on July 31, 2026, from GR-DB90 to GR-DBC30. The revised request has redevelopment requirements which include Chapter 4-18 tenant protections and unit replacement requirements (up to two times the number of minimum units required by the Citywide Density Bonus Program).

On January 2, 2025, Staff published the Comprehensive Analysis of Density Bonus Programs report. This report evaluated the performance of existing density bonus programs and recommended changes to improve their overall performance. One of the major recommendations coming out of this study was to combine, streamline, and consolidate density bonus programs to the extent practicable. Therefore, on June 5, 2025, Council approved Resolution No. 20250605-080 that initiated land development code amendments to create a variety of density bonus combining districts that consider:

- Bonus height entitlements that are more or less than 30 feet;
- Minimum affordability requirements that are calibrated and informed by the Comprehensive Analysis of Density Bonus Programs report;
- Additional community benefit requirements such as ground floor activation, minimum commercial and civic space, onsite beneficial reuse, updated design standards, and others;
- Modified compatibility regulations; and
- Redevelopment requirements, including considering one-to-one unit replacement.

On September 1, 2025, a slate of new state laws went into effect that were passed during the 89th Legislative Session, including Senate Bill 840 (SB 840). SB 840 aims to increase housing stock by allowing more market-rate housing to be built on most property zoned commercial, by right. This new legislation reduces incentives to participate in voluntary density bonus programs for many properties, unless an applicant seeks additional modifications of development standards such as additional height. This may result in fewer income-restricted affordable housing units being included in new developments. However, the City remains committed to growing affordable housing availability using a variety of tools, including but not limited to density bonus programs. The Citywide Density Bonus Program code amendment is intended to respond to the new regulatory landscape now that SB 840 is in effect.

The new Citywide Density Bonus Program:

1. Created five new combining districts in a tiered structure differentiated by height, collectively referred to as the Citywide Density Bonus Program, and
2. Retired the existing DB90 and VMU programs.

All of the Citywide Density Bonus Program combining districts have the same requirements, except that the amount of additional height offered varies by combining district. All combining districts require that a developer provide income-restricted affordable housing and meet other requirements in order to access additional entitlements, including additional permitted land uses, relaxed site development standards, and reduced compatibility standards. The only difference between the five combining districts is how much additional height they offer beyond a property's by-right height maximum:

1. Citywide Density Bonus Program Base (-DBCBase) offers no additional height
2. Citywide Density Bonus Program 15' (-DBC15) offers an additional 15' of height
3. Citywide Density Bonus Program 30' (-DBC30) offers an additional 30' of height
4. Citywide Density Bonus Program 45' (-DBC45) offers an additional 45' of height
5. Citywide Density Bonus Program 60' (-DBC60) offers an additional 60' of height

The Citywide Density Bonus Program creates “paper” combining districts that may be applied to any property via rezoning. The new paper districts are available for individual applicant rezoning requests as well as for future City-initiated rezonings as directed by Council. Moving forward, properties would no longer rezone into DB90 or VMU but may instead request one of the new Citywide Density Bonus Program combining districts.

CASE MANAGER COMMENTS:

The property in question is a 12.61-acre lot that is currently developed with Polaris on the Park, a 2-story multifamily apartment complex with approximately 241 units, constructed in approximately 1968, and a paved parking lot area of more than 2 acres. The site is currently zoned MF-3 at the northwest corner of Woodward Street and Parker Lane. To the north and west (across San Marino Drive) is Whisper Hollow Apartments, a 2-story multifamily apartment complex with approximately 220 units constructed in approximately 1983, and a paved parking lot area of more than 1 acre. To the south (*across Woodward St.*) is a U.S. Department of Treasury/IRS large office complex with four buildings totaling over 840,000 square feet, constructed in approximately 1968, and a paved parking lot area of more than 25 acres. To the east (across Parker Lane) is Mabel Davis District Park, which includes a large public pool, basketball courts, walking trails and a skate park, the Roz, a 4-story multifamily permanent supportive housing complex with 100 units constructed in approximately 2025, and an Austin Federal Credit Union, a one story bank branch with a 5-lane drive through constructed in approximately 2003.

This property is located in the East Riverside/Oltorf (Parker Lane) Combined Neighborhood Planning Area. The Future Land Use Map does not designate a future land use for the subject tract. Therefore, a Neighborhood Plan Amendment is not required. The applicant is requesting a rezoning from MF-3 to GR-DBC30, Community Commercial–Citywide Density Bonus 30. The DBC30 combining district would allow a development to include multi-family units requiring an affordable component in targeted areas to support future transit. A building constructed using the Citywide DB must be at least 65% residential, with the remaining area being able to be used for purposes like office, retail, commercial, and restaurants. At least 75% of the ground floor building frontage must contain non-residential uses, although site-specific waivers are allowed. The maximum amount of non-residential uses allowed per building on a site with DBC combining district zoning is 35%.

