ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0097- 1716 San Antonio St Rezoning DISTRICT: 9

ZONING FROM: GO ZONING TO: DMU-CO

ADDRESS: 1716 San Antonio Street SITE AREA: 0.1352 acres (5, 889 sq. ft.)

PROPERTY OWNER: 1716 San Antonio Property, LLC

AGENT: Husch Blackwell, LLP (Nikelle Meade)

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

STAFF RECOMMENDATION:

The staff recommendation is to recommend downtown mixed use – conditional overlay (DMU-CO) combined zoning district. The conditional overlay will limit the height on the property to a maximum of 60 feet.

PLANNING COMMISSION ACTION / RECOMMENDATION:

December 16, 2025: *APPROVED THE APPLICANT'S REQUEST FOR DMU-CO [F. MAXWELL; P. BRETON - 2ND] (8-0) A. WOODS; I. AHMED; P. HOWARD; J. HILLER – ABSENT; ONE VACANCY*

CITY COUNCIL ACTION:

January 22, 2026:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 0.13 acres, is developed with one building, has access to West 18th Street (level 1) and San Antonio Street (level 1), and is currently zoned general office (GO) zoning district. This site is in the Northwest District of the Downtown Area Plan. The area is characterized as mixed use with residential, offices, personal services and restaurants (DMU; DMU-CO; CS; CS-1; GO; CS;). The Travis County Courthouse is to

the east and is zoned public (P). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The staff is recommending the downtown mixed use – conditional overlay (DMU-CO) combined zoning district as requested by the applicant. The proposed zoning is compatible and consistent with surrounding land uses and zoning patterns in this area as there is existing DMU zonings to the south, east and west. The Downtown Austin Plan is supportive of both retail and office uses. Based on the information above, staff believe that the proposed zoning change is supported by the Downtown Austin Plan. The Downtown Area Plan calls for DMU 60 for this tract **(*Please see attached Exhibit D- Downtown Austin Plan Exhibits*).**

BASIS OF RECOMMENDATION:

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

The downtown mixed use district is intended for areas on the periphery of CBD classifications in the central core area, permitting a variety of uses compatible with downtown Austin and allowing intermediate densities as a transition from the commercial core to surrounding districts. Site development regulations are intended to permit combinations of office, retail, commercial, and residential uses within a single development.

The conditional overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

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

The proposed DMU zoning would be consistent with the DMU base district zonings in the area. There are several surrounding properties that have received DMU base district zoning over the years. The rezonings and the current request is reflective of the Downtown Austin Plan's intent for the properties.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GO	Coalition of Texans with Disabilities
North	CS; GO	Residential; Commercial, Drive Thru
South	DMU-CO; CS-1	Office; Personal Services
East	DMU; P	Travis County Courthouse
West	DMU-CO; GO	Office

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan (Northwest District)

WATERSHED: Shoal Creek (Urban)

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District
Bryker Woods Elementary School O Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Neighborhoods Council
CANPAC
City of Austin Downtown Commission
Downtown Austin Alliance
Downtown Austin Neighborhood Association (DANA)
Friends of Austin Neighborhoods
Historic Austin Neighborhood Association
Homeless Neighborhood Association
Preservation Austin
Shoal Creek Conservancy
University Area Partners
West Campus Neighborhood Association
West Downtown Alliance, Inc.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2025-0090 - W Martin Luther King Jr Blvd and Nueces Street	CS; CS-MU; CS-MU to DMU-CO	Pending Staff Review	Pending Staff Review
C14-2025-0093 - West 18th & Nueces Street	GO; DMU-CO to DMU-CO	Pending Staff Review	Pending Staff Review
C14-2019-0127 – Travis County Courthouse	DMU to P	To Grant P (11/12/2019)	Approved P as Planning Commission Recommended (12/5/2019)
C14-2010-0035 – 1800 Nueces St	GO to DMU	To Grant staff's recommendation for DMU-CO. The CO prohibits laundry services and pawnshops. (5/11/2010)	Approved DMU-CO as Planning Commission Recommended but only approved the following CO's; A. The following uses are prohibited uses of the Property: Automotive rentals Automotive repair services Automotive sales Automotive washing (of any type) Bail bond services Cocktail lounge Laundry service Limited warehouse and distribution Maintenance & service facilities Pawn shop services Service station Vehicle storage B. Exterminating services use is a conditional use of the Property. C. The maximum height of a

