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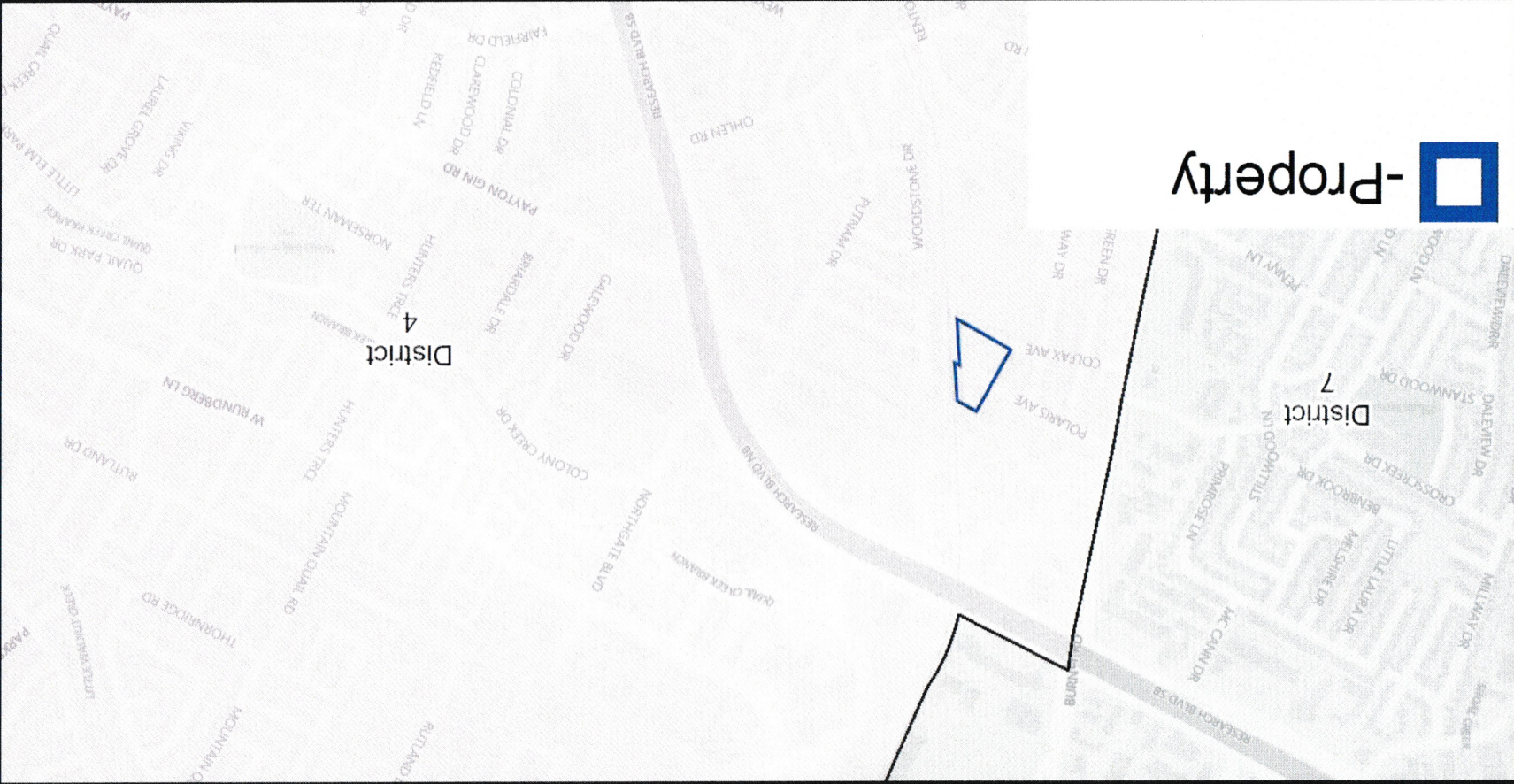
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[www.LandUseSolutionsTX.com](http://www.LandUseSolutionsTX.com)