A development utilizing the Citywide Density Bonus incentives is permitted with a base GR district and must include an affordability component for residential use in order to obtain incentives, including height maximum of up to 90 feet in the GR district (60 feet base district plus up to 30 feet height incentive), relaxation of development and compatibility standards, and the addition of other permitted land uses for participating developments to make neighborhoods more pedestrian-friendly.

The applicant must provide affordable housing units or fees-in-lieu to participate in the Citywide Density Bonus Program.

(1) On-site Units.

(a) Ownership Units. If an applicant develops dwelling units for sale, this subdivision applies. An applicant must reserve a minimum of 10 percent of the residential units as affordable for ownership and occupancy by households earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the director of Austin Housing.

(b) Rental Units. If an applicant develops dwelling units for lease, this subdivision applies. An applicant must reserve a minimum of 10 percent of the residential units as affordable for lease and occupancy by households earning 50 percent or less of the

current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the director of Austin Housing.

The staff recommendation is for GR-CO-DBC30, community commercial-conditional overlay-citywide density bonus 30 combining district zoning. The site meets the intent of the commercial base district and the density bonus combining district. The property under consideration fronts onto Woodward Street, an ASMP level 3 roadway and Parker Lane, which is an ASMP level 2 roadway. Parker Lane is part of the ASMP Transit Priority Network north of Woodward Street, and Woodward Street south of Parker Lane is also part of the ASMP Transit Priority Network. The subject tract is adjacent to the St. Edwards Imagine Austin Activity Center. There is a high frequency (15-20 minutes on weekdays) Capital Metro bus route #7 Duval/Dove Springs which has bus stops directly in front of this property in both directions.

BASIS OF RECOMMENDATION:

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

Community Commercial district is intended for office and commercial uses serving neighborhood and community needs. DBC30 Combining District allows residential uses and commercial or civic uses on sites with certain commercial base zoning districts, modifies site development regulations and compatibility requirements, and grants an additional 30 feet in building height in exchange for income-restricted housing.

2. 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 comply with affordable housing requirements as per the DBC combining district regulations. This request continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

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

City Council has provided policy and direction for having more residential density and increased affordability and equitable transit-oriented development, as well as incentivizing vertical mixed-use buildings throughout the City.

4. The proposed zoning should satisfy a real public need and not provide special privilege to the owner.

Part of the DBC policy implementation included mitigation measures to help reduce displacement pressures during redevelopment. The implementation measures require development utilizing the DBC program to comply with residential redevelopment requirements to preserve existing affordable and/or attainable housing opportunities for low- and middle-income households. The DBC policies seek to balance the need for increased density and activity surrounding transit resources with displacement pressures associated with said redevelopment.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-3	Polaris on the Park, a 2-story multifamily apartment complex with approximately 241 units, constructed in approximately 1968, and a paved parking lot area of more than 2 acres.
<i>North</i>	MF-2	Whisper Hollow Apartments, a 2-story multifamily apartment complex with approximately 220 units

		constructed in approximately 1983, and a paved parking lot area of more than 1 acre.
<i>South (across Woodward St.)</i>	GR-NP	A U.S. Department of Treasury/IRS large office complex with four buildings totaling over 840,000 square feet, constructed in approximately 1968, and a paved parking lot area of more than 25 acres.
<i>East (across Parker Ln.)</i>	P-NP, GR-MU-CO-NP, and GR-CO-NP	Mabel Davis District Park, which includes a large public pool, basketball courts, walking trails and a skate park. The Roz, a 4-story multifamily permanent supportive housing complex with 100 units constructed in approximately 2025. Austin Federal Credit Union, a 1 story bank branch with a 5-lane drive through constructed in approximately 2003.
<i>West (across San Marino Dr.)</i>	LO	Whisper Hollow Apartments, a 2-story multifamily apartment complex with approximately 220 units constructed in approximately 1983, and a paved parking lot area of more than 1 acre.

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf (Parker Lane) Combined Neighborhood Planning Area – the subject tract does not have a future land use map (FLUM) designation.

WATERSHED: Country Club West Watershed

SCHOOLS: A.I.S.D.
Linder Elementary School
Lively Middle School
Travis High School

COMMUNITY REGISTRY LIST:

Austin Neighborhood Council, Crossing Gardenhome II Homeowners Association, Del Valle Community Coalition, East Riverside/Oltorf Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Overton Family Committee, Pleasant Valley, Preservation Austin, South Central Coalition, Southeast Austin Neighborhood Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0025 (821 Woodward)	The applicant is proposing to approximately 15.8 acres from LI-PDA-NP to GR-V-CO-NP.	08.08.2023: To grant GR-V-CO-NP on the consent agenda, unanimous.	09.14.2023: To grant GR-V-CO-NP on a 7-0 vote.
C14-2021-0008.SH (Parker Apartments)	The applicant is proposing to rezone approximately 7.82	04.13.2021: To grant MF-4-NP on a 11-0 vote.	05.06.2021: To grant MF-4-NP on a 10-0 vote.

	acres from SF-3-NP to MF-4-NP.		
C14-2016-0105 (3920 South IH 35)	The applicant is proposing to rezone the property from GO-NP to CS-MU-V-NP.	02.14.2017: To grant CS-CO-NP on a 10-0 vote, with four additional prohibited uses.	03.23.2017: To grant CS-CO-NP as PC recommended on a 10-0 vote.

RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 3426-1/2 PARKER LANE. C14-2025-0051. Project: Woodward Mixed Use Flats. 12.61 acres from MF-3 to GR-DB90. Existing: multifamily. Proposed: commercial, multifamily (1,008 units), and live-work. Demolition is proposed. 241 residential units to be demolished, with 223 of those residential units being occupied. Proposal seeks 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. DB90 additionally releases the site from some base zoning district development standards, including maximum floor area ratio.

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 *: • Adjacent to St. Edwards Neighborhood Center
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. • Adjacent to bus stop along Parker LN
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalks present along Woodward ST and Parker LN; Bike lane present along Woodward ST
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	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. • 0.5 miles to Linder Elementary School
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • Adjacent to Mabel Davis District Park
	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.)
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.
Y	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	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
9	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

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club West Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.
2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments on rezoning

PARD – Planning & Design Review

PR1: Parkland dedication will be required for the new applicable uses proposed by this development, multifamily, live/work, and commercial with GR-DB90 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should any fees in-lieu be required, 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.

Residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601.

A connection from San Marino Dr over to Parker would be desired to access Mabel Davis if that connection is not already being made within the redevelopment. If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

- SP1. Site plans will be required for any new development except for residential only projects with up to 4 units.
- SP2. 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.

DBC30 Rezoning

- SP3. 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.
- SP4. Woodward Street is the Principal Street for this site. Any buildings fronting this 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.

SP5. 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.

Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. Zoning transportation analysis shall be performed at zoning where anticipated trips are anticipated to exceed 2,000 unadjusted trips to satisfy the LDC requirement for a TIA but does not diminish the authority to require a traffic impact analysis at site plan. LDC 25-6, TCM 10.5.0.

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Woodward Street. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Woodward Street according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 3. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Parker Lane. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Parker Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
San Marino Drive	Level 1	58'	59'	38'	No	No	Yes
Woodward Street	Level 3	116'	93'	42'	Yes	Yes	Yes
Parker Lane	Level 2	84'	70'	42'	Yes	Yes	Yes

TIA: A Zoning Transportation Analysis (ZTA) is required. The consultant preparing the study must contact a Lead Development Review Engineer to discuss scoping requirements prior to beginning the study. Please see below for the type of study required; for more information on each study, please refer to Section 10 of the TCM.

