NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: North Lamar Combined (Georgian Acres)

CASE#: NPA-2026-0026.01 **DATE FILED**: April 28, 2026

PROJECT NAME: N Lamar Blvd at Beaver St

PC DATE: October 13, 2026

ADDRESS/ES: 604, 606, 608, 706 Beaver Street

DISTRICT AREA: 4

SITE AREA: 1.0275 acres

OWNER/APPLICANT: 8609 N Lamar LLC

AGENT: Drenner Group, LLC (Leah M. Bojo)

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Mixed Use
Note: The plan amendment is only required on a portion of the properties included in the zoning change application.

Base District Zoning Change

Related Zoning Case: C14-2026-0030 (Sherri Sirwaitis, Case Manager)
From: SF-3NP, CS-V-CO-NP

To: LO-DB90-NP and CS-V-CO-DB90-NP

NEIGHBORHOOD PLAN ADOPTION DATE: June 23, 2010

CITY COUNCIL DATE: November 5, 2026 **ACTION:**

PLANNING COMMISSION RECOMMENDATION:

October 13, 2026 – Approved on the consent agenda the Applicant's request for Mixed Use land use. [D. Skidmore – 1st: I. Ahmed – 2nd] Vote: 9-0 [C. Haney, A. Powell, and P. Breton 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 Mixed Use land use because the properties will be part of a larger mixed-use development with properties that front North Lamar Blvd. The applicant proposes approximately 545 multifamily residential units (some of which will meet DB90 affordability requirements if DB90 is used) with ground-floor commercial uses along North Lamar Blvd. North Lamar Blvd is an active commercial corridor with extensive public transportation options and is proposed for a future light rail extension. Although the properties are zoned SF-3-NP, there are no residential uses on the property but are being used for automobile-related purposes. 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).



Plan Amendment Application



Zoning Change Application

Below are sections of the North Lamar Combined Neighborhood Plan that staff believe supports the applicant's request. Although the plan does not support non-residential uses encroaching into the neighborhood, the plan also supports mixed-use developments along North Lamar Blvd. These three lots will be developed in conjunction with the commercial tracts with frontage along North Lamar Blvd.

Objective L.1: Preserve the residential character of the neighborhoods in the NLCNPA.

Recommendation 119 Non-residential uses should not encroach into the established neighborhoods of the NLCNPA.

Objective L.2: Maintain a balanced residential character throughout the NLCNPA.

Recommendation 121 Limit the construction of new, large multi-family residential complexes throughout the NLCNPA.

Recommendation 122 New, more intense residential development should contain a mixed use element and be located along major roadways.

❖ **North Lamar Boulevard should become a mixed use corridor.**

As one of the most important roadways in Austin (and the westernmost boundary for the NLCNPA), North Lamar Boulevard lacks a unique or unifying identity. North Lamar Boulevard is a major commercial thoroughfare lined with various commercial and light industrial uses including an array of storefronts, strip malls, restaurants, car lots, automobile repair shops, and storage facilities among others. According to the "North Lamar Boulevard Corridor Community Survey" conducted during the planning process, over 90 percent of respondents felt North Lamar Boulevard had a negative identity while 60 percent expressed displeasure with the corridor's physical appearance.

To enhance this segment of North Lamar Boulevard, neighborhood stakeholders determined that it should become a mixed use corridor providing a variety of residential *and* non-residential uses. The term "mixed use" means a mixture of both residential and commercial uses within a particular area or site. This mix usually occurs within the same structure but is not always required.

Objective L.3: Establish North Lamar Boulevard as a mixed use, pedestrian-friendly corridor.

Recommendation 123 Apply the mixed use future land use designation to all properties fronting North Lamar Boulevard.

Recommendation 125 Incorporate small-scale, neighborhood-serving commercial or retail establishments into new mixed use developments.

Recommendation 126 The design of new buildings along North Lamar Boulevard should reflect and celebrate the diverse mix of cultures represented in the NLCNPA.

Recommendation 127 All new development (mixed use, commercial, or multi-family) must be pedestrian-friendly and oriented towards the street with parking located to the rear of the building(s).

Recommendation 129 New mixed use developments must be compatible to adjacent properties and uses.

Objective L.4: All new mixed use development should contain affordable units.

Recommendation 130 Encourage developers to take advantage of the incentives to provide affordable housing in new mixed use developments throughout the NLCNPA.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Single family - Single family detached or up to three residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and

3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and

2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

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;

