

## ZONING CHANGE REVIEW SHEET

CASE: 6<sup>th</sup> and Lamar (C14-2024-0179)

DISTRICT: 9

ADDRESS: 600 North Lamar Boulevard; 1004, 1006, 1012, 1012 1/2, 1014 and 1016 West 6<sup>th</sup> Street; 603, and 605 Baylor Street

ZONING FROM: CS-MU-V-CO-NP and  
CS-MU-CO-NP

TO: CS-MU-V-CO-ETOD-DBETOD-NP  
(Subdistrict 1- which grants  
additional building height up to 120 feet in  
exchange for income-restricted housing)  
on 1.0906 acre tract (Lamar and 6th  
Street addresses) and MF-6-CO-NP on  
0.1837 acre tract (603 and 605 Baylor Street)

SITE AREA: approximately 1.2743 acres (approximately 55,508 square feet)

PROPERTY OWNER: 603 and 605 Baylor, Ltd. and 600 North Lamar, Ltd.

AGENT: Armbrust and Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

### STAFF RECOMMEDATION:

**Staff recommends granting CS-MU-V-ETOD-DBETOD-NP (Subdistrict 1) for the entirety of the site except for 603 and 605 Baylor Street which grants additional building height up to 120 feet in exchange for income-restricted housing) and MF-6-NP for 603 and 605 Baylor Street.** See the *basis of recommendation* section below for more information

### PLANNING COMMISSION ACTION / RECOMMENDATION:

May 27, 2025: Planning Commission granted staff postponement request to June 24, 2025. June 24, 2025: Planning Commission granted neighborhood postponement request to July 2, 2025.

July 8, 2025: Motion to approve Staff's recommendation of CS-MU-V-ETOD-DBETOD-NP (Subdistrict 1), increasing the maximum building height to 120 feet through participating in a density bonus program on 600 North Lamar Boulevard; 1004, 1006, 1012, 1012 1/2, 1014 and 1016 West 6th Street and MF-6-NP on 603 and 605 Baylor Street, was approved on the consent agenda on Commissioner Powell's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Barrera-Ramirez, Breton, and Howard were absent.

### CITY COUNCIL ACTION:

September 11, 2025: Motion to approve CS-MU-V-CO-ETOD-DBETOD-NP (Subdistrict 1) on tract 1 and MF-6-CO-NP on tract 2 was approved with amendments read into the record on Council Member Vela's motion, Council Member Ellis' second on a 10-0 vote. Council Member Siegel was off the dais.

January 22, 2026: Case is scheduled to be heard by City Council and to modify the legal description used to describe tract 1 and tract 2 in Ordinance No. 20250911-067.

ORDINANCE NUMBER: N/A

### ISSUES:

On March 9, 2023, City Council approved Resolution No. 20230309-016 accepting the Equitable Transit-Oriented Development Policy Plan and directing the City Manager regarding next steps for implementation of items intended to benefit the Project Connect Phase 1 Austin Light Rail project. This included development of code amendments to support transit in May of 2024 (Ordinance No. 20240516-005), including creation of the ETOD combining district (restrictions on non-transit supportive uses) and the DBETOD combining district (allowing residential use, and relaxing some development standards

including increased height in exchange for income-restricted housing). Properties within one half mile of the Phase 1 Austin Light Rail alignment and Priority Extensions were included within this overlay, and certain properties were rezoned through a city-initiated process to include the ETOD and DBETOD combining districts. Further, properties rezoned with DBETOD combining district were categorized into Subdistrict 1 (maximum allowable height of 120 feet) or Subdistrict 2 (maximum allowable height of 90 feet), generally based on property distance of ¼-mile or ½-mile from the Phase 1 alignment, respectively.

However, only properties that were entirely (100%) within the ½-mile area were rezoned into ETOD overlay. This property is partially within that ½-mile buffer and is therefore requesting rezoning to add ETOD and DBETOD combining districts. Also, as a part of this request is the applicant's request to change from Subdistrict 2 and enter into Subdistrict 1.

CASE MANAGER COMMENTS:

The subject tract is at the northwest corner of West 6<sup>th</sup> Street and North Lamar Boulevard, just outside of what is typically considered the central business district. It is currently a small commercial strip center of approximately 15,000 square feet with approximately 26,000 square feet of paved parking area and two vacant single-family homes. To the north, across the alley is a small commercial store of approximately 5,200 square feet and two duplexes constructed in approximately 1922 and 1947. To the east, across North Lamar Boulevard is a 3-story commercial shopping center of approximately 68,000 square feet. To the south, across West 6<sup>th</sup> Street is a 3-story commercial shopping center of approximately 39,000 square feet and a commercial strip center of approximately 33,000 square feet. To the west, across Baylor Street is a 2-story single-family home being utilized for office/retail constructed in approximately 1900 and one-story single-family home being utilized for residential use constructed in approximately 1926.

The applicant is requesting general commercial services-mixed use-vertical mixed use-equitable transit-oriented development-density bonus equitable transit-oriented development-neighborhood plan (CS-MU-V-ETOD-DBETOD-NP) combining district zoning and to request change to Subdistrict 1 which would allow a development to include multi-family units requiring an affordable component in targeted areas to support future transit. A building constructed under ETOD and DBETOD standards allows for a mix of residential uses and transit-supportive commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. Those uses deemed non-transit-supportive have been prohibited or made as conditional within the ETOD combining district.

