

## ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0134 - 701 Baylor St Residence

DISTRICT: 9

ZONING FROM: MF-4-HD-NP

ZONING TO: SF-3-HD-NP

ADDRESS: 701 Baylor Street

SITE AREA: 0.15 acres  
(6,534 sq. ft.)

PROPERTY OWNER: Britten Avenue Properties LLC

AGENT: Clean Tag Permits (Linda Sullivan)

CASE MANAGER: Cynthia Hadri 512-974-7620, [Cynthia.hadri@austintexas.gov](mailto:Cynthia.hadri@austintexas.gov)

STAFF RECOMMENDATION:

**The staff recommendation is to grant family residence – historic area – neighborhood plan (SF-3-HD-NP) combining district.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**November 12, 2024: APPROVED THE APPLICANT'S REQUEST FOR SF-3-HD-NP.**  
*[A. AZHAR; D. SKIDMORE - 2<sup>ND</sup>] (12-0) G. COX – ABSENT*

CITY COUNCIL ACTION:

**December 12, 2024:**

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.

CASE MANAGER COMMENTS:

The property in question is approximately 0.15 acres, developed with one building, has access to Baylor Street Street (level 1) and is currently zoned multifamily residence (moderate-high density) - historic area - neighborhood plan district. The area is characterized as residential with single family residences, duplex residences and multifamily residences to the north, south and west (SF-3-HD-NP, SF-3-H-HD-NP, MF-4-HD-NP). There are various types of offices, retail and restaurants (CS-MU-V-CO-NP and CS) to the east. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff is recommending the family residence – historic area – neighborhood plan (SF-3-HD-NP) combining district for the addition of more housing as the current zoning will not allow for any additional housing. Regarding the historic portion to this property, the front (main) building contributes to the historic district. The Historic Preservation Office and Historic Landmark Commission will need to review any changes to the front building or any new ground-up construction the applicant would add to the lot.

BASIS OF RECOMMENDATION:

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

The family residence district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. Up to three units are permitted under single-family residential development standards.

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 changes should promote compatibility with adjacent and nearby uses.*

The proposed zoning would promote compatibility with nearby uses as the properties to the north, south and west are zoned SF-3-HD-NP or similar. The staff recommends the request for SF-3-HD-NP zoning because the new rezoning would allow for more residential units on the property.

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

The property is currently not meeting the current standards for the MF-4 base zoning district as it does not meet the minimum lot size. Therefore it can't be developed with multifamily,

the downzoning would allow for more housing to be built on the lot and aligns with the City Council’ initiative to provide more housing.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4-HD-NP	Duplex Residential
<i>North</i>	MF-4-HD-NP & SF-3-HD-NP	Single Family and Duplex Residential
<i>South</i>	MF-4-HD-NP & CS-MU-V-CO-NP	Single Family and Duplex Residential
<i>East</i>	CS & CS-MU-V-CO-NP	Commercial Uses, Retail, Restaurants
<i>West</i>	SF-3-HD-NP & MF-4-HD-NP	Single Family, Duplex Residential and Multifamily Residential

NEIGHBORHOOD PLANNING AREA: Old West Austin Neighborhood Planning Area

WATERSHED: Shoal Creek (Urban)

CAPITOL VIEW CORRIDOR: No

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  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Austin Regional Group  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Old West Austin Neighborhood Association

Old West Austin Neighborhood Plan  
 Contact Team  
 Preservation Austin  
 SELTexas  
 Save Historic Munny District  
 Save Our Springs Alliance  
 Shoal Creek Conservancy  
 Sierra Club

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0122 Tuttle	MF-4-NP to SF-3-NP for Tract 1 and SF-5-NP for Tract 2	To Grant SF-3-NP for Tract 1 and SF-5-NP for Tract 2 (09/28/2004)	Approved SF-3-NP for Tract 1 and SF-5-NP for Tract 2 as Planning Commission Recommended (November 4, 2004)
C14-2007-0237 - Old West Austin Neighborhood Planning Area	The VMU Overlay district includes approximately 30.04 acres.	To grant 1) a postponement for Tract 1 V for Tracts 2-11, 17, 19-21, 24-26, 28-34. 2) V with additional uses in office	Approved V and V with additional uses as Planning Commission