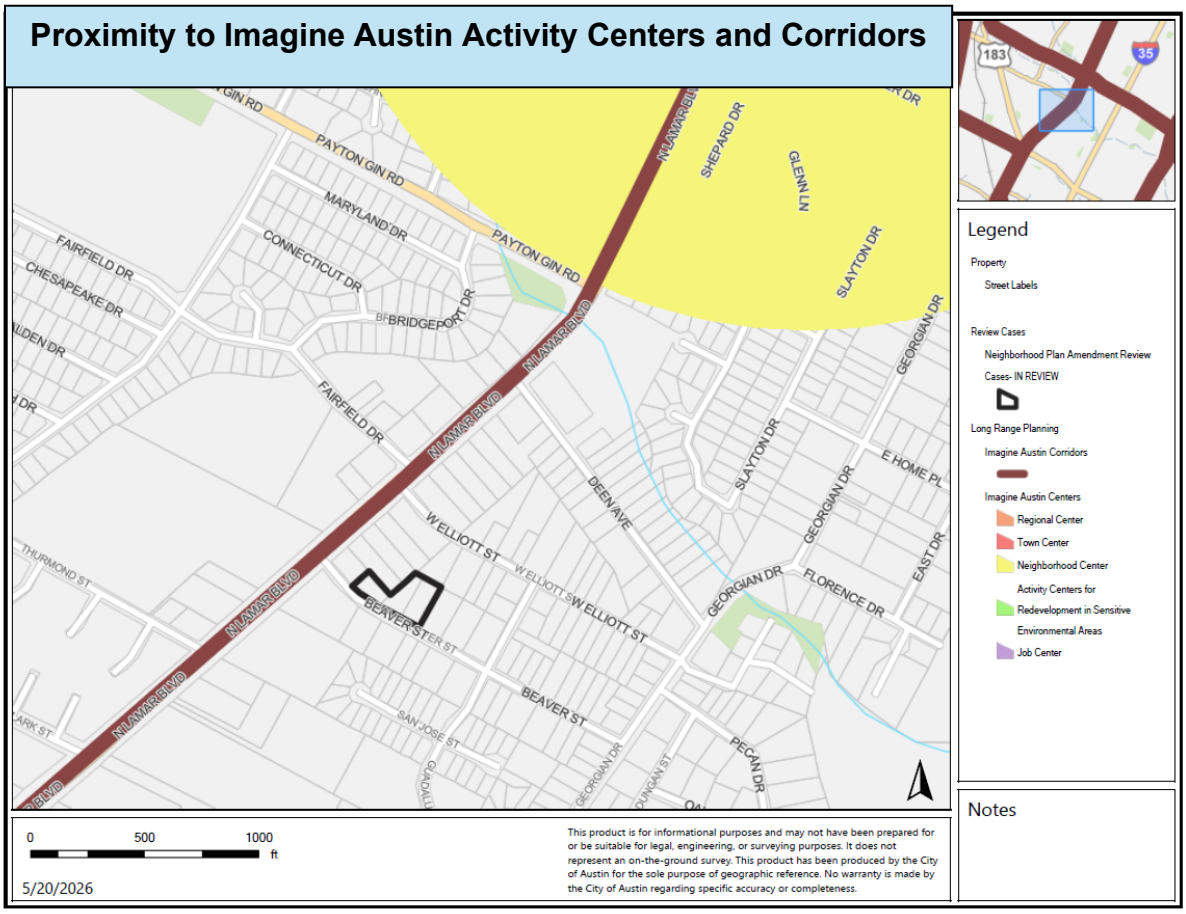
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and

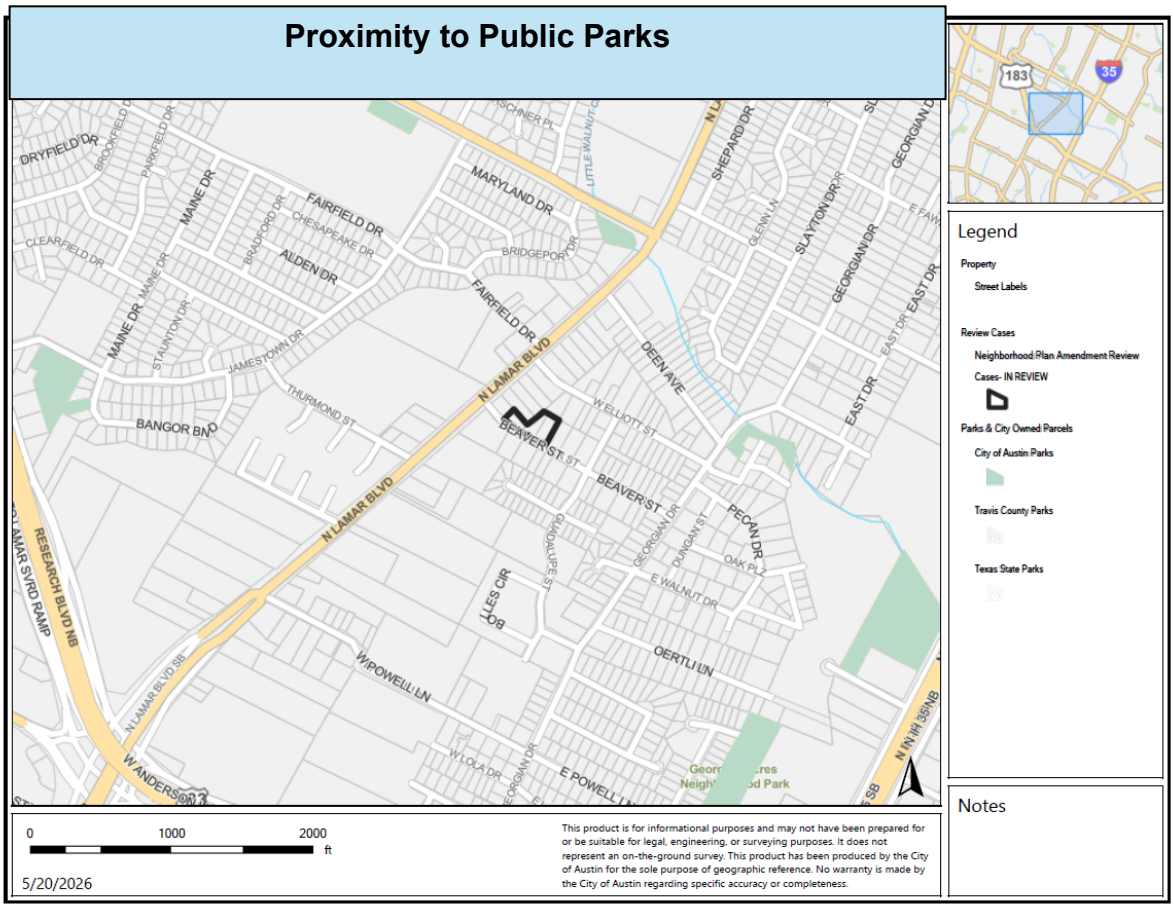
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

