ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0050 - 2020 West Anderson Lane DISTRICT: 4

ADDRESS: 2020 W. Anderson Lane

ZONING FROM: GR-CO-NP TO: ~~GR-DBC60-NP~~
GR-DBC45-NP*

SITE AREA: 4.959 acres (216,014.04 sq. ft.)

PROPERTY OWNER: CMLH Anderson Lane, LLC (Clay Morgan, Manager)

APPLICANT/AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:
Staff recommends GR-DBC45-NP, Community Commercial-Citywide Density Bonus 45-Neighborhood Plan Combining District, zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:
September 22, 2026: Postponed to October 27, 2026 at the applicant and the neighborhood's request (9-0, Maxwell and Powell-absent); Bedrosian-1st, Haney-2nd.

October 27, 2026 Granted the applicant and neighborhood's joint request for a postponement to November 10, 2026 (10-0); Bedrosian-1st, Haney-2nd.

November 10, 2026

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

*On September 3, 2026, the applicant submitted an e-mail asking to amend their rezoning request from GR-DBC60-NP to the staff's recommendation of GR-DBC45-NP. *Please see Updated Summary Letter – Exhibit D.*

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. Creates five new combining districts in a tiered structure differentiated by height, collectively referred to as the Citywide Density Bonus Program, and
2. Retires the existing DB90 and VMU programs for properties going forward.

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, reduced 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 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 an almost 5-acre lot that is currently developed with a General Retail Sales use (Four Hands Home) and a Personal Improvement Services use (LA Fitness) zoned GR-CO-NP fronting West Anderson Lane. To the north, there are Single-Family Residences zoned SF-3-NP. The lots to the south, across W. Anderson Lane, are developed with Food Sales, Restaurant-Limited, Retail Sales, Personal Services and Multifamily uses zoned CS-V-CO-NP, GR-CO-NP and GR-V-CO-NP respectively. To the west, there is a Professional Office and a General Retail Sales-General use zoned GR-CO-NP. The lots to the west are also zoned GR-CO-NP and contain a Hospital Services-Limited use, Professional Office uses and a Retail Sales-Convenience use.

This property is located in the Wooten Neighborhood Planning Area. The Future Land Use Map designates this tract for Mixed Use land use. Therefore, a Neighborhood Plan Amendment is not required.

The applicant is requesting a rezoning from GR-CO-NP, Community Commercial-Conditional Overlay-Neighborhood Plan combining district zoning to GR-DBC45-NP, Community Commercial–Citywide Density Bonus 45-Neighborhood Plan combining district zoning to remove a condition from the Wooten Neighborhood Plan Zoning Ordinance - Ordinance No. 040401-32A - that currently limits the maximum number of dwelling units on Tract 30 to 27.2 units per acre and to add the DBC Combining District, to allow for the development of a mixed use/multifamily development of up to 350 dwelling units on the property. The CDB45 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 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 105 feet in the GR district (60 feet base district plus up to 45 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.

(2) Fee-In-Lieu. An applicant may elect to meet the affordability requirement without providing income-restricted units onsite by paying a fee in-lieu to the Housing Trust Fund. At a minimum the fee in-lieu shall be equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

The staff recommendation is for GR-DBC45-NP, Community Commercial-Citywide Density Bonus 45-Neighborhood Plan Combining District, zoning. The site meets the intent of the commercial base district and the density bonus combining district. The property is located adjacent to commercial uses and GR-CO-NP and GR-MU-CO-NP zoning to the east and west. To the south there is a retail shopping center zoned CS-V-CO-NP and commercial uses zoned with GR-MU-CO-NP and GR-MU-V-CO-NP. The property under consideration fronts onto West Anderson Lane, a level 3/minor arterial roadway and designated Imagine Austin Corridor. It is within the Northcross (#43) ETOD Typology Station Area adjacent to the Anderson Lane Activity Corridor. There is a Capital Metro bus route along Anderson Lane and a Capital Metro bus stop (Stop ID: 3281, 2114 Anderson/Hardy) directly in front of this lot. The staff is recommending the DBC45 combining district as this property backs up to lower intensity residential uses and is within a 1/2 mile of high quality transit – i.e.- Capital Metro high frequency bus service along West Anderson Lane and the Capital Metro rapid bus line and stops on Burnet Road. The proposed GR-DBC45-NP zoning would allow for a redevelopment of this property utilizing the Citywide DB 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 105 feet in the GR district (60 feet base district plus up to 45 feet height incentive) and relaxation of development and compatibility

standards and the addition of other permitted land uses for participating developments to make neighborhoods more pedestrian-friendly.

