

ZONING CHANGE REVIEW SHEET

CASE: **C14-2025-0063**– 2323 South Lamar Mixed Use

DISTRICT: 5

ADDRESS: 2319, 2321, 2323, 2323 ½ and 2349 South Lamar Blvd.; 2421 Bluebonnet Ln.

ZONING FROM: LO-V-CO and GR-V-CO

TO: LO-V-CO and GR-V-CO, to modify a condition of zoning

SITE AREA: 1.858 acres

PROPERTY OWNER: 2323 South Lamar Owner, LLC (Bill Knauss)

AGENT: Drenner Group (Leah Bojo)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office– vertical mixed use building – conditional overlay (LO-V-CO) combining district zoning and community commercial - vertical mixed use building – conditional overlay (GR-V-CO) combining district zoning, to modify a condition of zoning, specifically to remove Part 2.C of the conditional overlay established in Ordinance No. 20191003-079.

The Conditional Overlay subjects the property to following conditions:

- 1) Prohibit the following uses permitted within the GR base zoning districts: Adult oriented businesses, Alternative financial services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Bail bond services, Drop-off recycling collection facility, Exterminating services, Funeral services, Pawn shop services, Scrap and salvage, Service station;**
- 2) Drive-in service use is prohibited as an accessory use to commercial uses;**
- 3) Except as otherwise provided, ground floor commercial use on the Property is limited to 18,000 square feet. If the ground floor commercial use includes a food sales use that is more than 10,000 square feet, then ground floor commercial use on the Property is limited to 25,000 square feet;**
- 4) The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (Vertical Mixed Use Buildings. Ten percent of the residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the annual median family income.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 24, 2025: *APPROVED LO-V-CO AND GR-V-CO, TO MODIFY A CONDITION OF ZONING AS STAFF RECOMMENDED, ON CONSENT.*

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

CITY COUNCIL:

August 28, 2025:

July 24, 2025: APPROVED NEIGHBORHOOD POSTPONEMENT REQUEST TO AUGUST 28, 2025, ON CONSENT.

VOTE: VELA; HARPER-MADISON – 2ND; (11-0)

ORDINANCE NUMBER:

ISSUES:

The applicant requests to modify a condition of zoning, specifically to remove Part 2.C of the conditional overlay established in Ordinance No. 20191003-079, which prohibits commercial uses on the property until at least 165 dwelling units are built. In 2019 during discussion for the Second and Third readings at City Council, a Councilmember included several conditions within the conditional overlay, including Part 2.C. As such, these conditions were not part of Staff's recommendation for case no. C14-2018-0128, and were not previously vetted by Staff.

The removal of this condition would allow the applicant to develop a mixed-use development of hotel, residential and other commercial uses. The adjacent sites and surrounding area consist of diverse commercial uses, residential uses and mixes of uses.

Staff's original recommendation for case no. C14-2018-0128 included a conditional overlay to prohibit some uses. This is a common recommendation to limit some of the more intense uses when adjacent to residential. Therefore, Staff supports the applicant's request to retain the prohibited uses as ultimately incorporated into the conditional overlay, and several other conditions added by Council, while requesting the removal of Part 2.C of the conditional overlay established in Ordinance No. 20191003-079.

CASE MANAGER COMMENTS:

The subject rezoning area is 1.858 acres, is located at the east corner of the intersection with Bluebonnet Lane, and is currently under construction. Northeast of the rezoning tract is multifamily residential land use (Bluebonnet Studios - affordable) (CS-V). East of the rezoning tract is developed with multifamily residential land use (LO). Southeast of the property is land exhibiting recently constructed multifamily residential land use (Bluebonnet Lofts) (MF-2-CO). Further east of these properties are lots developed with single family land use (SF-3). North across S. Lamar Blvd. are Professional offices, Personal Improvement Service, Pet Services, and Personal Service uses and associated surface parking (CS; CS-V). South and west of the property, across Bluebonnet Lane, General Retail Sales (Convenience)

(Walgreens) and low-rise mixed use residential and commercial (GR-CO; LO-MU-CO and MF-2). *Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).*

This area of S. Lamar Blvd. has been in transition from low-density commercial uses to 4-5 story mixed use buildings. S. Lamar Blvd. is an Imagine Austin Corridor, as outlined in the Imagine Austin Comprehensive Plan, and priority transit corridor with multiple bus lines, including Cap Metro Rapid, and bus stops less than ¼-mile from the site. Activity centers and corridors identify broad direction for growth, but identify potential locations for additional people and jobs above what currently exists on the ground.

