

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-00090.SH
Springdale Arts

P.C. DATE: December 12, 2017

ADDRESS: 3524, 3528, and 3532 Gonzales Street

TOTAL AREA: 0.656 Acres (28,577 s.f.)

DISTRICT: 3

OWNER: Anmol Mehra

AGENT: South Llano Strategies (Glen Coleman)

ZONING FROM: SF-3-NP

TO: GR-MU-NP

NEIGHBORHOOD PLAN AREA: Govalle-Johnston Terrace

TIA: Neighborhood Traffic Analysis (NTA) *Please refer to Exhibit A (NTA).*

WATERSHED: Boggy Creek

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff does not support the Applicant's rezoning request. Staff recommends townhouse condominium-neighborhood plan (SF-6-NP) combining district zoning for the property.

ISSUES:

The Applicant proposes a mixed use development with 16 multifamily units on the upper floors and commercial/art space on the ground floor. The Applicant proposes prohibiting several commercial land uses, based on discussion with neighborhood representatives. The proposed development includes affordable housing units, and has obtained a SMART Housing letter from Neighborhood Housing and Community Development (NHCD). *Please refer to Exhibit B (SMART Housing Letter).*

PLANNING COMMISSION RECOMMENDATION:

December 12, 2017:

DEPARTMENT COMMENTS:

The subject property is located at the northwest corner of the intersection of Springdale Road and Gonzales Street. The property is also bounded by Nowotny Lane, an unimproved private road, to the west. The property is vacant and zoned SF-3-NP. Immediately north of the property are four single family properties, zoned SF-3-NP. Further north is an Austin Police Department (APD) substation, zoned P-NP. West of the property, across Nowotny Lane, are single family residences zoned SF-3-NP. South of the property, across Gonzales Street is a mixed use development with multifamily residences and office uses, zoned LO-MU-CO-NP. Southwest of the site are single family residences zoned SF-3-NP. Southeast of the property, across the intersection, are single family residences zoned SF-3-NP. East of the property, across Springdale Road, are single family residences zoned SF-3-NP, and Springdale Farm, zoned CS-MU-CO-NP. *Please refer to Exhibits C and D (Zoning Map and Aerial View).*

The Applicant proposes prohibiting several commercial land uses, based on discussion with neighborhood planning contact team (NPCT) representatives. Prohibited uses would include: Funeral services, Exterminating services, Pawn shop services, Alternative financial services, Bail bond services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing- any type, Drop-off recycling collection facility, Outdoor

entertainment, and Outdoor sports and recreation, Hospital services (general), Hospital services (limited), Local utility services, Residential treatment, Telecommunications tower, Hotel-motel, Medical offices exceeding 5,000 sq/ft of gross floor space, Offsite accessory parking, Restaurant- general, Restaurant-limited, Service station, and Theater. Please note that Telecommunications tower and Local utility services uses cannot be prohibited per Code. The Applicant has also agreed to other restrictions, including limiting access to Springdale Road (emergency only), and limiting development to a maximum of 40% land uses. The conditions above would require a conditional overlay, making the rezoning GR-MU-CO-NP. Other conditions discussed by the Applicant and NPCT are listed in the attached letter; however several of the conditions cannot be attached to a rezoning, and would require a private restrictive covenant. In addition to the letter of support from the NPCT, Staff has received other correspondence that opposes the proposed rezoning request. ***Please refer to Exhibit E (Correspondence).***

STAFF RECOMMENDATION:

Staff does not support the rezoning request of GR-MU-NP. Gonzales Street and Springdale Road are primarily low density residential in this area, with commercial land uses and higher density uses concentrated along East 7th Street to the south. While a mixed use zoning category may be suitable for the site, the intensity of GR zoning does not match the intensity of sites in the vicinity. (The nearby CS-MU-CO-NP of Springdale Farm is an outlier to this area, is substantially different in nature than the subject property.) Other mixed use-zoned sites along Gonzales and Springdale are LO-MU-CO-NP and LR-MU-CO-NP, and are sites that were zoned to permit existing commercial uses to remain conforming when the neighborhood plan was developed in 1998-1999. The conditional overlays attached to these cases are for limiting vehicular traffic to less than 2,000 trips per day.

