

ZONING CHANGE REVIEW SHEET

CASE: **C14-2024-0163** – 1700 South Lamar

DISTRICT: 9

ADDRESS: 1700 South Lamar Blvd., 1401 and 1509 Collier Street

ZONING FROM: Tract 1: CS-V and Tract 2: LO, SF-3

TO: Tract 1: CS-V-DB90 and Tract 2: CS-V-CO

SITE AREA: 5.212 acres

PROPERTY OWNER: SL 1700 South Lamar LP (John Kiltz)

AGENT: Land Use Solutions (Michele Haussmann)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services– vertical mixed use building - density bonus 90 (CS-V-DB90) combining district zoning for Tract 1 and general commercial services- vertical mixed use- conditional overlay (CS-V-CO) combining district zoning for Tract 2.

The Conditional Overlay would establish the following conditions on Tract 2:

1) Prohibit the following uses permitted within the CS base zoning district: Alternative Financial Services, Automotive Rentals, Automotive Repairs & Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Campground, Carriage Stable, Commercial Off-Street Parking, Construction Sales & Services, Convenience Storage, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, Indoor Sports & Recreation, Laundry Services, Monument Retail Sales, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Pedicab Storage & Dispatch, Research Services, Service Station, Vehicle Storage, Indoor Crop Production, Urban Farm, Custom Manufacturing and Limited Warehousing & Distribution.

2) Establish a 75-foot setback from the west property line (see Attachment B).

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 22, 2025: *APPROVED CS-V-DB90 FOR TRACT 1 AND CS-V-CO FOR TRACT 2.*

VOTE: [ANDERSON; HANEY-2nd] (9-0) MAXWELL – ABSTAIN; AZHAR, LAN, POWELL - ABSENT

June 24, 2025: *APPROVED NEIGHBORHOOD POSTPONEMENT REQUEST TO JULY 22, 2025, ON CONSENT.*

VOTE: [ANDERSON; MAXWELL-2nd] (9-0) POWELL – OFF DAIS; AZHAR, HANEY, SKIDMORE - ABSENT

May 13, 2025: *APPROVED JOINT APPLICANT AND NEIGHBORHOOD POSTPONEMENT REQUEST TO JUNE 24, 2025, ON CONSENT.*

[MAXWELL; WOODS] (10-0) HOWARD, HEMPEL, SKIDMORE - ABSENT

April 8, 2025: *APPROVED POSTPONEMENT REQUEST BY APPLICANT TO MAY 13, 2025, BY CONSENT.*

[MAXWELL; HANEY – 2ND]; (13-0)

CITY COUNCIL ACTION:

September 11, 2025:

ORDINANCE NUMBER:

ISSUES:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards.

The proposed standards in the Conditional Overlay for Tract 2 are proposed by the Applicant, and supported by Staff.

CASE MANAGER COMMENTS:

The subject rezoning area is 5.212 acres, consists of Tract 1 (zoned CS-V) and Tract 2 (zoned LO and SF-3), and is located on the southside of the intersection of S. Lamar Blvd. and Collier St. The site is developed primarily with commercial uses (Restaurant (general and limited), Administrative and Business office, Professional office, and Indoor entertainment uses) and associated surface parking, a duplex residence, and some undeveloped land (see Attachment B). The rezoning area is situated on the western side of S. Lamar Blvd. at the intersection with Collier Street. To the south are Multifamily residential; Convenience storage; Personal Services; Professional office uses (CS-MU-V-CO; CS-V). To the east, across S. Lamar Blvd., is Pet Services; Personal Improvement Services; Restaurant (general); Vacant commercial uses (CS-V). To the north, across Collier Street, are a Fire station; Multifamily residential; Administrative and Business office; Automotive Repair uses (P; MF-3; GR; CS; CS-V). To the west is Single family residential; Religious Assembly; Multifamily residential uses (P; SF-3). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

This area of S. Lamar Blvd. is in transition from low-density commercial uses to 4-6 story mixed use buildings (primarily residential over ground floor commercial). S. Lamar Blvd. is a core transit corridor and there are four Cap Metro Bus lines, including one Rapid line, at this section. The subject site exhibits very good access to public transit: it is approximately a quarter mile (¼-mile) from the Cap Metro Rapid bus stop, and less than ¼-mile from the other bus line stops. This proposal falls within three ETOD typology areas: 1) Collier ETOD station area (Include - Bus); 2) East Oltorf ETOD station area (Include – Bus); and 3) Lamar Square ETOD station area (Include – Bus). ETOD efforts should take advantage of the change occurring today to enable even more community members, especially low-income households and communities of color, to access existing services and opportunities while incrementally growing with more housing units for all income levels.

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

The applicant is requesting general commercial services – vertical mixed use building – density bonus 90 (CS-V-DB90) combining district zoning for Tract 1 and general commercial services- vertical mixed use building – conditional overlay (CS-V-CO) combining district zoning for Tract 2 for a proposed development that would include multi-family units requiring an affordable component. A building constructed under vertical mixed use building (-V) or density bonus 90 (-DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. The overall project would consist of residential units and commercial.

A development utilizing the “density bonus 90” incentives is permitted with a base CS zoning district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the CS district (60 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements. There are two options for projects including rental units:

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

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

- 1) a minimum of 12% of the units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or

- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

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

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

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

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

The portion of the site with frontage on S. Lamar Blvd. was rezoned 2008 during Neighborhood Plan rezonings to add the -V combining district. This request for the -V and the -DB90 combining districts continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

Staff's recommendation is CS-V-DB90 for Tract 1 and CS-V-CO for Tract 2.

BASIS OF RECOMMENDATION:

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

City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City. This request is consistent with the "VMU2" option and Ordinance No. 20240229-073 (new DB90), which replaced the invalidated "VMU2" option.

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

The general commercial services district (CS) is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

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

The Conditional Overlay (CO) 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.

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

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

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

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

Staff recommends CS-V-DB90 combining district zoning for Tract 1 and CS-V-CO combining district zoning for Tract 2 for the subject property based on the following considerations:

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

	ZONING	LAND USES
<i>Site</i>	SF-3, LO, CS-V	Commercial (Restaurant (general and limited), Administrative and Business office, Professional office, and Indoor entertainment uses); Duplex residential; Undeveloped

<i>North</i>	P; MF-3; GR; CS; CS-V	Fire station; Multifamily residential; Administrative and Business office; Automotive Repair
<i>South</i>	CS-MU-V-CO; CS-V	Multifamily residential; Convenience storage; Personal Services; Professional office
<i>East</i>	CS-V	Pet Services; Personal Improvement Services; Restaurant (general); Vacant commercial
<i>West</i>	P; SF-3	Single family residential; Religious Assembly; Multifamily residential

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

WATERSHED: West Bouldin Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Zilker Elementary

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

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

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2025-0057 – 1430 Collier	GR to GR-V-DB90	Pending review	
C14-2024-0038 – 2001, 2003, 2005 and 2007 S Lamar DB90 rezoning	CS-V, CS-MU-V-CO, to CS-V-DB90, CS-MU-V-DB90	To Grant CS-V-DB90, CS-MU-V-CO-DB90 as staff recommended (5/14/24)	Apvd as Commission recommended (8/29/24)
C14-2023-0039 – 1705 and 1707 Evergreen	SF-3 to CS-MU	To Grant CS-MU as staff recommended	Apvd as Commission recommended (8/31/23)
C14-2022-0057 – 1215 W Mary St	CS, SF-3 to SF-3	To Grant SF-3 as staff recommended (6/28/22)	Apvd as Commission recommended (7/28/22)
C14-2020-0097 – Evergreen at Mary	Tract 1: CS and SF-3 to CS-MU; Tract 2: MF-3-H to CS-MU-H	To Grant Tract 1 CS-MU, Tract 2 GO-MU-H, as staff	Apvd as Commission recommended (12/3/20)

		recommended (10/26/20)	
C14-2020-0049 – Planet K South Pop rezone	CS, GR to CS-1	To Grant CS-1 as staff recommended (6/23/20)	Apvd CS-1, as Commission recommended (9/3/20)
C14-2017-0122 – South Lamar VMU	CS-CO, CS-V-CO to CS-V	To Grant CS-V-CO, as staff recommended (2/13/18)	Apvd as Commission recommended (3/8/18)

RELATED CASES:

C14-2008-0060 – Rezoned the site in 2008 during Neighborhood Plan rezonings Opt in/ Opt out process (Ordinance No. 20081016-049)

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 1700 S LAMAR BOULEVARD. C14-2024-0163. Project: 1700 South Lamar. 5.21-acre tract from CS-V, SF-3 and LO to CS-V-DB90 and CS-V-CO (as amended). Existing: commercial, residential and office. Proposed: 525 multifamily residential units and strip retail. Demolition is proposed, with two existing residential units to be demolished. Proposal seeks Density Bonus 90 Combining District (Ordinance No. 20240229-073), which sets affordability minimums on ownership and rental units, and further allows for an increase of up to 30 ft in height above the base zone allowance, with a maximum limit of 90 feet in total height. DB90 additionally releases the site from some base zoning district development standards, including maximum floor area ratio.

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"> • Adjacent to Lamar Boulevard Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.11 miles to bus stop along Lamar Blvd
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalks present along Collier St and Lamar Blvd. Unprotected bike lane present along Lamar Blvd.
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 Lamar Blvd
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.

	Connectivity and Education *: Located within 0.50 miles from a public school or university.
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"> 0.5 miles to Ricky Guerrero 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"> Dentist present at intersection of Collier St and Lamar Blvd
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use *: Provides a mix of residential and non-industrial uses.
Y	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> 0.5 miles to Alamo Drafthouse Cinema; 0.5 miles to Twin Oaks Branch Austin Public Library
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
11	Number of "Yes's"

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

PARD – Planning & Design Review

PR1: Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will serve the South Lamar neighborhood through the additional park investment. The Parks and Recreation Department (PARD) is open to working with the applicant to find suitable land that would work toward satisfying the requirement at time of permitting (whether subdivision or site plan). This land could improve neighborhood connectivity, and satisfy an acquisition need for South Lamar, a recommendation identified in the Parks and Recreation Department's Long-Range Plan.

Should there be any remaining fees in-lieu, 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.

Please contact this reviewer: ann.desanctis@austintexas.gov in advance of site plan or subdivision applications. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan

Zoning Cases

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

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

DB90 Rezoning

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

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

This site is adjacent to a site that contains one to three dwelling units and is zoned SF-5 or more restrictive. A compatibility buffer 25' in width, designed to 25-8-700 and 25-2-652(G) will be required for any portion zoned -DB90 and adjacent to a triggering property.

Austin Fire Department

No comments.

Transportation

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].

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

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

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
S LAMAR BLVD	Corridor Mobility - Level 3	116 feet	88 feet	57 feet	Existing 6 feet sidewalks	On-street bike lane	Yes
COLLIER ST	Local Mobility - Level 1	58 feet	63 feet	41 feet	Existing 5 feet sidewalks	No	Yes

Water Utility

AW1. No comments on zoning change.

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

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

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

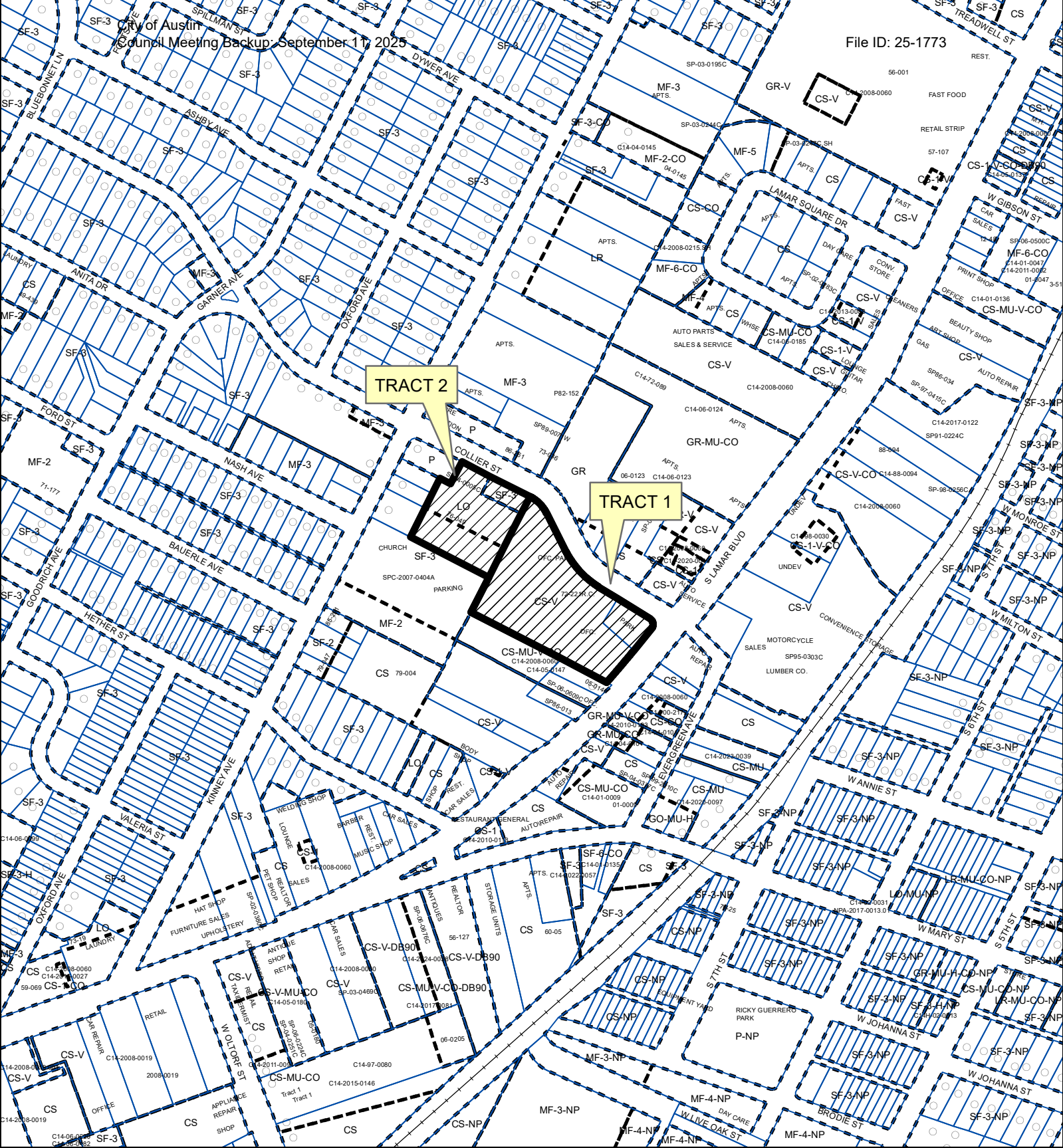
Exhibit A-1: Aerial Map




Applicant's Summary Letters

Public Correspondence

Attachment A: Educational Impact Statement

Attachment B: Survey with 75-foot setback at west property line



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2024-0163

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.



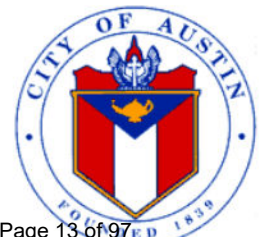
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-  SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE
 CREEK BUFFER

1700 South Lamar

ZONING CASE#: C14-2024-0163
LOCATION: 1700 South Lamar Blvd.
 1401, 1509 Collier St.
SUBJECT AREA: 5.212 Acres
MANAGER: Marcelle Boudreaux





Michele Haussmann
PRINCIPAL
Michele@LandUseSolutionsTX.com

May 13, 2025

Ms. Joi Harden, Chief Zoning Officer
Planning Department
City of Austin
VIA Electronic Mail Joi.Harden@AustinTexas.gov

Re: Amendment to Rezoning Request – Approximately 5.212 acres located at 1700 South Lamar Boulevard, in the City of Austin, Travis County, Texas (“Property”)

Dear Ms. Harden:

As a representative of the owner and developer of the above stated Property, SL 1700 South Lamar LP, I respectfully submit this letter to amend the requested rezoning on the western portion of the Property to remove the DB90 combining district and add a Conditional Overlay as follows:

Existing Zoning:	LO, SF-3
Proposed Zoning:	CS-V-CO

The proposed Conditional Overlay includes the following conditions:

- 1) 75’ building setback from the west property line, and
- 2) Prohibit uses within the CS zoning base district: Alternative Financial Services, Automotive Rentals, Automotive Repairs & Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Campground, Carriage Stable, Commercial Off-Street Parking, Construction Sales & Services, Convenience Storage, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, Indoor Sports & Recreation, Laundry Services, Monument Retail Sales, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Pedicab Storage & Dispatch, Research Services, Service Station, Vehicle Storage, Indoor Crop Production, Urban Farm, Custom Manufacturing and Limited Warehousing & Distribution.

AUSTIN OFFICE 5612 Parade Ridge | Austin, TX 78731 | 512.212.4114



Please contact me if you or your team members have any questions or need additional information. Thank you for your time and assistance with the request.

Respectfully,

A handwritten signature in blue ink that reads 'Michele Haussmann'.

Michele Haussmann

CC: Marcelle Boudreaux, Planning Department, *via electronic mail*
Will Jenkins, SL 1700 South Lamar LP, *via electronic mail*
Jamie Cantrell, SL 1700 South Lamar LP, *via electronic mail*
Isaac Karpay, Land Use Solutions, *via electronic mail*
Dylan Coons, Land Use Solutions, *via electronic mail*

AUSTIN OFFICE 5612 Parade Ridge | Austin, TX 78731 | 512.212.4114

SAN ANTONIO 10003 NW Military Hwy, Ste 2215 | San Antonio, TX 78231 | 210.812.2222



Michele Haussmann
PRINCIPAL
Michele@LandUseSolutionsTX.com

October 24, 2024

Ms. Joi Harden, Chief Zoning Officer
Planning Department
City of Austin
VIA Electronic Mail Joi.Harden@AustinTexas.gov

Re: Zoning Application – Approximately 5.212 acres located at 1700 South Lamar Boulevard, in the City of Austin, Travis County, Texas (“Property”)

Dear Ms. Harden:

As representatives of the owner and developer of the above stated Property, SL 1700 South Lamar LP (“Applicant”), we respectfully submit the enclosed zoning application and submittal package. The Property consists of approximately 5.212 acres and is in the South Lamar Combined Neighborhood Plan area. The Applicant is requesting a rezoning of the Property to CS-V-DB90 to allow for the development of a mixed-use project known as 1700 S Lamar. Please see the enclosed aerials, zoning and other exhibits for your review.

