

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Oak Hill Combined (West Oak Hill)

**CASE#:** NPA-2025-0025.03

**DATE FILED:** August 8, 2025

**PROJECT NAME:** Lantana Tract 34

**PC DATE:** December 9, 2025  
November 13, 2025

**ADDRESS/ES:** 7009 West William Cannon Dr.

**DISTRICT AREA:** 8

**SITE AREA:** 7.982 acres

**OWNER/APPLICANT:** Stratus Properties Operating Company

**AGENT:** Armbrust and Brown, PLLC (Jewels Cain)

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen Meredith

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Office

**To:** Commercial

**Base District Zoning Change**

**Related Zoning Case:** C14-2025-0087

**From:** GO-NP

**To:** GR-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** December 11, 2008

**CITY COUNCIL DATE:** TBD

**ACTION:**

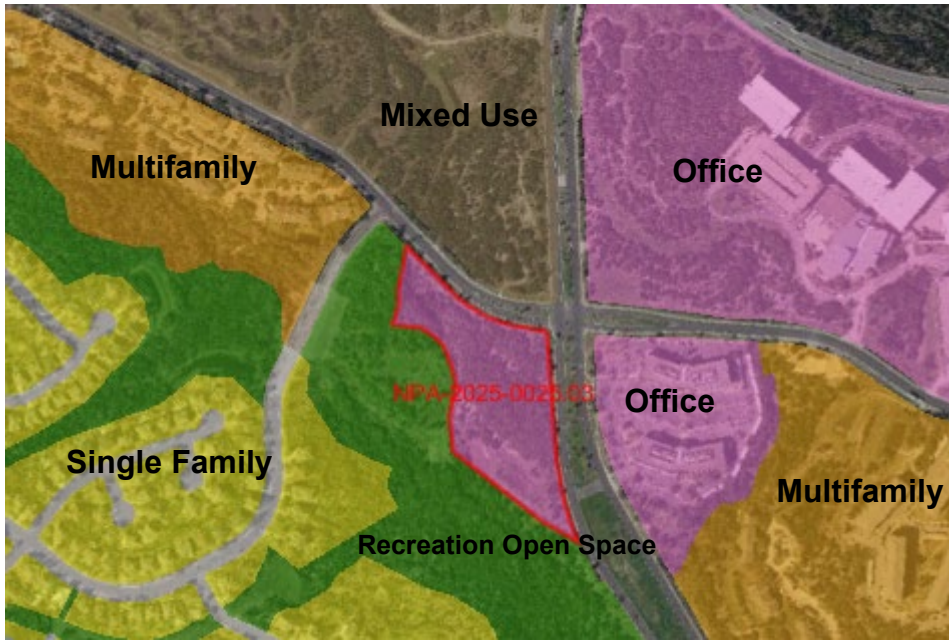
**PLANNING COMMISSION RECOMMENDATION:**

*December 9, 2025 – (action pending)*

*November 13, 2025* – Approved on the consent agenda the Neighborhood’s request for a postponement to the December 9, 2025 hearing. [Breton – 1<sup>st</sup>; Bedrosian – 2<sup>nd</sup>] Vote: 10-0 [Maxwell and Howard absent. One vacancy]

**STAFF RECOMMENDATION:** To support the Applicant’s request for Commercial land use.

**BASIS FOR STAFF’S RECOMMENDATION:** Staff supports the applicant’s request for Commercial land use. The property has Mixed Use land use to the north, office to the northeast and east, Recreation Open Space and Single Family to west. Commercial land use is appropriate in this location with frontage along W. William Cannon Drive and Rialto Blvd. The applicant proposes to construct a 150-key hotel.



Below are goals in the Oak Hill Plan that staff feels supports the applicant’s request. The plan supports new development that provides a diversity of services to the area. Although the applicant states the proposed use is a hotel, the proposed zoning would allow for other commercial uses to be developed on the site that could benefit the planning area.

## GOALS, OBJECTIVES AND RECOMMENDATIONS:

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### 6.A. Provide opportunities for high-quality new development and re-development.

#### 6A.1

Ensure quality of new construction and renovations.

6.A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Alberston's store).

6.A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6.A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit oriented.

### 6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

#### 6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of all stakeholders while taking into consideration environmental concerns.

### 6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial "nodes" (concentrated activity areas) at strategic locations.

## LAND USE DESCRIPTIONS:

### EXISTING LAND USE:

**Office** - An area that provides for office uses as a transition from residential to commercial uses, or for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals and non-profit organizations.

### Purpose

1. Encourage office-related services in areas that cannot support the traffic generation of commercial uses;
2. Provide for small lot office conversions as a transition from commercial to residential

- uses; and
3. Preserve sites for employment and office related services.

**Application**

1. Appropriate for low volume streets such as collectors and minor arterials; and
2. Can be used to provide a transition between residential uses and more intense commercial and industrial uses.

**PROPOSED LAND USE:**

**Commercial** -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

**Purpose**

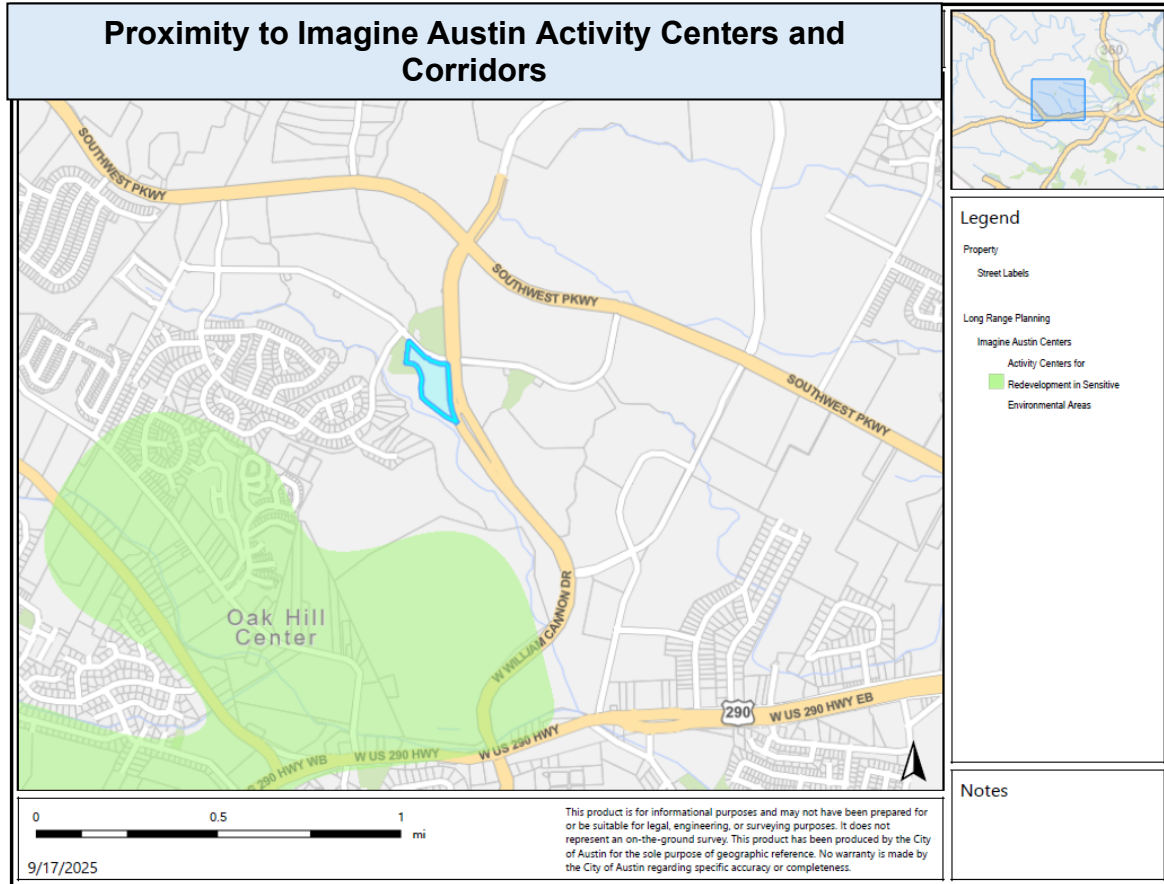
1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