A property rezoned with multiple density program options, such as -DB90, -V, and -ETOD-DBETOD, may choose to utilize the density bonus option. If so, a single program must be selected.

A development utilizing the "density bonus ETOD" incentives is permitted with a base CS district and must include an affordability component for residential use in order to obtain incentives, and relaxation of development and compatibility standards, such as floor to area ratio (FAR), setbacks and building coverage.

There are several methods of satisfying DBETOD development affordability requirements, based on whether the proposed units will be offered as rental or for ownership.

For rental units, the options are based on a tiered system tied to achievable maximum height or modified development standards.

- i. To achieve 60 feet in height or to utilize a development standard under DBETOD that is not height-related, a development must provide:
  - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI;
- ii. To achieve 90 feet in height, a development must provide:
  - a minimum of 12% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
  - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 50% or less MFI.
- iii. To achieve 120 feet in height, a development must provide:
  - a minimum of 15% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
  - a minimum of 12% of the residential units as affordable for lease and occupancy by households earning 50% or less MFI.

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

- 1) a minimum of 12% of the units as affordable for ownership and occupancy by 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 125% of 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 site plan submittal.

#### BASIS OF RECOMMENDATION:

**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.** Both West 6<sup>th</sup> Street and North Lamar Boulevard are identified as ASMP level 3 corridors and Imagine Austin Activity Corridors. The Downtown Austin Imagine Austin Activity Center is across North Lamar Boulevard to the east. West 6<sup>th</sup> Street is also identified as an ASMP transit priority corridor. There is a substantial amount of intense commercial zoning and mixed use development at all corners of this major intersection.

**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 opportunities for the generation of increased income-restricted affordable units to promote

equitable transit-oriented development around transit corridors. Granting this request would be consistent with those policies and principles.

**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 comply with affordable housing requirements as per the DBETOD combining district regulations. This request continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

**The proposed zoning should satisfy a real public need and not provide special privilege to the owner.**

Part of the ETOD policy implementation included mitigation measures to help reduce displacement pressures during redevelopment. The implementation measures require development utilizing the DBETOD program to comply with residential redevelopment requirements to preserve existing affordable and/or attainable housing opportunities for low- and middle-income households. Further, implementation measures require new development utilizing the DBETOD program to provide the right to return to certain qualifying businesses (certain non-residential uses) in the new development with right to return to affordable, comparably sized spaces. The ETOD policies seek to balance the need for increased density and activity surrounding transit with displacement pressures associated with said redevelopment.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	CS-MU-V-CO-NP and CS-MU-CO-NP	A small commercial strip center of approximately 15,000 square feet with approximately 26,000 square feet of paved parking area and two vacant single-family homes.
<i>North (across alley)</i>	CS-MU-V-CO-NP and MF-4-HD-NP	A small commercial store of approximately 5,200 square feet with approximately 4,200 square feet of paved parking area and two duplexes constructed in approximately 1922 and 1947.
<i>South (across West 6<sup>th</sup> Street)</i>	CS-MU-V-CO-NP	A 3-story commercial shopping center of approximately 39,000 square feet with approximately 44,000 square feet of parking garage. A commercial strip center of approximately 33,000 square feet with approximately 23,500 square feet of paved parking area.
<i>East (across North Lamar Boulevard)</i>	CS-CO	A 3-story commercial shopping center of approximately 68,000 square feet with approximately 36,000 square feet of paved parking area.



<i>West (across Baylor Street)</i>	CS-MU-V-CO-NP and CS-MU-CO- NP	A 2-story single-family home being utilized for office/retail constructed in approximately 1900. A one-story single-family home being utilized for residential use constructed in approximately 1926.
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NEIGHBORHOOD PLANNING AREA: Old West Austin (OWANA) Neighborhood Planning Area

WATERSHED: Shoal Creek Watershed

SCHOOLS: A.I.S.D.

Matthews 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, Old West Austin Neighborhood Association, Old West Austin Neighborhood Plan Contact Team, Preservation Austin, Shoal Creek Conservancy

AREA CASE HISTORIES:

<b>Number</b>	<b>Request</b>	<b>Commission</b>	<b>City Council</b>
C14H-2010-0006 (Castle Hill Historic District)	To establish the Castle Hill Historic District	07.27.2010 (ZAP): To grant a historic area (HD) combining district was approved on Commissioner Saundra Kirk's motion, Commissioner Danette Chimenti seconded the motion on a vote of 8-0 with 1 vacancy on the commission.	09.30.2010: To grant a historic area (HD) combining district was approved on consent on Council Member Spelman's motion, Mayor Pro Tem Martinez' second on a 6-0 vote. Council Member Morrison recused herself.
C14-2024-0007 (1209 W. 5th)	The applicant is proposing to rezone an approximately 0.46-acre tract from LI-CO-NP to LI-PDA-NP.	07.09.2024: To grant applicant request and staff recommendation of LI-PDA-NP. Motion by Commissioner Johnson and seconded by Commissioner	12.12.2024: To grant LI-PDA-NP with staff amendment on Council Member Qadri's motion, Council Member Harper-Madison's second on a 9-1 vote. Mayor Watson

