NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: North Shoal Creek

CASE#: NPA-2026-0031.01 **DATE FILED**: June 12, 2026

PROJECT NAME: 3405 and 3405 ½ Steck Ave Rezoning

PC DATE: November 10, 2026
October 27, 2026

ADDRESS/ES: 3405 and 3405 ½ Steck Ave

DISTRICT AREA: 7

SITE AREA: 2.3582 acres

OWNER/APPLICANT: 3405 Steck, LLC, a Texas limited liability company

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

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

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Neighborhood Node **To:** Mixed Use Activity HUB/Corridor

Base District Zoning Change

Related Zoning Case: C14-2026-0047 (Sherri Sirwaitis, case manager)
From: LI

To:* CS-DBC45 *(as amended)*
(*Note: On October 5, 2026 the applicant amended their rezoning request from the original request for CS-DBC60 to CS-DBC45)

NEIGHBORHOOD PLAN ADOPTION DATE: August 23, 2018

CITY COUNCIL DATE: TBD **ACTION:**

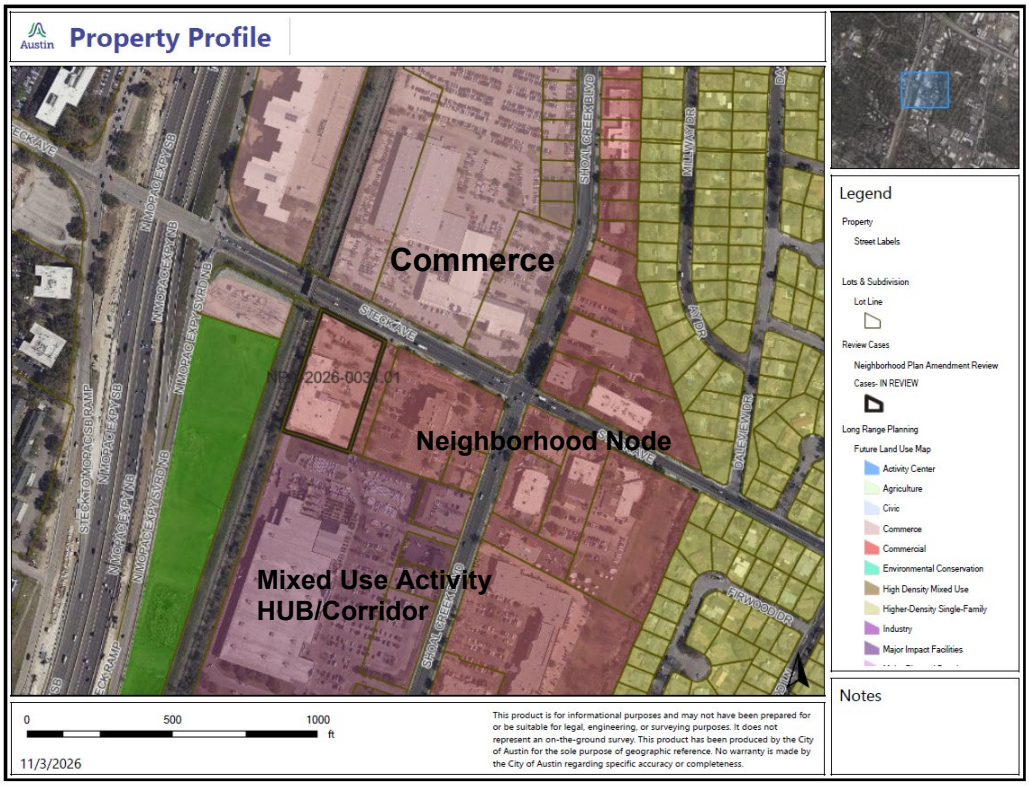
PLANNING COMMISSION RECOMMENDATION:

November 10, 2026 – (action pending)

October 27, 2026 – Postponed to the November 10, 2026 hearing on the consent agenda at the request of Staff. [C. Haney – 1st; A. Powell – 2nd] Vote: 13-0

STAFF RECOMMENDATION: Staff supports the Applicant's request for Mixed Use Activity HUB/Corridor.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the Applicant's request for Mixed Use Activity HUB/Corridor because the property is located within the Anderson Lane Station Neighborhood Center and is located on Steck Avenue near MOPAC where there is a concentration of commercial uses. There is Mixed Use Activity HUB/Corridor land use directly to the south of the property. The proposed development is an approximate 400-unit multifamily development with 10% of the residential units affordable at 50% Medium Family Income (MFI). The proposed development will help to meet the Austin Strategic Housing Blueprint's goals for affordable housing in every City Council district to ensure that there is affordable housing throughout the city and for the construction of 60,000 housing units affordable to households at or below 80% median family income (MFI), in addition to 75,000 units for households earning greater than 80% MFI with specific goals for households at different income levels. The proposed development will help to meet these goals.



Below are sections of the North Shoal Creek Neighborhood Plan that staff believes supports the Applicant's request.

The North Shoal Creek Neighborhood Plan aims to increase housing options along activity corridors while preserving the single-family character of the residential core. The definitions and locations of the Activity Corridor and Residential Core character districts are shown on the Future Land Use Map (page 35), and will be implemented through future zoning changes. Policies found below should be followed when private development or public investment are proposed and when zoning changes are being considered by the City. The subsequent actions should be undertaken by City departments and neighborhood stakeholders in order to achieve the plan goals and policy objectives.

Goal:

Maintain a balance of housing types for a variety household sizes and incomes.

Housing Opportunity Policies:

HP1 Meet the housing needs of people of all races/ethnicities, ages, abilities, and other protected classes with a variety of housing options within North Shoal Creek.

HP2 Encourage and support a range of affordable housing in appropriate locations.

HP3 Encourage location of residential units near transit to improve overall housing and transportation affordability.

HP4 Create opportunities for more families to live in North Shoal Creek through preservation of existing multiple bedroom apartments and condos, and promotion of two and three bedroom units in new construction.

HP5 Support implementation of Austin's Strategic Housing Blueprint and the City's affirmatively furthering fair housing policies as consistent with Community Character goals and policies.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Neighborhood Node – Is a lower-density area characterized by detached single-family houses, duplexes, and accessory dwelling units.

PROPOSED LAND USE:

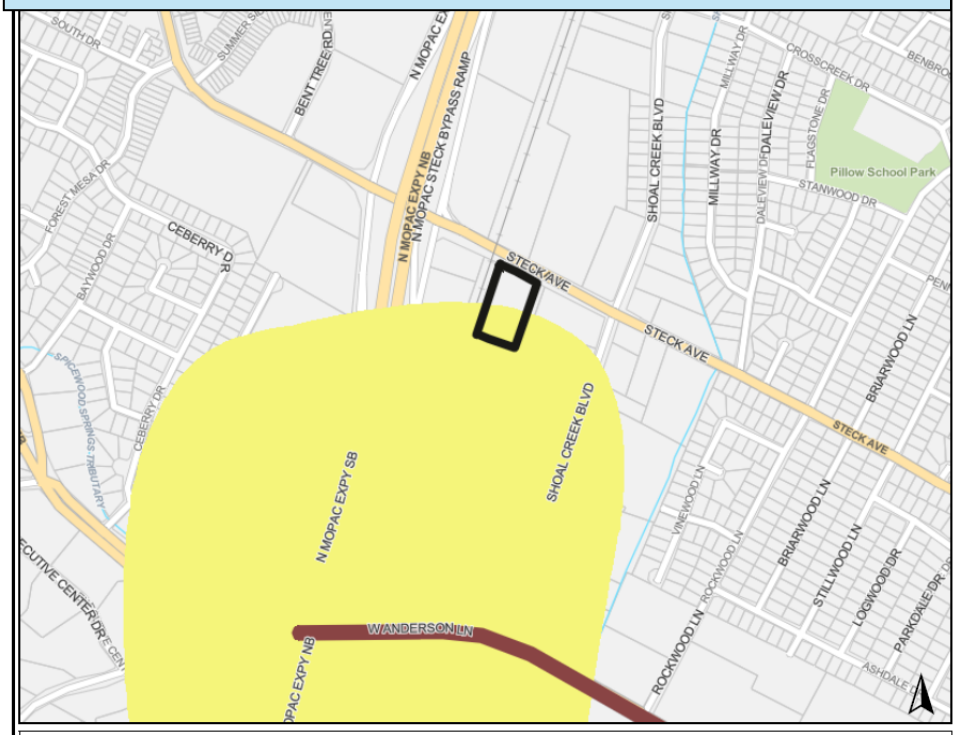
Mixed Use Activity-HUB Corridor - Mostly mixed-use or commercial, some residential parcels. This character district is applied along major commercial roadways well-served by transit, designated as Activity Corridors on Imagine Austin's "Growth Concept Map," and other roads identified through the planning process.

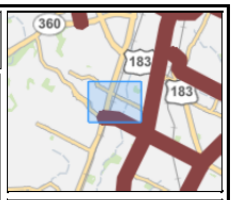
Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Yes	**Imagine Austin Growth Concept Map:** Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center:** • On the edge of the Anderson Lane Station Neighborhood Center • 0.44 miles from West Anderson Lane, an Activity Corridor
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.
No	**Connectivity and Food Access**: Provides or is located within 0.50 miles of a grocery store/farmers market. • **0.9 miles from Fresh Plus Grocery, 2917 W Anderson Ln., Austin, TX 78757** • **1.1 miles from Walmart Supercenter, 2525 W Anderson Ln., Austin, TX 78757** • **2.2 miles Lone Star Family Market #1, 8756 Research Blvd, Austin, TX 78758**
No	**Connectivity and Education**: Located within 0.50 miles from a public school or university. • **0.8 miles from Pillow Elementary School, 3025 Crosscreek Dr, Austin, TX 78757**
Yes	**Connectivity and Healthy Living**: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **Near the Shoal Creek Trail**
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.)
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. • **Proposed approx.. 400 multifamily residential units** • **10% of the MF units will be affordable at 50% MFI**
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.

