

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0043 - 608 Blanco

DISTRICT: 9

ZONING FROM: MF-4-HD-NP

ZONING TO: LR-MU-HD-NP

ADDRESS: 608 Blanco Street

SITE AREA: 0.19 acres
(8,276 sq. ft.)

PROPERTY OWNER: SVEA Magnolia III LLC

AGENT: Armbrust & Brown PLLC (Richard Suttle)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant neighborhood commercial - mixed use – historic area – conditional overlay – neighborhood plan (LR-MU-HD-CO-NP) combined district zoning. The conditional overlay will prohibit the following uses:

**Alternative Financial Sales
Consumer Convenience Services
Consumer Repair Services
Custom Manufacturing
Medical Offices - exceeding 5,000 sq.ft.
gross floor area**

**Medical Offices - not exceeding 5,000
sq.ft. gross floor area
Off-Site Accessory Parking
Pedicab Storage and Dispatch
Restaurant (General)
Restaurant (Limited)
Service Station**

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 10, 2025: *APPROVED THE STAFF'S RECOMMENDATION FOR LR-MU-HD-CO-NP.*

[C HANEY; I. AHMED - 2ND] (11-0) A. AZHAR AND P. HOWARD – ABSENT

CITY COUNCIL ACTION:

July 24, 2025:

ORDINANCE NUMBER:

ISSUES:

Please note that this property is zoned “HD” as part of a **historic district** overlay. Additional review by the Historic Preservation Office and Historic Landmark Commission is required prior to development on or changes to HD-zoned sites and structures. Approval of base zoning changes does not remove the historic district zoning overlay, nor does it remove the additional review requirements and [design standards](#) triggered by the historic district zoning overlay. Refer to the [review process flowchart](#) located at <https://www.austintexas.gov/departments/historic-preservation> for information on review requirements for historic district properties. To ensure efficient public hearing scheduling, please begin the historic review process prior to the rezoning process if possible. Please contact preservation@austintexas.gov and 512-974-3393 with any questions.

CASE MANAGER COMMENTS:

The property in question is approximately 0.19 acres, developed with one building, has access to Blanco Street (level 1), and is currently zoned multifamily residence (moderate-high density) – historic area – neighborhood plan (MF-4-HD-NP) combining district. The site currently has three short term rental units. The property has single family residential and multifamily residential uses (SF-3-HD-NP; SF-4A-HD-NP; MF-4-HD-NP and MF-4-HD-NP) to the north, east and west. There are commercial zonings (CS-MU-HD-CO-NP and CS-1-MU-CO-HD-NP) to the south and east with restaurants, personal improvement services, retail sales, art galleries and a cocktail lounge. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff is recommending the neighborhood commercial - mixed use – historic area – conditional overlay – neighborhood plan (LR-MU-HD-CO-NP) combined district zoning for the proposed personal service use. The staff has recommended a conditional overlay with prohibited uses, all of which the applicant is amenable to. There is no demolition proposed for the future use of the structure. ***Please refer to Exhibit C (Applicant’s Summary Letter).***

Per the comprehensive plan review comments this site meets eight of the Imagine Austin Decision Guidelines. The site is in the Lake Austin Blvd Activity Corridor with connectivity to sidewalks, good and services, food access and the West Austin Neighborhood Park. There is a bus stop approximately 0.08 miles away on west 6th street.

BASIS OF RECOMMENDATION:

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

The neighborhood commercial district is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood.

The mixed use combining district 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 historic area combining district is to protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.

The neighborhood plan district denotes a tract located within the boundaries of an adopted neighborhood plan.

