

ZONING CHANGE REVIEW SHEET

CASE: **C14-2025-0057** – 1430 Collier Street

DISTRICT: 9

ADDRESS: 1430 Collier Street

ZONING FROM: GR

TO: GR-V-DB90

SITE AREA: 1.77 acres

PROPERTY OWNER: Austin-Travis County Mental Health and Mental Retardation Center,
DBA Integral Care

AGENT: Drenner Group (Leah Bojo)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – vertical mixed use building - density bonus 90 (GR-V-DB90) combining district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

*August 26, 2025: APPROVED GR-V-DB90 AS STAFF RECOMMENDED, BY CONSENT.
VOTE: WOODS; LAN – 2ND (10-0) MAXWELL, BRETON – ABSENT; 1
VACANCY ON DAIS*

*August 12, 2025: APPROVED NEIGHBORHOOD POSTPONEMENT REQUEST TO
AUGUST 26, 2025, ON CONSENT.
VOTE: AHMED; BRETON -2ND (9-0) WOODS, LAN, BARRERA-RAMIREZ –
ABSENT; 1 VACANCY ON DAIS*

CITY COUNCIL ACTION:

September 25, 2025:

ORDINANCE NUMBER:

ISSUES:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City

Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards.

CASE MANAGER COMMENTS:

The subject rezoning area is 1.77 acres, and is located on the north side of Collier Street just west of the intersection with S. Lamar Boulevard. The site is developed with commercial use, as the administrative offices of Integral Care (Administrative and Business office use) and associated surface parking. To the south across Collier Street is a site in process of rezoning to mixed use multifamily but is currently single-story commercial with diverse uses, and associated parking, and single family residential (CS; LO; SF-3). To the east, Multifamily residential; Administrative and Business office; Automotive Repair uses (GR; CS; CS-V). To the west is a Fire station and Multifamily residential (P; MF-3). To the north is Multifamily residential and mixed use (GR-MU-CO; CS-V). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

This area of S. Lamar Blvd. is in transition from low-density commercial uses to 4-6 story mixed use buildings (primarily residential over ground floor commercial). S. Lamar Blvd. is a core transit corridor and there are four Cap Metro Bus lines, including one Rapid line, at this section. The subject site exhibits very good access to public transit: it is approximately a quarter mile (1/4-mile) from the Cap Metro Rapid bus stop, and less than 1/4-mile from the other bus line stops. This proposal falls within three ETOD typology areas: 1) Collier ETOD station area (Include - Bus); 2) East Oltorf ETOD station area (Include – Bus); and 3) Lamar Square ETOD station area (Include – Bus). ETOD efforts should take advantage of the change occurring today to enable even more community members, especially low-income households and communities of color, to access existing services and opportunities while incrementally growing with more housing units for all income levels.

South Lamar Boulevard is part of the Corridor Program, and includes mobility, safety and connectivity improvements. This portion of South Lamar is along a segment between Barton Springs Road to US 290 with active design efforts. As part of the Corridor Program, a new traffic signal is planned for the intersection at Collier Street and S. Lamar Blvd. According to the Mobility Program updates, improvement projects are in the final stage of design and construction is anticipated to start 2026.

The applicant is requesting community commercial – vertical mixed use building – density bonus 90 (GR-V-DB90) combining district zoning for a proposed development that would include multi-family units requiring an affordable component. A building constructed under vertical mixed use building (-V) or density bonus 90 (-DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. The overall project would consist of residential units and commercial.

A development utilizing the “density bonus 90” incentives is permitted with a base GR zoning district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the GR district (60 feet base plus

30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements. There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

The -V combining district also allows for relaxation of some development standards, such as building coverage, setbacks and floor-to-area (FAR) ratio, in exchange for income-restricted housing; however, no additional height is incentivized. There are several methods of satisfying -V development affordability requirements. There is one option for projects including rental units:

- 1) a minimum of 10% of the rental units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI.

There is one option of satisfying -V development affordability requirements which include ownership units:

- 1) a minimum of 5% of the residential units in a building are affordable for a 99-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; and
- 2) a minimum of 5% of the residential units in a building are affordable for a 99-year period for households earning 100% or less than the Austin-Round Rock Metropolitan Statistical Area MFI.

This request for the -V and the -DB90 combining districts continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

Staff's recommendation is GR-V-DB90.

BASIS OF RECOMMENDATION:

1. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout

the City. This request is consistent with the “VMU2” option and Ordinance No. 20240229-073 (new DB90), which replaced the invalidated “VMU2” option.

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

The community commercial district (GR) is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

The proposed density bonus 90 (DB90) combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required to comply with affordable housing requirements.