	• **Proposed 400 multifamily residential units**
Yes	**Mixed use**: Provides a mix of residential and non-industrial uses. • **Proposed multifamily development with a restaurant use.**
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**
10	**Number of "Yeses"**

ETOD Typologies	
No	**Is this case located within a ½-mile of a station? Provide the name(s) of the station(s). Identify the primary ETOD Typology as well as any overlapping or incidental typologies.** • **Property is approximately 0.82 miles from the Ohlen Station (Support – MetroRapid Bus)**
No	**Does the property include an H overlay, an HD overlay, or both?**
0	**Number of Yeses**

Proximity to Imagine Austin Activity Centers and Corridors





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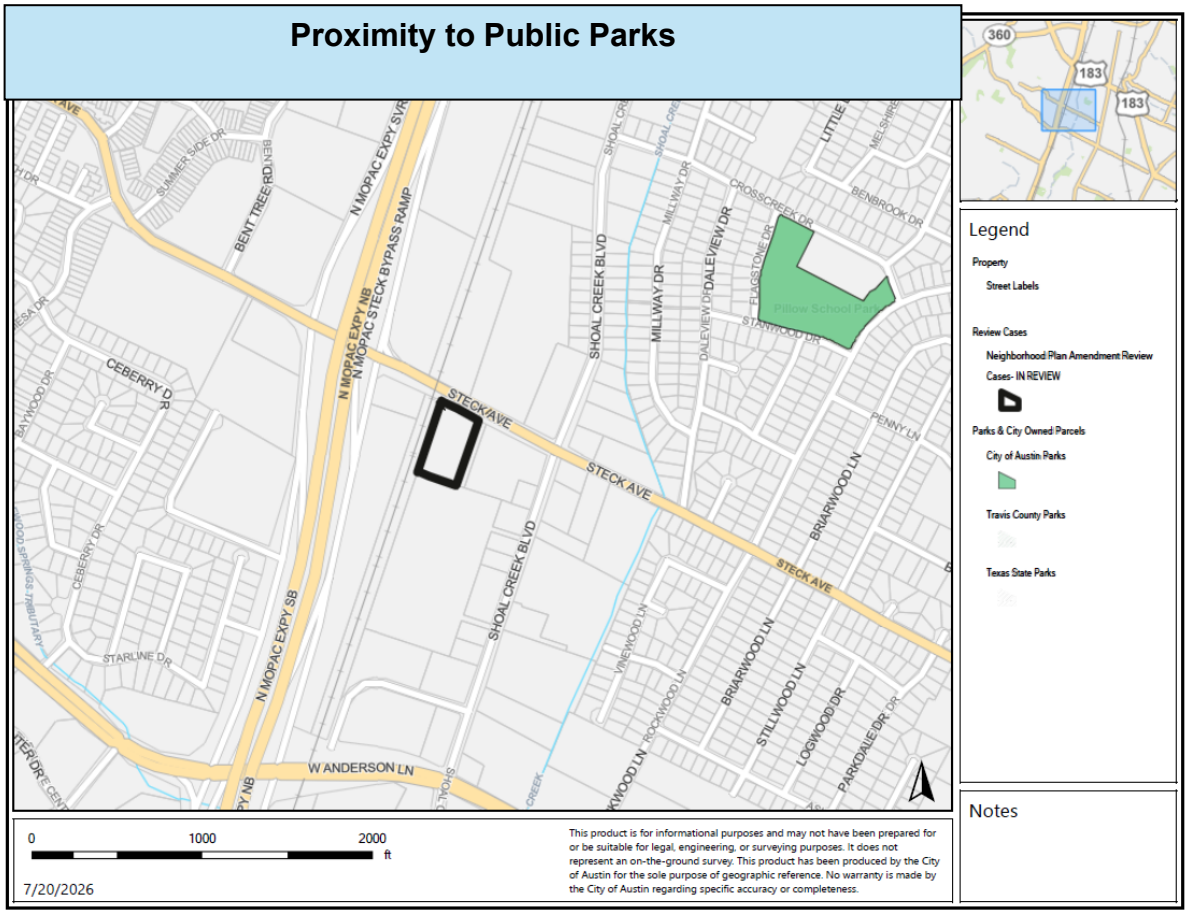
- Property
- Street Labels
- Review Cases
- Neighborhood Plan Amendment Review Cases- IN REVIEW
- Long Range Planning
- Imagine Austin Corridors
- Imagine Austin Centers
- Regional Center
- Town Center
- Neighborhood Center
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center

Notes

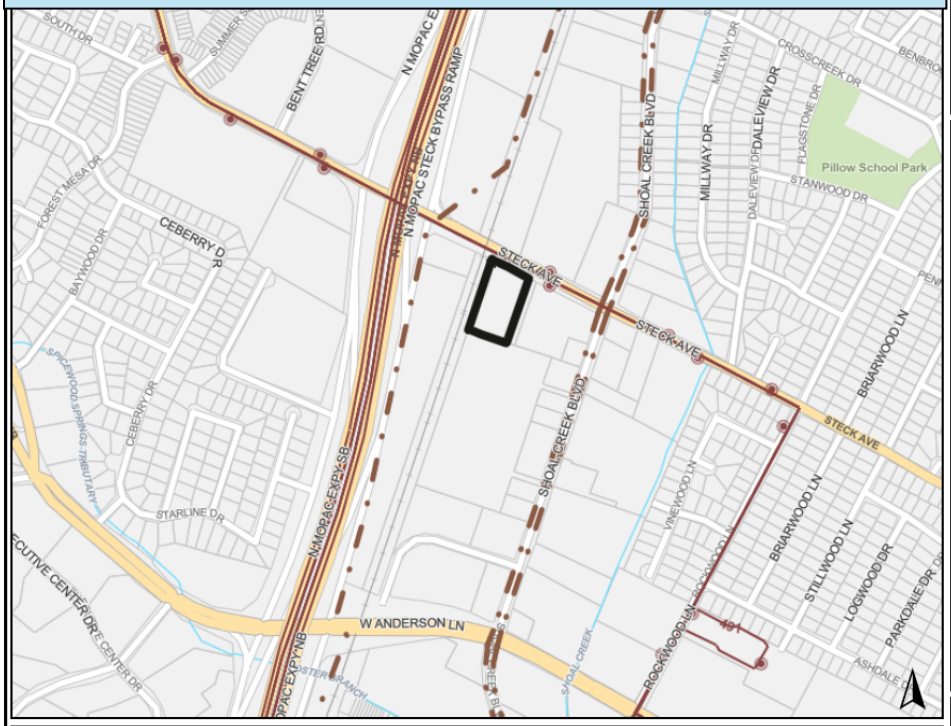
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7/20/2026

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Proximity to Public Parks
STECK AVE
N MOPAC EXPY NB
N MOPAC STECK BYPASS RAMP
N MOPAC EXPY SB
SHOAL CREEK BLVD
MILLWAY DR
DALEVIEW DR
CROSSCREEK DR
BENBROOK DR
BRIARWOOD LN
STILLWOOD LN
LOGWOOD DR
PARKDALE DR
ROCKWOOD LN
VINEWOOD LN
PENNY LN
STARLINE DR
CEBERRY DR
BENT TREE RD
SUMMER SIDE DR
W ANDERSON LN
Pillow School Park
360
183
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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Proximity to Public Transportation





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

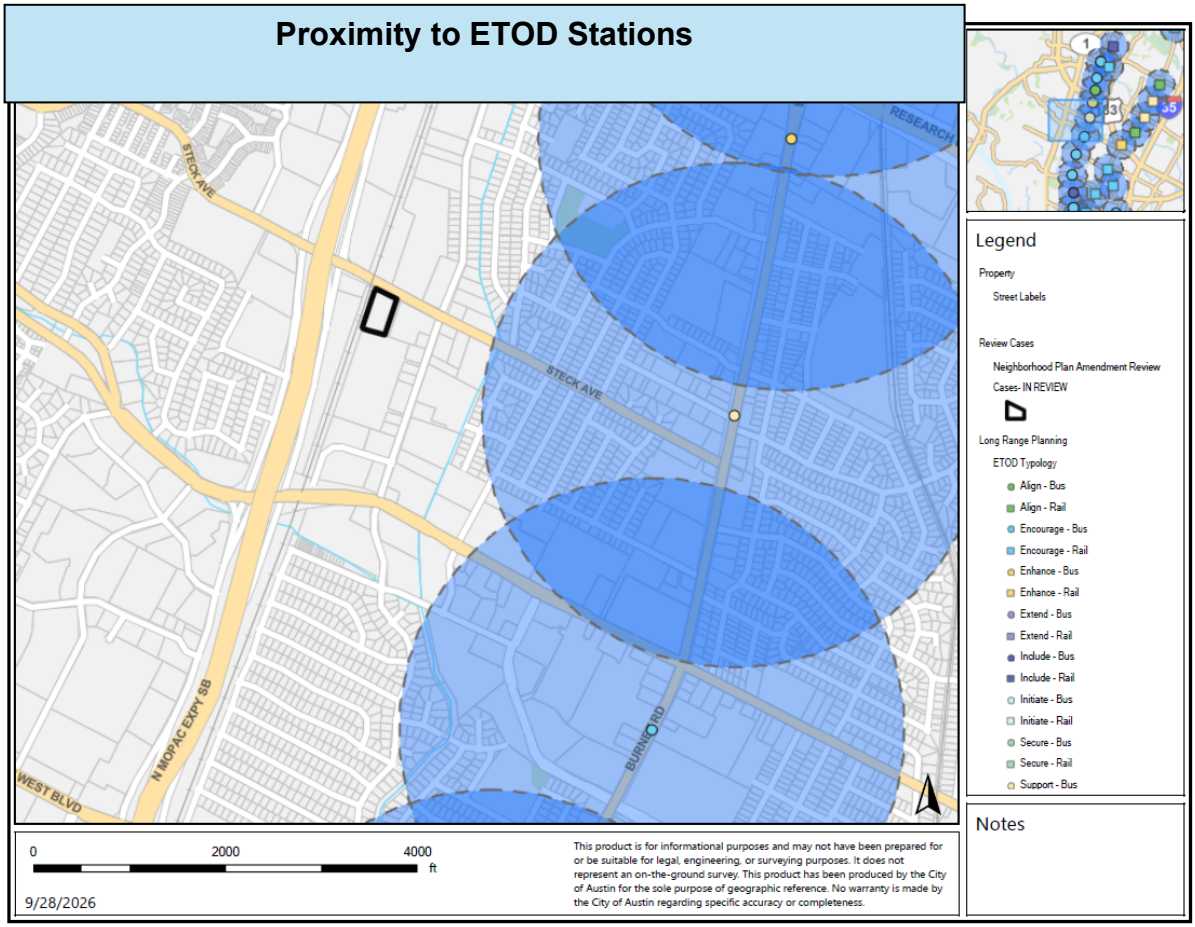
Urban Trail Network

Notes

0 1000 2000 ft

7/20/2026

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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 Neighborhood Node to Mixed Use Activity HUB/Corridor.

The applicant proposes to change the zoning on the property from LI – Limited Industrial Services district to *CS-DBC45 – General Commercial Services district – Density Bonus Citywide 45 combining district for an approximate 400-unit multifamily residential development. The development will include 10% affordable units at 50% MFI. The proposed development will also include a restaurant. (*Note: On October 5, 2026, the applicant amended their rezoning request from the original request for CS-DBC60 to CS-DBC45).

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on July 27, 2026. The recorded meeting can be found here: https://publicinput.com/neighborhoodplanamendmentcases with a full discussion of the case. Approximately 47 meeting notices were mailed to utility account holders (renters), property owners who live within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification on the Community Registry. Maureen Meredith from Austin Planning attended the meeting in addition to David Hartmen, the applicant's agent. Also in attendance were ten people from the neighborhood.