Vertical Mixed Use Zonings		districts for Tracts 12-16, 18, 22-2, and 27. 3) Approved affordability of 80% MFI to Tracts 2-34 for properties with units less than 1000 SF and at least 2 bedrooms and 70% MFI for Tracts 2-34 that do not meet the 80% MI standards (2/12/2008) To grant the amended boundaries of the VMU overlay to exclude Tract 1 1209 Parkway (3/11/2008)	Recommended (03/6/2008) Approved the amended boundaries to exclude tract 1 from the VMU overlay as Planning Commission Recommended (03/27/2008)
C14-03-0168 Nokonah	DMU-CO-CURE to DMU-CO-CURE: To allow medical, professional or administrative and business offices, in addition to the pedestrian oriented uses on the ground floor	Case was sent to City Council without a recommendation (01/06/2003)	Approved DMU-CO-CURE without a recommendation from Zoning and Platting Commission (02/12/2004)

RELATED CASES:

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

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

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

**Project Name and Proposed Use:** 701 BAYLOR STREET. C14-2024-0134. Project: 701 Baylor St Residence. 0.1580 acres from MF-4-HD-NP to SF-3-HD-NP. Existing: 2-unit residential duplex. Proposed: 3-unit residential triplex.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
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 Lamar BLVD Activity Corridor; 0.05 miles north of 5<sup>th</sup>/6<sup>th</sup> Streets/Lake Austin BLVD Activity Corridor; 0.05 miles west of Downtown Regional Center</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>0.09 miles to bus stop along W 6<sup>th</sup> ST</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 Baylor ST</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 N Lamar BLVD, W 6<sup>th</sup> ST and W 5<sup>th</sup> ST</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>0.2 miles to Whole Foods Market along N Lamar</b></li> </ul>
Y	<b>Connectivity and Education *</b> : Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.5 miles to Pease Elementary School</b></li> </ul>
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>0.2 miles to Duncan Neighborhood 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>0.3 miles to Austin Medical Wellness medical clinic</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.
	<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.
	<b>Mixed use *</b> : Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *</b> : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<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.
	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
9	<b>Number of “Yes’s”</b>

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.

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

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 other than single-family or duplex residential.

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

### **Compatibility Standards**

The site is subject to compatibility standards due to the proximity/adjacency of SF-3-HD-NP zoning on the North side of the triggering property.

*Reference 25-2-1051, 25-2-1053*

Any structure that is located:

- At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet.
- Less than 50 feet from any part of a triggering property may not exceed 40 feet.

*Reference 25-2-1061*

A 25-foot (15-foot if site is less than 75 feet wide) compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

*Reference 25-2-1062(B)*

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

*Reference 25-2-1062*

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

FYI this tract is within the Old West Austin Neighborhood Planning Area.

### Austin Transportation Department – Engineering Review:

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].

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:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
BAYLOR ST	Local Mobility - Level 1	58 feet	60 feet	29 feet	Incomplete sidewalk	No	Yes

Austin Water Utility:

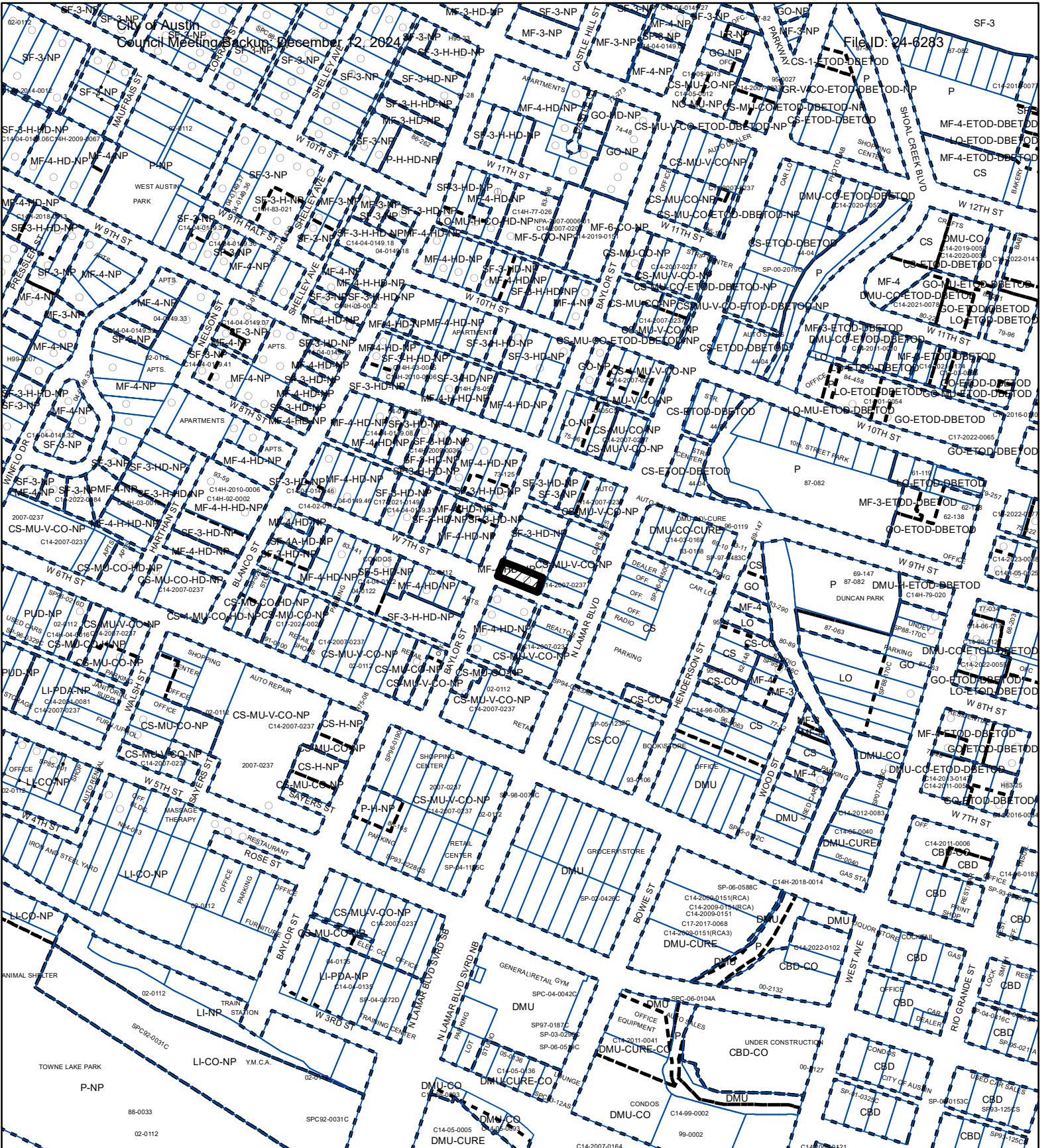
No comments on zoning change.

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

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
- Correspondence from Interested Parties



**Legend:**

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2024-0134**

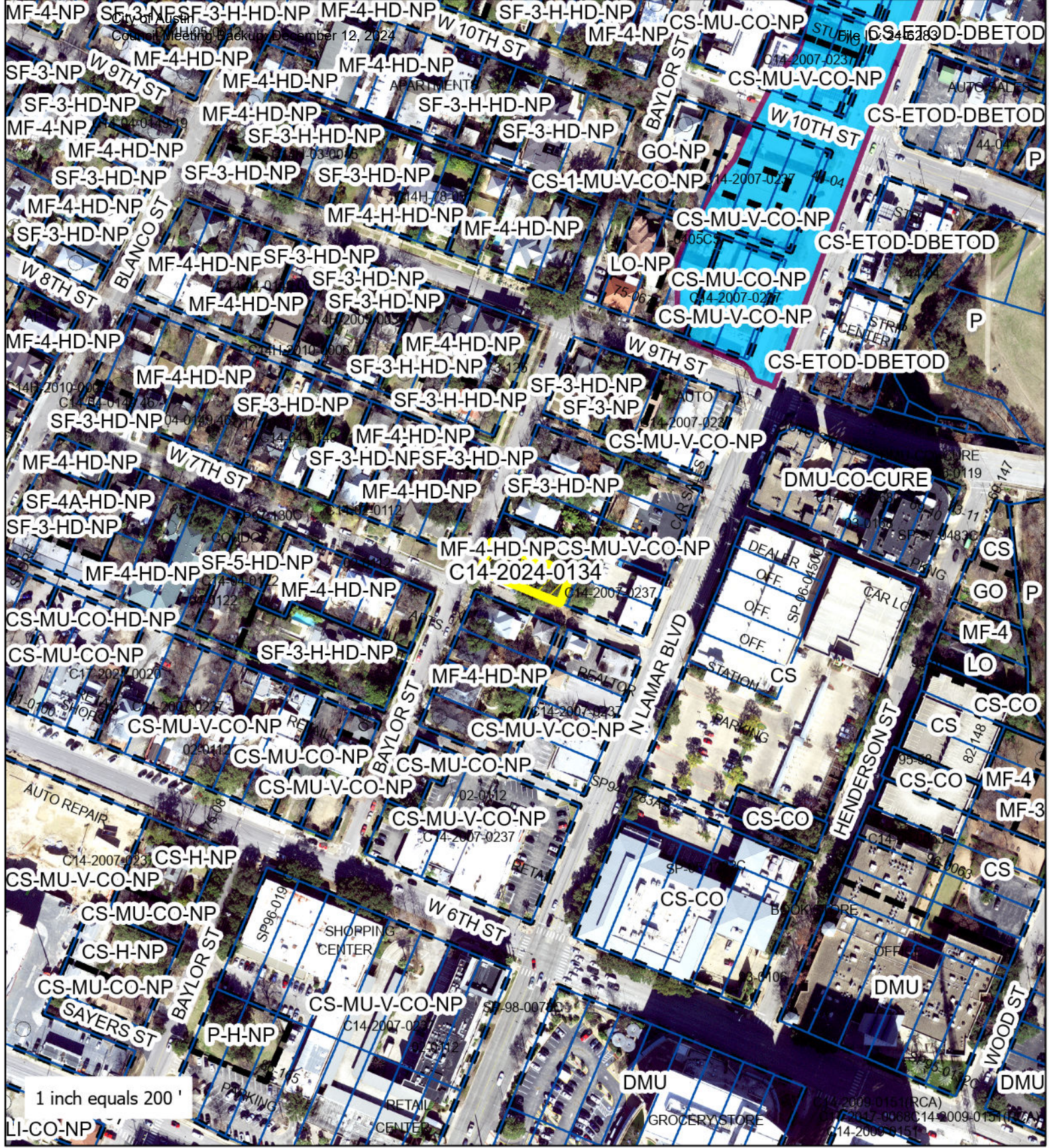
**Exhibit A**  
 1" = 400'

