ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0047 - 3405 and 3405 ½ Steck Ave Rezoning DISTRICT: 7

ADDRESS: 3405 and 3405 ½ Steck Avenue SITE AREA: 2.3582 acres

ZONING FROM: LI ZONING TO: ~~CS-DBC60*~~
*On October 5, 2026, the applicant amended their rezoning request to CS-DBC45

PROPERTY OWNER: 3405 Steck, LLC (Jimmy Nassour)

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

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

STAFF RECOMMENDATION:

The staff recommendation is for CS-DBC45, General Commercial Services-Citywide Density Bonus 45 Combining District, zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:
October 27, 2026: Granted the staff's request for a postponement to November 10, 2026 (10-0); Bedrosian-1st, Haney-2nd.

November 10, 2026

ORDINANCE NUMBER:

CITY COUNCIL ACTION:

ISSUES:

On January 2, 2025, staff published the Comprehensive Analysis of Density Bonus Programs report. The report evaluated the performance of existing density bonus programs and recommended changes to improve their overall performance. One of the major recommendations coming out of this study was to combine, streamline, and consolidate density bonus programs to the extent practicable.

Therefore, on June 5, 2025, Council approved Resolution No. 20250605-080 that initiated land development code amendments to create a variety of density bonus combining districts that consider:

- Bonus height entitlements that are more or less than 30 feet;
- Minimum affordability requirements that are calibrated and informed by the Comprehensive Analysis of Density Bonus Programs report;

- Additional community benefit requirements such as ground floor activation, minimum commercial and civic space, onsite beneficial reuse, updated design standards, and others;
- Modified compatibility regulations; and
- Redevelopment requirements, including considering one-to-one unit replacement.

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

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

All of the Citywide Density Bonus Program combining districts have the same requirements, except that the amount of additional height offered varies by combining district. All combining districts require that a developer provide income-restricted affordable housing and meet other requirements in order to access additional entitlements, including additional permitted land uses, relaxed site development standards, and reduced compatibility standards. The only difference between the five combining districts is how much additional height they offer beyond a property's by-right height maximum:
1. Citywide Density Bonus Program Base (-DBCBase) offers no additional height
2. Citywide Density Bonus Program 15' (-DBC15) offers an additional 15' of height
3. Citywide Density Bonus Program 30' (-DBC30) offers an additional 30' of height
4. Citywide Density Bonus Program 45' (-DBC45) offers an additional 45' of height
5. Citywide Density Bonus Program 60' (-DBC60) offers an additional 60' of height

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

During the Burnet Road, Anderson Lane and the North Shoal Creek Area neighborhood planning process, the long-range planning staff did not add the –NP combining district to the end of the zoning string for the properties in the planning area. Therefore, the rezoning request does not require the "NP" annotation.

The North Shoal Creek Neighborhood Plan designates this property as "Neighborhood Node". Therefore, the applicant has submitted an associated NPA application, case NPA-2026-0031.01, requesting a Future Land Use Map (FLUM) change to "Mixed-Use Activity Corridor."

CASE MANAGER COMMENTS:

The property in question is a 2+ acre lot that is currently developed with a retail strip center and a telecommunication tower that has access to Steck Avenue. The tract to the north, across Steck Avenue, is developed with an automotive sales use (First Texas Honda) zoned CS. To the south there is a general retail sales-general use (Lowe's Home Improvement) zoned LI. The lot to the east is zoned GR and contains Financial Services (UFCU). To the west is a rail line and an electric substation (Austin Energy Steck Substation) and city owned parkland that are zoned I-SF-3 and P.

The applicant is requesting a rezoning from LI, Limited Industrial Services district zoning to CS-DBC60, Commercial Services – Citywide Density Bonus 60 combining district to allow for the development of a mixed use/multifamily development on the property. The CDB60 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 Density Bonus 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.

A development utilizing the Citywide Density Bonus incentives is permitted with a base CS district and must include an affordability component for residential use in order to obtain incentives, including height maximum of up to 120 feet in the CS district (60 feet base district plus up to 60 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.