The following are the details of the request:

Acreage:	5.212
Proposed Use:	Mixed Use (Multifamily and Commercial)
Existing Zoning:	CS-V, LO, SF-3
Proposed Zoning:	CS-V-DB90

The majority of the Property was rezoned in 2008 from CS to CS-V, City File Number C14-2008-0060 and Ordinance No. 20081016-049.

The Property is located on a South Lamar Blvd., which is designated as an Imagine Austin Corridor and a Core Transit Corridor. Access is proposed to South Lamar Boulevard and Collier Street.

The Property is perfectly located to support individuals and families as it is within walking distance of a bus stop and Ricky Guerrero Park.

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The Property is surrounded by compatible uses and zoning districts including CS-V, CS, GR, and MF-3 to the north, CS-MU-V-CO and CV to the south, SF-3 and MF-3 to the west, and CS-V to the east. The proposed CS zoning base district and DB90 combining district are consistent and compatible with the surrounding zoning and land uses.

Please contact me if you or your team members have any questions or need additional information. Thank you for your time and assistance with the request.

Respectfully,

A handwritten signature in blue ink that reads 'Michele Haussmann'.

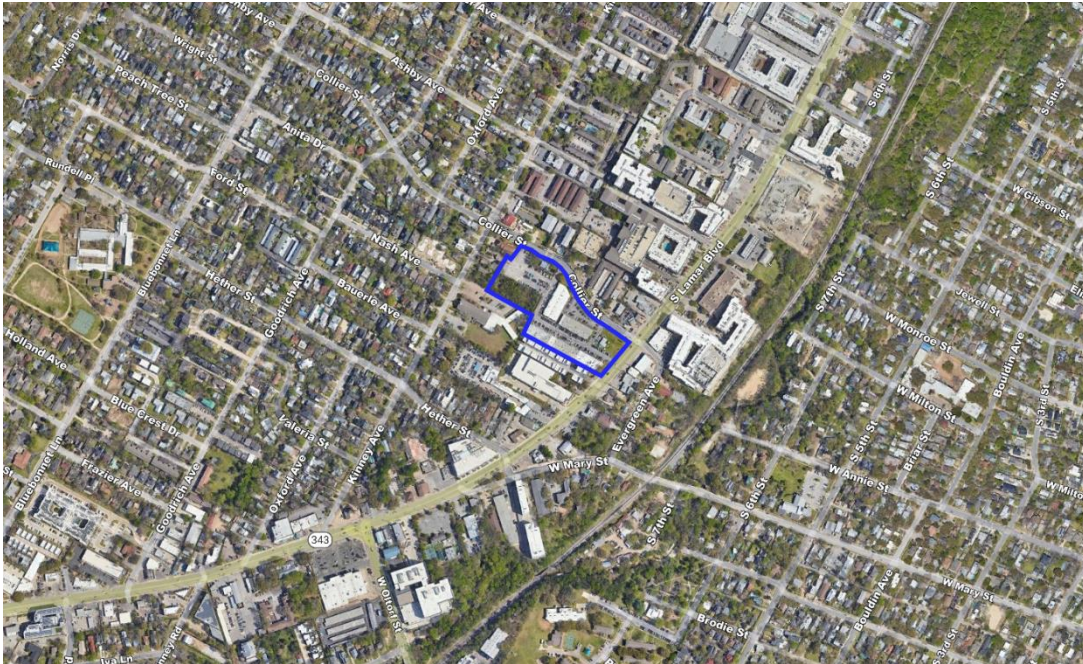
Michele Haussmann

Enclosures

CC: Marcelle Boudreaux, Planning Department, *via electronic mail*
Maureen Meredith, Planning Department, *via electronic mail*
Will Jenkins, SL 1700 South Lamar LP, *via electronic mail*
Jamie Cantrell, SL 1700 South Lamar LP, *via electronic mail*
Dylan Coons, Land Use Solutions, *via electronic mail*



Aerial Zoomed Out



Aerial Zoomed In

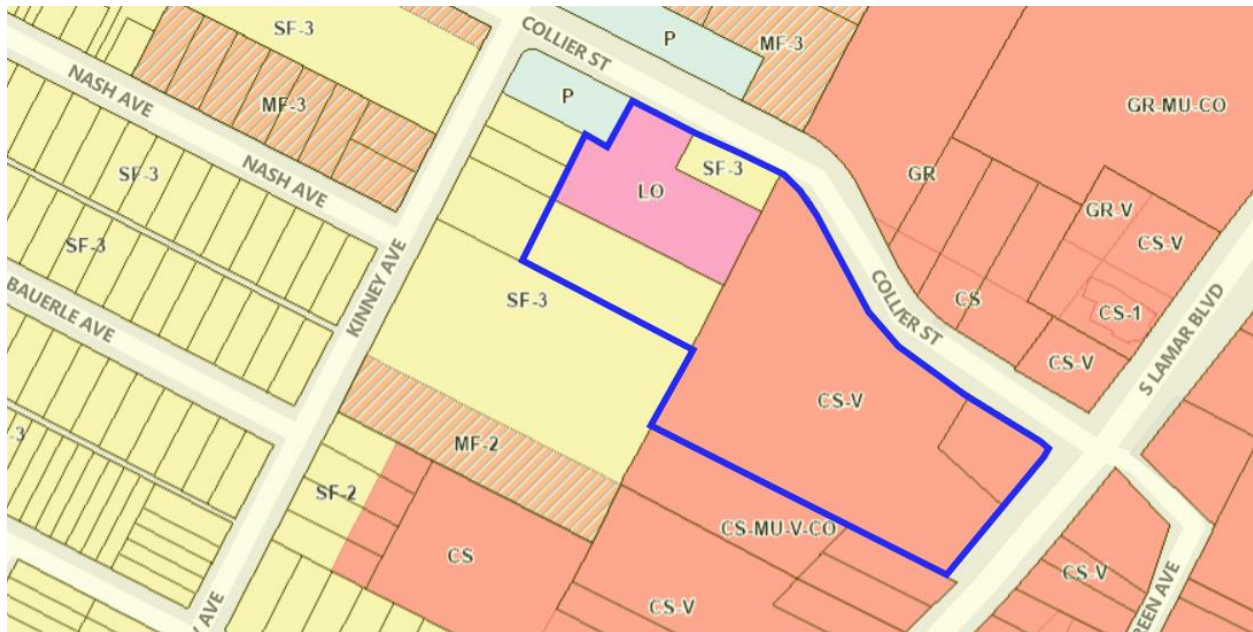


AUSTIN OFFICE 5612 Parade Ridge | Austin, TX 78731 | 512.212.4114

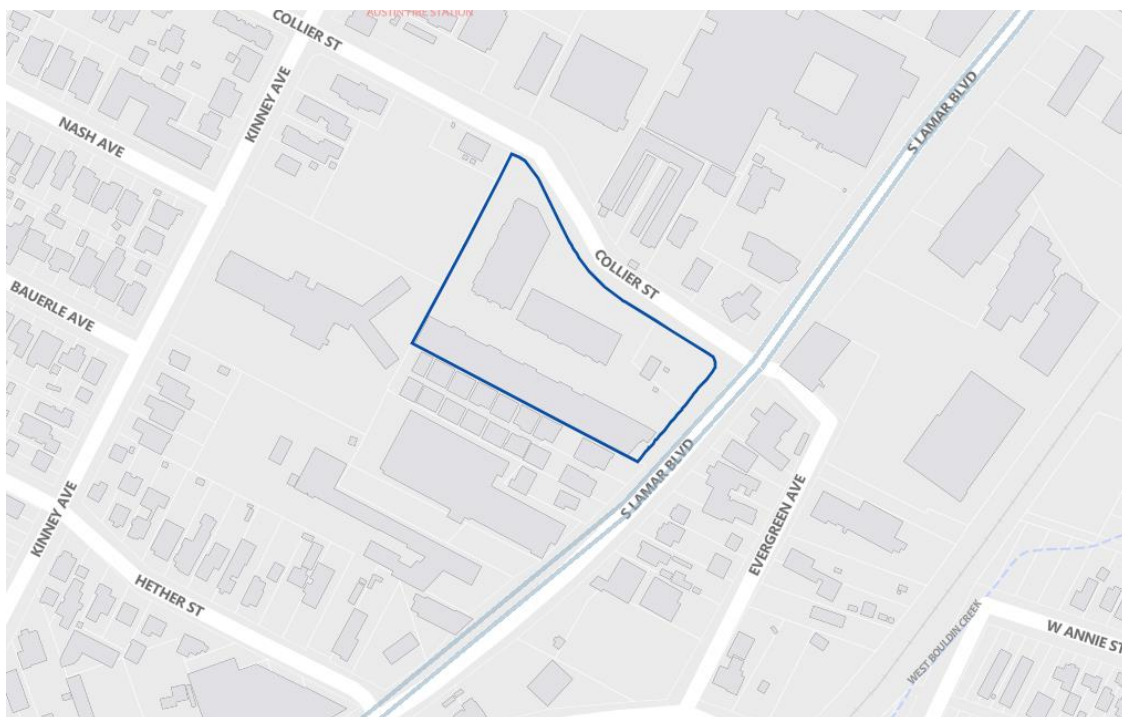
SAN ANTONIO 10003 NW Military Hwy, Ste 2215 | San Antonio, TX 78231 | 210.812.2222



Zoning



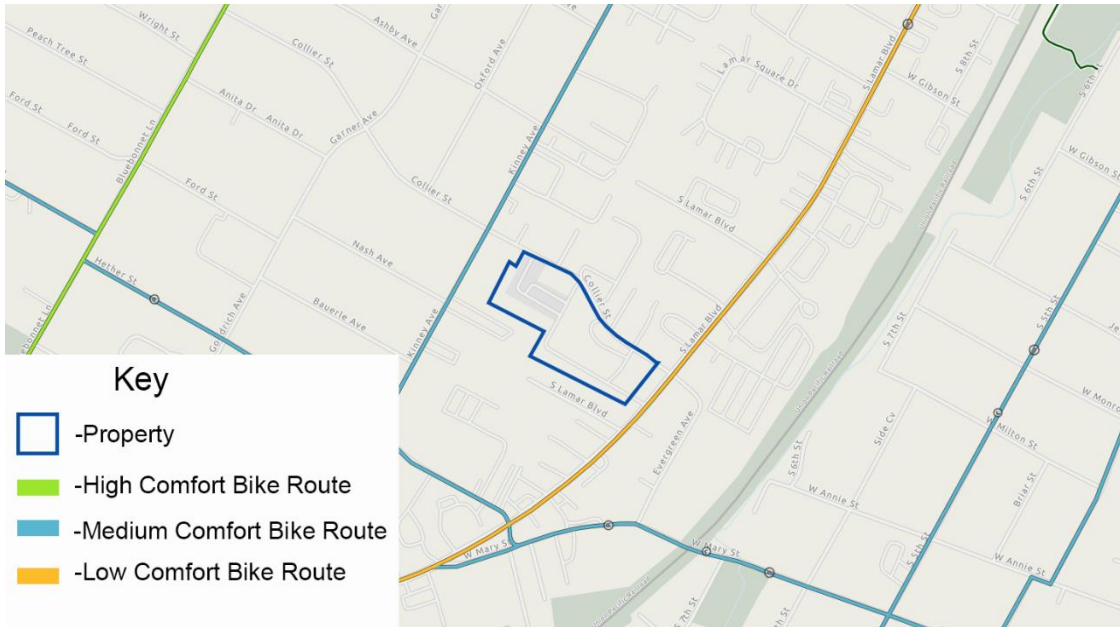
Core Transit Corridor



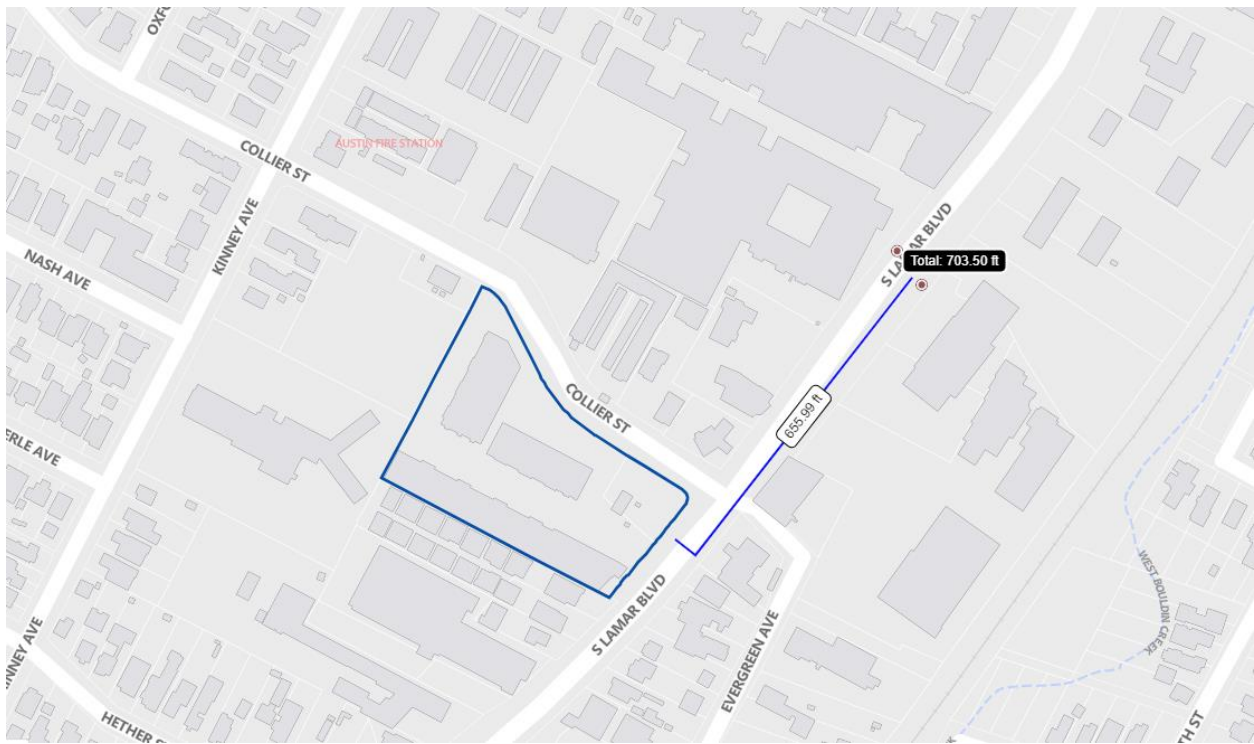
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Bike Route



Bus Stop



AUSTIN OFFICE 5612 Parade Ridge | Austin, TX 78731 | 512.212.4114

SAN ANTONIO 10003 NW Military Hwy, Ste 2215 | San Antonio, TX 78231 | 210.812.2222

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: 1700 South Lamar

ADDRESS/LOCATION 1700 South Lamar, 1401 & 1509 Collier St, Ausitn, TX

CASE #: C14-2024-0613

☐ NEW SINGLE FAMILY

☒ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☒ TAX CREDIT

SF UNITS: _____ **STUDENTS PER UNIT ASSUMPTION**
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 525 **STUDENTS PER UNIT ASSUMPTION**
Elementary School: .059 Middle School: .029 High School: .039

IMPACT ON SCHOOLS

In March 2025 an Educational Impact Statement was submitted to the City of Austin for 525 MF units.

The student yield factor of 0.127 (across all grade levels) for apartment homes was used to determine the number of projected students. This was determined by the district's demographer by looking at the district average for multifamily units.

The project will demolish 2 units and propose 525 units of multifamily development. The proposed development is requesting a DB90 district, which includes an affordability requirement. This incentive includes an increased height maximum if the development applies either Ownership: 12% of units at 80% AMI and/or Rental: 12% of units at 60% AMI or 10% of units at 50% AMI. At this time, it is unknown whether these will be ownership, rental or a mix. The development is projected to add approximately 66 students across all grade levels to the projected student population. It is estimated that of the 66 students, 31 will be assigned to Zilker Elementary, 15 at O.Henry MS, and 20 at Austin High School.

The percentage of permanent capacity by enrollment for School Year 2028-29, including the additional students projected with this development would be at the optimal utilization target range of 85-110% at Zilker ES (108%) and Austin HS (106%), and below at O.Henry MS (79%).

TRANSPORTATION IMPACT

At this point in time the development would not trigger any new buses for O. Henry MS and Austin HS. Zilker students would be considered walkers.

SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: 03.13.2025

Executive Director:

DocuSigned by:
Beth Wilson
38E0989C305B4F8...