Austin Water Utility

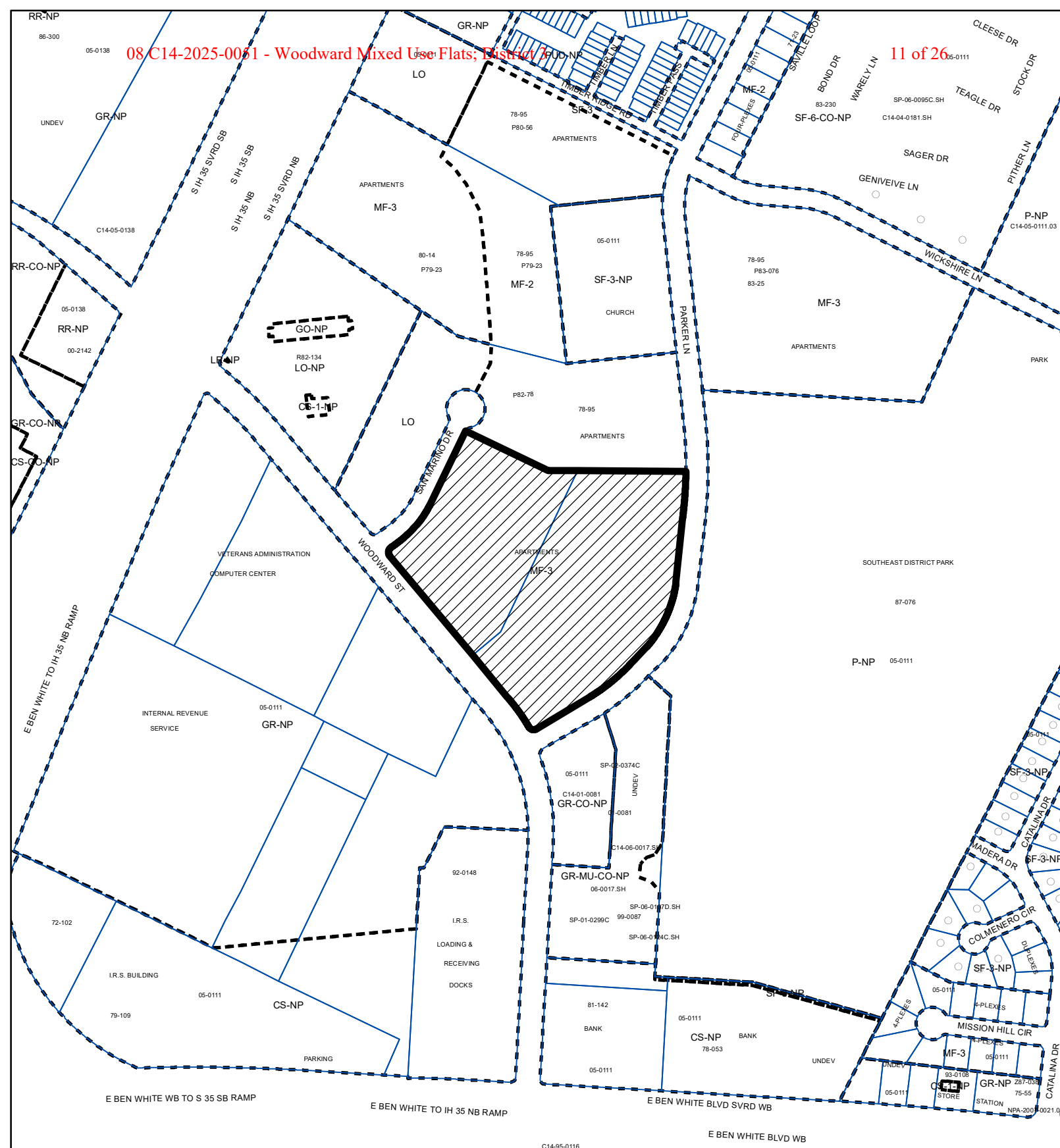
AW1. No comments on zoning change.

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

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

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Zoning Transportation Analysis (ZTA)
- E. Educational Impact Statement (EIS)
- F. Correspondence from Interested Parties



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0051

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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Created: 4/28/2025

1" = 400'



Woodward Mixed Use Flats



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2025-0051
 LOCATION: 1710, 1712, 1714, 1716, 1718,
 1720, 1722, 1724 Woodward St;
 3426 1/2 Parker Ln
 SUBJECT AREA: 12.61 Acres
 MANAGER: Marcelle Boudreaux



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Created: 5/13/2025



July 30, 2026

Ms. Joi Harden
Acting Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: AMENDMENT: Rezoning Application – 1720 Woodward Street, *Woodward Mixed Use Flats*

Dear Ms. Harden:

On behalf of the property owner, we respectfully submit an amendment to the rezoning application (C14-2025-0051) requesting that the property be rezoned to **GR-DBC30** under the newly adopted Density Bonus Combining District regulations.

This amendment reflects the property owner's commitment to redeveloping the site in a manner that both expands Austin's housing supply and addresses the important issue of tenant displacement. By seeking DBC30 zoning, the redevelopment will be subject to the enhanced requirements applicable to projects utilizing a density bonus, including the unit replacement provisions that are particularly significant for this property, which currently contains approximately 240 multifamily dwelling units.

The proposed rezoning would allow for a mixed-use development with an estimated 1,008 residential units, including Live-Work units, along with more than 40,000 square feet of ground floor, pedestrian-oriented commercial space. In addition, any redevelopment of the property will be required to comply with the applicable provisions of **§ 25-2-656** and **§ 4-18-32**, including the one-for-one replacement of units affordable to households earning up to 70 percent of the Median Family Income.

Increasing residential density at this location is consistent with the vision established in the Imagine Austin Comprehensive Plan and the goals of the Austin Strategic Housing Blueprint. Both policy documents recognize the importance of directing new housing to areas with existing infrastructure, employment opportunities, and transportation options to create more complete, connected, and sustainable communities. Expanding housing opportunities in appropriate locations helps address Austin's growing housing needs, improves affordability by increasing overall housing supply, supports transit and walkability, and encourages efficient use of public infrastructure.

**P.O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741**

Equally important, the DBC30 regulations provide a framework for balancing these community benefits with meaningful tenant protections. The required replacement of qualifying affordable units helps preserve housing opportunities for existing residents while allowing the site to evolve into a more vibrant, mixed-use development that will better serve current and future Austinites.

For these reasons, we respectfully request Staff's support of the amended rezoning request to **GR-DBC30**. We appreciate your consideration and look forward to continuing to work collaboratively throughout the review process.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention.