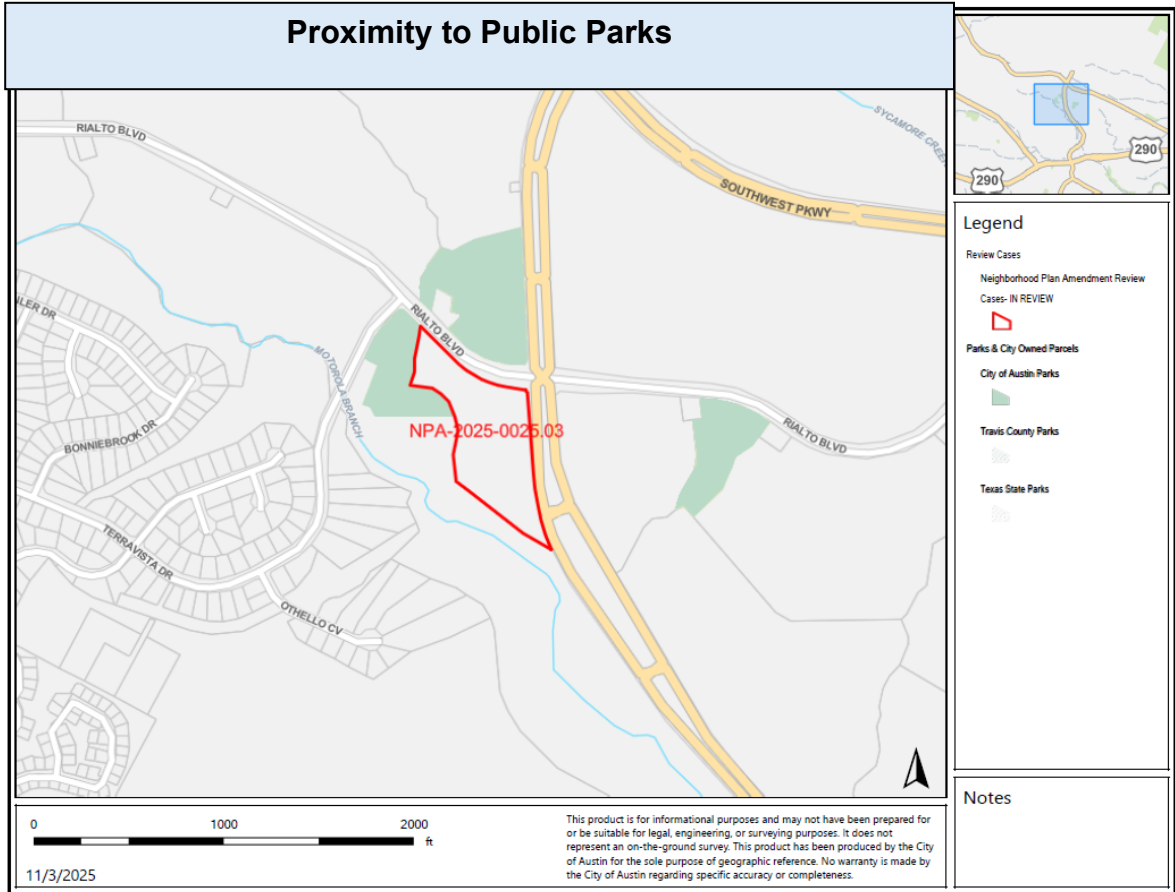
**Application**

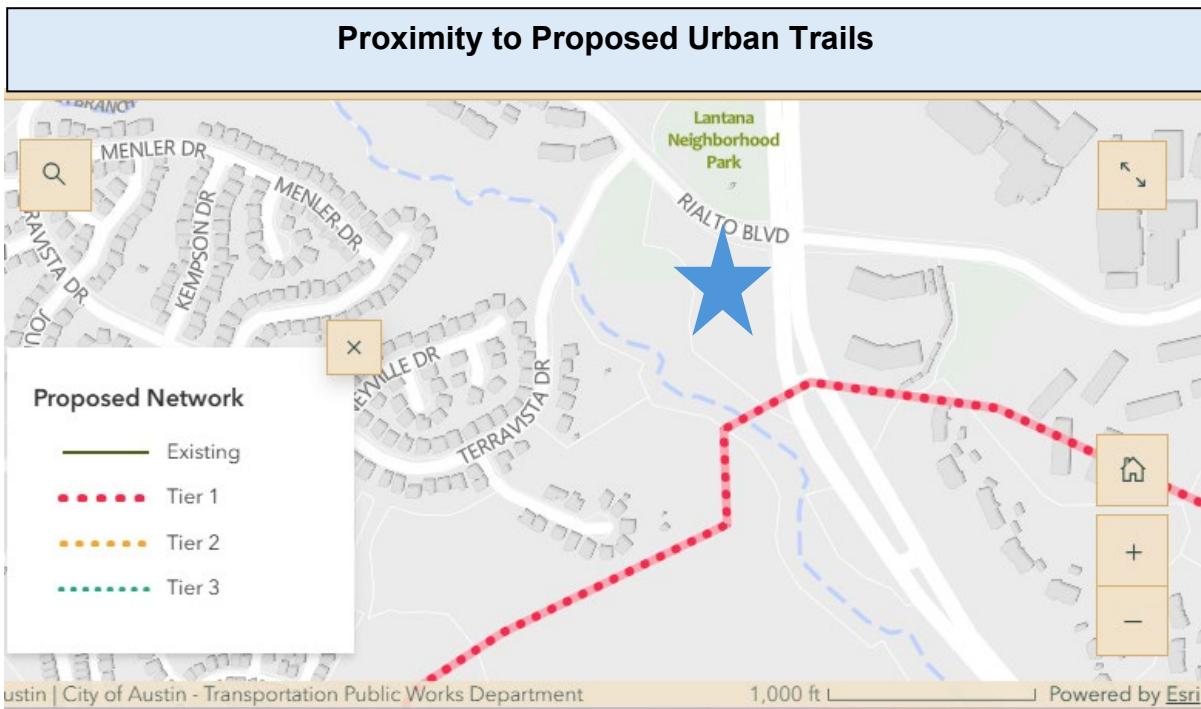
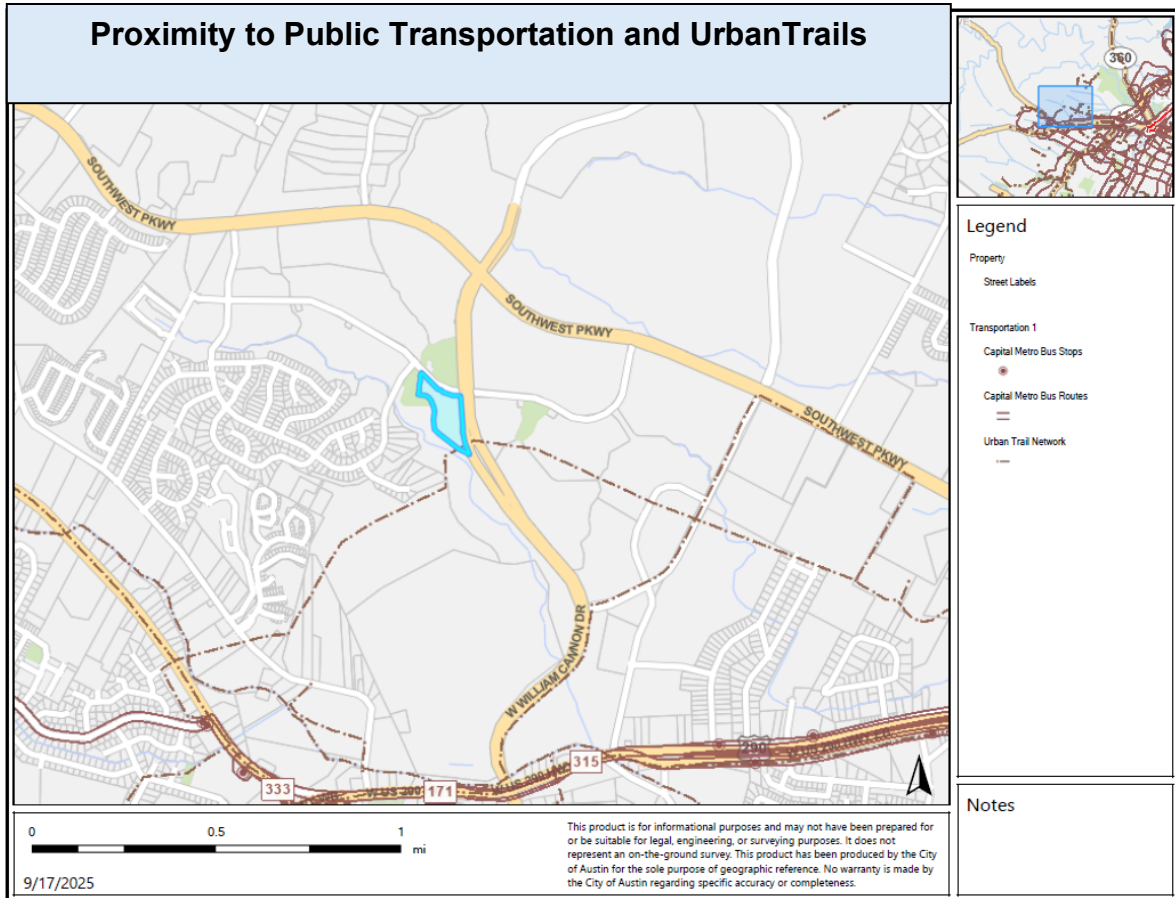
1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