Staff supports townhouse/condominium residential (SF-6-NP) at this location. The site is surrounded by SF-3-NP to the west, north, east, southwest, southeast, with a low density mixed use to the south and an urban farm to the northeast. SF-6-NP would allow higher density residential on the site, without adding commercial uses. The land use and scale of SF-6-NP would be more compatible with the area, and would help maintain the land use pattern of allowing commercial along the edge of the neighborhood (East 7th Street) and keep residential uses interior to the neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Vacant
<i>North</i>	SF-3-NP, P-NP	Single family residential, Police substation
<i>South</i>	LO-MU-CO-NP, SF-3-NP	Mixed use (Multifamily/Office), Single family residential
<i>East</i>	SF-3-NP, CS-MU-CO-NP	Single family residential, Urban farm
<i>West</i>	SF-3-NP	Single family residential

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0123 Springdale Farm	CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning (to add Outdoor Entertainment as permitted use). Request amended to include: < 2,000 vehicle trips per day; allow Outdoor Entertainment. Hours for Outdoor Entertainment land use shall be limited to the following: Friday and Saturday: 10:00 AM-11:00 PM; Sunday through Thursday: 11:00 AM-10 PM. Outdoor Entertainment prohibited within 80 feet from used or zoned SF properties. Max 30 Outdoor Entertainment events/year. Prohibited land uses: Alternative Financial Services, Bail	10/28/2014: To grant CS-MU-CO-NP with the following changes: the maximum number of outdoor entertainment events per year shall not be a condition of zoning, and may be addressed at time of conditional use permit; outdoor entertainment events, including set-up, shall not begin before 3:00 p.m. on school days; and the Decibel limit at the property	12/11/2014: ORD NO. 20141211-147 Approved with the following conditions: No. of events/year: < 50 people – no limit; 51 to 150 people – no more than 22 events; 150+ people – no more than 5 events. Hours of Events: Monday – Thursday - 3:00 p.m. to 8:00 p.m.; Friday - 3:00 p.m. to 9:00 p.m.;

	Bond Services, Pedicab Storage/Dispatch, and Guidance Services.: Hospital Services (General), Maintenance and Service Facilities, Art and Craft Studio (General), Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing (Of Any Type), Business or Trade School, Business Support Services, Campground, Commercial Blood Plasma Center, Commercial Off-Street Parking, Consumer Convenience Services, Consumer Repair Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Limited Warehousing & Distribution, Exterminating Services, Community Recreation (Public & Private), Financial Services, Food Sales, Funeral Services, General Retail Sales (Convenience), General Retail Sales (General), Kennels, Laundry Services, Monument Retail Sales, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Research Services, Restaurant (Drive-In, Fast Food), Restaurant (Limited, General), Service Station, Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Club or Lounge, College and University Facilities, Congregate Living, Residential Treatment, Transitional Housing, Transportation Terminal, Hotel-Motel, Indoor Entertainment, and Indoor Sports and Recreation.	line shall be 75 db max. (8-0)	Saturday - 10:00 a.m. to 10:00 p.m.; Sunday - 10:00 a.m. to 8:00 p.m. No events over 150 will be allowed after 5:00 p.m. Amplified Sound Only permitted for 20 events of between 51 and 150 people, all other events are not amplified. Hours of amplified sound: Sunday through Friday from 10:00 a.m. to 8:00 p.m. and Saturday from 10:00 a.m. to 10:00 p.m. All sounds are limited to no more than 75 decibels. No amplified sound will be permitted during the last five days of "Spring Festival Season" as defined in 9-2-1(12)S. Location of Events: No events are held within 80 feet from any property zoned or used for single family residential. 11/20/2014: Approved on 1 st reading only (5-1-1)
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ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Springdale Road	65'	43'	Arterial	No	Yes, Bike Lane	Yes
Gonzales Street	50'	29'	Collector	Yes	No	Yes
Nowotny Lane	20'	Unconstructed	Private road	No	No	No

SCHOOLS:

Govalle Elementary

Martin Middle School

Eastside Memorial HS at Johnston

NEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition

Black Improvement Association

Homeless Neighborhood Association

East Austin Conservancy

Friends of Austin Neighborhoods

Claim Your Destiny Foundation

Barrio Unido Neighborhood Association
Austin Heritage Tree Foundation
El Concilio Mexican-American Neighborhoods
Austin Neighborhoods Council
Govalle/Johnston Terrace Neighborhood Plan Team
United East Austin Coalition
Guadalupe Neighborhood Development Corporation
SELTexas
Austin Innercity Alliance