Kind regards,

A handwritten signature in black ink, appearing to be 'Victoria Haase', with a stylized, cursive script.

Victoria Haase



June 14, 2026

Polaris on The Park Tenants Association

Via Electronic Delivery

Re: Rezoning Application – 1720 Woodward Street, *Woodward Mixed Use Flats*

Dear Polaris Tenants:

As the proposed redevelopment of Polaris on the Park continues through the City of Austin's review process, we recognize that many residents have questions about what this could mean for their homes and their future. We understand that Polaris on the Park is more than an apartment community—it is where people have built their lives, established routines, and become part of the neighborhood. We appreciate that any discussion of future redevelopment can create uncertainty, and we are committed to providing clear, transparent information throughout the process.

As of this week, the rezoning application has been amended to request GR-DBC30 instead of GR-DB90 because of City Council's action to provide greater protection to tenants. The maximum building height remains the same: 90' but the name of the density bonus district has changed.

One of the most important aspects of the amended rezoning is commitment to protecting residents through the City's Density Bonus Combining District (DBC30) requirements. Earlier versions of the project could have been developed under a different zoning program that required affordable housing but did not require replacement of existing affordable units. The property owner has consistently intended to replace the affordable units. By amending the rezoning request to DBC30, that commitment becomes a requirement of the zoning itself, providing greater certainty and stronger protections for current and future residents.

Under DBC30, redevelopment must both replace qualifying affordable units and maintain those replacement units as long-term income-restricted housing. In other words, the affordable replacement units are not separate from the one-for-one replacement requirement; they are the same units. This ensures that qualifying residents can return to newly constructed homes that remain affordable for decades.

**P . O . B O X 4 1 9 5 7 , A U S T I N , T E X A S 7 8 7 0 4
1 5 0 7 I N G L E W O O D S T . , A U S T I N , T E X A S 7 8 7 4 1**

Affordable Housing and One-for-One Replacement

The City of Austin requires that every existing unit occupied by a household earning no more than 70 percent of the Median Family Income during the year preceding demolition be replaced on a one-for-one basis. Each replacement unit must provide the same number of bedrooms as the unit it replaces.

These replacement units will also satisfy the long-term affordability requirements of the DBC30 program by remaining income-restricted for the period required by City Code. Depending on the final development program, the redevelopment must provide either:

- Rental units reserved for households earning no more than 50 percent of the Median Family Income for a minimum of 40 years; or
- Ownership units reserved for households earning no more than 80 percent of the Median Family Income for a minimum of 99 years.

As a result, qualifying affordable units that exist today will be replaced with newly constructed income-restricted homes that remain affordable for future residents over the long term.

Tenant Protections Required by City Code

Before any redevelopment may begin, the following protections are required by the City of Austin:

- Written notice will be mailed to all tenants at least 120 days before a demolition permit application is submitted.
- Notices will also be posted throughout the property at least 120 days before the demolition permit application is submitted.
- Residents will receive information describing the proposed redevelopment and the anticipated timeline.
- Eligible tenants will receive relocation assistance equal to four months of rent and applicable fees.
- Eligible tenants will receive reimbursement for moving expenses in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.
- Residents will have the opportunity to lease a replacement unit in the new development, with the same number of bedrooms, for a minimum initial lease term of 12 months, subject to the City's applicable requirements.
- After receiving formal notice of a future demolition permit application, tenants may terminate their lease without penalty.
- Security deposits will be returned following notice of demolition in accordance with the applicable City requirements.

- A City-approved relocation specialist will be available during evenings and weekends to assist residents with locating replacement housing and navigating the relocation process.

At this time, no redevelopment is imminent. Based on current market conditions and the time required for design, permitting, and financing, redevelopment is not anticipated to begin for at least five years and could occur even later. As plans evolve, residents will continue to receive updates well in advance of any future activity.

We recognize that these protections cannot eliminate the disruption that redevelopment may cause. However, they are intended to ensure that residents receive meaningful notice, financial assistance, relocation support, and the opportunity for households that qualify under the City's affordable housing program to return to newly constructed, income-restricted housing.

While the landowner is not available to meet with tenants directly, the commitment remains to communicate and provide timely information as this project moves forward. Should redevelopment proceed in the future, residents will receive ample advance notice and will have access to the resources and protections required by the City of Austin.

Thank you for taking the time to review this information. We appreciate the opportunity to keep you informed and remain committed to treating all residents with respect throughout this process.

Kind regards,

A handwritten signature in black ink, appearing to be 'Victoria Haase', with a stylized, cursive script.

Victoria Haase



MEMORANDUM

To: Ben Wallach, P.E., DKS Associates

CC: Danielle Morin, AICP; Juan Valera, P.E., ATPW

From: Nazlie Saeedi P.E., ATPW

Date: November 5th, 2025

Subject: **Woodward Street Multifamily – C14-2025-0051**

The purpose of this memorandum is to present the findings of review of the “Zoning Traffic Analysis – Woodward Street Multifamily”, prepared by DKS Associates reviewed by Austin Transportation and Public Works (ATPW). The site is located at the northwest quadrant of Woodward St and Parker Ln, as shown in Figure 1 below.