		Woods with Commissioners Cox, and Mushtaler voting no (7-2).	voted nay. Council Member Kelly was off the dais.
C14H-2024-0171 (Perry House)	The applicant is proposing to rezone approximately 0.5750 acres from MF-4-HD-NP to MF-4-HD-H-NP.	01.28.2025: Recommend historic zoning, 9-0 (1 abstain)	03.06.2025: To grant MF-4-H-HD-NP) on Council Member Qadri's motion, Council Member Ellis's second on an 11-0 vote.
C14-2025-0003 (6 <sup>th</sup> & Walsh)	The applicant is requesting to rezone approximately 1.195 acres from CS-MU-CO-NP and CS-MU-V-CO-NP to LI-PDA-NP	06.24.2025: Case is scheduled for hearing	TBD

RELATED CASES: None

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 600 N LAMAR BOULEVARD. C14-2024-0179. Project: 6th & Lamar. 1.2743 acres from CS-MU-CO-NP and CS-MU-V-CO-NP to CS-MU-V-ETOD-DBETOD-NP and MF-6-NP. Old West Austin NP. FLUM: N/A. Existing: approximately 16,000 square feet of restaurant, retail, and food sales; and parking lot. Proposed: 9 story mixed use building with 93 residential units, and 18,000 square feet of retail and restaurant. Demolition is proposed. Note that the ETOD Overlay (Ordinance 20240516-005) may apply to this proposal. Applicant seeks 120 feet in height through DBETOD.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	<b>Imagine Austin Growth Concept Map:</b> 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. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>• <b>Adjacent to 5<sup>th</sup>/6<sup>th</sup> Streets/Lake Austin Blvd Activity Corridor; Adjacent to Lamar Blvd Activity Corridor</b></li> </ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>Adjacent to bus stops along W 6<sup>th</sup> ST and N Lamar BLVD</b></li> </ul>
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalk present along W 6<sup>th</sup> ST and N Lamar BLVD</b></li> </ul>
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Goods and Services present along W 6<sup>th</sup> ST and N Lamar BLVD; employment opportunities available within 0.5 miles in the downtown area</b></li> </ul>

Y	<b>Connectivity and Food Access</b> *: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• <b>Whole Foods Market present at the intersection of W 6<sup>th</sup> ST and N Lamar BLVD</b></li> </ul>
	<b>Connectivity and Education</b> *: Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living</b> *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.5 miles to Ladybird Lake-Lamar Beach Metro Park</b></li> </ul>
Y	<b>Connectivity and Health</b> *: 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"> <li>• <b>Women's health clinic and dentist available along N Lamar BLVD</b></li> </ul>
Y	<b>Housing Choice</b> *: 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	<b>Housing Affordability</b> *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> <li>• <b>Housing Affordability is dependent on full participation in ETOD-DBETOD</b></li> </ul>
Y	<b>Mixed use</b> *: Provides a mix of residential and non-industrial uses.
Y	<b>Culture and Creative Economy</b> *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> <li>• <b>0.5 miles to the Flower Hill Center Heritage Museum</b></li> </ul>
	<b>Culture and Historic Preservation</b> : Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy</b> : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education</b> : 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.
	<b>Industrial Land</b> : Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
12	<b>Number of "Yes's"</b>

### Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. 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.
7. 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

No comments on rezoning.

#### PARD – Planning & Design Review

PR1: Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. 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 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, as amended.

Note that residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@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

- SP1. Site plans will be required for any new development except for residential only projects with up to 4 units.
- SP2. 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.
- SP3. This tract is already developed and the proposed zoning change is within the footprint of an existing development.
- SP4. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed

building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

### **DBETOD Rezoning**

- SP5. This site must meet affordability minimums per LDC 25-2-654 to be eligible for DBETOD. A signed approval letter from the Housing Department will be required with site plan submittal.
- SP6. Any buildings fronting the principal street will be required to have 75% of the ground floor as commercial or civic uses.
- SP7. Limitation on Mix of Uses:
- The maximum number of floors that can include non-residential uses is two.
  - A cocktail lounge or performance venue may only be located on the first or second story of the building.
  - A residential use may not be located below a cocktail lounge or performance venue.
- SP8. This site must comply with the maximum height requirements pursuant to 25-2-654(G)

### Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for W 6TH ST. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for W 6TH ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 3. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for N LAMAR BLVD. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for N LAMAR BLVD according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 4. BAYLOR ST has sufficient right of way to comply with the Austin Strategic Mobility Plan (ASMP). [LDC 25-6-51 and 25-6-55].

### EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)

W 6TH ST	Corridor Mobility - Level 3	80 feet	76 feet	50 feet	Existing 6 feet sidewalks	On-street bike lane	Yes
N LAMAR BLVD	Corridor Mobility - Level 3	116 feet	69 feet	53 feet	Existing 9 feet sidewalks	Shared lane (on-street)	Yes
BAYLOR ST	Local Mobility - Level 1	58 feet	58 feet	28 feet	No	No	Yes

TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

AW1. No comments on zoning change.

