ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0014 (15328 FM 1825 Road) DISTRICT: 7

ADDRESS: 15328 FM 1825 Road

ZONING FROM: I-SF-2 TO: GR

SITE AREA: 0.3242 acres

PROPERTY OWNER: De Souza Investments LLC (Aline De Souza)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:
Staff recommends GR, Community Commercial District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
June 18, 2024

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The site under consideration is currently developed with an automotive repair use that takes access to FM 1825 Road. The property received an interim (I-SF-2) land use designation upon annexation. The surrounding areas to the north, south and west are zoned GR-CO. There is an automotive washing use (Mister Car Wash) to the north and a surface parking area to the south. To the west there is a retail center, with restaurant uses, retail sales (Ashley Furniture) and an indoor entertainment (Cinemark Tinseltown Movie Theater). Across FM 1825 Road to the east, there is a retail use (Bloomin Across Texas Florist) in the county. In this request, the applicant is seeking a permanent commercial zoning designation for the property.

The staff recommends GR, Community Commercial District, zoning for the site under consideration. The property meets the intent of the district as it fronts onto a major arterial roadway, FM 1825 Road. GR zoning will permit uses that will provide services for the residential neighborhood to the east and surrounding community needs. The proposed zoning is compatible with adjacent zoning patterns as there is GR-CO zoning to the north, south and west of the site. GR zoning will bring the existing Automotive Repair use into conformance with use regulations in the Code.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

   Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

   The property meets the intent of the GR district as it fronts onto an arterial roadway, FM 1825 Road, and will provide services for the surrounding area.

2. *The proposed zoning should promote consistency and orderly planning.*

   The proposed zoning is compatible with surrounding zoning and uses as there is GR-CO zoning to the north, south and west and retail uses to the east in the county across FM 1825 Rd.

   The site under consideration is located 0.15 miles from 1825 Strip Neighborhood Center and 0.40 miles north of Wells Branch Parkway Activity Corridor, as designated by the imagine Austin Comprehensive Plan.

3. The proposed zoning should allow for a reasonable use of the property.

The proposed GR-CO zoning will allow the applicant to bring the existing commercial use on the site into conformance with City of Austin Land Development Code use regulations. It will also permit the applicant to redevelop the site with office, civic and commercial uses along a Level 3/major arterial roadway.

There is public transit located within 0.25 miles as there is a Capital Metro Bus Route to the west along the Interstate Highway Northbound frontage road.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-SF-2	Automotive Repair (Planet Dents)
North	GR-CO	Automotive Washing (Mister Car Wash)
South	GR-CO	Surface Parking Lot
East	ROW, County	Retail (Bloomin Across Texas Florist), Single-Family Residences
West	GR-CO	Theater (Cinemark Tinseltown) and Retail Center (Pflugerville West: Texas Roadhouse Restaurant, Generations Barber Shop, CBD, Glam Beauty Bar, Fast Signs, Signature Smiles Dentistry, Ashley Home Store, Enso Nails, Austin's Pizza, Curry Kitchen, Wild Magnolias), with Surface Parking

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Harris Branch

SCHOOLS: Pflugerville I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
Pflugerville Independent School District,
SELTexas,
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0054 (Dagi Collision: 15101 FM 1825 Road)	SF-2 to CS	6/20/2023: Approved GR-CO zoning, with a conditional overlay to prohibit the following uses on the property: Hospital Services - General, Alternative Financial Services, Automotive washing, Bail Bond Services, Drop-off Recycling, Extermination Services, Funeral Services, Hotel-motel, Indoor Entertainment, Indoor Sports and Recreation, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Research Services and Theater, by consent (Vote: 9-0, C. Acosta-arrived late and D. Fouts-absent); B. Greenberg-1st, A. Flores-2nd.	7/20/2023: Approved Ordinance No. 20230720-182 for the ZAP Commission recommendation for GR-CO zoning by consent.
C14-2012-0156 (Austin 7: 1434 West Wells Branch Parkway)	I-RR to GR	1/15/13: Approved staff's recommendation of GR-CO zoning, with a 2,000 vtpd limit, by consent (6-0, P. Seeger-absent); G. Rojas-1st, S. Compton-2nd.	2/14/13: Approved GR-CO zoning on all 3 readings (6-0; M. Martinez-off the dais); B. Spelman-1st, C. Riley-2nd.
C14-2011-0123 (Wells Branch Properties: 1215, 1301, and 1307 Wells Branch Parkway)	RR to LI* *On November 7, 2011, the agent for this case stated that the applicant agrees with the staff's rec. of CS district zoning for this site. Mr. Faust also said that his client would like to offer a conditional overlay for this case to prohibit Adult Oriented Business and Pawn Shop uses at this location.	11/15/11: Approved CS-1-CO zoning on consent (6-0, G. Bourgeois-absent); P. Seeger-1st, C. Banks-2nd.	12/08/11: Approved CS-CO zoning on consent (6-0; S. Cole-off dais); B. Spelman-1st, L. Morrison-2nd.