- Acreage: 3.37 acres
  
- Zoning
  - Existing: CS-MU-CO-NP
  - Proposed: CS-MU-VMU-DB90-CO-NP
  
- Land Use Designation
  - Existing: Mixed Use
  - Proposed: No Change









 -Property

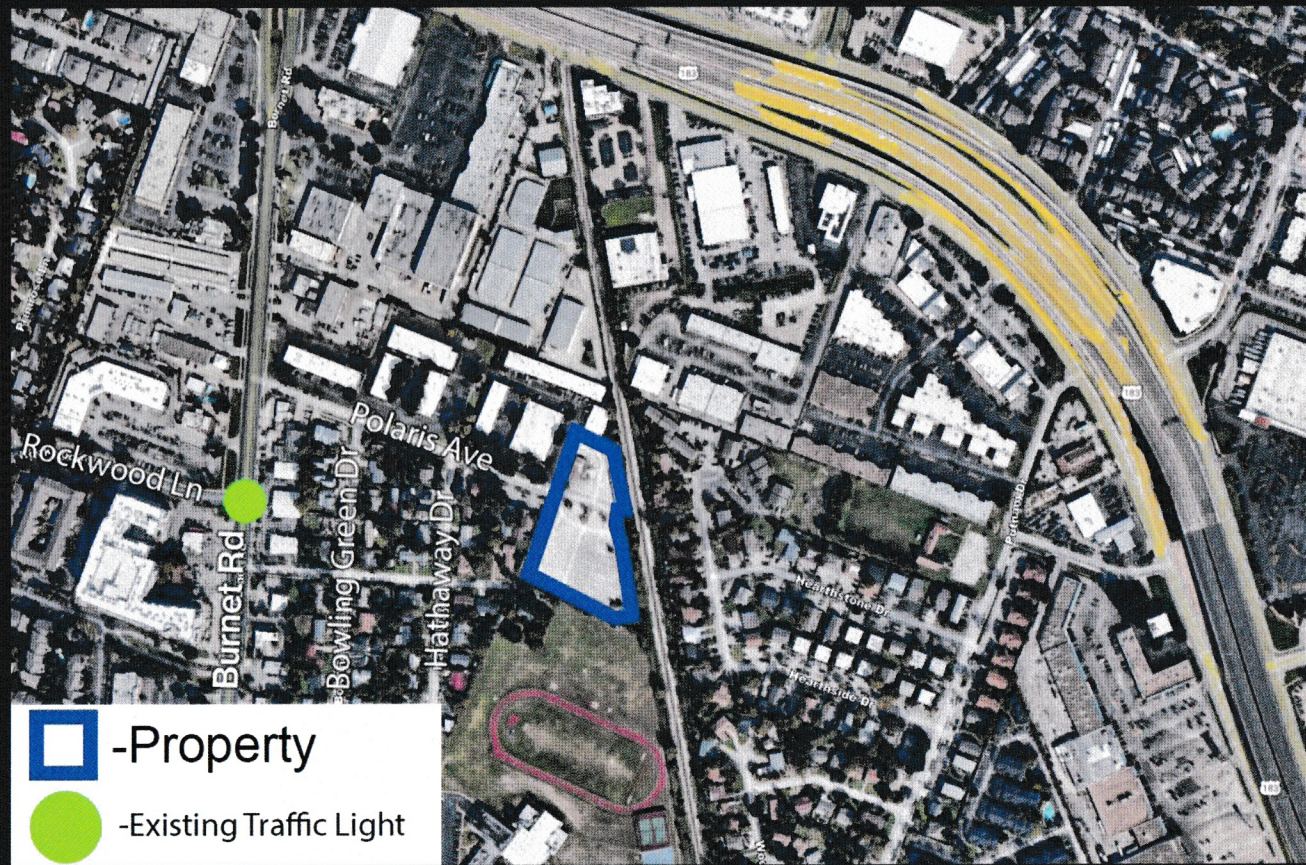
CONFIDENTIAL







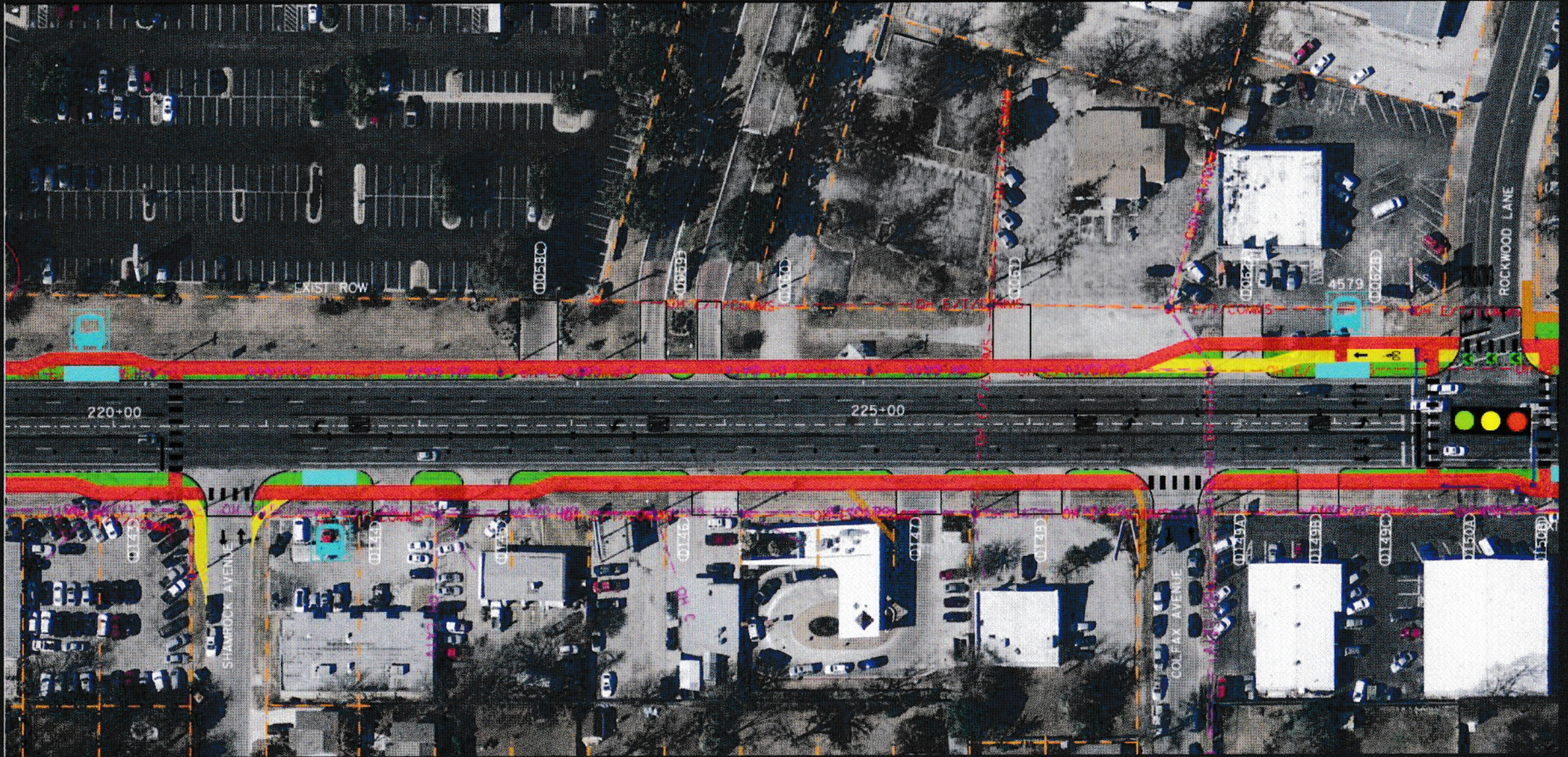
- 350 multifamily units = Street Impact Fee of \$380,800
- Polaris is 314' north of Rockwood which is Signalized at Burnet