Cristo Rey Neighborhood Association
Tejano Town
Buena Vista Neighborhood Association
African American Cultural Heritage District
Preservation Austin
Sierra Club, Austin Regional Group
AISD

CITY COUNCIL DATE & ACTION:

February 1, 2018:

ORDINANCE READINGS: 1st 2nd 3rd

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

ORDINANCE NUMBER:

PHONE: 512-974-2122

SUMMARY STAFF RECOMMENDATION:

Staff does not support the Applicant's rezoning request. Staff recommends townhouse condominium-neighborhood plan (SF-6-NP) combining district zoning for the property.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

GR-MU is a much more intense zoning district than the surrounding zoning districts (excluding the Springdale Farm site). The majority of the area is zoned SF-3-NP, with LO-MU-NP across the street. This would not be compatible with these nearby properties.

2. *Zoning should be consistent with approved and existing residential densities.*

The residential densities in this area permit low density single family and duplex development on a SF-3-NP zoned lot. A mixed use development with GR-MU-NP development standards would be significantly more intense.

3. *The proposed zoning should promote consistency and orderly planning.*

If granted, this GR-MU-NP property would be a much more intense zoning district than the surrounding zoning districts (excluding the Springdale Farm site). The majority of the area is zoned SF-3-NP, with LO-MU-NP across the street. This would not be compatible with these nearby properties.

Site Plan:

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 4. Compatibility Standards- The site is subject to compatibility standards. Along the north, west, south and east property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

SP 5. Additional design regulations will be enforced at the time a site plan is submitted

SP 6. FYI – This site is located within the Govalle/Johnston Terrace Combined NPA. Additional comments may be generated during the site plan review process.

Transportation:

TR1. A Neighborhood Traffic Analysis is required for this project. See attached NTA Memorandum for additional transportation comments.

TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR5. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

TR6. If the requested zoning is granted, it is recommended that joint use access be provided for the three lots to Gonzales Street and Nowotny Lane.

TR7. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR8. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Springdale Road.

TR9. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Springdale Road	65'	43'	Arterial	No	Yes, Bike Lane	Yes
Gonzales Street	50'	29'	Collector	Yes	No	Yes
Nowotny Lane	20'	Unconstructed	Private road	No	No	No

Environmental:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Colorado River and Boggy Creek Watersheds of the Colorado River Basin, which are classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. 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 s.f. cumulative is exceeded, and on site control for the two-year storm.

Water/Wastewater:

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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

EXHIBIT B

Neighborhood Housing and Community Development Department

October 3, 2017

S.M.A.R.T. Housing- Certification

Anmol Mehra – Springdale Arts – 3524, 3528 and 3532 Gonzales Street
 (Project ID # 410)

TO WHOM IT MAY CONCERN:

Anmol Mehra (development contact: Glen Coleman, 512.407.9357 and glen@southlano.com) has submitted a S.M.A.R.T. Housing application for the construction of a 14 unit Multi-family residential development at 3524, 3528, and 3532 Gonzales Street, Austin TX 78702. The applicant has agreed to a minimum 20 year affordability period after issuance of a certificate of occupancy, unless project funding requirements are longer.

The applicant has submitted evidence that they have contacted the Govalle/Johnston Terrace Neighborhood Plan Contact Team. In addition, a meeting was held with the Govalle/Johnston Terrace Neighborhood. The applicant indicated they are addressing neighborhood residents concerns but overall the neighborhood supports the housing component of the project.

NHCD certifies that the proposed construction will meet the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 20% of the units (3 units) will serve households at or below 65% Median Family Income (MFI), the development will be eligible for 50% waiver of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council with the exception of the Capital Recovery Fees (CRF). The project is not eligible to receive CRF fee waivers. The expected fee waivers include, but are not limited to, the following fees:

~~Capital Recovery Fees~~
 Building Permit
 Concrete Permit
 Electrical Permit
 Mechanical Permit
 Plumbing Permit

Site Plan Review
 Misc. Site Plan Fee
 Construction Inspection
 Subdivision Plan Review
 Misc. Subdivision Fee
 Zoning Verification

Land Status Determination
 Building Plan Review
 Parkland Dedication (by separate ordinance)

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer at 512-482-5449).
- Submit plans demonstrating compliance with accessibility standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that accessibility standards have been met.