Below are highlights from David Hartman's presentation:

- The current zoning is LI and proposed zoning is CS-DBC60. (Note: The proposed zoning request was changed to CS-DBC45 on October 5, 2026).
- CS-DBC60 authorizes a maximum of 120 feet, with 10% of total multifamily units at 50% of Medium Family Income (MFI).
- We are proposing 690 multifamily residential unit development with 69 affordable units and restaurant use.
- The existing future land use is the proposed land use us Mixed Use Activity HUB/Corridor.
- There are multiple Capital Metro bus stops near the property.
- The property is in the Imagine Austin Anderson Lane Neighborhood Activity Center.
- Capital Metro 2035 approved enhanced service for the area.
- There are multiple policies in the Neighborhood Plan that supports our request.

[David Hartman's full presentation is provided in this report]

Q: You talked about adjacent buildings with comparable building heights, like the Luby's property you said is approved for 90 feet?
A: Yes, it is approved for MF-6 zoning which has a maximum building height of 90 feet and is near residential. There is a property called North Park Office Complex that has DB90 and that has a maximum height of 90 feet. There is a PUD to the south that was approved for maximum height of 120 feet. That property is the most similarly situated tract that is about a ¼ mile away from residential and right up against the MOPAC corridor, like this tract. These are a framework for us to work under and to center the residential to the core and have the more intense uses along the edge.

Q: On the other side of the railroad track is an electrical substation. Is there a policy that states what uses are approproprite near this use?
A: NOTE: After the meeting staff received this response: *Austin Energy does not have specific setbacks and there are several examples of substations near residential developments in the city. Austin Energy does not review standard zoning/rezoning applications. However, they will provide comments about safety clearances during time of site plan review.*

Q: There is a conflict point at Lowe's and the Honda Car Dealership and the "chicken" lane on Steck Avenue. Is there a way to address this because this development will cause more traffic in this problematic area.
A: I'll have to look at this, but there are several dedicated turn lanes along Steck Avenue and Shoal Creek Blvd. New developments often pay for new road improvements. There could be a street impact fee that will go toward roadway improvements in this area. We could ask for improvements to go into this area, but this is done at the site plan stage.

Q: I need clarification on the access point to Steck Avenue. Is the driveway still shared with the other properties around it? And what about on Shoal Creek Blvd?
A: Yes, it is a joint access drive and will still be accessible to Lowe's and other businesses. For Shoal Creek Blvd, people will still be able to access other properties.

Q: Knowing how busy Steck Avenue is at this location, I have questions about how it will handle the traffic and the parking available on the proposed development? Will there be any green space on the proposed development?
A: The traffic impact will be a site plan issue, but also this is a multimodal area where Capital Metro has proposed expanded transit services so there is not just cars providing access to the development. For developments, the lenders who provide financing requires the developer to provide adequate parking for the development. The parking will be sufficient for onsite users and guests. The Parkland Dedication Ordinance requires parkland to be dedicated onsite or paid in fees to enhance parkland area. Maximum parkland would be about ¼-acre could be provided on the site or there could be fee-in-lieu, but this would be done at site plan.

Q: I'm curious about the number of children going to the Stepping Stone Preschool on Steck Avenue, how will the frequency of buses and the safety of the childing going to school during rush hour? Who evaluates these concerns?

A: I'm not sure if the Capital Metro bus routes go on Steck, but Steck Avenue has dedicated bike lanes and sidewalks. AISD does an Education Impact Statement that looks at the impact on nearby schools.

Q: Density of the project at this location with 690 multifamily residential units is a concern. Is there a algorithm that the City uses to look at density of multifamily uses that determine if DB60 is best, etc.?

A: Planners look at planning principles. From my standpoint, I look at the location of the property and if it is located at major intersections or along major corridors. This property is within the Imagine Austin Comprehensive Plan's Anderson Lane Neighborhood Activity Center and is near the West Anderson Lane activity corridor and has a robust multimodal connectivity where growth and development should be centered. This frees up areas like the central core to keep it less dense and single-family residential area. There is no algorithm, per se.

Revised Zoning Request Summary Letter

DBC
DUBOIS BRYANT & CAMPBELL

David Hartman
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dhartman@dbcllp.com
303 Colorado, Suite
2300 Austin, TX 78701
www.dbcllp.com

October 5, 2026

Andrea Bates
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: 3405 and 3405 ½ Steck Ave Rezoning – APPLICANT ZONING APPLICATION AMENDMENT Letter to the Zoning Application (case #C14-2026-0047) for 2.3582 acres located at 3405 and 3405 ½ Steck Ave., Austin, Texas, 78757 ("Property")

Dear Ms. Bates:

We respectfully submit this letter to amend the zoning application currently under review (assigned case #C14-2026-0047) for the project titled "3405 and 3405 ½ Steck Ave. Rezoning" for which the initial zoning application was submitted on June 12, 2026, as representatives of the above stated Property.

The initial zoning application for the Property that was initially submitted seeks in part to authorize CS-DBC60 (Commercial Services – Citywide Density Bonus 60 Combining District) zoning designation on the Property to authorize development on the Property of a maximum of 120' height. This amendment requests to amend the zoning application to CS-DBC45 (Commercial Services – Citywide Density Bonus 45 Combining District) zoning designation on the Property to authorize development on the Property of a maximum of 105' height.

If you have any questions about this zoning application amendment or need additional information, please do not hesitate to contact me. Thank you for your time and attention to this project.

Very truly yours,

David Hartman

Applicant Summary Letter from Application

DBC
DUBOIS BRYANT & CAMPBELL

David Hartman
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303 Colorado, Suite
2300 Austin, TX 78701
www.dbcllp.com

June 10, 2026

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

Re: 3405 and 3405 ½ Steck Ave Rezoning – Zoning Application and Neighborhood Plan Amendment Application for 2.3582 acres located at 3405 and 3405 ½ Steck Ave., Austin, Texas, 78757 ("Property")

Dear Ms. Middleton-Pratt:

We respectfully submit the enclosed zoning application and neighborhood plan amendment application as representatives of the owners of the above stated Property.

The Property covers approximately 2.3582 acres located at 3405 and 3405 ½ Steck Ave., Austin, Texas, 78757. The Property is currently developed as a commercial strip center with related parking, and is located near Mopac, an ASMP level 5 designated roadway. The current zoning of the Property is Limited Industrial Services ("LI"), and we are requesting Commercial Services – Citywide Density Bonus 60 ("CS-DBC60") zoning to authorize development of a mixed use/multifamily development on the Property.

The Property is located within the Anderson Lane Station Imagine Austin Center, and between the Far West Neighborhood Center and North Burnet/Gateway Regional Center Imagine Austin Centers. Anderson Lane to the south is an Imagine Austin Corridor. There are multiple CapMetro bus stops immediately adjacent along Steck Ave., and also nearby along Rockwood Lane and Burnet Road including multiple MetroRapid bus stops along Burnet Road. There are multiple adjacent bike lanes including on Steck Ave. and Shoal Creek Blvd., and urban trails are located on Shoal Creek Blvd. and along the railroad tracks. Adjacent zoning includes CS zoning to the east and north, GR zoning to the east, and LI zoning to the north, south, and north-west of the Property.

The Property is located within the North Shoal Creek Neighborhood Plan area and the Future Land Use Map ("FLUM") designates the Property as a "Neighborhood Node." We have submitted a related Neighborhood Plan Amendment application requesting the FLUM be changed to "Mixed-Use Activity Hub/Corridor."

The TIA Determination Worksheet dated June 2, 2026, signed by Mustafa Wali states that a Traffic Impact Analysis is not required.

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

Very truly yours,

David Hartman

November 10, 2026 PC - Neighborhood Postponement Request

From: AK Cobb < >
Sent: Monday, November 2, 2026 6:11 AM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: David Hartman < >; eicksteadj < >; Deborah Glast < >
Subject: NPA-2026-0031.01 and C14-2026-0047 applications regarding 3405 & 3405 1/2 Steck Ave

Hello Sherri and Maureen,

As chair of the NSC NP Contact Team, I am submitting the team's request for a postponement on the Planning Commission agenda of Case numbers NPA-2026-0031.01 and C14-2026-0047 from the November 10 session to the next Planning Commission session. Our team is requesting time to discuss the results of a neighborhood survey we conducted to gather more input from our community regarding the rezoning and NPA applications. We also anticipate the opportunity to share and discuss those results with the applicant.

Thank you for your consideration of our postponement request.

I look forward to hearing from you.

Sincerely,
Amelia Cobb
Chair, NSC NP Contact Team

From: AK Cobb <akhcobb@gmail.com>
Sent: Monday, November 2, 2026 9:46 AM
To: David Hartman <dhartman@dbcllp.com>
Cc: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; eicksteadj < >; Deborah Glast < >
Subject: Re: NPA-2026-0031.01 and C14-2026-0047 applications regarding 3405 & 3405 1/2 Steck Ave

Hello,
Thank you for honoring our postponement request. Acknowledging that these applications will be on the PC session agenda on Tuesday, Dec 8, 2026.
Sincerely,
Amelia Cobb
Chair, NSC NP Contact Team

On Mon, Nov 2, 2026 at 9:27 AM David Hartman < > wrote:
Good morning all: Thanks for copying me on this email. For clarity, my understanding is that the NSC NP Contact Team is requesting postponement from the 11-10-26 PC mtg. to the next available PC meeting which is 12-8-26 (the 11-17-26 PC mtg. has been canceled). On behalf of the applicant, we will not object to and consent to the NSC NP Contact Team's first postponement request to the next available PC meeting, which is the 12-8-26 PC meeting.
Best, David

David Hartman
Partner
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D:(512) 685-3409
M:(512) 297-5640
F:(512) 457-8008
bio
vcard



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

(No letter as of November 3, 2026)