2. *Zoning should allow for reasonable use of the property.*

Staff recommends the applicant's request because the lot meets the intent of the LR district as this rezoning would provide limited facilities predominately for the convenience of residents of the neighborhood. The applicant is proposing a personal service use for a med spa on the property. The applicant agreed to the prohibited uses recommended by staff to limit the uses allowed on the site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4-HD-NP	Residential
<i>North</i>	SF-3-HD-NP; MF-4-HD-NP	Single Family Residential and Multifamily Residential
<i>South</i>	CS-MU-HD-CO-NP	Personal Improvement Services; Restaurants; Art Gallery
<i>East</i>	SF-3-HD-NP; SF-4A-HD-NP; MF-4-HD-NP; CS-MU-HD-CO-NP; CS-1-MU-HD-CO-NP	Single Family Residential; Multifamily Residential; Retail Sales; Art Gallery; Cocktail Lounge
<i>West</i>	SF-3-HD-NP; MF-4-HD-NP	Multifamily Residential

NEIGHBORHOOD PLANNING AREA: Old West Austin

WATERSHED: Lady Bird Lake (Urban)

CAPITOL VIEW CORRIDOR: Yes (Mopac Bridge) SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District
Mathews Elementary School O Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District	Old West Austin Neighborhood Plan
Austin Neighborhoods Council	Contact Team
Friends of Austin Neighborhoods	Preservation Austin
Homeless Neighborhood Association	Save Barton Creek Association
Old West Austin Neighborhood Association	Save Our Springs Alliance
	Shoal Creek Conservancy

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0084 705 Brownlee Circle Rezone	SF-3-NP to MF-3-NP	To Grant MF-3-NP as staff recommended (1/10/2023)	Approved MF-3-NP as Planning Commission Recommended (2/9/2023)
C14-2025-0003 6th & Walsh	CS-MU-CO-NP and CS-MU-V-CO-NP to LI-PDA	To be reviewed at Planning Commission 6/24/2025.	No Hearing Scheduled

RELATED CASES:

C14-02-0112: Old West Austin Neighborhood Plan Combining District

C14-2007-0237: Old West Austin Neighborhood Planning Area Vertical Mixed Use Zonings

C14H-2010-0006: Castle Hill Historic District (initially was Blanco Street Historic District)

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 608 BLANCO STREET. C14-2025-0043. Project: 608 Blanco. 0.019 acres from MF-4-HD-NP to LR-MU-HD-NP. Old West Austin NP. Existing: short-term rental. Proposed: commercial.

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"> • 0.03 miles to 5th/6th Streets/Lake Austin Blvd 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"> • 0.08 miles to bus stop along W 6th St
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along Blanco 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 W 6th St

Y	Connectivity and Food Access * : Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.3 miles to Whole Foods Market
Y	Connectivity and Education * : Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.5 miles to Matthews Elementary School
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"> • 0.4 miles to West Austin Neighborhood Park
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"> • Dental services present along W 5th St
	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.
	Mixed use * : Provides a mix of residential and non-industrial 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
8	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 Lady Bird Lake 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: There are no comments.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, residential with MU 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 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.

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. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan:

Site plans are 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, as well as LDC 25-2-1051, Compatibility Standards. Additional comments will be made if a site plan is submitted.

If a site plan is submitted for new development, the applicant is responsible for requesting relocation and demolition permits. 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.

This site lies within a Capitol View Corridor. A height analysis is required with any new site plan submittal.

Austin Transportation Department – Engineering Review:

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 Blanco ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Blanco ST according to the Transportation Plan with the first subdivision or site plan application. [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)
Blanco ST	Level 1	58'	Varies: 51' to 55'	33'	Yes	No	Yes

Austin Water Utility:

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater Service Extension Requests may be required. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- Correspondence



1" = 400'

