ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0030 - N Lamar Blvd at Beaver St DISTRICT: 4

ADDRESS: 8613, 8609, 8607, 8605 North Lamar Boulevard and 604, 606, 608, 706 Beaver Street

~~ZONING FROM: Tract 1, 2, 3: CS-V-CO-NP TO: Tracts: 1, 2, 3: CS-V-CO-DB90-NP~~
~~Tract 4: SF-3-NP Tract 4: LO-DB90-NP~~ Revised 10/30/26*

ZONING FROM: Tract 1: CS-V-CO-NP TO: Tract: 1: CS-V-CO-DB90-NP
Tract 2: CS-V-CO-NP Tract 2: CS-V-CO-DB90-NP
Tract 3: SF-3-NP Tract 3: LO-DB90-NP

The applicant proposes to maintain the conditions on the portion of the property currently zoned CS-V-CO-NP per Ordinance 20100624-112. Therefore, the conditional overlay for Tracts 1 and 2 will make the following uses Conditional uses on the property:
• Automotive Washing (of any type)
• Automotive Repair Services
• Automotive Sales
• Hotel-Motel
• Drive-in Service as an accessory use to a commercial use.

In addition, the applicant is requesting to modify the DB90 ordinance requirement for pedestrian oriented ground floor commercial spaces in LCD 25-2-652 (F) only for the portion of the site (Tracts 2 and 3) that front Beaver Street (*please see Applicant's Request Letter – Exhibit C*).

SITE AREA: 2.0281 acres

PROPERTY OWNER: 8609 N Lamar LLC

APPLICANT/AGENT: Drenner Group, P.C. (Leah M. Bojo)

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

STAFF RECOMMEDATION:
The staff recommends CS-V-CO-DB90-NP, General Commercial Services-Vertical Mixed Use Building-Conditional Overlay-Density Bonus 90-Neighborhood Plan Combining District zoning for Tracts 1, 2 and 3. The conditional overlay will maintain the following uses as Conditional uses on the property:
• Automotive Washing (of any type)
• Automotive Repair Services
• Automotive Sales
• Hotel-Motel

• Drive-in Service as an accessory use to a commercial use.

The staff recommends LO-DB90-NP, Limited Office- Density Bonus 90-Neighborhood Plan Combining District zoning for Tract 4. The staff also recommends granting the modification request to not provide ground floor Pedestrian-Oriented Commercial Space (to provide 0% of the requirement) for this portion of the site that fronts Beaver Street.

PLANNING COMMISSION ACTION / RECOMMENDATION:
October 13, 2026: Approved staff's recommendation of CS-V-CO-DB90-NP zoning for Tracts 1, 2 and 3 and LO-DB90-NP for Tract 4, with the modification request to not provide ground floor Pedestrian-Oriented Commercial Space (to provide 0% of the requirement) for this portion of the site that fronts Beaver Street, by consent (9-0, C. Haney, A. Powell and P. Breton-absent); D. Skidmore-1st, I. Amed-2nd.

CITY COUNCIL ACTION:
November 5, 2026

ORDINANCE NUMBER:

ISSUES:

*When drafting the zoning ordinance based on the Planning Commission's recommendation for this case, the staff met with the Law Department to discuss how to define the portion of the property that is impacted by the applicant's request to not provide ground floor Pedestrian-Oriented Commercial Space for the portion of the site that fronts Beaver Street. The waiver will need to be identified legally by tracts (not street access, street frontage or by address) because the way this requirement reads in the code is that this section applies, "When a site abuts a **principal street**…" not the street name. The Law Department recommended changing the tract definitions for this property. Therefore, the Zoning Case Map has been revised to make Tract 1 consist of Lots 3 and 4, Block No. 2, Fiskville School Addition, also known as 8613, 8609, 8607, 8605 North Lamar Boulevard from CS-V-CO-NP zoning to CS-V-CO-DB90-NP zoning. Tract 2 will now consist of Lot 5, less the West 142 feet, Block No. 2, Fiskville School Addition, also known as 706 Beaver Street from CS-V-CO-NP zoning to CS-V-CO-DB90-NP zoning. Finally, Tract 3 will now be comprised of Lot 6 and 7, Block No. 2, Fiskville School Addition, also known as 604, 606, 608 Beaver Street from SF-3-NP zoning to LO-DB90-NP zoning. *Please see the Revised Zoning Case Map – Exhibit F*. The request for a modification to not provide ground floor Pedestrian-Oriented Commercial Space (to provide 0% of the requirement) for this portion of the site that fronts Beaver Street will only apply to Tract 2 and 3 on this property.

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the "DB90" combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently, the applicant submitted this rezoning application to request the -DB90 combining district.

CASE MANAGER COMMENTS:

The property under consideration is a 2+ acre site that is made up of five lots that access North Lamar Boulevard and Beaver Street. The lots fronting N. Lamar Boulevard, referred to as Tracts 1, 2 and 3 on the Zoning Case Map, currently contain automotive repair uses. The lots to the southeast along Beaver Street are referred to as Tract 4 and consist of a single-family home and vacant lot that contains outdoor storage. To the north, there is an automotive repair business (Used Tire Sales) that is zoned CS-V-CO-NP. The lots to the south are developed with another automotive repair business zoned CS-1-V-CO-NP, restaurant uses (Antojitos Chovita and La Gordita Loca), a service station (Exxon) and an automotive sales use zoned MF-4-NP and SF-3-NP. To the east, there is a single-family residence and a religious assembly use (Iglesia Evangelica) zoned SF-3-NP and SF-6-NP respectively. The properties to the west, across N. Lamar Boulevard, contain a restaurant (Guero Carnitas) and a retail center (Lanier Village) that is zoned CS-NP.

In this case, the applicant is requesting general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP)

combining district zoning for Tracts 1, 2, and 3 and limited office-density bonus 90-neighborhood plan (LO-DB90-NP) combining district zoning for Tract 4 for a proposed development that would include multi-family units requiring an affordable component and a 2,750 sq. ft. retail plaza. A building constructed under density bonus 90 (DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. In this request, the applicant is also asking to modify the DB90 ordinance requirement for pedestrian oriented ground floor commercial spaces in LCD 25-2-652 (F) only for the portion of the site that fronts Beaver Street to allow for a transition from the higher density residential and commercial development on North Lamar into the more residential nature of Beaver Street. The overall project would consist of approximately 545 multifamily residential units and will not be seeking a partial/complete (0-100%) modification for the ground floor commercial space requirement for North Lamar Boulevard (*please see Applicant's Request Letter – Exhibit C*).

This site under review is within the Georgian Acres Neighborhood Planning Area which is part of the North Lamar Combined Planning Area. The Future Land Use Map (FLUM) calls for a portion of this site to be designated as "Single Family" and the applicant is requesting for this tract to be changed to "Mixed Use". Therefore, there is an accompanying NPA case, NPA-2026-0026.01, that will proceed concurrently with this rezoning application review.

A development utilizing the "density bonus 90" incentives is permitted with a base CS and LO districts and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the CS district (60 feet base plus 30 feet incentive) and 70 feet in the LO district (40 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements.

There are two options for projects including rental units:

1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

1) a minimum of 12% of the residential units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
2) an in-lieu-fee payment to the Housing Trust Fund, 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.

BASIS OF RECOMMENDATION:

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

   City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City. This request is consistent with the "DB90" option and Ordinance No. 20240229-073, which replaced the invalidated "VMU2" combining district.

   The property under consideration is located along a North Lamar Boulevard a designated Imagine Austin Activity Corridor and is to the south of the North Lamar & Runberg Regional Center. It is approximately 400 ft from both the northbound and southbound Fairfield Drive bus stop. The Cap Metro Fairfield Drive bus stops provide access to High-Frequency 801 Route, as well as access to Local Route 1, both running along the N Lamar Boulvard and South Congress corridors. Both stops are accessible by sidewalks along N Lamar Boulevard, and an ADA compliant crosswalk installed at N Lamar Boulevard at Fairfield Drive intersection (*please see ZTA Memorandum – Exhibit D*).

