

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0024– Little Lion

DISTRICT: 5

ADDRESS: 2525 South Lamar Boulevard, Suite 15

ZONING FROM: LO-MU-CO

TO: GO-MU

SITE AREA: 0.0143 acres

PROPERTY OWNER: Emirp, LLC (Anusha Vemuri, Manager)

AGENT: Keepers Land Planning (Ricca Keepers)

CASE MANAGER: Marcelle Boudreaux (512-974-8094,
marcelle.boudreaux@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – mixed use– conditional overlay (GO-MU-CO) combining district zoning.

The Conditional Overlay is subject to following conditions:

- Medical office use is a prohibited use of the Property.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 24, 2025: *APPROVED GO-MU-CO AS STAFF RECOMMENDED.*

*VOTE: [ANDERSON; MAXWELL-2nd] (10-0) AZHAR, HANEY, SKIDMORE
- ABSENT*

*MOTION TO DENY NEIGHBORHOOD POSTPONEMENT REQUEST TO
AUGUST 12, 2025.*

*VOTE: [ANDERSON; MAXWELL-2nd] (10-0) AZHAR, HANEY, SKIDMORE
- ABSENT*

June 10, 2025: *APPROVED POSTPONEMENT REQUEST BY APPLICANT TO JUNE 24,
2025, BY CONSENT.*

VOTE: HANEY; AHMED - 2nd (11-0); AZHAR, HOWARD - ABSENT

April 8, 2025: *APPROVED GO-MU-CO AS STAFF RECOMMENDED, BY CONSENT.*

[MAXWELL; HANEY – 2ND]; (13-0)

CITY COUNCIL:

July 24, 2025:

May 8, 2025: *APPROVED POSTPONEMENT REQUEST BY STAFF TO JULY 24, 2025, BY CONSENT.*

VOTE: CM SIEGEL; CM ELLIS- 2nd (11-0)

ORDINANCE NUMBER:

ISSUES:

This item was heard at a regularly scheduled Planning Commission meeting on April 8, 2025, and Planning Commission recommended approval to City Council. However, prior to the item being heard at City Council on May 8, 2025, staff was made aware of a noticing error. Therefore, staff requested a postponement from the May 8, 2025 City Council hearing to the July 24, 2025 City Council hearing.

The item was re-noticed for the June 10, 2025 Planning Commission hearing and for the July 24 City Council hearing, with the same rezoning request by the applicant and same recommendation by Staff.

The Conditional Overlay includes a prohibited use that was imposed in 2005 during the approval of the mixed-use zoning which allowed development the existing residential with small commercial retail uses. Staff currently recommends retaining this one condition as part of the CO for this footprint rezoning request. Previously, staff had recommended incorporating six other standards, also included within the 2005 rezoning, however, have removed these due to the extremely small proposed rezoning area and the difficulty in implementation of these standards intended for the larger site.

The property has an active land use code violation (CV 2023 072886) related to the operation of a personal services use (Little Lion hair salon), which is not principally permitted under the LO base district zoning.

CASE MANAGER COMMENTS:

The subject rezoning area is approximately 622 square feet (or .0143 acres) and is developed with multiple three-story residential over small commercial space buildings. The rezoning area is situated at the south side of S. Lamar Boulevard, an Imagine Austin activity corridor. The subject development is set back beyond an existing commercial development (Walgreens) but does not have immediate frontage on S. Lamar Blvd. There is egress on S. Lamar Boulevard and on Bluebonnet Lane. Development around the site is generally characterized by a mix of residential and diverse commercial uses. Immediately to the north and west are General Retail Sales (Convenience) and Restaurant (General) uses with frontage onto S. Lamar (LR-CO; CS), and across S. Lamar to the north are diverse commercial uses fronting S. Lamar (GR; NO; LO; LR-MU-CO;CS). To the east is multifamily residential with frontage onto Del Curto Rd. (MF-2). To the south is a parking lot and newer single-family residential with frontage onto Del Curto Rd. (LO-CO; SF-3). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

The Applicant proposes to rezone the property to general office – mixed use (GO-MU) combining district zoning to allow the continued operation of a 622-square-foot locally-owned small business hair salon (Personal Services use) within an existing space in the development.