Exhibit A

ZONING

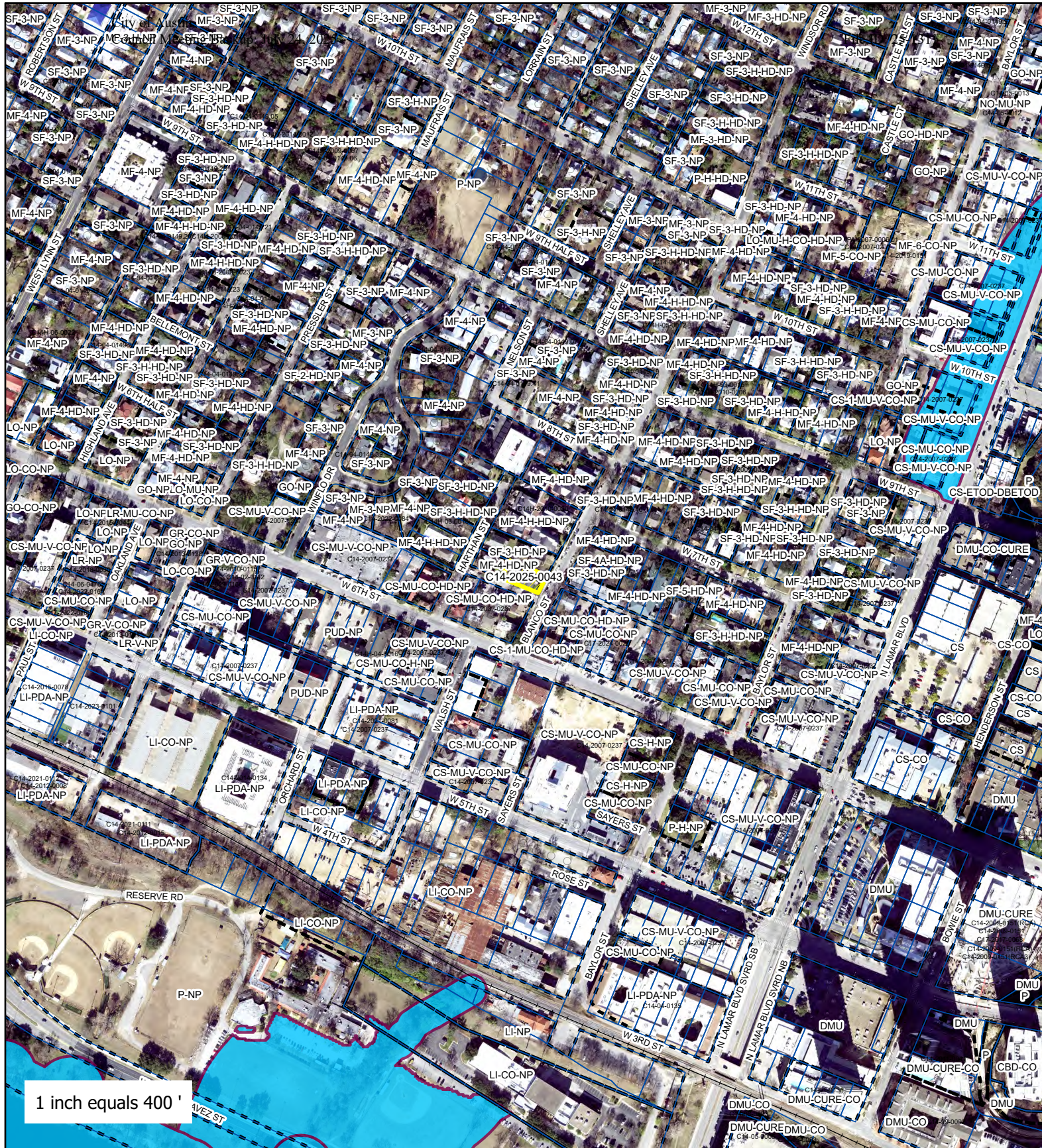
ZONING CASE#: C14-2025-0043

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.



Created: 4/4/2025



608 Blanco

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

ZONING CASE#: C14-2025-0043
 LOCATION: 608 Blanco St
 SUBJECT AREA: 0.19 Acres
 MANAGER: Cynthia Hadri



ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.
(512) 435-2310
rsuttle@abaustin.com

March 31, 2025

Lauren Middleton-Pratt, Director
Planning Department
City of Austin
1000 E. 11th Street, Suite 200
Austin, Texas 78702

Re: Rezoning Application for the property located at 608 Blanco Street, Austin, Texas, 78703, also known as TCAD Parcel No. 0108010510 (the "Application")

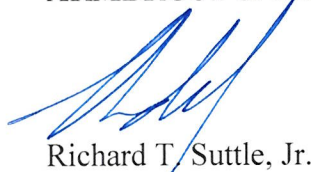
Dear Ms. Middleton-Pratt:

This letter, along with the Application, is submitted to rezone ± 0.19 acres of land located at 608 Blanco Street (the "Property"). The Property is zoned Multifamily Residence Moderate-High Density - Historic Area – Neighborhood Plan Combining District ("MF-4-HD-NP"). The Property is located within the Old West Austin Neighborhood and is currently being used for short term rental. The proposed rezoning is to allow the existing structure to be used for neighborhood friendly commercial type uses as well as short-term rental. This Application seeks to rezone the Property from MF-4-HD-NP to Neighborhood Commercial – Mixed-Use - Historic Area – Neighborhood Plan Combining District ("LR-MU-HD-NP") in order to allow for additional uses of the existing structure. No demolition is proposed or contemplated for future uses of the structure.