			building or structure is 60 feet from ground level. D. The minimum rear yard setback is 5 feet. (10/28/2010)
C14-2008-0047 – Grant Foster	GO to DMU	To Grant staff's recommendation for DMU-CO. The CO has a vehicle trip limit of 2,000 per day. (3/25/2008)	Approved DMU-CO as Zoning and Platting Commission Recommended (4/24/2008)
C14-2007-0223 – 509 West 18th Street	GO to DMU	To Grant staff's recommendation for DMU-CO. The CO has a vehicle trip limit of 2,000 per day. (12/11/2007)	Approved DMU-CO as Planning Commission Recommended but only approved a CO with a vehicle trip limit of 2,000 trips per day. (1/10/2008)
C14-04-0210 – Buratti	GO to DMU-CO	To Grant staff's recommendation for DMU-CO. The CO has a vehicle trip limit of 2,000 per day. (3/29/2005)	Approved DMU-CO as Zoning and Platting Commission Recommended (4/15/2005)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Urban Design

The property located at 1716 San Antonio Street is currently developed as professional office on a 0.1352-acre site. The applicant is proposing to change the zoning from GO to DMU-CO.

The property is in the Northwest District of the Downtown Austin Plan (DAP). The following DAP goals are relevant to this case:

- AU-3. Retail and Entertainment: Downtown should be the most desirable retail and entertainment destination in the region, for both residents and visitors
- AU-5. Office and Employment Uses: Downtown should maintain its role as the region's premiere employment center

The Downtown Austin Plan is supportive of both retail and office uses. Based on the information above, staff believe that the proposed zoning change is supported by the Downtown Austin Plan.

Imagine Austin

Project Name and Proposed Use: 1716 SAN ANTONIO STREET. C14-2025-0097. Project: 1716 San Antonio St. Rezoning. 0.1352 acres from GO to DMU-CO. Existing: Professional Office. Proposed: Liquor Sales.

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 *:** • Downtown Regional Center
Y	**Mobility and Public Transit ***: Located within 0.25 miles of public transit stop and/or light rail station. • 0.15 miles to rapid bus stop along Guadalupe St
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalks present along W 18th St and San Antonio St
Y	**Connectivity, Good and Services, Employment ***: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	**Connectivity and Food Access ***: Provides or is located within 0.50 miles of a grocery store/farmers market. • 0.2 miles to Target Grocery
Y	**Connectivity and Education ***: Located within 0.50 miles from a public school or university. • Within 0.5 miles of the University of Texas at Austin, and the Austin Community College Rio Grande
	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.)
	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.
Y	**Culture and Creative Economy *:** Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). • 0.3 miles to the Bullock Texas State History Museum
	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**
9	**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 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.

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

Site Plan:

Site plans will be required for any new development except for residential only 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.

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 80 feet of right-of-way for W 18TH ST. It is recommended that 40' feet of right-of-way from the existing centerline should be dedicated for W 18TH 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)**
W 18TH ST	Level 1	80'	58'	30'	Yes	Yes	Yes
SAN ANTONIO ST	Level 1	80'	83'	41'	Yes	No	Yes

Austin Water Utility:

No comments on zoning change.