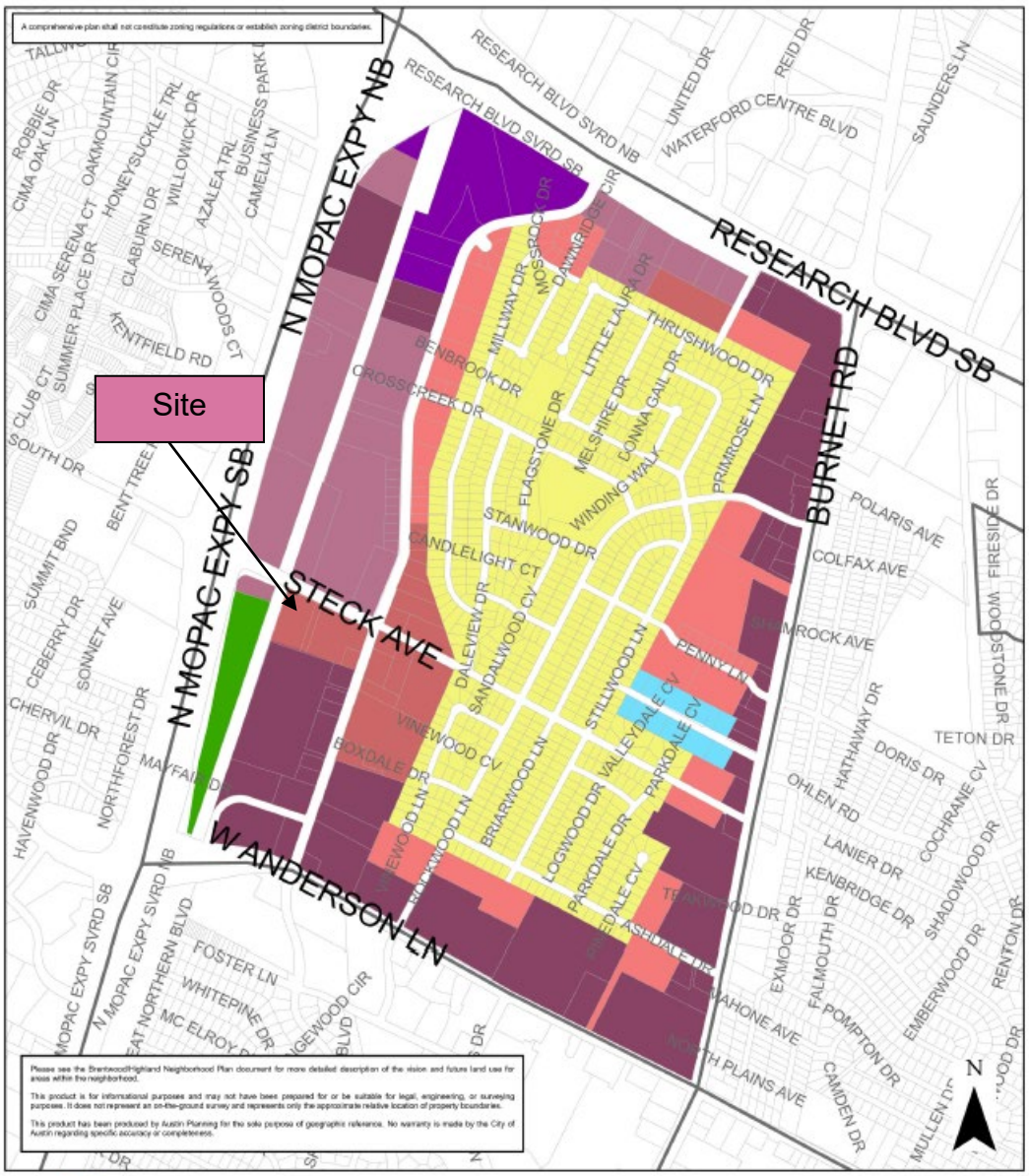
From: Meredith, Maureen
Sent: Monday, October 19, 2026 9:57 AM
To: akhcobb@[redacted]; eicksteadj@[redacted] dzahsh@[redacted]; adynaton1@[redacted]; Sharon.justice@[redacted]; stevenw@[redacted]
Cc: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Oct 27 PC hrng; NPA-2026-0031.01_3405 Steck Ave

Dear North Shoal Creek NPCT:
Cases NPA-2026-0031.01 and C14-2026-0047 are scheduled for the October 27 PC hearing; however, staff will request a postponement of the cases to the November 10th PC hearing because Sherri Sirwaitis, the zoning planner, will not be able to attend the hearing on October 27th. If your team would like to submit a letter of recommendation to be included in our staff reports for the Nov. 10th PC hearing, please email it me and Sherri **no later than 5:00 pm on Tuesday, November 3rd**. If we receive it after this date and time, we will submit it as late back up for the PC hearing but it will not be in our staff reports.

Please let me know if you have any questions.
Maureen

Maureen Meredith *(she/her)*
Senior Planner
Austin Planning
6310 Wilhelmina Delco Dr.
Austin, TX 78752
512-974-2695
maureen.meredith@austintexas.gov

***Please Note**: Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.*
***Por Favor Tome En Cuenta*:** La correspondencia y la *información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.*


Site
N MOPAC EXPY NB
N MOPAC EXPY SB
RESEARCH BLVD SB
RESEARCH BLVD SVRD NB
RESEARCH BLVD SVRD SB
BURNET RD
STECK AVE
W ANDERSON LN
WATERFORD CENTRE BLVD
UNITED DR
REID DR
SAUNDERS LN
ROBBIE DR
CIMA OAK LN
OAKMOUNTAIN CIR
HONEYSUCKLE TRL
WILLOWICK DR
AZALEA TRL
BUSINESS PARK DR
CAMELIA LN
CIMA SERENA CT
SUMMER PLACE DR
CLABURN DR
SERENA WOODS CT
KENTFIELD RD
CLUB CT
SOUTH DR
BENT TREE
SUMMIT BND
CEBERRY DR
SONNET AVE
CHERVIL DR
HAVENWOOD DR
NORTHFOREST DR
MAYFAIR DR
MOSSROCK DR
DAWNRIDGE CIR
MILLWAY DR
LITTLE LAURA DR
THRUSHWOOD DR
BENBROOK DR
CROSSCREEK DR
MELSHIRE DR
DONNA GAIL DR
PRIMROSE LN
FLAGSTONE DR
WINDING WAY
STANWOOD DR
CANDLELIGHT CT
DALEVIEW DR
SANDALWOOD CV
STILLWOOD LN
PENNY LN
VINEWOOD CV
BOXDALE DR
BRIARWOOD LN
VALLEYDALE CV
PARKDALE CV
LOGWOOD DR
PARKDALE DR
ASHDALE DR
POLARIS AVE
COLFAX AVE
SHAMROCK AVE
FIRESIDE DR
WOODSTONE DR
TETON DR
DORIS DR
HATHAWAY DR
COCHRANE CV
OHLEN RD
LANIER DR
KENBRIDGE DR
SHADOWOOD DR
RENTON DR
EXMOOR DR
FALMOUTH DR
EMBERWOOD DR
POMPTON DR
CAMDEN DR
MAHONE AVE
NORTH PLAINS AVE
MULLEN DR
FOSTER LN
WHITEPINE DR
MC ELROY DR
EAT NORTHERN BLVD
N MOPAC EXPY SVRD NB
N MOPAC EXPY SVRD SB
N
Please see the Brentwood/Highland Neighborhood Plan document for more detailed description of the vision and future land use for areas within the neighborhood.
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This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
Austin
Austin Planning
Adopted: 5/13/2004
Updated: 9/24/2026
North Shoal Creek
Neighborhood Planning Area
Future Land Use Map
Land Use Categories
Commerce
Industry
Mixed-use Activity Hub/Corridor
Neighborhood Node
Neighborhood Transition
Recreation & Open Space
Residential Core
Special District
Permitted Special Uses
Permitted Special Uses
Neighborhood Urban Center
Mixed Use Building



North Shoal Creek Neighborhood Planning Area
NPA-2026-0031.01

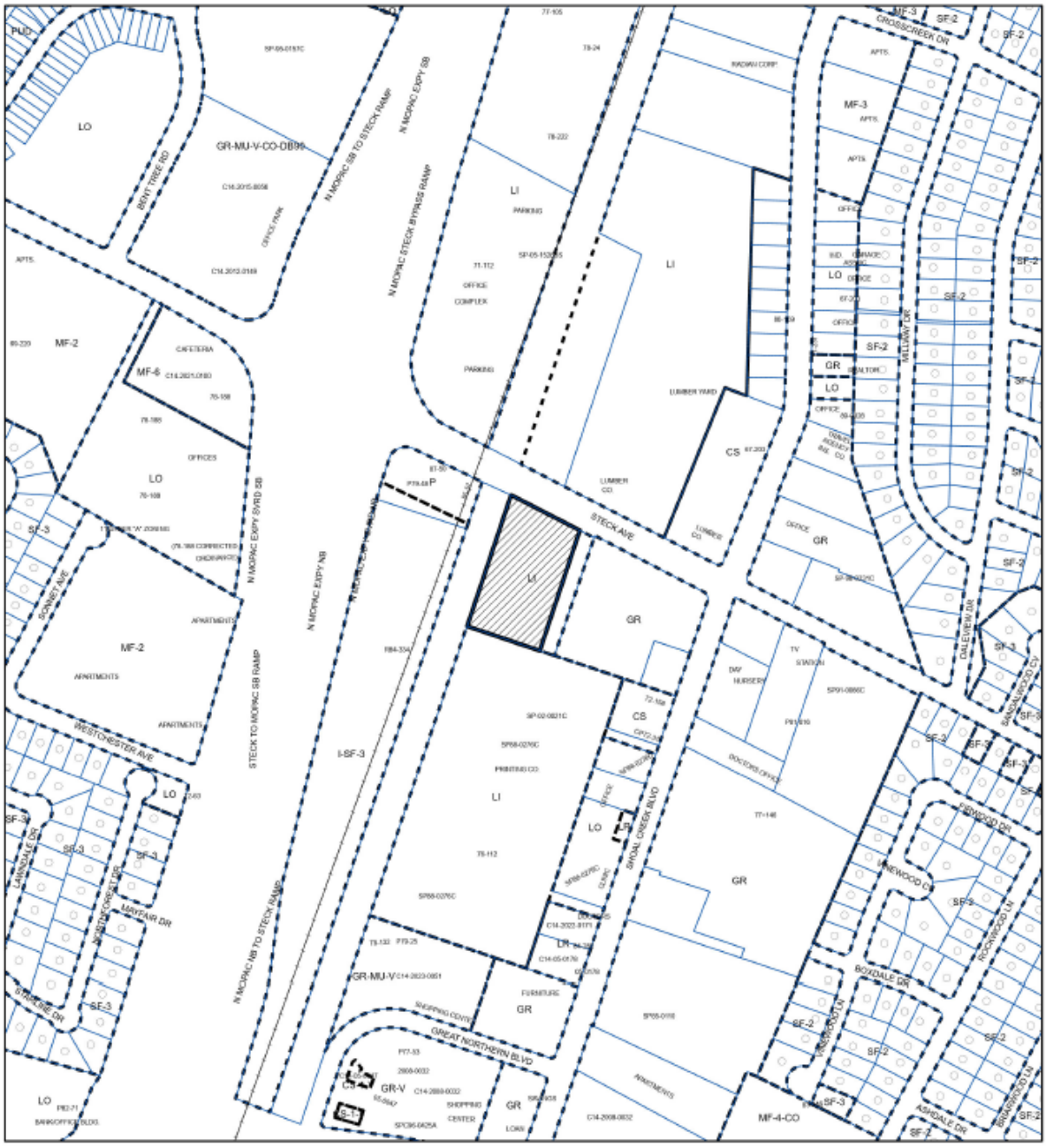
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Austin
City of Austin
Austin Planning
Created on 6/29/2026, by: MeeksS

Future Land Use

- Subject Tract
- 500 ft. notif. boundary
- Commerce
- Neighborhood Node
- Neighborhood Transition
- Residential Core
- Mixed-use Activity Hub/Corridor
- Recreation & Open Space



ZONING

ZONING CASE#: C14-2026-0047

N

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 400'

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Austin

Created: 6/16/2026

David Hartman's Presentation at the July 27, 2026 Virtual Community Meeting

3405 and 3405 ½ Steck Ave.
Rezoning and Neighborhood Plan Amendment

7-27-26 City Hosted Virtual Community Meeting
Regarding Neighborhood Plan Amendment

Project Overview

Total of approximately 2.3582 acres located at 3405 and 3405 ½ Steck Avenue, located between N. Mopac Expy NB and Shoal Creek Blvd. Currently developed as a commercial strip center with related parking. Existing water quality/detention per early 2000-era standards (no Atlas 14).