This proposal is within a ½ mile of both the Oltorf West and Menchaca ETOD station areas (Bus), which are categorized as the “Include” ETOD typology. 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.

The Applicant proposes to remove Part 2.C of the Conditional Overlay established in Ordinance No. 20191003-079, to allow for a mixed-use development of hotel, residential and other commercial uses. Staff recommends removing this condition. The applicant’s proposal for a mixed-use project includes opportunities for jobs and housing at the site. See more details in Issues section.

BASIS OF RECOMMENDATION:

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

The Limited Office (LO) district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods.

The Community Commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

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

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

Developing a hotel use and ground floor retail would create employment opportunities for residents. Further, 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 for the residential portion, the development is required to comply with affordable housing requirements.

3. *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.

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

Staff recommends LO-V-CO combining district zoning and GR-V-CO combining district zoning, to modify a condition of zoning, 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 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 could 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.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-V-CO; GR-V-CO	Industrial warehouses and services
<i>North</i>	CS-V; CS	Professional offices, Personal Improvement Service, Pet Services, and Personal Service uses
<i>South</i>	LO-MU-CO; MF-2	Multifamily land use; General retail sales (Convenience)
<i>East</i>	CS-V; LO; MF-2-CO	Multifamily land use
<i>West</i>	GR-CO; LO-MU-CO; MF-2	Mixed use residential and commercial; General Retail Sales (Convenience)

NEIGHBORHOOD PLANNING AREA: South Lamar Combined (South Lamar) - suspended

WATERSHED: West Bouldin Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

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

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council	Austin ISD
Friends of Austin Neighborhoods	Preservation Austin
South Austin Neighborhood Alliance (SANA)	Friends of Zilker
Homeless Neighborhood Association	South Central Coalition
Neighborhood Empowerment Foundation	Perry Grid 614
Save Our Springs Alliance	Travis County Nat. Resources
South Lamar Neighborhood Association	Pathways at Goodrich Place

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2025-0024 – Little Lion	LO-MU-CO to GO-MU	Pending	
C14-2023-0146 – 2130 Goodrich	CS-MU-CO to CS-MU-V-CO-DB90	To Grant CS-MU-V-CO-DB90 (7/23/24) as Staff recommended	Apvd CS-MU-V-CO-DB90 as Commission recommended (9/12/24)
C14-2018-0047.SH – Pathways at Goodrich Place	MF-3 to MF-4	To Grant MF-4-CO as Staff recommended (CO 25-foot building setback on Bluebonnet Lane, a maximum height of 40 feet, a maximum impervious cover of 65%, and a maximum number of units of 120)	Apvd MF-4-CO (6/14/18)
C14-2017-0021 – Pathways at Goodrich	CS to MF-3	To Grant MF-3 as staff recommended (5/23/17)	Apvd MF-3 as Commission recommended (6/15/17)
C14-2013-0056 – Bluebonnet Rezoning	SF-3 to MF-2	To Grant MF-6-CO (9/10/13)	Apvd MF-2-CO (CO – limit to 18 res units, 20 units/ acre, max height of 30 ft or 2 stories, rooftop access limited)

RELATED CASES:

C14-2018-0128 – Rezoning from LO-CO and GR-CO to LO-V-CO and GR-V-CO

C14-2008-0070 – Rezoning from SF-2 to CS and LO-CO, GR-CO and GR-V-CO

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 2323 S LAMAR BOULEVARD. C14-2025-0063. Project: 2323 South Lamar Mixed Use. 1.9 acres from LO-V-CO; GR-V-CO to LO-V-CO; GR-V-CO. Existing: vacant. Proposed: multifamily (22 units), hotel (153 keys) and retail. Note that the Housing Affordability measure has been indicated based on the associated ordinance, in reference to the Vertical Mixed Use program.

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"> • Bus stop present at the intersection of Bluebonnet LN and South Lamar BLVD; South Lamar BLVD is a MetroRapid route with stops within 0.25 miles of the site
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along South Lamar BLVD and Bluebonnet LN; unprotected bike lane present along South 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 S Lamar BLVD within 0.5 of the site
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.5 miles to Zilker Elementary School
	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 Little Zilker Park
Y	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> • Dental services present along S 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.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
9	Number of “Yes’s”

Drainage

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

Environmental

The site is located over the Edwards Aquifer Recharge Verification 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.

