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Prepared For: Corey Hendrix

Date Prepared: Tue Oct 21 2025

Subject Address: 7700 N LAMAR BLVD, AUSTIN, TX 78752

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
- Private deed restrictions and restrictive covenants may supersede local zoning as long as the restrictions or covenants are not written to be less restrictive. For example, if a deed restriction or restrictive covenant limits a lot to 1 dwelling unit while local zoning permits 2 or more dwelling units, deed restrictions prevail and only 1 dwelling unit may be built.
- HOA's are governed by covenants, conditions and restrictions (CCR's) and are considered private deed restrictions.
- Private deed restrictions, restrictive covenants and CCR's are governed and enforced pursuant to civil law and not by local governments.

Please see www.zonability.com/tos for Zonability's terms of service.



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DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.

IF

State of Texas Bills SB840 & SB2477

Commercial Service

Equitable Transit Oriented Development 2

Watershed Regulation Area

Waller Creek

Waller Creek

Change of zoning - plan amendment

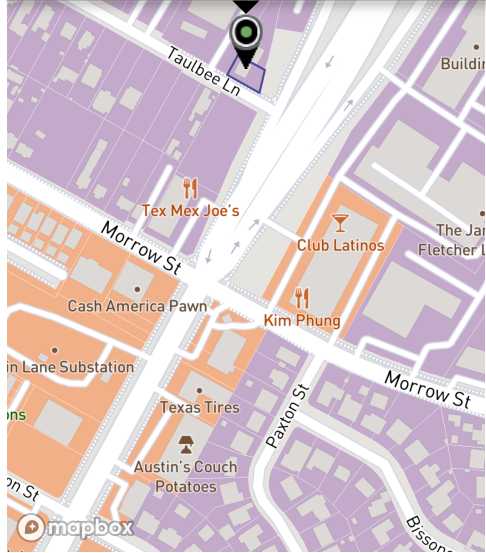
Downtown Austin Plan

DAP

Waller Creek

Neighborhood Plan (separate document)

Conditional Overlay (separate document)



© Mapbox © OpenStreetMap

Legend

Agricultural

Government

Planned Special

Zoning Authority

Some Coverage

Subject

Commercial

Mixed

Residential

Planning Area

Industrial

Multifamily

No Coverage





Planning Area

Basics (i)

Property			
Assessor Address	7700 N LAMAR BLVD, AUSTIN, TX 78752	Mailing Address	2275 HUNTINGTON DR, SAN MARINO, CA 91108-2640
Owner(s) of Record	WINNIE COUTURE INC	Owner type	ABSENTEE
Account (i)	02341103060000	Ownership in Years	3 years
Additional ID	not available	Appraised Value	\$569,044
Year Built	1988	County	Travis, TX
Lot Size	4,129 SF	Legal Description	W85FT AV OF LOT 1 & W 75FT AV OF LOT 2 BLK C NORTHGATE ADDN
Building Size Estimate	1,080 SF		
Existing Use (per assessor)	Retail		

Current Zoning (i)	
Zoning Abbreviation(s) and Name(s)	SB840 MF State of Texas Bills SB840 & SB2477
	CS Commercial Service
	N/A Watershed Regulation Area
	Waller Creek Waller Creek
	N/A Change of zoning - plan amendment
	DAP Downtown Austin Plan
	DAP Waller Creek
	ETOD 2 Equitable Transit Oriented Development 2
	NP Neighborhood Plan (separate document)
	CO Conditional Overlay (separate document)
Zoning Authority	[- - -] City Zoning boundary Austin, TX

Zotential

Estimated Potential by District Visit our FAQs to learn more			
SB840 MF State of Texas Bills SB840 & SB2477		CS Commercial Service	
Height	greater of 45 feet or local base zoning district	Height	60 feet
Improvements	no FAR (floor area ratio) or lot coverage ratio for SB840; for SB2477 it is the greater of 1.20 FAR or local zoning for that property	Improvements	2:1 FAR; 95% bldg coverage; 95% impervious coverage
Setbacks	Front Side Back lesser of 25 feet or local base zoning district for front, side and rear setbacks	Setbacks	Front Side Back 10 feet 10 feet no minimum
Density		Density	not applicable
Lot requirements	greater of 36 units per acre or the city's highest density which is reported by the city at 54 units per acre for SB840	Lot requirements	5,750 sf (50' lot width)
Estimated Uses	no requirement	Estimated Uses	 Drive-thru  Self-storage
	 Apartments		
			 Commercial