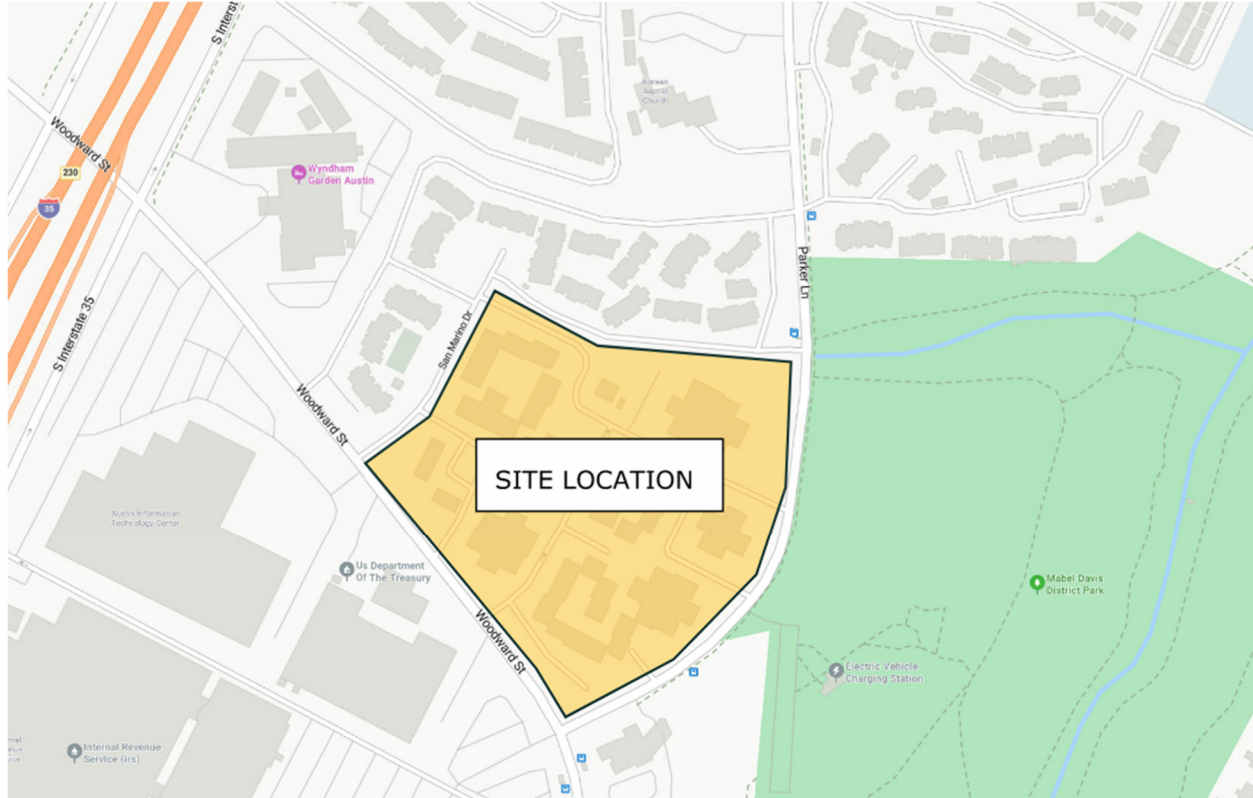


Figure 1: Site Location

Date: November 5th, 2025
Subject: Woodward Street Multifamily ZTA

The purpose of this ZTA is to provide support for rezoning from MF-3 to GR-DB90. The proposed development is anticipated to remove the existing 241 multifamily units to include 1,008 multifamily units, 10,300 SF of office, 10,000 SF of restaurant, 2,500 SF coffee shop, 5,000 SF of personal improvement services, 5,000 SF of retail space for a clothing store, and 11,375 of strip center retail.

Adjacent Roadway Characteristics:

The development is proposing one (1) driveway on Woodward St, two (2) on Parker Ln, and two (2) on San Marino Dr. The location of these driveways is shown below in Figure 2.



Figure 2: Site Plan

As indicated on the site location map and the conceptual site plan (Figures 1 and 2), the Woodward Street Multifamily development is located north of Woodward St and west of Parker Ln in Austin, TX. To adequately describe the significance of the roadways within the vicinity of the site, a further characterization is provided for each. Average daily traffic estimates for these roadways were collected on April 30, 2025. The Austin Strategic Mobility Plan (ASMP) catalogs the classifications of these major roadways and documents proposed improvements.