Fire Department

No comments.

PARD – Planning & Design Review

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. It appears that that the referenced project at this site (SP-2019-0599C) paid parkland fees before approval. If this project is seeking a change of units or type (application mentions hotel) that would affect these fees, please reach out to ann.desanctis@austintexas.gov and cc scott.grantham@austintexas.gov.

Site Plan

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

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

Transportation

A zoning transportation analysis shall be performed at zoning where anticipated trips are anticipated to exceed 2,000 unadjusted trips to satisfy the LDC requirement for a TIA but does not diminish the authority to require a traffic impact analysis at site plan. LDC 25-6, TCM 10.5.0. A ZTA is required for this site. Please submit via the KNACK portal: <https://atd.knack.com/development-services#customer-portal/services/zoning-transportation-analysis/>

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
S. Lamar Blvd.	Level 3	116'	80'	52'	Yes	Yes	Yes
Bluebonnet Ln.	Level 2	84'	64'	39'	Yes	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.

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

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

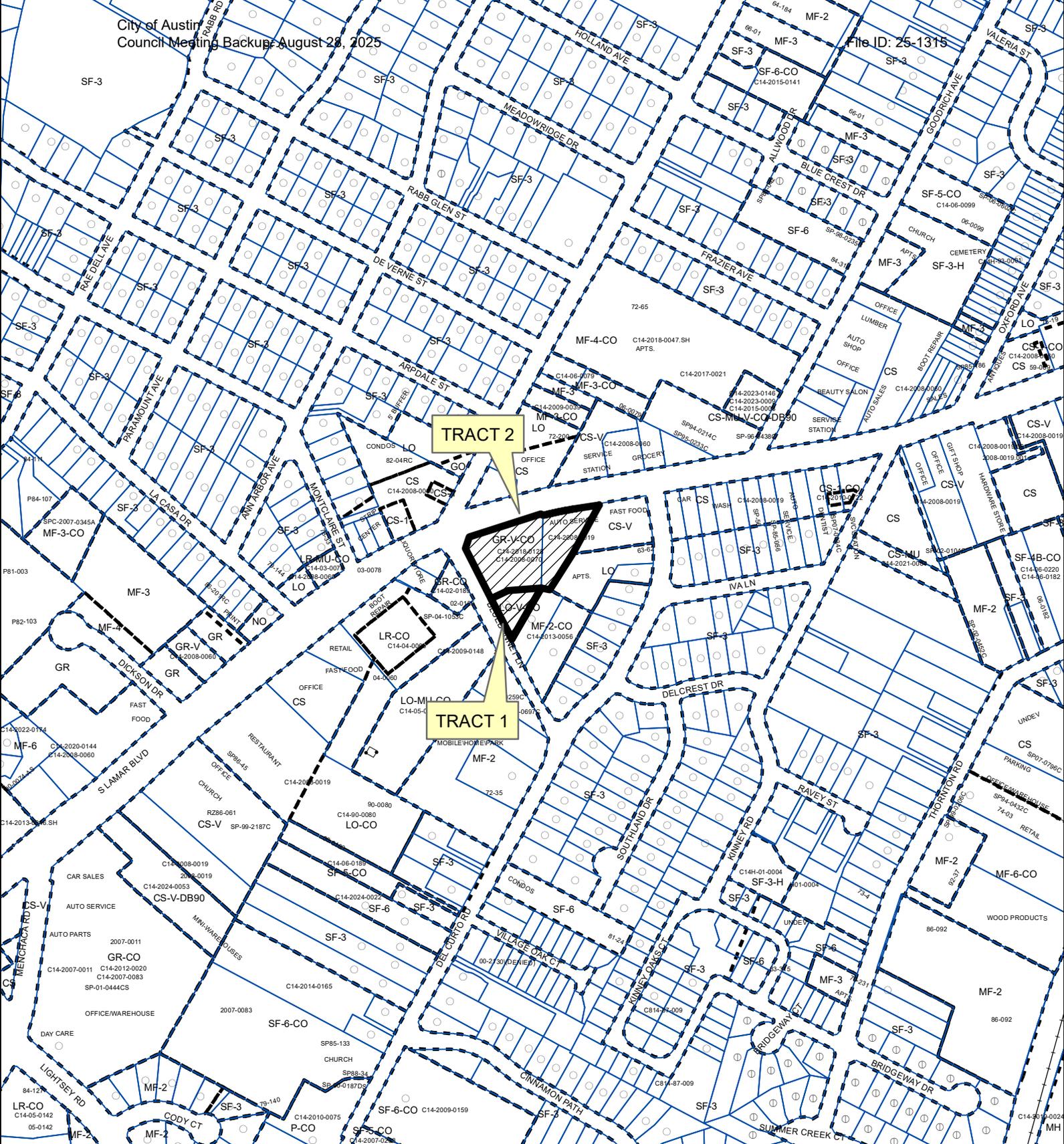
Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Exhibit B: Applicant's Summary Letter