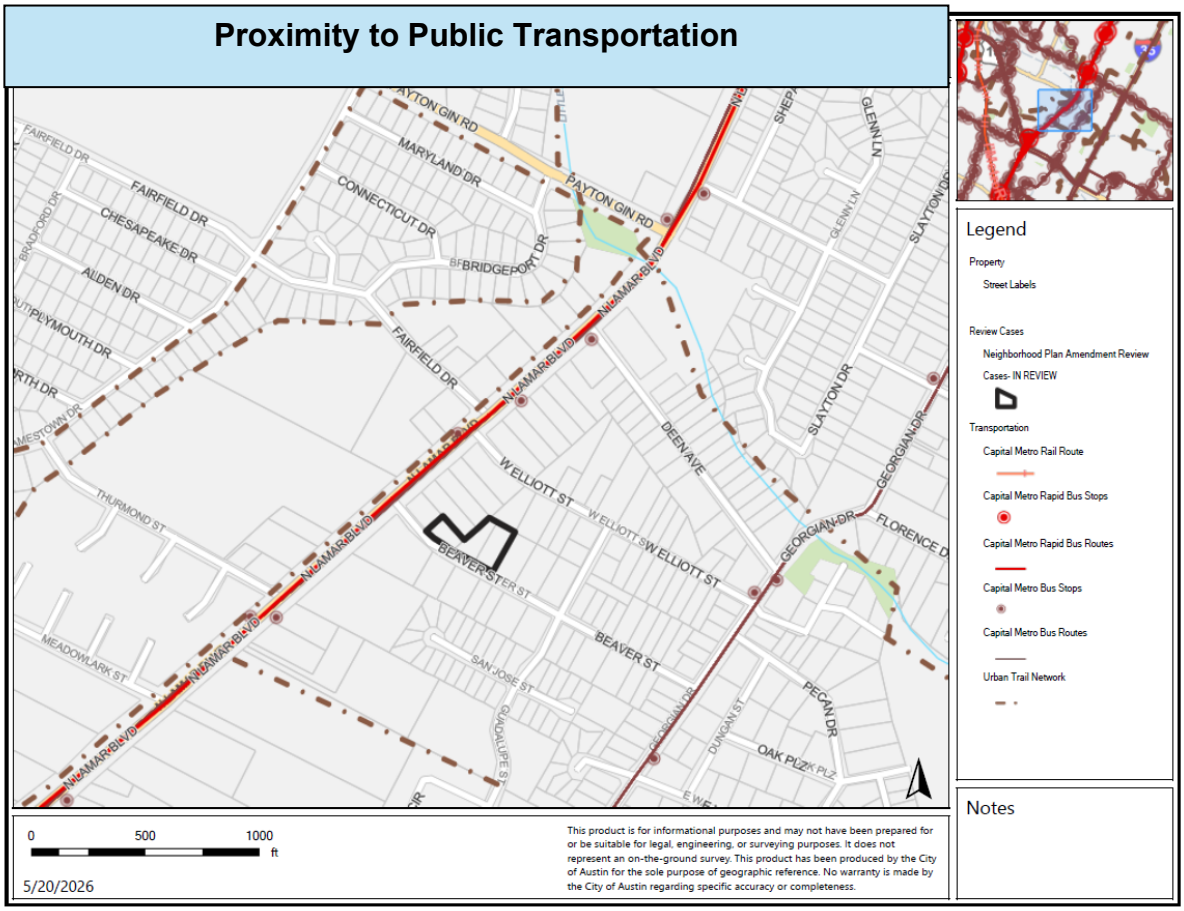
Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Yes	**Imagine Austin Growth Concept Map:** Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center:** • Located along North Lamar Blvd, an activity corridor • South of the Lamar & Rundberg Neighborhood Center
Yes	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station.
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.
Yes	**Connectivity and Food Access**: Provides or is located within 0.50 miles of a grocery store/farmers market. • **0.2 miles from Viva Food Mart, 8610 N Lamar Blvd #100, Austin, TX 78753** • **0.3 miles from Thurmond Market, 812 Thurmond St, Austin, TX 78758** • **1 mile from H-E-B, 9414 N Lamar Blvd, Austin, TX 78753**
No	**Connectivity and Education**: Located within 0.50 miles from a public school or university.
Yes	**Connectivity and Healthy Living**: Provides or is located within 0.50 miles from a