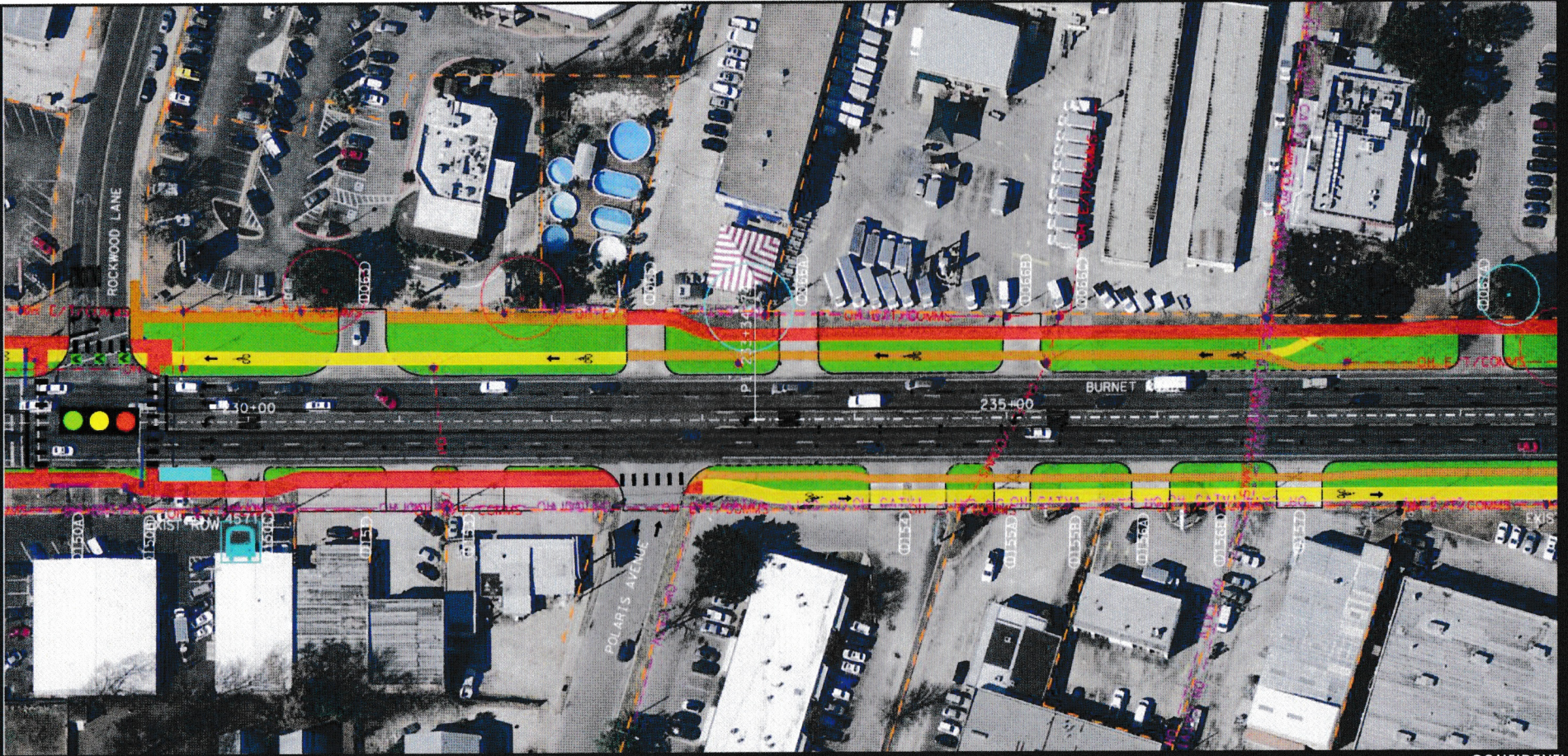














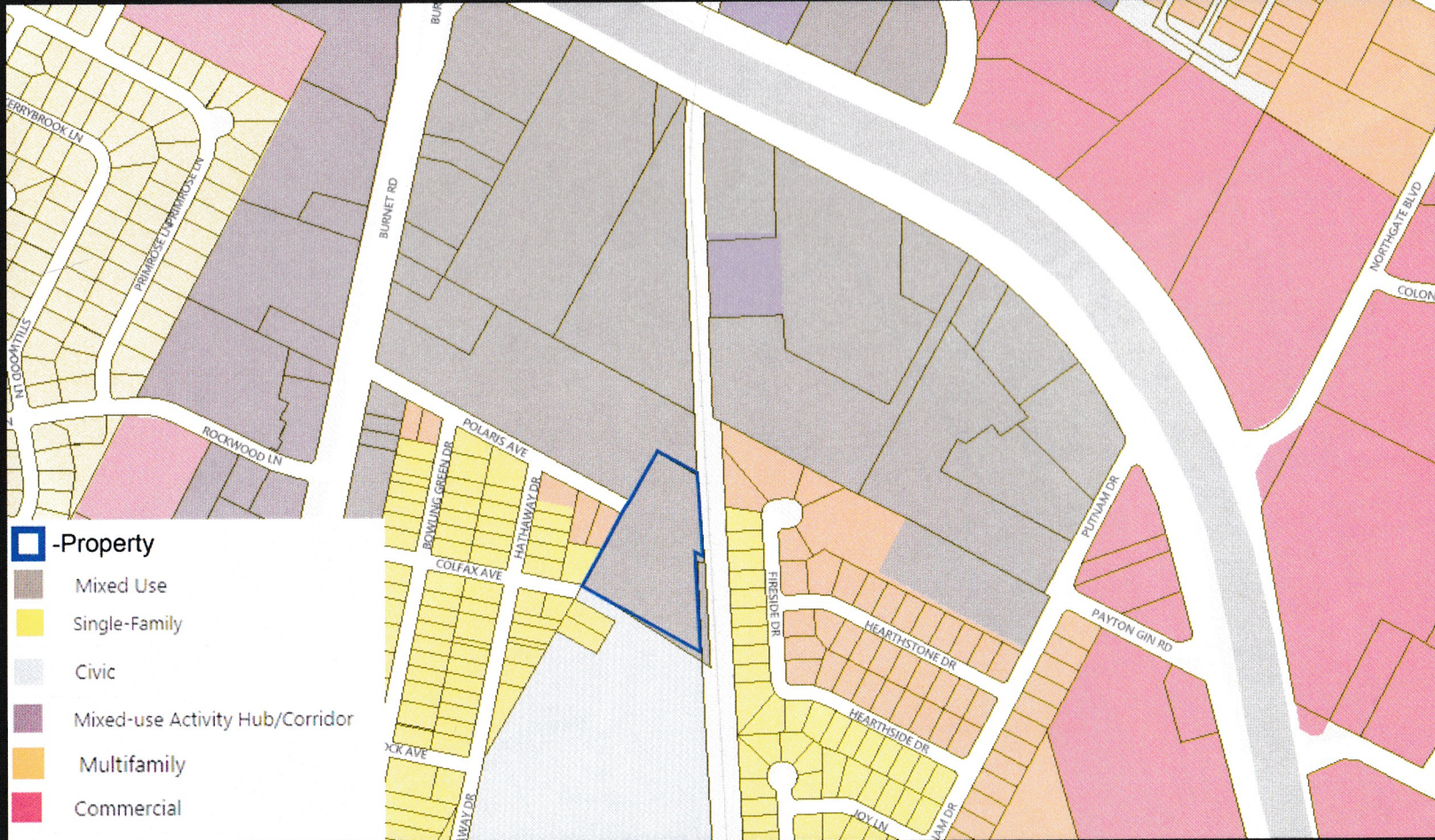








# Future Land Use Map Mixed Use



- Property
- Mixed Use
- Single-Family
- Civic
- Mixed-use Activity Hub/Corridor
- Multifamily
- Commercial