Attachment A: Ordinance No. 20191003-079

Public Correspondence



TRACT 2

TRACT 1

ZONING

ZONING CASE#: C14-2025-0063



 SUBJECT TRACT

 PENDING CASE

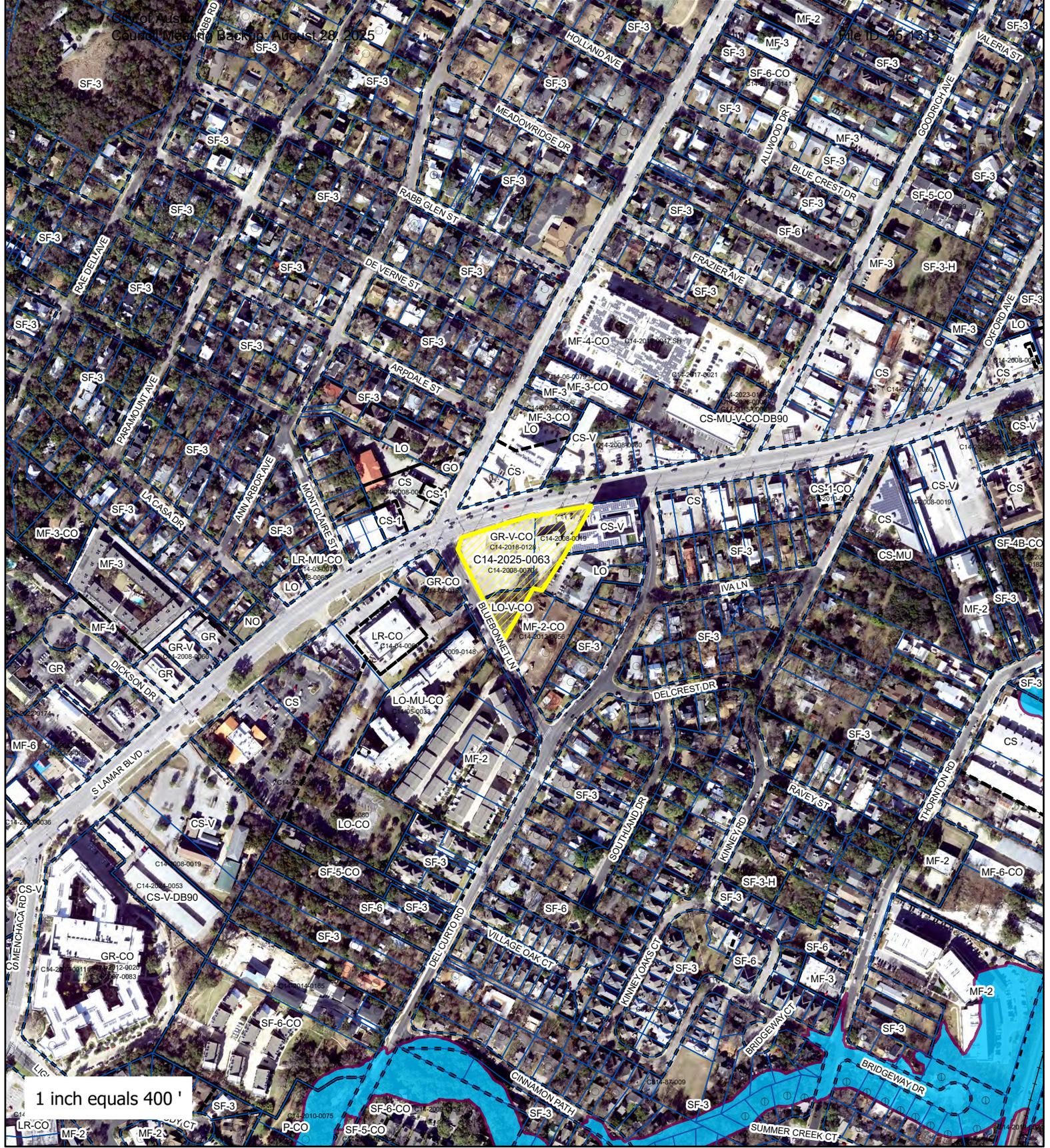
 ZONING BOUNDARY

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.





2323 South Lamar Mixed Use



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

ZONING CASE#: C14-2025-0063
 LOCATION: 2319 and 2323 S Lamar Blvd;
 2421 Bluebonnet Ln
 SUBJECT AREA: 1.9 Acres
 MANAGER: Marcelle Boudreaux



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May 5, 2025

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: 2323 South Lamar Mixed Use – Rezoning application for 1.858-acre property located at 2319 and 2323 S Lamar Boulevard and 2421 Bluebonnet Lane, Austin, Texas 78704 (the "Property").

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 2323 South Lamar Mixed Use and is 1.858 acres of land, located at the east corner of the intersection between Bluebonnet Lane and South Lamar Boulevard. South Lamar Boulevard is an Imagine Austin Corridor and a Core Transit Corridor. The Property is within the Full Purpose Jurisdiction of the City of Austin as well as the Project Connect Oltorf West and Menchaca Equitable Transit Oriented Development (ETOD) Station Areas.

A site development permit was submitted to the City of Austin (the "City") on December 23, 2019, assigned permit number SP-2019-0599C (the "Project"), and approved on June 4, 2021 for the development of a residential mixed use building with 201 units and 6,423 square feet of ground-floor commercial uses on the Property. The project is currently under construction.

The Property is currently zoned LO-V-CO (Limited Office – Vertical Mixed Use Building – Conditional Overlay) on Tract 1 and GO-V-CO (General Office – Vertical Mixed Use Building – Conditional Overlay) on Tract 2. We are requesting to remove Part 2.C. of the Conditional Overlay established in Ordinance No. 20191003-079, and attached here for reference, which prohibits commercial uses on the Property until at least 165 dwelling units are built. This rezoning would allow the Project to include a mix of hotel units and residential units, in addition to the commercial ground floor uses.