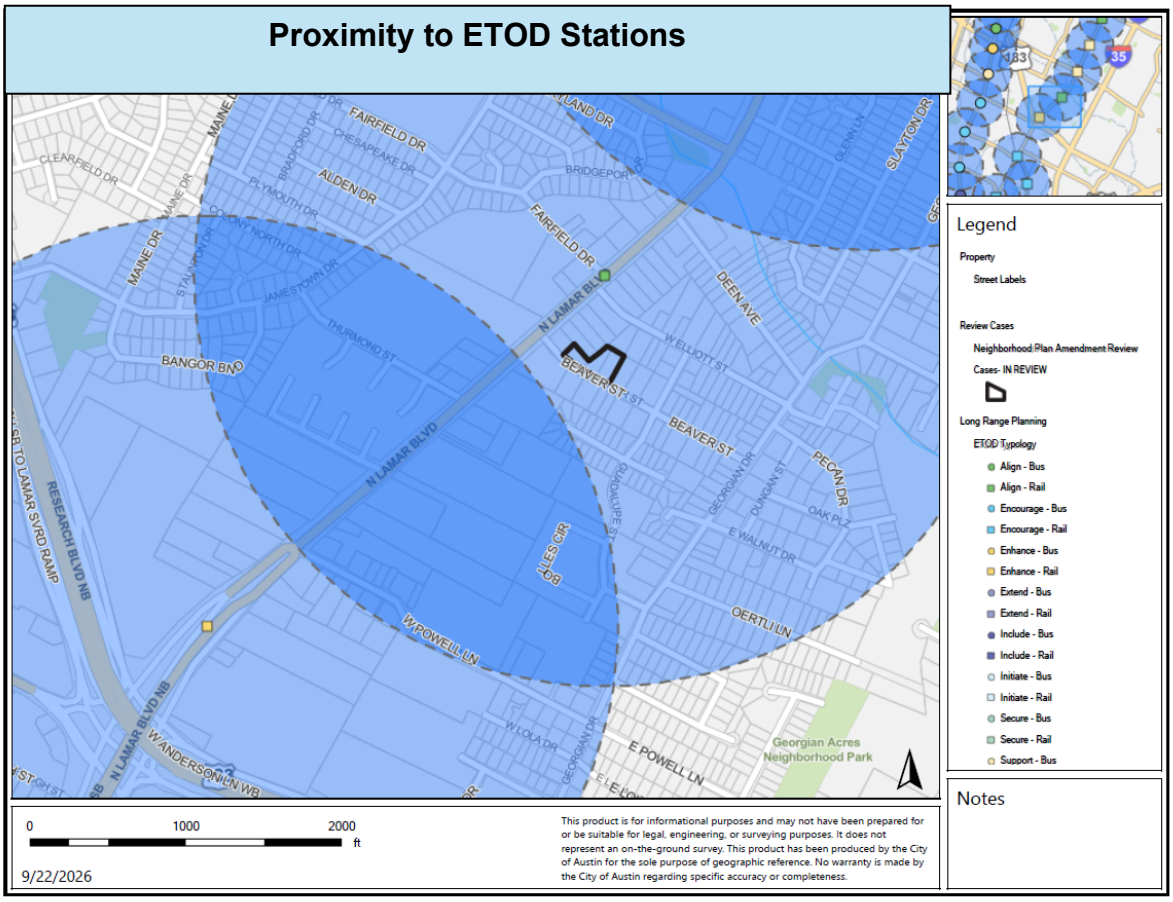
	recreation area, park or walking trail. • **0.5 miles from Heron Hollow Pocket Park, 801 Payton Gin Rd, Austin, TX 78758** • **1.1 miles from City Of Austin/YMCA North Austin Community Rec Center, 1000 W Rundberg Ln, Austin, TX 78758**
Yes	**Connectivity and Health**: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) • **0.3 miles from Bui Thieu MD, 8738 N Lamar Blvd C, Austin, TX 78753** • **1.1 miles from Town North Medical & Health Clinic, 8557 Research Blvd Apt 128, Austin, TX 78758** • **1.5 miles from CommUnityCare: Rundberg Health Center, 825 E Rundberg Ln Ste B1, Austin, TX 78753**
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 use DB90 which will require affordable housing units.**
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. • **The applicant proposes 545 multifamily rental units**
Yes	**Mixed use**: Provides a mix of residential and non-industrial uses. • **Applicant proposes ground-floor pedestrian retail along North Lamar Blvd and approximately 545 multifamily rental units**
No	**Culture and Creative Economy:** Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
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**
11	**Number of "Yeses"**

ETOD Typologies	
Yes	**Is this case located within a ½-mile of a station? Provide the name(s) of the station(s).** • **0.10 miles from Fairfield** • **0.53 miles from North Lamar Transit Center** **Identify the primary ETOD Typology as well as any overlapping or incidental typologies.** • **0.10 miles from Fairfield – Align – Rail (Light Rail)** • **0.53 miles from North Lamar Transit Center – Enhance – Rail (Light Rail)**
No	**Does the property include an H overlay, an HD overlay, or both?**
1	**Number of Yeses**


Proximity to Imagine Austin Activity Centers and Corridors
PAYTON GIN RD
MARYLAND DR
CONNECTICUT DR
FAIRFIELD DR
CHESAPEAKE DR
BRIDGEPORT DR
N LAMAR BLVD
SHEPARD DR
GLENN LN
SLAYTON DR
GEORGIAN DR
E HOME PL
EAST DR
DEEN AVE
W ELLIOTT ST
FLORENCE DR
BEAVER ST
PECAN DR
SAN JOSE ST
THURMOND ST
DUNCAN ST
183
35
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
0
500
1000
ft
5/20/2026
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Proximity to Public Parks
DRYFIELD DR
MAINE DR
FAIRFIELD DR
MARYLAND DR
SHEPARD DR
GEORGIAN DR
CLEARFIELD DR
CHESAPEAKE DR
ALDEN DR
BRIDGEPORT DR
SLAYTON DR
EAST DR
STAUNTON DR
JAMESTOWN DR
N LAMAR BLVD
DEEN AVE
THURMOND ST
BANGOR BND
W ELLIOTT ST
BEAVER ST
PECAN DR
DUNCAN ST
OAK PL
E WALNUT DR
GUADALUPE ST
BOLES CIR
OERTLI LN
W POWELL LN
E POWELL LN
W OLA DR
RESEARCH BLVD NB
N LAMAR SVRD RAMP
N LAMAR BLVD SB
W ANDERSON
N IH 35 NB
183
35
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
0
1000
2000
ft
5/20/2026
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Proximity to Public Transportation
PAYTON GIN RD
MARYLAND DR
CONNECTICUT DR
BRIDGEPORT DR
FAIRFIELD DR
CHESAPEAKE DR
ALDEN DR
PLYMOUTH DR
N LAMAR BLVD
W ELLIOTT ST
BEAVER ST
DEEN AVE
SLAYTON DR
GEORGIAN DR
FLORENCE D
THURMOND ST
MEADOWLARK ST
SAN JOSE ST
GUADALUPE ST
DUNCAN ST
PECAN DR
OAK PLZ
GLENN LN
0
500
1000
ft
5/20/2026
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Legend
Property
Street Labels
Review Cases
Neighborhood Plan Amendment Review Cases- IN REVIEW
Transportation
Capital Metro Rail Route
Capital Metro Rapid Bus Stops
Capital Metro Rapid Bus Routes
Capital Metro Bus Stops
Capital Metro Bus Routes
Urban Trail Network
Notes



