

**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](mailto:vp-zoning@zilkerneighborhood.org).

I can be reached via email at [vp-zoning@zilkerneighborhood.org](mailto: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

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.  
For any additional questions or concerns, contact CSIRT at "[cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov)".