4. *Zoning changes should promote an orderly relationship among land uses.*

Staff recommends GR-V-DB90 combining district zoning for the subject property based on the following considerations:

- 1) Recognizing the site’s location 380 feet west of S. Lamar Blvd., which is an Imagine Austin Corridor and a core transit corridor;
- 2) The site adjoins a public sidewalk, shared path, and/or bike lane and is located within 0.25 miles of public transit stop and/or light rail station. Cap Metro rapid bus stops are a few hundred yards from the subject site;
- 3) There are numerous multifamily mixed use projects located all along S. Lamar Blvd in proximity to the proposed site;
- 4) The number of units and housing choice that could be produced would suit a variety of household sizes, incomes, and lifestyle needs of a diverse population in support of Imagine Austin and the Strategic Housing Blueprint;
- 5) The project could be consistent with the intent of the “Include” ETOD typology.

	ZONING	LAND USES
<i>Site</i>	GR	Administrative and Business office
<i>North</i>	GR-MU-CO; CS-V	Multifamily residential and mixed use
<i>South</i>	SF-3, LO, CS-V	Commercial with diverse uses; Single family residential
<i>East</i>	CS; CS-V; GR-V; GR-MU-CO	Multifamily residential; Mixed use; Administrative and Business office; Automotive Repair uses
<i>West</i>	P; MF-3	Fire station; Multifamily residential

NEIGHBORHOOD PLANNING AREA: South Lamar Combined (Zilker) - Suspended

WATERSHED: West Bouldin Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Zilker Elementary

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

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

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0163 – 1700 South Lamar	CS-V to CS-V-DB90, and LO, SF-3 to CS-V-CO	To Grant CS-V-DB90 and CS-V-CO as staff recommended (6/24/25)	Pending
C14-2024-0038 – 2001, 2003, 2005 and 2007 S Lamar DB90 rezoning	CS-V, CS-MU-V-CO, to CS-V-DB90, CS-MU-V-DB90	To Grant CS-V-DB90, CS-MU-V-CO-DB90 as staff recommended (5/14/24)	Apvd as Commission recommended (8/29/24)
C14-2023-0039 – 1705 and 1707 Evergreen	SF-3 to CS-MU	To Grant CS-MU as staff recommended	Apvd as Commission recommended (8/31/23)
C14-2022-0057 – 1215 W Mary St	CS, SF-3 to SF-3	To Grant SF-3 as staff recommended (6/28/22)	Apvd as Commission recommended (7/28/22)

C14-2020-0097 – Evergreen at Mary	Tract 1: CS and SF-3 to CS-MU; Tract 2: MF-3-H to CS-MU-H	To Grant Tract 1 CS-MU, Tract 2 GO-MU-H, as staff recommended (10/26/20)	Apvd as Commission recommended (12/3/20)
C14-2020-0049 – Planet K South Pop rezone	CS, GR to CS-1	To Grant CS-1 as staff recommended (6/23/20)	Apvd CS-1, as Commission recommended (9/3/20)
C14-2017-0122 – South Lamar VMU	CS-CO, CS-V-CO to CS-V	To Grant CS-V-CO, as staff recommended (2/13/18)	Apvd as Commission recommended (3/8/18)

RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 1430 COLLIER STREET. C14-2025-0057. Project: 1430 COLLIER STREET. 1.77 acres from GR to GR-V-DB90. Existing: office. Proposed: multifamily (187 units) and retail. Demolition to be determined. Proposal seeks Density Bonus 90 Combining District (Ordinance No. 20240229-073) in fulfillment of the Housing Affordability measure.

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"> 0.08 miles to 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"> 0.18 miles to bus stop 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"> Sidewalk present on the southern side of Collier ST
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 present 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.

	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	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.) <ul style="list-style-type: none"> • Within 0.5 miles of Dentist along Kinney AVE
Y	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.
Y	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.
Y	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> • 0.5 miles to Twin Oaks Branch of Austin Public Library
	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.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
10	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.

PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily and retail with GR-V-DB90 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should any fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

Residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desantis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

Zoning Cases

Site plans will be required for any new development other residential only project with up to 4 units.

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

DB90 Rezoning

This site must meet affordability minimums to be eligible for DB90. A signed approval letter from the Housing Department will be required with site plan submittal.

Collier Street is the Principal Street for this site. Any buildings fronting this street will be required to have 75% of the ground floor as commercial uses.

If a building includes a mix of uses, a non-residential use:

- may not be located above a residential use; and
- may not be located on or above the third story of the building.

Austin Fire Department

No comments.