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 future land use map (FLUM) from Single Family to Mixed Use. The zoning application includes property along North Lamar Blvd which currently has the Mixed Use land use so those tracts are not included in the plan amendment application.

The applicant proposes to change the zoning on the property from SF-3-NP (606, 608, 604 Beaver Street) and CS-V-CO-NP (706 Beaver Street) to LO-DB90-NP (606, 608, 604 Beaver Street), and CS-V-CO-DB90-NP (706 Beaver Street). For more information on the proposed zoning, please see case report C14-2026-0030.

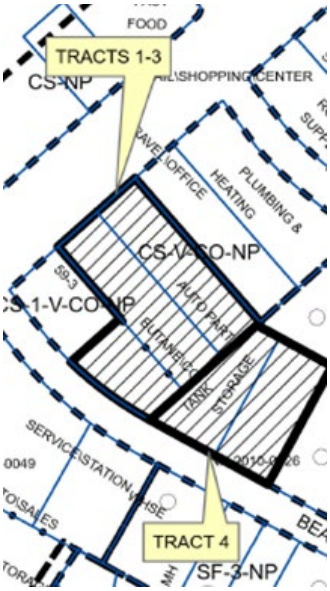
PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on June 8, 2026. The recorded meeting can be found here: **https://publicinput.com/neighborhoodplanamendmentcases.** Approximately 259 meeting notices were mailed to people with utility account (renters), property owners, and neighborhood and environmental groups within 500 feet of the property. Three Austin Planning staff members attended, Maureen Meredith, Mark Walters, and Chase Gonsoulin. The applicant's agents attended, Leah Bojo and Ashley Fisher from Drenner Group, PC and one person from the neighborhood attended.

Below are highlights from Leah Bojo's presentation:

- Current uses on the property are auto repair and storage.
- The proposed zoning is for CS-V-CO-DB90 NP for the property along North Lamar Blvd and LO-DB90-NP for the property along Beaver Street.
- The zoning and FLUM on the property do not match. The plan amendment and zoning change applications will make them consistent.
- Both tracts have conditional overlays that prohibit certain uses which we intend to keep.
- We are requesting ground-floor retail on the North Lamar-facing tract and requesting a waiver of the ground floor retail on the Beaver Street tracts.
- Tracts 1, 2 and 3 are proposed for 390 multifamily units and Tract 4 is proposed for 155 multifamily units for a total of 545 units.

- The eastern part of the property is within the Critical Water Quality Zone. We intend to have the commercial uses along North Lamar Blvd with a 60-foot heigh limit and add to it DB90 which would allow it to go to 90 feet.
- For the properties that has frontage onto Beaver Street, we are requesting LO-DB90 and that would mean the 40 feet would add 30 feet for a max of 70 feet, which will step down in height to the single-family homes.
- The property has great transit access along North Lamar Blvd.
- There are Affordability Requirements if seeking Development Bonus. The property uses are multifamily and commercial. They will be rental units.
- We heard from some neighbors and from the Council District that some commercial uses are desirable there.

The one attendee did not have any questions.



Applicant Summary Letter from Application

DRENNER GROUP

April 17, 2026

Ms. Lauren Middleton-Pratt, Planning Director
Austin Planning
Permitting and Development Center (PDC)
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: Lamar Boulevard and Beaver Street – Neighborhood Plan Amendment application for the property located at 604, 606, 608 and 706 Beaver Street, comprised of Lots 6, 7, and 5, less the West 142 feet, Block 2, Fiskville School Addition, according to the map or plat thereof, recorded in Volume 4, Page 169, Plat Records of Travis County, Texas

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed Neighborhood Plan Amendment (NPA) application package. The project is titled N. Lamar Boulevard at Beaver Street and is 1.0275-acres of land, located along the north side of Beaver Street east of N. Lamar Boulevard. The Property is in the Full Purpose Jurisdiction of the City of Austin

The Property is located in the Georgian Acres Neighborhood Plan Area (which is part of the North Lamar Combined Neighborhood Planning Area). We are proposing a change to the Future Land Use Map from Single Family to Mixed Use.

A zoning application is being submitted concurrently to rezone 604, 606 and 608 Beaver from SF-3-NP (Family Residence – Neighborhood Plan) to LO-DB90-NP NP (Limited Office - Density Bonus 90-Neighborhood Plan), and 706 Beaver Street from CS-V-CO-NP (General Commercial Services – Vertical Mixed-Use Building – Conditional Overlay – Neighborhood Plan) to CS-V-CO-DB90-NP (General Commercial Services - Vertical Mixed-Use Building - Conditional Overlay– Density Bonus 90 - Neighborhood Plan).