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, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

   DBC45 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 45 feet in building height in exchange for income-restricted housing. In many instances, this height is compatible in more intense commercial base zones located within 1/4 mile of high-quality transit.

   Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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, increased affordability and equitable transit-oriented development, as well as incentivizing vertical mixed use buildings throughout the City.

   The site under consideration fronts onto West Anderson Lane, a level 3/minor arterial roadway and designated Imagine Austin Corridor. It is within the Northcross (#43) ETOD Typology Station Area adjacent to the Anderson Lane Activity Corridor. There is a Capital Metro bus route along Anderson Lane and a Capital Metro bus stop

(Stop ID: 3281, 2114 Anderson/Hardy) directly in front of this lot. The property is also located within ¼ mile of a Capital Metro rapid bus line/stops along Burnet Road.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR-CO-NP	General Retail Sales-General (Four Hands Home), Personal Improvement Services (LA Fitness)
North	SF-3-NP	Single-Family Residences
South	CS-V-CO-NP, GR-CO-NP, GR-V-CO-NP	Food Sales (Parker + Scott Neighborhood General Store), Restaurant-Limited (Shipley's Donuts), General Retail Sales-Convenience (Nirvana Smoke and Vape Shop), Personal Services (Amore Laser), Multifamily (ATX North Apartment Homes), Vacant Lots
East	GR-CO-NP	Hospital Services-Limited (Concentra Urgent Care), Professional Office (Creative Language Center, Texas Home and Commercial, Inc., Farmers Insurance), General Retail Sales-Convenience (A&B TV)
West	GR-CO-NP	Professional Office (The Bratton Firm, P.C.), General Retail Sales-General (Nadeau Furniture)

NEIGHBORHOOD PLANNING AREA: Wooten Neighborhood Plan

WATERSHED: Shoal Creek

CAPITOL VIEW CORRIDOR: N/A SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
North Austin Neighborhood Alliance,
Shoal Creek Conservancy,
Wooten Neighborhood Assn.,
Wooten Neighborhood Plan Contact Team

SCHOOLS: Austin ISD

Brentwood Elementary School
Lamar Middle School
McCallum High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0041 – Anderson Lane Condos	GR-MU-CO-NP to GR-MU-V-NP	5/11/2021: Approved staff's rec. of GR-MU-V-CO-NP zoning, with a CO to maintain automotive rentals, automotive sales, and automotive washing (of any type) as conditional uses and maintain pawn shop services as a prohibited use on the property (12-0, T. Shaw-absent); G. Cox-1st, A. Azhar-2nd.	6/10/2021: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20210610-115 for GR-MU-V-CO-NP combining district zoning was approved on Council Member Ellis' motion, Mayor Pro Tem Harper-Madison's second on an 11-0 vote.
C14-2020-0043 1809 W Anderson Lane	Rezone 0.1043 ac. From CS-CO-NP to CS-1-CO-NP. Part 1: 804 square foot for liquor store. Part 2, A: Prohibited: Pawn shop services. B: Conditional uses: Adult oriented businesses, automotive washing (any type), commercial blood plasma center, equipment repair services, equipment sales, limited warehousing and distribution, maintenance and service facilities, vehicle storage.	To grant	7/30/2020: Approved Ordinance No. 20200730-068
C14-2009-0065 Crestview Vertical Mixed Use Building, Opt in/ Opt out process	Rezone 29.70 acres Part 1. To add a vertical mixed use building (V) combining district to certain tracts described in case C14-2009-0065. Part 2. Table showing existing zoning and new zoning with V by	To grant	9/24/2009: Approved Ordinance No. 20090924-091

	Tract #, TCAD ID, Address. Part 3. Property subject to Chapter 25-2, Subchapter E, Article 4.3 (Vertical Mixed Use Buildings) as follows: Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income. Part 4; Zoning map amended to exclude Tracts 2,4,8 and 11 from vertical mixed use (VMU) overlay district.		
C14-04-0004 Crestview/ Wooten Neighborhood Plan	Adopt Crestview/ Wooten Neighborhood Plan Combining District (and corrections) for 650.5 acres and to change base coning on 43 tracts of land.	To grant	Approved various through Ordinance No. 040401-32A/32B; Ordinance No. 040415-50; Ordinance No. 20100624-033

RELATED CASES:
C14-04-0004 - Crestview/ Wooten Neighborhood Plan Rezonings

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 2020 W ANDERSON LANE. C14-2026-0050. Project: 2020 West Anderson Lane. 4.95 acres from GR-CO-NP TO GR-DBC60-NP. Existing: health/fitness club and furniture/flooring store. Proposed: multifamily housing (350 units) and strip retail plaza. Note that the applicant seeks to remove or modify the Conditional Overlay's original units per acre limit, to allow for the development of 350 dwelling units (71 units per acre). Also note that the applicant seeks to participate in the Citywide Density Bonus Combining District (DBC60) as described by Ordinance 20260521-056.