The Property is located in the South Lamar Combined Planning Area – South Lamar subdistrict which is currently suspended. The Property has no Future Land Use Map designation, and therefore a Neighborhood Plan Amendment application is not required with this rezoning.

A Traffic Impact Analysis ("TIA") is not required with this rezoning request per the attached zoning TIA Determination executed by Nazlie Saeedi, dated April 30, 2025. A Zoning Transportation Analysis (ZTA) will be required and reviewed for compliance with the TIA approved with Zoning Case No. C14-2018-0128.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)
Marcelle Boudreaux, Planning Department (*via electronic delivery*)

REDLINE

ORDINANCE NO. 20191003-079

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2315 AND 2323 SOUTH LAMAR BOULEVARD, AND 2421 BLUEBONNET LANE FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO LIMITED OFFICE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (LO-V-CO) COMBINING DISTRICT ON TRACT 1, AND FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-V-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-V-CO) COMBINING DISTRICT ON TRACT 2.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office-conditional overlay (LO-CO) combining district to limited office-vertical mixed use building-conditional overlay (LO-V-CO) combining district on Tract 1, and from community commercial-conditional overlay (GR-CO) combining district and community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district to community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district on Tract 2 on the property described in Zoning Case No. C14-2018-0128, on file at the Planning and Zoning Department, as follows:

Tract 1:

0.277 acre out of the Isaac Decker League, situated in the City of Austin, Travis County, Texas, and being a portion of that certain 0.295 acre tract (called "Tract 3") conveyed to James T. Ross, by Deed of Record in Document No. 2015083215, of the Official Public Records of Travis County, Texas, said 0.277 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