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

Very truly yours,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Joi Harden



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

June 8, 2025

RE: Item 8 C14-2025-0043 - 608 Blanco

Dear Chair Azhar and Members of the Planning Commission,

The Old West Austin Neighborhood Association (OWANA) is writing to express our support for the proposed rezoning of 608 Blanco Street from MF4-HD-NP to LR-MU-CO-HD-NP. We believe this rezoning, with its accompanying Conditional Overlay and Restrictive Covenant, represents a thoughtful and balanced approach to land use that supports the continued vitality of our neighborhood while respecting its character and historical context.

The conditions proposed—particularly the prohibited uses outlined in the Conditional Overlay and the hours of operation and other provisions included in the Restrictive Covenant—reflect meaningful community input and help ensure that any future development remains compatible with surrounding residential and historic uses.

We appreciate the efforts made by Riverside Resources to reach a compromise that promotes smart, contextual development. Provided that the Conditional Overlay and Restrictive Covenant are upheld and enforced as currently outlined, OWANA believes this project will bring long-term benefit to the area and contribute positively to the broader goals of the neighborhood plan.

Thank you for your time and your continued service to the community. I respectfully urge you to support this rezoning request.

Sincerely,

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2025-0043

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: June 10, 2025, Planning Commission

JULIE PAASCHE

Your Name (please print)

☐ I am in favor
☒ I object

717 BROWNLEE CIRCLE

Your address(es) affected by this application (optional)

Julie Paasche

Signature

June 16, 2025

Date

Daytime Telephone (Optional):

Comments: Our neighborhood and this area in particular are losing affordable multi family residences that should be retained rather than converted to commercial use.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov



Outlook

Re: 608 Blanco Zoning C14-2025-0043

From Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Date Mon 6/23/2025 12:37 PM

To Jewels Cain <jcain@abaustin.com>

Hi Jewels,

Apologies for the delay, I've been out of the office. City Council has requested that staff does not prohibit Adult Care Services or Child Care Services so staff will not be moving those uses forward. There will be a motion sheet drafted by law with the additional prohibited uses which will be read into the record at the July 24th City Council Hearing. From the chart shown below, the yellow uses are already in the staff report, the white (non-highlighted) uses will be added to a motion sheet and the red uses will not be read into the record by staff. Also, I confirmed with law and the case can still move forward on all three readings. Please let me know if the neighborhood is in opposition to staff not reading Adult and Child care Services into the record.

Alternative Financial Services	Adult Care Services (General)
Consumer Repair Services	Child Care Services (General)
Medical Offices	Club or Lodge
Off-Site Accessory Parking	College and University Facilities
Pedicab Storage and Dispatch	Communication Service Facilities
Pet Services	Community Events
Plant Nursery	Community Recreation (Private)
Printing and Publishing	Community Recreation (Public)
Restaurant (General)	Hospital Services (Limited)
Restaurant (Limited)	Private Primary Educational Facilities
Service Station	Private Secondary Educational Facilities
Custom Manufacturing	Public Primary Educational Facilities
Community Garden	Public Secondary Educational Facilities
Urban Farm	Safety Services
Consumer Convenience Services	

Best Regards,

Cynthia Hadri

Senior Planner | Current Planning
City of Austin, Planning Department
O: (512) 974-7620

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

From: Jewels Cain <jcain@abaustin.com>
Sent: Friday, June 20, 2025 11:44 AM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: RE: 608 Blanco Zoning C14-2025-0043

External Email - Exercise Caution

Hello Cynthia,

Have you had a chance to confirm if we are able to add additional prohibited uses to the Ordinance without delaying the Council meeting date?