2. *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.

   Limited Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods.

   Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

   Density Bonus 90 combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height.

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

3. *Zoning changes should promote compatibility with adjacent and nearby uses.*

   The proposed site fronts and will take access to North Lamar Boulevard, a Level 3, five-lane undivided arterial roadway. It is surrounded by commercial zoning district designations and uses to the north, south and west and residential zoning and uses to the

east. There is CS-V-CO-NP zoning to the north, CS-1-V-CO-NP, MF-4-NP and SF-3-NP zoning to the south, SF-3-NP and SF-6-NP zoning to the east and CS-NP zoning to the west.

4. *Zoning should allow for reasonable use of the property.*

   The staff's recommendation of CS-V-CO-DB90-NP and LO-DB90-NP zoning will permit the applicant to redevelop this site with a mixture of residential, office, civic and commercial uses that will serve the surrounding community. In addition, the applicant's intent to approximately 545 mid-rise multifamily units at this location supports the goals stated in the Imagine Austin Comprehensive Plan and the Strategic Housing Blueprint.

5. *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 to comply with affordable housing requirements.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-V-CO-NP, SF-3-NP	Automotive Repair (Auto Body Shop Collision and Paint, Collison Repair, ADK Auto), Single Family Residence, Vacant Lot with Outdoor Storage
North	CS-V-CO-NP	Automotive Repair (Used Tire Sales)
South	CS-1-V-CO-NP, MF-4-NP, SF-3-NP	Automotive Repair (Service Pro San Fernando Auto Service), Restaurants (Antojitos Chovita, La Gordita Loca), Service Station (Exxon), Automotive Sales
East	SF-3-NP, SF-6-NP	Single Family Residence, Religious Assembly (Iglesia Evangelica)
West	CS-NP	Restaurant (Guero Carnitas), Retail Sales (Lanier Village: Viva Food Mart, Carniceria, La Glorieta, TST Insurance, Boost Mobile, Family Dentistry, Unipago, Metro by T-Mobile, Jim's Lavanderia)

NEIGHBORHOOD PLANNING AREA: North Lamar Combined Neighborhood Planning Area (Georgian Acres)

WATERSHED: Little Walnut Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council,
Friends of Austin Neighborhoods,
Georgian Acres Neigh. Assn.,
Go Austin Vamos Austin - North ,
Homeless Neighborhood Association,
North Lamar/Georgian Acres Neighborhood Team

SCHOOLS: Austin I.S.D.

Wooten Elementary School,
Barrington Elementary School,
Navarro Early College High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0113	GR-NP to CS-1-NP	9/10/03: Approved staff's alternate recommendation of CS-1-CO-NP zoning, with a CO to limit development on the site to less than 2,00 vtpd (8-0, R. Pratt-absent); C. Riley-1st, M. Casias-2nd.	10/09/03: Approved CS-1-CO-NP zoning (7-0); all 3 readings
C14-01-0037	MF-2, SF-3, SF-2 to NO-NP	4/17/01: Approved staff rec. of NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP (9-0)	5/24/01: Approved PC rec. on all 3 readings, except Tract 9 (1st reading only); (6-0) 8/9/01: Approved CS-NP for Tract 9 (7-0); 2nd/3rd readings
C14-01-0016	SF-3 to LR	3/27/01: Approved LO-CO w/ conditions (8-0-1, BH-abstain)	6/14/01: Approved SF-6 (7-0); 1st reading 10/25/01: Approved SF-6 (6-0); 2nd/3rd readings

RELATED CASES:

NPA-2026-0026.01 – Neighborhood Plan Amendment Case

OTHER STAFF COMMENTS:

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 Little Walnut 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 for the new applicable uses proposed by this development, multifamily and Single Family with CS-V-CO-DB90-NP and LO-DB90-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should any fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

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

Site Plan

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/adjacency of SF-3-NP zoned and developed properties to the east, northeast and south (i.e., 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

DB90 Rezoning

This site must meet affordability minimums per LDC 25-2-652 to be eligible for DB90. A signed letter of approval from the Housing Department will be required with site plan submittal.

North Lamar Boulevard is the Principal Street for this site. Any buildings fronting this street will be required to have 75% of the ground floor as commercial uses. NOTE: A lobby serving a use other than a pedestrian-oriented commercial or civic space is not counted as a pedestrian-oriented commercial or civic place.

If a building includes a mix of uses, a non-residential use:
may not be located above a residential use; and
may not be located on or above the third story of the building.

This site is adjacent to a site that contains one to three dwelling units and is zoned SF-5 or more restrictive. A compatibility buffer 25' in width, designed to 25-8-700 and 25-2-652(G) will be required.
Transportation

A Zoning Traffic Analysis (ZTA) for this property is required and has been reviewed by the staff (*please see Zoning Traffic Analysis Memorandum – Exhibit D*).

The Austin Strategic Mobility Plan (ASMP) calls for 150 feet of right-of-way for N. Lamar Blvd. It is recommended that 75 feet of right-of-way from the existing centerline should be dedicated according to the ASMP.

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for N. Lamar Blvd. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated according to the ASMP.

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)**
N. Lamar Blvd.	Level 3	150'	120'	67'	Yes	No	Yes
Beaver St.	Level 1	58'	54'	30'	No	No	Yes

Water Utility

No comments on zoning change.

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

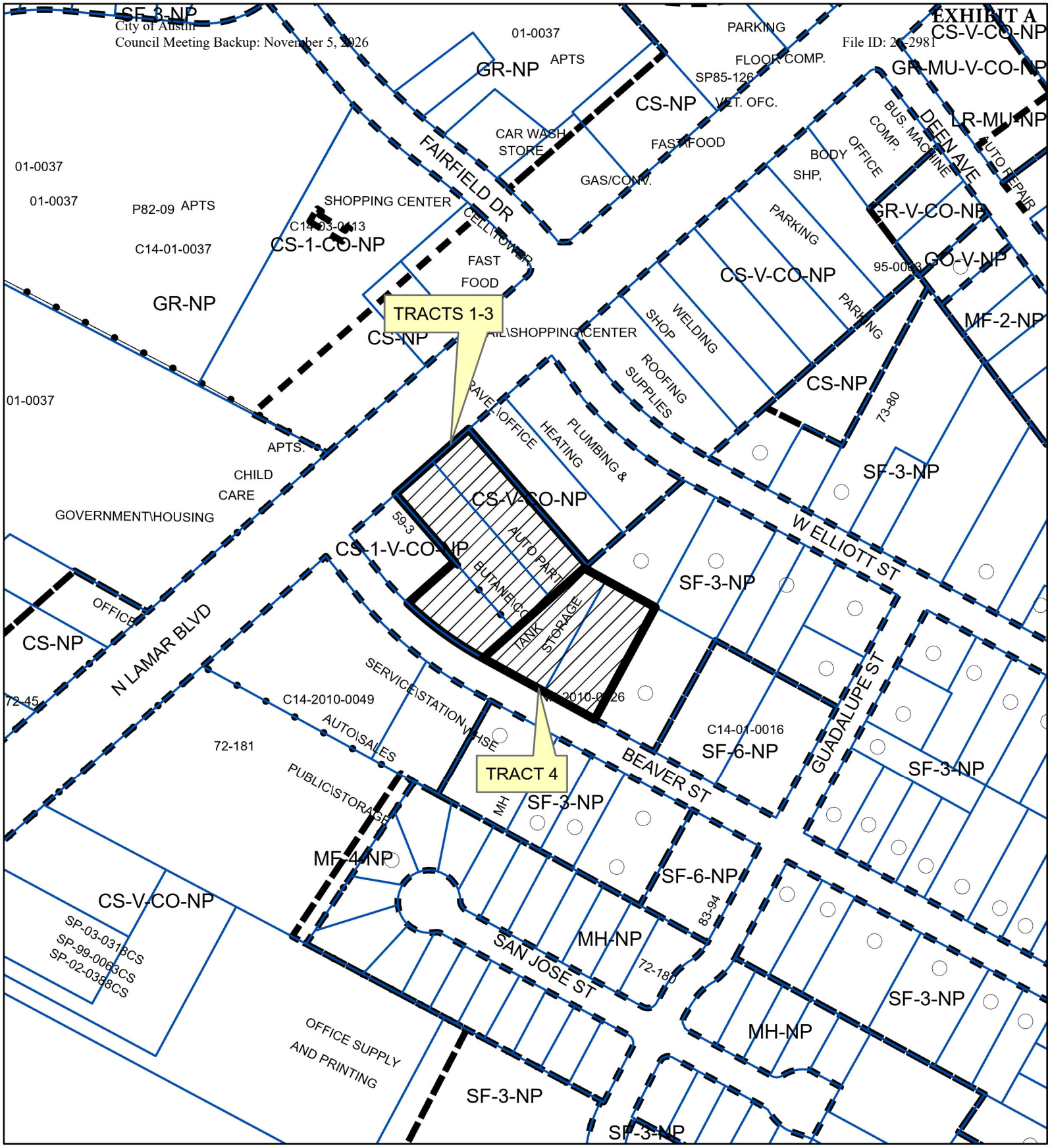
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Map
C. Applicant's Request Letter
D. Zoning Traffic Analysis Memorandum
E. Education Impact Statement
F. Revised Zoning Case Map with Updated Tract Identification
Comments from Interested Parties