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

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

A. Zoning Map
B. Aerial Map
C. Applicant's Summary Letter
D. Downtown Austin Plan
Correspondence from Interested Parties

ZONING

ZONING CASE#: C14-2025-0097

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

0 200 400 Feet

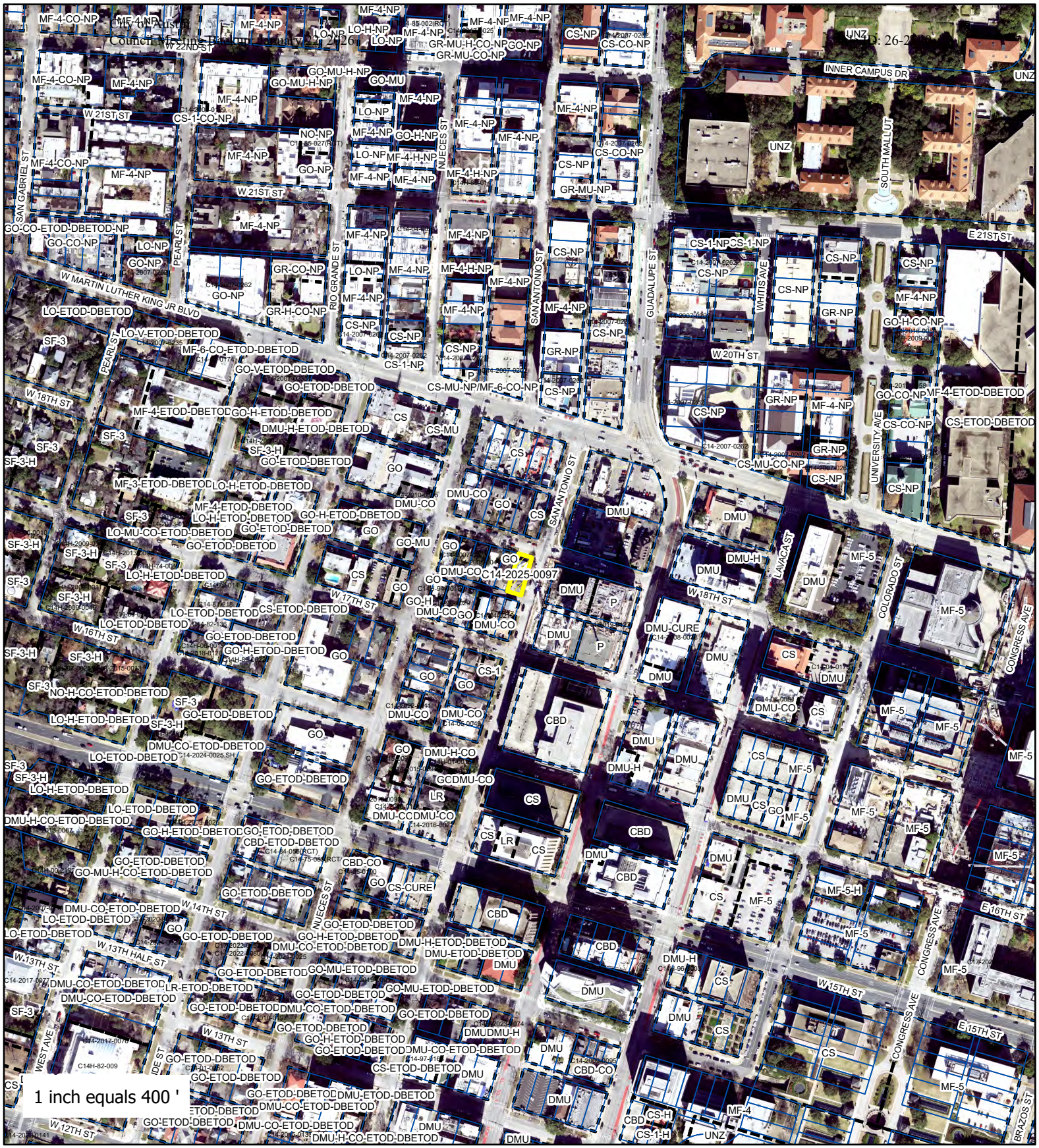
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Austin

Created: 10/7/2025

Exhibit A



1716 San Antonio St. Rezoning

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

ZONING CASE#: C14-2025-0097
LOCATION: 1716 San Antonio St
SUBJECT AREA: 0.1352 Acres
MANAGER: Cynthia Hadri

Austin

Exhibit B

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

Created: 10/22/2025

Nikelle S. Meade
Partner

111 Congress Avenue, Suite 1400
Austin, Texas 78701
Direct/Mobile:512.992.6001
nikelle.meade@huschblackwell.com

October 23, 2025

Cynthia Hadri
Senior Planner
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Re: Rezoning Summary Letter for 0.1352 Acre Property at 1716 San Antonio Street, Austin, Texas - C14-2025-0097

Dear Cynthia,

On behalf of 1716 San Antonio Property, LLC (the "**Property Qwner**"), we submit this summary letter to supplement our application (the "**Application**") to rezone the property located at 1716 San Antonio Street.