Thank you



THE INFORMATION CONTAINED IN THIS E-MAIL MESSAGE IS CONFIDENTIAL AND IS INTENDED ONLY FOR THE NAMED ADDRESSEE(S). THIS MESSAGE MAY BE PROTECTED BY ATTORNEY/CLIENT PRIVILEGE. IF THE READER OF THIS E-MAIL MESSAGE IS NOT AN INTENDED RECIPIENT (OR THE INDIVIDUAL RESPONSIBLE FOR THE DELIVERY OF THIS E-MAIL MESSAGE TO AN INTENDED RECIPIENT), BE ADVISED THAT ANY REUSE, DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS E-MAIL MESSAGE IS PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL MESSAGE IN ERROR, PLEASE NOTIFY THE SENDER AND DELETE THE MESSAGE. THANK YOU.

From: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Sent: Friday, June 13, 2025 1:03 PM
To: Jewels Cain <jcain@abaustin.com>
Subject: Re: 608 Blanco Zoning C14-2025-0043

Thanks, I'll get back to you on this next week!

Cynthia Hadri
Senior Planner | Current Planning
City of Austin, Planning Department
O: (512) 974-7620

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

From: Jewels Cain <jcain@abaustin.com>

Sent: Friday, June 13, 2025 11:20 AM

To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Subject: RE: 608 Blanco Zoning C14-2025-0043

External Email - Exercise Caution

We don't want to delay the zoning case but would like to know if it's possible to add the following uses as prohibited if it doesn't delay timing of zoning approval. The uses highlighted in yellow are what was already included in the staff report. We are potentially asking to add 19 more.

Alternative Financial Services	Adult Care Services (General)
Consumer Repair Services	Child Care Services (General)
Medical Offices	Club or Lodge
Off-Site Accessory Parking	College and University Facilities
Pedicab Storage and Dispatch	Communication Service Facilities
Pet Services	Community Events
Plant Nursery	Community Recreation (Private)
Printing and Publishing	Community Recreation (Public)
Restaurant (General)	Hospital Services (Limited)
Restaurant (Limited)	Private Primary Educational Facilities
Service Station	Private Secondary Educational Facilities
Custom Manufacturing	Public Primary Educational Facilities
Community Garden	Public Secondary Educational Facilities
Urban Farm	Safety Services
Consumer Convenience Services	

Jewels Cain

Land Development Consultant

Armbrust & Brown, PLLC

100 Congress Avenue, Suite 1300

Austin, Texas 78701-2744

(512) 435-2318 - Direct

(512) 435-2360 - Facsimile

jcain@abaustin.com

www.abaustin.com



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From: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Sent: Friday, June 13, 2025 9:42 AM

To: Jewels Cain <jcain@abaustin.com>

Subject: Re: 608 Blanco Zoning C14-2025-0043

Hi Jewels,

How many more uses are there and can you let me know which ones they are? The case may need to go first reading only on 7/24 but I'll check with law.

Best Regards,
Cynthia Hadri

Senior Planner | Current Planning
City of Austin, Planning Department
O: (512) 974-7620

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

From: Jewels Cain <jcain@abaustin.com>
Sent: Friday, June 13, 2025 9:23 AM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: Re: 608 Blanco Zoning C14-2025-0043

External Email - Exercise Caution

Hello Cynthia,

Happy Friday! If we wanted to add additional prohibited uses to the zoning ordinance is that allowed? OWANA is asking us to include all uses we've agreed to prohibit via the private restrictive covenant in the CO.

Thank you
Jewels

Get Outlook for iOS<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Faka.ms%2Fo0ukef&data=05%7C02%7Ccynthia.hadri%40austintexas.gov%7C5e060e4aea6946821f2608ddaa85e41d%7C5c5e19f6a6ab4b45b1d0be4608a9a67f%7C0%7C0%7C638854215889793375%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWVpYjQ%3D%3D%7C80000%7C%7C%7C&sdata=XJi7UUuDgXMO81Bqa4cjbKieLQDdOGcipn75Oa%2Fkv%2Fk%3D&reserved=0>>