C14-05-0148 (North IH-35 and West Howard Lane)	I-RR to CS-MU	10/18/05: Approved staff's recommendation for CS-MU-CO zoning, with 2,000 vehicle trip limit, by consent (9-0); J. Martinez-1st, J. Gohil-2nd.	11/17/05: Approved ZAP recommendation of CS-MU-CO zoning by consent (7-0)
C14-05-0007 (1517 Kramer Lane)	SF-6 to LO	2/12/03: Approved LO-MU-CO-NP w/ conditions (7-0)	3/20/03: Approved LO-MU-CO-NP zoning (7-0); 1st reading 4/24/03: Approved LO-MU-CO-NP (6-0); 2nd/3rd readings
C14-03-0083 (Iron Mountain Office Warehouse: 15300 FM 1825 Road)	I-RR to CS	6/24/03: Approved staff rec. of CS-CO by consent (7-0)	7/31/03: Approved CS-CO zoning (7-0); all 3 readings
C14-00-2140 (Sarah's Creek South: Drusilla Drive)	I-RR to SF-4	8/15/00: Approved staff rec. of SF-4A by consent (9-0)	9/28/00: Approved SF-4A for Tract 1 and RR for Tract 2 (7-0); 1st reading 12/07/00: Approved SF-4A for Tract 1 and RR for Tract 2 (7-0); 2nd/3rd readings
C14-00-2137 (Sarah's Creek: Drusilla Drive)	I-RR to SF-4	8/15/00: Approved staff rec. of SF-4A by consent (9-0)	9/28/00: Approved SF-4A (7-0); all 3 readings
C14-98-0076	I-RR to LI	7/14/98: Approved W/LO-CO w/conditions (7-1, SA-Nay)	10/8/98: Approved CS-CO w/many conditions (6-0); 1st reading 4/1/99: Approved CS-CO w/ conditions (7-0); 2nd/3rd readings
C14-98-0069	I-RR to CS	7/14/98: Approved GR (8-1, RR-Nay)	8/13/98: Approved CS-CO (6-0); 1st reading 10/1/98: Approved CS-CO w/ conditions (7-0); 2nd/3rd readings

RELATED CASES:

C8I-02-0011 – Subdivision Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 15328 FM 1825 Road. C14-2024-0014. Project: 15328 FM 1825 Road. 0.3242-acre tract from I-SF-2 to GR. Existing: auto repair. Proposed: auto-related uses.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	**Imagine Austin Growth Concept Map:** 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. **Names of Activity Centers/Activity Corridors/Job Centers *: 0.15 miles from 1825 Strip Neighborhood Center. 0.40 miles north of Wells Branch Parkway Activity Corridor.**
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	**Connectivity, Good and Services, Employment ***: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	**Connectivity and Food Access ***: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	**Connectivity and Education ***: Located within 0.50 miles from a public school or university.
Y	**Connectivity and Healthy Living ***: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	**Connectivity and Health ***: 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.)
	Housing Choice *: 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
Y	**Culture and Creative Economy *:** Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
8	**Number of "Yes's"**

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

There are no parkland dedication requirements for the proposed land use following from this rezoning application, namely automotive services.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

Transportation

Application incomplete. Please fill out and submit the required TIA determination worksheet (link to portal below). Once this is filled out and signed by a City engineer, a full review can be performed.