The property is currently zoned General Office (GO). In accordance with the City's recommendation, we seek to rezone the property to DMU-CO with the Conditional Overlay restricting the height on the property to 60 feet. This rezoning is requested to allow for the proposed use of Liquor Sales, and the proposed use is a retail liquor store with office space on the second floor.

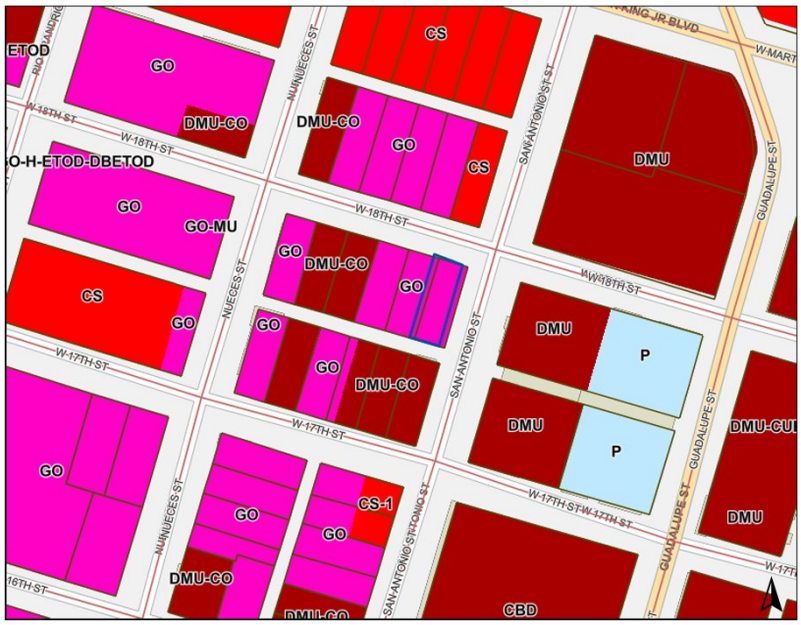


Exhibit C

On September 16, 2025, the Property Owner met with Abraham Martinez, Senior Planner with Austin Development Services Department, to discuss the Property Owner's desire to rezone. During this meeting, they discussed the rezoning process, requirements, and the proposed zoning district change. At this time, the Property Owner intended to request rezoning of the property to Commercial Liquor Sales (CS-1).

On September 17th, Abraham Martinez followed up with the Property Owner noting that the proposed rezoning had been presented to the Planning Department. The Planning Department expressed their recommendation and support for a zoning change to DMU-CO provided that a condition be imposed to restrict the maximum height to 60 feet, which is what the Applicant is now requesting. We have attached the correspondence from Abraham Martinez noting the Planning Department's preliminary support.

We appreciate your time and consideration of our request. If you have any questions, please do not hesitate to contact me directly.

Regards,

Nikelle Meade

Meade, Nikelle

From: nikelle.meade@huschblackwell.com
Subject: FW: Zone change request for 1716 San Antonio, 78701

From: chike obianwu <cobianwu2002@yahoo.com>
Sent: Thursday, September 18, 2025 10:01 AM
To: Meade, Nikelle <nikelle.meade@huschblackwell.com>
Subject: Fw: Zone change request for 1716 San Antonio, 78701

[EXTERNAL EMAIL]

----- Forwarded Message -----
From: Martinez, Abraham <abraham.martinez2@austintexas.gov>
To: chike obianwu <cobianwu2002@yahoo.com>
Sent: Wednesday, September 17, 2025 at 03:14:09 PM CDT
Subject: RE: Zone change request for 1716 San Antonio, 78701

Chike,

Good afternoon. Your case has been presented to the Planning Department, and a preliminary recommendation has been issued in support of a zoning change to DMU-CO (Downtown Mixed Use-Conditional Overlay), with a Conditional Overlay attached limiting the height to 60-feet.