Staff recommends GO-MU-CO, incorporating one prohibited use in the Conditional Overlay (CO) on the site from the 2005 rezoning, as discussed in more detail in the Issues section.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General Office district (GO) is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

Mixed Use combining district (MU) is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

The purpose of the conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Use and site development regulations imposed by a CO combining district must be more restrictive than the restrictions otherwise applicable to the property.

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

The GO-MU-CO combining district is compatible and consistent with the surrounding uses because there is commercial zoning (CS; LO-MU; GR; LR) at the site and immediately surrounding the site.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The subject site is a small footprint within a larger commercial parcel at a ASMP level 3 (S. Lamar Blvd.) roadway which is a transit priority corridor and Imagine Austin activity corridor. The site also abuts Bluebonnet Lane, which is an ASMP level 2 roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-MU-CO	Mixed use residential and commercial
<i>North</i>	LR-CO; CS	General Retail Sales (Convenience) and Restaurant (General)
<i>South</i>	LO-CO; SF-3	Parking lot; Single family residential
<i>East</i>	MF-2	Multifamily residential

<i>West</i>	LR-CO; CS	General Retail Sales (Convenience) and Restaurant (General)
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NEIGHBORHOOD PLANNING AREA: South Lamar Combined (South Lamar) - suspended

WATERSHED: West Bouldin Creek

CAPITOL VIEW CORRIDOR: Yes

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Zilker Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Perry Grid 614, Preservation Austin, Save Our Springs Alliance, Central Coalition, South Lamar Neighborhood Assn., TNR BCP - Travis County Natural Resources, Friends of Zilker, Zilker Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0053 – 2709 South Lamar Blvd	CS-V to CS-V-DB90	To Grant CS-V-DB90, as staff recommended (6/5/24)	Apvd CS-V-DB90, as Commission recommended (8/29/24)
C14-2024-0022 – 2700 Del Curto rezone	SF-3 to SF-6	To Grant SF-6, as staff recommended (6/11/24)	Apvd SF-6, as Commission recommended (7/18/24)
C14-2009-0148 – Spaces Unit 2	LO-MU-CO to GO-MU-CO	To Grant	No further action
C14-05-0033 – 2529 S. Lamar	SF-3 to LO-MU-CO	To Grant	Apvd 12/15/2005

RELATED CASES:

This is a footprint rezoning within a larger mixed use residential and commercial site, which was rezoned to LO-MU-CO in 2005 (Case no. C14-05-0033; Ordinance No. 20051215-081).

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 2525 S LAMAR BOULEVARD. C14-2025-0024.

Project: Little Lion. 0.0258 acres from LO-MU-CO to GO-MU. Existing: commercial (hair salon). Proposed: commercial (hair salon). Little Lion hair salon is a commercial business

located on the ground floor of a mixed-use development featuring live/work units over commercial spaces. The applicant is specifically seeking a change to make this hair salon an allowed use through this rezoning, which will limit the scope of this review accordingly.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • 0.09 miles from Lamar Boulevard Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Within 0.17 miles of bust stops along S Lamar Blvd
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • This project is within a larger continuous paved parking area with internal sidewalks, connecting to S Lamar, where sidewalks and bike lanes are present
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services located along S Lamar Blvd
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.5 miles to Tom Lasseter South Lamar park
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use *: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> • This project supports a mix of residential and commercial uses
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
6	Number of “Yes’s”

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 West Bouldin 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 s.f. 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 Department

No comments.

PARD – Planning & Design Review

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

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 LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Bluebonnet Lane. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Bluebonnet Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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)
Bluebonnet Lane	Level 2	84 feet	Approx 65 feet	Approx 30 feet	Yes	Yes	Yes