More

Zoning District	
SB840 MF Multifamily State of Texas Bills SB840 & SB2477	Zonability has SB840 as MF and MU-R to reflect some nuances that may require having that distinction. Please know that if we've used MF for "multifamily" it also allows MU-R (but not necessarily the other way around). The new state level regulations overrides local zoning and applicable to developing both mixed use (65% residential) and multi-family (3 or more units). Either "housing" option can be developed into for rent units or condos. Generally, the new rules apply to 1. converting existing office, retail or warehouse buildings to housing 2. development of "housing" on land zoned for commercial, retail, office, warehouse or mixed use. Cities are interpreting requirements differently so be sure to check with your city planner. Also, you'll want to check the details for your property as our presentation of information in this Zonability Report is meant to get you started on your way to discovering the property's potential. SB840 and SB2477 have some exceptions such as historic districts and proximity to a location that may be hazardous. For instance, if your property is 1,000 feet from an existing "heaving manufacturing" use, it is exempt. Please check with local city planner for complete details for your use case and needs. We invite you to review SB840 from its source at https://capitol.texas.gov/BillLookup/History.aspx?LegSess=89R&=&Bill=SB840
CS Commercial Commercial Service	SB840/SB2477 changes the opportunities for this zoning district. General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Density Bonus 90 (DB90) is still an option optional for those who want to rezone.
N/A Overlay Watershed Regulation Area	The Austin area is divided into drainage basins with outlets at the Colorado, Blanco and Brazos Rivers. These basins, in turn, are divided into drainage areas contributing to the main tributaries. Subareas are formed within the drainage areas by natural branches or by the construction of open or enclosed storm drains. NOTE: This link provides information by the "type" of watershed such as "Urban" or "Suburban" as well as the "name" and note the location of city vs ETJ: https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-

		8EN_SUBCHAPTER_AWAQU_DIV7RE_SS25-8-367_25-8-368RE
Waller Creek	Overlay Waller Creek	not available
N/A	Overlay Change of zoning - plan amendment	Zonability is giving you a heads up that this location received a change in its future land use - the city may amend the map and/or the Neighborhood Plan to reflect the rezoning. To find the documents associated with the process, go to the following link to look up the address and all posted documents associated with it: https://maps.austintexas.gov/GIS/PropertyProfile/
DAP	Overlay Downtown Austin Plan	The Downtown Austin Plan, adopted by the Austin City Council on December 8, 2011, articulates the community's vision for Downtown and maps out an implementation strategy for achieving that vision. NOTE: this plan is in the process of being re-written (and as of May 2025 is estimated to be enlarged and ready by late 2026). Please use this link to learn more: https://www.austinmonitor.com/stories/2025/05/city-eyes-expanded-district-plan-for-downtown-and-beyond/?utm_source=Readers&utm_campaign=fc2534f8df-WWWT_0118_pm_COPY_01&utm_medium=email&utm_term=0_5f67ac3218-fc2534f8df-237444313
DAP	Overlay Waller Creek	not available
ETOD 2	Overlay Equitable Transit Oriented Development 2	The purpose of the equitable transit-oriented development (ETOD) combining district is to enhance transit-supportive uses, encourage more intentional and equitable land stewardship with increased bicycle, pedestrian, and transit connectivity, housing options and opportunities, public realm activation, and new economic opportunities near public transit. SB840/SB2477 allows for bonus density incentive programs. Please check with the city planner for details for your needs.
NP	Overlay Neighborhood Plan (separate document)	NOTE: Within a NPA are one or more Neighborhood Plan(s). The purpose of a neighborhood plan (NP as a standalone or as a combining district) is to allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan. Each plan may have additional rules to know about regarding property potential especially for non-residentially zoned properties. To find more information, copy/paste the following link into a browser and use the name shown to help identify the plan - https://www.austintexas.gov/page/neighborhood-plans-and-resources .
CO	Overlay Conditional Overlay (separate document)	NEW information: IF the property has "CO" but also has "DB90" the new zoning district DB90 supersedes the CO requirements. The purpose of a conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Use and site development regulations imposed by a CO combining district must be more restrictive than the restrictions otherwise applicable to the property. NOTE: a separate agreement by a property owner and the governing body is likely applicable for this location because it has a "CO" designation. It is important to know the "CO" agreement may change restrictions. To find the document, either contact city with property address or use the online tool which should link to the document - here is a link: https://maps.austintexas.gov/GIS/PropertyProfile/ This email address may be useful to send inquiries: developmentprocessteam@austintexas.gov for making inquiries.

Contact

City Zoning boundary Austin, TX

THIS CITY IS IMPACTED BY A NUMBER OF STATE ZONING REGULATIONS, EFFECTIVE 9/1/2025. CITY ZONING STILL APPLIES BUT HAS BEEN SUPERSEDED BY STATE BILLS. ZONABILITY INCLUDES SB840/SB2477 TO INTRODUCE THE NEW STATE LEVEL ZONING. THE SITUATION IS CONSIDERED FLUID AND IS CASE-BY-CASE PER CITY PLANNER. INFORMATION PRESENTED IN ZONABILITY IS NOT TO BE CONSIDERED A FINAL ANSWER. PLEASE DO YOUR DUE DILIGENCE. City of Austin offers scheduling one-on-one meetings: [AustinTexas.gov/PDC-Appointments](https://austintexas.gov/PDC-Appointments)

About This Report

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