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.







### 701 Baylor St Residence

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

ZONING CASE#: C14-2024-0134  
 LOCATION: 701 Baylor St.  
 SUBJECT AREA: 0.158 Acres  
 MANAGER: Cynthia Hadri





Summary Letter for:

701 Baylor St  
Austin TX 78703

Zoning Change - MF-4 to SF-3

To Whom it may concern,

The owners of 701 Baylor St are applying for a zoning change from MF-4-HD-NP to SF-3-HD-NP.

The change of zoning from MF to SF more accurately represents the size and use of the property. The lot square footage (6,901 sf) is under the minimum square footage requirements for a MF-4 lot (8,000 sf). The majority of the residential zoning on the Baylor St side of the block between 9th St and 7th St is also zoned SF-3 indicating the zoning change is in keeping with the neighborhood use.

Approval of this zoning request will allow both increased density and preservation of the existing structure's facade and footprint and is in keeping with the wishes of the surrounding neighborhood.

Thank you for your consideration.

Linda Sullivan on behalf of  
Britten Avenue Properties

A handwritten signature in black ink, appearing to read "Linda Sullivan", with a long horizontal line extending to the right.

### 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](http://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: C14-2024-0134  
Contact: Cynthia Hadri, 512-974-7620  
Public Hearing: November 12, 2024, Planning Commission

Londa Daily  
Your Name (please print)

I am in favor  
 I object

1105 9th St, NT4 78703  
Your address(es) affected by this application (optional)

LADaily  
Signature  
11/15/24  
Date

Daytime Telephone (Optional):

Comments:

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](mailto: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](http://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: C14-2024-0134**  
**Contact: Cynthia Hadri, 512-974-7620**  
**Public Hearing: November 12, 2024, Planning Commission**

Londa Daily  
Your Name (please print)

I am in favor  
 I object

808 Baylor St, Apt 20703  
Your address(es) affected by this application (optional)

Londa Daily  
Signature

11/15/24  
Date

Daytime Telephone (Optional): \_\_\_\_\_

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

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

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](mailto: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](http://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: C14-2024-0134  
Contact: Cynthia Hadri, 512-974-7620  
Public Hearing: November 12, 2024, Planning Commission

Londa Daily  
Your Name (please print)

I am in favor  
 I object

1105 9th St, NT4 78703  
Your address(es) affected by this application (optional)

LADaily  
Signature

11/15/24  
Date

Daytime Telephone (Optional): \_\_\_\_\_

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

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](mailto: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](http://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: C14-2024-0134**  
**Contact: Cynthia Hadri, 512-974-7620**  
**Public Hearing: November 12, 2024, Planning Commission**

Vladislav Marom / 626 LLC  
*Your Name (please print)*

I am in favor  
 I object

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

*Signature*

11 5 24  
*Date*

Daytime Telephone (Optional): 512-580-6442

Comments: we need more areas zoned for  
Multi-family Residence - MF-4-HD-NP not  
less. This will cause housing prices to  
rise. We need <sup>to build</sup> more Multi-family  
housing to make housing more  
affordable.

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](mailto:cynthia.hadri@austintexas.gov)