Please be advised that this is a preliminary recommendation based on the proposal as discussed. The final recommendation may be subject to change if the application differs from the initial proposal or as the request moves through the public hearing process with the Planning Commission and City Council.

Zoning change application:
https://www.austintexas.gov/sites/default/files/files/Planning/Applications_Forms/02a_zoning.pdf

If you'd like to discuss the submittal process or fees, you may schedule a meeting with Land Use Intake staff by selecting one of the options below. **Please keep in mind, zoning fees are subject to increase on October 1, with the start of the new fiscal year.** For other zoning questions you can respond to me.

Zoning Application Submission Questions

Ask Land Use Intake staff how to fill out and submit a new Zoning Application. Learn more at the **Land Use webpage**.

Expected Appointment Duration: **15 minutes**

Virtual Appointment | In-person Appointment | Cita Virtual en Español | Cita en Persona en Español

Best regards,

Abraham Martinez

Senior Planner, Land Development Information

Development Services Department

6310 Wilhelmina Delco Dr., Austin, TX 78752

O: 512-974-2455

abraham.martinez2@austintexas.gov

DevelopmentATX.com

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: **DSD Visitor Log**.

Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: City of Austin Ordinance 2016-0922-005 | City Clerk's website | City Clerk's FAQ's

---

From: chike obianwu <cobianwu2002@yahoo.com>
Sent: Tuesday, September 16, 2025 2:35 PM
To: Martinez, Abraham <Abraham.Martinez2@austintexas.gov>
Subject: Zone change request for 1716 San Antonio, 78701

You don't often get email from cobianwu2002@yahoo.com. Learn why this is important

External Email - Exercise Caution

Hello Abraham,

Thanks for chatting with me today.

I closed on this property yesterday. Unfortunately I referred to TCAD, which had the property as CBD-OFC West End (59 Office/Retail).

I would like to request a zone change for this property.