| Yes                         | Imagine Austin Decision Guidelines   |
|-----------------------------|--|
| Complete Community Measures |  |
| Yes                         | <b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>Near Oak Hill Activity Center for Redevelopment in Sensitive Environmental Areas</li> </ul> |
| No                          | <b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.  |
| Yes                         | <b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.   |
| Yes                         | <b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.  |
| Yes                         | <b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.   |

|           |   |
|-----------|---|
|           | <ul style="list-style-type: none"> <li>• <b>0.3 miles from Marigold Market and Café</b></li> <li>• <b>3.3 miles from H-E-B, 7901 US-290</b></li> </ul>  |
| No        | <b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• 1.5 miles from Oak Hill Elementary School</li> </ul>  |
| Yes       | <b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.3 miles from Lantana Park</b></li> <li>• <b>0.5 miles from Rialto Neighborhood Park</b></li> <li>• <b>Near proposed Urban Trails</b></li> </ul>   |
| No        | <b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> <li>• <b>2.1 miles from Baylor Scott and White Urgent Care+</b></li> <li>• <b>3.4 miles from Ascension Seton Southwest Hospital</b></li> </ul> |
| No        | <b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.   |
| No        | <b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.   |
| No        | <b>Mixed use:</b> Provides a mix of residential and non-industrial uses.  |
| No        | <b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> <li>• <b>3.2 miles from Hampton Branch at Oak Hill, Austin Public Library</b></li> </ul>   |
| No        | <b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.  |
| No        | <b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)  |
| Not known | <b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.  |
| No        | <b>Industrial Land:</b> Preserves or enhances industrial land.  |
| 5         | <b>Number of "Yeses"</b>  |







## IMAGINE AUSTIN GROWTH CONCEPT MAP

### *Definitions*

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources.

These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally-sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The applicant is requesting to change the land use on the future land use map (FLUM) from Office to Commercial land use.

The applicant is requesting to change the zoning on the property from GO-NP (General Office district – Neighborhood Plan) to GR-NP (General Commercial Services district – Neighborhood Plan) for a 150 key hotel.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on October 1, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 43 community meeting notices were mailed to people with utility accounts (renters), property owners, and neighborhood/environmental groups who requested notification for the area. Two City staff members from Austin Planning attended, Maureen Meredith and Mark Walters. The

applicant's agent Jewels Cain from Armbrust and Brown attended, along with Chessie Zimmerman from Stratus Properties. Fifteen people from the neighborhood attended.

Below are highlights from Jewels Cain's presentation:

- GR is the first zoning district that allows Hotel.
- A 150- key is hotel is proposed.
- Access will be on Rialto Blvd and right-in/right-out on Wes William Cannon Dr.
- The maximum building height is 60 feet.

***Q: There is very little information on the remaining impervious cover that Stratus Properties has available. What do you mean 2.34 acres is developable?***

A: The limitation to the property is the site area constraints with the 40% impervious cover limits from the 1980's.

***Q: Can we get an updated impervious cover chart for the agreement?***

A: This will take some research, but I can get you something.

***Q: Why not just leave it as office?***

A: Our determination is that the highest and best use for the property is a hotel. There is a demand for hotels in this area. The current office zoning does not allow hotels. The GR zoning is the lowest zoning district that permits hotels. We have not had any interest from people for an office use on the property. A hotel is a lower traffic generator than an office use. We feel the hotel is a better fit for the neighborhood.

***Q: Can you provide documents that show a hotel is a better fit for the neighborhood and that the hotel generates lower traffic?***

A: I don't have a set of documents to give you, but it's based on Status' knowledge of the area. Status owns hundreds of acres in this area and have developed a lot of properties in the area. We are aware of the trends. Retail is not a good location here. There is a trip generation manual that estimates trips based on uses. A 150-key hotel has a lower trip generation number than office. The TIA Determination with the City shows the ITE Code for a hotel shows 1202 trip generation per day for 150 key hotel.

***Q: There is no guarantee that a hotel will be built if you get the GR zoning. What would prevent it from becoming something else. The GR would allow others uses.***

A: There is a list of allowed uses in the GR district. We have shared this list with the neighborhoods. We identified uses that we agreed to prohibit to be included in the zoning ordinance. We are happy to work with the neighborhood on this list.

***Q: How will you ensure minimal disturbance to the (somewhat) quiet community and green space we love, during construction and after?***

A: We have historically been a great neighbor and have successfully developed first class projects in close proximity to existing neighborhoods. Construction noise and other impact is closely monitored and limited.

***Q: Do you have an idea of what kind of hotel it will be? What kind of clientele? Do you know the type of hotel, such as the hotel tier, such as luxury, select, premium?***

A: It would be same people would be at AC Marriot Hotel. People who attend weddings, people who are in town on business, etc. We have not had conversations with specific hotels, but there was enough interest in a hotel in this location for us to start the rezoning, but we have not partnered with anyone.

***Q: Will there be pollution control requirements?***

A: We will comply with all the site development standards that the City requires.

***Q: With traffic on Rialto Blvd and W. William Cannon Drive, how will traffic issues be addressed?***

A: If zoning is approved, the site plan will be reviewed by staff. If staff sees the need for a traffic study, it will be requested then. Where the ingress and egress will also be reviewed at this time.

***Q: The hotel will be a maximum building height of 60 feet under the GR zoning. Can there be a restriction on the height to make sure the Density Bonus is not used to get an extra 30 feet?***

A: The State Law does not allow us to exceed the base zoning district building height with the SB840. Also, there would need to be another zoning case to develop the property with multifamily uses.

**Applicant Summary Letter from Application**

**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

Jewels Cain  
(512) 435-2318  
jcain@abaustrn.com

August 6, 2025

Lauren Middleton-Pratt, Director  
Planning Department  
City of Austin  
1000 E. 11th Street, Suite 200  
Austin, Texas 78702

Re: Rezoning and Neighborhood Plan Amendment Applications for the property located at the southwest corner of William Cannon and Rialto Boulevard in Austin, Travis County, Texas 78745, also known as TCAD Parcel No. 0402360308 (the "Applications")

Dear Ms. Middleton-Pratt:

On behalf of the owner in the above referenced Applications, our firm respectfully requests to rezone 7.982 acres of land located at the southwest corner of William Cannon and Rialto Boulevard as represented in the field notes included with the Application (the "Property"). The request also includes amending the Future Land Use Map ("FLUM") designation.

The Property is zoned General Office – Neighborhood Plan ("GO-NP") and is currently designated on the FLUM for Office. The Property is located within the West Oak Hill Neighborhood and is currently undeveloped. The proposed rezoning and neighborhood plan amendment is to allow for a five story hotel project with 150 keys. This Application seeks to rezone the Property from GO-NP to Community Commercial – Neighborhood Plan ("GR-NP") and change the FLUM designation from Office to Commercial in order to allow for the proposed development.