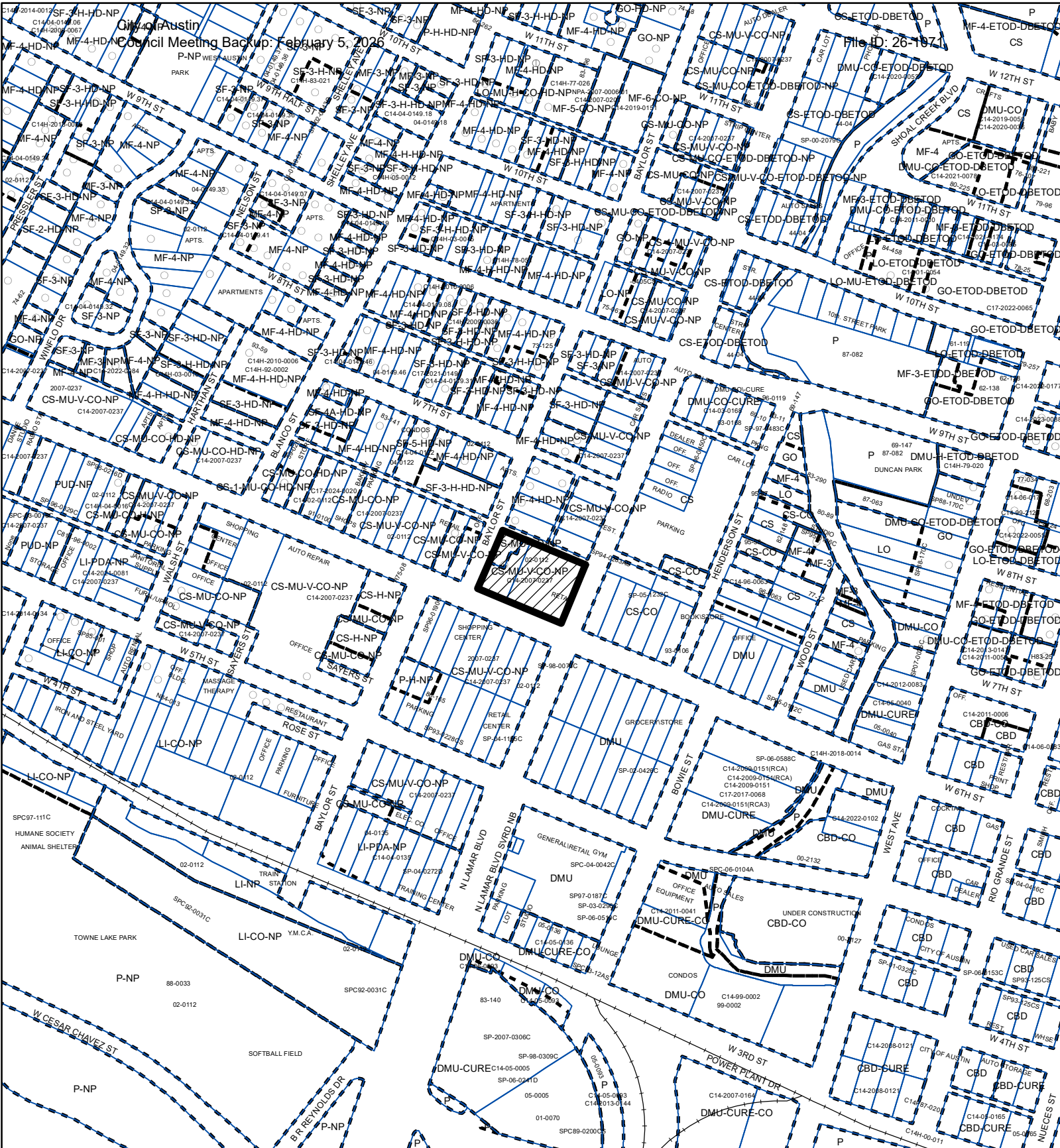
FYI: The landowner intends to serve the site with existing City of Austin water utilities.




Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Correspondence from Interested Parties
- E. Motion Sheet September 11, 2025 (Item #67)