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Zilker

ADDRESS: 1900 Bluebonnet Ln

PERMANENT CAPACITY: 438

MOBILITY RATE: 33.2%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	374	316	347
% of Permanent Capacity	85%	72%	79%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	498	440	471
% of Permanent Capacity	114%	100%	108%

MIDDLE SCHOOL: O.Henry

ADDRESS: 2610 W. 10th St

PERMANENT CAPACITY: 878

MOBILITY RATE: -14.5%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	801	792	807
% of Permanent Capacity	91%	90%	92%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	685	676	691
% of Permanent Capacity	78%	77%	79%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District

**HIGH SCHOOL: Austin**

ADDRESS: 1715 W Cesar Chavez St

PERMANENT CAPACITY: 2,193

MOBILITY RATE: 11%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,111	2,062	2,082
% of Permanent Capacity	96%	94%	95%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,343	2,294	2,314
% of Permanent Capacity	107%	105%	106%

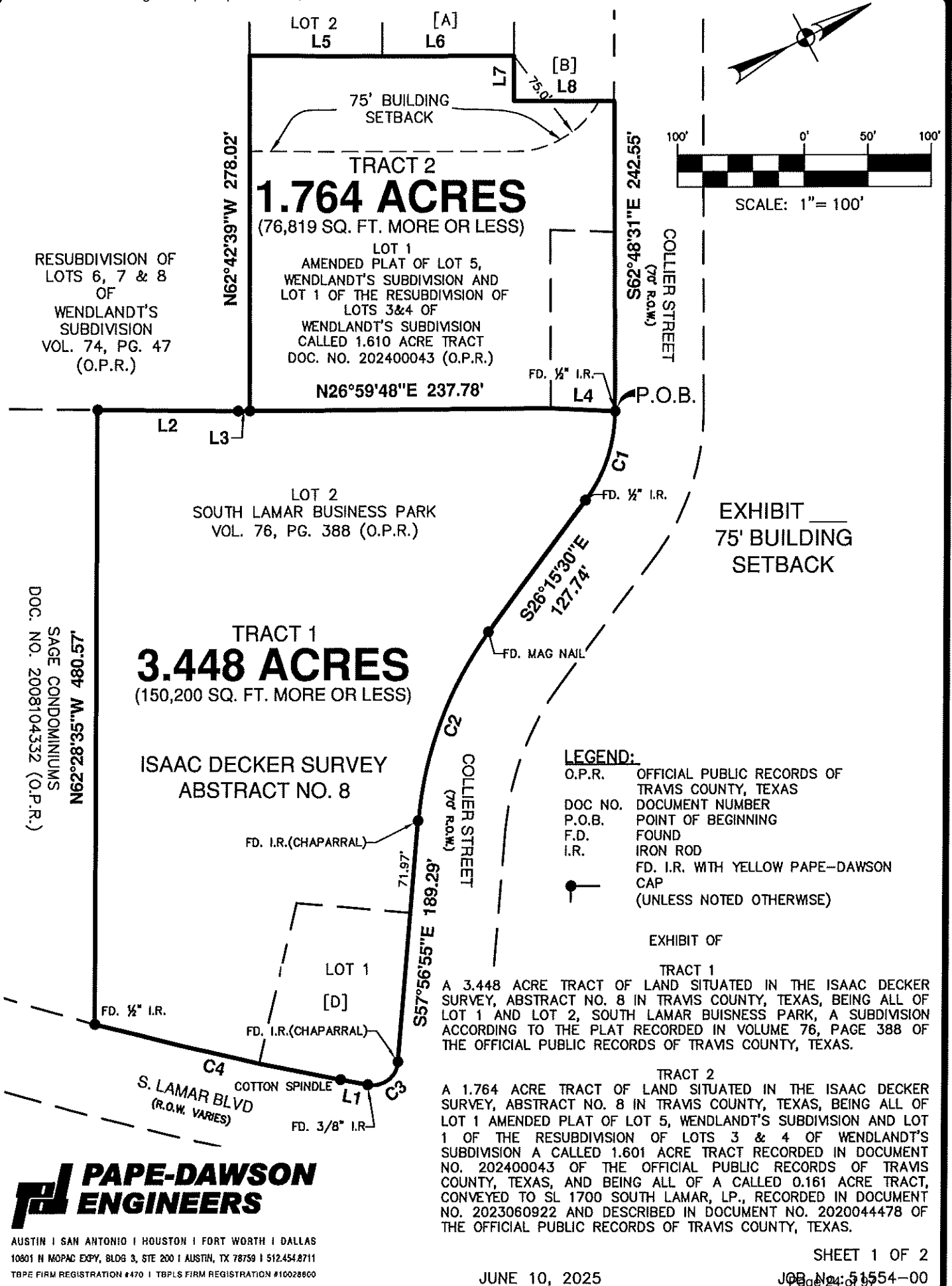


EXHIBIT OF

TRACT 1

A 3.448 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 AND LOT 2, SOUTH LAMAR BUSINESS PARK, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 76, PAGE 388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2

A 1.764 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 AMENDED PLAT OF LOT 5, WENDLANDT'S SUBDIVISION AND LOT 1 OF THE RESUBDIVISION OF LOTS 3 & 4 OF WENDLANDT'S SUBDIVISION A CALLED 1.601 ACRE TRACT RECORDED IN DOCUMENT NO. 202400043 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.161 ACRE TRACT, CONVEYED TO SL 1700 SOUTH LAMAR, LP., RECORDED IN DOCUMENT NO. 2023060922 AND DESCRIBED IN DOCUMENT NO. 2020044478 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

[A]
KINNEY AVENUE BUNGALOWS
OWNERS ASSOCIATION
CALLED 0.332 ACRES
DOC. NO. 2009000002 (O.P.R.)

[B]
RESUBDIVISION OF A PART
OF LOTS 3 AND 4 OF
WENDLANDT'S SUBDIVISION
VOL. 93, PAGE 200 (O.P.R.)

[C]
SL 1700 SOUTH LAMAR, L.P.
A CALLED 0.161 ACRES
DOC. NO. 2020044478 (O.P.R.)

[D]
LOT 1
SOUTH LAMAR BUSINESS PARK
VOL. 76, PG. 388 (O.P.R.)

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	116.43'	36°38'14"	S44°29'24"E	73.19'	74.45'
C2	291.35'	31°28'48"	S41°59'54"E	158.07'	160.07'
C3	19.87'	96°43'52"	S09°34'59"E	29.71'	33.55'
C4	2594.57'	4°22'41"	S40°12'46"W	198.20'	198.25'

LINE TABLE

LINE	BEARING	LENGTH
L1	S38°01'26"W	21.80'
L2	N27°52'55"E	110.03'
L3	N27°31'51"E	9.07'
L4	N30°03'34"E	49.99'
L5	N27°43'09"E	104.54'
L6	N27°14'48"E	104.71'
L7	S62°13'09"E	35.28'
L8	N27°47'10"E	78.36'

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
T&E FIRM REGISTRATION #470 | T&E FIRM REGISTRATION #10026800

JUNE 10, 2025

SHEET 2 OF 2

JOB No. 51554-00
Page 25 of 67



TRACT 1
FIELD NOTES
FOR

A 3.448 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 AND LOT 2, SOUTH LAMAR BUISNESS PARK, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 76, PAGE 388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 3.448 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod found on a point of curvature on the south right-of-way line of a Collier Street, a 70 foot right-of-way, said point being the northeast corner of a called 0.161 acre tract, conveyed to SL 1700 South Lamar, L.P., recorded in Document No. 2020044478 of the Official Public Records of Travis County, Texas, same being the northwest corner of said Lot 2 for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, departing the northeast corner of said 0.161 acre tract, with the south right-of-way line of said Collier Street, same being the north boundary line of said Lot 2, in part, with the north boundary line of said Lot 1, the following five (5) courses and distances:

1. along the arc of a curve to the right having a **radius of 116.43 feet**, a **central angle of 36°38'14"**, a **chord bearing and distance of S 44°29'24" E, 73.19 feet**, an **arc length of 74.45 feet** to a ½" iron rod found for a point of tangency hereof,
2. **S 26°15'30" E**, a distance of **127.74 feet** to a mag nail found for a point of tangent curvature hereof,
3. along a curve to the left, having a **radius of 291.35 feet**, a **central angle of 31°28'48"**, a **chord bearing and distance of S 41°59'54" E, 158.07 feet**, an **arc length of 160.07 feet** to an iron rod with cap marked "Chaparral" found for a point of tangency hereof,
4. **S 57°56'55" E**, a distance of **189.29 feet** to an iron rod with cap marked "Chaparral" found for a point of tangent curvature hereof, and
5. along a curve to the right, having a **radius of 19.87 feet**, a **central angle of 96°43'52"**, a **chord bearing and distance of S 09°34'59" E, 29.71 feet**, an **arc length of 33.55 feet** to a 3/8" iron rod found for a point of tangency on the west right-of-way line of South Lamar Boulevard, same being a northeast corner of said Lot 1 for a northeast corner hereof,

THENCE, with the west right-of-way line of said South Lamar Boulevard, same being the east boundary line of said Lot 1, in part, with the east boundary line of said Lot 2, the following two courses and distances:

1. **S 38°01'26" W**, a distance of **21.80 feet** to a cotton spindle found for a point of tangent curvature hereof, and

3.448 Acres

51554-00

Page 2 of 2

2. along a curve to the right, having a **radius of 2594.57 feet**, a central angle of **04°22'41"**, a **chord bearing and distance of S 40°12'46" W, 198.20 feet**, an **arc length of 198.25 feet** to a ½" iron rod found for a point of tangency on the northeast corner of Sage Condominiums, a condo plat recorded in Document No. 2008104332 of said Official Public Records, same being the southeast corner of said Lot 2 for the southeast corner hereof,

THENCE N 62°28'35" W, departing the west right-of-way line of said South Lamar Boulevard, with the north boundary line of said Sage Condominiums, same being the south boundary line of said Lot 2, a distance of **480.57 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the east boundary line of the Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, a subdivision according to the plat recorded in Volume 74, Page 47 of said Official Public Records, said point being the northwest corner of said Sage Condominiums, same being the southwest corner of said Lot 2 for the southwest corner hereof,

THENCE, departing the northwest corner of said Sage Condominiums, with the east boundary line of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, same being the west boundary line of said Lot 2, the following two courses and distances:

1. **N 27°52'55" E**, a distance of **110.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
2. **N 27°31'51" E**, a distance of **9.07 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the southeast corner of Lot 1, Amended Plat of Lot 5, Wendlandt's Subdivision and Lot 1 of the Resubdivision of Lots 3 & 4 of Wendlandt's Subdivision, (a called 1.610 acre tract), recorded in Document No. 202400043 of said Official Public Records, same being the northeast corner of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision for an angle point hereof,

THENCE N 26°59'48" E, departing the northeast corner of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, with the east boundary line of said 1.610 acre tract, and continuing with the west boundary line of said Lot 1, a distance of **237.78 feet** to a calculated point on the southeast corner of said 0.161 acre tract, same being a northeast corner of said 1.610 acre tract for an angle point hereof,

THENCE N 30°03'34" E, departing the northeast corner of said 1.610 acre tract, with the east boundary line of said 0.161 acre tract, and continuing with the west boundary line of said Lot 1, a distance of **49.99 feet** to the **POINT OF BEGINNING** hereof and containing 3.448 acres of land in Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Consulting Engineers, LLC., under Job No. 51554-00.

PREPARED BY: Pape-Dawson Consulting Engineers, LLC.

DATE: June 10, 2025

JOB No.: 51554-00

DOC.ID.: H:\Survey\CIVIL\51554-00\Word\FN51554-00_3.448Ac.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00





TRACT 2
FIELD NOTES
FOR

A 1.764 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 AMENDED PLAT OF LOT 5, WENDLANDT'S SUBDIVISION AND LOT 1 OF THE RESUBDIVISION OF LOTS 3 & 4 OF WENDLANDT'S SUBDIVISION A CALLED 1.601 ACRE TRACT RECORDED IN DOCUMENT NO. 202400043 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.161 ACRE TRACT, CONVEYED TO SL 1700 SOUTH LAMAR, LP., RECORDED IN DOCUMENT NO. 2023060922 AND DESCRIBED IN DOCUMENT NO. 2020044478 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1.764 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with cap marked "4WARD BOUNDARY" found on a point in the south right-of-way line of a Collier Street, a 70 foot right-of-way, said point being the northeast corner of Resubdivision of a part of Lots 3 and 4 of Wendlandt's Subdivision Recorded in Volume 93, Page 200 of The Official Public Records of Travis County, Texas, same being the northwest corner of said Lot 1 for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE S 62°48'31" E, departing the northeast corner of said Resubdivision of a part of Lots 3 and 4 of Wendlandt's Subdivision, with the north boundary line of a said Lot 1, in part, with the north boundary line of said 0.161 acre tract, same being the south right-of-way line of Collier Street a distance of **242.55 feet** to a ½" iron rod found on the northwest corner of Lot 2, South Lamar Business Park, a subdivision according to the plat recorded in Volume 76, Page 388 of the Official Public Records of Travis County, Texas, same being the northeast corner of said 0.161 acre tract for the northeast corner hereof;

THENCE S 30°03'34" W, departing the south right-of-way line of said Collier Street, with the west boundary line of said Lot 2, South Lamar Business Park, same being the east boundary line of said 0.161 acre tract a distance of **49.99 feet** to a calculated point on the southeast corner of said 0.161 acre tract, same being a northeast corner of said Lot 1 for an angle point hereof;

THENCE S 26°59'48" W, departing the southeast corner of said 0.161 acre tract, continuing with the west boundary line of said Lot 2, South Lamar Business Park, same being the east boundary line of said Lot 1, a distance of **237.78 feet** to a ½" iron rod with yellow cap marked Pape-Dawson found on the northeast corner of the Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, a subdivision according to the plat recorded in Volume 74, Page 47 of said Official Public Records, same being the southeast corner of said Lot 1 for the southeast corner hereof;

THENCE N 62°42'39" W, with the south boundary line of said Lot 1, same being the north boundary line of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, a distance of **278.02 feet** to a ½" iron rod with yellow cap marked Pape-Dawson found on the southeast corner of Lot 2 of said Amended plat of Lot 5, Wendlandt's Subdivision and Lot 1 of the Resubdivision of Lots 3 & 4 of Wendlandt's Subdivision, same being the southwest corner of said Lot 1 for the southwest corner hereof;

1.764 Acres
51554-00
Page 2 of 2

THENCE N 27°43'09" E, departing the north boundary line of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, with the east boundary line of said Lot 2, same being the west boundary line of said Lot 1, a distance of **104.54 feet** to a ½" iron rod with yellow cap marked Pape-Dawson found on the southeast corner of a called 0.332 acre tract, conveyed to Kinney Avenue Bungalows Owners Association, recorded in Document No. 2009000002 of said Official Public Records, same being the northeast corner of said Lot 2 for an angle point hereof,

THENCE N 27°14'48" E, departing the northeast corner of said Lot 2, with the east boundary line of said 0.332 acre tract, same being the west boundary line of said Lot 1, a distance of **104.71 feet** to a ½" iron rod with yellow cap marked Pape-Dawson found on the south boundary line of said Resubdivision of a part of Lots 3 and 4 of Wendlandt's Subdivision, same being the northeast corner of said 0.332 acre tract for an angle point hereof;

THENCE, departing the northeast corner of said 0.332 acre tract, with the south and east boundary line of said Resubdivision of a part of Lots 3 and 4 of Wendlandt's Subdivision, same being a north and west boundary line of said Lot 1, the following two (2) courses and distances:

1. **S 62°13'09" E** a distance of **35.28 feet** to a ½" iron rod with yellow cap marked Pape-Dawson found on the southeast corner of said Resubdivision of a part of Lots 3 and 4 of Wendlandt's Subdivision, same being an interior corner of said Lot 1 for an interior corner hereof, and
2. **N 27°47'10" E** a distance of **78.36 feet** to the **POINT OF BEGINNING** hereof and containing 1.764 acres of land in Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Consulting Engineers, LLC., under Job No. 51554-00.

PREPARED BY: Pape-Dawson Consulting Engineers, LLC.

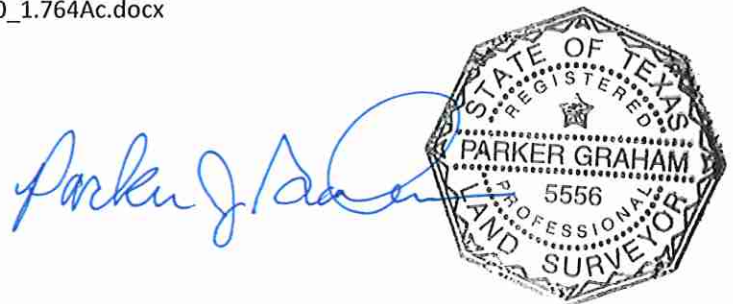
DATE: June 10, 2025

JOB No.: 51554-00

DOC.ID.: H:\Survey\CIVIL\51554-00\Word\FN51554-00_1.764Ac.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00



From: [Drew Zerdecki](#)
To: [Hausmann, Michele](#)
Cc: [Boudreaux, Marcelle](#); [Harden, Joi](#)
Subject: Re: 1700 S. Lamar Rezoning: scheduled hearing for Tuesday (please review ASAP)
Date: Monday, June 23, 2025 8:41:07 PM
Attachments: [image003.png](#)
[image002.png](#)

External Email - Exercise Caution

Hi all, July 22nd works for us. Please do add to the consent agenda our agreed postponement til then. Thank you.

Drew

On Mon, Jun 23, 2025 at 5:19 PM Michele Hausmann <michele@landusesolutionstx.com> wrote:

Hello Marcelle. I hope you're having a nice afternoon!

Thank you for your response and description of the process below. It is very helpful.

Drew, the Applicant has decided to support a postponement of the item on the Planning Commission agenda tomorrow. The Planning Commission meeting date that we support is July 22nd. If you support this date, the postponement will be on the consent agenda. If you do not support this date, the item will be a discussion postponement. Please let us know your thoughts.

Thank you.

Respectfully,

M

Michele Hausmann

PRINCIPAL

Michele@LandUseSolutionsTX.com



[5612 Parade Ridge](#)
Austin, TX 78731
512.212.4114

[10003 NW Military Hwy Suite 2215](#)
San Antonio, TX 78231
210.812.2222

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From: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
Sent: Friday, June 20, 2025 4:42 PM
To: Drew Zerdecki <vp-zoning@zilkerneighborhood.org>
Cc: Harden, Joi <Joi.Harden@austintexas.gov>; Michele Haussmann <michele@landusesolutionstx.com>
Subject: RE: 1700 S. Lamar Rezoning: scheduled hearing for Tuesday (please review ASAP)

Hi Drew;

You (the Neighborhood "NH") can request a Postponement from next Tuesday (June 24) Planning Commission ("PC") to another PC hearing for item #9 (C14-2024-0163). From the June 24 PC, the item could be postponed no later than 60 days, and these are the available PC dates: July 8, July 22 or August 12. **As soon as possible, please let me know a PC date you propose.**

Please note that the Applicant does not agree with postponing this case beyond the June 24 PC hearing.

Note also that this would be your (NH) second request for Postponement due to the Joint Applicant/ NH Postponement granted by Commissioners at the May 13 PC to the June 24 PC. Therefore, at this time, as this is the second NH Postponement request and the applicant does not agree, the topic of postponing this case will likely be a Discussion on the Postponement at next week's hearing. At the hearing, the Commission will need to vote on a requested Postponement, which could be decided as the date you suggest or a different date. In addition, the Commission could vote to not Postpone. If they vote to not Postpone, this means the item would have action

taken on June 24, and there may be Discussion on the item. I'm letting you know all this so you can be prepared. I'll be sending an email under separate cover with details on the hearing, including speaker registration, for next Tuesday.

Please let me know if you have further questions at this time.

Thank you,

Marcelle



Marcelle Boudreaux, MCRP, Assoc. AIA

Planner Senior

Planning Department

512-974-8094

marcelle.boudreaux@austintexas.gov

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

From: Drew Zerdecki <vp-zoning@zilkerneighborhood.org>

Sent: Friday, June 20, 2025 12:54 PM

To: Harden, Joi <Joi.Harden@austintexas.gov>; Haussmann, Michele <michele@landusesolutionstx.com>

Cc: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>; Alter, Ryan <Ryan.Alter@austintexas.gov>; Leffler, Ben <Ben.Leffler@austintexas.gov>; Qadri, Zo <Zo.Qadri@austintexas.gov>; Beeler, Melissa <Melissa.Beeler@austintexas.gov>

Subject: 1700 S. Lamar Rezoning: scheduled hearing for Tuesday (please review ASAP)

External Email - Exercise Caution

Hi all, (and Joi and Michele in particular) –

I just met with Ryan and Ben in regards to the term sheet the community put

together for this project, which I've also attached here.