Woodward St: Woodward St along the site frontage is currently a three-lane Level 3 road in the ASMP, requiring 116 ft of ROW. The ASMP calls for improvements including constructing additional travel lanes, raised medians, and protected bike lanes. Based on traffic counts, the estimated 2025 Average Daily Traffic (ADT) on Woodward St is approximately 11,739 vehicles per day (vpd). The posted speed limit is 35 mph.

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Parker Ln: Parker Ln along the site frontage is currently a two-lane Level 2 road in the ASMP, requiring 84 ft of ROW. The ASMP calls for improvements including constructing missing sidewalks and protected bike lanes. Based on TxDOT historical daily traffic counts, the estimated 2025 ADT on Parker Ln is approximately 5,281 vpd. The posted speed limit is 30 mph.

San Marino Dr: San Marino Dr along the site frontage is currently a two-lane Level 1 road in the ASMP, requiring 58 or 64 ft of ROW. The ASMP calls for improvements including constructing missing sidewalks. Based on TxDOT historical daily traffic counts, the estimated 2025 ADT on San Marino Dr is approximately 670 vpd. The assumed speed limit is 30 mph.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition), the development will generate approximately 7,919 daily, unadjusted trips, 821 AM peak hour trips and 702 PM peak hour trips. Adjusting for a Transportation Demand Management (TDM) reduction of 35% and existing trips, the development will generate approximately 3,527 daily, adjusted trips, 436 AM peak hour trips and 332 PM peak hour trips.

Land Use	ITE CODE	SIZE	UNIT	DAILY TOTAL	VEHICLE TRIPS GENERATED					
					AM PEAK HOUR			PM PEAK HOUR		
					ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
Multifamily Housing (Mid-Rise)	221	1,008	Units	4,762	99	333	432	240	153	393
Small Office Building	712	10,300	SF	148	14	3	17	8	14	22
High-Turnover (Sit-Down) Restaurant	932	10,000	SF	1,072	53	43	96	55	36	91
Coffee/Donut Shop w/o Drive-Through Window	936	2,500	SF	810 ^A	119	114	233	40	41	81
Hair Salon	918	5,000	SF	70 ^A	3 ^B	3 ^B	6	1	6	7
Apparel Store	876	5,000	SF	332	4	1	5	11	10	21
Strip Retail Plaza (<40k)	822	11,735	SF	725	19	13	32	44	43	87
Total Proposed Unadjusted Trips				7,919	311	510	821	399	303	702
TDM Trips (35% Reduction)				2,772	109	179	287	140	106	246
Adjusted Trips (After Applying TDM Reduction)				5,147	202	331	534	259	197	456
Existing Trips (Table 2)				1,620	23	75	98	78	46	124
Net New Site Trips (Adjusted – Existing)				3,527	179	256	436	181	151	332

Notes:

- A. Daily trips assumed to be 10 times the PM peak hour total as they unavailable in the ITE Trip Generation Manual
- B. Directional distribution assumed to be 50% as it is unavailable in the ITE Trip Generation Manual

Table 1: Proposed Trip Generation

Average Daily Traffic (ADT) was estimated for the 2025 existing conditions based on the traffic count data collected along Woodward St, Parker Ln, and San Marino Dr. The growth factor of 2% per year from 2025-2030 was assumed to estimate the projected ADT volumes for 2030 forecasted

Date: November 5th, 2025
 Subject: Woodward Street Multifamily ZTA

conditions. Table 2 shows both the existing traffic volumes as well as projected volumes on the road segments in the vicinity of the site.

ROADWAY	ASMP LEVEL	ASMP PLANNED PROJECT DESCRIPTION	EXISTING (2025) VOLUME (VPD)	NO-BUILD (2030) VOLUME (VPD)	ADDED SITE VOLUME (VPD)	BUILD VOLUME (VPD)	% INCREASE (NO-BUILD TO BUILD)
SAN MARINO DR	1	Improvements to sidewalks only	670	740	1,129	1,869	153%
WOODWARD ST	3	The improvements include constructing additional travel lanes, raised medians, and all ages and abilities bicycle facilities.	11,739	12,961	670	13,631	5%
PARKER LN	2	Improvements to bicycle and pedestrian facilities only	5,281	5,831	1,728	7,559	30%

Table 2: Project Volume Analysis

Recommendations and Conclusions

Austin Transportation and Public Works (ATPW) provides the following recommendations and conclusions for consideration:

- The site is subject to a 35% TDM trip reduction target and has proposed the following TDM measures. The applicant has the flexibility to substitute and/or add other relevant TDM measures as per the Transportation Criteria Manual (TCM) at the time of site plan as long as an overall trip reduction of 35% is achieved. The final determination of TDM measures proposed by the applicant will be determined during the Site Plan review process.
 - Internal Trip Capture
 - Transit Proximity
 - Unbundled Parking
 - Visitor Parking Pricing
 - Transportation Management Association Membership
 - Designated Mobility Coordinator
 - Marketing and Information
 - Internet Access Amenity
 - Delivery-Supportive Amenities
 - Bicycle Access and Connectivity
 - Transit Access and Connectivity
 - Emerging Mobility Access and Connectivity
 - Site Plan Access and Connectivity