- Located near multiple Cap Metro bus stops, including one located at the Property on Steck Ave. and Metrorapid stop less then ¾ mile on Burnet Rd.
  - Route 8 Cap. Metro Transit Plan 2035 enhanced service to 15 minute peak service including stops along Steck Ave.
- Located along Steck Ave. which is an ASMP Level 3 Street, east of N. Mopac which is ASMP Level 5, and west of Shoal Creek Blvd. which is ASMP Level 3 St.
- Located within the Anderson Lane Station Imagine Austin Center, and the North Burnet/Gateway and Far West Imagine Austin Centers are nearby.
- Bicycle Routes are located on Steck Ave. and Shoal Creek Blvd. Urban Trails are located along Shoal Creek Blvd. to the east, and to the west of the Property.

Current zoning: LI ("Limited Industrial Services")

FLUM : Neighborhood Node, per North Shoal Creek Neighborhood Plan

Adjacent zoning: CS, LI, GR, LO, GR-MU-V

West of Mopac:

Austin Oaks PUD: Parcel 3: Building 3 Max. 105 feet and 8 stories; Building 4 Max. 117.5' and 9 stories.
8300 Mopac (Park North located at Mopac and Steck Ave.): GR-MU-V-CO-DB90
Lubys (Mopac and Steck): MF-6
9600-06 N. Mopac (Stonebridge I and II): CH zoning, prior to NBG.
LI-PDA (max. 120').

NBG-CMU-Midway (max. 350', 10:1 FAR). 121 acres to the northwest.
NBG-RSMU (max. 491', 12:1 FAR) approved by Planning Commission on 2/24/26. 373 acres to the north.
NBG-CMU (max. 180', 3:1 FAR).
NBG-WMU (max. 120', 3:1).

Proposed zoning: CS-DBC60

- Authorizes maximum 120' height, with 10% of total multifamily units at 50% of Median Family Income.

Proposed FLUM: Mixed-Use Activity Hub/Corridor (Note: Mixed-Use Activity Hub/Corridor FLUM adjacent to the south).

Proposed project: Mixed Use/Multifamily: 690 multifamily units (including 69 affordable units), and restaurant.

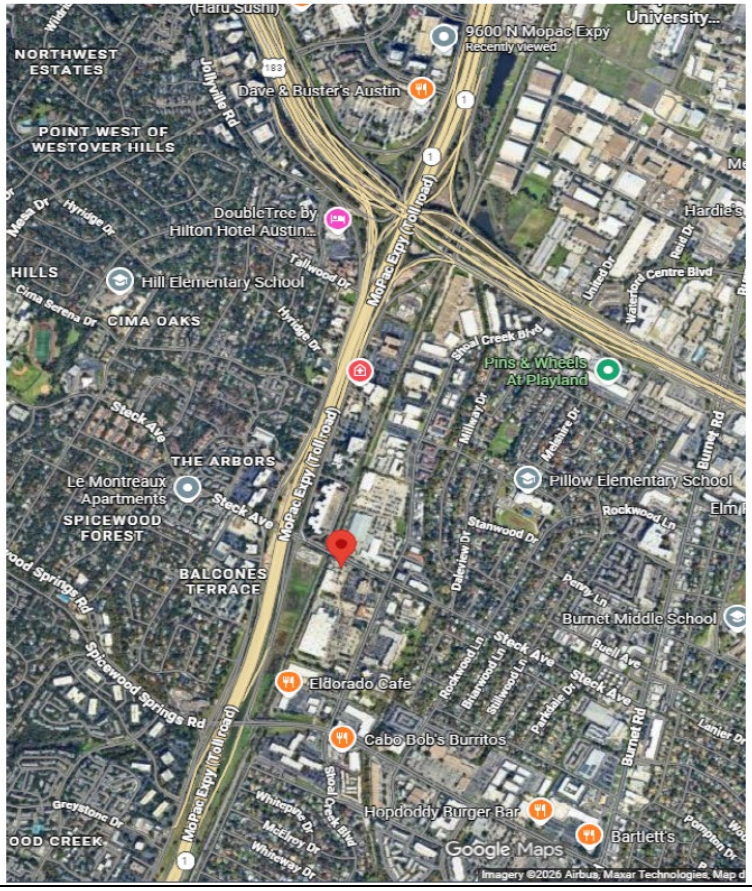
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Aerial View



3

Aerial View – Zoom Out



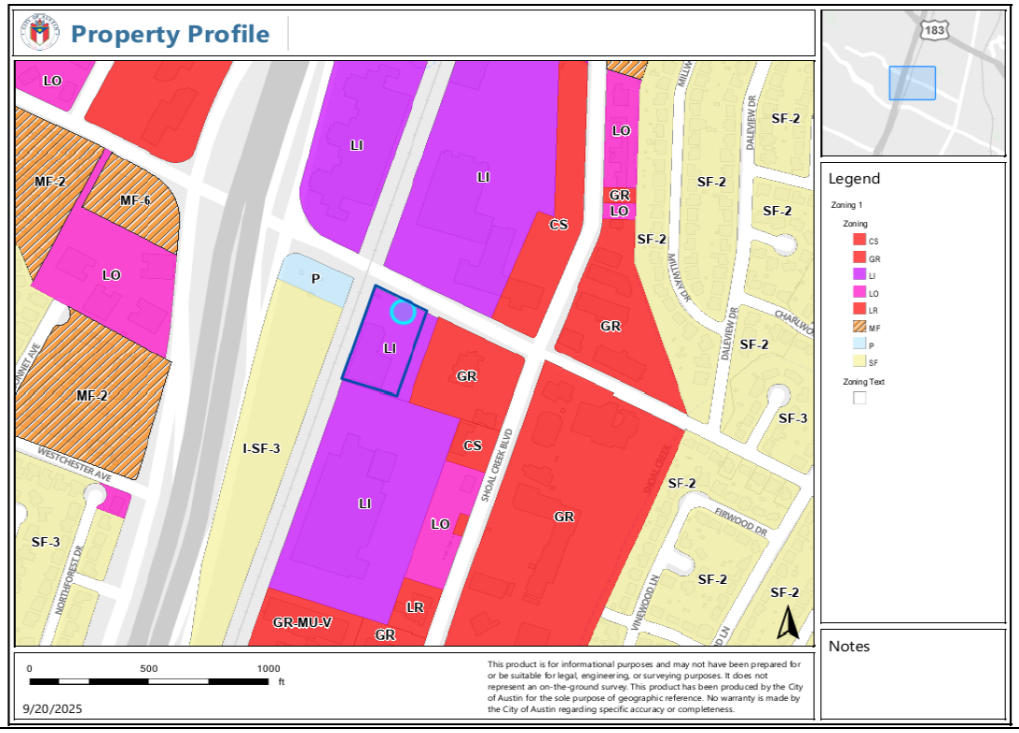
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Adjacent Uses



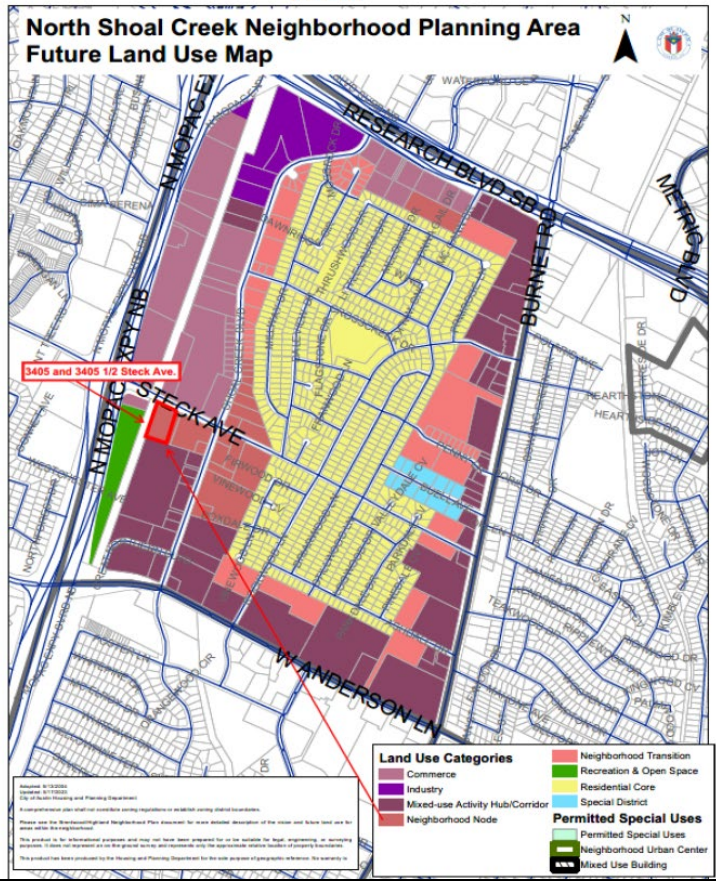
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Zoning Area Map