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 pf 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 CS-DBC45, General Commercial-Citywide Density Bonus 45 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 with LI zoning to the north and south and LI and GR zoning to the east. The property under consideration fronts onto Steck Avenue, a level 3 roadway. It is within the Anderson Lane Station Neighborhood Center and is 0.32 miles from Anderson Lane Activity Corridor. There are designated bike lanes and a Capital Metro bus route along Steck Avenue, with a Capital Metro bus stop adjacent to this site. The staff is recommending the DBC45 combining district as this property takes access to a minor arterial roadway with designated bike lanes and moderate frequency bus service. The proposed GR-DBC45-NP zoning would allow for a redevelopment of this property utilizing the Citywide DB incentives is permitted with a base CS 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 CS 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.*

   General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

   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.

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. This property is located within the Anderson Lane Station Neighborhood Center and is 0.32 miles from Anderson Lane Activity Corridor as designated by the Imagine Austin Comprehensive Plan. There is a sidewalk and bike lanes along Steck Avenue and an urban trail network along Shoal Creek Boulevard to the east. In addition, the site is adjacent to a Capital Metro bus route (30-Barton Creek/Bull Creek) and there are bus stops (Stop ID. 1899 - 3305 Steck/Mopac, Stop ID. 1907 - 3400 Steck/Shoal Creek) along Steck Avenue.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LI	Commercial Retail Center (Design with Consignment, Melange Rize, Bridal, Brama Restaurant, Apartment Locators, Johnson Fine Floors, La Mode Nails and Spa, Golftec), Telecom Tower
North	ROW, LI	Automotive Sales (First Texas Honda)
South	LI	General Retail Sales-General (Lowes)
East	LI, GR	Financial Services (UFCU)
West	Rail Line, P, I-SF-3	ROW, Switching Station (Austin Energy Steck Substation)

NEIGHBORHOOD PLANNING AREA: North Shoal Creek Neighborhood Plan

WATERSHED: Shoal Creek

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: Loop 1

SCHOOLS: Austin Independent School District
Pillow Elementary School
Burnet Middle School
Anderson High School

COMMUNITY REGISTRY LIST:
Austin Neighborhoods Council,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
NW Austin Neighbors,

North Austin Neighborhood Alliance,
North Shoal Creek Neighborhood Assn.,
North Shoal Creek Neighborhood Plan Contact Team,
Shoal Creek Conservancy

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0171 (7960 Shoal Creek Rezoning)	LO to LR	2/28/2023: Approved staff's recommendation of LR zoning by consent (11-0, Y. Flores-absent); R. Schneider-1st, P. Howard-2nd.	4/13, 2023: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230413-070 for LR district zoning was approved on Council Member Alison Alter's motion, Council Member Harper-Madison's second without objection.
C14-2008-0032	Apply vertical mixed use building "V" to selected tracts in the North Shoal Creek NP area	5/13/08: Approved "V" zoning with parking reductions and additional uses in the office districts for Tracts 1, 4-6 and 8 (Vote: 9-0) Amended the boundaries of the VMU overlay district to exclude Tracts 2, 3 ad 7 (Vote: 9-0). Approved ab affordability level of 80% of the median family income for 10% of rental units in a vertical mixed use building for Tracts 1, 4-6 and 8 (Vote 9-0).	6/18/08: The public hearing was closed and the first reading of the ordinance was approved by consent (7-0) 8/28/08: Ordinance No. 20080828-104 for vertical mixed use building (V) district was approved.
C14-05-0178 (Caplin Veterinary Clinic: 7958 Shoal Creek Boulevard)	LO to LR	11/15/05: Approved staff's rec. of LR zoning by consent (Vote: 7-0, J.G. and J. M.-absent)	12/15/05: Ordinance No. 20051215-Z011 for neighborhood commercial (LR) district zoning was approved.
C14-05-0047 (Water-2-Wine: 3300 West Anderson Lane)	GR to CS-1	5/17/05: Approved staff's recommendation of CS-1 zoning by consent (Vote: 9-0)	6/23/05: Ordinance No. 20050623-Z008 for commercial-liquor sales (CS-1) district zoning was approved.