EXHIBIT A

File ID: 26-2981



ZONING

ZONING CASE#: C14-2026-0030

N

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 200'

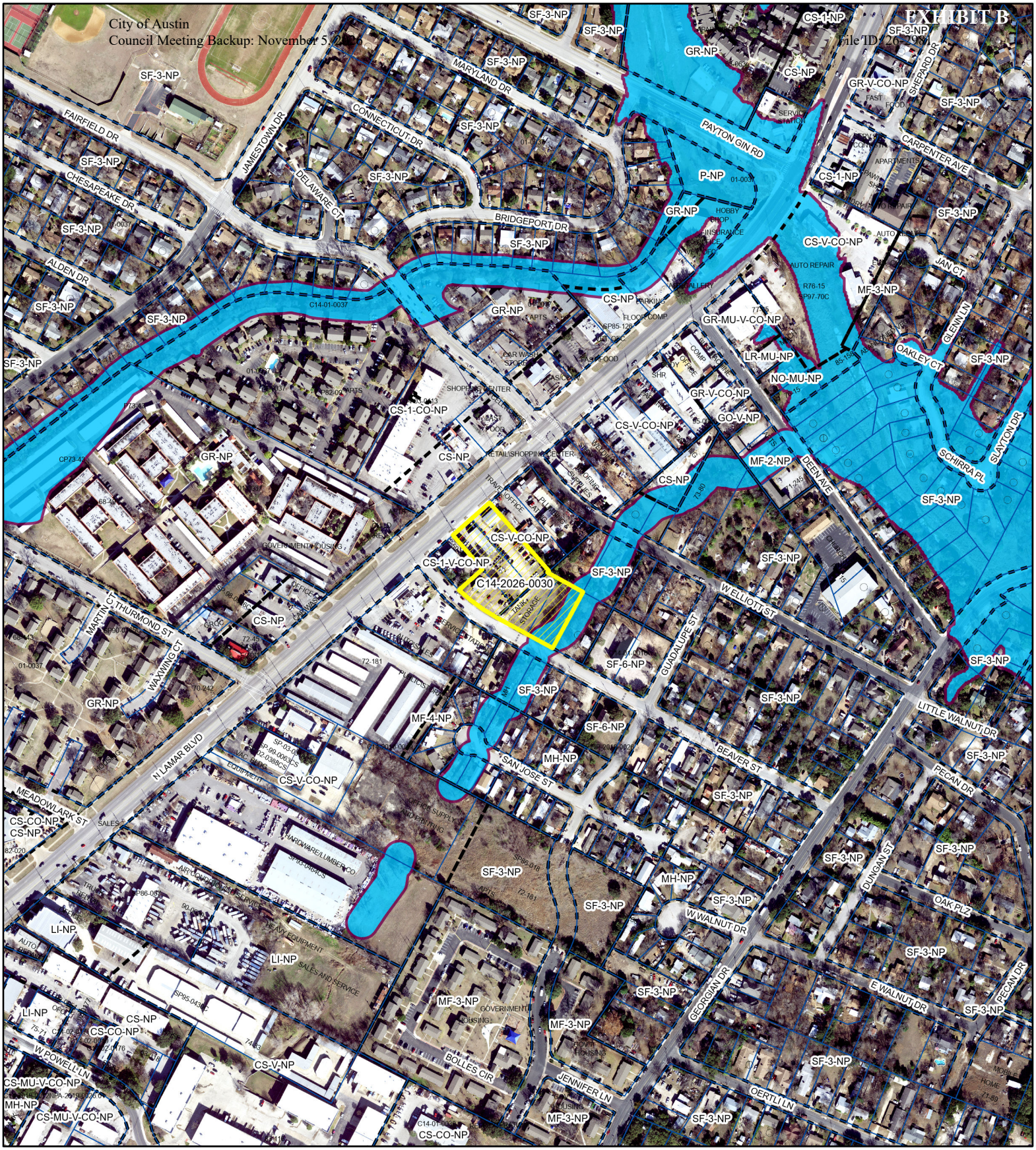
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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EXHIBIT B
File ID: 26-2981



N

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

1" = 400'

N Lamar Blvd at Beaver St

ZONING CASE#: C14-2026-0030
LOCATION: 8605, 8607, 8609, 8613 North Lamar Blvd; 604, 606, 608, 707 Beaver St
SUBJECT AREA: 2.0281 Acres
MANAGER: Sherri Sirwaitis

Austin

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EXHIBIT C

DRENNER GROUP

May 15, 2026

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

Via Electronic Delivery

Re: Lamar Blvd and Beaver Street – Updated: Zoning application for the property located at 8613 N Lamar Blvd, 8609 N Lamar Blvd, 606 Beaver Street, and 608 Beaver Street, comprised of Lots 3, 4, 6, 7, and 5, less the West 142 feet, Block 2, Fiskville School Addition, according to the map or plat thereof, recorded in Volume 4, Page 169, Plat Records of Travis County, Texas.

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning application package. The project is titled N. Lamar Blvd at Beaver St. and is 2.02-acres of land, located on the east side of N. Lamar Blvd and along the north side of Beaver Street. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned CS-V-CO-NP (General Commercial Services – Vertical Mixed-Use Building – Conditional Overlay– Neighborhood Plan) and SF-3-NP (Family Residence – Neighborhood Plan). We are proposing to rezone to CS-V-CO-DB90-NP (General Commercial Services - Vertical Mixed-Use Building - Conditional Overlay– Density Bonus 90-Neighborhood Plan and LO-DB90-NP (Limited Office - Density Bonus 90-Neighborhood Plan). We understand that the DB90 overlay may soon become a legacy district and are open to discussing amendments to our application as those code changes, and this application, progress.

With this request, we propose to waive the requirement for pedestrian oriented ground floor commercial spaces in LCD 25-2-652 (F) only for the portion of the site that fronts Beaver Street. This will allow a transition from the higher density residential and commercial development on North Lamar into the more residential nature of Beaver Street.