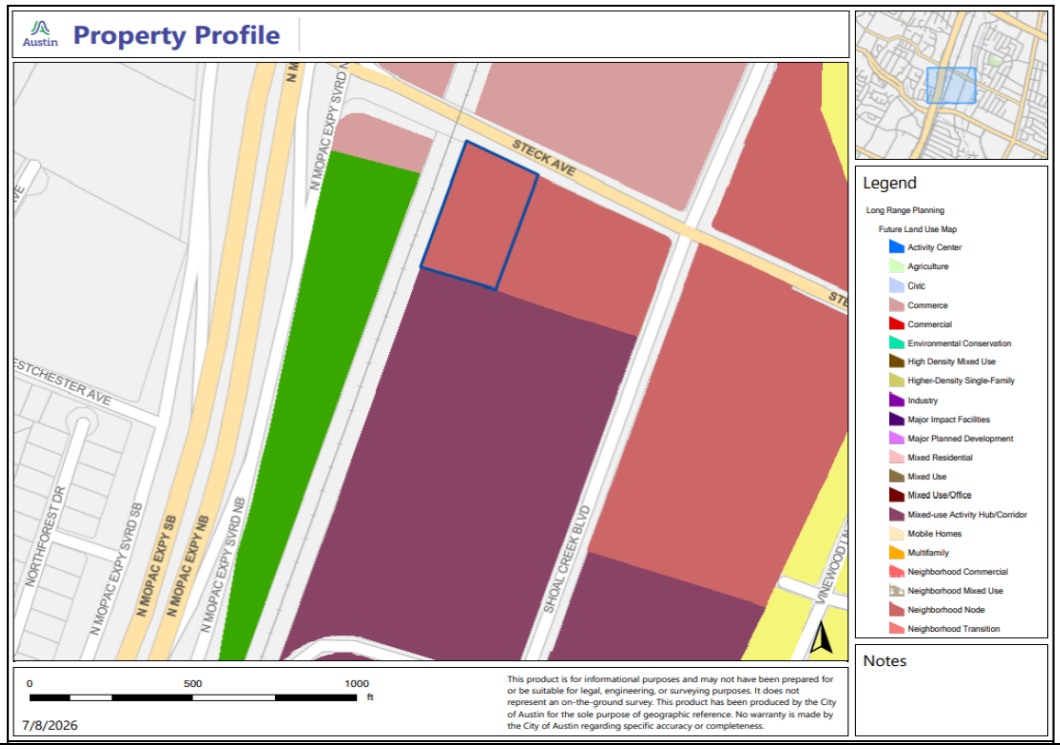
6

FLUM


North Shoal Creek Neighborhood Planning Area
Future Land Use Map
N
RESEARCH BLVD SB
METRIC BLVD
BURNET RD
N MOPAC EXPY NB
N MOPAC EXPY SB
3405 and 3405 1/2 Steck Ave.
STECK AVE
W ANDERSON LN
Land Use Categories
Commerce
Industry
Mixed-use Activity Hub/Corridor
Neighborhood Node
Neighborhood Transition
Recreation & Open Space
Residential Core
Special District
Permitted Special Uses
Permitted Special Uses
Neighborhood Urban Center
Mixed Use Building

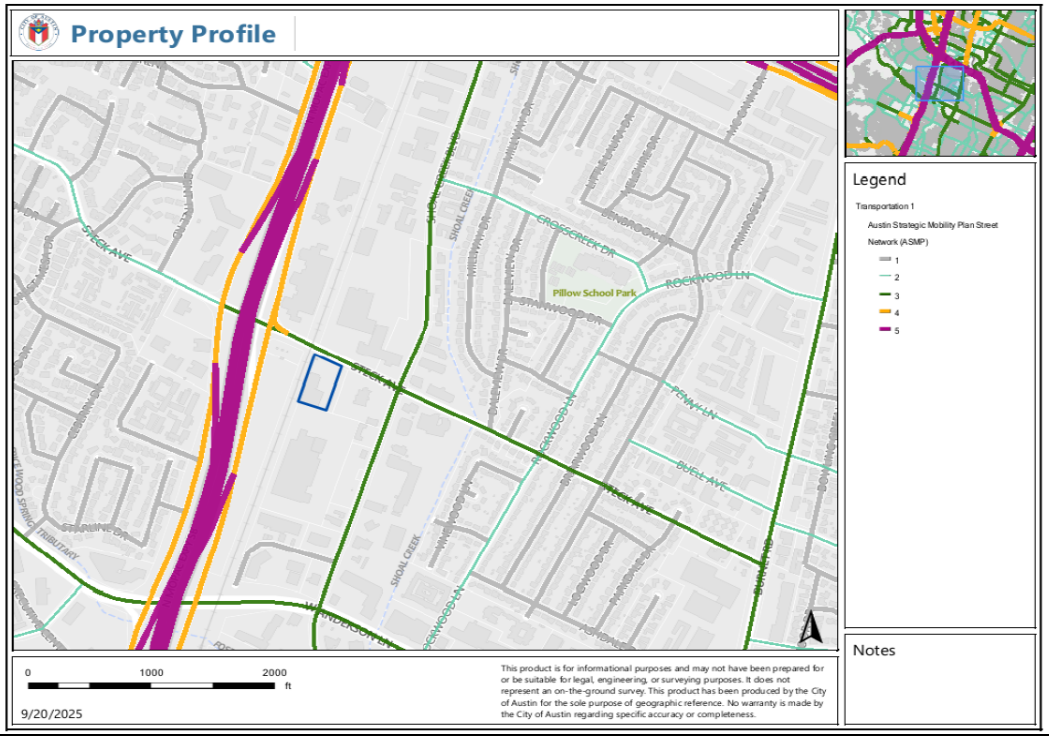
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FLUM – Zoomed in



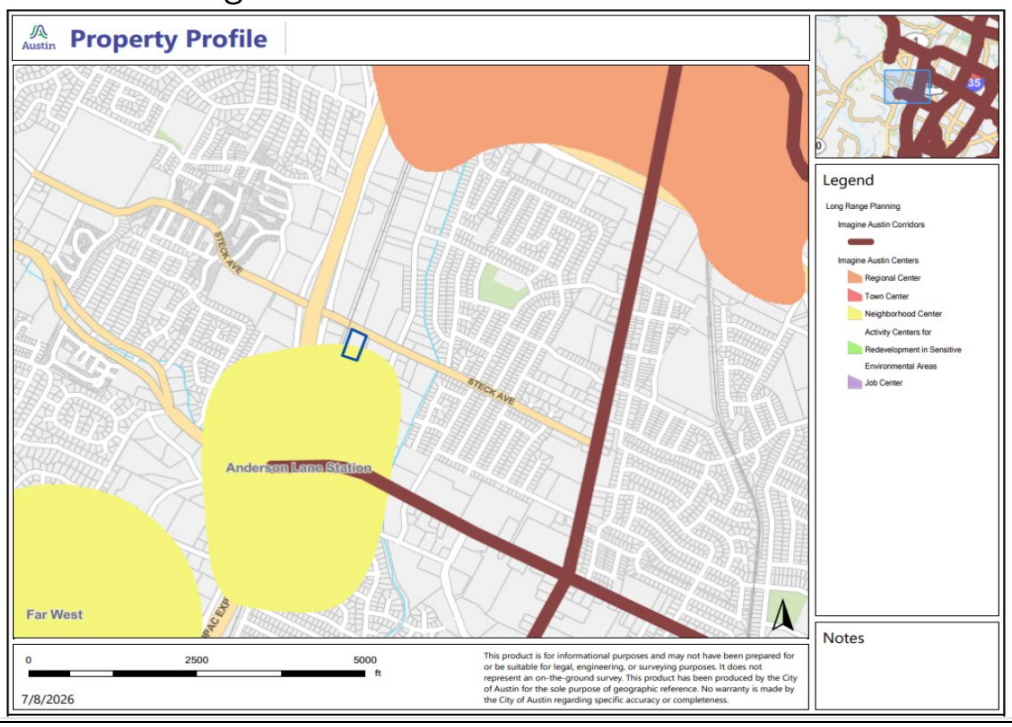
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ASMP



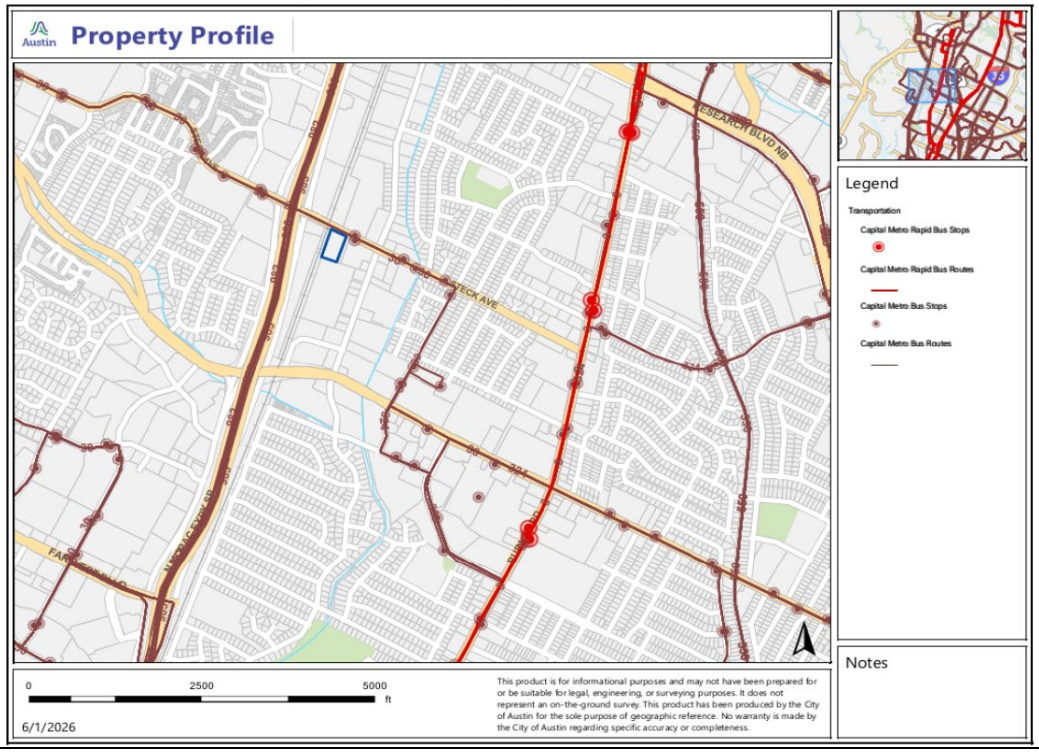
9

Imagine Austin Corridors and Centers



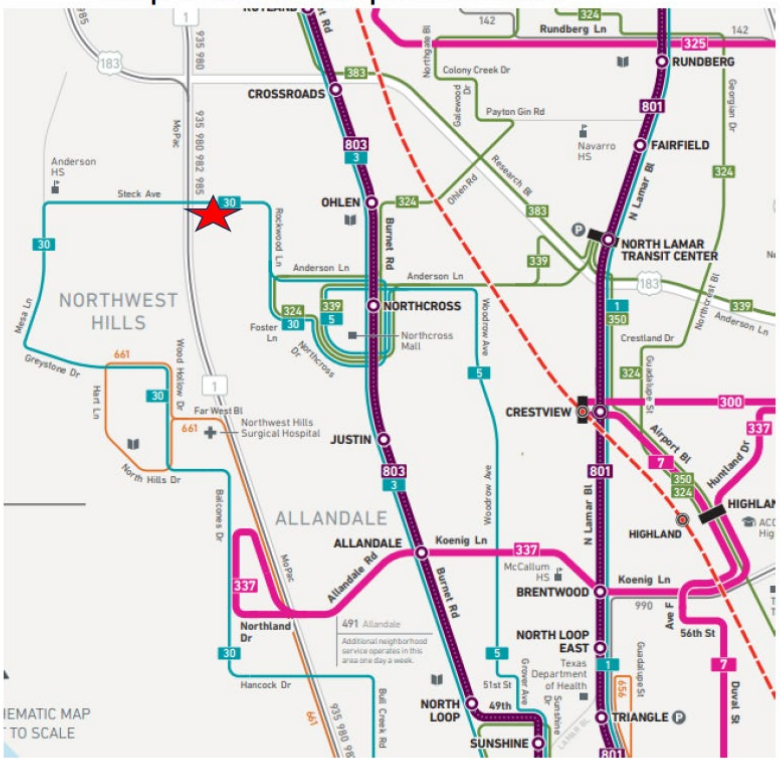
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Cap Metro Stops/Routes