RELATED CASES:

NPA-2026-0031.01 (Neighborhood Plan Amendment Case)

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 3405 STECK AVENUE. C14-2026-0047. Project: 3405 and 3405 1/2 Steck Ave. Rezoning. 2.35 acres from LI to CS-DBC60. Existing: strip retail plaza. Proposed: multifamily housing (690 dwelling units) and High-Turnover Restaurant. Demolition is proposed. Note that applicant seeks participation in the Citywide Density Bonus DBC60 Combining District, which grants an additional 60 feet in building height in exchange for income-restricted housing (Ordinance No. 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 *:** • **Within Anderson Lane Station Neighborhood Center; 0.32 miles from 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 stops along Steck Avenue**
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Sidewalk and bike lane present along Steck Avenue**
Y	**Connectivity, Good and Services, Employment** *: Provides or is located within 0.50 miles to goods and services, and/or employment center. • **Within 0.5 miles of Goods and Services along Steck Ave and Shoal Creek Blvd**
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	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.) • **Medical services present along Shoal Creek Blvd and N Mopac Expwy within 0.5 miles**
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. • **Participating 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**
9	**Number of "Yes's"**

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

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:

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

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

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 project with up to 4 units.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation:

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Steck Ave. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated according to the ASMP 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)
Steck Ave	Level 3	166’	94’	58’	Yes	Yes	Yes

Austin Water Utility:

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater Service Extension Requests may be required. **Or**

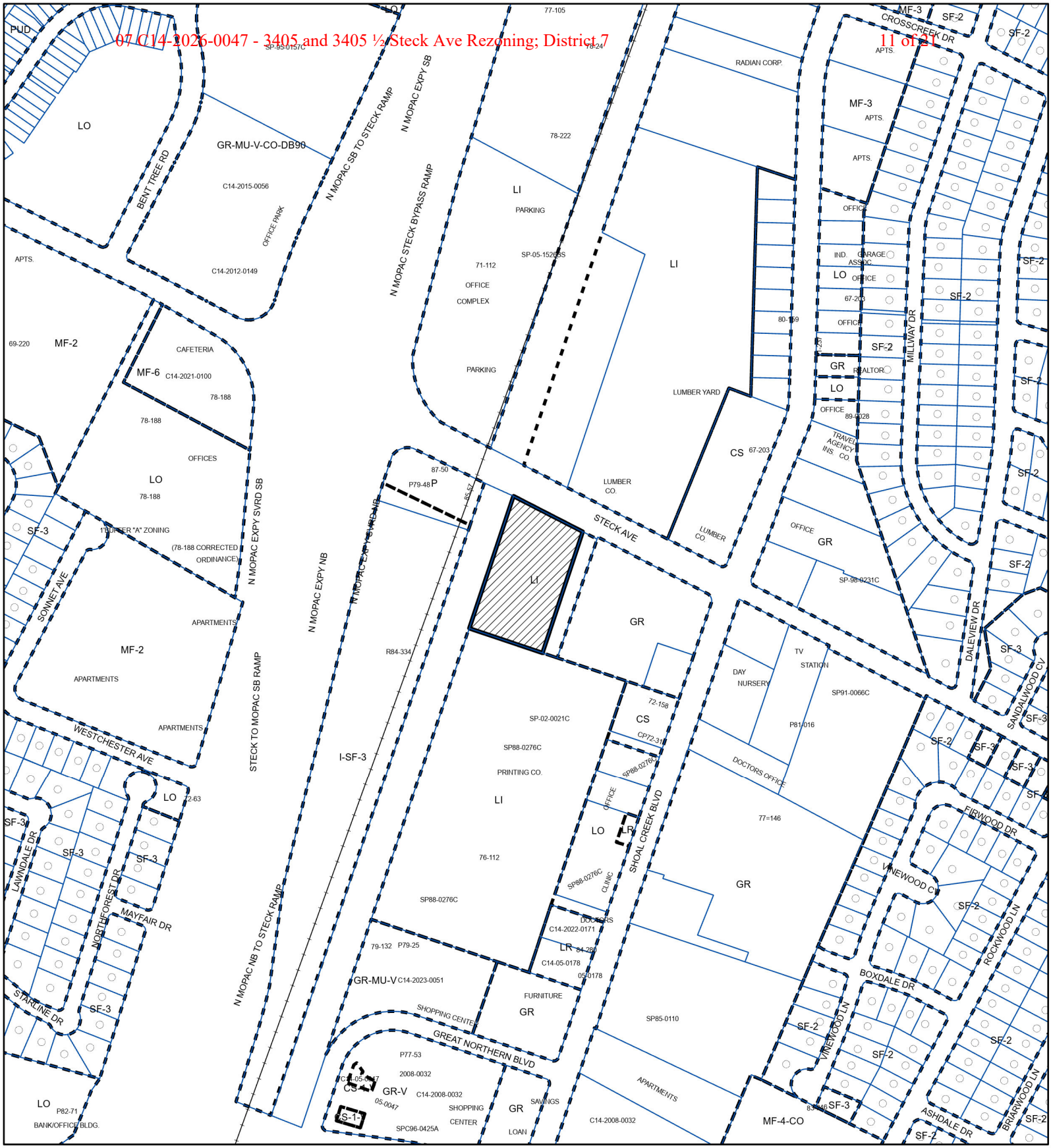
Based on current public infrastructure configurations, it appears that Service Extension Requests (SER) will be required to provide service to this lot. City Council approval of the SER is required due to the property’s location within the Drinking Water Protection Zone and outside the full purpose corporate limits (LDC 25-9-35). For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