Property Address: 1716 San Antonio Street, Austin, Texas 78701

Zone Change: From GO to CS1 or Downtown Mixed Used to allow for Liquor Sales

Building Sqft: 2800 sqft

Thank you,

Chike Obianwu

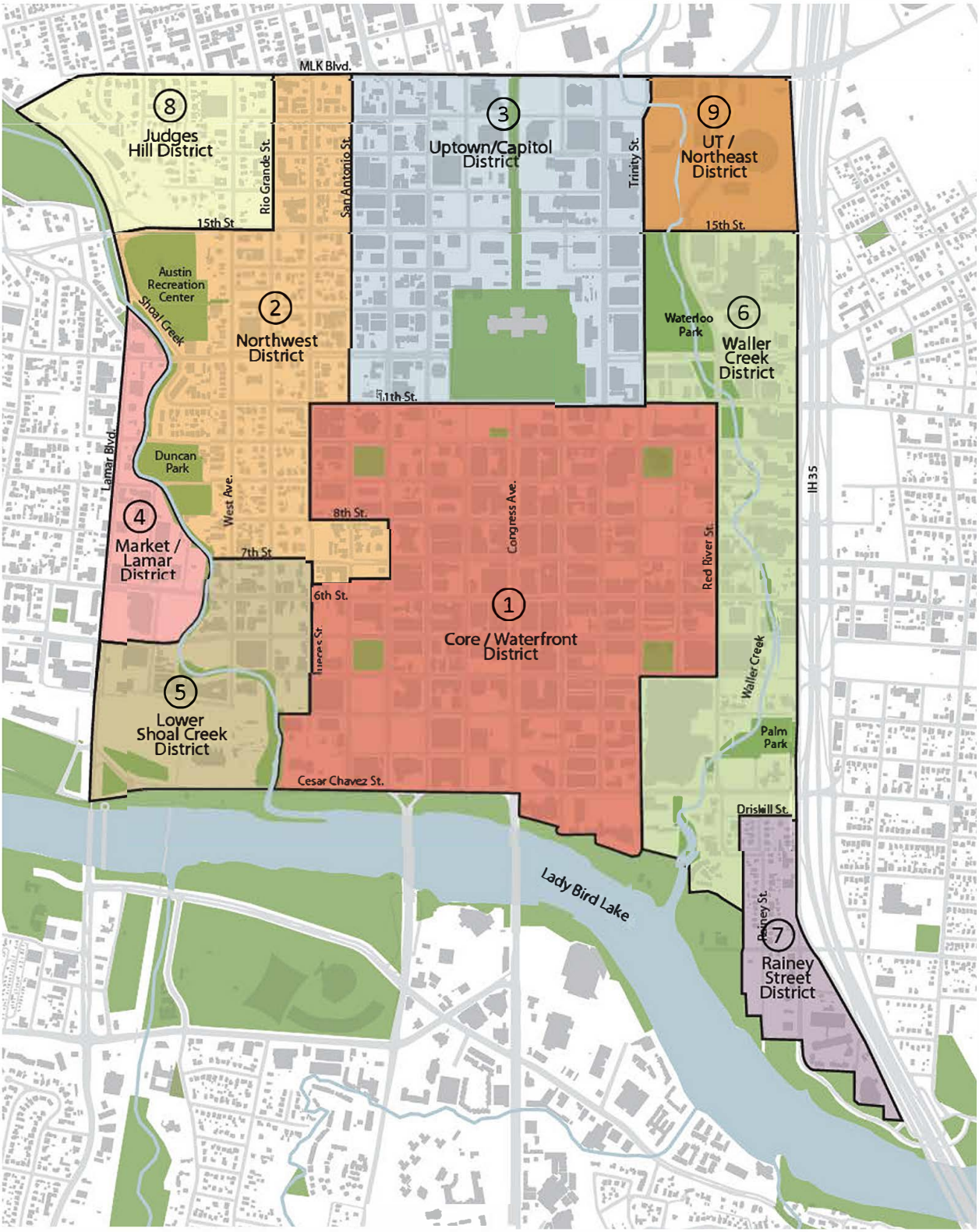