ARMBRUST & BROWN, PLLC

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Thank you in advance for your time and consideration of the Applications. If you have any questions, comments, or need additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink that reads "Jewels Cain". The signature is written in a cursive, flowing style.

Jewels Cain  
Land Development Consultant

**November 13, 2025 Planning Commission Neighborhood  
Postponement Requests**

**From:** Jewels Cain <>  
**Sent:** Wednesday, November 5, 2025 12:59 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; rsuttle@abaustin.com; Thomas, Eric <Eric.Thomas@austintexas.gov>; LandUseLiaison <LandUseLiaison@austintexas.gov>; Walters, Mark <Mark.Walters@austintexas.gov>; Zimmerman, Chessie <czimmerman@stratusproperties.com>  
**Subject:** RE: Nov 13 PC - Request for Postponement: Lantana Tract 34

Hello Maureen,

We agree to their postponement request to the December 9<sup>th</sup> Planning Commission meeting.

Thank you

|  |  |
|--|--|
| <p><b>Jewels Cain</b><br/> Land Development Consultant<br/> Armbrust &amp; Brown, PLLC<br/> 100 Congress Avenue, Suite 1300<br/> Austin, Texas 78701-2744<br/> (512) 435-2318 - Direct<br/> (512) 435-2360 - Facsimile<br/> <a href="mailto:jcain@abaustin.com">jcain@abaustin.com</a><br/> <a href="http://www.abaustin.com">www.abaustin.com</a></p> |  |
|--|--|

**From:** Mallory Baker <>  
**Sent:** Wednesday, November 5, 2025 12:07 PM  
**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; Tomko, Jonathan <[Jonathan.Tomko@austintexas.gov](mailto:Jonathan.Tomko@austintexas.gov)>  
**Cc:** Ellis, Paige <[Paige.Ellis@austintexas.gov](mailto:Paige.Ellis@austintexas.gov)>; LEIGH ZIEGLER et>; Danielle Buckley <>; Reed Baker >; Marty Sherrill <>; KBarraza@; thecarrarasatx@; Ccl@; jsterling10@; Ruthbrrzlpz@; Ginaebarraza@; chloesterling94@; jared@; kristilarkam@; dccavin@; gcavin@; [monica.jones@](mailto:monica.jones@); [tierney.kirk@](mailto:tierney.kirk@); chrisludson2@; [Alexandra.L.Shapiro@](mailto:Alexandra.L.Shapiro@); kristenjacobson@; tanjahelms@; [Christine.absher@](mailto:Christine.absher@); knbishop1@; jkapplebaum@; jgarrett@; [dana.hensler@](mailto:dana.hensler@); [emmy.hopper@](mailto:emmy.hopper@); [mhens@gmail.com](mailto:mhens@gmail.com); jengoerdel@; Whitney Cupp <>; karenlawless1217@; sammoc@; Scruggs, Ed <>  
**Subject:** Request for Postponement: Lantana Tract 34

Planning Commission,

The neighbors of the property involved in the Lantana Tract 34 case would like to request a postponement of the scheduled Planning Commission hearing, currently scheduled for

November 13th. The affected neighbors, including all neighbors with property within 500' of the subject property, have not received mail at their residences for months after the community mailboxes were vandalized earlier this year. This has led to delayed and missing mail for all affected neighbors, and has led to lapses in communication about the process regarding the rezoning of this property.

We would like to request a postponement to the December 9th Planning Commission meeting, if possible, to allow the neighbors and community adequate time to plan and attend this meeting. We love our neighborhood and appreciate the opportunity to have our voices heard alongside the relevant stakeholders in our community.

Lantana Tract 34

Case numbers:

NPA-2025-0025.03

C14-2025-0087

Thank you,  
The neighbors of Lantana

Karen & Chris Lawless  
5605 Terravista Dr

Steven Lee & Whitney Cupp  
5609 Terravista Dr

Mallory & Reed Baker  
5613 Terravista Dr

Marty Sherrill  
5701 Terravista Dr

Maria Elena, Kory, Gina, and Ruth Barraza  
5705 Terravista Dr

Jenny & Aaron Carrara  
5709 Terravista Dr

Christine & Blake Absher  
5713 Terravista Dr

Kristi & Charles Larkam  
5600 Terravista Dr

Deborah & Guyle Cavin  
5604 Terravista Dr

Emily & Jason Garrett  
5608 Terravista Dr

Sam Moczygemba  
5704 Terravista Dr

Chris Hudson  
5708 Terravista Dr

Monica & Cameron Jones  
5712 Terravista Dr

Chloe & Jordan Sterling  
7116 Othello Cove

Kristina Bishop  
7101 Othello Cove

Tierney & Jared Kirk  
5716 Kempson Dr

Alexandra & Brian Schoppmann  
7301 Journeyville Dr

Dana & Matt Hensler  
7701 Journeyville Dr

Kristen & Jean-Olivier Jacobs  
7413 Bonniebrook Dr

Tanja & Frank Helms  
7513 Bonniebrook Dr

Kathrin & Josh Applebaum  
5725 Walser Cove

Mallory Baker  
(512) 517-5400

**From:** Danielle Buckley <>  
**Sent:** Wednesday, November 5, 2025 1:33 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** LEIGH ZIEGLER <  
**Subject:** Postponement Request: C14-2025-0087, NPA-2025-0025.03

Hello Maureen,

I am reaching out on behalf of the Oak Hill Neighborhood Planning Contact Team (OHPCT) to request a postponement of Case Number: NPA-2025-0025.03 and C14-2025-0087. These are scheduled to go before the Planning Commission on November 13, 2025, but we would like to request a two week postponement. However, since the Thanksgiving holiday falls in that time period, we are requesting postponement until the December 9, 2025 meeting of the Planning Commission.

Please include the following attachment in the Staff Case reports for City Council, which expands on the reason for this request.

Thank you,

Leigh Ziegler  
OHPCT, Chair

Danielle Buckley  
OHPCT, Vice Chair



RE: NPA-2025-0025.03 and C14-2025-0087

Planning Commission:

A postponement of two weeks is requested to review implications of rezoning Lantana Tract 34. With the Thanksgiving holiday, a postponement until the December 9, 2025 meeting is requested for this case to come before the Planning Commission.

While the Oak Hill Neighborhood Planning Contact Team is not opposed to limited development of this tract, there are outstanding questions if any potential Vested Rights may exist and what implications that may have for rezoning and development of the proposed land.

There are specific concerns regarding increased traffic and pollution, and we request additional time to work directly with the developer to address concerns before the requests goes to the Planning Commission.