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

A Zoning Traffic Analysis (ZTA) is required and will be complete prior to the Commission Hearing. Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

Leah M. Bojo

cc: Joi Harden and Sherri Sirwaitis, Planning Department *(via electronic delivery)*

ORDINANCE NO. 20100624-112

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 669 ACRES OF LAND GENERALLY KNOWN AS THE GEORGIAN ACRES NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 43 TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property, and to change the base zoning districts on 43 tracts of land within the property (the "Property") described in Zoning Case No. C14-2010-0049, on file at the Planning and Development Review Department, as follows:

> Approximately 669 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" *(the Tract Map)*;

generally known as the Georgian Acres neighborhood plan combining district, locally known as the area bounded by Rundberg Lane on the north, IH-35 on the east, U.S. Highway 183 on the south and North Lamar Boulevard on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" *(the Zoning Map)*.

Except as otherwise specifically provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 43 tracts of land are changed from interim-family residence (I-SF-3) district, family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, neighborhood office (NO) district, limited office (LO) district, limited office-conditional overlay (LO-CO) combining district, limited office-mixed use-conditional overlay (LO-MU-CO) combining district, general office (GO) district, general office-conditional overlay (GO-CO) combining district, neighborhood commercial (LR) district, community commercial (GR) district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, and limited industrial service (LI) district, to family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan

(SF-6-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district general office office-vertical mixed use building-neighborhood plan (GO-V-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-neighborhood plan (LR-MU-V-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use- vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district, community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district, and, commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
101	246681	9325 N LAMAR BLVD	CS	CS-V-CO-NP
	246676 (portion)	9315 N LAMAR BLVD		
		9311.5 N LAMAR BLVD		
		9313 N LAMAR BLVD		
		9311 N LAMAR BLVD		
		9307.5 N LAMAR BLVD		
		9309 N LAMAR BLVD		
		9307 N LAMAR BLVD		
	246675	9209 N LAMAR BLVD		
	246674	9207 N LAMAR BLVD		
		700.5 COOPER DR		

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
102	243096	8929 N LAMAR BLVD	GR	GR-V-CO-NP
103	243027	8911 N LAMAR BLVD	CS	CS-V-CO-NP
	243029 (portion)	8905 N LAMAR BLVD		
	243028 (portion)	8833 N LAMAR BLVD		
		8901 N LAMAR BLVD		
	243030	707 CARPENTER AVE		
	243031	611 CARPENTER AVE		
	241794 (portion)	8831 N LAMAR BLVD		
		8829 N LAMAR BLVD		
		8807 N LAMAR BLVD		
		8825 N LAMAR BLVD		
		8823 N LAMAR BLVD		
		8821 N LAMAR BLVD		
		8817 N LAMAR BLVD		
		8817.5 N LAMAR BLVD		
	243017 (portion)	8827 N LAMAR BLVD		
104	241794 (portion)	8807 N LAMAR BLVD	GR	GR-MU-V-CO-NP
		8803 N LAMAR BLVD		
	241792 (portion)	608 DEEN AVE		
105	241792 (portion)	710 DEEN AVE	LR	LR-MU-NP
106	241784	606 DEEN AVE	SF-3	NO-MU-NP
	241794 (portion)	8807 N LAMAR BLVD	NO	
107	241805	8745 N LAMAR BLVD	CS	CS-V-CO-NP
	241804	8741 N LAMAR BLVD		
	241803	8735 N LAMAR BLVD		
	241802	8729 N LAMAR BLVD		
	241801	8723 N LAMAR BLVD		
	241800	8715 N LAMAR BLVD		
	241799	8711 N LAMAR BLVD		
	241798	8703 N LAMAR BLVD		
		8701 N LAMAR BLVD		
108	241806	607 DEEN AVE A	GR	GR-V-CO-NP
109	241807	605 DEEN AVE	GO	GO-V-NP
110	241823	8631 N LAMAR BLVD	CS	CS-V-CO-NP
		8613 N LAMAR BLVD		
		8617 N LAMAR BLVD		
	241821	8607 N LAMAR BLVD		
	241820	8605 N LAMAR BLVD		
	241818 (portion)	706 BEAVER ST		
111	241819	8603.5 N LAMAR BLVD	CS-1	CS-1-V-CO-NP
		8603 N LAMAR BLVD		
112	241832	8543 N LAMAR BLVD	CS	CS-V-CO-NP
		8545 N LAMAR BLVD		
	241827	701 BEAVER ST		

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
	240428 (portion)	8513 N LAMAR BLVD		
		8501 N LAMAR BLVD		
		8419 N LAMAR BLVD		
		8525 N LAMAR BLVD		
	240462	8415 N LAMAR BLVD		
	240463	8409 N LAMAR BLVD		
	240464	8407.5 N LAMAR BLVD		
		8407 N LAMAR BLVD		
	240465 (portion)	LOT 4 C B P COMMERCIAL SUBD		
	240466	8405 N LAMAR BLVD		
	240449	8321 N LAMAR BLVD		
113	240465 (portion)	LOT 4 C B P COMMERCIAL SUBD	MF-2	SF-3-NP
114	240440	LOT 5 C B P COMMERCIAL SUBD	MF-2	SF-3-NP
115	240447	8313 N LAMAR BLVD	CS	CS-V-NP
		8319 N LAMAR BLVD		
		8235 N LAMAR BLVD		
		8305 N LAMAR BLVD		
	240446 (portion)	8227 N LAMAR BLVD		
	237937	404.5 W POWELL LN		
		404 W POWELL LN		
	237936	214 W POWELL LN		
	237935	208 W POWELL LN		
	727383 (portion)	202 W POWELL LN		
		204 W POWELL LN		
		204.5 W POWELL LN		
116	240461 (portion)	8231 N LAMAR BLVD	LI	CS-NP
		8233 N LAMAR BLVD		
		8201 N LAMAR BLVD		
117	240451	606 W POWELL LN	SF-3	CS-NP
118	239650 (portion)	8071 N LAMAR BLVD	CS-1	CS-1-MU-V-CO-NP
119	239652	719 W POWELL LN	CS	CS-MU-V-CO-NP
	239653	8133 N LAMAR BLVD	LI	
	239654	8145 N LAMAR BLVD		
	237967	715 W POWELL LN	CS	
	237968	711 W POWELL LN		
	236966	619 W POWELL LN		
	237990	617 W POWELL LN		
	237989	615 W POWELL LN		
	237988	611 W POWELL LN		
	239648	8129 N LAMAR BLVD		
	239647	8101 N LAMAR BLVD		

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
	239646	8079 N LAMAR BLVD		
	239650 (portion)	8071 N LAMAR BLVD	GR; CS	
		8071 N LAMAR BLVD		
		618.5 W ANDERSON LN WB		
	239649	NE TRI OF LOT 2 * LESS W 17.13 AV SANTA MARIA VILLAGE	CS	
	237954	8080 PURNELL DR		
	236507	400 W ANDERSON LN WB		
	237965	214 W WONSLEY DR		
	237964	210 W WONSLEY DR		
	237963	206 W WONSLEY DR		
	237962	204 W WONSLEY DR		
	237982	202 W WONSLEY DR		
	237981	200 W WONSLEY DR		
		200.5 W WONSLEY DR		
120	237953	501 W POWELL LN	CS	CS-V-NP
121	237949	102 W POWELL LN	GR	LR-NP
	237948	8212 GEORGIAN DR		
	237947	8216 GEORGIAN DR		
	237946	8222 GEORGIAN DR		
	237945	8226 GEORGIAN DR		
	237944	8230 GEORGIAN DR		
		8238 GEORGIAN DR		
		8240 GEORGIAN DR		
122	238191	408 E WONSLEY DR	MF-3	LO-MU-NP
	238195	93.83X100FT ABS 789 SUR 57 WALLACE J P		
	238190	410 E WONSLEY DR		
	238197	501 E POWELL LN		
	238189	500 E WONSLEY DR		
		508 E WONSLEY DR		
123	238188	502 E WONSLEY DR	SF-3	LR-MU-NP
	238196	501 E POWELL LN		
	238192	503 E POWELL LN		
	238193	601 E POWELL LN	MF-3	
	238187	504 E WONSLEY DR		
	238186	602 E WONSLEY DR		
	238185	700.5 E WONSLEY DR		
124	238199	704 E WONSLEY DR	CS	CS-CO-NP
	238198	8100 N IH 35 SVRD SB	CS; I-SF-3	
		8112.5 N IH 35 SVRD SB	CS	
		8114.5 N IH 35 SVRD SB		
	238200	8120 N IH 35 SVRD SB	CS	
		8122.5 N IH 35 SVRD SB		