My recommendation to him was that we postpone the hearing to give Michele and me an opportunity to discuss the terms which I sent her last week. That has not happened yet. It would also be amazing to use the time to gather city staff members who can weigh in on what's even possible with respect to certain terms.

I also visited with two pastors from Kinney Avenue Baptist Church, who were just recently alerted to the project. It's my sense that KABC will be joining the community term sheet because, like the rest of us, they appear supportive of the project with some agreed upon guardrails. As an organization, they need some time for internal governance procedures.

Finally, more time would be helpful for me (and potentially other community members) to meet with Zo's team on Monday as well.

To be fair, Ryan did not say postponing hearing is the hill he'll die on but did say to email Joi ASAP to explore. I've added Michele too in case it makes sense to reach a quick decision before the staff report needs to go out or gather approval for postponement by a certain number of commissioners or council members.

Please keep me posted.

Thanks and have good weekends -

Drew

512.415.7727

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For any additional questions or concerns, contact CSIRT at
["cybersecurity@austintexas.gov"](mailto:cybersecurity@austintexas.gov).

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For any additional questions or concerns, contact CSIRT at
["cybersecurity@austintexas.gov"](mailto:cybersecurity@austintexas.gov).

1700 South Lamar

Provisional Term Sheet

June 13, 2025

This Provisional Term Sheet ("Term Sheet") outlines conditions proposed by the Zilker Neighborhood Association ("ZNA") together with community stakeholders including the Lyric Condominium Homeowners Association, Sharlene Leurig, and Garret Nick (collectively, the "Community Members"), for the rezoning and subsequent redevelopment ("Project") of property located at 1700 South Lamar Blvd. ("Property") by SL 1700 South Lamar LP ("Developer"). This Term Sheet reflects preliminary community-supported terms intended for inclusion in a rezoning conditional overlay(s) and restrictive covenant(s). The terms articulated herein are provisional, subject to final negotiations, mutual agreement, and formal adoption by the City of Austin ("City") through its Planning Commission and City Council processes.

The inclusion of the Lyric Condominium Homeowners Association in this Term Sheet is provisional and does not reflect formal organizational approval; the Lyric Condominium Homeowners Association reserves the right to withdraw its participation at any time.

ZNA Rezoning Position: ZNA does not support rezoning the LO/SF3 parcels to Vertical Mixed Use (VMU) but remains open to supporting CS-V-DB90 on the existing CS-V Parcel, subject to agreed conditions.

Terms:

1) Building and Development Standards

- a) Height limitations:
 - i) South Lamar fronting portion of CS-V Parcel ("Lamar Portion"): 90 feet
 - ii) Western portion of CS-V Parcel ("Western Portion"): 60 feet
- b) Impervious cover: reduced by at least 20% from existing CS-V Parcel.
- c) Development-wide compliance with Dark Sky lighting standards.
- d) Affordable Housing Contribution: Fee-in-lieu dedicated to the redevelopment of Mary Lee Foundation property (1339 Lamar Square) as satisfaction of DB90 affordable housing requirement, stabilizing the economic future of nearby condos and apartments.

2) Parkland and Community Coffee

- a) Dedication of LO and SF3 parcels as public parkland to Austin Parks and Recreation Department
- b) Funded endowment in support of maintenance of public parkland.
- c) Provision for coffee shop serving as focal point of neighborhood gatherings near parkland and trees on the northwest corner of the CS-V Parcel along Collier.

3) Transit and Infrastructure

- a) Support and fund a traffic signal at Lamar and Collier\Evergreen intersection and related traffic management
- b) Support and fund a comprehensive Traffic Impact Assessment (TIA).
- c) Support the conversion of Evergreen Ave. to a one-way street in connection with traffic management at Lamar and Collier\Evergreen intersection.

- d) Support preservation of existing on-street parking along Collier through City parking program; fund gated access to Lyric Condominiums.
- e) Support and fund traffic calming on Collier from Lamar to Garner.
- f) Support alignment among city departments to ensure water and sewer infrastructure capacities are realistically matched with proposed development entitlements; consider on-site solutions such as Blackwater Re-Use if proposed entitlements exceed current or planned utility infrastructure.
- g) Support and fund ADA-compliant sidewalks on both sides of Collier (shaded by viable trees); maintain one sidewalk during construction.
- h) Support and fund defined pedestrian and bike pathways from Collier to the Bouldin Creek Greenbelt trailhead at Evergreen, consistent with the Austin Strategic Mobility Plan.
- i) Support and fund pathways to proposed new 803 bus stop near Collier.

4) Parking and Circulation

- a) Structured parking limited to one story above grade, with headlight screening and adjacent tree planting for noise and lighting mitigation.
- b) Prohibit vehicular access west of Integral Care driveway (approximately 400 feet west of Lamar), except fire lane along west boundary.
- c) Install traffic circulation and devices designed to divert vehicles away from Kinney and protect pedestrians.

5) Waste Management

- a) Dumpsters and loading located exclusively within the central interior of CS-V Parcel (buffered from western residential edge).
- b) Waste collection restricted to between 6 AM and 9 PM.

6) Commercial Uses and Deliveries

- a) Prohibit specific commercial uses to reduce demands for vehicular trips.
- b) Buildings designed to accommodate off-street mail, package, and commercial deliveries.

From: [Drew Zerdecki](#)
To: [Boudreaux, Marcelle](#)
Cc: [Harden, Joi](#); [Hausmann, Michele](#)
Subject: Re: 1700 S. Lamar Rezoning: scheduled hearing for Tuesday (please review ASAP)
Date: Friday, June 20, 2025 8:27:19 PM
Attachments: [image001.png](#)

External Email - Exercise Caution

Hi Marcelle,

The NH requests a postponement to the August 12th date. Please send me the agenda for next week's meeting if postponement can't be finalized beforehand.

Thanks again for your help.

Drew

On Fri, Jun 20, 2025, 4:58 PM Drew Zerdecki <vp-zoning@zilkerneighborhood.org> wrote:
Hi Marcelle,

Thanks for the quick reply and clarity. Let me check those dates and get back to you over the weekend.

Thanks,
Drew

On Fri, Jun 20, 2025 at 4:41 PM Boudreaux, Marcelle
<Marcelle.Boudreaux@austintexas.gov> wrote:

Hi Drew;

You (the Neighborhood "NH") can request a Postponement from next Tuesday (June 24) Planning Commission ("PC") to another PC hearing for item #9 (C14-2024-0163). From the June 24 PC, the item could be postponed no later than 60 days, and these are the available PC dates: July 8, July 22 or August 12. **As soon as possible, please let me know a PC date you propose.**

Please note that the Applicant does not agree with postponing this case beyond the June 24 PC hearing.

Note also that this would be your (NH) second request for Postponement due to the Joint Applicant/ NH Postponement granted by Commissioners at the May 13 PC to the June 24 PC. Therefore, at this time, as this is the second NH Postponement request and the applicant does not agree, the topic of postponing this case will likely be a Discussion on the Postponement at next week's hearing. At the hearing, the Commission will need to vote on a requested Postponement,

which could be decided as the date you suggest or a different date. In addition, the Commission could vote to not Postpone. If they vote to not Postpone, this means the item would have action taken on June 24, and there may be Discussion on the item. I'm letting you know all this so you can be prepared. I'll be sending an email under separate cover with details on the hearing, including speaker registration, for next Tuesday.

Please let me know if you have further questions at this time.

Thank you,

Marcelle



Marcelle Boudreaux, MCRP, Assoc. AIA

Planner Senior

Planning Department

512-974-8094

marcelle.boudreaux@austintexas.gov

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

From: Drew Zerdecki <vp-zoning@zilkerneighborhood.org>
Sent: Friday, June 20, 2025 12:54 PM
To: Harden, Joi <Joi.Harden@austintexas.gov>; Haussmann, Michele <michele@landusesolutionstx.com>
Cc: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>; Alter, Ryan <Ryan.Alter@austintexas.gov>; Leffler, Ben <Ben.Leffler@austintexas.gov>; Qadri, Zo <Zo.Qadri@austintexas.gov>; Beeler, Melissa <Melissa.Beeler@austintexas.gov>
Subject: 1700 S. Lamar Rezoning: scheduled hearing for Tuesday (please review ASAP)

External Email - Exercise Caution

Hi all, (and Joi and Michele in particular) –

I just met with Ryan and Ben in regards to the term sheet the community put together for this project, which I've also attached here.

My recommendation to him was that we postpone the hearing to give Michele and me an opportunity to discuss the terms which I sent her last week. That has not happened yet. It would also be amazing to use the time to gather city staff members who can weigh in on what's even possible with respect to certain terms.

I also visited with two pastors from Kinney Avenue Baptist Church, who were just recently alerted to the project. It's my sense that KABC will be joining the community term sheet because, like the rest of us, they appear supportive of the project with some agreed upon guardrails. As an organization, they need some time for internal governance procedures.

Finally, more time would be helpful for me (and potentially other community members) to meet with Zo's team on Monday as well.

To be fair, Ryan did not say postponing hearing is the hill he'll die on but did say to email Joi ASAP to explore. I've added Michele too in case it makes sense to reach a quick decision before the staff report needs to go out or gather approval for postponement by a certain number of commissioners or council members.

Please keep me posted.

Thanks and have good weekends -

Drew

512.415.7727

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From: [Nicole Corona](#)
To: [Boudreaux, Marcelle](#)
Cc: zoning@zilkerneighborhood.org
Subject: C14-2024-0163 Public Comment
Date: Wednesday, April 2, 2025 3:10:39 PM

[REDACTED] appears similar to someone who previously sent you email, but may not be that person. [Learn why this could be a risk](#)

External Email - Exercise Caution

Hi Marcelle,

I am writing in regard to zoning case C14-2024-0163 located at 1700 S Lamar Blvd; 1401 and 1509 Collier St. I just received the Notice of Public Hearing form from the Planning Department. This case is scheduled for hearing at the Planning Commission on **Tuesday, April 8, 2025**.

I live on Kinney Ave, close to the fire station on Collier St. I have a couple of concerns with the proposed zoning change.

My main concern is for the communities that rely on [Integral Care](#) services. There are Integral Care offices on the property seeking the rezoning. There is also an Integral Care office on Collier, adjacent to the properties. Integral Care offers services to families, children, individuals with mental illness, and individuals with disabilities. Does the Applicant know if residents of [Zilker Studios](#) and the Lamar Square affordable housing area and other residents close by rely on these offices? What will happen to these offices and will the communities I mentioned lose this valuable, walkable-distance resource? It is my understanding that the City is a partner to this organization and they provide essential resources to vulnerable communities. This is very concerning to me. What is the Applicant's plan to mitigate any loss these communities may experience, if any?

My other concern is that we currently have at least 4 of these types of projects under construction on South Lamar Blvd. I am concerned about traffic congestion. Will there be a pedestrian stop light or a traffic light on S Lamar and Collier? This is a somewhat walkable area. S Lamar is not completely pedestrian or bike-friendly. We have unsafe, unprotected bike lanes and not enough pedestrian-friendly stop lights for the growth that is happening here. We have two pedestrian stop lights at S Lamar and Kinney, where Black Sheep Lodge and Loro are located, and another at S Lamar and Dickenson Dr, I believe, close to Matt's El Rancho.

Would you please provide my email as public comment for when the case is heard?

Also - is it okay to email the commission with my comments?

Kind Regards,

Nicole Corona



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From: [Drew Zerdecki](#)
To: [Boudreaux, Marcelle](#)
Cc: [Roig, José G](#); [Mars, Keith](#)
Subject: Interested Party Registration re 1700 S. Lamar (2024-146417 ZC)
Date: Thursday, February 27, 2025 5:26:07 PM

You don't often get email from vp-zoning@zilkerneighborhood.org. [Learn why this is important](#)

External Email - Exercise Caution

Hello,

I'm Drew Zerdecki, VP of Zoning of the Zilker Neighborhood Association (ZNA), and I am requesting that ZNA be registered as an interested party pursuant to LDC § 25-1-131 in connection with the proposed rezoning of 1700 S. Lamar Blvd. (Case No. 2024-146417 ZC).

ZNA has a vested interest in this site, which is located within 500 feet of the association's boundaries. We seek to engage in the review process given the substantial community impact of this development.

The ZNA's issues of concern with respect to the proposed application include:

- **Transit & Safety:** The South Lamar at Evergreen/Collier is a crucial intersection in the area, and more attention is needed from the developers and City, especially given the under-funded status of the 2016 Mobility Bond's Corridor Improvement Program and neighboring projects, such as the 400+ unit mixed-use development that is now well-underway at 2001 S. Lamar, where all its north and south-bound Lamar vehicular traffic will necessarily flow through Mary St to Evergreen Ave, to the intersection at 1700 S. Lamar Blvd, due to the practical impossibility of accessing the intersection at S.Lamar and Heather\W.Mary St.
- **Other necessary infrastructure**
- **Affordable Housing.** Clarity is needed as to how many community members in need will benefit.
- **Parking:** Nearby residents have raised concerns about potential overflow parking and the impact on existing neighborhoods.
- **Green Space & Tree Preservation:** Let's preserve trees and integrate meaningful green space.
- **Pedestrian & Bike Accessibility:** Let's help ensure safe and practical infrastructure for non-vehicular traffic.
- **Public Transit:** A new **803 bus stop near Collier** is essential for improved accessibility.

Request for Confirmation:

Please confirm when ZNA has been officially registered as an interested party for this case. Additionally, I request confirmation that all future notifications regarding this rezoning application will be sent to vp-zoning@zilkerneighborhood.org.

I can be reached via email at vp-zoning@zilkerneighborhood.org or by phone [REDACTED] for any follow-up.

Thank you for your time and attention.

Best regards,

Drew Zerdecki
VP of Zoning, Zilker Neighborhood Association

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MEMORANDUM

TO: Claire Hempel, Chair
Planning Commission Members

FROM: Marcelle Boudreaux
Planning Department

DATE: March 28, 2025

RE: **C14-2024-0163 – 1700 S. Lamar**
Postponement Request by Applicant to May 13, 2025

The Applicant requests a postponement of the above referenced rezoning case to May 13, 2025.

Additional time for community engagement has been requested by the Applicant (see attached letter). The case has been noticed for the April 8, 2025 PC hearing so as to not expire.

As information, per LDC 25-2-246 (A) (2) (*Expiration of Application*), a rezoning application will expire if it is not scheduled for a public hearing before the 181st day after the date of filing.

Attachments: Applicant Correspondence
Zoning Map



LandUseSolutionsTX.com

Michele Haussmann

PRINCIPAL

Michele@LandUseSolutionsTX.com

March 26, 2025

Ms. Marcelle Boudreaux

Planning Department

City of Austin

[VIA Electronic Mail Marcelle.Bourdreaux@austintexas.gov](mailto:Marcelle.Bourdreaux@austintexas.gov)

Re: Postponement Request – Approximately 5.212 acres located at 1700 South Lamar Boulevard, in the City of Austin, Travis County, Texas (“Property”)
Zoning Case Number: C14-2024-0163

Dear Ms. Boudreaux:

As representatives of the owner and developer of the above stated Property, SL 1700 South Lamar LP (“Applicant”), I respectfully request a postponement of the April 8, 2025 Planning Commission public hearing to the May 13, 2025 meeting date. The purpose of the postponement request is to continue working with the Zilker Neighborhood Association.

Please contact me if you have any questions or need additional information.
Thank you for your time and assistance with the postponement request.

Respectfully,

A handwritten signature in blue ink that reads 'Michele Haussmann'.

Michele Haussmann

CC: JD Leonard, Zilker Neighborhood Association, via electronic mail
Drew Zerdecki, Zilker Neighborhood Association, via electronic mail
Will Jenkins, SL 1700 South Lamar LP, via electronic mail
Jamie Cantrell, SL 1700 South Lamar LP, via electronic mail
Dylan Coons, Land Use Solutions, via electronic mail

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: C14-2024-0163
Contact: Marcelle Boudreaux, 512-974-8094
Public Hearing: September 11, 2025, City Council

Your Name (please print)

TERENCE DELANEY

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

PERMANENT at KIMMEL AVE

Signature

Date

Daytime Telephone (Optional):

Comments:

☒ I am in favor
☐ I object

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

City of Austin, Planning Department

Marcelle Boudreaux

P. O. Box 1088, Austin, TX 78767

Or email to:

Marcelle.boudreaux@austintexas.gov

July 21, 2025

Ms. Marcelle Boudreaux
City of Austin
Planning Department
Marcelle.Boudreaux@austintexas.gov

Re: 1700 South Lamar Rezoning Request
City File Number C14-2024-0163

Dear Ms. Boudreaux:

I have lived at 1512 Kinney Avenue for almost five (5) years. As an immediately adjacent property owner, I wish to inform you of my support for the rezoning of the property located at 1700 South Lamar. I been in close contact with Stonelake during the community engagement process and they have kept me informed of the progress of the case. I respectfully request that the Planning Commission and City Council support the rezoning.

Warm regards,

A handwritten signature in blue ink, appearing to read 'G.T.' with a stylized flourish.

Graham Trull
1512 Kinney Avenue
Austin, TX 78704

CC: Will Jenkins, Stonelake
Michele Haussmann, Land Use Solutions

July 21, 2025

Ms. Marcelle Boudreaux
City of Austin
Planning Department
Marcelle.Boudreaux@austintexas.gov

Re: 1700 South Lamar Rezoning Request
City File Number C14-2024-0163

Dear Ms. Boudreaux:

I have lived at 2103 Oxford Avenue for 5 years with my husband and four young kids. We drive along Collier and South Lamar numerous times daily and are always in awe at how underutilized and blighted the 1700 South Lamar property is given its location and size. Especially in light of the housing affordability crisis that exists in Austin. I have been in touch with Stonelake throughout the zoning and community engagement process and am fully supportive of their plan to add high density housing and commercial space. Therefore, I am supportive of the proposed rezoning of the property at 1700 South Lamar Blvd. Please let me know if you should have any questions.

Warm regards,


Megan Jenkins
2103 Oxford Avenue

CC:
Michele Haussmann, Land Use Solutions

From: [Philip & Jamison Moffatt](#)
To: [Boudreaux, Marcelle](#)
Subject: Concern About Zoning Case C14-2024-0163 – Impact on Views and Neighboring Homes
Date: Monday, July 21, 2025 9:40:27 PM

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

External Email - Exercise Caution

Dear Ms. Boudreaux and Members of City Council,

I'm writing as a resident of the Sage condos who lives along the southern edge of the proposed rezoning site at 1700 South Lamar (Zoning Case C14-2024-0163). I appreciate the City's efforts to support increased housing and transit-oriented development, but I have concerns about the proposed height and its direct impact on the livability and character of our neighborhood.