Water Utility

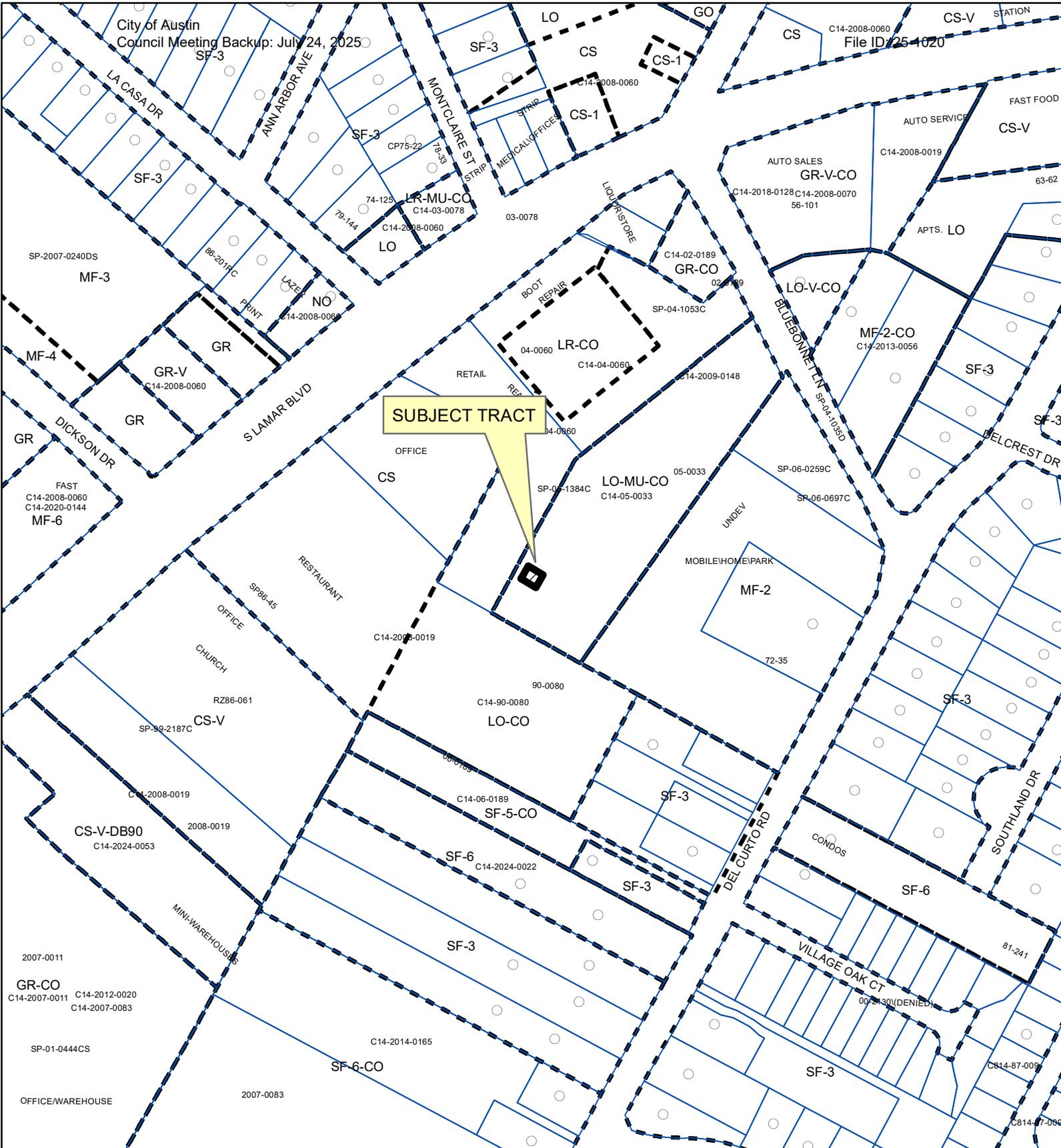
No comments on zoning change.

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 AND ATTACHMENTS TO FOLLOW:

- Exhibit A: Zoning Map
- Exhibit A-1: Aerial Map
- Exhibit B: Applicant’s Summary Letter
- Public Correspondence



SUBJECT TRACT

ZONING

ZONING CASE#: C14-2025-0024

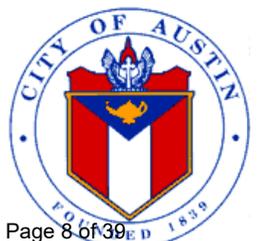


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

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





Little Lion



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0024
 LOCATION: 2525 S Lamar Blvd Suite 15
 SUBJECT AREA: 0.0143 Acres
 MANAGER: Marcelle Boudreaux



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



January 7, 2025

City of Austin
P.O Box 1088
Austin, Tx 78767

Subject Property: 2525 S Lamar Suite 15 Austin Tx 78704

Dear City of Austin,

Please see the attached documentation and application for this Rezone. The property is currently zoned to LO-MU-CO, and we are trying to rezone it to GO-MU. Little lion is a local hair salon that would like to be an allowed use and in order to do so we are requesting the rezone.