A Zoning Traffic Analysis (ZTA) is required and will be complete prior to the Commission Hearing.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

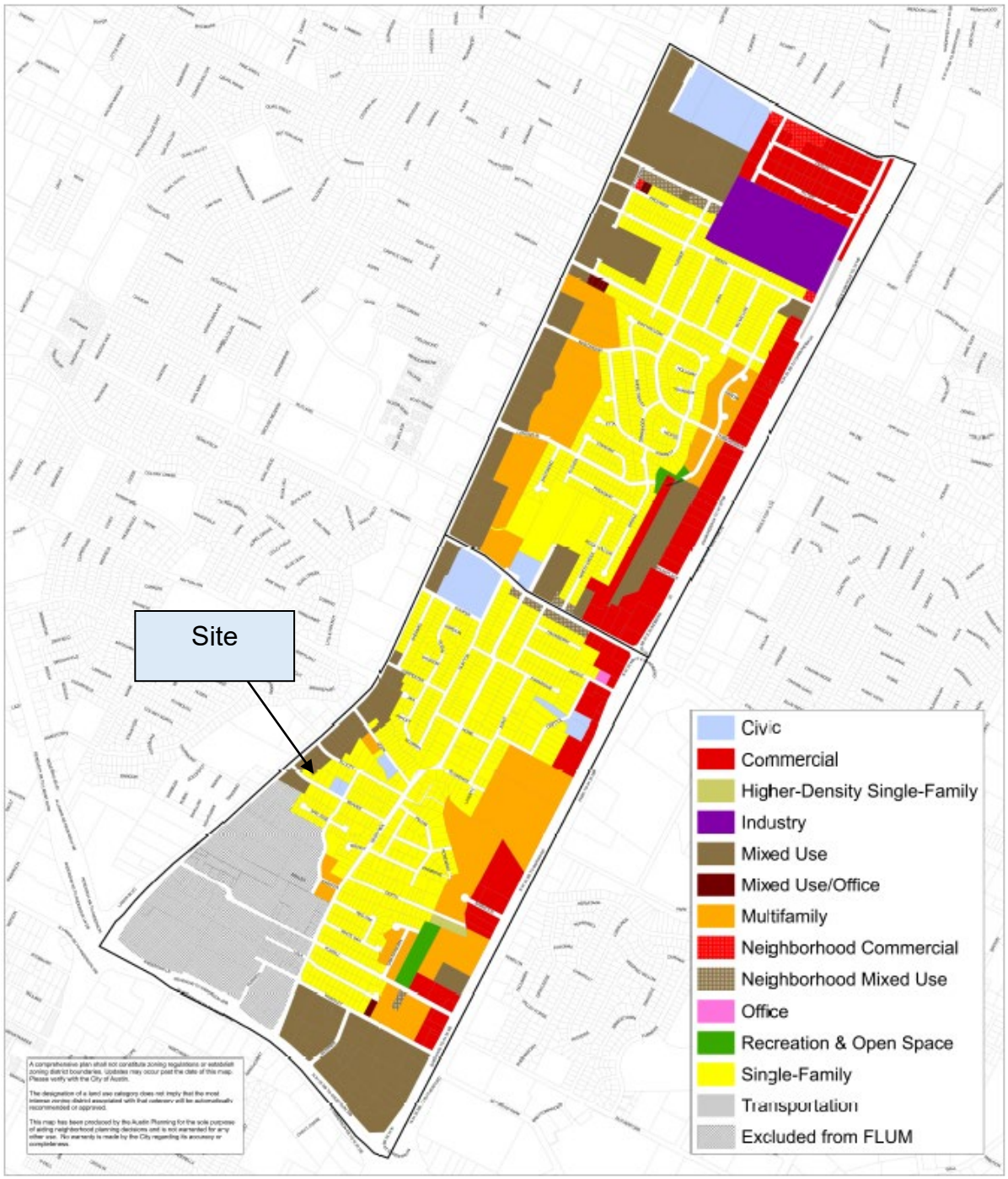
Leah M. Bojo

cc: Joi Harden, Planning Department *(via electronic delivery)*
Maureen Meredith, Planning Department *(via electronic delivery)*