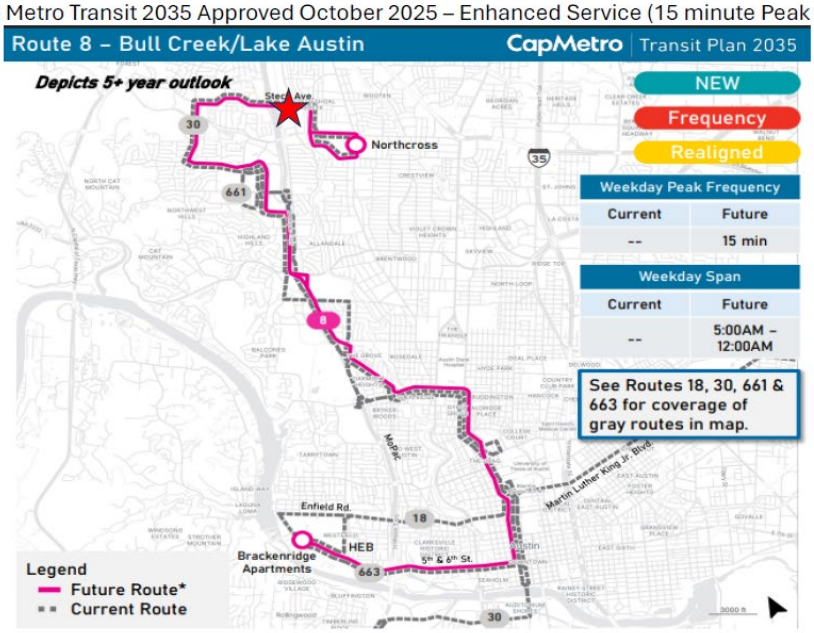
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Cap Metro Stops/Routes



12

Cap Metro Transit 2035 Approved October 2025 – Enhanced Service (15 minute Peak Service)



*Proposed pending Board approval and service change process.

Phasing

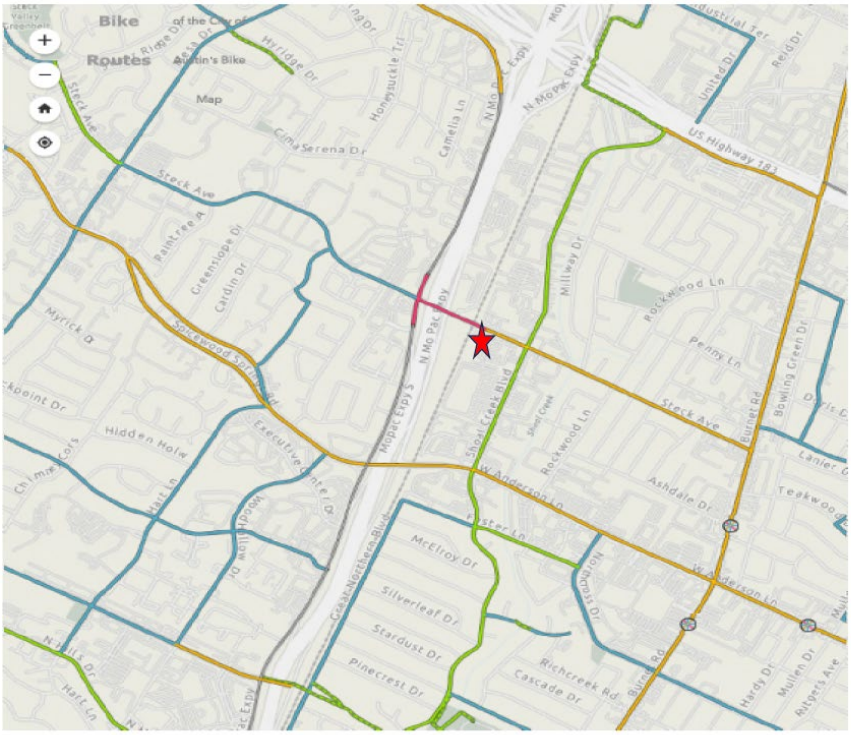
Today
Alignment partially covered by existing Routes 18 & 30

Outlook within 5 Years
30-minute Peak Service Northcross to Brackenridge Apartments
NEW

5+ Year Outlook
15-minute Peak Service Northcross to Brackenridge Apartments; realigned downtown
Frequency
Realigned

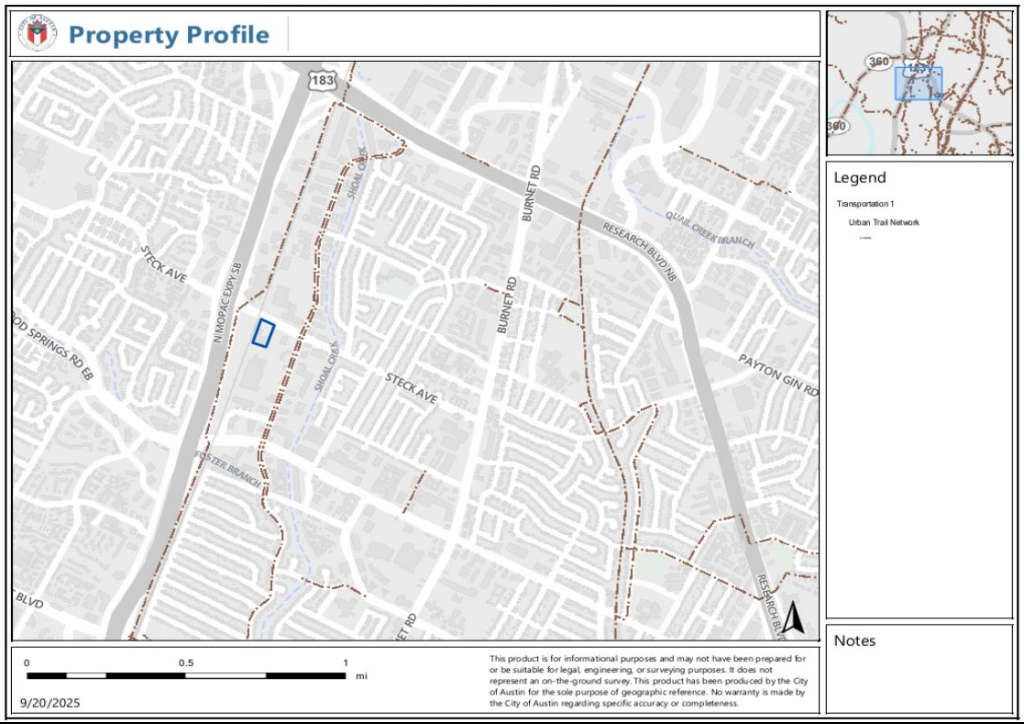
13

Bicycle Routes



14

Urban Trail Network



15

Supports Goals and Policies of North Shoal Creek Neighborhood Plan

Supports NSCNP "Housing Opportunity" (Note: NSCNP added 151 acres that could be used as housing, focused on NSCNP area perimeter including Shoal Creek Blvd.):

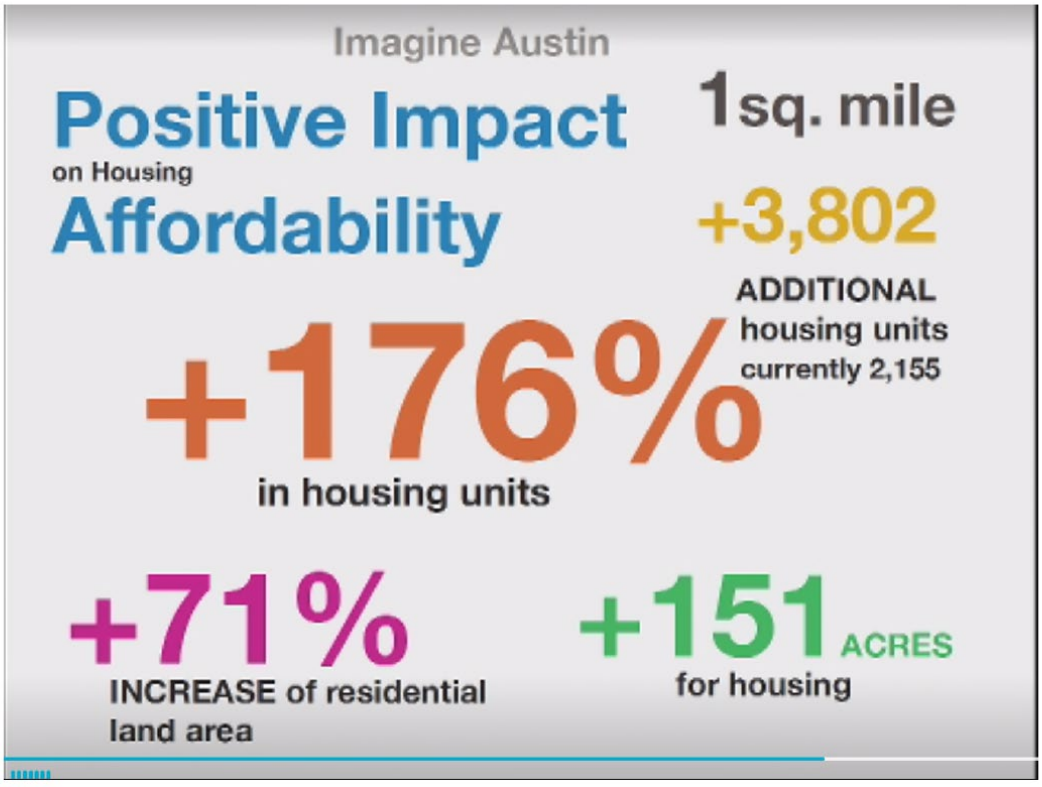
Housing Goal: Maintain a balance of housing types for a variety household sizes and incomes.

Housing Opportunity Policies:

H P1 Meet the housing needs of people of all races/ethnicities, ages, abilities, and other protected classes with a variety of housing options within North Shoal Creek.