- An administrative hold will be placed on the certificate of occupancy, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

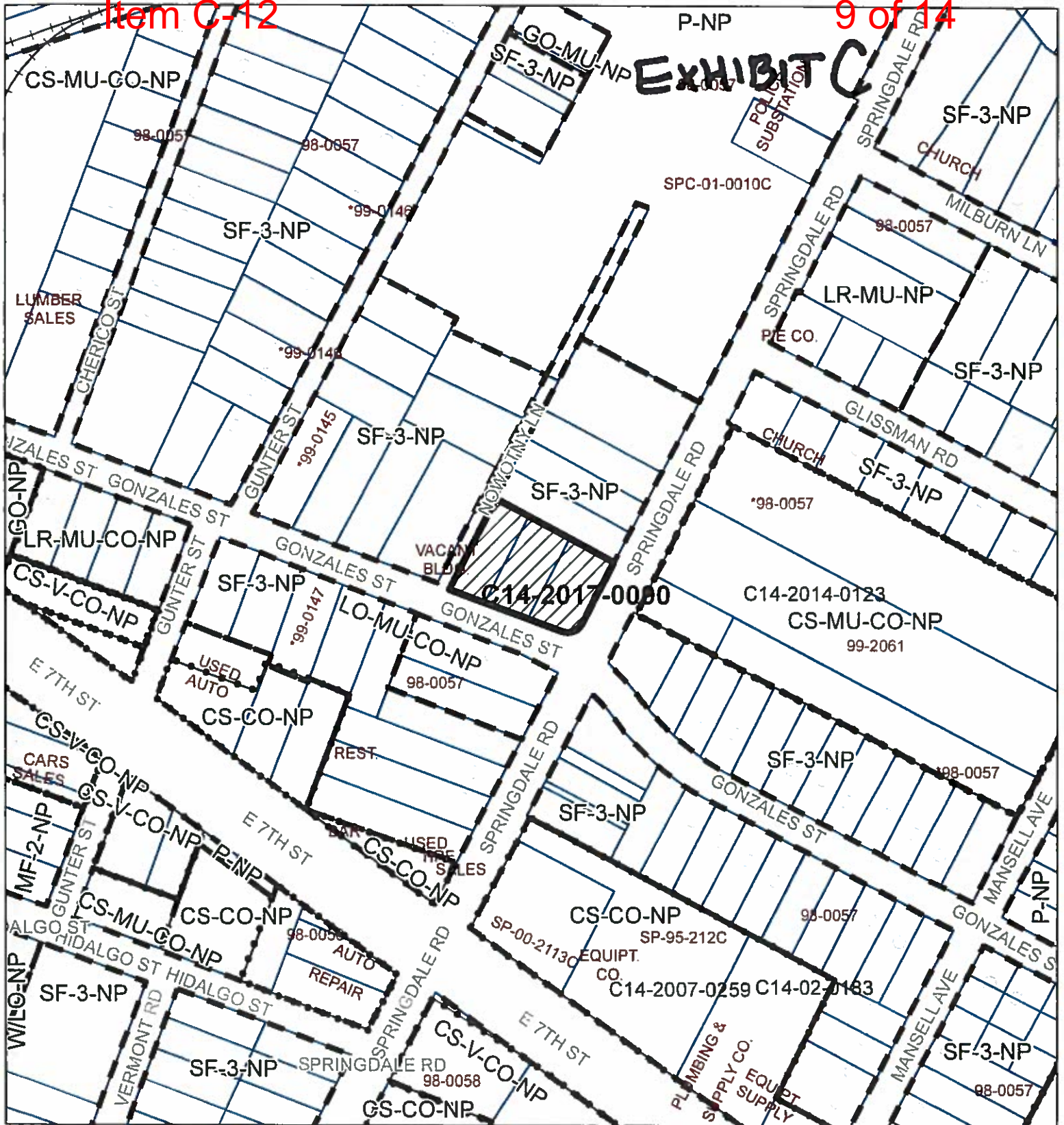
Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