The proposed DB90 zoning would allow buildings up to 90 feet tall. From my home, this would likely block the open views I currently enjoy—views that contribute significantly to the sense of light, space, and overall quality of life on the southern edge of this site. Not to mention, the value of the property.

I respectfully ask the City to consider a step-down height transition on the southern portion of the site, or some form of height limitation or setback to reduce the visual impact on neighboring homes and protect view corridors. At the very least, I hope the developer is required to provide a clear site plan and renderings before approval, so residents can understand the extent of the visual changes.

Thank you for your time and for considering the real-world impacts these decisions have on residents. I would appreciate being notified of any future hearings or opportunities to participate.

Sincerely,
Philip Moffatt
1702 S Lamar Blvd Unit 3
[REDACTED]

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From: [Sharlene Leurig](#)
To: [Cohen, Jessica - BC](#); [Skidmore, Danielle - BC](#); [Lan, Anna - BC](#); [Breton, Peter - BC](#); [Anderson, Greg - BC](#); [Maxwell, Felicity - BC](#); [Howard, Patrick - BC](#); [Ramirez, Nadia - BC](#); [Ahmed, Imad - BC](#); [Woods, Alice - BC](#); [Haney, Casey - BC](#); [Hiller, Josh - BC](#); [Powell, Adam - BC](#)
Cc: [Azhar, Awais - BC](#); [Hunter, Candace - BC](#); [Boudreaux, Marcelle](#)
Subject: Re: 1700 South Lamar, C14-2024-0163
Date: Monday, July 21, 2025 11:02:33 AM
Attachments: [July 21 2025 Agenda Item 15 Sharlene Leurig Comments.pdf](#)
[Memo of Understanding Stonelake - 1700 South Lamar DRAFT Sent to Sharlene Leurig 7-20-25.docx](#)
[Letter of Agreement.pdf](#)
[Letter to Stonelake.pdf](#)

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Members of Planning Commission:

Please find my comments and supporting materials attached with respect to the July 22, 2025 Planning Commission meeting, agenda item 15. A copy of the letter in this email text is also attached.

Sharlene Leurig
1709B Kinney Avenue
Austin, TX 78704

July 21, 2025

Re: 1700 South Lamar, C14-2024-0163

Enclosed:

Letter to Stonelake, July 16, 2025
Letter of Agreement, July 20, 2025
Memorandum of Understanding, July 20, 2025

Dear Planning Commission Vice Chair and Members of Planning Commission:

I am writing to provide my support for the rezoning of 1700 South Lamar, conditional on execution of an assignable Memorandum of Agreement with the Developer substantially consistent with the draft provided herein as an attachment, and with minor modifications as discussed below.

As I provided in written communication to the Commission at your June 2025 meeting, I have owned and lived in a residential property immediately adjoining the property proposed for rezoning since 2013. Management of the property by the prior owner directly affected my quality of life, including disruption from frequent nighttime waste pickup, rodents, odor from port-a-potties placed against my

fence line and violent and loud activities in the unmonitored parking lot at night. I have appreciated efforts by Stonelake Capital, the current landowner, to adjust the time of day of waste pickup as a demonstration of cooperation and goodwill. Unfortunately, Stonelake's new waste vendor continues to collect waste in the middle of the night, and as such there has been no mitigation of this long-standing nuisance.

With this experience ongoing, I requested and received a draft agreement with Stonelake committing to certain terms. These terms include:

- Agreement that Stonelake and future title holders will establish a 75' building setback from the western property line ("the Western Setback");
- Agreement that all trash rooms will be internal and no loading or exterior waste collection zones will face or abut the Western Setback;
- Agreement that Stonelake will construct an 8' fence between our properties at its sole cost and expense;
- Agreement that the Western Setback will be a landscaped, publicly accessible and privately maintained space.

I am in agreement to the proposed terms in the attached Memorandum, with the following modifications:

- Modifying the Memorandum to be a "Memorandum of Agreement" to firm up its enforceability in a Texas court of law;
- Given the timeframe of implementation and the potential for transfer of title to another entity before construction is completed, agreement by Stonelake to place \$10,000 in escrow to be made available for any legal fees I may need to incur to uphold enforcement of the Memorandum, to be releasable upon issuance of a Certificate of Occupancy for any building constructed on proposed Tract 2;
- Agreement to modify the following clause in the draft Memorandum as shown (my required amendment in italics):

"Within 90 days following the approval of the Rezoning Request from the City of Austin, Applicant will also relocate the existing dumpsters to an alternative location on the Property *mutually agreed by the parties.*"

This last modification is necessary, in my mind, to ensure that the relocation of the existing dumpsters mitigates the noise nuisance to which my family has been subjected for the past ten years. You will note upon review of my letter to Stonelake of July 16, that this proposed deadline for migration of their dumpsters is substantially beyond my proposed window (before Council action on Stonelake's rezoning case). I believe this is more than fair and an expression of goodwill that should be rewarded with agreement to the terms as proposed herein.

My support of Stonelake's proposed rezoning request is contingent on execution of the draft Memorandum with the amendments described above.

In summary, I hope to support the project and request that Planning Commission make its recommendation to Council contingent on execution of the revised Memorandum before Council action is taken on this case. I have shared this viewpoint with Council Members Alter and Qadri and will continue to coordinate with my neighbors as this rezoning case progresses.

Sincerely,

Sharlene Leurig

On Tue, Jun 24, 2025 at 9:51 AM Sharlene Leurig <[REDACTED]> wrote:

Sharlene Leurig
1709B Kinney Avenue
Austin, TX 78704

June 24, 2025

Re: 1700 South Lamar, C14-2024-0163

Dear Planning Commission Vice Chair and Members of Planning Commission:

I am writing to provide my support for the rezoning of 1700 South Lamar, conditional on the written commitment by the Developer to terms articulated herein.

Since 2013, I have owned and lived in a residential property immediately adjoining the property proposed for rezoning. Management of the property by the prior owner directly affected my quality of life, including disruption from frequent nighttime waste pickup, rodents, odor from port-a-potties placed against my fence line and violent and loud activities in the unmonitored parking lot at night. I have appreciated efforts by Stonelake Capital, the current landowner, to adjust the time of day of waste pickup as a demonstration of cooperation and goodwill.

I believe the redevelopment of 1700 S Lamar has the potential to significantly improve quality of life for community members and adjoining members. However, the currently proposed plan for the site does not fulfill its potential to create a net positive for the community commensurate to the net positive that the proposed rezoning would achieve for the Developer as it is deficient with respect to public green space and transportation impacts.

I believe that both the Developer and the community can achieve mutual benefit through the following written commitments:

- Adherence to at least the 75' setback from the western property line to any building structures, as the Developer has verbally proposed to the community
- Placement of all loading zones and waste management zones on the eastern side of building structures, to mitigate noise and odor impacts to neighboring residences
- Construction and maintenance of publicly accessible green space in the setback along the western property line
- 24-hour security onsite
- Shielded lighting to limit light pollution for adjacent residential properties

- Construction of a traffic light at Evergreen/Collier and Lamar, an intersection which is already unsafe
- Completion of sidewalks along both sides of Collier between Lamar and Kinney
- Traffic calming measures on Collier between Lamar and Kinney

Neighbors requested these terms in a written communication provided to the Developer on June 13, 2025 but have not received a response from the Developer's representative. It is reasonable for neighbors to expect ongoing communication as this case proceeds.

In summary, I hope to support the project and request that Planning Commission make its recommendation to Council contingent on ongoing communications facilitative of written agreement before Council action is taken on this case. I have shared this viewpoint with Council Members Alter and Qadri and will continue to coordinate with my neighbors as this rezoning case progresses.

Sincerely,

Sharlene Leurig

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MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (this “Memorandum”) is entered as of the ____ day of _____, 2025 (the “Effective Date”), by and between SL 1700 SOUTH LAMAR, LP, a Texas limited partnership (“Stonelake”) and SHARLENE LEURIG (“Neighbor”).

THE PARTIES RECORD THIS MEMORANDUM on the basis of the following facts, intentions and understandings:

A. Stonelake is the owner of certain real property located at 1700 South Lamar in Austin, Travis County, Texas, as more particularly described in Exhibit A attached hereto (“Stonelake Property”).

B. Neighbor is the owner of certain real property located at 1709B Kinney Avenue in Austin, Travis County, Texas, as more particularly described in Exhibit B attached hereto (“Neighbor Property”).

C. As used herein, the term “Owner” means the holder or holders of fee title to the Stonelake Property or the Neighbor Property, as applicable, or portion thereof, whether one or more persons or entities, from time to time.

D. Stonelake intends to develop a new residential mixed-use project on the Stonelake Property (the “Project”).

E. In connection with the proposed development of the Project, Stonelake has filed an application with the City of Austin (the “City of Austin”) for a rezoning request to convert (a) the eastern part of the Property known as Tract 1 to CS-V-DB90 zoning and (b) the western part of the Stonelake Property known as Tract 2 to CS-V-CO zoning, as shown on Exhibit C attached hereto (the “Rezoning Request”).

F. Neighbor has agreed to provide a letter of support for the Rezoning Request so long as Stonelake records this Memorandum in the Official Public Records of Real Property of Travis County, Texas (the “Records”) to memorialize and provide notice of its intentions and commitments with respect to certain aspects of the Project.

G. Conditioned upon Neighbor supporting the Rezoning Request and the City of Austin approving the Rezoning Request, Stonelake agrees as follows with respect to those aspects of the Project set forth below (collectively, the “Project Requirements”):

FENCE

- Stonelake will construct a fence between the Stonelake Property and the Neighbor Property in the location depicted in Exhibit D attached hereto (the “Fence”), at Stonelake’s sole cost and expense.

- The Fence will be a minimum of eight (8) feet in height.
- The Fence will be a cedar slat or low maintenance composite fence with steel posts.
- The Fence will be a double-sided fence (*i.e.*, the Fence will be finished on both sides).
- Stonelake will construct the fence before the final Certificate of Occupancy is issued for any new building on Tract 2 of the Project.
- Stonelake will have no obligation to maintain, repair or reconstruct the Fence.

75' BUILDING SETBACK FROM WESTERN PROPERTY LINE

- Stonelake will establish a seventy-five foot (75') building setback area in the location depicted in Exhibit E attached hereto (the "Western Setback").
- Stonelake agrees to provide certain improvements in the Western Setback (collectively, the "Improvements"), conditioned upon Stonelake receiving any necessary approvals from the City of Austin for the Improvements.
- The Improvements may include, but are not limited to, sidewalks, privacy fencing, trees, landscaping, benches and other landscape elements.
- Site development related Improvements permitted in the Western Setback may include, but are not limited to, fire lane, drainage, retaining walls, underground utility improvements and those improvements that may otherwise be required by the City of Austin in connection with the Project.
- While the Western Setback will be publicly accessible and privately maintained, it will not be classified as any form of "park" under the City of Austin Land Development Code.

TRASH DUMPSTERS

- Stonelake agrees that all Project trash rooms will be internal and that no loading or exterior waste collection zones will face or abut the Western Setback.
- Within 90 days following the approval of the Rezoning Request from the City of Austin, Applicant will also relocate the existing dumpsters to an alternative location on the Property.

H. Stonelake and Neighbor desire to record this Memorandum to provide notice to any and all subsequent Owners of the Stonelake Property and the Neighbor Property of the obligations of the Owner of the Stonelake Property with respect to the Project Requirements.

I. This Memorandum shall run with the land and benefit successive Owners of the Neighbor Property and each portion thereof and burden successive Owners of the Stonelake Property and each portion thereof. All terms of this Memorandum shall be binding upon, inure to the benefit of, and be enforceable by each Owner and its respective heirs, legal representatives, successors and assigns.

J. This Memorandum and the Project Requirements shall remain in effect until the earlier of (a) the date that is twenty-five (25) years after the Effective Date, or (b) such time as this Memorandum is modified, amended, or terminated upon the filing of a modification, amendment or termination of this Memorandum in the Records that has been executed and acknowledged by the then Owners of the Stonelake Property and the Neighbor Property.

K. Nothing contained in this Memorandum shall be deemed to be a gift or dedication of any portion of the Stonelake Property or the Neighbor Property to the general public or for any public use or purpose whatsoever, it being the intention of the partes hereto and their respective heirs, legal representatives, successors and assigns that nothing in this Memorandum, expressed or implied, shall confer upon any person, other than the partes hereto and their respective heirs, legal representatives, successors and assigns, any rights or remedies under or by reason of this Memorandum.

L. This Memorandum shall be recorded in the Records.

M. This Memorandum may be executed in multiple originals, each of which shall be deemed to be an original.

N. This Memorandum shall be governed, constructed and enforced in accordance with the laws of the State of Texas, without regard to principles of conflicts of law.

O. The individuals executing this Memorandum represent and warrant that they have full authority to execute this Memorandum on behalf of, and to legally bind, the party represented thereby.

IN WITNESS WHEREOF, the undersigned have caused this Memorandum to be executed effective as of the Effective Date.

STONELAKE:

SL 1700 SOUTH LAMAR, LP,
a Texas limited partnership

By: SL 1700 South Lamar GP, LLC,
a Texas limited liability company,
its General Partner

By: _____
Kenneth E. Aboussie, Jr.
President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 2025, by Kenneth E. Aboussie, Jr., in his capacity as President of SL 1700 South Lamar GP, LLC, a Texas limited liability company, in its capacity as General Partner of SL 1700 SOUTH LAMAR, LP, a Texas limited partnership, on behalf of said limited partnership.

Notary Public, State of Texas

NEIGHBOR:

SHARLENE LEURIG

STATE OF TEXAS §

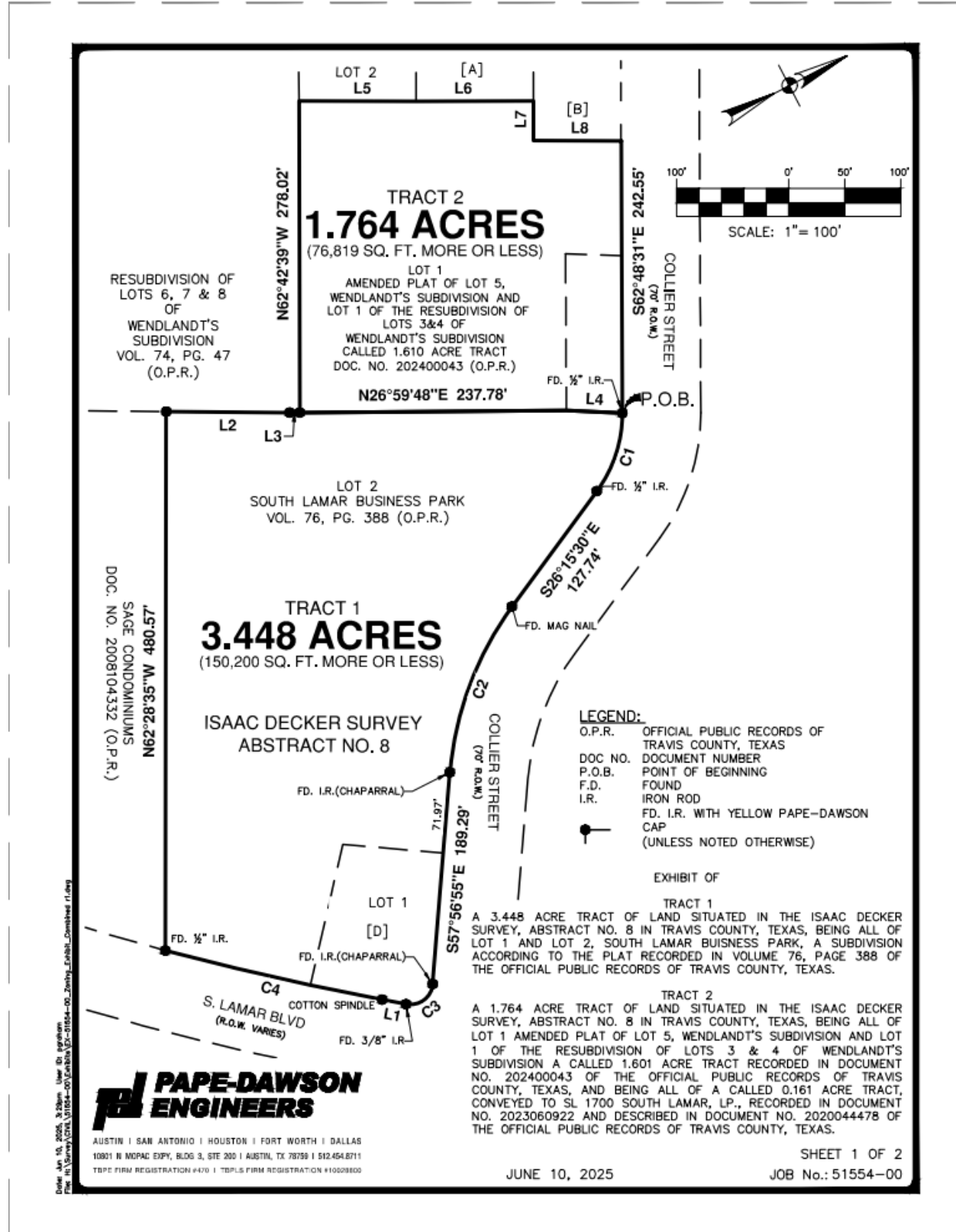
§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 2025,
by SHARLENE LEURIG.