 **SUBJECT TRACT**  
 **PENDING CASE**  
 **ZONING BOUNDARY**

**ZONING**  
**ZONING CASE#: C14-2024-0179**

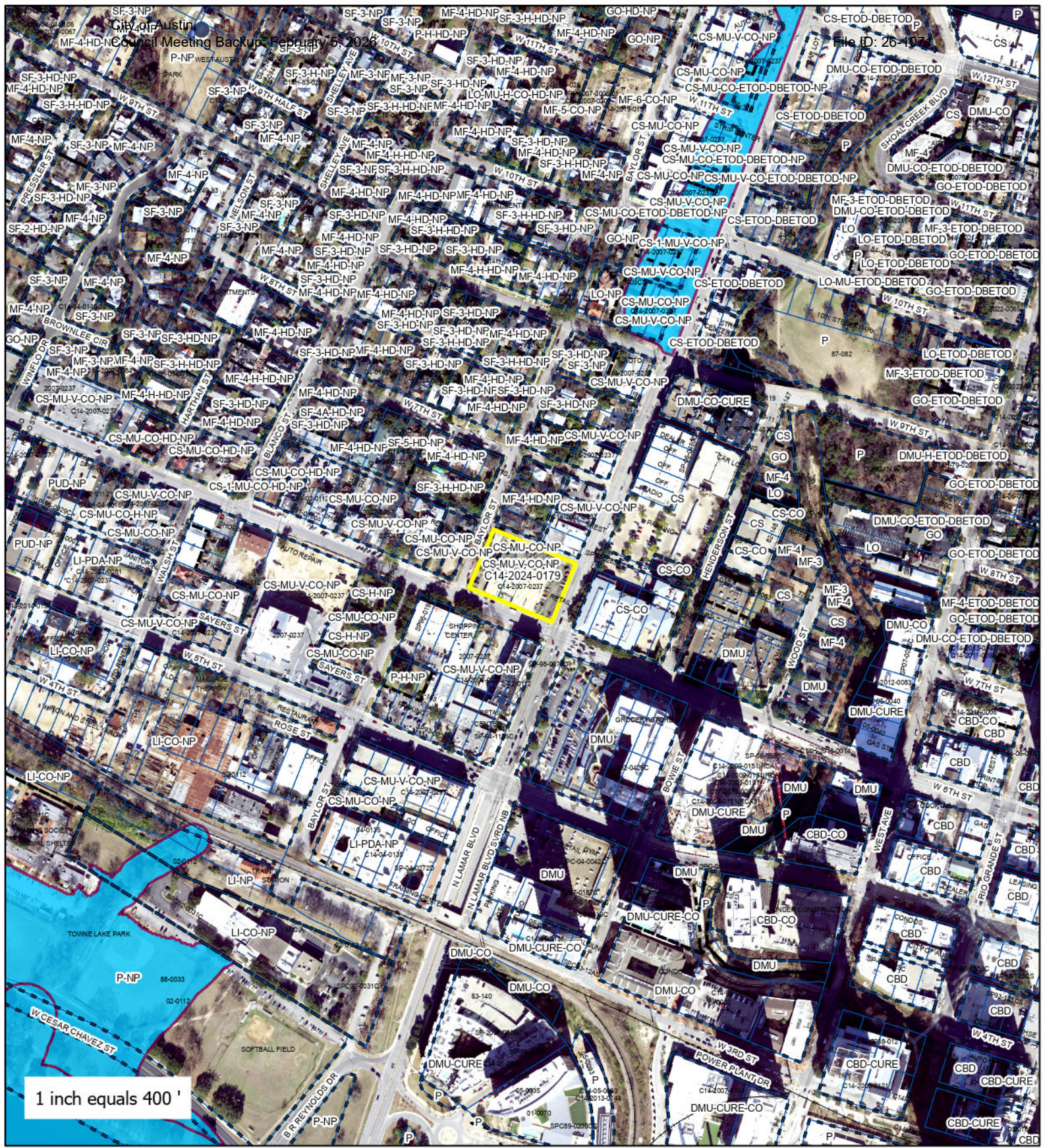


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

1" = 400'





### 6th & Lamar

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

ZONING CASE#: C14-2024-0179  
LOCATION: 600 N. Lamar  
1004, 1006, 1012, 1012 1/2, 1014, and 1016 W. 6th St.  
603, 605 Baylor St.  
SUBJECT AREA: 1.2743 Acres  
MANAGER: Cynthia Hadri



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## ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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*Richard T. Suttle, Jr.*  
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rsuttle@abaustin.com

April 28, 2025

### VIA ELECTRONIC MAIL

Jonathan Tomko, Case Manager  
City of Austin Planning Department  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

Re: Update to 6<sup>th</sup> & Lamar Rezoning Application in Review Under City of Austin  
Case No. C14-2024-0179 (the "Application")

Dear Mr. Tomko:

This letter is submitted to update the Application for ±1.2743 acres of land located at 600 North Lamar Boulevard, 1004, 1006, 1012, 1012 ½, 1014, and 1016 W. 6<sup>th</sup> Street, and 603 and 605 Baylor Street (the "Property").

The Property is located along the outer boundary of the Old West Austin Planning Area, across the street from the Central Business District and DMU zoned properties, and located at the northwest intersection of two core transit corridors – W. 6<sup>th</sup> Street and N. Lamar Boulevard. A majority of the Property is zoned General Commercial Services – Mixed Use Combining District – Vertical Mixed Use Building Combining District – Conditional Overlay Combining District – Neighborhood Plan Combining District ("CS-MU-V-CO-NP") and is developed as a shopping center with surface parking. The portion of the Property located at 603 & 605 Baylor Street is zoned General Commercial Services – Mixed Use Combining District – Conditional Overlay Combining District – Neighborhood Plan Combining District ("CS-MU-CO-NP") and is developed with one (1) dilapidated single-family home that is currently vacant.

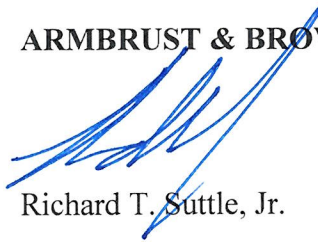
The proposed project will include the development of a nine (9) story mixed-use building with approximately 93 residential units and 18,000 square feet of retail/restaurant uses (the "Project"). Since the Application was originally submitted in December 2024 it has been determined that the portion of the Property located at 603 and 605 Baylor Street may not be rezoned to add the Equitable Transit-Oriented Development Combining District or the Density Bonus ETOD Combining District. Therefore, this Application is being updated to request ±0.1837 acres of the Property be rezoned from CS-MU-V-CO-NP and CS-MU-CO-NP to Multifamily Residence Highest Density – Neighborhood Plan Combining District ("MF-6-NP") and the remaining ±1.0906 acres of the Property be rezoned from CS-MU-V-CO-NP to General Commercial Services – Mixed Use Combining District – Vertical Mixed Use Building Combining District – Equitable Transit-Oriented Development Combining District – Density Bonus ETOD Combining District – Neighborhood Plan Combining District ("CS-MU-V-ETOD-DBETOD-NP") and designated as Subdistrict 1 which would allow for a maximum building height of 120-ft. A copy of the field notes describing the areas to be rezoned are provided with the updated Application.