If you have any questions or need additional documents feel free to contact me. My contact information is at the bottom of this letter. Thank you!

Sincerely,

Ricca Keepers

Ricca Keepers, MUP
Keepers Land Planning
(512)550-6508
Ricca@keeperslandplanning.com

From: [Erik V](#)
To: [Boudreaux, Marcelle](#)
Cc: [Erik V](#)
Subject: Opposition to zoning change at 2525 South Lamar number 15. Austin Texas 78704
Date: Wednesday, April 30, 2025 10:19:13 AM

You don't often get email from erikvitela@gmail.com. [Learn why this is important](#)

External Email - Exercise Caution

Good morning to whom it may concern I am opposed to the zoning change at 2525 South Lamar suite number 15 Austin TX 78704.

The business that has been in there wrongfully has no regard for zoning or neighbors. I do not believe should stay nor do I believe that they should have zoning changed allowed.

My wife and I are the original owners of this condominium (14) We have used this condo as our residency as well as using it for office space which is allowed by zoning.

Almost every single time I'm at my condo I'm unable to access my reserved parking spot because the hair salon has multiple customers parking in our reserved parking spot. Parking is not adequate at this development and has parking issues already. The hair salon owner is completely unresponsive when I have reached out to let her know about parking situation with her clients and Friends. The adjacent chicken restaurants Hatti Bs for alt know as Maria's taco express had to put up no parking signs due to all of the parking from the hair salon already. This hair salon is negatively affecting multiple businesses and residents currently.

Our children will soon be using this condo as a residence now that they're old enough and starting college. Upon retiring, we will end up living in this condo due to the ADA compliance ramps as well as ground floor.

I am greatly opposed to the proposed zoning change and what it would do for our community long term. This business little lion salon that should not be there is affecting me and our family currently by not being able to access parking. If the zoning change takes place this will only create more problems down the road. The tenant of this proposed zoning change has made it very clear that they don't have any intentions of staying at the space for very long. I feel that this will open up the doors for lots of problems beyond current ones and I definitely don't want my young daughters that are following all rules and zoning to have to live next to a hair salon and or any other business that may follow under this zoning change.

I have reached out to city council member Alter's office multiple times but I have not heard back unfortunately. I would greatly appreciate a response to this email and would like the opportunity to speak with somebody.

Sincerely Quinten Erik Vitela

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report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at
"cybersecurity@austintexas.gov".

From: [Christi](#)
To: [Boudreaux, Marcelle](#)
Cc: [Erik V](#)
Subject: Re: Assigned parking Spaces #14
Date: Tuesday, June 24, 2025 2:35:08 PM
Attachments: [image001.png](#)

External Email - Exercise Caution

Yes, please do. Attached are more photos from today as examples of the limited parking.

~Christi Vitela

On Tue, Jun 24, 2025 at 12:20 PM Boudreaux, Marcelle
<Marcelle.Boudreaux@austintexas.gov> wrote:

Hi – I’ve received your two emails with the parking photos. Did you want this uploaded as public comment? If so, I will need to review whether we need to redact the license plate numbers before posting.

Thank you,



Marcelle Boudreaux, MCRP, Assoc. AIA

Planner Senior

Planning Department

512-974-8094

marcelle.boudreaux@austintexas.gov

Please note: Email correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Christi <[REDACTED]>



2525 SOUTH LAMAR BLVD.

← BUILDING 1

BUILDING 2 →

← UNITS 301-310

→ UNITS 311-318

← UNITS 201-210

→ UNITS 211-218

- 1 WATERLOO REALTY
- 2 REED TECHNOLOGIES
- 3 PHARIS DESIGN
- 4 PHARIS DESIGN
- 5 STILES DESIGN
- 6 DESIGNTRAIT ARCHITECTS
- 7 ADAM SEAR STUDIOS
- 8 WHEELHOUSE DESIGN

- 9 SALLING MADELEY - CPA
- 10
- 11 WISE PROPERTY GROUP
- 12 LANDRUM COUNSELING
- 13 MOHON INTERIORS
- 14
- 15 LITTLE LION

