

Cameron Business Park

Zoning and Platting Commission

9701 Dessau Road

5-19-2020



FOUNDED NOVEMBER 7, 2007 IN AUSTIN, TEXAS



Project Team

- Stonelake Capital Partners: Owner/Developer
- Land Use Solutions: Rezoning

Location of Cameron Business Park Owned by Applicant



Location Cameron Business Park



Applicant Owns Cameron Business Park

Subject property to be rezoned is part of the Cameron Business Park. Owner and developer Stonelake Capital Partners owns all of Cameron Business Park highlighted in purple below. The business park is built out and zoned LI and LI-CO, except for the subject property zoned GR shown in blue.



Location of Property to be Rezoned in Cameron Business Park

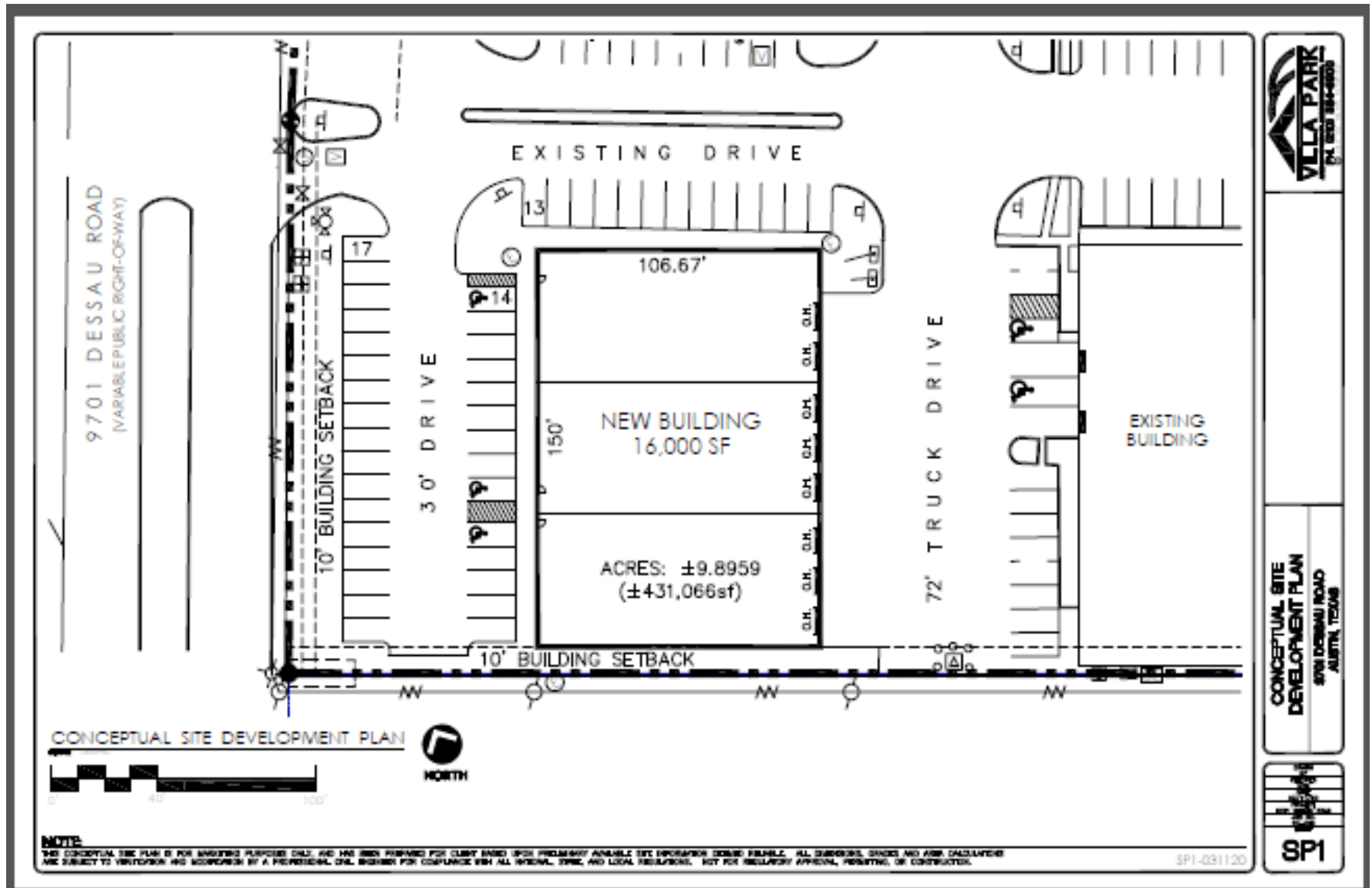


Rezoning – GR to LI

Cameron Business Park consists of GR, LI and LI-CO (CO=2,000 trips per day limit) zoning districts



Conceptual Development Site Plan



Prospective Business Tenants of the Building

The logo for Stage Tech Inc. features the word "STAGE" in a bold, blue, sans-serif font above the word "TECH" in a bold, light blue, sans-serif font. To the right of "TECH" is a stylized graphic of three concentric, curved lines representing sound waves. The word "INC" is written in a smaller, light blue, sans-serif font, positioned between "TECH" and the sound wave graphic.

**STAGE
TECH** INC

Audio Visual Services

The logo for Renaissance Windows & Doors. The word "RENAISSANCE" is written in a large, green, serif font. Below it, the words "WINDOWS & DOORS" are written in a smaller, black, sans-serif font. A small trademark symbol (TM) is located at the end of "DOORS".

RENAISSANCE
WINDOWS & DOORS™

The logo for WASH. The word "WASH" is written in a bold, red, italicized, sans-serif font. Below the word is a thin, grey, curved line that starts under the "W" and ends under the "H".

WASH

The logo for Renée Rouleau. The name "RENÉE" is written in a large, blue, serif font. Below it, the name "ROULEAU" is written in a large, blue, serif font, followed by a trademark symbol (TM). Below the name, the words "skincare. personalized." are written in a smaller, blue, sans-serif font.

**RENÉE
ROULEAU**™
skincare. personalized.

Prospective Business Tenants of the Building

- Renaissance Windows & Doors – provides windows & doors to local contractors/homebuilders.
- Wash Multifamily Laundry – Provides washers/dryers for Affordable Housing Apartments in the area.
- Stagetech, Inc. – Stores and provides staging, lighting & audio equipment for local concerts, UT Symphony & Orchestra.
- Renee Rouleau – Locally Headquartered skin care & makeup company.

Improvements to the Business Park

- Repainted and power washed all of the buildings
- Upgraded landscape
- Plans to re-stripe the entire parking lot

Support

- Proposed rezoning supports Imagine Austin Comprehensive Plan
 - Property situated along an Activity Corridor, which supports commercial uses, including office/warehouse uses
 - Large number of other light industrial and office/warehouses located within ¼ mile radius
 - Supporting Imagine Austin policy that supports context sensitive infill while respecting the predominate character of the area
- Proposed zoning is consistent with the purpose statement of the district sought
- Granting of the request results in an equal treatment of similarly situated properties
- Zoning allows for reasonable use of the property
- Staff support
- No opposition

Conclusion

- Respectfully request Zoning and Platting Commission support for rezoning
- Questions?
- Thank you!