Sincerely,

Leigh Ziegler  
OHNPCT, Chair

Danielle Buckley  
OHNPCT, Vice Chair

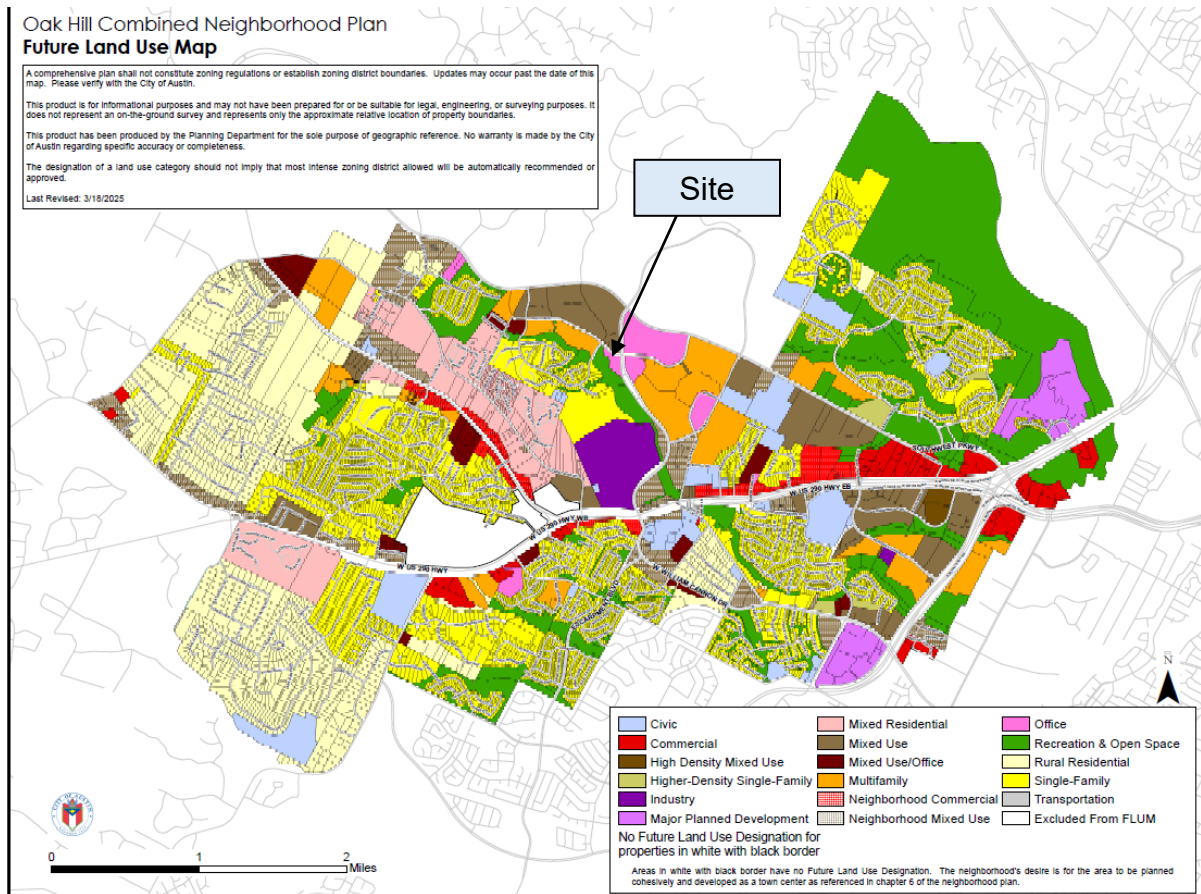
**Letter of Recommendation from the Neighborhood  
Plan Contact Team (NPCT)**

**(No letter as of November 6, 2025)**

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**From:** Meredith, Maureen  
**Sent:** Monday, November 3, 2025 11:36 AM  
**To:** LEIGH ZIEGLER <leighziegler@sbcglobal.net>  
**Cc:** Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>  
**Subject:** Oak Hill NPCT Rec ltr: NPA-2025-0025.03\_Lantana Tract 34  
**Importance:** High

Hi. Leight:  
NPA-2025-0025.03 and C14-2025-0087\_Lantana Tract 34 cases are scheduled for the **November 13<sup>th</sup> (Thursday, special PC date)**. If you would like to submit a letter of recommendation to be included in our staff reports, please email it to me and Jonathan ***no later than Thursday, November 6<sup>th</sup> by 3:00 pm***. If we get it after this date and time, we will submit it late back up.  
Thanks.  
Maureen


















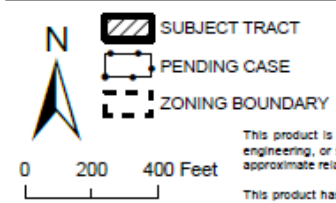
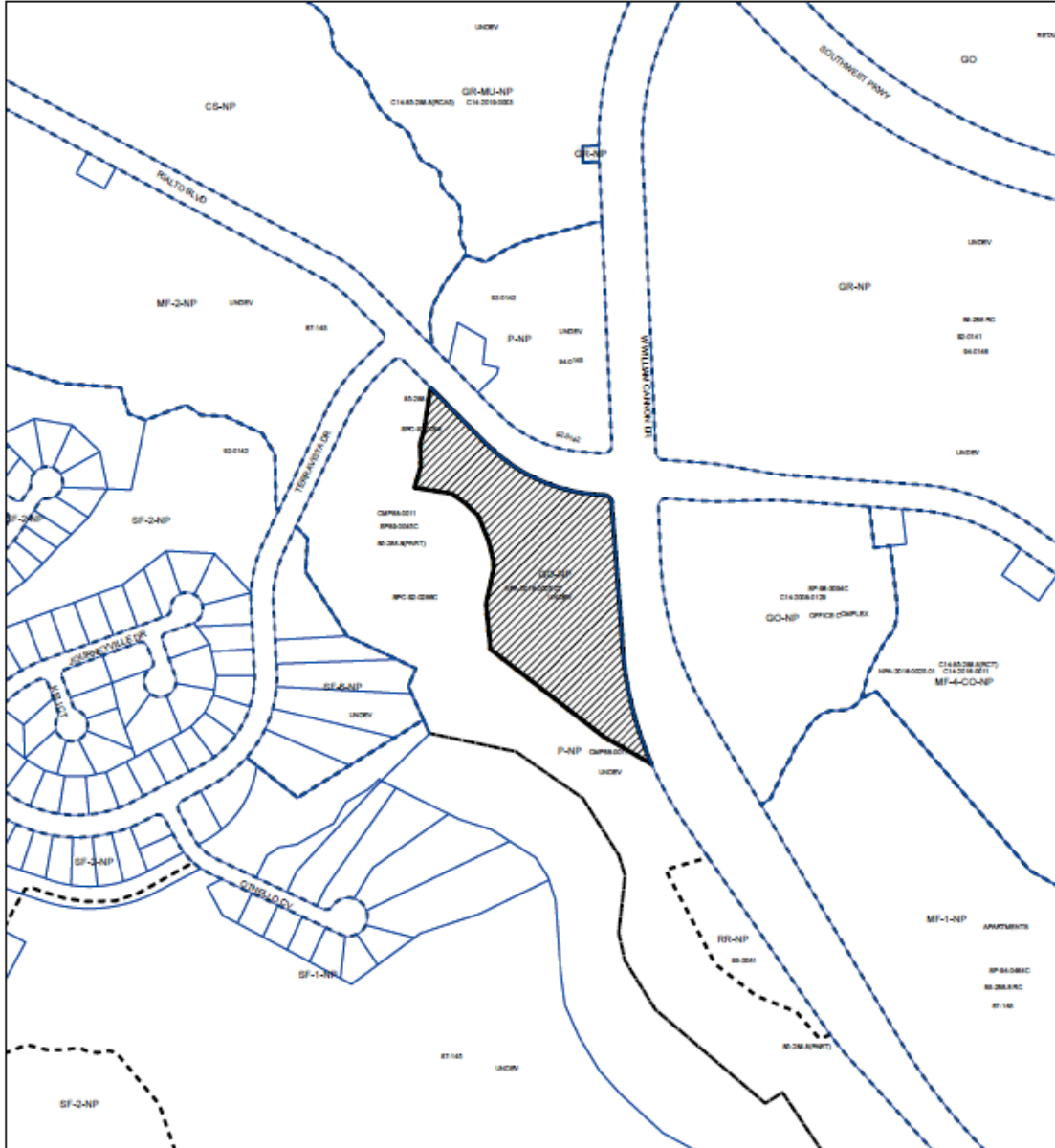
**Oak Hill Combined Neighborhood Planning Area  
 NPA-2025-0025.03**

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.