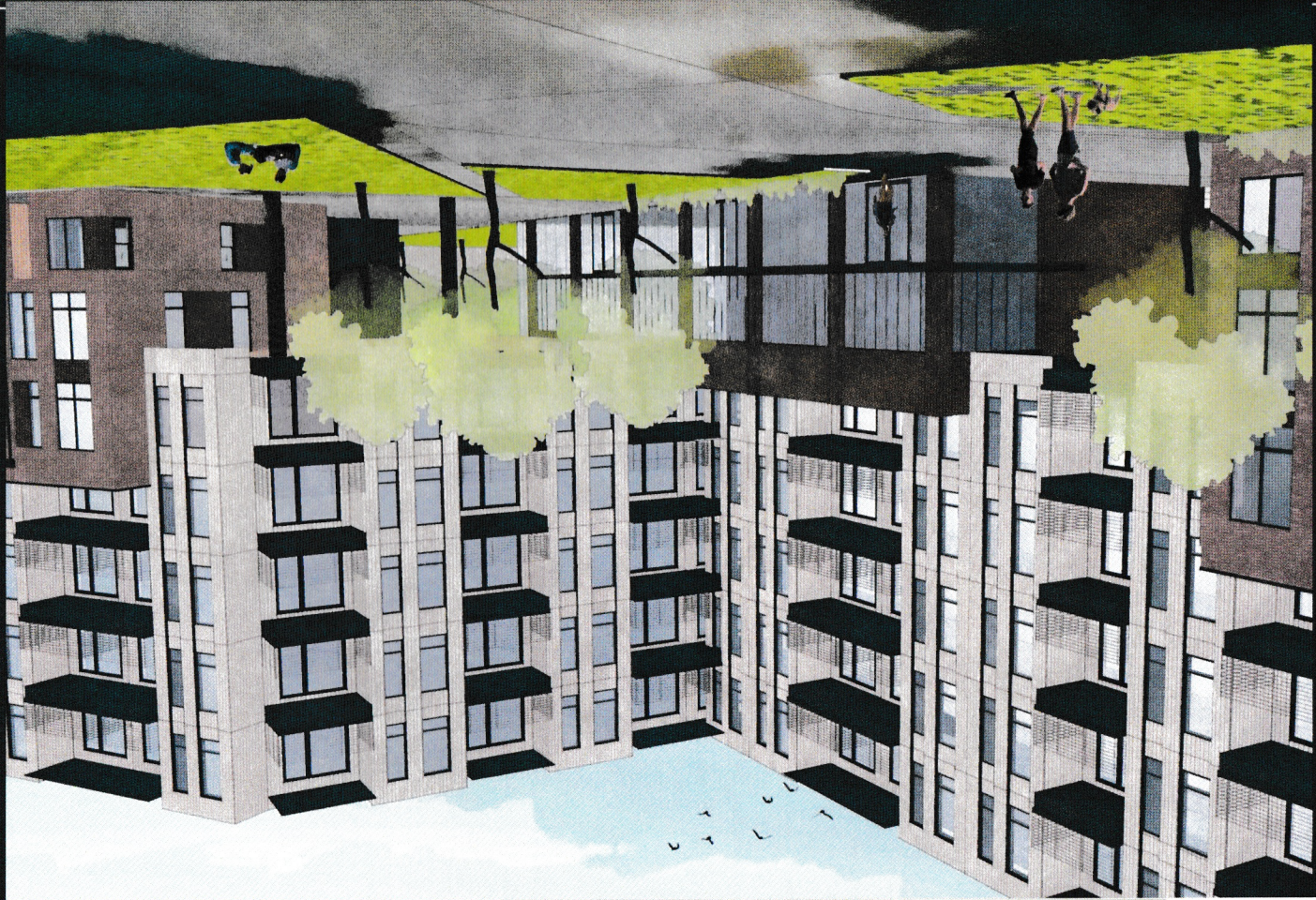


# Conceptual Rendering





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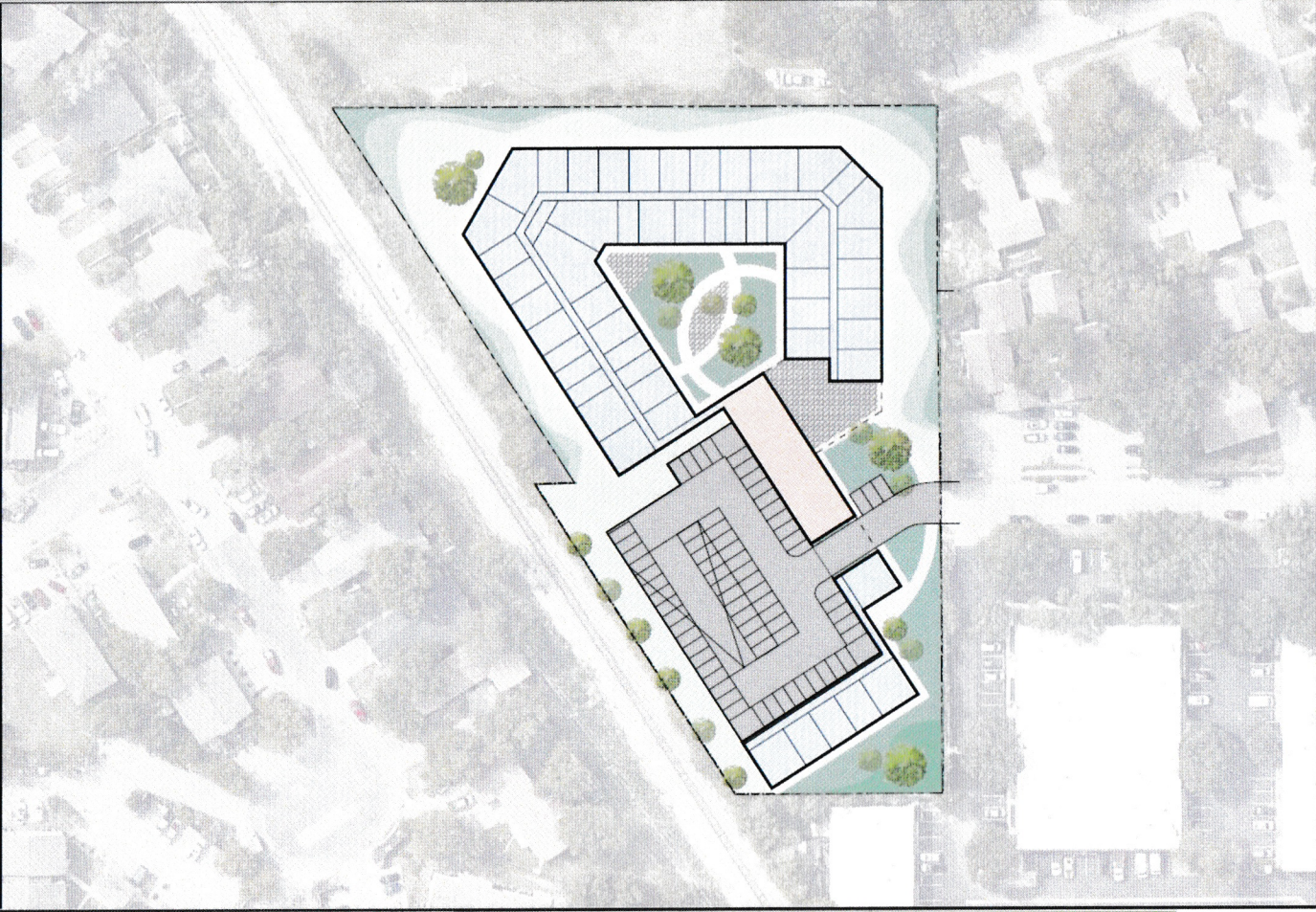
Conceptual Rendering

LANDUSE SOLUTIONS 









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# Conceptual Site Plan



- Conditional Overlay will maintain the existing prohibited uses:

- Automotive repair services
- Automotive washing (of any type)
- Automotive rentals
- Automotive sales
- Bail bond services
- Commercial off-street parking
- Drop-off recycling collection facilities
- Equipment sales
- Outdoor entertainment
- Outdoor Sports and Recreation
- Commercial blood plasma center
- Construction sales and services
- Equipment repair services
- Exterminating services
- Maintenance and service facilities
- Pawn shop services
- Service station
- Veterinary services
- Vehicle storage



- Questions?
- Next steps
- Thank you for your time!

**AUSTIN OFFICE**  
5612 Parade Ridge  
Austin, TX 78731 | 512.212.4114



**SAN ANTONIO**  
10003 NW Military Hwy, Ste 2215  
San Antonio, TX 78231 | 210.812.2222