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2. The ZTA recommends improving the intersection sight distance along Parker Ln with the following improvements:
 - Restrict curb parking between Driveway 4 and Driveway 5
 - Trim the tree adjacent to Driveway 4
3. The City of Austin reserves the right to reevaluate any or all identified improvements associated with this case at the time of Site Plan review.
4. The ASMP ROW requirements and dedication will be completed at the Subdivision or Site Plan phase of development.
5. Street Impact Fee (SIF) Ordinances 20201220-061 and 20201210-062 have been adopted by City Council and are effective as of December 21, 2020. The City has started collecting street impact fees with all building permits issued on or after June 21, 2022. For more information, please visit the City's Street Impact Fee website. A Street Impact Fee calculation shall be performed at the time of building permit application.
6. This ZTA does not relieve a development of its Transportation Assessment or Full TIA requirement at time of site plan.
7. Approval of this ZTA does not grant nor guarantee approval of driveway locations. Site access will be reviewed during the site plan phase of development to the requirement of the COA land development code and TCM.

Should you have any questions or concerns, please contact me at nazlie.saeedi@austintexas.gov.

Sincerely,



Nazlie Saeedi, P.E.

Austin Transportation & Public Works

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

**Austin Independent
School District**



Project Name: Woodward Mixed Used Flats

Address/Location: 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724 Woodward St; 3426 1/2 Parker Ln.

Case #: C14-2025-0051

- ☐ NEW SINGLE FAMILY
☒ DEMOLITION OF MULTIFAMILY
☒ NEW MULTIFAMILY
☐ TAX CREDIT

# SF UNITS:		STUDENTS PER UNIT ASSUMPTION		
		Elementary School:	Middle School:	High School:
# MF UNITS:	1,008	STUDENTS PER UNIT ASSUMPTION		
		Elementary School: 0.01	Middle School: 0.045	High School: 0.056
# AFFORDABLE		STUDENTS PER UNIT ASSUMPTION		
		Elementary School:	Middle School:	High School:

IMPACT ON SCHOOLS

In January 2026, an Educational Impact Statement was submitted for a proposed **multifamily (MFI) residential development**. The project includes the **construction of 1,008 new dwelling units**. In addition to the proposed construction Live-work and commercial use is proposed. The site will require the **demolition of 241 multifamily dwelling units**.

Austin ISD Student Yield Factors (SYF) were used to estimate how many students may live in this development. An overall SYF of **0.201 across all grade levels** was used to determine the projected number of students. Based on these factors, the project is expected to add **about 202 students total**.

Of these students, approximately **101** students would attend **Linder ES**, **45** students would attend **Lively MS**, and **56** students would attend **Travis ECHS**. Because the number of bedrooms per unit has not yet been specified, the actual number of students may be higher or lower than these estimates.

With the addition of the proposed development, **Linder ES** is projected to reach **104% capacity** for the 2028–29 school year, exceeding the district's recommended utilization range of 80%–95%. In contrast, **Lively MS (81%)** and **Travis ECHS (46%)** are both expected to remain within or below the recommended range.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

**Austin Independent
School District**



TRANSPORTATION IMPACT

Students assigned to **Lively MS** and **Travis ECHS** will be eligible for bus transportation, one additional bus will be required for each school. Students assigned to **Linder ES** will be designated as walkers.

SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: 04.21.2026

Director: _____

Melissa Laursen

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

**Austin Independent
School District**



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Linder ES

ADDRESS: 2800 Metcalfe Rd., Austin, TX 78741

PERMANENT CAPACITY: 658

MOBILITY RATE: -14.9%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	689	677	778
% of Permanent Capacity	105%	103%	118%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	586	581	682
% of Permanent Capacity	89%	88%	104%

MIDDLE SCHOOL: Lively MS

ADDRESS: 201 E. Mary St., Austin, TX 78704

PERMANENT CAPACITY: 1,115

MOBILITY RATE: 48.7%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	610	579	624
% of Permanent Capacity	58%	52%	56%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	907	859	904
% of Permanent Capacity	81%	77%	81%

EDUCATIONAL IMPACT STATEMENT

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**Austin Independent
School District**



HIGH SCHOOL: Travis ECHS

ADDRESS: 1211 E. Oltorf St., Austin, TX 78704

PERMANENT CAPACITY: 1914

MOBILITYRATE: -31.9%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,490	1,305	1,361
% of Permanent Capacity	78%	68%	71%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,015	825	881
% of Permanent Capacity	53%	43%	46%