Notary Public, State of Texas

EXHIBIT A
STONELAKE PROPERTY





TRACT 1
FIELD NOTES
FOR

A 3.448 ACRE TRACT OF LAND SITUATED IN THE ISAAC DECKER SURVEY, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 AND LOT 2, SOUTH LAMAR BUSINESS PARK, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 76, PAGE 388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 3.448 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod found on a point of curvature on the south right-of-way line of a Collier Street, a 70 foot right-of-way, said point being the northeast corner of a called 0.161 acre tract, conveyed to SL 1700 South Lamar, L.P., recorded in Document No. 2020044478 of the Official Public Records of Travis County, Texas, same being the northwest corner of said Lot 2 for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, departing the northeast corner of said 0.161 acre tract, with the south right-of-way line of said Collier Street, same being the north boundary line of said Lot 2, in part, with the north boundary line of said Lot 1, the following five (5) courses and distances:

1. along the arc of a curve to the right having a radius of 116.43 feet, a central angle of 36°38'14", a chord bearing and distance of S 44°29'24" E, 73.19 feet, an arc length of 74.45 feet to a ½" iron rod found for a point of tangency hereof,
2. S 26°15'30" E, a distance of 127.74 feet to a mag nail found for a point of tangent curvature hereof,
3. along a curve to the left, having a radius of 291.35 feet, a central angle of 31°28'48", a chord bearing and distance of S 41°59'54" E, 158.07 feet, an arc length of 160.07 feet to an iron rod with cap marked "Chaparral" found for a point of tangency hereof,
4. S 57°56'55" E, a distance of 189.29 feet to an iron rod with cap marked "Chaparral" found for a point of tangent curvature hereof, and
5. along a curve to the right, having a radius of 19.87 feet, a central angle of 96°43'52", a chord bearing and distance of S 09°34'59" E, 29.71 feet, an arc length of 33.55 feet to a 3/8" iron rod found for a point of tangency on the west right-of-way line of South Lamar Boulevard, same being a northeast corner of said Lot 1 for a northeast corner hereof,

THENCE, with the west right-of-way line of said South Lamar Boulevard, same being the east boundary line of said Lot 1, in part, with the east boundary line of said Lot 2, the following two courses and distances:

1. S 38°01'26" W, a distance of 21.80 feet to a cotton spindle found for a point of tangent curvature hereof, and

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telephone: 512-454-8711 address: 10801 NORTH MOPAC EXPRESSWAY, BUILDING 3 - SUITE 200 AUSTIN, TX 78759 website: PAPE-DAWSON.COM
Austin | San Antonio | Houston | Fort Worth | Dallas | New Braunfels | Corpus Christi Texas Engineering Firm #470 Texas Surveying Firm #10028801

3.448 Acres
51554-00
Page 2 of 2

2. along a curve to the right, having a radius of 2594.57 feet, a central angle of 04°22'41", a chord bearing and distance of S 40°12'46" W, 198.20 feet, an arc length of 198.25 feet to a ½" iron rod found for a point of tangency on the northeast corner of Sage Condominiums, a condo plat recorded in Document No. 2008104332 of said Official Public Records, same being the southeast corner of said Lot 2 for the southeast corner hereof,

THENCE N 62°28'35" W, departing the west right-of-way line of said South Lamar Boulevard, with the north boundary line of said Sage Condominiums, same being the south boundary line of said Lot 2, a distance of 480.57 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the east boundary line of the Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, a subdivision according to the plat recorded in Volume 74, Page 47 of said Official Public Records, said point being the northwest corner of said Sage Condominiums, same being the southwest corner of said Lot 2 for the southwest corner hereof,

THENCE, departing the northwest corner of said Sage Condominiums, with the east boundary line of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, same being the west boundary line of said Lot 2, the following two courses and distances:

1. **N 27°52'55" E**, a distance of 110.03 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
2. **N 27°31'51" E**, a distance of 9.07 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the southeast corner of Lot 1, Amended Plat of Lot 5, Wendlandt's Subdivision and Lot 1 of the Resubdivision of Lots 3 & 4 of Wendlandt's Subdivision, (a called 1.610 acre tract), recorded in Document No. 202400043 of said Official Public Records, same being the northeast corner of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision for an angle point hereof,

THENCE N 26°59'48" E, departing the northeast corner of said Resubdivision of Lots 6, 7 & 8 of Wendlandt's Subdivision, with the east boundary line of said 1.610 acre tract, and continuing with the west boundary line of said Lot 1, a distance of 237.78 feet to a calculated point on the southeast corner of said 0.161 acre tract, same being a northeast corner of said 1.610 acre tract for an angle point hereof,

THENCE N 30°03'34" E, departing the northeast corner of said 1.610 acre tract, with the east boundary line of said 0.161 acre tract, and continuing with the west boundary line of said Lot 1, a distance of 49.99 feet to the **POINT OF BEGINNING** hereof and containing 3.448 acres of land in Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Consulting Engineers, LLC., under Job No. 51554-00.

PREPARED BY: Pape-Dawson Consulting Engineers, LLC.
DATE: June 10, 2025
JOB No.: 51554-00
DOC.ID.: H:\Survey\CIVIL\51554-00\Word\FN51554-00_3.448Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



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telephone: 512-454-8711 address: 10801 NORTH MOPAC EXPRESSWAY, BUILDING 3 - SUITE 200 AUSTIN, TX 78759 website: PAPE-DAWSON.COM
Austin | San Antonio | Houston | Fort Worth | Dallas | New Braunfels | Corpus Christi Texas Engineering Firm #470 Texas Surveying Firm #10028801

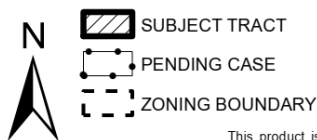
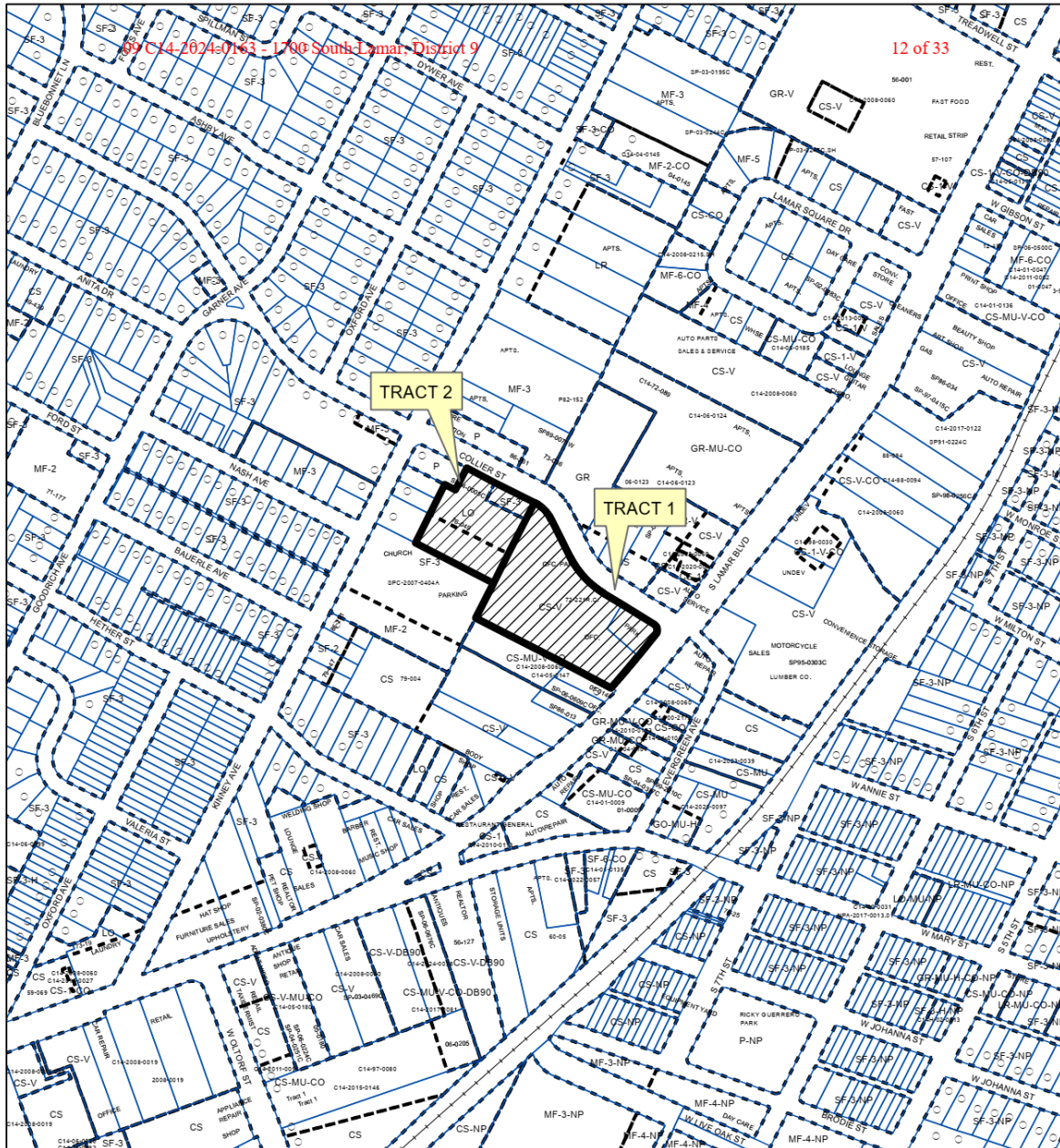
EXHIBIT B

NEIGHBOR PROPERTY

Unit 2, of KINNEY AVENUE BUNGALOWS, a Condominium Community, a Condominium Project in Travis County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2009000002, Official Public Records, Travis County, Texas.

EXHIBIT C

REZONING REQUEST



1" = 400'

ZONING
ZONING CASE#: C14-2024-0163

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: 6/18/2025

EXHIBIT D
FENCE LOCATION



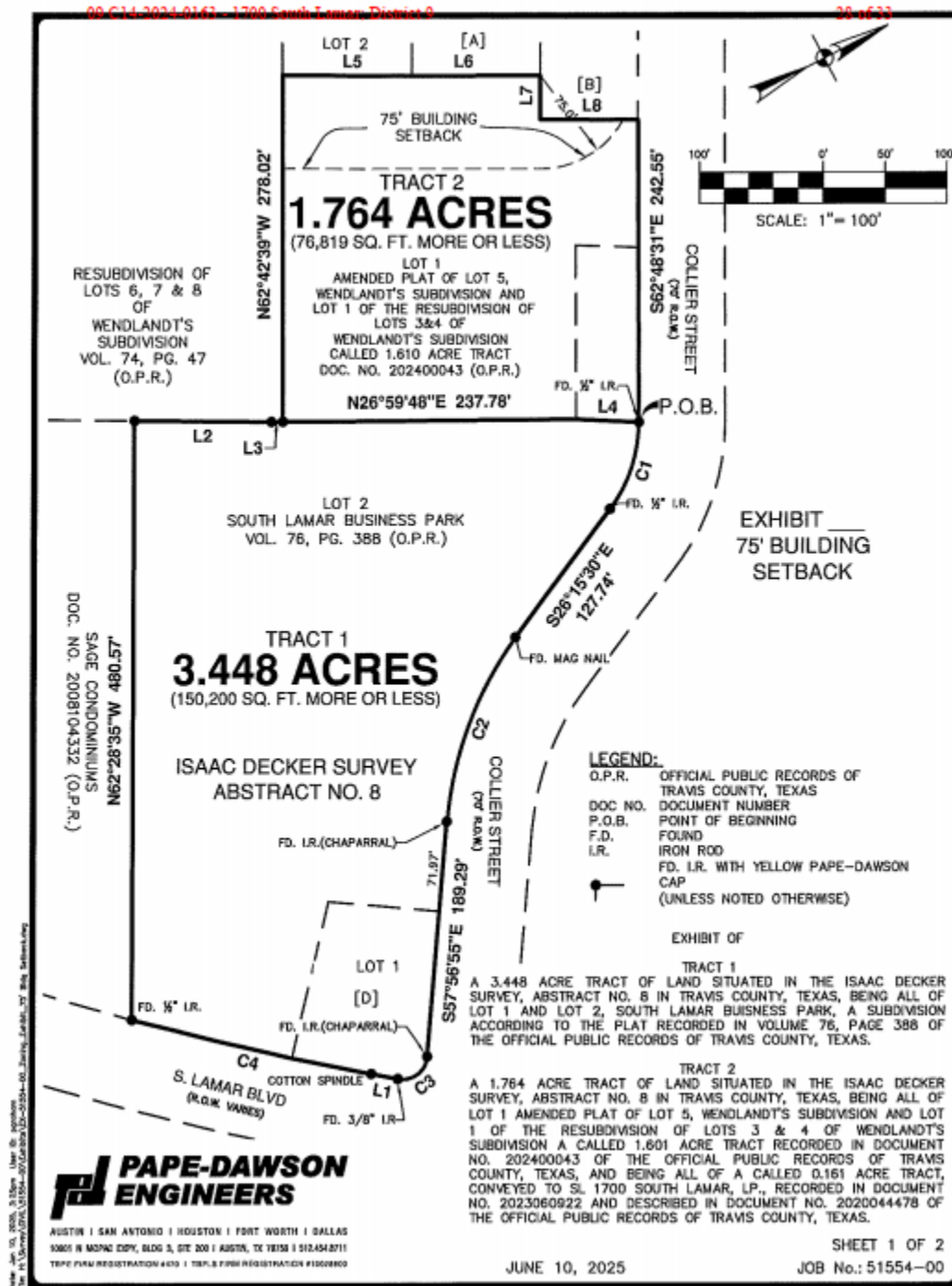
GENERAL FENCE DESIGN GUIDELINE REFERENCE IMAGE



EXHIBIT E

WESTERN SETBACK

ATTACHMENT B



Sharlene Leurig
1709B Kinney Avenue
Austin, TX 78704

July 21, 2025

Re: 1700 South Lamar, C14-2024-0163

Enclosed:

Letter to Stonelake, July 16, 2025

Letter of Agreement, July 20, 2025

Memorandum of Understanding, July 20, 2025

Dear Planning Commission Vice Chair and Members of Planning Commission:

I am writing to provide my support for the rezoning of 1700 South Lamar, conditional on execution of an assignable Memorandum of Agreement with the Developer substantially consistent with the draft provided herein as an attachment, and with minor modifications as discussed below.

As I provided in written communication to the Commission at your June 2025 meeting, I have owned and lived in a residential property immediately adjoining the property proposed for rezoning since 2013. Management of the property by the prior owner directly affected my quality of life, including disruption from frequent nighttime waste pickup, rodents, odor from port-a-potties placed against my fence line and violent and loud activities in the unmonitored parking lot at night. I have appreciated efforts by Stonelake Capital, the current landowner, to adjust the time of day of waste pickup as a demonstration of cooperation and goodwill. Unfortunately, Stonelake's new waste vendor continues to collect waste in the middle of the night, and as such there has been no mitigation of this long-standing nuisance.

With this experience ongoing, I requested and received a draft agreement with Stonelake committing to certain terms. These terms include:

- Agreement that Stonelake and future title holders will establish a 75' building setback from the western property line ("the Western Setback");
- Agreement that all trash rooms will be internal and no loading or exterior waste collection zones will face or abut the Western Setback;
- Agreement that Stonelake will construct an 8' fence between our properties at its sole cost and expense;
- Agreement that the Western Setback will be a landscaped, publicly accessible and privately maintained space.

I am in agreement to the proposed terms in the attached Memorandum, with the following modifications:

- Modifying the Memorandum to be a “Memorandum of Agreement” to firm up its enforceability in a Texas court of law;
- Given the timeframe of implementation and the potential for transfer of title to another entity before construction is completed, agreement by Stonelake to place \$10,000 in escrow to be made available for any legal fees I may need to incur to uphold enforcement of the Memorandum, to be releasable upon issuance of a Certificate of Occupancy for any building constructed on proposed Tract 2;
- Agreement to modify the following clause in the draft Memorandum as shown (my required amendment in italics):

“Within 90 days following the approval of the Rezoning Request from the City of Austin, Applicant will also relocate the existing dumpsters to an alternative location on the Property *mutually agreed by the parties.*”

This last modification is necessary, in my mind, to ensure that the relocation of the existing dumpsters mitigates the noise nuisance to which my family has been subjected for the past ten years. You will note upon review of my letter to Stonelake of July 16, that this proposed deadline for migration of their dumpsters is substantially beyond my proposed window (before Council action on Stonelake’s rezoning case). I believe this is more than fair and an expression of goodwill that should be rewarded with agreement to the terms as proposed herein.

My support of Stonelake’s proposed rezoning request is contingent on execution of the draft Memorandum with the amendments described above.

In summary, I hope to support the project and request that Planning Commission make its recommendation to Council contingent on execution of the revised Memorandum before Council action is taken on this case. I have shared this viewpoint with Council Members Alter and Qadri and will continue to coordinate with my neighbors as this rezoning case progresses.

Sincerely,



Sharlene Leurig

July 20, 2025

Ms. Sharlene Leurig
1709B Kinney Avenue
Austin, TX 78704

Re: 1700 South Lamar Zoning Application City File Number C14-2024-0163 for Property located at 1700 South Lamar Boulevard (“Property”), City of Austin (“City”), Texas

Dear Ms. Leurig:

On behalf of SL 1700 South Lamar, LP, owner of the above stated Property (“Applicant”), we would like to thank you for your engagement, feedback, and advocacy as an adjacent property owner regarding the rezoning of the above stated Property consisting of approximately 5.2 acres. We are in receipt of your letter dated June 24, 2025 to the Planning Commission Vice Chair and Commissioners, attached hereto as **Exhibit A**. As you are aware, we have filed an application with the City for a rezoning request to convert the Eastern part of the Property known as Tract 1 to CS-V-DB90 zoning and the Western part of the Property known as Tract 2 to CS-V-CO zoning as shown on **Exhibit B** (“Rezoning Request”). This application would allow for the development of a new residential mixed-use project (“Project”).

The purpose of this letter is to (i) demonstrate our ability to listen to the surrounding neighbors and (ii) offer to take action to improve the neighborhood based on the direct feedback from the surrounding neighbors. Our team believes strongly in the following improvements to the neighborhood, and kindly requests a letter of support from you for the Project. The following documentation and agreements are contingent upon Applicant receiving full approval of the Rezoning Request, without modification, from City Council.

1. Fence

Applicant will construct a new fence along the shared property line between the Property and 1707/1709 Kinney Avenue (the “Fence”) as generally depicted on **Exhibit C**, at Applicant’s cost and expense.

- a. The Fence to be a minimum of 8 feet in height.
- b. The Fence will be a low maintenance composite slat fence with steel posts.
- c. The Fence will be a double-sided fence (*i.e.*, the Fence will be finished on both sides).
- d. The Fence will be constructed before the final Certificate of Occupancy is issued for any new building on Tract 2 of the Project.
- e. Applicant’s agreement to construct the Fence shall be documented in a Memorandum of Understanding between you and Applicant which will be executed prior to the day of the City Council public hearing on the Rezoning Request (the “Memorandum of Understanding”) and thereafter held in escrow to be recorded contingent upon Applicant receiving full approval, without modification, of the Rezoning Request by City Council. The Memorandum of Understanding will (i) be recorded in the Official Public Records of Real Property of Travis County, Texas, (ii) run with the land and

(iii) benefit successive owners of your property and burden successive owners of the Property.