H P3 Encourage location of residential units near transit to improve overall housing and transportation affordability.

Excerpt North Shoal Creek N.A. Presentation 8/23/18 Austin City Council



Excerpt Planning and Zoning Dept. Presentation 8/23/18 Austin City Council

Increasing Housing Opportunity

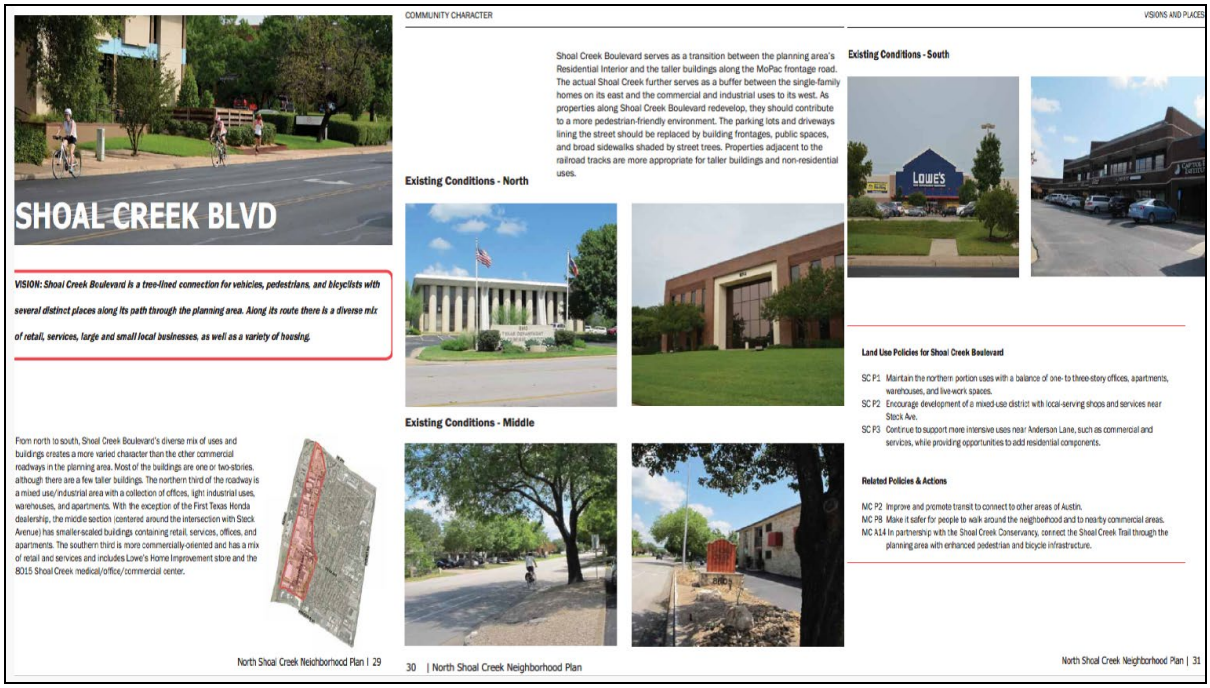
Areas where FLUM could allow rezoning to Multi-Family districts



14 18

3405 and 3405 1/2 Steck Ave.
Rezoning and Neighborhood Plan Amendment

7-27-26 City Hosted Virtual Community Meeting
Regarding Neighborhood Plan Amendment



COMMUNITY CHARACTER

VISIONS AND PLACES

SHOAL CREEK BLVD

VISION: Shoal Creek Boulevard is a tree-lined connection for vehicles, pedestrians, and bicyclists with several distinct places along its path through the planning area. Along its route there is a diverse mix of retail, services, large and small local businesses, as well as a variety of housing.

From north to south, Shoal Creek Boulevard's diverse mix of uses and buildings creates a more varied character than the other commercial roadways in the planning area. Most of the buildings are one or two-stories, although there are a few taller buildings. The northern third of the roadway is a mixed use/industrial area with a collection of offices, light industrial uses, warehouses, and apartments. With the exception of the First Texas Honda dealership, the middle section (centered around the intersection with Steck Avenue) has smaller-scaled buildings containing retail, services, offices, and apartments. The southern third is more commercially-oriented and has a mix of retail and services and includes Lowe's Home Improvement store and the 8015 Shoal Creek medical/office/commercial center.

North Shoal Creek Neighborhood Plan | 29

Shoal Creek Boulevard serves as a transition between the planning area's Residential Interior and the taller buildings along the MoPac frontage road. The actual Shoal Creek further serves as a buffer between the single-family homes on its east and the commercial and industrial uses to its west. As properties along Shoal Creek Boulevard redevelop, they should contribute to a more pedestrian-friendly environment. The parking lots and driveways lining the street should be replaced by building frontages, public spaces, and broad sidewalks shaded by street trees. Properties adjacent to the railroad tracks are more appropriate for taller buildings and non-residential uses.

Existing Conditions - North

Existing Conditions - Middle

30 | North Shoal Creek Neighborhood Plan

Existing Conditions - South

Land Use Policies for Shoal Creek Boulevard

SC P1 Maintain the northern portion uses with a balance of one-to three-story offices, apartments, warehouses, and live-work spaces.

SC P2 Encourage development of a mixed-use district with local-serving shops and services near Steck Ave.

SC P3 Continue to support more intensive uses near Anderson Lane, such as commercial and services, while providing opportunities to add residential components.

Related Policies & Actions

MC P2 Improve and promote transit to connect to other areas of Austin.

MC P8 Make it safer for people to walk around the neighborhood and to nearby commercial areas.

MC A14 In partnership with the Shoal Creek Conservancy, connect the Shoal Creek Trail through the planning area with enhanced pedestrian and bicycle infrastructure.

North Shoal Creek Neighborhood Plan | 31

MIXED USE ACTIVITY CORRIDOR (MUAC)

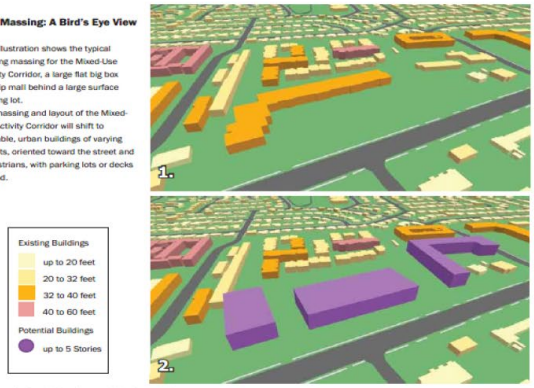
CHARACTER AND INTENT

Mostly mixed-use or commercial, some residential parcels.

This character district is applied along major commercial roadways well-served by transit, designated as Activity Corridors on *Imagine Austin's* "Growth Concept Map," and other roads identified through the planning process. Access to frequent transit makes these corridors good locations for a mix of housing and commercial uses. This district offers residents along the corridor and in nearby neighborhoods convenient access to work, entertainment, shopping, and services. Although they provide access to local residents, these corridors can be destinations for people across Austin and the region. Buildings along these corridors will be taller near major roadways. If adjacent to single-family areas design considerations such as as lower heights, architectural designs, and landscaping should be used to ensure compatibility with residential lots.

Building Massing: A Bird's Eye View

1. This illustration shows the typical existing massing for the Mixed-Use Activity Corridor, a large flat big box or strip mall behind a large surface parking lot.
2. The massing and layout of the Mixed-Use Activity Corridor will shift to walkable, urban buildings of varying heights, oriented toward the street and pedestrians, with parking lots or decks behind.



Typical Land Uses

Primary Uses: Mixed-use, commercial, retail, restaurants, transit-oriented development.

Secondary Uses: Multi-family, office, civic and institutional uses, community buildings.

Neighborhood Examples: Burnet Road, Anderson Lane

MIXED USE ACTIVITY CORRIDOR FEATURES

The following features were identified as charactertics that should be typical to the Mixed Use Activity Corridor:

- Buildings located close to the street
- Wider sidewalks, street furniture, and street trees
- Sidewalk cafe seating allowed
- Façades with display windows along sidewalk
- Pedestrian-scaled lighting
- Buildings no taller than five stories, and heights should vary from lot to lot
- Development should support increased transit ridership
- Building heights should step down to be compatible with adjacent houses
- Placement of windows and balconies should respect the privacy neighboring of residences
- Landscaping and architectural designs to buffer adjacent residences
- Mostly mixed-use, neighborhood and region-serving commercial, some apartment buildings
- Parking structures hidden from the street or adjacent houses
- Surface parking on the side of or behind buildings
- Limited drive-thru facilities
- Open and green space should be incorporated into developments

Related Policies

See Burnet Road Place Policies on page 22 and Anderson Lane Place Policies on page 25.

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North Shoal Creek Neighborhood Plan | 45

DBC
DUBOIS BRYANT & CAMPBELL

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June 10, 2026

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

Re: 3405 and 3405 ½ Steck Ave Rezoning – Zoning Application and Neighborhood Plan Amendment Application for 2.3582 acres located at 3405 and 3405 ½ Steck Ave., Austin, Texas, 78757 ("Property")

Dear Ms. Middleton-Pratt:

We respectfully submit the enclosed zoning application and neighborhood plan amendment application as representatives of the owners of the above stated Property.

The Property covers approximately 2.3582 acres located at 3405 and 3405 ½ Steck Ave., Austin, Texas, 78757. The Property is currently developed as a commercial strip center with related parking, and is located near Mopac, an ASMP level 5 designated roadway. The current zoning of the Property is Limited Industrial Services ("LI"), and we are requesting Commercial Services – Citywide Density Bonus 60 ("CS-DBC60") zoning to authorize development of a mixed use/multifamily development on the Property.

The Property is located within the Anderson Lane Station Imagine Austin Center, and between the Far West Neighborhood Center and North Burnet/Gateway Regional Center Imagine Austin Centers. Anderson Lane to the south is an Imagine Austin Corridor. There are multiple CapMetro bus stops immediately adjacent along Steck Ave., and also nearby along Rockwood Lane and Burnet Road including multiple MetroRapid bus stops along Burnet Road. There are multiple adjacent bike lanes including on Steck Ave. and Shoal Creek Blvd., and urban trails are located on Shoal Creek Blvd. and along the railroad tracks. Adjacent zoning includes CS zoning to the east and north, GR zoning to the east, and LI zoning to the north, south, and north-west of the Property.

The Property is located within the North Shoal Creek Neighborhood Plan area and the Future Land Use Map ("FLUM") designates the Property as a "Neighborhood Node." We have submitted a related Neighborhood Plan Amendment application requesting the FLUM be changed to "Mixed-Use Activity Hub/Corridor."

The TIA Determination Worksheet dated June 2, 2026, signed by Mustafa Wali states that a Traffic Impact Analysis is not required.

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

Very truly yours,

David Hartman

Correspondence Received

No correspondence received.