ARMBRUST & BROWN, PLLC  
Page 2

Thank you in advance for your time and consideration of this zoning request. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2300.

Sincerely,

**ARMBRUST & BROWN, PLLC**



Richard T. Suttle, Jr.

cc: Joi Harden  
Josh Lickteig  
Sander Mohn  
Amanda Morrow  
Amanda Hendrix



Steering Committee Members:  
Stephen L. Amos, Chair  
Renaë Alsobrook, Mark Ashby, Evelyn Fujimoto, Adrienne Goldsberry,  
Paula Hern, Nick Mehl, William Osborn,  
Charlie Rice, Paul Shattuck, Shawn Shillington, Erika Tatum, Meghan Yancy

July 7, 2025

RE: Item No. 11 - **C14-2024-0179**  
**Support for Rezoning Case at 6th & Lamar**

Dear Chair Azhar and Commissioners,

On behalf of the Old West Austin Neighborhood Association (OWANA), we write in support of the proposed rezoning of **6th & Lamar from CS-MU-V-CO-NP and CS-MU-CO-NP to CS-MU-V-ETOD-DBETOD-NP and MF-6-NP (for 603 and 605 Baylor Street)**, based on the substantial progress made through direct and sustained collaboration between OWANA's Zoning Committee, nearby neighbors, and Endeavor Real Estate Group.

From the outset, OWANA has been focused on ensuring the scale and design of this important site are compatible with the surrounding historic neighborhood while contributing positively to the urban streetscape and pedestrian experience. We appreciate Endeavor's responsiveness to neighborhood concerns, particularly regarding building height, sidewalk width, and site access. These agreements are **memorialized in a restrictive covenant between OWANA and Endeavor**.

#### Height and Massing

Endeavor's original proposal included a 143-foot glass tower. After 24 months of working sessions and feedback from residents and OWANA, the developer has significantly reduced and redistributed building height. The revised plan caps building heights at **112 feet along N. Lamar**, with a thoughtful **step-down to 62 feet along Baylor Street**, offering an appropriate transition to the adjacent residential areas. Notably, the restrictive covenant outlines more nuanced height caps for sensitive portions of the site—ensuring building massing responds to both context and neighborhood priorities. See drawings below.

#### Enhanced Pedestrian Realm

OWANA also prioritized the pedestrian environment. Endeavor has now committed to generous sidewalk and planting zone widths along all three major frontages:

- **18' total along N. Lamar** (11' clear sidewalk + 7' planting zone),
- **7' sidewalk + 7' planting zone + 5' bike lane along W. 6th Street**, and
- **12' along Baylor Street**, with a **prohibition on vehicle drop-off areas** to protect residential character.

These changes will transform this highly visible corner into a more walkable and welcoming environment that complements the fabric of Old West Austin.

#### Parking and Design Commitments

Further commitments made by the developer include:

- **No surface or on-street parking on Baylor Street**, and a minimum of **95% of parking provided below grade**, minimizing visual and physical disruption to the streetscape;
- **Burying overhead utility lines** along Baylor Street and the adjacent alley;
- **Exterior design considerations** in relation to the neighborhood's existing character.

#### Short-Term Rentals and Enforcement

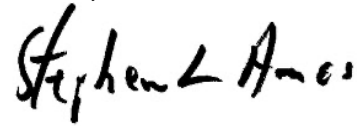
The agreement also limits short-term rentals to **no more than 10% of residential units**—with permit requirements and annual audits available upon request—demonstrating a thoughtful balance between flexibility and community accountability.

OWANA believes this agreement reflects meaningful and good-faith collaboration between the neighborhood and Endeavor. In addition, **we support this particular case** because of the detailed **restrictive covenant** that will be in place to enforce these commitments.

We believe this project will harmonize with the nearby developments along North Lamar and W. 6th Street. For all of these reasons, we respectfully request that the **Planning Commission support this rezoning request.**

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Stephen L. Amos". The signature is written in a cursive, slightly slanted style.

Stephen L. Amos  
Steering Committee Chair  
Old West Austin Neighborhood Association



# Revised Zoning Elevation Assumption

This revised interpretation of the site treatment concerning the two residential parcels along Baylor affects the calculation of zoning height. Each of the original parcels must be assessed independently, with zoning height determined based on the average of the highest and lowest points along its boundary.