1716 San Antonio Property LLC

2111 W. 11th Street,

Austin, TX 78703

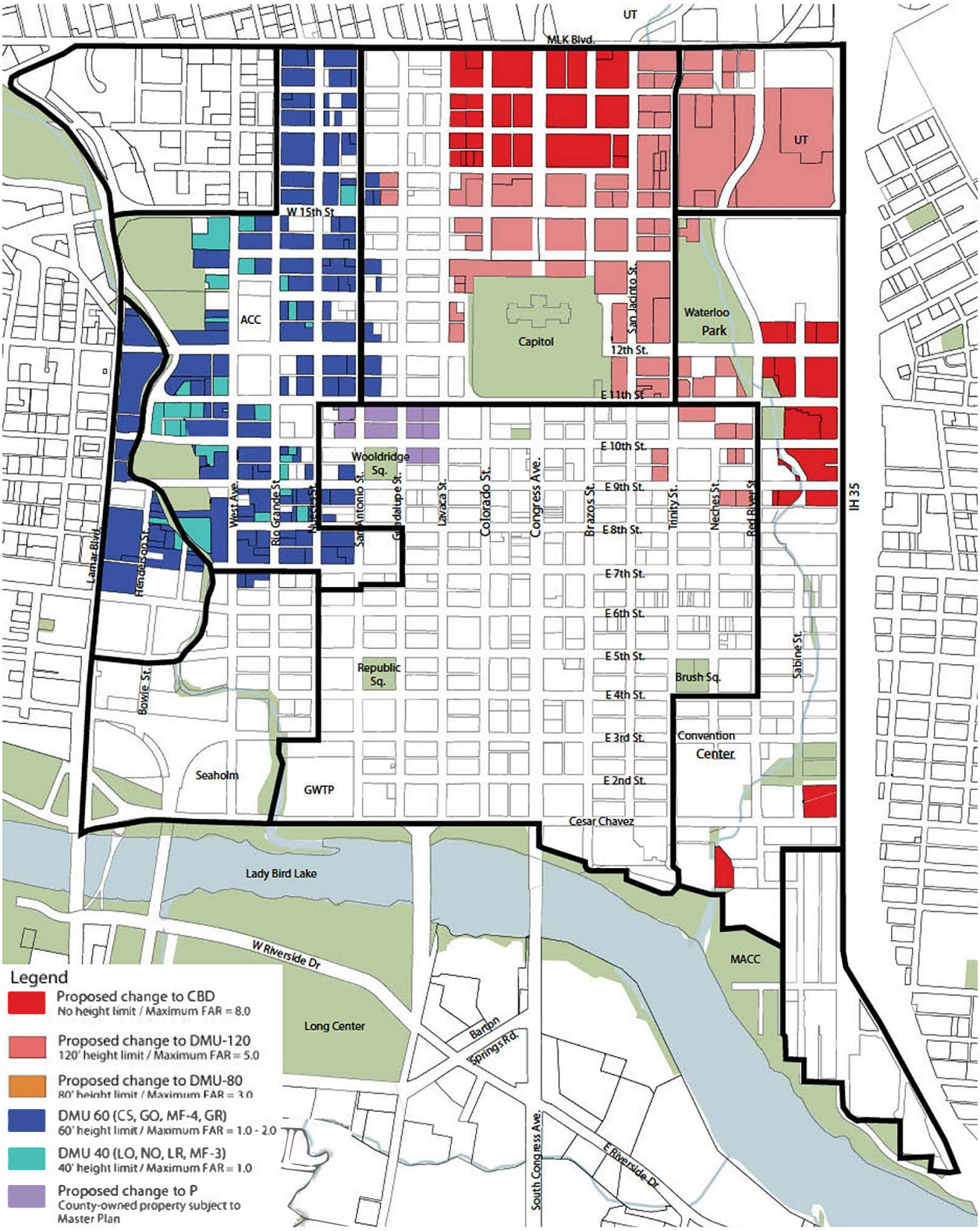
512-363-2466

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 "cybersecurity@austintexas.gov".