2705 Bee Caves Road Suite 100 | Austin, Texas 78746 | 512-807-2900 | www.drennergroup.com

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

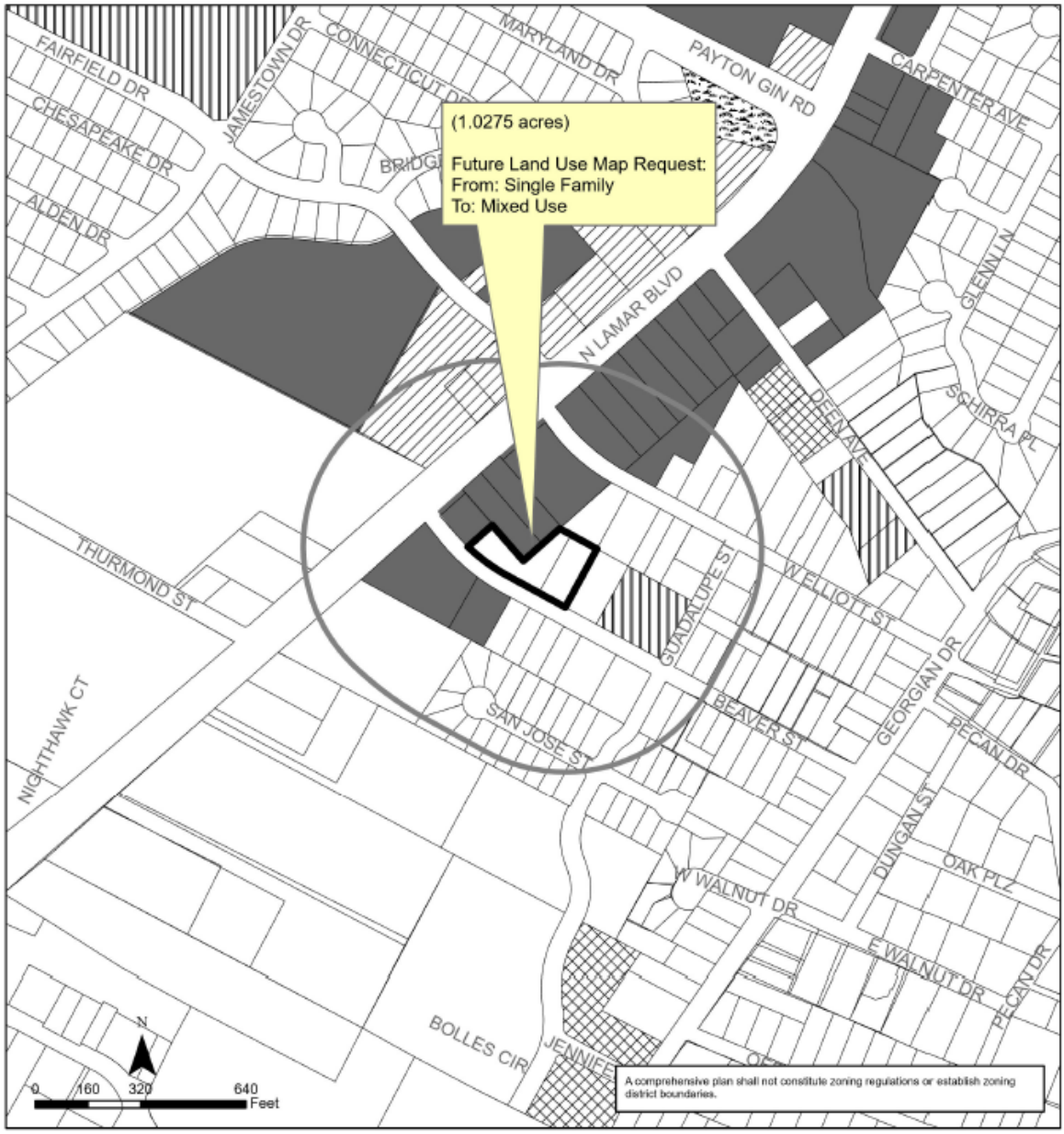
(The North Lamar Neighborhood Planning area does not have a neighborhood plan contact team)



Austin

North Lamar Combined Neighborhood Planning Area Future Land Use Map

Plan Adopted: June 24, 2010
Last Amended: May 12, 2026



North Lamar Combined (Georgian Acres) Neighborhood Planning Area
NPA-2026-0026.01

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Austin Planning
Created on 5/7/2026
by: MeeksS

Future Land Use

- Subject Tract
- 500 ft. notif. boundary
- Civic
- Commercial
- Excluded from FLUM
- Mixed Use
- Multi-Family
- Recreation & Open Space
- Single-Family



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Leah Bojo's Presentation at the Virtual Community Meeting

Lamar and Beaver

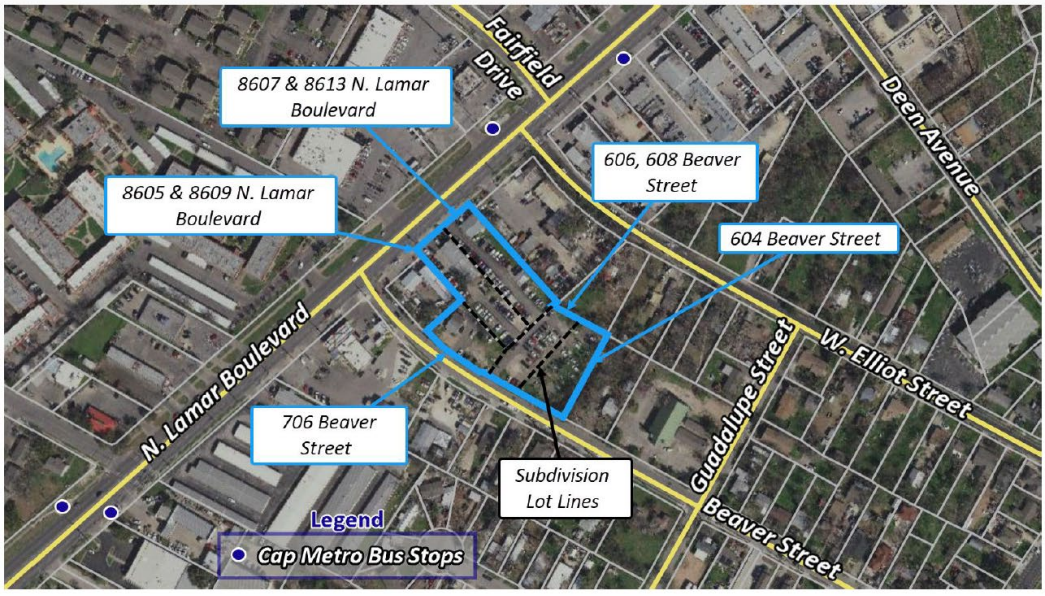
8605, 8607, 8609 and 8613 N Lamar Boulevard
604, 606, 608 and 706 Beaver Street