1.581 acres out of the Isaac Decker League, situated in the City of Austin, Travis County, Texas, and being comprised of those certain two tracts conveyed to James T. Ross, by Deed of Record in Document No. 2015083215, of the Official Public Records of Travis County, Texas, said 1.581 acres of land being more particularly

described by metes and bounds in **Exhibit “B”** incorporated into this ordinance, (cumulatively referred to as the “Property”),

locally known as 2315 and 2323 South Lamar Boulevard, and 2421 Bluebonnet Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

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

A. The following uses are not permitted uses on the Property:

Adult oriented businesses	Alternative financial services
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Drop-off recycling collection facility
Exterminating services	Funeral services
Pawn shop services	Scrap and salvage
Service station	

B. Drive-in service use is prohibited as an accessory use to commercial uses.

~~C. Commercial uses on the Property are prohibited until at least 165 dwelling units are built, with a goal of 200 dwelling units.~~

D. Except as otherwise provided, ground floor commercial use on the Property is limited to 18,000 square feet. If the ground floor commercial use includes a food sales use that is more than 10,000 square feet, then ground floor commercial use on the Property is limited to 25,000 square feet.

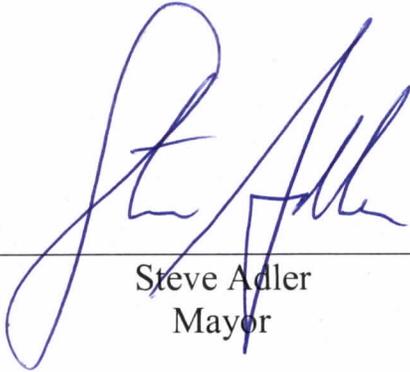
E. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (Vertical Mixed Use Buildings. Ten percent of the residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the annual median family income.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) and community commercial (GR) base districts and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on October 14, 2019.

PASSED AND APPROVED

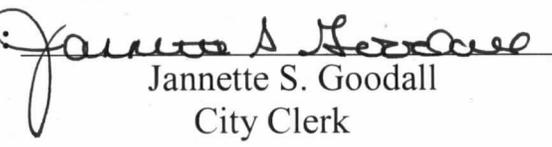
October 3, 2019 §
 §
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Steve Adler
Mayor

APPROVED: 

Anne L. Morgan
City Attorney

ATTEST: 

Jannette S. Goodall
City Clerk

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

rpls5901@gmail.com 512-905-4369

0.277 ACRE
ISAAC DECKER LEAGUE
AUSTIN, TEXAS

FILE NO. 2019.059
PROJECT: 008-01
DATE: 08/21/2019

DESCRIPTION

0.277 ACRE OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 0.295 ACRE TRACT (CALLED "TRACT 3") CONVEYED TO JAMES T ROSS, BY DEED OF RECORD IN DOCUMENT NO. 2015083215, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.277 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at the southwest corner of Lot 1, Precision Addition, a subdivision of record in Volume 89, Page 322, of the Plat Records of Travis County, Texas; being the northwest corner of that certain 1.051 acre tract conveyed to Boulevard City Homes, LP, by Deed of record in Document No. 2015006822, of said Official Public Records, also being the southeast corner of that certain 46,513 square foot tract (called "Tract 2") conveyed to James T Ross, by said Deed of record in Document No. 2015083215, of said Official Public Records, for the northeasterly corner of said 0.295 acre tract and hereof;

THENCE, S29°39'41"W, along the northwest line of said 1.051 acre tract, being the southeast line of said 0.295 acre tract, a distance of 185.18 feet to a 1/2-inch iron rod found at the southeast corner of that certain 726 square foot tract conveyed to the City of Austin, by Deed of record in Document No. 2005128455, of said Official Public Records, being in the northeast right-of-way line of Bluebonnet Lane (r.o.w. varies), for the most southerly corner hereof, from which a mag nail with "Chaparral Boundary" shiner found bears S23°08'24"W, a distance of 2.14 feet;

THENCE, N27°33'07"W, over and across said 0.295 acre tract, along said northeast right-of-way line of Bluebonnet Lane, being the east line of said 726 square foot tract, a distance of 143.16 feet to a 1/2-inch iron rod with "Meenach" cap found at the northeast corner of said 726 square foot tract, being the southeast corner of that certain 272 square foot tract conveyed to the City of Austin, by Deed of record in Document No. 2005128454, of said Official Public Records, being in the north line of said 0.295 acre tract, also being the south line of said 46,513 square foot tract, for the northwesterly corner hereof;