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
	238203	8128.5 N IH 35 SVRD SB	CS-1	
		707.5 E POWELL LN		
		8128 N IH 35 SVRD SB	CS	
		8142 N IH 35 SVRD SB		
125A	238213	500 E POWELL LN	CS-CO	CS-CO-NP
125B	238212	600 E POWELL LN	CS	CS-CO-NP
	238211	700 E POWELL LN		
		8214 N IH 35 SVRD SB		
		8210 N IH 35 SVRD SB		
	238210	8200 N IH 35 SVRD SB		
	238208	8222.5 N IH 35 SVRD SB		
		8230 N IH 35 SVRD SB		
126	238214	8302 N IH 35 SVRD SB	CS	MF-3-CO-NP
127	238204	505 OERTLI LN	SF-3	SF-6-NP
	238207	511 OERTLI LN		
128A	239690	8312 N IH 35 SVRD SB	GR	CS-CO-NP
128B	568102	8408 N IH 35 SVRD SB	CS-CO	CS-CO-NP
128C	568101	8416 N IH 35 SVRD SB	CS	CS-CO-NP
129	239677	600 BARWOOD PK	LO	MF-3-NP
		601 BARWOOD PK		
		604.5 BARWOOD PK		
130	426174	606 BARWOOD PK	CS	CS-CO-NP
	426173	700.5 BARWOOD PK		
		8500 N IH 35 SVRD SB		
		8502.5 N IH 35 SVRD SB		
	426172	8610 N IH 35 SVRD SB		
131	239687	8618 N IH 35 SVRD SB	CS	MF-4-CO-NP
		8630 N IH 35 SVRD SB		
		8720.5 N IH 35 SVRD SB		
		8820 N IH 35 SVRD SB		
		8800 N IH 35 SVRD SB		
132	242067	9000 N IH 35 SVRD SB	SF-3	CS-CO-NP
	242066	9010 N IH 35 SVRD SB	CS	
		9014 N IH 35 SVRD SB		
		9038 N IH 35 SVRD SB		
	242065	9034 N IH 35 SVRD SB		
	243377	9038 N IH 35 SVRD SB		
	243378 (portion)	9106 CAPITOL DR		
	243376	9120 N IH 35 SVRD SB		
133	243378 (portion)	9106 CAPITOL DR	GR	GR-CO-NP
	243375	601 MIDDLE LN		
134	243358	602 MIDDLE LN	LR	LO-CO-NP
	243361	604 MIDDLE LN		
	243360	606 MIDDLE LN		

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
135A	243345	700 MIDDLE LN	GR	GR-CO-NP
		9200 N IH 35 SVRD SB		
		9204 N IH 35 SVRD SB		
135B	243367	9220 N IH 35 SVRD SB	GR	GR-CO-NP
		9304.5 N IH 35 SVRD SB		
135C	243344	9318 N IH 35 SVRD SB	GR	GR-CO-NP
135D	243357	505 E RUNDBERG LN	GR	GR-CO-NP
	243356	503 E RUNDBERG LN	LO	
136	243343	411 E RUNDBERG LN	LO	LR-MU-V-NP
	243342	409 E RUNDBERG LN	SF-3	
	243366	407 E RUNDBERG LN		
	243365	405 E RUNDBERG LN	GO-CO	
	243364	403 E RUNDBERG LN		
	243363	401 E RUNDBERG LN		
	243341	311 E RUNDBERG LN	LO	
		313 E RUNDBERG LN		
	244948	305 E RUNDBERG LN	SF-3	
	244947	301 E RUNDBERG LN		
137	244932	205 E RUNDBERG LN	LO-CO	LR-MU-V-NP
		9306.5 NORTH DR		
	244931	201 E RUNDBERG LN	LO	
	244930	105 E RUNDBERG LN	LO-MU-CO	
	244929	101 E RUNDBERG LN		

PART 3. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.

B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

C. Front porch setback applies as set forth in Section 25-2-1602.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are conditional uses of Tracts 101, 102 – 104, 107, 108, 110 – 112, 118, and 119:

Automotive washing (of any type)
Automotive sales
Drive-in service as an accessory use to a commercial use
Automotive repair services
Hotel-motel

B. A hotel-motel use is a conditional use of Tracts 124, 125B, 126, 128A, 128B, 128C, 130, 132, 133, and 135A - 135D.

C. The following applies to Tract 125A.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 675 trips per day.

2. The maximum height for a building or structure is 40 feet from ground level.

3. A privacy fence shall be provided and maintained along the west and north property lines.

4. A 50-foot wide undisturbed buffer shall be provided along the north property line.

5. A 25-foot wide undisturbed buffer shall be provided on the west property lines.

6. Improvements permitted within the buffers zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

7. The following uses are conditional uses:

Hotel-motel	Plant nursery
Theater	Construction sales & services
Convenience storage	

8. The following uses are prohibited uses:

Maintenance & service facilities	Agricultural sales & services
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Campground	Commercial blood plasma center
Commercial off-street parking	Drop-off recycling collection facility
Equipment sales	
Funeral services	General retail sales (convenience)
General retail sales (general)	Indoor entertainment
Indoor sports and recreation	Kennels
Laundry services	Hospital services
Monument retail sales	Off-site accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Restaurant (general)
Restaurant (limited)	Transportation terminal
Service station	Vehicle storage
Veterinary services	Private secondary educational facilities
Equipment repair services	
Exterminating services	Community recreation (private)
Public secondary educational facilities	Community recreation (public)

D. The following applies to Tract 128B.

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

E. The following applies to Tract 131.

Redevelopment of the entire property shall require construction and maintenance of a six-foot privacy fence and a vegetative buffer 50 feet wide along the western portion of the property sufficient to insure privacy between the tract and the existing single-family development adjacent to the tract.

F. The following applies to Tract 134.

1. The maximum height of a building is 18 feet.

2. The following uses are conditional uses:

Medical offices (exceeding 5000 sq. ft. gross floor area)
Medical offices (not exceeding 5000 sq. ft. gross floor area)

