

KNOWN FUTURE RESIDENTIAL DEVELOPMENT NEAR BECKER ELEMENTARY

New housing figures for 2000–2005 from City of Austin “Comparative Neighborhoods Data Program: Housing Stock Expansion, Population Growth and Density.” Information about 2005 projects permitted from City of Austin’s “Central Austin Building Permits” reports; information about future projects from neighborhood associations, developers, media sources, and City of Austin Development Review Case Information database.

Travis Heights, Dawson, and Becker Elementary attendance zones

Total new housing added in South River City NPA 2000–2005: 321 (59 single family; 9 duplex–fourplex units units; 253 multifamily units)

Total new housing added in Bouldin Creek NPA 2000–2005: 151 (126 single family houses; 25 duplex–fourplex units)

Total new housing added in Dawson NPA 2000–2005: **22** (16 single family houses; 6 duplex–fourplex units)

Planned residential development, 2005–2007

- Fairfield/Hyatt project at 208 Barton Springs: **500** residential units on a 9.57-acre, mixed use project to also include retail and restaurants. Estimated completion 2008. [On Metro Study](#).
- Lakeshore Towers at 210 Barton Springs: **213** condominium units. Planning and approval phase. [Emerging Projects R34](#).
- San Jose Lofts, 108 W. Gibson: **80–93** condominiums on a 1.5-acre site. Planning and approval phase. [See attached documents from developer](#).
- Crescent Machinery site, 127 East Riverside Dr.: proposed development of **160** residential units. [Emerging Projects R40](#).
- Don Mar, 2109 South Congress Ave.: mixed use development with **64** condominiums. [See Board of Adjustment January 9, 2006](#).
- 78704 development: mixed use project with **28** condominiums. Estimated completion 2006.
- Treehouse project, 1155 Barton Springs Rd.: estimated **20** residential units. [Emerging Projects R25](#), estimated at 50 units.
- Fairview Park Condominiums, 1301–1318 Newning Ave.: **11** condominiums. [On Metro Study](#).
- Peacock Lane: approximately **14** infill homes under construction.
- Moon Units, South 1st St.: **10**-unit residential or live-work units. Estimated completion 2006. [On Metro Study](#).
- Total of **18** residences: 1204, 1605, 1607 Travis Heights Blvd.; 1607 Newning Ave.; 1905 Eva St.; 1501 Alta Vista Ave; 312 W. Milton St.; 2110 and 2112 Eva St.; 2003 South 2nd St.; 1010 W. Milton St., 808 Annie St.; 716 W. Mary St.; new apartment at 2112 Newton St.; conversion to duplex, 1113 South 3rd St.; rebuilt garage apartment at 211 W. Live Oak St.; new duplex at 209 Park Lane.

Minimum estimated new residences based only on 2005–2007 projects listed above: 1,118–1,131

Zilker and Galindo Elementary attendance zones

Total new housing added in South Lamar NPA 2000–2005: 243 (134 single family; 41 duplex–fourplex units; 68 multifamily units)

Total new housing added in Zilker NPA 2000–2005: 128 (29 single family; 92 duplex–fourplex units; 7 multifamily units)

Total new housing added in Galindo NPA 2000–2005: 53 (49 single family; 4 duplex–fourplex units).

Planned residential development, 2005–2007

- SoCo Lofts, 304 West Alpine Rd.: **300** apartments, **69** condominiums. [In Metro Study at 40 units; see attached materials from developer’s website indicating 300 apartments, 69 condominiums.](#)
- Bridges on the Park, 217 South Lamar: approximately **100** condominiums. Estimated completion 2007. [Emerging Projects R48, estimated 105 units in phase 1 only.](#)
- 300 South Lamar: estimated **140+** units in a mixed use project. [Emerging Projects R42.](#)
- The Magnolia, 1201 South Lamar: **95** condominiums and retail. Estimated completion 2006–2007. [On Metro Study, estimated 101 units.](#)
- The Sycamore, 304 Alpine: **60** townhomes. Estimated completion late 2006.
- Bouldin Meadows, Barton Skyway at the Union Pacific Railroad: **56** urban lot homes. [On Metro Study, estimated 61 units.](#)
- Spaces 2525, 2525 South Lamar: **51** condominiums under construction. [On Metro Study, estimated 36 units; verified 51 with developer.](#)
- South Lamar and Bluebonnet: estimated 2.5 acres under contract to residential developers. Estimated **40** residential units.
- SoLa City Homes, South Lamar and Bluebonnet: approximately **48** town homes on 3-acre site. [See attached materials from developer’s website.](#)
- The Ivy, Kinney Ave.: **45** residential units. Estimated completion spring 2006. [On Metro Study.](#)
- Kinney Park Condominiums, 1115 Kinney: estimated **38** condominiums. Construction phase.
- The Sage, 1702 South Lamar: **35** two- and three-bedroom townhomes. Development phase.
- Cardinal Lane and South 2nd St.: estimated **30** townhouses ranging from 2 to 4 bedrooms.
- Villas of Lost Canyon, 1529 Barton Springs Rd.: **30** two- and three-bedroom condominiums. [On Metro Study.](#)
- Kinney Lofts, 1205 Kinney: **29** condominiums. Development phase. [On Metro Study.](#)
- Sycamore Courts, 3419 block of Garden Villa Lane: **14–18** urban lot homes. Planning phase. [On Metro Study, estimated 15 units.](#)
- 1426 Toomey Road: **100** units. [Emerging Projects R49.](#)
- Del Curto Place, 2705 Del Curto: 1-acre residential development. Estimated **12** units. [On Metro Study, estimated 21 units \(but see below\).](#)
- 1209 Kinney Avenue: **11** residential units.
- 14–16** residences at: 1401 Hillmont St.; **4** residences at 2405 and 2409 Ann Arbor; **4** residences at 2608 Del Curto; **5–7** townhomes at 1303–1307 Bluff St.

Minimum estimated new residences based only on 2005–2007 projects listed above: 1,217–1,223