THENCE, leaving said northeast right-of-way line, along the south line of said 46,513 square foot tract, being the north line of said 0.295 acre tract, the following three (3) courses and distances:

1. N65°24'37"E, a distance of 58.65 feet to a 1/2-inch iron rod found, for an angle point;

EXHIBIT "A"

2. N87°56'22"E, a distance of 25.89 feet to a 1/2-inch iron rod with "Wallace Group" cap found, for an angle point;
3. N83°43'12"E, a distance of 79.13 feet to the **POINT OF BEGINNING**, and containing 0.277 acre (12,088 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2018, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901
TBPLS FIRM NO. 10194420



ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

rpls5901@gmail.com 512-905-4369

1.581 ACRES
ISAAC DECKER LEAGUE
AUSTIN, TEXAS

FILE NO. 2019.058
PROJECT: 008-01
DATE: 08/21/2019

DESCRIPTION

1.581 ACRES OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF THOSE CERTAIN TWO (2) TRACTS CONVEYED TO JAMES T ROSS, BY DEED OF RECORD IN DOCUMENT NO. 2015083215, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; MORE SPECIFICALLY BEING ALL OF LOT 1, PRECISION ADDITION, A SUBDIVISION OF RECORD IN VOLUME 89, PAGE 322, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING A PORTION OF THAT CERTAIN 46,513 SQUARE FOOT TRACT (CALLED "TRACT 2") AS DESCRIBED IN SAID DEED OF RECORD; SAID 1.581 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a cut "X" set in concrete at an angle point in the southeast line of South Lamar Blvd. (r.o.w. varies), being in the west line of Lot "A", F.M. Del Curto Resubdivision, a subdivision of record in Volume 13, Page 62, of said Plat Records, also being the northeast corner of said Lot 1, for the northeasterly corner hereof, from which a mag nail with "4WARD" shiner found in concrete bears N28°13'13"E, a distance of 6.69 feet;

THENCE, S28°13'13"W, leaving said south right-of-way line of South Lamar Blvd., along the west lines of said Lot "A" and Lot "B", of said F.M. Del Curto Resubdivision, being the east line of said Lot 1, a distance of 301.64 feet to a 5/8-inch iron rod found at the southwest corner of Lot B-1, F.M. Del Curto Resubdivision of Tract B of F.M. Del Curto Resubdivision, a subdivision of record in Volume 17, Page, 90, of said Plat Records, being an angle point in the north line of that certain 1.051 acre tract conveyed to Boulevard City Homes, LP, by Deed of record in Document No. 2015006822, of said Official Public Records, for an angle point in the east line of said Lot 1 and hereof;

THENCE, along the north line of said 1.051 acre tract, being the east and south lines of said Lot 1, the following two (2) courses and distances:

1. S13°48'37"W, a distance of 1.95 feet to a 1/2-inch iron rod found at the southeast corner of said Lot 1, for an angle point;

EXHIBIT "B"

2. N72°40'52"W, a distance of 28.09 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 1, being the northwest corner of said 1.051 acre tract, also being the southeast corner of said 46,513 square foot tract, also being the northeast corner of that certain 0.295 acre tract (called "Tract 3") conveyed to James T Ross, by said Deed of Record in Document 2015083215, of said Official Public Records, for an angle point;

THENCE, along the north line of said 0.295 acre tract, being the south line of said 46,513 square foot tract, the following three (3) courses and distances:

1. S83°43'12"W, a distance of 79.13 feet to a 1/2-inch iron rod with "Wallace Group" cap found, for an angle point;
2. S87°56'22"W, a distance of 25.89 feet to a 1/2-inch iron rod found, for an angle point;
3. S65°24'37"W, a distance of 58.65 feet to a 1/2-inch iron rod with "Meenach" cap found at the southeast corner of that certain 272 square foot tract conveyed to the City of Austin, by Deed of record in Document No. 2005128454, of said Official Public Records, being in the east right-of-way line of Bluebonnet Lane (r.o.w. varies), for the southwesterly corner hereof;

THENCE, N27°33'07"W, over and across said 46,513 square foot tract, along said northeast right-of-way line of Bluebonnet Lane, being the east line of said 272 square foot tract, a distance of 178.54 feet to a 1/2-inch iron rod found at the southern terminus of a right-of-way return line between said northeast right-of-way line of Bluebonnet Lane and said south right-of-way line of South Lamar Blvd., for an angle point;