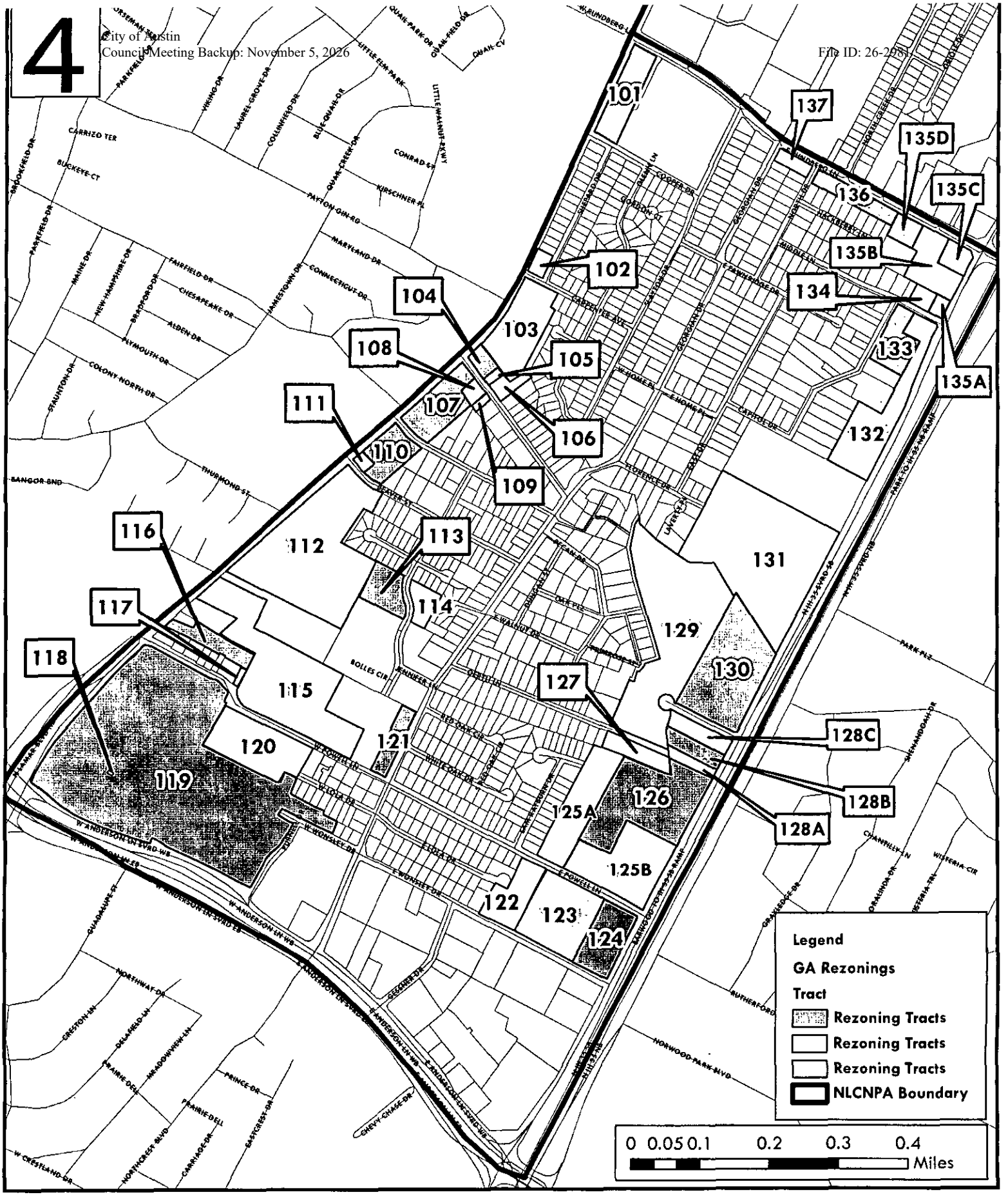
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

PART 5. This ordinance takes effect on July 5, 2010.

PASSED AND APPROVED

June 24, 2010 § M. Mtz FOR
§
§
Lee Leffingwell
Mayor

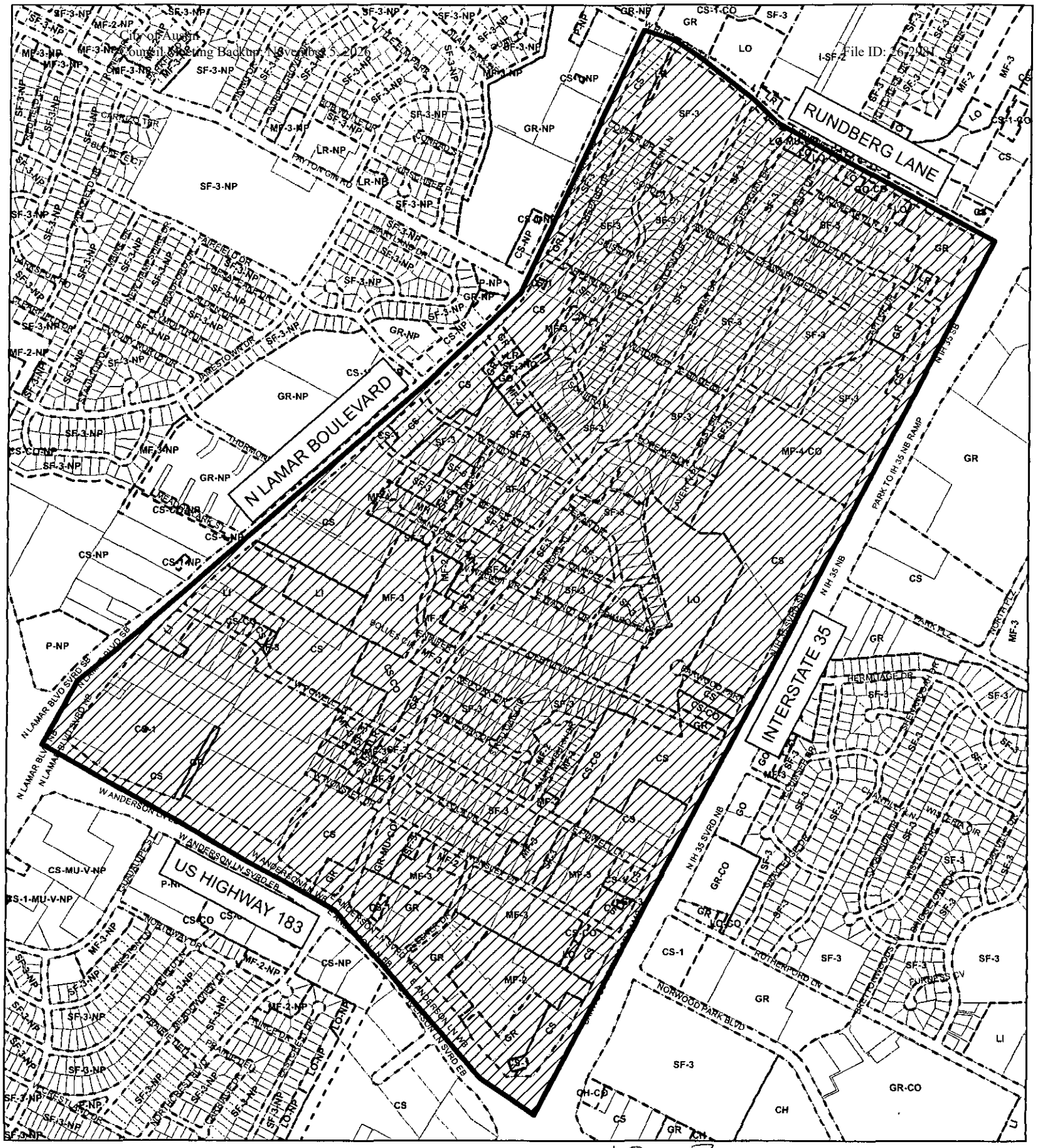
APPROVED: Karen M. Kennard **ATTEST:** Shirley A. Gentry
Acting City Attorney City Clerk



North Lamar Combined Neighborhood Planning Area

Georgian Acres Neighborhood Plan Combining District

Zoning Case # C14-2010-0049 EXHIBIT A



ZONING EXHIBIT B

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

ZONING CASE#:	**C14-2010-0049**
ADDRESS:	**GEORGIAN ACRES NEIGHBORHOOD PLANNING AREA**
SUBJECT AREA:	**669.83 ACRES**
GRID:	**L28-30 & K29**
MANAGER:	**JACOB BROWNING**

CITY OF AUSTIN FOUNDED 1839

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Austin

MEMORANDUM

To: Nate Aubert, P.E. (Pape-Dawson Consulting Engineers, LLC)

CC: Renee Johns, AICP; Mustafa Wali, P.E., ATPW

From: Austin Jones, P.E., ATPW

Date: September 03, 2026

Subject: **N Lamar & Beaver St ZTA Memo | C14-2026-0030**

The purpose of this memorandum is to present the findings of the "Zoning Traffic Analysis – N Lamar & Beaver St", prepared by Pape-Dawson Engineers and reviewed by Austin Transportation and Public Works (ATPW). The N Lamar & Beaver St development site is located along N Lamar Blvd and Beaver Street as depicted in Figure 1.