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 Anderson Lane Activity Corridor**
Y	**Mobility and Public Transit ***: Located within 0.25 miles of public transit stop and/or light rail station. • **Adjacent to bus stop along W Anderson Lane**
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Bike lane and sidewalk present along W Anderson Lane**
Y	**Connectivity, Good and Services, Employment ***: Provides or is located within 0.50 miles to goods and services, and/or employment center. • **Goods and Services present along W Anderson Lane**
Y	**Connectivity and Food Access ***: Provides or is located within 0.50 miles of a grocery store/farmers market. • **0.5 miles to Walmart Supercenter**
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	**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.) • **Within 0.5 miles of medical clinic along W Anderson Lane**
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. • **Dependent upon participation in DBC60**
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**
10	**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

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on-site control for the two-year storm.

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.

Parks and Recreation

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will serve the Wooten neighborhood through additional park investment. The Parks and Recreation Department (PARD) would consider a park with frontage along Anderson Lane toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would satisfy an acquisition need for Wooten, a recommendation identified in the Parks and Recreation Department's Long-Range Plan.

Should there be any remaining fees in-lieu, 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.

It is highly advised that the applicant discusses 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 letter of the requirements as stated in this review.

Site Plan

FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

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

Any new development is subject to Subchapter E Commercial Design Standards.

Additional comments will be made when the site plan is submitted.

Compatibility Standards
The site is subject to compatibility standards due to the proximity of SF-3 NP zoning on the West and North side of the triggering property.
Reference 25-2-1051, 25-2-1053

Any structure that is located:

a) At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
b) Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

A 25-foot (15-foot if site is less than 75 feet wide) compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.
Reference 25-2-1062(B), 25-8-700

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.
Reference 25-2-1062

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

This tract is located in the Wooten Neighborhood Planning Association.

Transportation

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan if triggered per LDC 25-6 and TCM 10.2.1.

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

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W Anderson Ln	Level 3	116 feet	Approx 93 feet	Approx 55 feet	Yes	Yes	Yes