TDS | Transportation Development Services Portal | PRODUCTION (knack.com)

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
FM 1825 Rd.	Level 3	116	~123	~85	no	no	yes

Water Utility

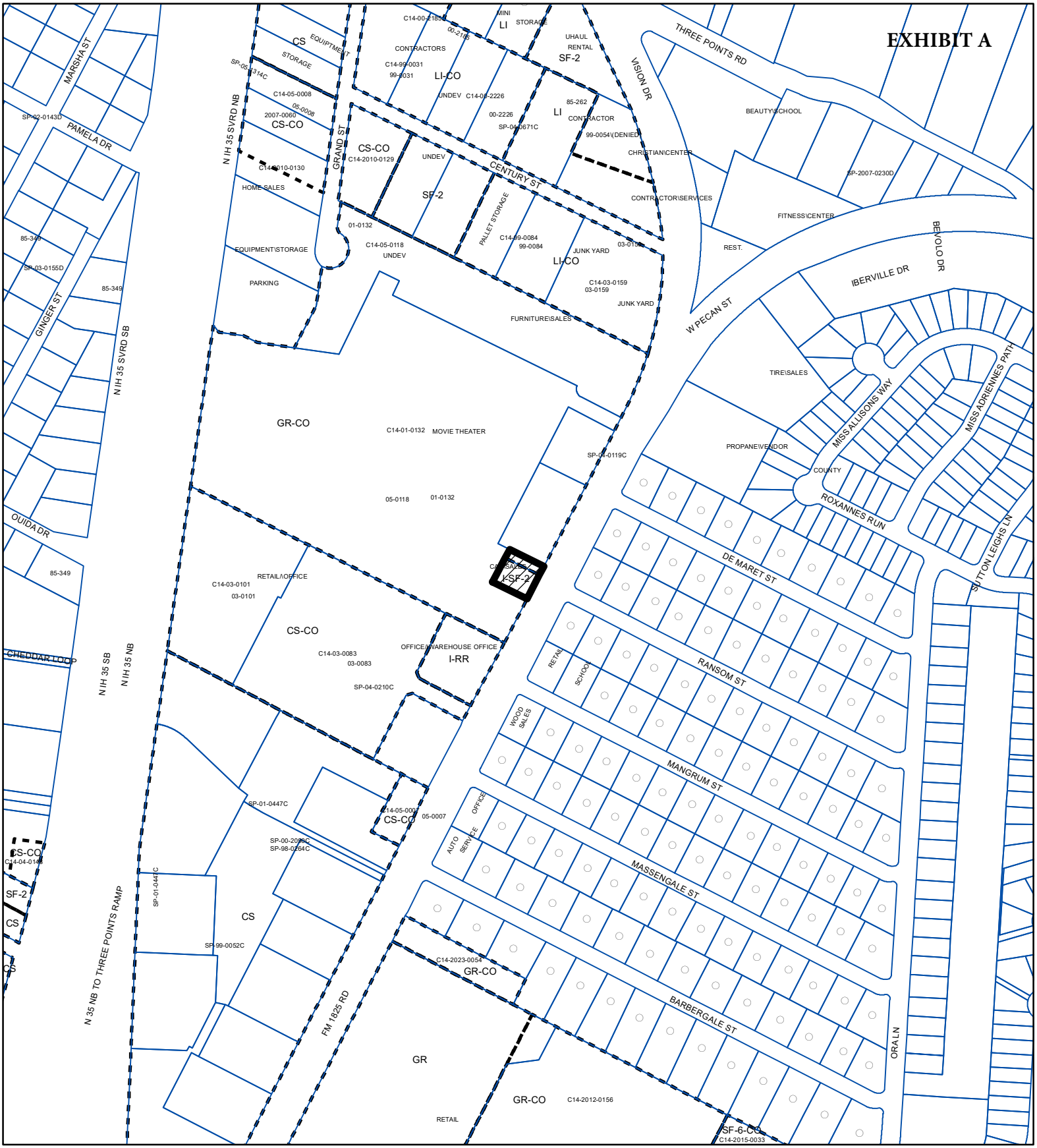
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Map



ZONING

ZONING CASE#: C14-2024-0014

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

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.