TOWING AND BOOTING ENFORCED
RESIDENT PARKING ONLY
CUSTOMER PARKING ONLY
IF YOU LEAVE PROPERTY
YOUR VEHICLE WILL BE
TOWED OR BOOTED
UNAUTHORIZED VEHICLES WILL BE TOWED
24 HRS & MAY 7 DAYS A WEEK
CALL 311 FOR MORE INFO

**NO
HATTIE
B'S
PARKING**








**TOWING AND BOOTING
ENFORCED**
RESIDENT PARKING ONLY
CUSTOMER PARKING ONLY
IF YOU LEAVE PROPERTY
YOUR VEHICLE WILL BE
TOWED OR BOOTED
UNAUTHORIZED VEHICLES WILL BE TOWED
IN EXCESS OF 24 HOURS IN OPERATING OFFICE
24 HRS A DAY 7 DAYS A WEEK
CPE-677-409-2000

**NO
HATTIE
B'S
PARKING**

1

201-210
301-310

DESIGNBAY
ARCHITECTS

From: [Christi](#)
To: [Boudreaux, Marcelle](#)
Cc: [Erik V](#)
Subject: Re: Assigned parking Spaces #14
Date: Tuesday, June 24, 2025 4:47:38 PM
Attachments: [image001.png](#)
[IMG_9073.png](#)
[IMG_9074.png](#)

External Email - Exercise Caution

Thanks, Marcelle. I am attaching here evidence of two others who are opposed also for the staff report. They may have signed up to speak for tonight.

~Christi Vitela

On Tue, Jun 24, 2025 at 3:35 PM Boudreaux, Marcelle
<Marcelle.Boudreaux@austintexas.gov> wrote:

Hi Christi –

Thanks for confirming. I was able to get the previous two emails and images prepared and uploaded, but I won't be able to get this new set done the same in a timely manner. They can be included in subsequent staff reports.

Thank you,

Marcelle



Marcelle Boudreaux, MCRP, Assoc. AIA

Planner Senior

Planning Department

512-974-8094

marcelle.boudreaux@austintexas.gov

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Spaces Zoning Change Application Tonight

Inbox



me 10:32 AM

Hello neighbors, We have owned our sp...



Jon Mendoza 10:53 AM

to me, spaces2525



Hi Christi and others,

Thanks for the email. I also agree with your assessment of the rezone. Let me know how I can assist.

Jon Mendoza
Unit 303



Angela Dunning 11:12 AM

Hi all, I also agree with opposing this re...

Reply Reply all Forward



Jon Mendoza
Unit 303



Angela Dunning... 11:12 AM



to Jon, me, spaces2525 ▾

Hi all,

I also agree with opposing this rezoning. Is there anything I can do remotely? I'm not available to go to the hearing.

Best,
Angela
Unit 318



To view this discussion visit
[https://groups.google.com/d/
msgid/spaces2525/](https://groups.google.com/d/msgid/spaces2525/)



Reply



Reply all



Forward



From: [Christi](#)
To: [Boudreaux, Marcelle](#)
Cc: [Erik V](#)
Subject: Fwd: Assigned parking Spaces #14
Date: Tuesday, June 24, 2025 12:11:59 PM

External Email - Exercise Caution

Regarding PC agenda item 11

~Christi Vitela

----- Forwarded message -----

From: Christi [REDACTED]
Date: Tue, Nov 14, 2023 at 12:55 PM
Subject: Assigned parking Spaces #14
To: Lisa McTiernan <[\[REDACTED\]](#)>
CC: erik vitela <[\[REDACTED\]](#)>

Hello,

These photos were taken today 11/14. We are unable to access our assigned parking space. Please advise.

Thanks,

--

~Christi Vitela

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From: [Christi](#)
To: [Boudreaux, Marcelle](#)
Cc: [Erik V](#)
Subject: Fwd: Parking at Spaces 2525
Date: Tuesday, June 24, 2025 12:10:36 PM

External Email - Exercise Caution

Regarding PC item 11 today.

~Christi Vitela

----- Forwarded message -----

From: **Christi** <[REDACTED]>
Date: Thu, Jun 13, 2024 at 3:04 PM
Subject: Parking at Spaces 2525
To: Lisa McTiernan <[REDACTED]>
CC: erik vitela [REDACTED]

Hi Lisa,

The last dozen times we've been on site, we have been unable to park in our assigned parking space, #7. I know I've emailed about this before. Would you please send out a reminder to owners about the assigned spaces so they can address with their tenants? We should not have to write a note each time and/or tow.