Water Utility

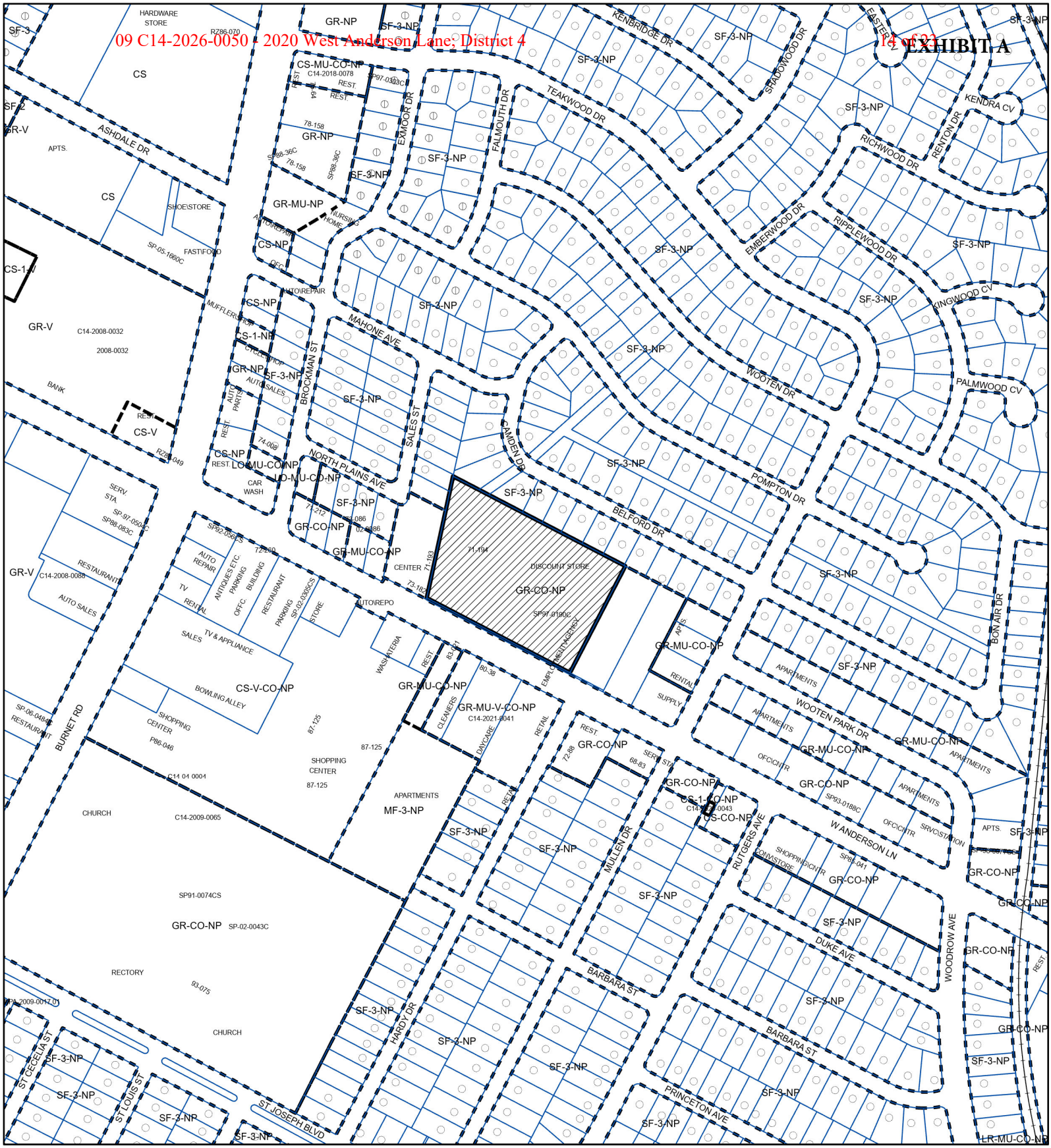
No comments on zoning change.

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

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. 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 TO FOLLOW

A: Zoning Map
B. Aerial Map
C. Applicant's Request Letter
D. Updated Summary Letter
E. Education Impact Statement
Comments from Interested Parties



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2026-0050

1" = 400'

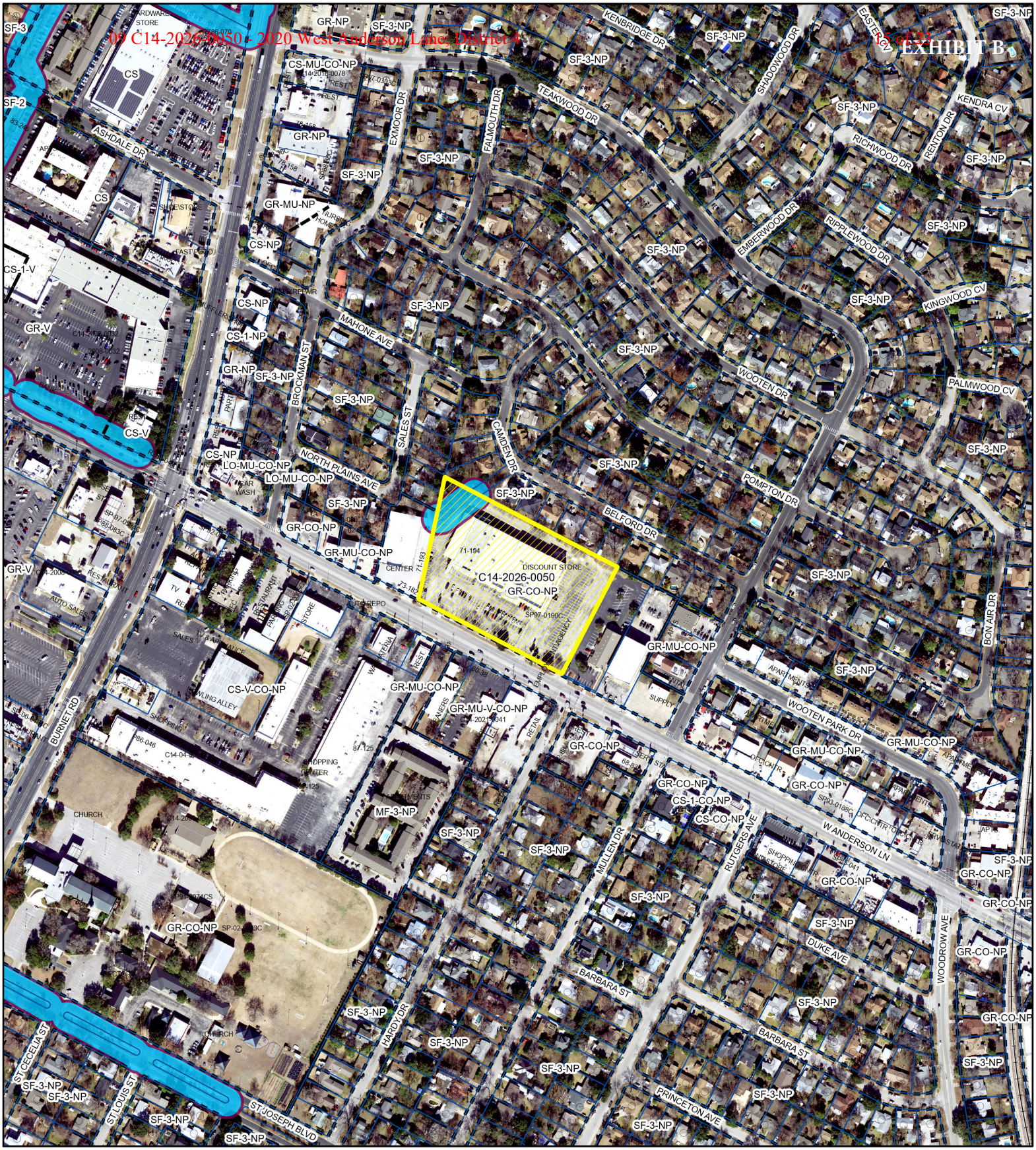
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Created: 7/1/2026