A. Zoning Map
B. Aerial Map
C. Applicant’s Summary Letter
D. Educational Impact Statement



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2026-0047

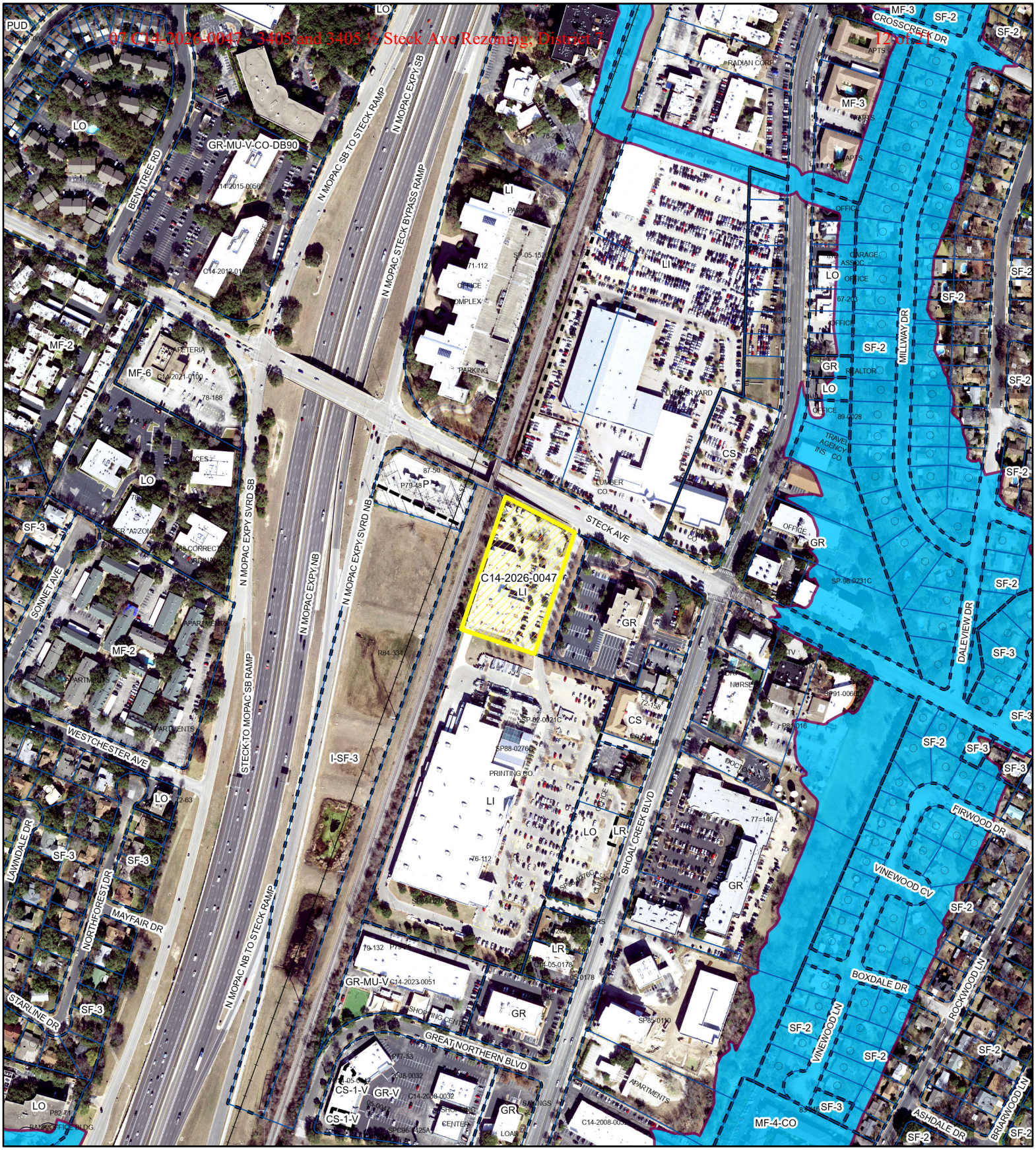
1" = 400'