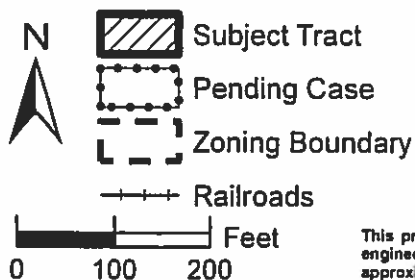
Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc:	Laurie Shaw, Capital Metro	Catherine Doar, AE	Alma Molieri, DSD
	Maureen Meredith, PZD	Gina Copic, NHCD	Ellis Morgan, NHCD
	M. Simmons-Smith, DSD	Marilyn Lamensdorf, PARD	Stephen Castleberry, DSD
	Katherine Murray, Austin Energy	Heidi Kasper, AEGB	Elizabeth Robinson, DSD
	Alice Flora, AWU	Carl Wren, DSD	Zulema Flores, DSD



ZONING

Case#: C14-2017-0090



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.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/28/2017



EXHIBIT E**GOVALLE/JONSTON TERRACE NEIGHBORHOOD CONTACT TEAM**
"Strength through Unity"

November 7, 2017

To: City of Austin Planning Commission & City Council

From:
Govalle/Johnston Terrace Neighborhood Planning Team

Re: 3524 Gonzales NPA-2017-0016.01

Commissioners & Council members,

On behalf of the **Govalle/Johnston Terrace Neighborhood Plan Contact Team**, please accept this **letter of support** for the above zoning case with the following conditions:

- The area of the project fronting Springdale, *and all other streets* shall be entirely residential
- The area of the project fronting Springdale will not present a solid unbroken facade above the street
- The façade of the project along Springdale will not span the entire street front along Springdale
- Although a crash gate may be required by the City, no traffic shall enter or exit off of Springdale Road, if at all possible
- Applicant will not support additional parking off of Springdale Road
- The overall use of the site shall not exceed 40% commercial
- Applicant agrees to a conditional overlay removing uses listed below

Conditional Overlay

By conditional overlay, applicant agrees to strike the following uses from GR-MU.

Hospital Services, general or limited
Local Utility Services
Residential Treatment
Telecommunication Tower
Alternative Financial Services
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing of any type
Bail Bond Services
Drop Off Recycling Collection Facility
Extermination Services
Funeral Services
Hotel-Motel
Medical Offices that are greater than 5,000 sqft
Off-Site Accessory Parking
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services

Restaurant: general and limited
Service Station
Theater

These stipulations should still allow for a nice addition to the neighborhood incorporating some mixed use studios, 10 to 12 three and four bedroom units, one or two one bedroom units and a maximum of 36 spaces.

We note the developer's SMART Housing acceptance letter this week! To review, this includes 20% of the units, at 65% MFI for 20 years.

We also encourage any attempts to canti-levered the site along Gonzales to avoid creating a canyon effect to enhance the walkability and neighborhood scale of the project.

Respectfully,



Daniel Llanes, Chair
G/JTNP Contact Team
512-431-9665

Chaffin, Heather

Subject: FW: Case #: C14-2017-0090

From: kris
Sent: Friday, December 01, 2017 10:42 AM
To: Chaffin, Heather
Subject: Re: Case #: C14-2017-0090

Heather.

We Own 3520 Gonzales the residential lot directly to the North of 3524, 3528, & 3523 Gonzales.

We object to the proposed Zoning Change of the above Case and Property due to the fact that the proposed change does not match the residential nature and character of the surrounding parcels of land and neighborhood which are almost exclusively Family Homes. We feel that the requested change would place a burden on parking due to density and could inhibit the quality of life of the surrounding residential homeowners.

Thank You for taking our decent into consideration. Should you need further clarification please don't hesitate to contact us directly.

Sincerely,
Kris Swift

KRIS SWIFT
Founder.Interior Designer
Future Design Now
512.565.4175

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2017-0090

Contact: Heather Chaffin, 512-974-2122

Public Hearing: December 12, 2017, Planning Commission
February 01, 2017, City Council

☐ I am in favor
☒ I object

Kevin Gallagher
Your Name (please print)

712 Nowotny Lane
Your address(es) affected by this application

Kevin Gallagher
Signature

1/27/2017
Date

Daytime Telephone: 512.530.0087

Comments:

Do NOT want to allow the project to go forward, as explained by Susan's copy at neighborhood meeting.

this proposal would be

HORRIBLE

for our neighborhood. Sincerely, K

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

Prater to leave
Zoning 23.15

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. 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.

received 1/30