Thank you,

Christi

--

~Christi Vitela

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TOWING ENFORCED
24 HOURS 7 DAYS A WEEK
EXCEPT PUBLIC HO. BLDG.
BY OWNER'S OR OPERATOR'S LEASE.
RESIDENT PARKING ONLY
ALL SPACES ARE RESERVED
ALL VEHICLES MUST PARK IN LINED SPACES
PARK RIGHT
3066



TOWING ENFORCED
24 HOURS A DAY
RESIDENT PARKING ONLY
ALL SPACES ARE RESERVED
PARK RIGHT SOLUTIONS



TOWING ENFORCED
24 HOURS 7 DAYS A WEEK
RESIDENTS MUST BE NOTIFIED BY ORDER OF CITY'S OFFICE
RESIDENT PARKING ONLY
ALL SPACES ARE RESERVED
ALL VEHICLES MUST HAVE PLACED
PARK RIGHT SOLUTIONS
512-582-3000





From: [Ricca Keepers](#)
To: [Boudreaux, Marcelle](#)
Cc: [Sandy Hernandez](#)
Subject: Re: Little Lion rezoning (C14-2025-0024)
Date: Thursday, June 19, 2025 10:13:33 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

External Email - Exercise Caution

Marcelle,

Kim Bacon does not approve the postponement and want to keep this on for next week. She has a code violation she is trying to resolve with this rezone.

All the best,

Ricca Keepers, MUP

Keepers Land Planning *Celebrating 10 years!*
Founder, Owner, and Land Planner
Assistant (512) 550-6508
Cell (512) 999-0690
KeepersLandPlanning.com



From: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
Date: Wednesday, June 18, 2025 at 9:11 AM
To: Ricca Keepers <ricca@keeperslandplanning.com>
Cc: Sandy Hernandez <sandy@keeperslandplanning.com>
Subject: RE: Little Lion rezoning (C14-2025-0024)

Hi Ricca,

The individual who spoke in opposition at the hearing on June 10 – Quinten Erik Vitela – would like to

request a postponement (as the neighborhood) from the June 24 PC. From that hearing, an item can be postponed 60 days to another hearing; those available dates are July 8, July 22 and August 12. They plan to request PP to August 12. They would like time to “confer with neighbors and HOA board, neighborhood associations and legal counsel”. I informed them that as the applicant you could agree with the postponement date or not agree; if you do not agree, then next week (June 24 PC) this item would be a discussion on postponement with potential for actually hearing the item.

Please let me know what you want to do. Happy to chat this afternoon if that’s easier. The City is closed tomorrow, and the Agenda gets posted Friday so if we could chat before then that would be ideal.

Thanks,
Marcelle



Marcelle Boudreaux, Assoc. AIA

Planner Senior

Planning Department

512-974-8094

marcelle.boudreaux@austintexas.gov

Please note: Email correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Ricca Keepers <ricca@keeperslandplanning.com>

Sent: Tuesday, June 10, 2025 1:18 PM

To: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>; Jed Taylor <jedsemail@gmail.com>

Cc: Sandy Hernandez <sandy@keeperslandplanning.com>; Kim Bacon <ksbac86@gmail.com>

Subject: Re: Little Lion rezoning (C14-2025-0024)

External Email - Exercise Caution

Marcelle,

Yes I can attend remote. Thanks

All the best,

Ricca Keepers, MUP

From: [Erik V](#)
To: [Boudreaux, Marcelle](#)
Cc: [Christi](#)
Subject: Re: Opposition to zoning change at 2525 South Lamar number 15. Austin Texas 78704
Date: Wednesday, June 18, 2025 8:09:08 AM
Attachments: [image001.png](#)
[image001.png](#)

External Email - Exercise Caution

August 12 would be ideal.

On Mon, Jun 16, 2025, 9:10 AM Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov> wrote:

Good morning,

You were included in the most recent notification for the hearing last week, which was distributed in the required timeframe. In addition, I emailed you a copy of that notice on May 22nd. Records indicate that a zoning sign was posted.

