

Summary of Proposed Rezoning Request
5501 La Crosse Avenue
33.79 acres

Proposed Rezoning

The proposed rezoning request pertains to the existing ordinance for the property known as Tract 110 of the original Circle C commercial zonings and Development Agreement approved in 2002. Specifically, the rezoning request pertains to Lot 1, Tract A and Lot 2, Tract A of existing zoning ordinance number 020801-31.

The proposed rezoning request intends to modify the condition of a 36,750 square foot limitation for a single occupant of any lease space on Lot 1, Tract A. The rezoning request is made to allow for a College and University Use of 74,000 square feet on Lot 1, Tract A. Additionally, Lot 2, Tract A has the same 36,750 square foot limitation. So both Lot 1 and Lot 2 are currently permitted to each have a 36,750 square foot College and University Use. In order to offset the additional square footage on Lot 1, the proposed rezoning intends to add a restriction that a College and University Use of any size is prohibited on Lot 2, Tract A. Thus, instead of having one university building on Lot 1 and one university building on Lot 2 (the lots are adjacent to each other), both buildings will be on Lot 1, but the overall current square footage limitation on the two lots combined will not be exceeded. All other conditions and restrictions for the tracts will remain in place.

Proposed Use

The proposed rezoning intends to allow for a College and University Use, specifically a physical therapy school offering graduate degrees of master and doctoral programs in physical and occupational therapy. The university estimates approximately 500 students 50 faculty and staff.

Existing and Proposed Conditions

The proposed use and rezoning intends to comply with all existing conditions such as design, landscaping and green building within the Circle C Development Agreement (Document 2002151984), Green Building Agreement and Restrictive Covenant (Document 2002151986), Conservation Easement to Restrict Impervious Cover (Document 2002151985) and the Circle C Commercial CCR's (Document 2002151143) and proposes no amendments to these documents. Per the Circle C Development Agreement, Tract 110 is allocated 15.8% impervious cover of which 1.4% will be allocated to Lot 1, Tract of Tract 110.

Both Lots 1 & 2, Tract A are restricted from accessing Dahlgreen Lane per the existing zoning ordinance and restricted from accessing Loop 1 (South Mopac) per the existing subdivision plat. Therefore, access for the project from Lot 1 will be taken via La Crosse Avenue.

