KEEPERS
LAND PLANNING & PERMITTING

June 24, 2026

City of Austin
P.O Box 1088
Austin, Tx 78767

Subject Property: 1721 West 35th Street

Dear City of Austin,

Please see the attached documentation and application for this rezone request. The lot is .266 of an acre with most of the lot having open space with a small building in the front of the property. Subject property is on located on 35tth Street. The home has been used as a small studio under Limit Office zoning. However, the new owner is requesting Neighborhood Commercial (LR) zoning to allow for a small local jewelry store. The new owner Elizabeth is a local jewelry maker very passionate about her work. Her goal is to use the current building as her jewelry store highlighting her original pieces.

We have been also working with the Bryker Woods Neighborhood Association where we have agreed with the following Conditional Overlay for 1721 West 35th Street that sets a maximum building height of 39 feet and also removing the land use of service station. This aligns with the conditional overlay the Planning Commission and the City Council adopted for 1801 and 1805 W. 35th St. on September 24th.

35th Street is a level 3 street according to ASMP Plan which is in alignment with the city's requirement for rezoning. The properties to the west are in the process of rezoning to LR-NP specifically 1801, 1803, and 1805 W 35th. Staff has communicated their preliminary approval of the rezone.

The future land use map shows that Neighborhood Commercial (LR) is listed under the Neighborhood Commercial designation for the property. No additional applications are needed for the FLUM. There is a pattern of businesses and multi-family zoning on 35th Street currently.

The rezone will fit within the bustling businesses currently thriving along the corridor. If you have any questions or need additional documents, feel free to contact me. My contact information is at the bottom of this letter. Thank you!

All the Best,

Ricca Keepers, MUP

Keepers Land Planning
(512)550-6508
Ricca@keeperslandplanning.com