Austin

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Created: 6/16/2026



N

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

3405 and 3405 1/2 Steck Ave. Rezoning

ZONING CASE#: C14-2026-0047
LOCATION: 3405, 3405 ½ Steck Ave
SUBJECT AREA: 2.3582 Acres
MANAGER: Sherri Sirwaitis

1" = 400'

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Austin

Created: 6/17/2026

DBC
DUBOIS BRYANT & CAMPBELL

David Hartman
(512) 685-3409
dhartman@dbcllp.com
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

DBC
DUBOIS BRYANT & CAMPBELL

David Hartman
(512) 685-3409
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.

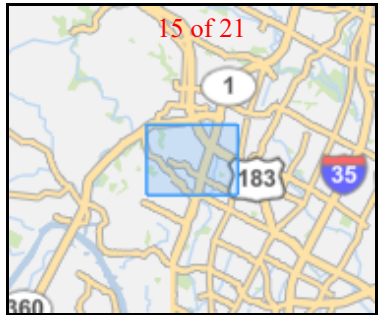
The initial zoning application for the Property that was initially submitted seeks in part to authorize CS-DBC60 (Commercial Services – Citywide Density Bonus 60 Combining District) zoning designation on the Property to authorize development on the Property of a maximum of 120' height. This amendment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

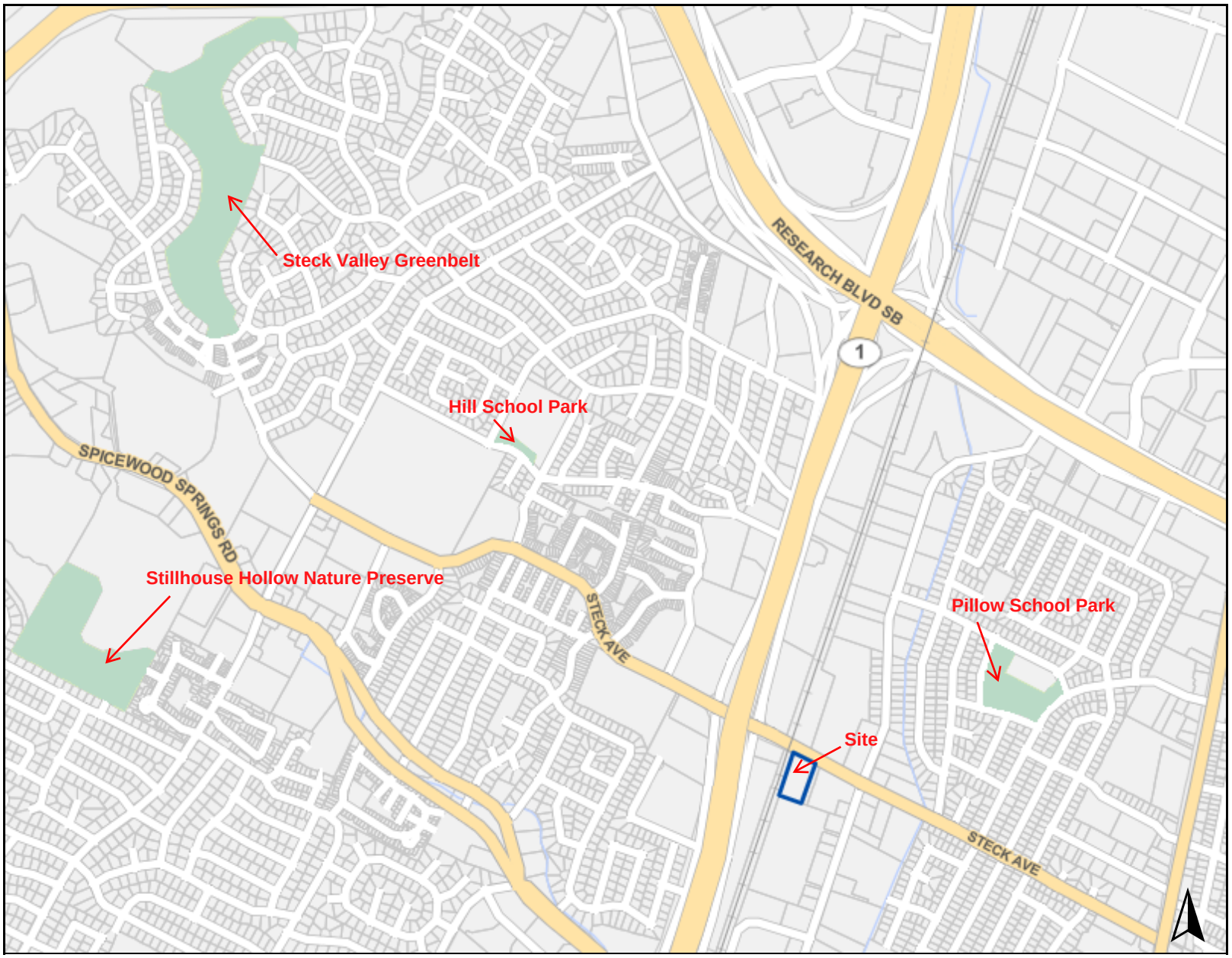
If you have any questions about this zoning application amendment or need additional information, please do not hesitate to contact me. Thank you for your time and attention to this project.