Transportation

A transportation assessment/traffic Impact analysis shall be required at the time of site plan if triggered, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Collier ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Collier ST according to the Transportation Plan with the first subdivision or site plan application. It appears that this requirement is met but should be confirmed with the first subdivision or site plan. [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)
Collier ST	Level 1	58'	68'	45'	No	No	Yes

Water Utility

AW1. 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
Applicant Summary Letter
Public Correspondence

Created: 5/8/2025



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

ZONING CASE#: C14-2025-0057
 LOCATION: 1430 Collier St
 SUBJECT AREA: 1.77 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.

Created: 5/14/2025



May 5, 2025

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: 1430 Collier Street – Rezoning application for 1.77-acre property located at 1430 Collier Street, Austin, Texas 78704 (the "Property").

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, Integral Care ("Owner"), we respectfully submit the enclosed rezoning application package. The project is titled 1430 Collier Street and is 1.77 acres of land, located midblock on the north side of Collier Street between South Lamar Boulevard and Kinney Avenue. South Lamar Boulevard is an Imagine Austin Corridor and a Core Transit Corridor. The Property is within the Full Purpose Jurisdiction of the City of Austin as well as Project Connect's Collier Equitable Transit Oriented Development (ETOD) Station Area.

The Property is currently zoned GR (Community Commercial). The requested rezoning is from GR to GR-V-DB90 (Community Commercial – Vertical Mixed Use Building – Density Bonus 90). The site currently serves as the administrative offices for the Owner. This rezoning would allow for the relocation and consolidation of the Owner's administrative and clinical operations and will allow the Property to include residential uses, similar to the surrounding developments, advancing the City Council's housing goals. The DB90 combining zoning district requires that a minimum of 12% of for-rent residential units be reserved as affordable for households earning no more than 60% of the Median Family Income (MFI). The existing administrative office building was constructed by the Owner in 1988.

Additionally, this rezoning request aligns with the City's ETOD goals for the Collier Station Area typology by including affordable housing options along a highly populated, high-growth MetroRapid corridor (South Lamar), according to the Station Typology Data in Appendix D, page D6 of the 2023 ETOD Development Study.

The Property is located in the South Lamar Combined Planning Area – Zilker which is currently suspended. The Property has no Future Land Use Map designation, and therefore a Neighborhood Plan Amendment application is not required with this rezoning.

A Traffic Impact Analysis ("TIA") is not required with this rezoning request, per the attached zoning TIA Determination executed by Manar Hasan, dated April 1, 2025. A TIA determination will also be required with the submittal of a site development permit for redevelopment of the Property.

May 5, 2025

Page 2

Please let me know if you or your team members require additional information or have any questions.
Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with a small dot at the end of the last word.

Leah M. Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)
Marcelle Boudreaux, Planning Department (*via electronic delivery*)

From: [REDACTED]
To: [Boudreaux, Marcelle](#)
Subject: C14-2025-0057
Date: Wednesday, August 6, 2025 6:34:22 PM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Hello Marcelle, I live next to this property and am VERY concerned ! Can you please inform me on the project ? My view will be blocked , increased noise , traffic, security issues(we now have the affordable housing tenants jumping our property and going into our dumpster . Our safety is key . There is also another building across the street that wants to build 60 feet and 90 feet . That being said we all believe our investments will decrease . Please advise us on how to proceed forward with this project (being against it !)

Respectfully
Teresa Green
Lyric condos
78704
Directly next to that case number
Our privacy is also an issue ! All bedrooms face that property
The 12 th meeting I will not be able to be there but hope I can virtually

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From: [Boudreaux, Marcelle](#)
To: [Drew Zerdecki](#)
Cc: [Leah Bojo](#); [REDACTED]
Subject: Re: Request to Postpone Planning Commission Hearing – C14-2025-0057 (1430 Collier Street)
Date: Monday, August 11, 2025 12:41:27 PM

Thank you. I'll note this as NH PP request to August 26, with applicant agreement. With both sides in agreement, this will likely be offered for consent for consideration by Commission.

Marcelle Boudreaux

City of Austin Planning Department
Planner Senior
P: 512-974-8094
E: marcelle.boudreaux@austintexas.gov

From: Drew Zerdecki <vp-zoning@zilkerneighborhood.org>
Sent: Monday, August 11, 2025 12:20:04 PM
To: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
Cc: Leah Bojo <lbojo@drennergroupp.com>; [REDACTED]
Subject: Re: Request to Postpone Planning Commission Hearing – C14-2025-0057 (1430 Collier Street) [REDACTED]
[REDACTED]

[REDACTED] - Exercise Caution

Hi Marcelle -

While I think a longer extension is called for, unless Leah jumps in to offer one, we do accept. Please let me know when that's on the consent agenda.