# February 4th Massing

View Along 6th St





# February 3rd Massing

View Along Baylor



57.5' (measured from the intersection of Baylor and the alley)

62.0' zoning height

75.25' (measured from the intersection of Baylor and 6th)



## PUBLIC HEARING INFORMATION

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**Case Number: C14-2024-0179**

**Contact: Jonathan Tomko, 512-974-1057**

**Public Hearing: May 27, 2025, Planning Commission**

*IDS Property Management*  
Your Name (please print)

*632 N Lamar Blvd.*  
Your address(es) affected by this application

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Signature

Date

Daytime Telephone: *512 580-6442*

Comments:

If you use this form to comment, it may be returned to:

City of Austin  
Planning Department  
Jonathan Tomko  
P. O. Box 1088  
Austin, TX 78767-8810

Or email to:

[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)



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**Case Number: C14-2024-0179**

**Contact: Jonathan Tomko, 512-974-1057**

**Public Hearing: May 27, 2025, Planning Commission**

626 LLC

Your Name (please print)

626 N Lamar Blvd

Your address(es) affected by this application

Signature

Date

Daytime Telephone: (512) 586-6442

Comments:

☒ I am in favor  
☐ I object

If you use this form to comment, it may be returned to:

City of Austin  
Planning Department  
Jonathan Tomko  
P. O. Box 1088  
Austin, TX 78767-8810

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**Case Number: C14-2024-0179**

**Contact: Jonathan Tomko, 512-974-1057**

**Public Hearing: June 24, 2025, Planning Commission**

IDS Property Management  
Your Name (please print)

626 & 632 N Lamar Blvd  
Your address(es) affected by this application

[Signature]  
Signature

☒ I am in favor  
☐ I object

7/13/2025  
Date

Daytime Telephone: (512) 580-6442

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Planning Department  
Jonathan Tomko  
P. O. Box 1088  
Austin, TX 78767-8810

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**Case Number: C14-2024-0179**

**Contact: Jonathan Tomko, 512-974-1057**

**Public Hearing: June 24, 2025, Planning Commission**

606 W 17<sup>th</sup> St LLC

Your Name (please print)

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

606 W 17<sup>th</sup> St.

Your address(es) affected by this application



Signature

6/26/25

Date

Daytime Telephone: 512-580-6442

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you use this form to comment, it may be returned to:

City of Austin  
Planning Department  
Jonathan Tomko  
P. O. Box 1088  
Austin, TX 78767-8810

Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)



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Case Number: C14-2024-0179  
Contact: Jonathan Tomko, 512-974-1057  
Public Hearing: September 11, 2025, City Council

Monica Humphreys  
Your Name (please print)  
702 Baylen AustinTexas  
Your address(es) affected by this application  
Monica Humphreys  
Signature  
9-10-2025  
Date

☐ I am in favor  
☒ I object

Daytime Telephone: 214-649-2428

Comments:

If you use this form to comment, it may be returned to:  
City of Austin  
Planning Department  
Jonathan Tomko  
P. O. Box 1088  
Austin, TX 78767-8810

Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)



---

**Fwd: Case No. C14-2024-0179; Sept 11, 2025 City Council hearing ( typo corrected)**

---

**From** Daniel Traverso <[REDACTED]>  
**Date** Tue 9/2/2025 4:56 PM  
**To** Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Mr. Tomko,

I have corrected a typo in the next-to-last line... thank you. ( "reject" should have been " request".

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

**From:** Tomko, Jonathan <[REDACTED]>  
**Date:** Tue, Sep 2, 2025 at 4:49 PM  
**Subject:** Re: Case No. C14-2024-0179; Sept 11, 2025 City Council hearing  
**To:** Daniel Traverso <[REDACTED]>

Thank you for your comments on this case, I will add them to the backup material. It should be viewable online in the next few days, and City Council will receive it as well before the case is heard.

You are welcome to attend the public hearing on September 11, 2025 and provide in person testimony as well, just be sure to sign up on the [City Council Website](#) in advance. *Speaker registration for the September 11, 2025 Austin City Council Meeting will open Monday, September 8 at 10:00AM*

---

**From:** Daniel Traverso <[REDACTED]>  
**Sent:** Tuesday, September 2, 2025 4:40 PM  
**To:** Tomko, Jonathan <[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]>  
**Subject:** Case No. C14-2024-0179; Sept 11, 2025 City Council hearing

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

External Email - Exercise Caution

Dear Mr. Tomko, I am writing in opposition to the zoning request cited above submitted by the Endeavor Corporation for changes to the property on the northwest corner of Lamar and 6th Street,

I have owned and lived in the duplex at 700 Baylor St for 50+ years, and my wife Laura Smith has lived here for 40+ years. We object to the proposal to allow 120' and 90' structures on the west side of Lamar, where current zoning limits heights to 60'. The 6th and Lamar intersection is already congested and dangerous with the one story retail buildings on this parcel of land. Current zoning would allow a five-fold increase in density (building to 60'), which would already be a huge increase; it seems superfluous and unnecessary to allow developers to exceed that limit and contribute even more traffic and congestion than would occur if the buildings were held to current zoning. This would also put downtown-sized buildings of up to 10 stories right into this long-term residential neighborhood, and sets a terrible precedent for the entire perimeter of the neighborhood up and down Lamar and 6th. Again, current zoning gives the developers the opportunity to build something up to 5 times as tall as the current buildings, and to vastly increase the building footprint by extending the building into the space currently occupied by above-ground parking. It seems superfluous to allow buildings of up to double the height allowed under current zoning.