2. Adherence to a 75' Building Setback from Western Property Line

- a. Applicant agrees to a conditional overlay that will include a 75' building setback from the western Property line. Please see **Exhibit D** showing the location of the setback line ("Western Setback").
- b. Applicant agrees to provide certain improvements in the Western Setback, contingent upon any necessary approvals from the City of Austin. Improvements provided in the Western Setback will include (but are not limited to) sidewalks, privacy fencing along the property line, trees, landscaping, benches, and other hardscape elements. Site development related improvements permitted within the Western Setback may include (but are not limited to) fire lane, drainage, retaining walls, underground utility improvements or those improvements that may be otherwise required by the City of Austin. While the area will be publicly accessible and privately maintained, it will not be classified as any form of a "park" under the City of Austin Land Development Code.
- c. Applicant commits to include attractively landscaped green space within the Western Setback, which will be publicly accessible but not designated as any type of formal parkland. Please see **Exhibit D** for a conceptual rendering of the setback area.
- d. Applicant's agreement to establish the Western Setback will be documented in the Memorandum of Understanding.

3. No Loading Zones or Waste Management Zones Facing Western Setback

- a. Applicant confirms that all Project trash rooms will be internal, and no loading or exterior waste collection zones will face or abut the Western Setback. Applicant's agreement to have no loading or exterior waste collection zones facing or abutting the Western Setback will be documented in the Memorandum of Understanding.
- b. Furthermore, at additional cost, Applicant has already coordinated with existing service vendors on the Property to shift trash and recycling collection to the hours of 7:00 AM – 9:00 PM in response to your request.
- c. Within 90 days following the full approval of the Rezoning Request from the City of Austin, Applicant will also relocate the existing dumpsters to an alternative location on the Property.

4. Construction and Maintenance of Green Space along the Western Setback

Applicant commits to include attractively landscaped green space within the 75' building setback, which will be publicly accessible but not designated as any type of formal parkland. Please see **Exhibit E** for a conceptual rendering of the setback area.

5. Adherence to VMU Exterior Lighting Requirements

Per City Code, VMU zoning requires fully shielded, downward-facing exterior lighting. Please see **Exhibit F** for applicable regulations. Applicant will follow all City Code guidelines mandated for construction on the Project.

As we discussed in our in-person meeting with you and Drew Zerdicki, Vice Chair of the Zilker Neighborhood Association Zoning Committee, on June 30th, the last three requests in your letter dated June 24, 2025 to the Planning Commission Vice Chair and Commissioners are requests from the Zilker Neighborhood Association, so those requests will be addressed with them separately.

We believe this proposal is consistent with our discussions. Our understanding to date is that with these improvements and actions detailed above, you would support the Rezoning Request. If these actions meet your approval, we respectfully request a letter of support for the Rezoning Request be sent to the City Case Manager Marcelle Boudreaux (marcelle.boudreaux@austintexas.gov) by July 21, 2025.

Please feel free to share this letter and the attachments with the neighborhood and let us know if you need any further information. Thank you!

Respectfully,



Will Jenkins
Authorized Representative
SL 1700 South Lamar, LP
Stonelake Capital Partners

cc: Jamie Cantrell, Stonelake Capital Partners, *via electronic mail*
Michele Haussmann, Land Use Solutions, *via electronic mail*

Exhibit A:

Sharlene Leurig

1709B Kinney Avenue

Austin, TX 78704

June 24, 2025

Re: 1700 South Lamar, C14-2024-0163

Dear Planning Commission Vice Chair and Members of Planning Commission:

I am writing to provide my support for the rezoning of 1700 South Lamar, conditional on the written commitment by the Developer to terms articulated herein.

Since 2013, I have owned and lived in a residential property immediately adjoining the property proposed for rezoning. Management of the property by the prior owner directly affected my quality of life, including disruption from frequent nighttime waste pickup, rodents, odor from port-a-potties placed against my fence line and violent and loud activities in the unmonitored parking lot at night. I have appreciated efforts by Stonelake Capital, the current landowner, to adjust the time of day of waste pickup as a demonstration of cooperation and goodwill.

I believe the redevelopment of 1700 S Lamar has the potential to significantly improve quality of life for community members and adjoining members. However, the currently proposed plan for the site does not fulfill its potential to create a net positive for the community commensurate to the net positive that the proposed rezoning would achieve for the Developer as it is deficient with respect to public green space and transportation impacts.

I believe that both the Developer and the community can achieve mutual benefit through the following written commitments:

- **Adherence to at least the 75' setback from the western property line to any building structures, as the Developer has verbally proposed to the community**
- **Placement of all loading zones and waste management zones on the eastern side of building structures, to mitigate noise and odor impacts to neighboring residences**
- **Construction and maintenance of publicly accessible green space in the setback along the western property line**
- **24-hour security onsite**
- **Shielded lighting to limit light pollution for adjacent residential properties**
- **Construction of a traffic light at Evergreen/Collier and Lamar, an intersection which is already unsafe**
- **Completion of sidewalks along both sides of Collier between Lamar and Kinney**
- **Traffic calming measures on Collier between Lamar and Kinney**

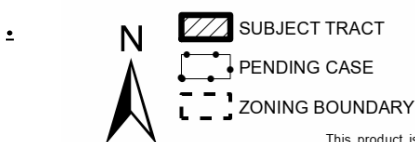
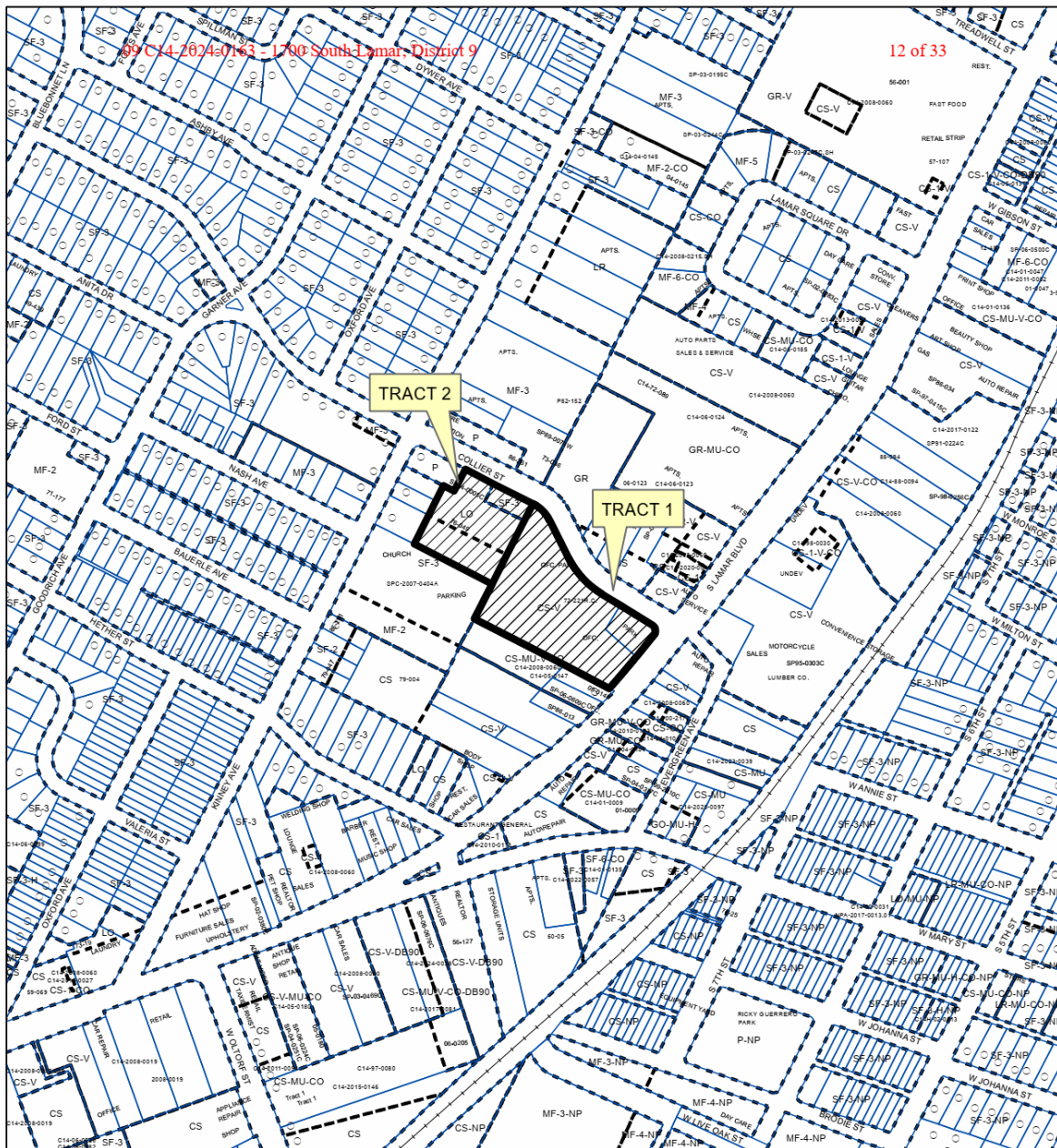
Neighbors requested these terms in a written communication provided to the Developer on June 13, 2025 but have not received a response from the Developer's representative. It is reasonable for neighbors to expect ongoing communication as this case proceeds.

In summary, I hope to support the project and request that Planning Commission make its recommendation to Council contingent on ongoing communications facilitative of written agreement before Council action is taken on this case. I have shared this viewpoint with Council Members Alter and Qadri and will continue to coordinate with my neighbors as this rezoning case progresses.

Sincerely,

Sharlene Leurig

Exhibit B:



ZONING
ZONING CASE#: C14-2024-0163

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: 6/18/2025

Exhibit C:



GENERAL FENCE DESIGN GUIDELINE REFERENCE IMAGE



Exhibit D:

Survey Marking the 75' Building Setback Line

ATTACHMENT B

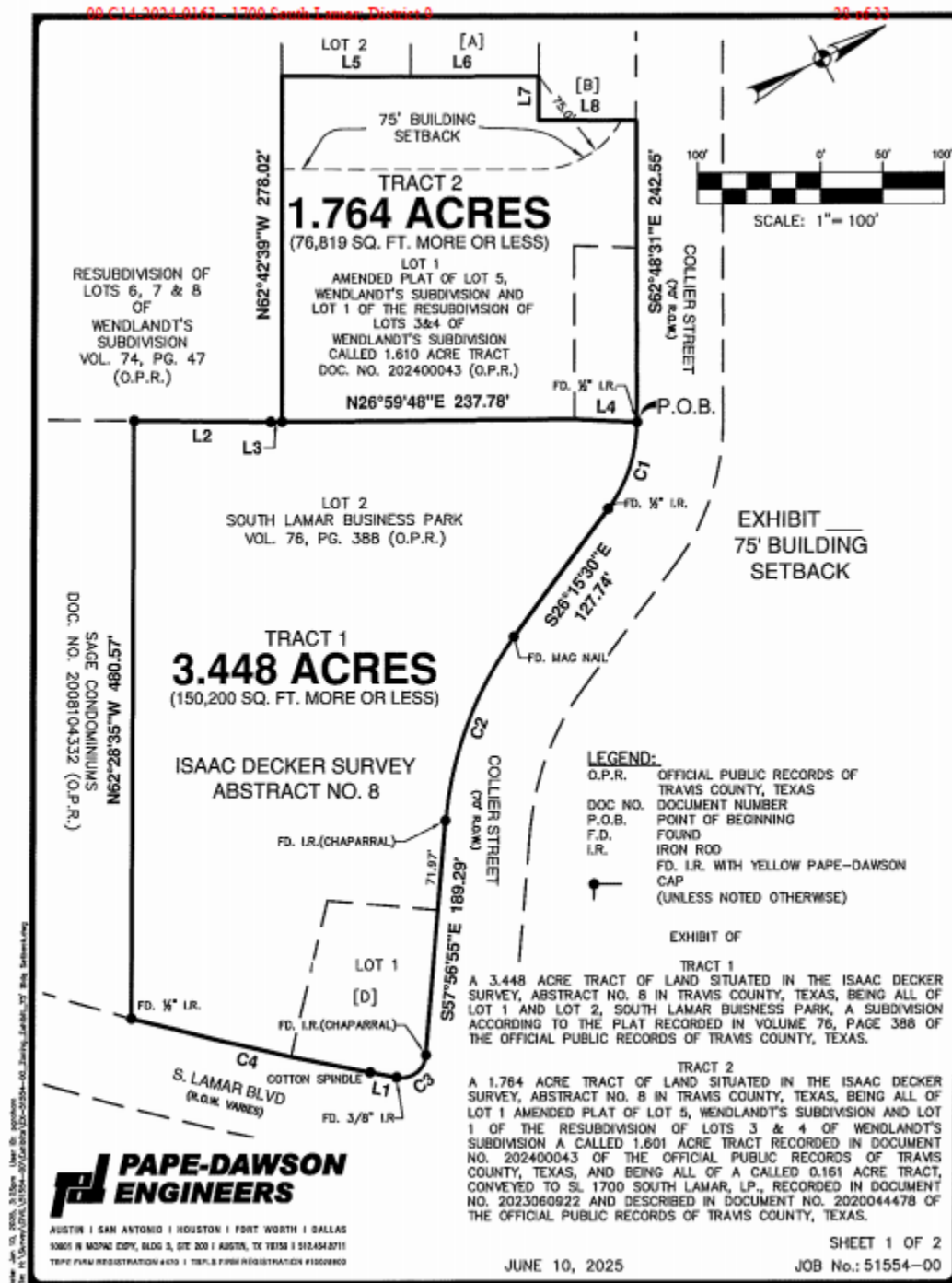


Exhibit E

Conceptual Rendering of Green Space within 75' Western Setback



Exhibit F

Vertical Mixed Use (VMU) Exterior Lighting

SUBCHAPTER E: - DESIGN STANDARDS AND MIXED USE.

ARTICLE 2: - SITE DEVELOPMENT STANDARDS.

§ 2.5. EXTERIOR LIGHTING.

2.5.1. Applicability.

The following table summarizes the applicability of this section:

Standard	Applies if the Principal Street Is:	Applies to the Following:
2.5: Exterior Lighting	All roadway types	All zoning districts

2.5.2. Standards.

- A. **Submission of Plans and Evidence of Compliance.** Building plan applications shall include a description of all lighting fixtures, both proposed and those that will remain on the site, as well as any existing or proposed fixtures to be located in adjacent right-of-ways after completion of the project. For new fixtures, the description may include, but is not limited to, catalog cuts and illustrations by manufacturers (including sections where required), that demonstrate compliance with the standards of this Subchapter.
- B. **Fully Shielded or Full Cut-off Light Fixtures Required.** The following outdoor lighting applications shall be illuminated by fixtures that are either fully-shielded or full cut-off: (See Figure 34.)

(See Figure 34 set forth in Exhibit A attached to Ord. 20130606-088; Examples of fully-shielded light fixtures.)

1. Public street and pedestrian lighting;
 2. Parking lots;
 3. Pathways;
 4. Recreational areas;
 5. Billboards;
 6. Product display area lighting; and
 7. Building overhangs and open canopies.
- C. **Lighting of Building Façades.**
1. Buildings and structures shall be illuminated by fixtures that are either fully-shielded or full cut-off and may only be used to highlight specific architectural features. However, existing building mounted fixtures that are not fully-shielded or full cut-off may be replaced with lighting that is fully-shielded or full cut-off. This provision shall not apply to buildings in the downtown that are at least 120 feet tall, so long as such buildings contain no trademarked design features (not including signage) located over 120 feet above ground level.
- D. **Directional Luminaires.** Directional luminaires that are not fully-shielded or full cut-off may be used to illuminate signs and flagpoles. Such luminaires shall be installed and aimed so that they illuminate only the specific object or area and do not shine directly onto neighboring properties, roadways, or distribute excessive light skyward.

- E. **Lamp or Fixture Substitution.** Should any outdoor light fixture or the type of light source therein be changed after site plan or building plan approval has been granted, a change request must be submitted to the Director for approval, together with adequate information to assure compliance with this Subchapter, which must be received prior to substitution.

Source: Ord. 20060831-068; Ord. 20130606-088.

July 16, 2025

Mr. Will Jenkins
Authorized Representative
SL 1700 South Lamar, LP
Stonelake Capital Partners

Re: 1700 South Lamar Zoning Application City File Number C14-2024-0163 for Property located at 1700 South Lamar Boulevard ("Property"), City of Austin ("City"), Texas

Dear Mr. Jenkins:

Thank you for your letter dated July 11, 2025. I look forward to reaching agreeable terms to allow for my support of your rezoning request at 1700 South Lamar.

To advance that end, I am providing a set of terms consistent with issues we have discussed previously. After outreach to city staff and review of the letter of agreement you provided, the primary deficiency I hope to resolve is the enforceability of agreed terms. The letter of agreement provided on July 11 provides helpful context for intent but lacks legal enforceability or transferability/assignability to future owners of the tracts associated with 1700 South Lamar. I am sure you will understand why I am predicating my support for Stonelake's rezoning request on assurances that the terms on which my support is awarded will be adhered to beyond the rezoning recommendation by Planning Commission and City Council action. I look forward to finding mutual agreement and supporting your case.

In your letter, you put forward agreement to the following terms; italicized verbiage represents my response to these terms:

1. Adherence to a 75' Building Setback from Western Property Line

Applicant agrees to a conditional overlay that will include a 75' building setback from the western Property line. Please see Exhibit C showing the location of the setback line ("Western Setback").

Applicant agrees to provide certain improvements in the Western Setback, contingent upon any necessary approvals from the City of Austin. Improvements provided in the Western Setback will include (but are not limited to) sidewalks, privacy fencing along the property line, trees, landscaping, benches, and other hardscape elements. Site development related improvements permitted within the Western Setback may include (but are not limited to) fire lane, drainage, retaining walls, underground utility improvements or those improvements that may be otherwise required by the City of Austin. While the area will be publicly accessible and privately maintained, it will not be classified as any form of a "park" under the City of Austin Land Development Code.

This term is agreeable as drafted as it is enforceable by the City of Austin once incorporated into the Conditional Overlay.

2. No Loading Zones or Waste Management Zones Facing Western Setback

Applicant confirms that all Project trash rooms will be internal, and no loading or exterior waste collection zones will face or abut the Western Setback. Furthermore, at additional cost, Applicant has already coordinated with existing service vendors on the Property to shift trash and recycling collection to the hours of 7:00 AM – 9:00 PM in response to your request.