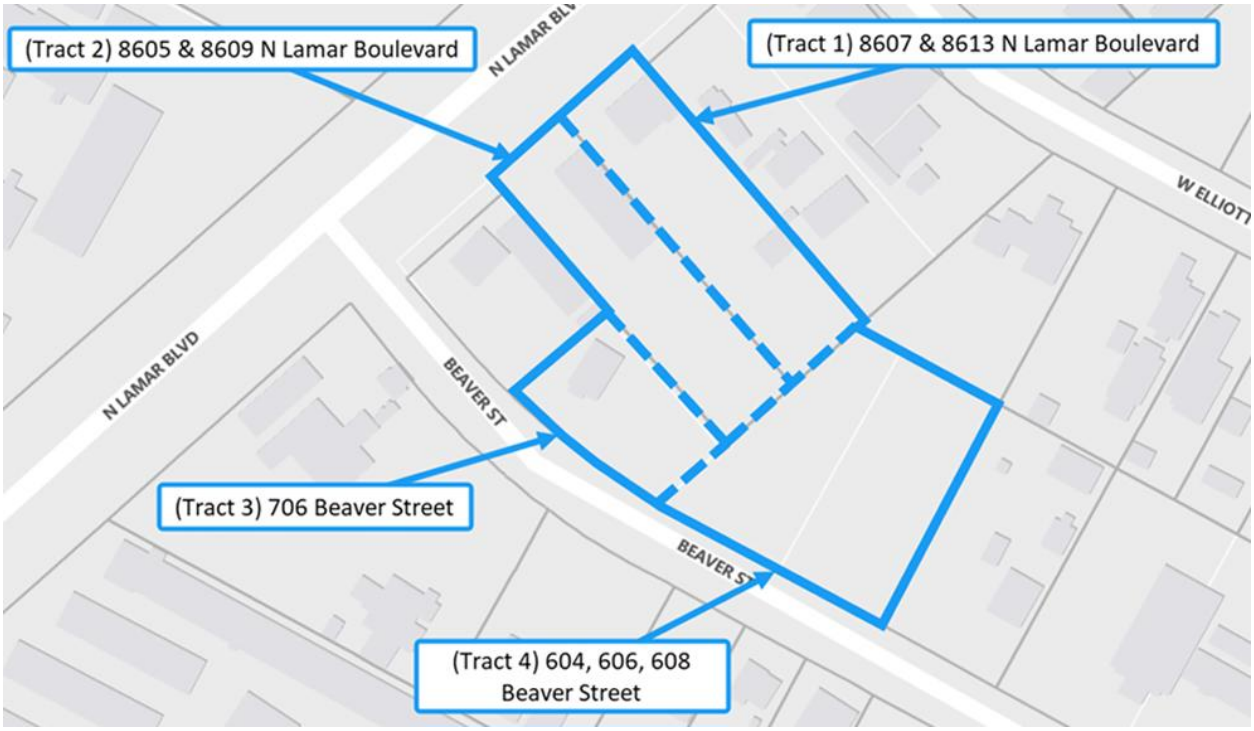


Figure 1: Site location

Date: September 03, 2026
Subject: N Lamar & Beaver St ZTA Memo | C14-2026-0030

The purpose of this ZTA is to provide support for rezoning from CS-V-CO-NP, SF-3-NP to CS-V-CO-DB90-NP, LO-DB90-NP. The proposed development is anticipated to add 545 mid-rise multifamily units, and 2,750 SF of retail plaza.

Adjacent Roadways Characteristics

The proposed N Lamar and Beaver site will provide access to the surrounding roadway network via two existing driveways, both on N Lamar Blvd and Beaver St. As indicated on the site location map (Figure 1), the N Lamar and Beaver St development is located northeast corner of N Lamar Blvd and Beaver St in Austin, TX.

To adequately describe the significance of the roadways within the vicinity of the site, a further characterization is provided for each. Average daily traffic estimates for these roadways were collected on July 7, 2026, for both N Lamar Blvd and Beaver St. The Austin Strategic Mobility Plan (ASMP) catalogs the classifications of these major roadways and documents proposed improvements.

N Lamar Blvd: The ASMP designates N Lamar Blvd as a Level 3, five-lane undivided road. There are sidewalks currently exist on both sides of N Lamar Blvd in the vicinity of the site frontage. There are no bike lanes along N Lamar Blvd within the site vicinity. The posted speed limit on N Lamar Blvd is 40 mph. Based on 24-hour data collected along N Lamar Blvd, the average daily traffic (ADT) in the vicinity of the project location is 22,022 vehicles per day (vpd).

Beaver St: The ASMP designates Beaver St as a Level 1, two-lane undivided roadway oriented in an east-west direction near the site. There is no sidewalk on site frontage along Beaver St within the site vicinity. The posted speed limit on Beaver St is 25 mph. Based on 24-hour data collected along Beaver St, the average daily traffic (ADT) in the vicinity of the project location is 1,228 vehicles per day (vpd).

The site is located approximately 400 ft from both the northbound and southbound Fairfield Drive bus stop. The CapMetro Fairfield Drive bus stops provide access to High-Frequency 801 Route, as well as access to Local Route 1, both running along the N Lamar Blvd and South Congress corridors. Both stops are accessible by sidewalks along N Lamar Blvd, and an ADA compliant crosswalk installed at N Lamar Blvd at Fairfield Drive intersection.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition), the development will generate approximately 2,580 unadjusted daily trips with 218 trips being generated during the AM peak hour and 224 trips being generated during the PM peak hour, details are shown in Table 1. The trips were adjusted to account for a 10% TDM reduction, and the deduction of existing trips.

Date: September 03, 2026
Subject: N Lamar & Beaver St ZTA Memo | C14-2026-0030

Table 1. Proposed Trip Generation

ITE Code	Land Use	Size		24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
Existing Development										
943	Auto Parts & Service Center	1,600	SF	27	2	1	3	1	2	3
943	Auto Parts & Service Center	2,700	SF	45	4	1	5	2	4	6
215	Single-Family Attached Housing	1	DU	7	0	0	0	0	1	1
Existing Development				**79**	**6**	**2**	**8**	**3**	**7**	**10**
Proposed Development										
221	MF (Mid-Rise)	390	DU	1,739	34	114	148	95	53	148
822	Retail Plaza	2,750	SF	150	6	5	11	9	8	17
221	MF (Mid-Rise)	155	DU	691	14	45	59	38	21	59
Proposed Development				**2,580**	**54**	**164**	**218**	**142**	**82**	**224**
Net Development				2,501	48	162	210	139	75	214
TDM Reduction (10%)				258	5	16	22	14	8	22
Net Development (Adjusted)				**2,243**	**43**	**146**	**188**	**125**	**67**	**192**

Average Daily Traffic (ADT) was estimated for the existing 2026 conditions based on the traffic count data collected along N Lamar Blvd and Beaver St. Since these counts were collected in the summer, when schools were not in session, a summer factor of 11% was used to account for the assumed lower volumes at the time of the count data was collected. The growth factor of 2% per year from 2026-2030 was assumed to estimate the projected ADT volumes for 2030 forecasted conditions. Table 2 shows both the existing volumes as well as projected volumes on the road segments in the vicinity of the site.

Table 2. Projected Volume Analysis

Roadway Segment	ASMP Level	2026 Existing ADT	2026 Existing ADT (Summer Adjusted)	2030 Projected Traffic Growth
N Lamar Blvd	3	22,022	24,444	26,460
Beaver St	1	1,228	1,352	1,507

Recommendations and Conclusions

Based on the results of the ZTA, ATPW has the following recommendations and conclusions:

1. The applicant has committed to attaining at least a 10% TDM reduction to meet certain vehicle trip reduction targets. In the TDM plan, the applicant has identified several

measures that could be incorporated with the site to achieve the targeted vehicle trip reduction.