 City of Austin  
 Planning Department  
 Created on 8/20/2025, by: MeeksS

| Future Land Use  |                         |   |                         |
|--|-------------------------|---|-------------------------|
|  | Subject Tract           |  | Multi-Family            |
|  | 500 ft. notif. boundary |  | Neighborhood Mixed Use  |
|  | Civic                   |  | Office                  |
|  | Industry                |  | Recreation & Open Space |
|  | Mixed Residential       |  | Single-Family           |
|  | Mixed Use               |  | Transportation          |



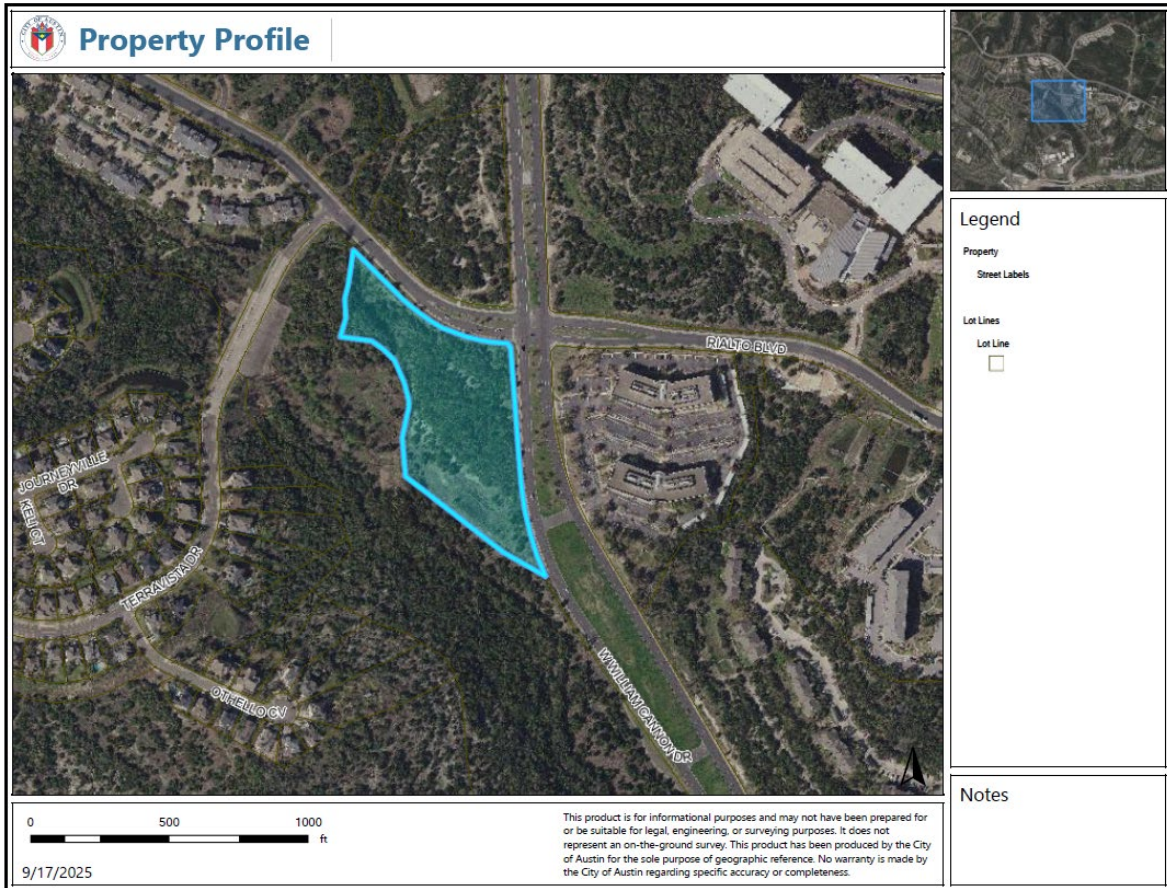
**ZONING**  
**ZONING CASE#: C14-2025-0087**

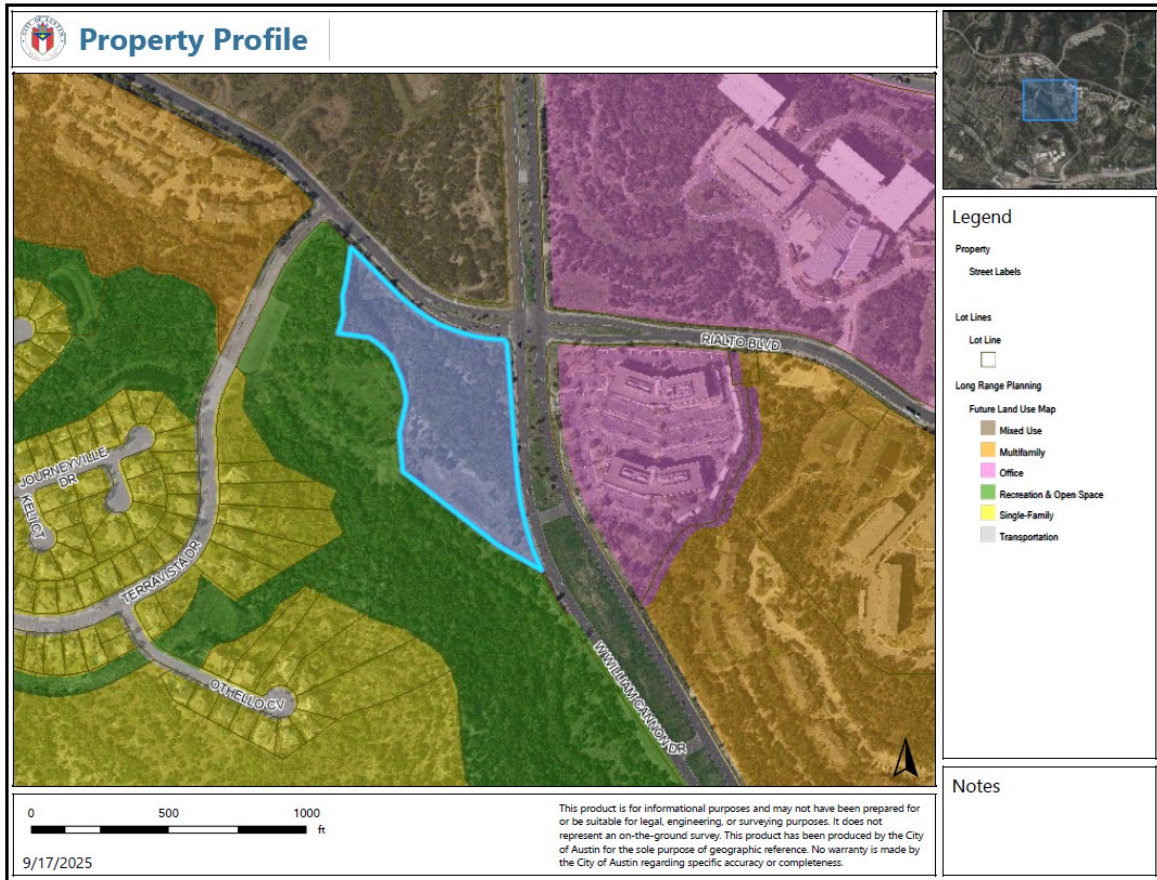
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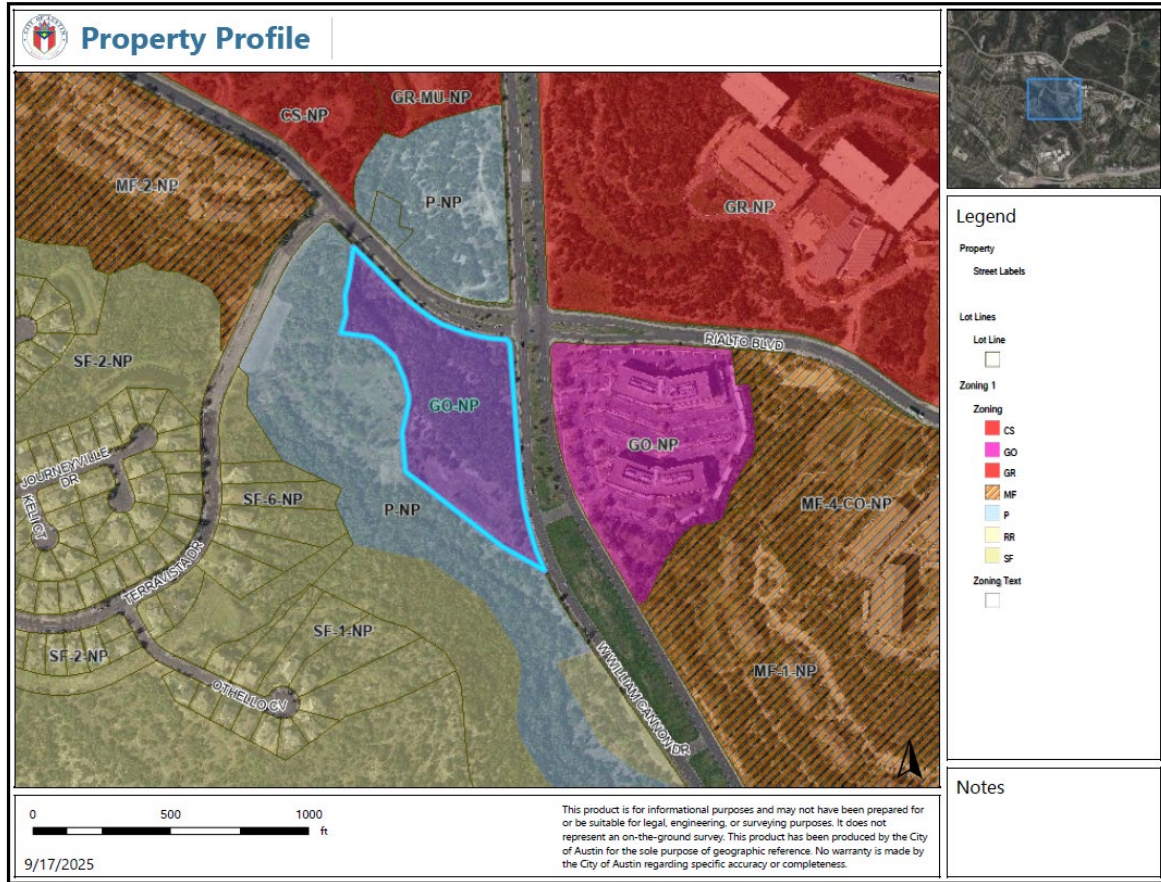
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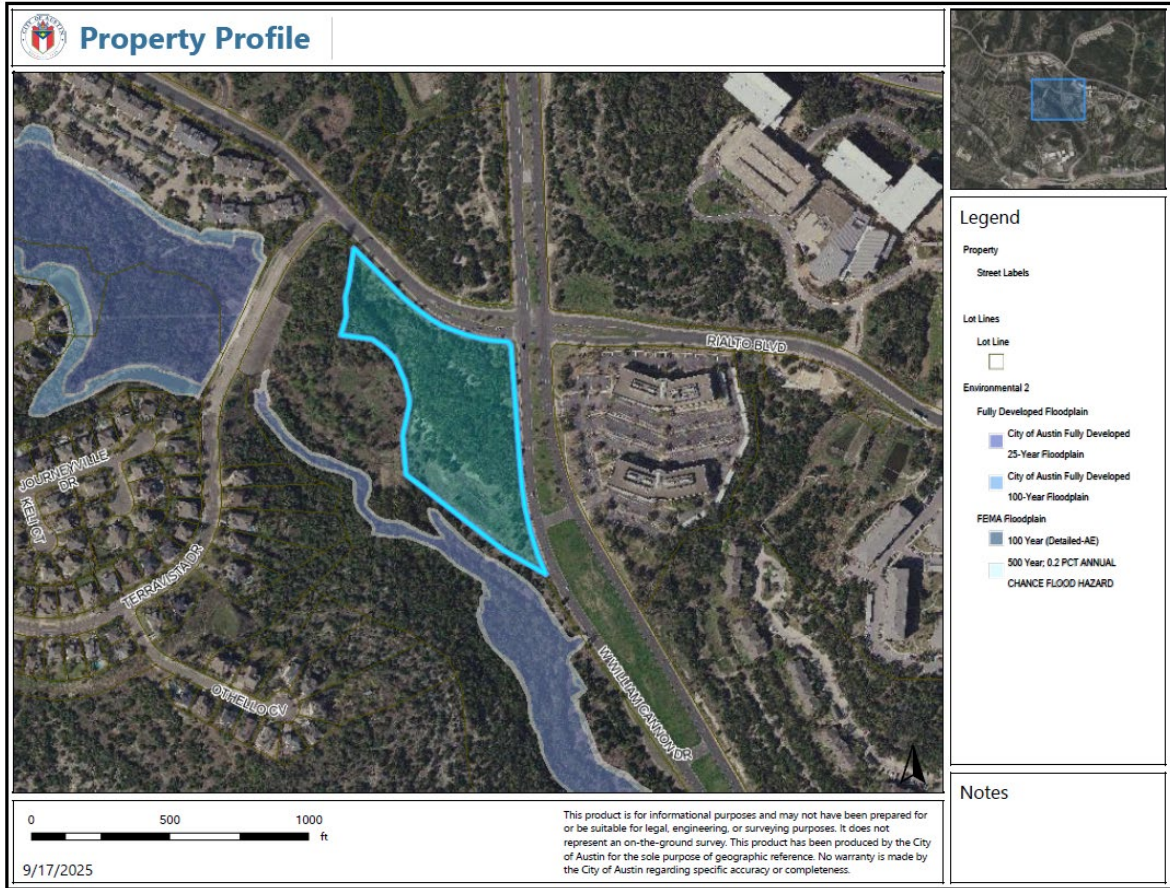