EXHIBIT B



N

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

1" = 400'

2020 West Anderson Lane

ZONING CASE#:	C14-2026-0050
LOCATION:	2020 West Anderson Ln
SUBJECT AREA:	4.6 Acres
MANAGER:	Sherri Sirwaitis

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Austin

Created: 7/2/2026

ALICE GLASCO CONSULTING

June 23, 2026

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

RE: 2020 W. Anderson Lane Rezoning

Dear Ms. Middleton-Pratt:

I represent the owner of the referenced property in a rezoning request. The current zoning is GR-CO-NP, and the requested rezoning is GR-DBC60-NP.

The subject property is identified as tract # 30 under the Wooten Neighborhood Plan Ordinance (No. 040401-32A). Part 10, line #14 of ordinance number 040401-32A limits dwelling units to 27.2 units per acre for tract # 30.

Request: My client would like to remove the Conditional Overlay under Part 10, line #14 of ordinance number 040401-32A as it relates to tract # 30, in order to develop the maximum number of dwelling units that can be achieved under the Density Bonus Combining District.

The current 27.2 units per acre limit allows **only 134 units** on approximately 4.959 acres. Conversely, removal of the units per acre limit will allow for the **development of 350 dwelling units (71 units per acre) under GR-DBC60-NP zoning.**

Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco
Alice Glasco, President
AG Consulting

Cc: Joi Harden, Zoning Officer, Austin Planning Department
Clay Morgan, CMLH Anderson Lane, LLC
Lance Hughes, CMLH Anderson Lane, LLC

ALICE GLASCO CONSULTING

June 23, 2026

Updated: September 2, 2026

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

RE: 2020 W. Anderson Lane Rezoning

Dear Ms. Bates:

On behalf of the property owner, I would like to amend my rezoning request from GR-DBC60-NP to GR-DBC45-NP.

Current conditional overlay:
The subject property is identified as tract # 30 under the Wooten Neighborhood Plan Ordinance (No. 040401-32A). Part 10, line #14 of ordinance number 040401-32A limits dwelling units to 27.2 units per acre for tract # 30.

Request to remove conditional overlay : My client would like to remove the Conditional Overlay under Part 10, line #14 of ordinance number 040401-32A as it relates to tract # 30, in order to develop the maximum number of dwelling units that can be achieved under the Density Bonus Combining District.