Many thanks -
Drew

On Mon, Aug 11, 2025 at 7:55 AM Boudreaux, Marcelle
<Marcelle.Boudreaux@austintexas.gov> wrote:

Drew-

Please note that from the hearing on August 12, the Commission can grant a postponement of only 60 days (to available hearing date). That date is September 23.

Please let me know if the Neighborhood agrees to Leah's date for requesting postponement.

Thanks!

Marcelle Boudreaux

City of Austin Planning Department

Planner Senior

P: 512-974-8094

E: marcelle.boudreaux@austintexas.gov

From: Leah Bojo <lbojo@drennergroupp.com>

Sent: Sunday, August 10, 2025 2:25:10 PM

To: Drew Zerdecki <vp-zoning@zilkerneighborhood.org>; Boudreaux, Marcelle
<Marcelle.Boudreaux@austintexas.gov>

 Beeler, Melissa

<Melissa.Beeler@austintexas.gov>; Qadri, Zo <Zo.Qadri@austintexas.gov>; Leffler, Ben

<Ben.Leffler@austintexas.gov>; Alter, Ryan <Ryan.Alter@austintexas.gov>

Subject: Re: Request to Postpone Planning Commission Hearing – C14-2025-0057 (1430 Collier Street)

 External Email - Exercise Caution

Hi Drew,

I can agree to a postponement until the Aug 26th meeting, but we cannot push out further than that. Please let me know if this works for you. I will make myself available in the next couple of weeks to talk both on the phone and in-person, and of course we can continue discussion until the City Council hearing. If there are any specific questions I can answer in the meantime related to the items you list below, I hope you'll let me know. This project is being zoned to DB90 and would therefor provide the affordable housing required by that program – likely rental units at either 10% @ 50% MFI or 12% @ 60% MFI. Thank you and I look forward to talking!

Leah M. Bojo, AICP, Director of Land Use & Entitlements

2705 Bee Caves Road, Suite 100, Austin, TX 78746

Drenner Group, PC | 512-665-1570 cell | lbojo@drennergroupp.com | www.drennergroupp.com

From: Drew Zerdecki <vp-zoning@zilkerneighborhood.org>
Date: Sunday, August 10, 2025 at 2:48 PM
To: Leah Bojo <lbojo@drennergroupp.com>, Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
[REDACTED] Beeler, Melissa <melissa.beeler@austintexas.gov>, Qadri, Zo <zo.qadri@austintexas.gov>, Leffler, Ben <ben.leffler@austintexas.gov>, ryan.alter@austintexas.gov <ryan.alter@austintexas.gov>
Subject: Request to Postpone Planning Commission Hearing – C14-2025-0057 (1430 Collier Street)

Hi all -

First, my apologies for the last-minute notice on this request — it's a particularly busy summer professionally, personally, and civically. And thank you to Pete Olds (cc'd), who is the head of the Lyric Condo Homeowners Association, for keeping this on the radar.

I write on behalf of the Zilker Neighborhood Association ("ZNA") and nearby neighbors, such as Pete, to request postponement of the Planning Commission hearing for Case Number C14-2025-0057 (1430 Collier Street).

The Planning Commission hearing is currently set for this Tuesday, August 12, 2025. We request that this hearing be postponed to a meeting no earlier than October 28, 2025.

Our concerns center on adverse transit and safety impacts, adequate noise and livability protections for the surrounding neighbors, infrastructure capacity, and affordable housing commitments.

Leah, I hope you can support this postponement and look forward to connecting. Zilker Elementary starts the week after next, and I've got to sell a bunch of PTA memberships to keep my numbers up this year. Consequently, my availability greatly improves toward the end of the month. Please feel free to suggest a time to connect — ideally nearby in person, with Pete joining too. I like Taco Deli, but a call works as well (especially if you and Pete outvote me).

Marcelle, please confirm at your earliest convenience whether this postponement request will be entered into the consent docket.

Thanks,

Drew Zerdecki
ZNA Zoning Chair
512.415.7727

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From: [REDACTED]
To: [Boudreaux, Marcelle](#)
Subject: C14-2025-0057
Date: Wednesday, August 6, 2025 6:34:22 PM

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External Email - Exercise Caution

Hello Marcelle, I live next to this property and am VERY concerned ! Can you please inform me on the project ? My view will be blocked , increased noise , traffic, security issues(we now have the affordable housing tenants jumping our property and going into our dumpster . Our safety is key . There is also another building across the street that wants to build 60 feet and 90 feet . That being said we all believe our investments will decrease . Please advise us on how to proceed forward with this project (being against it !)

Respectfully
Teresa Green
Lyric condos
78704
Directly next to that case number
Our privacy is also an issue ! All bedrooms face that property
The 12 th meeting I will not be able to be there but hope I can virtually

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