THENCE, N26°43'51"E, along said right-of-way return line, being a northwest line of said 46,513 square foot tract, a distance of 46.21 feet to a 1/2-inch iron rod found at the northern terminus of said right-of-way return line, being in said south right-of-way line of South Lamar Blvd., for the northwesterly corner of said 46,513 square foot tract and hereof;

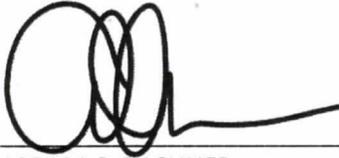
THENCE, along said south right-of-way line, being the north lines of said 46,513 square foot tract and said Lot 1, the following four (4) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 1869.86 feet, a central angle of 07°18'37", an arc length of 238.57 feet, and a chord which bears N73°19'29"E, a distance of 238.41 feet to Hilti Nail (with head sheared off) found in concrete at the northeast corner of said 46,513 square foot tract, for an angle point;
2. S02°08'10"W, a distance of 5.22 feet to a cotton gin spindle found at the beginning of a non-tangent curve to the right, being the northwest corner of said Lot 1, for an angle point;
3. Along said curve, having a radius of 1864.86 feet, a central angle of 03°25'14", an arc length of 111.33 feet, and a chord which bears N78°34'05"E, a distance of 111.32 feet to a 1/2-inch iron rod with "Wallace Group" cap found at a point of tangency in said south right-of-way line, for an angle point;

4. N80°47'11"E, a distance of 52.95 feet to the **POINT OF BEGINNING**, and containing 1.581 acres (68,852 square feet) of land, more or less.

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TRACT 2

TRACT 1

ZONING

ZONING CASE#: C14-2018-0128

EXHIBIT "C"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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

Case Number: C14-2025-0063
Contact: Marcelle Boudreaux, 512-974-8094
Public Hearing: June 24, 2025, Planning Commission

Lorraine Atherton

Your Name (please print)

I am in favor
 I object

2009 Arpdale, 78704

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

L. Atherton

Signature

June 14, 2025

Date

Daytime Telephone (Optional): 512-447-7681

Comments: The area has too much commercial space. The CO had the support of Greg Casar. It prevents the abuse of the density bonus by requiring a minimum number of dwelling units to balance the commercial uses. Construction is almost complete for more than 180 units. Combined with STR allowance, the surplus (above 165 units) could be converted to hotel.

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

From: [Lorraine Atherton](#)
To: [Boudreaux, Marcelle](#)
Subject: Re: [ZNA Zoning] RE: Postponement request C14-2025-0063 (item 175)
Date: Wednesday, July 23, 2025 9:46:09 AM
Attachments: [image001.png](#)

External Email - Exercise Caution

Thanks, Marcelle. Either of the postponement dates is acceptable to me.
Please note, also, that this appears to be the first postponement request for this case.
L. Atherton

On Wed, Jul 23, 2025 at 9:00 AM 'Boudreaux, Marcelle' via ZNA Zoning
<zoning@zilkerneighborhood.org> wrote:

Hi Lorraine,

The next available Council hearing for rezoning items after July 24 would be August 28. I will connect with the applicant, and let you know their opinion on PP.

Thanks,

Marcelle



Marcelle Boudreaux, MCRP, AICP, 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: Lorraine Atherton <latherton04@gmail.com>

Sent: Wednesday, July 23, 2025 7:35 AM
To: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
Cc: Zilker Zoning Committee <zoning@zilkerneighborhood.org>
Subject: Postponement request C14-2025-0063 (item 175)

External Email - Exercise Caution

Hello, Ms. Boudreaux.

As a property owner within 500 feet of 2323 S. Lamar, I request a postponement of item 175, rezoning case C14-2025-0063 (2323 S. Lamar) on the July 24 City Council agenda, to the July 31 or August 7 Council meeting. This will allow the Zilker Neighborhood Association to review and discuss the case at our quarterly meeting on Monday, July 28, especially with regard to the loss of 18 income-restricted housing units previously secured through the VMU density bonus.

Thank you.

Lorraine Atherton

2009 Arpdale, Austin, TX 78704

(512-447-7681)

member, zoning committee of the Zilker Neighborhood Association

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

To unsubscribe from this group and stop receiving emails from it, send an email to zoning+unsubscribe@zilkerneighborhood.org.

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