Yes, of course, I will circle back on the rest of the questions. Priority is trying to figure out a date for hearing postponement so that I can work with the applicant as well. A postponement from a hearing must be within 60 days; postponing from the June 24th PC hearing has these options available – July 8, July 22, August 12. Please let me know which one. Again, I will communicate with the applicant who may or may not agree with your/NH postponement date. Please let me know ASAP.

Thank you,

Marcelle



Marcelle Boudreaux

Planner Senior

Planning Department

512-974-8094

marcelle.boudreaux@austintexas.gov

Please note: Email correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Erik V <erikvitela@gmail.com>
Sent: Monday, June 16, 2025 8:28 AM
To: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
Cc: Christi <christivitela@gmail.com>
Subject: Re: Opposition to zoning change at [2525 South Lamar number 15. Austin Texas 78704](#)

External Email - Exercise Caution

Good morning ideally we would like a more time, based on us recently having found out because we were never issued any notice from the city of Austin nor was anything posted outside the complex.

Would you mind addressing my wife's questions?

Thank you for your prompt response we look forward to hearing back from you sincerely,

Quinten Erik Vitela

On Thu, Jun 12, 2025, 11:57 AM Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov> wrote:

Hello Christi –

The Postponement request needs a date accompanying it. The next PC hearing after June 24th is the July 8th hearing. Does that work? I can let the applicant know you want to request a Neighborhood postponement, and they can agree or they can disagree with your Neighborhood PP request. If they disagree, then there will be a Discussion on the postponement request at the June 24th hearing.

Thanks!

Marcelle Boudreaux

Planner Senior



Planning Department

512-974-8094

marcelle.boudreaux@austintexas.gov

Please note: Email correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Christi <christivitela@gmail.com>

Sent: Wednesday, June 11, 2025 4:40 PM

To: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>

Cc: Erik V <erikvitela@gmail.com>

Subject: Re: Opposition to zoning change at [2525 South Lamar number 15. Austin Texas 78704](#)

External Email - Exercise Caution

Hello Marcelle,

Thank you for following up. Erik and I would like to request a postponement past June 24th. We didn't receive our notice until Monday. Is there an ordinance or law that requires timely notice of possible action as well as a physical posting on site?

I don't believe any of our neighbors know about this and we want an opportunity to confer with the neighbors and the HOA Board, Neighborhood Associations and legal counsel.

I wonder why speakers were able to speak on the item and not the merits of the postponement, in contradiction to the way Council takes up zoning postponements. Could you please clarify?

We look forward to confirmation of receipt of this email and the proposed dates.

Best regards,

~Christi Vitela

On Wed, Jun 11, 2025 at 9:03 AM Boudreaux, Marcelle
<Marcelle.Boudreaux@austintexas.gov> wrote:

Hi – Glad we touched base last night. To reiterate last night’s action, the Planning Commission granted the Applicant’s request to postpone the hearing until June 24th. It seemed like you would like to request a different date beyond the 24th? If so, please put that request in writing to me as soon as possible.

Please let me know if you need some clarification on next steps, as I know the process can sometimes be confusing. Happy to have a quick chat on the phone. It would be great if you could reply to my email regardless, thanks so much!