- Transit Proximity (CTR-2) 3%
- Reduced Parking Supply (P-1) 4%
- Daily Tenant Parking Rates (P-3) 1%
- Designated Mobility Coordinator
- Marketing and Information 1%
- Universal Transit Pass 1%
- Internet Access Amenity (API -7)
- Pedestrian Access and Connectivity Improvements (SM-1) 1%
- Emerging Mobility Access and Connectivity (SM-5) 1%

2. The City of Austin reserves the right to reevaluate any or all identified improvements associated with this case at the time of Site Plan review.

3. The N Lamar and Beaver St site will follow ASMP and City of Austin Transportation Criteria Manual (TCM) guidelines to design behind the curb facilities along N Lamar Blvd and Beaver St at the time of site plan application.

4. This site will be subject to Street Impact Fee (SIF), which will help fund roadway capacity projects identified in RCP necessitated by new developments. The SIF collection amount will be calculated and collected at the time of building permit application. For more information on Street Impact Fees, please visit the City's SIF website (https://www.austintexas.gov/department/street-impact-fee).
5. This ZTA does not relieve the development of the requirement for a Transportation Assessment or Full TIA at the time of site plan.
6. Approval of this ZTA does not grant nor guarantee approval of driveway locations. Site access will be reviewed during the site plan phase of development to the requirement of the COA land development code and TCM.

Should you have any questions or concerns, please contact Austin Jones at austin.jones2@austintexas.gov.

Sincerely,



Austin Jones, P.E.

Austin Transportation & Public Works

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

Project Name: N Lamar Blvd at Beaver St

Address/Location: 8613, 8609, 8607, 8605 North Lamar Boulevard, and 604, 606, 608, 707 Beaver Street

Case #: C14-2026-0003

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

# SF UNITS:		STUDENTS PER UNIT ASSUMPTION				
		Elementary School:		Middle School:		High School:
# MF UNITS:	545	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 545 new dwelling units**. The site currently contains an auto-service facility and a single-family home (with no student occupants), both of which are **proposed for demolition.**

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 30 students** in total. Of these students, about **15 would attend Wooldridge ES**, **7 would attend Webb MS**, and **8 would attend Navarro ECHS.**

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, all three schools are still projected to **fall below** the school **district's recommended range of 80%–95%** for the 2025–26 school year: Wooldridges ES at 63%, Webb MS at 70%, and Navarro ECHS at 78%.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

TRANSPORTATION IMPACT

Students assigned to Wooldridge ES and Navarro ECHS will be walkers, while students at Webb MS will be bus riders. No additional buses are needed.

SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: **08.29.2026** **Director:** Melisa Laursen

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

DATA ANALYSIS WORKSHEET

ELEMENTARYSCHOOL: **Wooldridge ES**

ADDRESS: 400 Cooper Dr
Austin, TX 78753

PERMANENT CAPACITY: 644

MOBILITY RATE: -8.1%

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	454	429	444
% of Permanent Capacity	70%	67%	69%

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	417	392	407
% of Permanent Capacity	65%	61%	63%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

MIDDLE SCHOOL: **Webb MS**

ADDRESS: 601E. St. Johns
Austin, TX 78752

PERMANENT CAPACITY: 834

MOBILITY RATE: -34.3%

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	789	847	862
% of Permanent Capacity	95%	102%	103%

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	518	576	583
% of Permanent Capacity	62%	69%	70%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

HIGH SCHOOL: **Navarro ECHS**

ADDRESS: 1201 Payton Gin Rd.
Austin, TX 78758

PERMANENT CAPACITY: 1,461

MOBILITY RATE: -22.7%

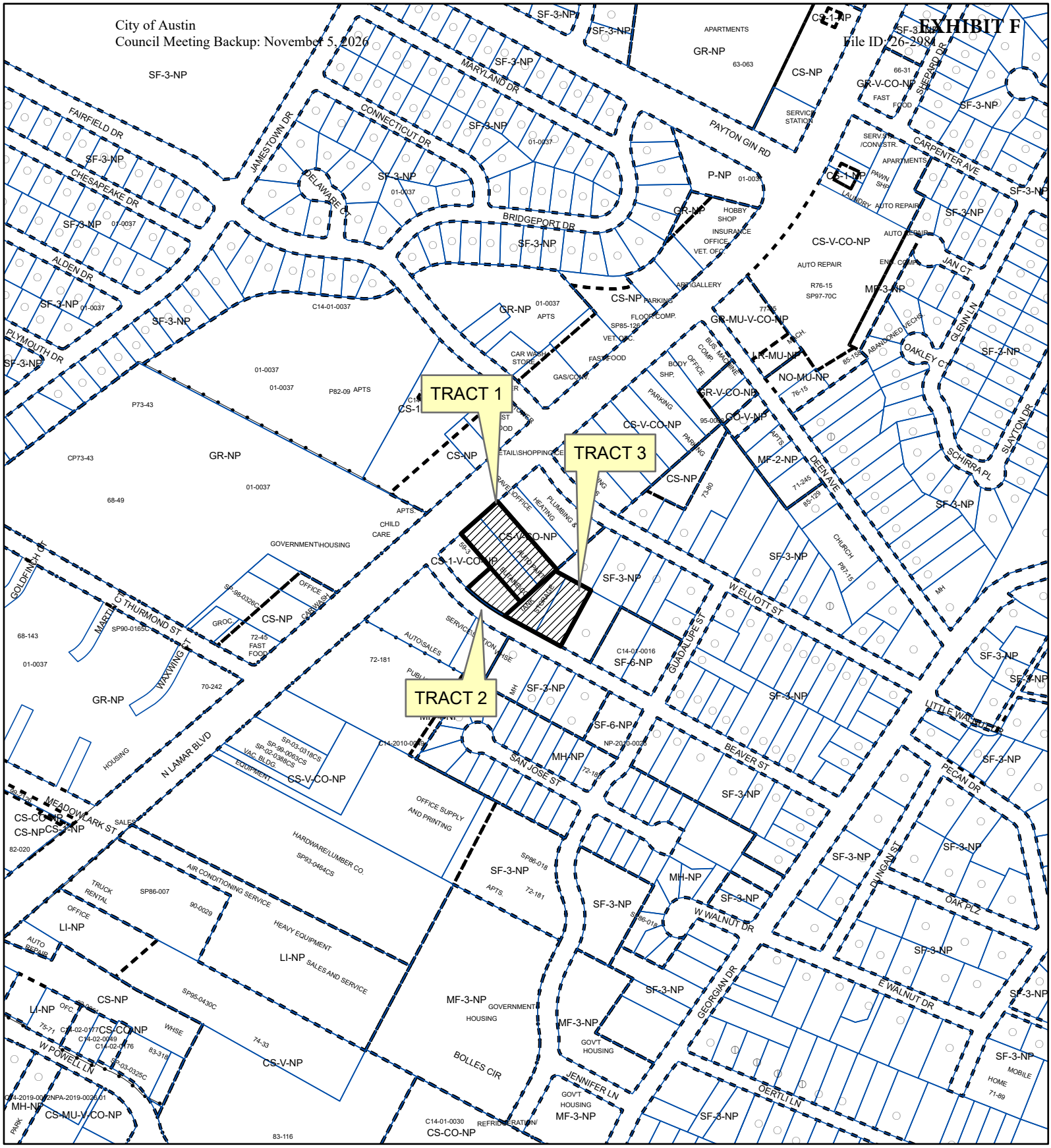
POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2025-26 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,890	2,078	2,086
% of Permanent Capacity	114%	125%	126%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2025-26 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,461	1,293	1,301
% of Permanent Capacity	88%	78%	78%

EXHIBIT F
File ID: 26-2984



ZONING

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SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

ZONING CASE#: C14-2026-0030

Revised Tract Map

1" = 400'

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Austin

Created: 10/29/2026