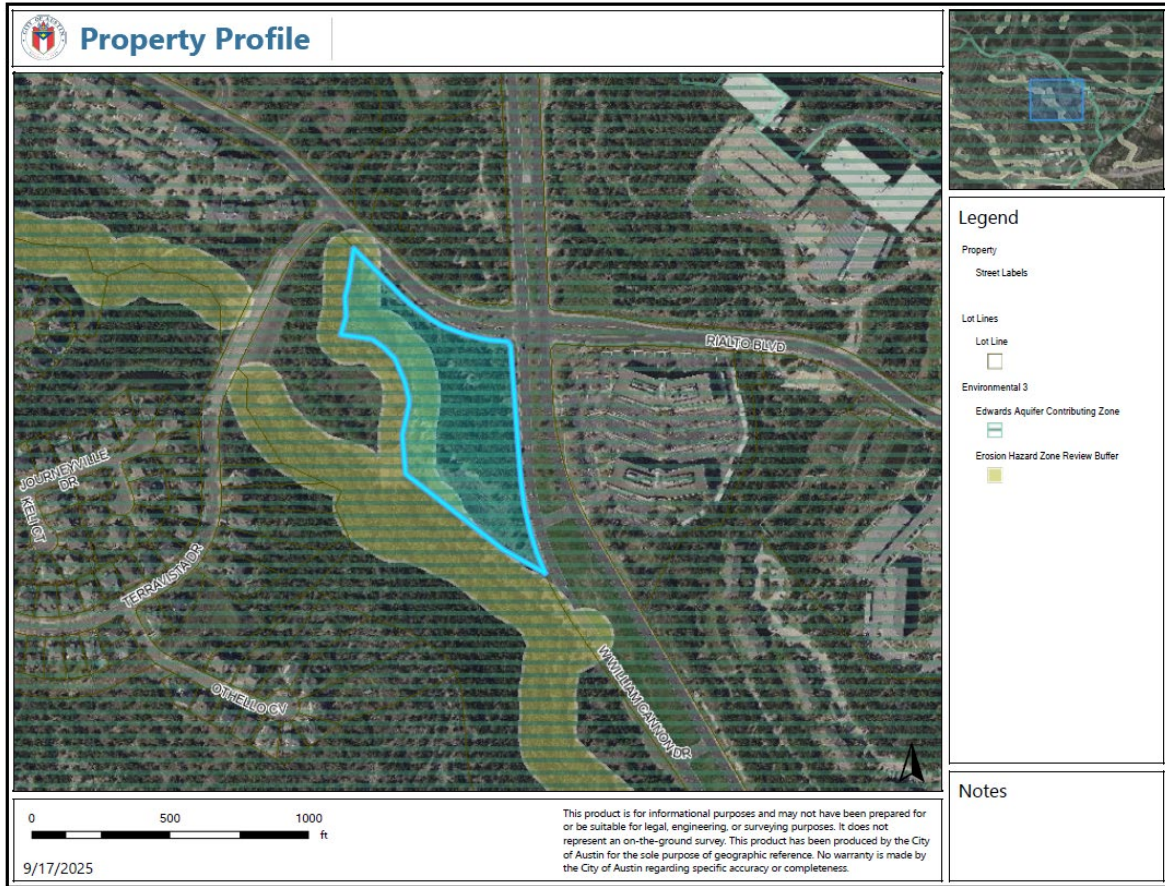
**Created: 8/20/2025**



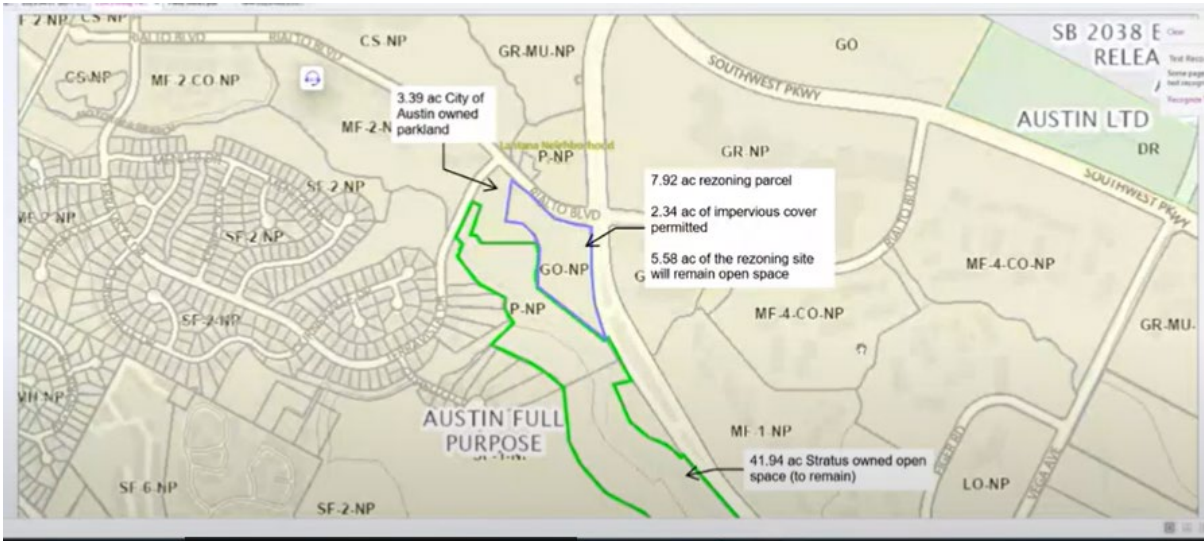


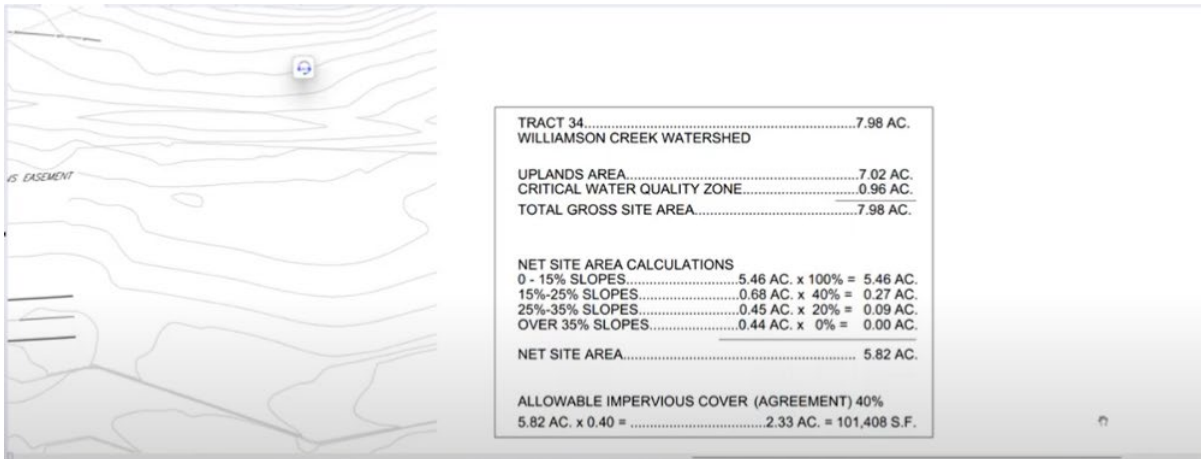






**Jewels Cain's Presentation at the Oct. 1, 2025 Virtual Community Meeting (Images subject to change)**





**Correspondence Received**

**om:** olga stan < >

**Sent:** Tuesday, September 9, 2025 1:50 PM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>

**Subject:** Lantana rezoning vote

Hi my name is Olga Stan and Gabriel Stan and live in Lantana subdivision neighborhood with address 7117 Othello Cv 78735. I would like to vote, to be build an commercial office building. Best ,  
Olga

.....  
**From:** Jenny & Aaron Carrara <

**Sent:** Tuesday, September 9, 2025 2:46 PM

**To:** Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

**Cc:** Scruggs, Ed <Ed.Scruggs@austintexas.gov>

**Subject:** Homeowner input - C14-2025-0087

Marcelle and Maureen,

First, I want to thank you both for the timely responses you provided to me last week as we learned of the proposed rezoning of land within 500 feet of our home in the Ridge at Lantana neighborhood. Many of us moved to this area of Austin decades ago because of the green spaces, trails and quiet; wanting to escape the fast-paced lifestyle, noise and traffic of the inner-city but also have quick access to downtown where we work and enjoy what the city has to offer. While we are not ignorant to development and rapid population growth in Austin, nor the sprawl to our area of the City, the request to rezone this plot of land from an office building to instead allow for the development of a hotel has been very surprising and jarring.

First, I want to reiterate that those of us within the 500 ft impacted area have also been dealing with the USPS prohibiting use of our mailboxes due to vandalism weeks ago - they have indicated restoration could take up to six months. This has required affected residents to visit the local post office to pick up our mail and many of us had not yet done so when the signs were erected overnight on Saturday of Labor Day weekend. We ask that you give us all some grace in learning about all of these notifications in a timely manner since we continue to be hampered by this unavoidable situation - another example of crime in our neighborhood in which we have no recourse.

Second, we understand that this area is currently zoned to be an office building of the same size but the application includes a letter from an interested hotel operator which is a dramatically different business model. Globally this proposed change raises concerns regarding security, safety and loss of privacy as a resident

on Terravista in a neighborhood filled with young children. We have faced crime activity for years in Lantana, and many residents have "given up" relying on action from law enforcement to enhance our security or hold violators accountable. As currently zoned, an office building leased by reputable companies has, by nature, more predictable and consistent occupants during business hours - we are surrounded by those. They typically also have paid security. Conversely, a letter written by a hotel property as part of the application describes their interest in developing up to a five floor building with 150 keys. This constitutes a business that has clients with a high turnover who are inherently transient occupants 24/7, 365 days a year. Day to day, an office building holds stricter discretion and accountability over tenants whereas a hotel has far less legality over individual unaffiliated occupants - increasing our neighborhood's probability of criminal activity. I won't belabor with examples but scenarios of how these two developments would create dramatically different implications for our area are endless, causing deep concern for those of us who would have a hotel constructed in our backyards where our kids can freely, safely and privately play.

Finally, I respectfully request that before you all make a recommendation to the Planning Committee on this application, that you conduct an onsite visit to this area of Austin to fully appreciate the puzzling request to build a hotel in this exact location. The Marriott recently constructed an AC Hotel within a mile of our neighborhood near restaurants and shopping, and there are two others (Hampton Inn and Residence Inn) within two miles - making a total of three hotels within two miles of our suburban neighborhood already. This application would usher in the first non-office building constructed within such close proximity to our physical homes and that deserves the highest level of scrutiny and thoughtful review as it will set the precedent for development to follow.

I appreciate your time and respect the public service you all provide. I would appreciate being notified of all opportunities related to this application and process.

Sincerely,  
Jenny Goerdel Carrara

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
 Maureen Meredith  
 City of Austin - PDC  
 Austin Planning  
 P. O. Box 1088  
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2025-0025.03  
 Contact: Maureen Meredith, 512-974-2695 or  
[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)  
 Public Hearing: Thursday, NOV 13, 2025 - Planning Commission

I am in favor  
 I object

Your Name (please print) Carl Austin Apts LLC

Your address(es) affected by this application 1120 Hertz on Wav

Mu. M Signature Date 11-6-2025

Comments: Area over built  
Not enough resources to  
support more growth -  
roads, water, electric  
No More!

**From:** Anne Hawken <  
**Sent:** Tuesday, November 11, 2025 11:30 AM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Re: Speaker Registration: Thurs., Nov 13, 2025 Planning Commission

A complete waste of your time and mine. You know full well that the Commission has a track records of almost 100% going along with developers no mater where. You and the Commission have covered SW Austin in one apt complex after another

Anne Hawken