The current 27.2 units per acre limit allows **only 134 units** on approximately 4.959 acres. Conversely, removal of the units per acre limit will allow for the **development of 350 dwelling units (71 units per acre) under GR-DBC45-NP zoning.**

Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco

Alice Glasco, President
AG Consulting

Cc: Joi Harden, Zoning Officer, Austin Planning Department

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

Project Name: 2020 West Anderson Lane

Address/Location: 2020 W. Anderson Lane

Case #: C14-2026-0050

- ☐ NEW SINGLE FAMILY
- ☐ DEMOLITION OF MULTIFAMILY
- ☑ **NEW MULTIFAMILY**
- ☐ TAX CREDIT

# SF UNITS:		STUDENTS PER UNIT ASSUMPTION				
		Elementary School:		Middle School:		High School:
# MF UNITS:	350	STUDENTS PER UNIT ASSUMPTION				
		Elementary School:	0.028	Middle School:	0.013	High School: 0.014
# AFFORDABLE		STUDENTS PER UNIT ASSUMPTION				
		Elementary School:		Middle School:		High School:

IMPACT ON SCHOOLS

In July 2026, an Educational Impact Statement (EIS) was submitted for a proposed **multifamily (MFI) residential development**. The project includes the construction of approximately **350 new dwelling units**, consisting of 235 one-bedroom units and 115 two-bedroom units, resulting in a proposed density of approximately 71 units per acre. The site contains **no existing dwelling units, and no demolition is proposed**.

Austin ISD Student Yield Factors (SYF) were used to estimate how many students may live in this development. Based on these factors, the project is expected to add **approximately 20 students** in total. Of these students, about **10 would attend Wooten ES**, **5 would attend Burnet MS**, and **5 would attend Navarro ECHS.**

Because a large proportion of the units are one-bedroom, the projected number of students may be higher than what will actually materialize.

With the addition of these new students, **Wooten ES** is expected to operate at **42%** capacity, which remains well below the **district's recommended range of 80%–95%** for the 2025–26 school year. Its feeder schools are also expected to stay within or below the target capacity range, with **Burnet MS** projected at **53%** capacity and **Navarro ECHS** at **82%** capacity.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

TRANSPORTATION IMPACT

Students assigned to **Wooten ES** are expected to be **walkers**, highlighting the need to maintain sidewalks along Anderson Lane for student safety. Students assigned to **Burnet MS** and **Navarro ECHS** are also expected to be **walkers**.

SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: **07.18.2026** **Director:** Melissa Laursen

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

DATA ANALYSIS WORKSHEET

ELEMENTARYSCHOOL: **WootenES**

ADDRESS: 1406Dale St.
Austin, TX 78757

PERMANENT CAPACITY: 532

MOBILITY RATE: -11.3%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2025-26 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	266	243	253
% of Permanent Capacity	50%	45%	48%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2025-26 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	236	212	222
% of Permanent Capacity	44%	40%	42%

EDUCATIONAL IMPACT STATEMENT

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MIDDLE SCHOOL: **Burnet MS**

ADDRESS: 8401 Hathaway Dr.
Austin, TX 78757

PERMANENT CAPACITY: 1,263

MOBILITY RATE: -21.3%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2025-26 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	877	873	883
% of Permanent Capacity	69%	82%	70%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2025-26 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	690	661	666
% of Permanent Capacity	55%	52%	53%

EDUCATIONAL IMPACT STATEMENT

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HIGH SCHOOL: **Navarro ECHS**

ADDRESS: 1201 Payton Gin Rd.
Austin, TX 78758

PERMANENT CAPACITY: 1578

MOBILITY RATE: -12.2%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	**2025-26 Population**	**5- Year Projected Population (without proposed development)**	**5-Year Projected Population (with proposed development)**
Number	1,582	2,078	2,083
% of Permanent Capacity	100%	125%	132%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	**2026-26 Enrollment**	**5- Year Projected Enrollment (without proposed development)**	**5-Year Projected Enrollment (with proposed development)**
Number	1,391	1,293	1,298
% of Permanent Capacity	88%	82%	82%

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2026-0050
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: September 22, 2026, Planning Commission

Nadia Budhiwan
Your Name (please print)

☐ I am in favor
☒ I object

2009 Belford Drive
Your address(es) affected by this application (optional)

Signature

9/15/2026
Date

Daytime Telephone (Optional): _____

Comments: My property is directly backing up to the proposed rezoning project. Even with the density bonus modified to OBC45 (previously 60), a multi story structure directly along our property line will look directly into my backyard and home interior, eliminating privacy. On top of that I will have an increased noise + lighting and my property value will reduce due to the lack of privacy. If this goes ahead, I demand max setback buffers, substantial height step backs, opaque screening wall and strict limits on elevated lights and balcony angles facing our backyards.

Thank you.

If you use this form to comment, it may be returned to:
City of Austin, Planning Department
Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767
Or email to:
sherri.sirwaitis@austintexas.gov