To the extent the applicant is seeking to justify this vast expansion on the basis of affordable housing, I would point out that the condos we have been told about are not likely to be anything available to low income families. We have already seen substantial loss of residences in the neighborhood because so many affordable apartments, houses, and condos are now used as short term rentals, and because many homes that had been lived in by families, and multiple families in many cases, are now large compounds and/or second homes that have no one living in them full time. There is nothing in Endeavor's proposal that would prevent this same thing happening with the luxury condos they plan, yet another reason this request doesn't justify such a vast expansion beyond current zoning.

We oppose this request.

Sincerely,

Daniel Traverso. [700 Baylor, Austin 78703](#). 512-507-6987  
Laura Smith

Sent from my iPad

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "[REDACTED]".

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**Case Number: C14-2024-0179**

**Contact: Jonathan Tomko, 512-974-1057**

**Public Hearing: August 28, 2025, City Council**

*IDS Property Management*  
Your Name (please print) ☒ I am in favor  
☐ I object

Your address(es) affected by this application

*[Signature]*

Signature

*8/13/25*

Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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City of Austin

Planning Department

Jonathan Tomko

P. O. Box 1088

Austin, TX 78767-8810

Or email to:

[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)



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**Case Number: C14-2025-0008**

**Contact: Jonathan Tomko, 512-974-1057**

**Public Hearing: August 28, 2025 City Council**

BLE ATX, LLC

Your Name (please print)

3206 King 102

☒ I am in favor  
☐ I object

Your address(es) affected by this application

Wm H B Mf

8/15/25

Signature

Date

Daytime Telephone:

512 293 1041

Comments:

Great Idea. Wood  
luck!

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

**Jonathan Tomko**

P. O. Box 1088, Austin, TX 78767

Or email to:

[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

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**Case Number: C14-2025-0009**

**Contact: Jonathan Tomko, 512-974-1057**

**Public Hearing: August 28, 2025 City Council**

*BRE ATX, LLC*

Your Name (please print)

*3206 King 102*

Your address(es) affected by this application

*Wm J Bluf 8115125*

Signature

Date

Daytime Telephone:

*512 293 1041*

Comments:

*seems like a  
great project!*

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

**Jonathan Tomko**

P. O. Box 1088, Austin, TX 78767

Or email to:

[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

## PUBLIC HEARING INFORMATION

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**Case Number: C14-2025-0006**

**Contact: Jonathan Tomko, 512-974-1057**

**Public Hearing: August 28, 2025 City Council**

Mark Black <sup>BLE</sup><sub>ATX</sub>

Your Name (please print)

3206 King 102

Your address(es) affected by this application

Wm J. Black 8/15/25

Signature

Date

Daytime Telephone:

512 293 1041

Comments:

seems like a  
great project

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Jonathan Tomko

P. O. Box 1088, Austin, TX 78767

Or email to:

[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

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Case Number: C14-2024-0179  
Contact: Jonathan Tomko, 512-974-1057  
Public Hearing: January 22, 2026, City Council

Monica Humphreys

Your Name (please print)

702 Baylor Street

Your address(es) affected by this application

Monica Humphreys

Signature

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

1-11-2026

Date

Daytime Telephone: 214-649-2428

Comments:

We object to this.

We are against what they want to do.

If you use this form to comment, it may be returned to:

City of Austin  
Austin Planning  
Jonathan Tomko  
P. O. Box 1088  
Austin, TX 78767-8810

Or email to:

[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)



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**Case Number: C14-2024-0179**

**Contact: Jonathan Tomko, 512-974-1057**

**Public Hearing: January 22, 2026, City Council**

626 LLC

Your Name (please print)

☒ I am in favor  
☐ I object

626 N Lamar Blvd

Your address(es) affected by this application

[Signature]

Signature

1/6/26  
Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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City of Austin

Austin Planning

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P. O. Box 1088

Austin, TX 78767-8810

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**Case Number: C14-2024-0179**

**Contact: Jonathan Tomko, 512-974-1057**

**Public Hearing: January 22, 2026, City Council**

IDS Property Management LLC  
Your Name (please print)

632 N Lamar Blvd  
Your address(es) affected by this application

[Signature]

Signature

1/16/26  
Date

☒ I am in favor  
☐ I object

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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City of Austin

Austin Planning

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Austin, TX 78767-8810

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## **MOTION SHEET - September 11, 2024 Item #87**

Amend the caption of the draft ordinance and Part 1 to include a conditional overlay combining district (CO), add a new Part 2 and Part 3 as follows, and renumber the remaining sections accordingly:

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following are prohibited uses of Tract 1:

Bed and Breakfast (Group 1)	Bed and Breakfast (Group 2)
Communication Service Facilities	Community Recreation (Public)
Community Recreation (Public)	Hospital Services (Limited)
Maintenance and Service Facilities	Plant Nursery
Pawn Shop Services	Pedicab Storage and Dispatch
Private Primary Education Facilities	Private Secondary Educational Facilities
Safety Services	Urban Farm

Outdoor Sports and  
Recreation

## Theater

(C) The following are prohibited uses of Tract 2:

Bed and Breakfast (Group 1)	Bed and Breakfast (Group 2)
Communication Service Facilities	Community Recreation (Private)
Community Recreation (Public)	Hospital Services (Limited)
Private Primary Educational Facilities	Private Secondary Educational Facilities
Safety Services	Urban Farm

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and mixed use combining district on Tract 1, the multifamily residence highest density (MF-6) base district on Tract 2, and other applicable requirements of the City Code.