After engagement with city staff, it appears there is not an opportunity to memorialize this commitment in the Conditional Overlay. Therefore any binding commitment to these terms must be achieved through a Restrictive Covenant. I discuss this further below.

I appreciate Stonelake's incurrence of costs to select a waste management vendor with daytime hours of pickup. Unfortunately, as I have communicated in email communication and in-person communication several times, the vendor continues to collect waste in the middle of the night multiple times a week. Since the actual time of pickup appears to be beyond Stonelake's control, I am adding an additional term to my support for rezoning being relocation of the dumpsters for the facility to another mutually agreed location—preferably on the northern or eastern side of the westernmost building at 1700 South Lamar. My support for the rezoning is contingent on relocation of dumpsters being achieved before City Council action on the proposed rezoning case.

3. Construction and Maintenance of Green Space along the Western Setback

Applicant commits to include attractively landscaped green space within the 75' building setback, which will be publicly accessible but not designated as any type of formal parkland.

Please see Exhibit D for a conceptual rendering of the setback area.

After engagement with city staff, it appears there is not an opportunity to memorialize commitment of this setback area as publicly accessible space in the Conditional Overlay. That being the case, I do not request that this term be part of the Restrictive Covenant on which I am predicated my support. I will share my appreciation for the developer's commitment of publicly accessible greenspace in my letter of support to Planning Commission and in my continued engagement with City Council. I will look for the continued discussion of this setback as publicly accessible space in documents filed with Council and of record in the rezoning action.

4. Adherence to VMU Exterior Lighting Requirements

Per City Code, VMU zoning requires fully shielded, downward-facing exterior lighting. Please see Exhibit E for applicable regulations. Applicant will follow all City Code guidelines mandated for construction on the Project.

This term is agreeable as written as it is enforceable by the City of Austin.

Proposed Term 5. Financing and Construction of Fence Along Shared Perimeter

Via email communication, I discussed with your development representative an additional term related to fencing along our shared perimeter. I am providing language on an additional term that I would like to have in our final agreement:

Applicant commits to fund and manage construction of an 8' tall, 2-sided cedar slat fence with steel posts along the entirety of the perimeter between 1700 South Lamar and 1707/1709 Kinney Avenue. This fence is to be constructed before Certificate of Occupancy is issued for any building on proposed Tract 2.

Restrictive Covenant

As discussed above with respect to Term 2 and in addition to proposed Term 5, enforceability of these commitments and assignability to future owners of proposed Tract 2 at 1700 South Lamar are not achievable through the letter of agreement drafted by Stonelake. Therefore, my support of the proposed rezoning is contingent on agreement to a Restrictive Covenant for Terms 2 and 5. I am agreeable to achieving this through development of a Restrictive Covenant term sheet before the Planning Commission meeting on July 22, 2025, and execution of a final Restrictive Covenant before City Council action to approve the applicant's rezoning case.

As enforcement of the Restrictive Covenant with Stonelake or a future title holder would involve the incurrence of legal costs, I further predicate my support for the project on commitment of \$10,000 to be made available for any legal fees I may need to incur to uphold enforcement of the Restrictive Covenant. These funds are to be held in escrow and releasable upon issuance of a Certificate of Occupancy for any building constructed on proposed Tract 2.

I look forward to receiving a revised letter of agreement to reflect the terms proposed herein and to completing a term sheet for the Restrictive Covenant before the July 22, 2025, Planning Commission hearing. I will be glad to provide a letter of support for your project with these mutually agreed terms.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sharlene'.

Sharlene Leurig
1709B Kinney Avenue
Austin, TX 78704

CC: Jamie Cantrell, Stonelake Capital Partners, *via electronic mail*
Michele Haussmann, Land Use Solutions, *via electronic mail*

July 21, 2025


Ms. Marcelle Boudreaux
City of Austin
Planning Department
Via Electronic Mail Marcelle.Boudreaux@austintexas.gov

Re: 1700 South Lamar Zoning Application City File Number C14-2024-0163 for
Property located at 1700 South Lamar Boulevard (Property), City of Austin, Texas
(Rezoning Request)

Dear Ms. Boudreaux:

On behalf of the Lyric Homeowners' Association, we support the Rezoning Request as recommended by the City staff. We appreciate the Applicant and its representatives engaging with the community regarding the Rezoning Request and proposed redevelopment. They have been cooperative in addressing each of our concerns.

Sincerely,



Peter Olds
Lyric Homeowners' Association

CC: Will Jenkins, Stonelake
Michele Haussmann, Land Use Solutions
Lisa Beasley, Lyric Homeowners' Association
Marianne Wagner, Lyric Homeowners' Association

July 21, 2025

Ms. Marcelle Boudreaux
City of Austin
Planning Department
Marcelle.Boudreaux@austintexas.gov

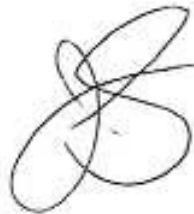
Re: 1700 South Lamar Rezoning Request
City File Number C14-2024-0163

Dear Ms. Boudreaux:

My wife and I live at 1905 Blue Crest with our two children. As a Zilker resident living in close proximity to the subject property, I wish to inform you of my support for the rezoning of the property located at 1700 South Lamar. I have been in close contact with Stonelake during the community engagement process and they have kept me informed of the progress of the case. I respectfully request that the Planning Commission and City Council support the rezoning.

Warm regards,

John Smolen
1905 Blue Crest

A handwritten signature in black ink, appearing to be 'John Smolen', written in a cursive style.

CC: Will Jenkins, Stonelake
Michele Haussmann, Land Use Solutions

From: [Sean Duer](#)
To: [Boudreaux, Marcelle](#)
Subject: Concern Regarding Zoning Case C14-2024-0163 – 1700 S. Lamar
Date: Tuesday, July 22, 2025 11:54:30 AM

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External Email - Exercise Caution

Dear Ms. Boudreaux and Members of City Council,

I am writing as a resident of the Sage Condominiums, which directly border the southern edge of the proposed rezoning site at 1700 South Lamar (Zoning Case C14-2024-0163). I want to express my appreciation for the City's ongoing efforts to promote increased housing options and support transit-oriented development. At the same time, I would like to share my concerns regarding the proposed height allowance and its potential impact on the character and livability of our neighborhood.

The proposed DB90 zoning would permit structures up to 90 feet in height. From my home, this would likely result in a significant loss of the open views that currently provide light, a sense of space, and overall quality of life—factors that also contribute to property value.

I respectfully urge the City to consider implementing a step-down height transition on the southern edge of the site, or to require a height limitation or setback that minimizes the visual and spatial impact on adjacent residences. At the very least, I ask that the developer be required to submit detailed site plans and visual renderings prior to any final approvals, so that residents can fully understand the scale and implications of the proposed changes.

Thank you for your time and attention to this matter. I would also appreciate being notified of any upcoming hearings or public engagement opportunities related to this case.

Sincerely

Sean Duer
Resident of Sage condos

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From: [Samantha Akhzar](#)
To: [Boudreaux, Marcelle](#)
Subject: Zoning Case C14-2024-0163
Date: Tuesday, July 22, 2025 11:24:03 AM

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External Email - Exercise Caution

Dear Ms. Boudreaux and Members of City Council,

I'm writing as a resident of the Sage condos who lives along the southern edge of the proposed rezoning site at 1700 South Lamar (Zoning Case C14-2024-0163). I appreciate the City's efforts to support increased housing and transit-oriented development, but I have concerns about the proposed height and its direct impact on the livability and character of our neighborhood.

The proposed DB90 zoning would allow buildings up to 90 feet tall. From my home, this would likely block the open views I currently enjoy—views that contribute significantly to the sense of light, space, and overall quality of life on the southern edge of this site. Not to mention, the value of the property.

I respectfully ask the City to consider a step-down height transition on the southern portion of the site, or some form of height limitation or setback to reduce the visual impact on neighboring homes and protect view corridors. At the very least, I hope the developer is required to provide a clear site plan and renderings before approval, so residents can understand the extent of the visual changes.

Thank you for your time and for considering the real-world impacts these decisions have on residents. I would appreciate being notified of any future hearings or opportunities to participate.

Thanks
Samantha

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July 21, 2025

Ms. Marcelle Boudreaux
City of Austin
Planning Department
Marcelle.Boudreaux@austintexas.gov

Re: 1700 South Lamar Rezoning Request
City File Number C14-2024-0163

Dear Ms. Boudreaux:

I have lived at 1711 Kinney Avenue for 20+ years. As an immediately adjacent property owner sharing a property line, I wish to inform you of my support for the rezoning of the property located at 1700 South Lamar. I have met with Stonelake representatives during the development planning process and they have kept me informed of the progress of the case. I respectfully request that the Planning Commission and City Council support the rezoning.

Regards,



Terry Ortiz
1711 Kinney Avenue
Austin, TX 78704

CC: Will Jenkins, Stonelake
Michele Haussmann, Land Use Solutions

From: [Jamison Duck](#)
To: [Boudreaux, Marcelle](#)
Cc: city.council@austintexas.gov
Subject: Zoning Case C14-2024-0163 – Height Impact on Sage Condominium Residents
Date: Tuesday, July 22, 2025 9:04:04 AM

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Dear Marcelle Boudreaux,

I'm writing as a resident of The Sage Condominiums, located just south of the proposed rezoning site at 1700 South Lamar (Case C14-2024-0163). I'd like to voice my concern about how the proposed DB90 zoning and associated building heights could directly and negatively impact the quality of life for myself and my neighbors and the huge investments we've made in our properties that face the skyline.

Many Sage units, including mine, currently have valued 30-foot view corridors and huge windows facing the north that allow for natural light, openness, and skyline visibility — a meaningful value in an increasingly dense corridor with housing popping up daily. The rezoning request would allow structures up to 90 feet tall, with no explicit step-down or setback along the southern edge of the site, where The Sage is located.

This raises several concerns:

- Obstruction of existing views for multiple Sage units, especially on upper floors
- Reduced natural light and an increased sense of enclosure
- The potential negative effect on property values and livability
- Lack of clarity about where the tallest structures will be placed on-site

We fully support the City's goals for increased affordability, but we ask that the needs of existing neighbors also be considered in this transition. In particular, I respectfully request that the City:

1. Limit or step down building heights along the southern edge of the site, adjacent to The Sage Condominiums
2. Encourage a site design that places the tallest elements further west, away from

residential neighbors to the south and the view we have of downtown and the natural light we get

This rezoning represents a major change in scale for this site. I hope you'll consider these requests as the case moves forward.

Thank you for your time and service.

Sincerely,

Jamison Duck

Owner, The Sage Condominiums

713-855-8818

Austin, TX 78704



Jamison Duck
M: 713-855-8818

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Lorraine Atherton,
2009 Arpdale, Austin, TX 78704

July 22, 2025

To: City of Austin Planning Commission

Re: Agenda item 15, C14-2024-0163, 1700 S. Lamar, rezoning request to add DB90 to CS-V

Dear Chair and Commissioners,

We can all agree with Mayor Watson that the DB90 ordinance is not working as intended, and it has undermined the goal of housing affordability. Like all the other South Lamar rezoning cases that have relied on height increases over the last 10 years, this DB90 proposal promises to deliver more cars, not more people. DB90 attracts investors who design their projects around massive parking garages--creating transit-hostile districts. When they are granted extra height and density bonuses, they use the bonus area to increase the size of the parking garage, not the residential density. As the size of the parking garages increases, construction costs skyrocket, threatening the viability of the entire project and the surrounding neighborhood. That's why many of these projects are never built, and that's why the existing VMU zoning on this site is likely to deliver more and better housing, with fewer cars and less environmental damage, than DB90. VMU is not perfect, but it's better than DB90.

ZNA's zoning committee has not finalized its review of this particular rezoning request, so I can't speak on their behalf. But in terms of the fundamentals of planning and zoning, it's safe to say that DB90 is deeply flawed. Until DB90 is reworked to tie the height and density bonuses to an actual residential density and to restrict the number of cars and the size of the parking structures, please do not recommend this or any other DB90 rezoning in the South Lamar corridor.

Thank you for your service.

Sincerely yours,
Lorraine Atherton,
2009 Arpdale, Austin, TX 78704
member, Zilker Neighborhood Association zoning committee
Council Districts 5 & 9

From: [Ryan Smith](#)
To: [Land Use Liaison](#); [Boudreaux, Marcelle](#)
Subject: C14-2024-0163 - 1700 South Lamar; District 9
Date: Tuesday, July 22, 2025 1:50:26 PM

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External Email - Exercise Caution

Dear Ms. Boudreaux and Members of City Council,

I'm writing as a resident of the Sage condos who lives along the southern edge of the proposed rezoning site at 1700 South Lamar (Zoning Case C14-2024-0163). I appreciate the City's efforts to support increased housing and transit-oriented development, but I am concerned about the proposed height and its direct impact on the livability and character of our neighborhood.

The proposed DB90 zoning would allow buildings up to 90 feet tall. From my home, this would likely block the open views we currently enjoy—views that contribute significantly to the sense of light, space, and overall quality of life on the southern edge of this property.

I respectfully ask the City to consider a step-down height transition on the southern portion of the site, or some form of height limitation or setback to reduce the visual impact on neighboring homes and protect view corridors. At the very least, I hope the developer is required to provide a clear site plan and renderings before approval, so residents can understand the extent of the visual changes.

Thank you for your time and for considering the real-world impacts these decisions have on residents. I would appreciate being notified of any future hearings or opportunities to participate.

Thank you,
Ryan Smith

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From: [Chris Patrick](#)
To: [Boudreaux, Marcelle](#)
Subject: 1700 South Lamar (Zoning Case C14-2024-0163)
Date: Tuesday, July 22, 2025 1:41:30 PM

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External Email - Exercise Caution

Dear Ms. Boudreaux and Members of City Council,

As a resident of the Sage Condos directly bordering the southern edge of the proposed rezoning site at 1700 South Lamar (Zoning Case C14-2024-0163), I want to share my concerns about the potential impact of the proposed DB90 zoning.

I support the City's goals around housing and transit-oriented development, but allowing buildings up to 90 feet tall would dramatically affect the livability and character of our neighborhood. From my home, such height would likely block the open views that provide light, a sense of space, and a key part of our quality of life—not to mention property value.

I urge the City to consider a height transition on the southern edge of the site—such as a step-down or setback—to lessen the visual impact on adjacent homes and preserve existing view corridors.

Thank you for your attention to the real-life effects this proposal may have on current residents.

Sincerely,

Chris Patrick

--

[REDACTED]
832.274.2002

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From: [Shannon Todd](#)
To: [Boudreaux, Marcelle](#)
Subject: OPPOSITION TO PROPOSED REZONING BUILDING DEVELOPMENT: 1700 S LAMAR (C14-2024-0163)
Date: Tuesday, July 22, 2025 1:26:05 PM

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Dear Ms. Boudreaux and Members of City Council,

I'm writing as a resident of the Sage condos who lives along the northern edge of the proposed rezoning site at 1700 South Lamar (Zoning Case C14-2024-0163). I appreciate the City's efforts to support increased housing and transit-oriented development, but I have concerns about the proposed height and its direct impact on the livability and character of our neighborhood.

The proposed DB90 zoning would allow buildings up to 90 feet tall. From my home, this would block the open views I currently enjoy—views that contribute significantly to the sense of light, space, and overall quality of life on the northern edge of this site. Not to mention, the value of the property.

I respectfully ask the City to consider a step-down height transition on the southern portion of the site, or some form of height limitation or setback to reduce the visual impact on neighboring homes and protect view corridors. At the very least, I hope the developer is required to provide a clear site plan and renderings before approval, so residents can understand the extent of the visual changes.

Thank you for your time and for considering the real-world impacts these decisions have on residents. I would appreciate being notified of any future hearings or opportunities to participate.

Sincerely,
Shannon Frohling

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July 21, 2025

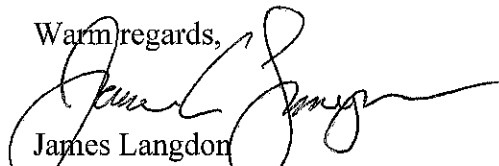
Ms. Marcelle Boudreaux
City of Austin
Planning Department
Marcelle.Boudreaux@austintexas.gov

Re: 1700 South Lamar Rezoning Request
City File Number C14-2024-0163

Dear Ms. Boudreaux:

My wife and I live at 2005 Oxford Avenue with our two children. As a Zilker resident living in close proximity to the subject property, I wish to inform you of my support for the rezoning of the property located at 1700 South Lamar. I have been in close contact with Stonelake during the community engagement process and they have kept me informed of the progress of the case. I respectfully request that the Planning Commission and City Council support the rezoning.

Warm regards,



James Langdon
2005 Oxford Avenue

CC: Will Jenkins, Stonelake
Michele Haussmann, Land Use Solutions

From: [Yazmin Melero](#)
To: [Boudreaux, Marcelle](#)
Subject: 1700 Lamar Blvd- re-zoning 2024-146417 ZC
Date: Tuesday, July 22, 2025 12:50:40 PM

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Hi Marcelle,

My name is Yazmin and I am an owner at the Sage townhomes next to this project. Our community just got notice that there is an intention to put a high rise building next to us and none of us are in agreement with this. we barely have a view as it is and this would not only wipe out our view but darken our units and lower our property value.

Please let me know when the hearing is going to be set and where we can all attend as well as provide any documentation we can have in order to contest this building from going this high.

We are all opposed to it.

Thank you,

Texas Law requires that I share this [IABS](#) and this [Consumer Protection Notice](#) with you.

photo



Yazmin Melero

Realtor/Investor - TREC #735190, StepStone Realty

310.877.6117 | [REDACTED]

www.StepStoneTexas.com

1711 S Colorado St, Ste E202, Lockhart TX 78644

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July 22, 2025

Ms. Marcelle Boudreaux
City of Austin
Planning Department
Marcelle.Boudreaux@austintexas.gov

Re: 1700 South Lamar Rezoning Request
City File Number C14-2024-0163

Dear Ms. Boudreaux:

I live at 1115 Kinney Ave #34. As an immediately adjacent property owner along Kinney, I am writing to inform you of my support for the rezoning of the property located at 1700 South Lamar. I have been in close contact with Stonelake during the community engagement process and they have kept me informed of the progress of the case. I respectfully request that the Planning Commission and City Council support the rezoning. Thank you for your support.

Warm regards,

A handwritten signature in black ink, appearing to read "Starla Terry", with a stylized, flowing script.

Starla Terry
1115 Kinney Avenue Unit 34 Austin, TX 78704

CC: Will Jenkins, Stonelake
Michele Haussmann, Land Use Solutions