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CITY OF AUSTIN FOUNDED 1839

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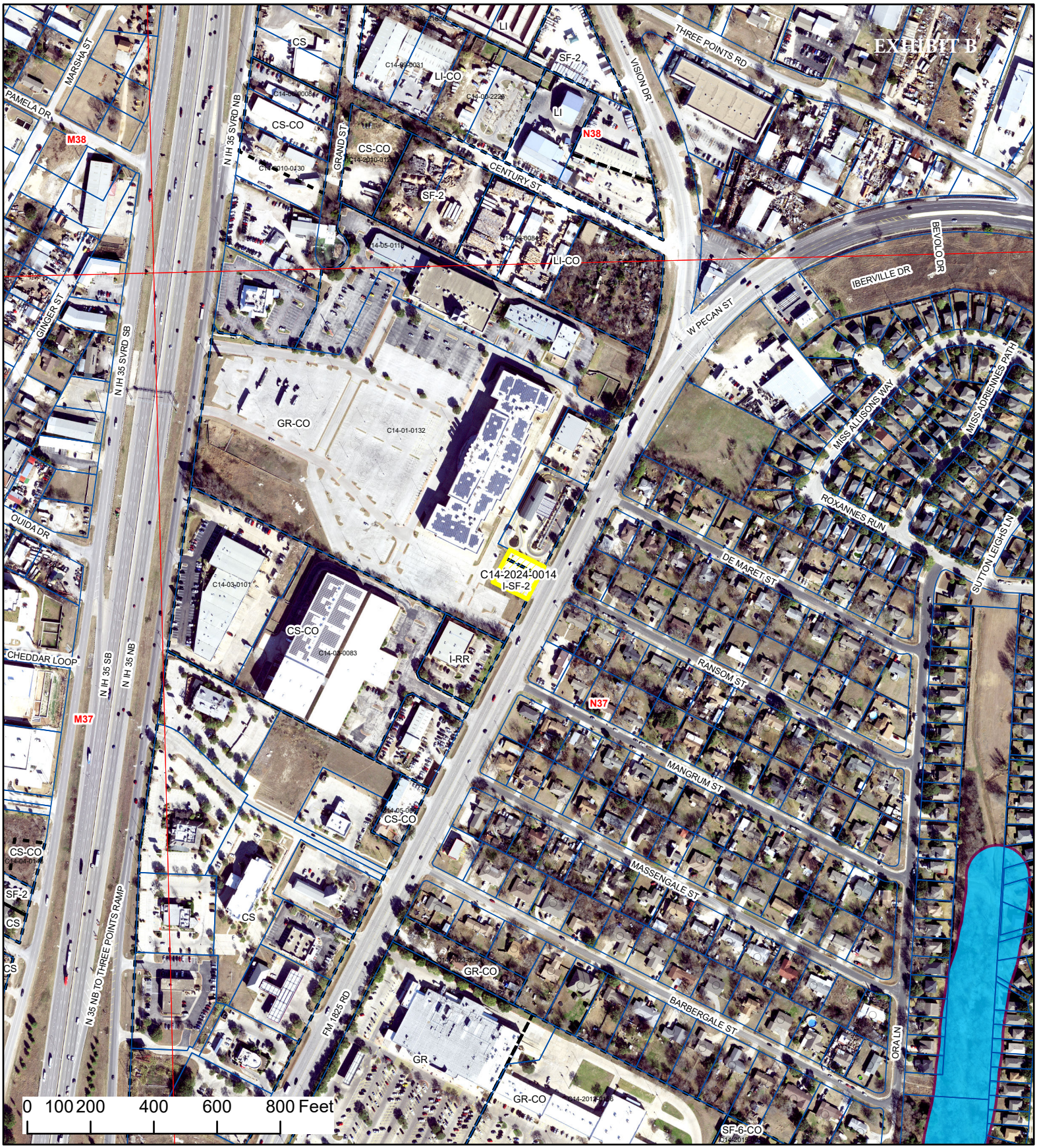

15328 FM 1825 Road

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

CASE#:	C14-2024-0014
LOCATION:	15328 FM 1825 Rd
SUBJECT AREA:	0.3242 Acres
GRID:	N37
MANAGER:	Sherri Sirwaitis

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