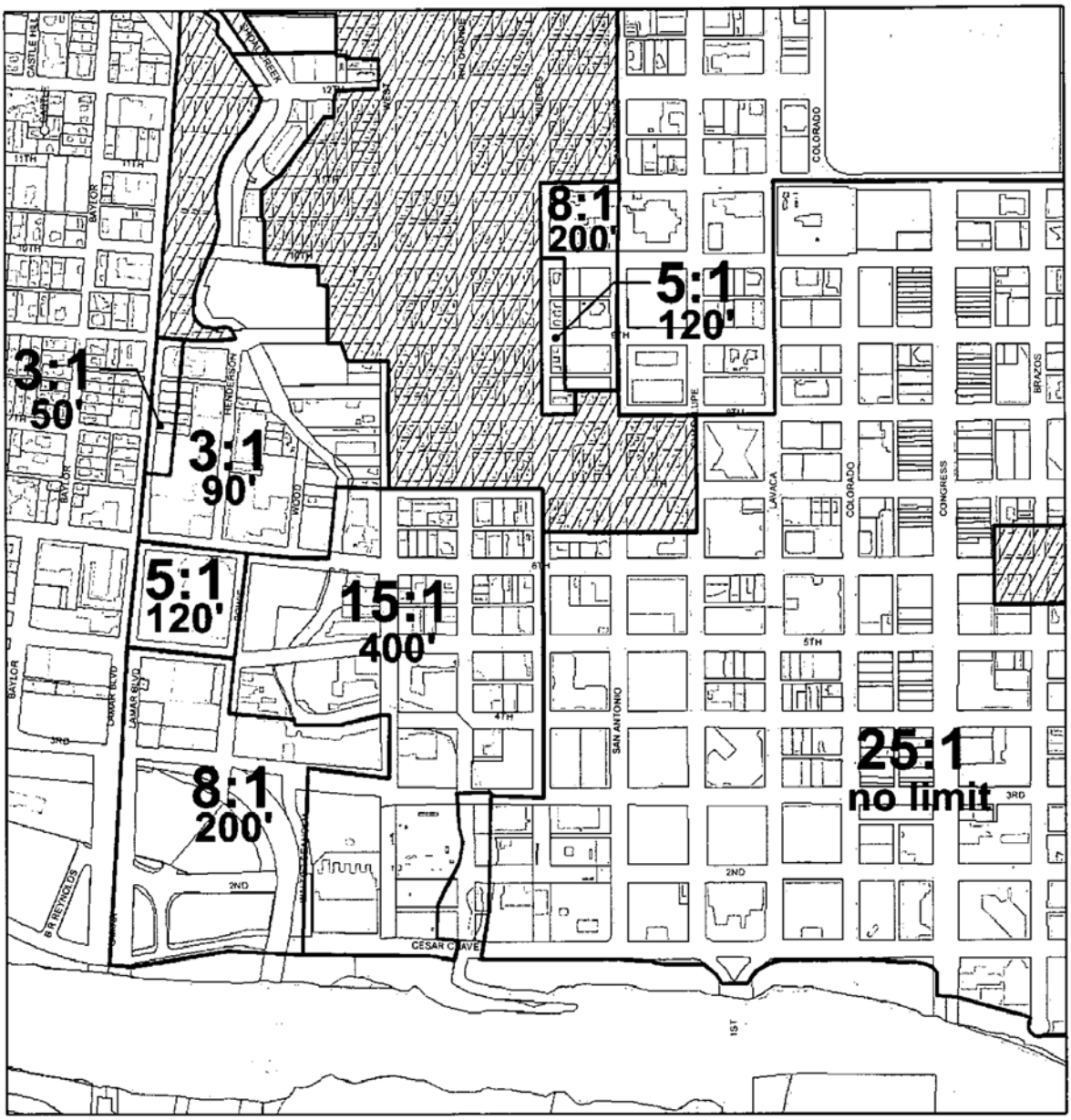


Downtown Districts Map

Exhibit D



Proposed Downtown Zoning Changes



Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 6

Maximum Floor Area Ratio (FAR)
Maximum Height (Feet)

Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)

Public Parks/ Open Space (ineligible)

TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.

0 0.05 0.1 0.2 Miles

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

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

1/27/2014

(4) The maximum heights and maximum floor-to-area ratios on Figure 2 do not modify a site's primary entitlement. If the maximum height or maximum floor-to-area ratio allowed under a

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: C14-2025-0097
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: December 16, 2025, Planning Commission

Scott Sayers
Your Name (please print)

☑ I am in favor
☐ I object

1800 Nueces St Austin TX 78701
Your address(es) affected by this application (optional)

Signature Dec 8, 2025 *Date*

Daytime Telephone (Optional): 512-917-7070

Comments: The Board of Directors of the West Downtown Alliance supports this application. This area should be developed with mixed use development (dense) because of its proximity to downtown, with most properties of no historic significance and most not in the Capitol View Corridor.

Scott Sayers

If you use this form to comment, it may be returned to:
City of Austin, Austin Planning
Cynthia Hadri
P. O. Box 1088, Austin, TX 78767
Or email to:
cynthia.hadri@austintexas.gov

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: C14-2025-0097
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: January 22, 2026, City Council

Scott Sayers
Your Name (please print)

☑ **I am in favor**
☐ **I object**

1800 Nueces St. (78703)
Your address(es) affected by this application (optional)

Signature 1-6-25 *Date*

Daytime Telephone (Optional): 512-917-7070

Comments: As a property owner - I support this application.
The board of the West Downtown Alliance also has approved. This area which is separate from Judge's Hill is appropriate for dense mixed use development near Downtown Austin and the new light rail line.

If you use this form to comment, it may be returned to:
City of Austin, Austin Planning
Cynthia Hadri
P. O. Box 1088, Austin, TX 78767
Or email to:
cynthia.hadri@austintexas.gov

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: C14-2025-0097
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: December 16, 2025, Planning Commission

Phyllis + David Warner
Your Name (please print)

☒ **I am in favor**
☐ **I object**

603 W. 18th Street, Austin 78701
Your address(es) affected by this application (optional)

Phyllis Warner — 12-10-2025
Signature — *Date*

Daytime Telephone (Optional): _____

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin, Austin Planning
Cynthia Hadri
P. O. Box 1088, Austin, TX 78767
Or email to:
cynthia.hadri@austintexas.gov