-Marcelle



Marcelle Boudreaux

Planner Senior

Planning Department

512-974-8094

marcelle.boudreaux@austintexas.gov

Please note: Email correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>

Sent: Tuesday, June 10, 2025 4:22 PM

Planning Commission

Rezone of Little Lion on 2525 S. Lamar Boulevard, Suite 15

Ricca Keepers

June 24, 2025



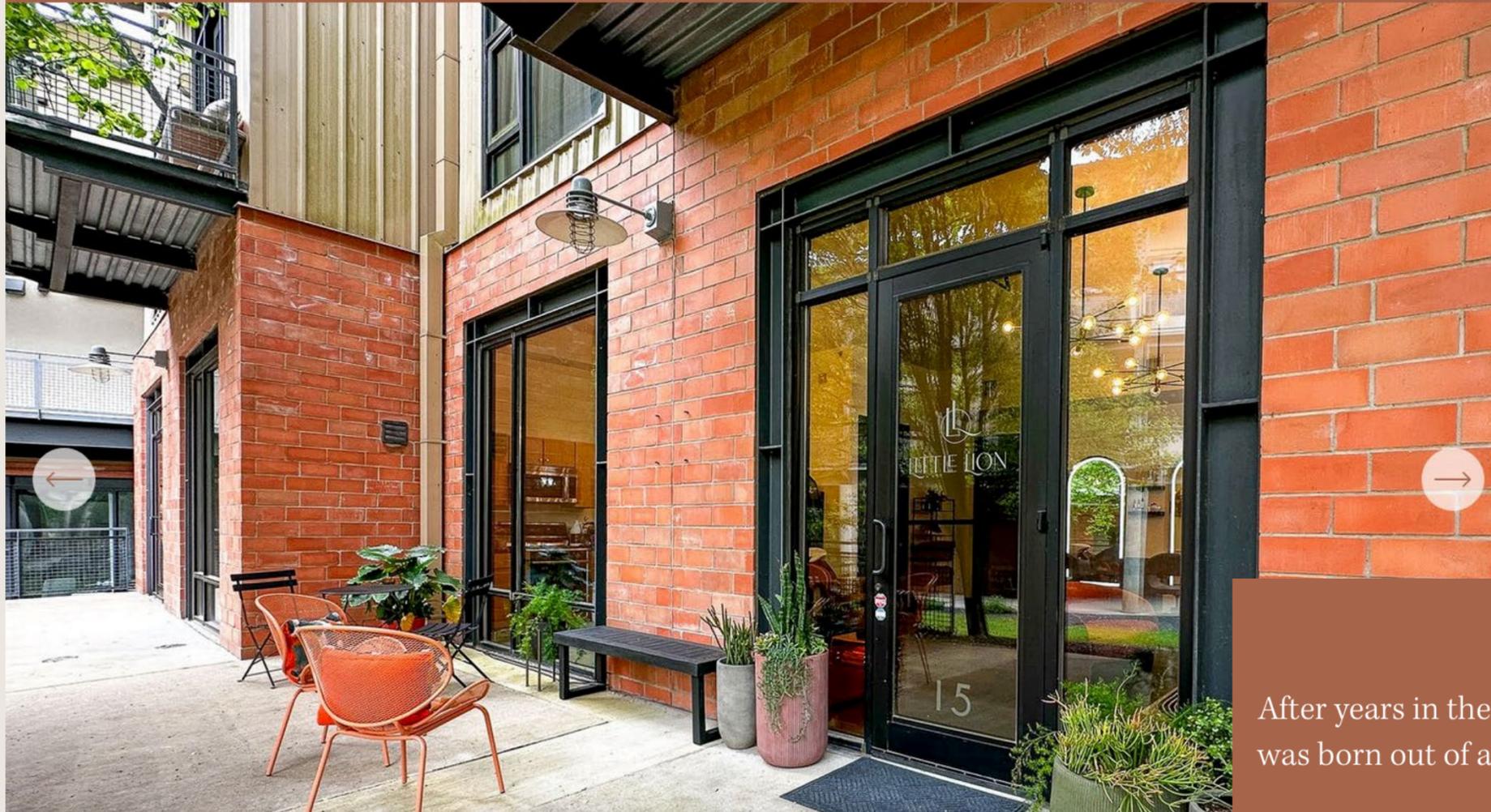
Rezone Request

- Subject property is currently zoned LO-MU-CO
- We are requesting GO-MU with the goal to keep a local business open.
- We have preliminary recommendation from City of Austin Staff

LITTLE LION

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[Book](#)



After years in the hustle of downtown Austin, with an ever-changing cityscape, Little Lion was born out of a desire for a well-appointed, clean beauty space where excellent hair and creativity could grow.

Little Lion is a private by appointment only studio nestled between architects and art studios in Austin's iconic SoLa neighborhood.



Approved Before

- Second round through Planning Commission, on April 8th this rezone was approved through the consent agenda
- We are here before you again due to a notification error

Notes From Owner of Little Lion

Parking

- All residents have one numbered space located under the awning. I have one. This neighbor has one. The 14th Spaces against the fence are all open spaces. Only one of them is reserved and it says reserved on it.

Client Parking

- I am very conscientious about where my client's park and they have very good instructions on the website they can and can't park.

- We are respectfully requesting your continued support for this rezone

Thank you!