Very truly yours,

David Hartman

Property Profile





Legend

Parks & City Owned Parcels

City of Austin Parks

Travis County Parks

Texas State Parks

Notes

0 0.5 1 mi

10/21/2025

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EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

HIGH SCHOOL: **Anderson HS**

ADDRESS: 8403 Mesa Dr, Austin, TX 78759

PERMANENT CAPACITY: 2,397

MOBILITYRATE: 2.3%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,172	2,275	2,285
% of Permanent Capacity	91%	95%	95%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,222	2,312	2,322
% of Permanent Capacity	93%	96%	97%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

Project Name: 3405 and 3405 ½ Steck Ave Rezoning

Address/Location: 3405 and 3405 ½ Steck Ave

Case #: C14-2026-0047

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

# SF UNITS:		STUDENTS PER UNIT ASSUMPTION				
		Elementary School:		Middle School:		High School:
# MF UNITS:	690	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 690 new dwelling units and a restaurant**. The site contains **no existing dwelling units, demolition is proposed**. In addition, the development includes a proposed **3500 sq.ft. restaurant**.

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 38 students** in total. Of these students, about **19 would attend Pillow ES**, **9 would attend Burnet MS**, and **10 would attend Anderson HS.**

Since the **number of bedrooms is unknown** for the new multifamily development, the projected student numbers are an approximation.

With the addition of these new students, **Pillow ES (78% capacity)** and **Burnet MS (53% capacity)** fall below the recommended **80%–95% utilization range** for the 2026–27 school year, while **Anderson HS** is expected to exceed itat **105% capacity**.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

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TRANSPORTATION IMPACT

Students assigned to Pillow ES, Burnet MS, and Anderson HS are all expected to be **walkers**, though **Pillow ES requires a sidewalk** connecting the property to Steck.

SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: **07.17.2026** **Director:** Melissa Laursen

EDUCATIONAL IMPACT STATEMENT

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DATA ANALYSIS WORKSHEET

ELEMENTARYSCHOOL: PillowES

ADDRESS: 3025Crosscreek Dr.
Austin, TX 78757

PERMANENT CAPACITY: 488

MOBILITY RATE: -26.6%

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	376	446	465
% of Permanent Capacity	77%	81%	95%

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	276	362	381
% of Permanent Capacity	57%	66%	78%

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MIDDLE SCHOOL: **Burnet MS**

ADDRESS: 8401 Hathaway Dr.
Austin, TX 78757

PERMANENT CAPACITY: 1,265

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	882
% 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	670
% of Permanent Capacity	55%	62%	53%

EDUCATIONAL IMPACT STATEMENT

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Austin Independent School District

HIGH SCHOOL: **Anderson HS**

ADDRESS: 8403 Mesa Dr.
Austin, TX 78759

PERMANENT CAPACITY: 2,237

MOBILITY RATE: 2.7%

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	2,118	2,298	2,308
% of Permanent Capacity	95%	96%	103%

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	2,175	2,335	2,345
% of Permanent Capacity	97%	97%	105%