June 8, 2026

Virtual Community Meeting, NPA

1

Neighborhood Aerial



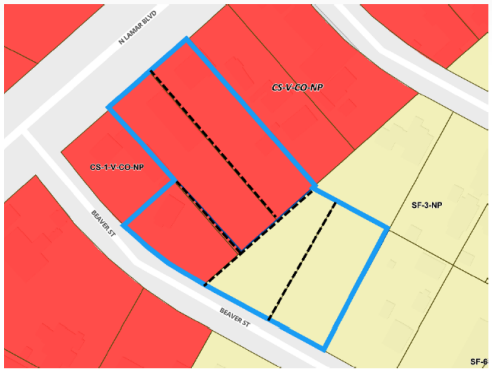
2

Site Aerial

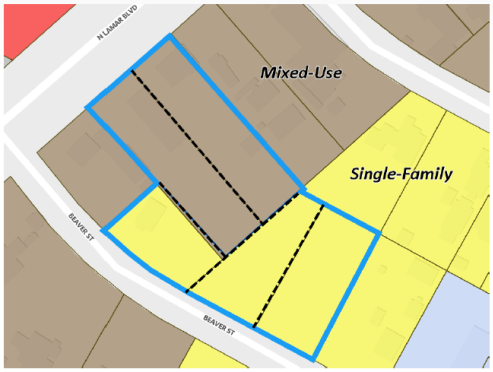


3

Zoning and FLUM Map



CS-V-CO-NP to CS-V-CO-DB90-NP
and
SF-3-NP to LO-DB90-NP



Single Family
to
Mixed Use

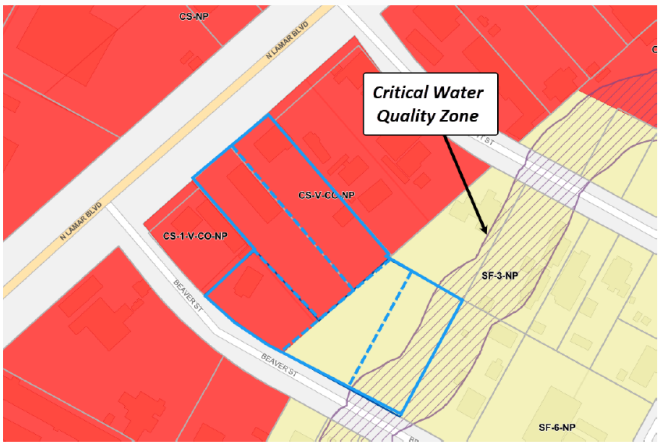
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Conditional Overlay

- Per Ordinance No. 20100624-112, the portion of the Property zoned CS-V-CO-NP, the following uses are conditional uses which we propose to remain *(8605 through 8613 Lamar and 706 Beaver Street):*
  - Automotive Washing (of any type)
  - Automotive Repair Services
  - Automotive Sales
  - Hotel-Motel
  - Drive-in Service as an accessory use to a commercial use

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Critical Water Quality Zone



There is a Critical Water Quality zone (CWQZ) on the eastern part of the site.

This helps create a natural buffer that would separate low intensity commercial use from the single-family lots to the east.

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Property Details

Size:
- 2.02 Acres

Current Use:
- Auto service

Transit/Access:
- North Lamar – Future Core Transit Corridor
- On North Lamar and Beaver Street
- Cap Metro Bus
  - Route 1, Route 801, and 481 Night Owl along N. Lamar
- Urban Trail: Little Walnut Creek to Red Line Trail planned along N. Lamar
- All Ages and Abilities Bicycle Priority Network
  - Paved one way bike trail planned along N. Lamar

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Density Bonus (DB90)

- Affordability Requirements if seeking Development Bonus
  - Ownership
    - Reserve a minimum of 12% of the units as affordable for ownership by households earning 80% or less MFI, or
    - Fee in-lieu to the Housing Trust Fund
  - Rental
    - Reserve a minimum of 12% of the units as affordable for ownership by households earning 60% percent or less MFI, or
    - Reserve a minimum of 10% of the units as affordable for ownership by households earning 50% percent or less MFI

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Density Bonus (DB90) - Height

- Height: 30 ft in additional height from the base zone up to a maximum of 90 ft
- This case requests CS-V-CO-DB90-NP and LO-DB90-NP
- For the CS-V-CO-DB90-NP portion (along Lamar), the base height is 60 feet, so a DB90 project could be up to 90 feet
- For the LO-DB90-NP portion (along Beaver), the base height is 40 feet, so a DB90 project could be up to 70 feet

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Ground Floor Commercial

- With this rezoning request, we are requesting to waive the requirement for pedestrian-oriented ground floor commercial spaces along Beaver Street only, per LDC 25-2-654(G)4.c.
- Most development is prohibited in the CWQZ zone except for minor improvements such as landscaped open space, community gardens, utility lines, fences, etc.



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Neighborhood Plan (North Lamar Combined)

- Recommendation 21 - Encourage coordination between the Neighborhood stakeholders and Neighborhood Housing and Community Development Department staff to determine the best policies and practices for providing and preserving affordable housing in the neighborhood.
- Recommendation 76 - Add trees, shrubbery and other greenery along sidewalks and other pedestrian pathways.
- Recommendation 87 – Develop a plan and implementation strategies that reduce the number of curb cuts along N. Lamar Boulevard.
- Recommendation 122 – New, more intense residential development should contain a mixed-use element and be located along major roadways.
- Recommendation 127 – All new development along N. Lamar (mixed use, commercial, multifamily) must be pedestrian-friendly and oriented towards the street with parking located to the rear of the building.

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Request

We respectfully request your support of the proposed FLUM amendment from Single Family to Mixed Use and rezoning from CS-V-CO-NP to CS-V-CO-DB90-NP and SF-3-NP to LO-DB90-NP.

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Agent Information

Leah Bojo
Email: lbojo@drennergroup.com
Phone: 512-807-2918

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Correspondence Received

