

**ZONING CHANGE REVIEW SHEET**CASE: C14-2024-0161 (505 Oakland Ave Rezoning)DISTRICT: 9ADDRESS: 505 and 507 Oakland AvenueZONING FROM: LO-NPTO: CS-MU-CO-NPSITE AREA: approximately 0.35 acres (approximately square feet)PROPERTY OWNER: 505 Oakland Ave, LLCAGENT: HD Brown Consulting, LLC (Amanda Brown)CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)STAFF RECOMMEDATION:**Staff recommends granting general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning.**

The conditional overlay would **prohibit** the following 28 uses:

Adult-Oriented Business; Agricultural Sales and Services; Automotive Repair Services; Bail Bond Services; Campground; Construction Sales and Services; Custom Manufacturing; Electronic Prototype Assembly; Indoor Crop Production; Automotive Washing – of any type; Building Maintenance Services; Commercial Off-street Parking; Convenience Storage; Drop-off Recycling Collection Facilities; Exterminating Services; Kennels; Limited Warehousing and Distribution; Pawn Shop Services; Service Station; Monument Retail Services; Research Services; Vehicle Storage; Equipment Repair Services; Maintenance and Services Facilities; Automotive Rentals; Automotive Sales; Commercial Blood Plasma Center; Outdoor Entertainment; Outdoor Sports and Recreation.

The conditional overlay would **conditionally** allow the following four uses:

Equipment Sales; Laundry Services; Residential Treatment; Guidance Services

*For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.*

PLANNING COMMISSION RECOMMENDATION:

February 11, 2025: Case is scheduled to be heard by Planning Commission.

CITY COUNCIL ACTION:

March 27, 2025: Case is tentatively scheduled to be heard by City Council.

ORDINANCE NUMBER:

N/A

ISSUES:

N/A

CASE MANAGER COMMENTS:

The site is relatively flat and not in a flood plain. The property is located between W 6th Street and W 5th Street, on a block approximately one-half mile west of Lamar Boulevard and one-half mile east of Mopac. In this location, Oakland Avenue is a one-way street with southbound only traffic. Like the subject property itself, the immediate area is dominated by offices housed in former single-family homes. To the north and south there are small-scale, older office/retail buildings. To the east, across Pressler there is a five-story apartment building (The Pressler) with approximately 168 units. To the west are two small-scale, older office/retail buildings.

BASIS OF RECOMMENDATION:

**Zoning should promote clearly identified community goals, such as creating employment opportunities or providing for affordable housing.**

The property falls within the bounds of the Old West Austin Neighborhood Plan (OWANP), approved in 2002.

- OWANP identifies "neighborhood-friendly" commercial areas where office, retail, and residences can be mixed vertically and horizontally. These areas include West 5th and 6th Streets between Lamar and Mopac. Neighborhood-oriented commercial uses with modest parking requirements are preferred.
- OWANP Objective 2.1 is to encourage commercial uses that support the neighborhood

**Rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.**

The Imagine Austin Comprehensive Plan identifies West 5th Street and West 6th Street as activity corridors. The property is located within 250 feet of both corridors. Activity corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.

**Zoning changes should promote compatibility with adjacent and nearby uses.**

There are no single-family homes in the immediate vicinity. The proposed rezoning is compatible with the surrounding office/retail uses and apartments, and the proposed land use could be considered a neighborhood-serving commercial use, which meets the intent of the zoning district.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-NP	A two-story office/retail building, approximately 8,000 square feet constructed in approximately 2018.
<i>North</i>	LO-NP	A one-story office/retail building, approximately 1,400 square feet constructed in approximately 1920.
<i>South</i>	GR-V-CO-NP and LR-V-NP	A one-story office/retail building, approximately 1,350 square feet constructed in approximately 1920.

<i>East (across Pressler Street)</i>	CS-MU-CO-NP and CS-MU-V-CO-NP	A five-story apartment building (The Pressler) with approximately 168 units constructed in approximately 2009.
<i>West (across Oakland Avenue)</i>	LR-NP and CS-MU-CO-NP	A two-story office/retail building, approximately 1,650 square feet constructed in 1948, and a two-story office/retail building, approximately 2,600 square feet constructed in 1919.

NEIGHBORHOOD PLANNING AREA: Old West Austin Neighborhood Planning Area

WATERSHED: Lady Bird Lake Watershed (Urban)

SCHOOLS: A.I.S.D.

Matthews Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Old West Austin Neighborhood Association, Old West Austin Neighborhood Plan Contact Team, Preservation Austin, SELTexas, Save Barton Creek Assn., Save Historic Mundy District, Save Our Springs Alliance, Shoal Creek Conservancy, Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2022-0164 (504 Oakland Avenue)	The Applicant is proposing to rezone approximately 0.1543 acres from LO-MU-NP to CS-MU-NP.	To Grant CS-MU-CO-NP (05/09/2023)	To Grant CS-MU-CO-NP (06/08/2023)
C14-2023-0101 (410 Pressler)	The applicant is proposing to rezone approximately 1.13 acres from LI-CO-NP to LI-PDA-NP.	To Grant LI-PDA-NP (12/12/2023)	To Grant LI-PDA-NP with additional staff amendments (01/18/2024)
C14-2023-0023 (W 5 <sup>th</sup> Street Bank)	The Applicant is proposing to rezone approximately 0.499 acres from LO-V-CO-NP to CS-MU-V-CO-NP.	To Grant CS-MU-V-CO-NP (07/11/2023)	To Grant CS-MU-V-CO-NP (08/31/2023)

RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 505 OAKLAND AVENUE. C14-2024-0161. Project: 505 Oakland Ave Rezoning. 0.35 acres from LO-NP to CS-MU-CO-NP. Existing: vacant Office. Proposed: Retail. Demolition is not proposed.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	<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>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>• <b>Adjacent to 5<sup>th</sup>/6<sup>th</sup> Streets/Lake Austin Blvd Activity Corridor</b></li> </ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>0.03 miles to bus stop at intersection of W 5<sup>th</sup> ST and Pressler ST</b></li> </ul>
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalk present along Oakland AVE and Pressler ST</b></li> </ul>
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Goods and Services present along 5<sup>th</sup> and 6<sup>th</sup> Streets</b></li> </ul>
Y	<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>0.5 miles to Whole Foods Market</b></li> </ul>
Y	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.4 miles to Matthews Elementary School</b></li> </ul>
Y	<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>0.4 miles to West Autin Neighborhood Park</b></li> </ul>
Y	<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>0.4 miles to Dentist along 5<sup>th</sup> ST</b></li> </ul>
	<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.
	<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.
	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
Y	<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>0.1 miles to Flower Hill Center Heritage Museum</b></li> </ul>
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.

	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<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 a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
9	<b>Number of “Yes’s”</b>

#### Environmental

1. The site **is** located over the Edwards Aquifer Recharge Zone. The site is located in the Lake Austin Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. 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 on rezoning

#### PARD – Planning & Design Review

PR1. If granted the proposed zoning of CS-MU-CO-NP, any site plan correction that converts commercial space to residential use should be reviewed by PARD. If there are any plans to convert any of the existing building to residential use, please contact this reviewer: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov)

#### Site Plan

1. Site plans will be required for any new development other residential only project with up to 4 units.
2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

3. This site lies within the Mopac Bridge – SDCC Capitol View Corridor. A CVC analysis will be required as part of any site plan submission.

Transportation and Public Works Department – Engineering Review

TPW 1. A transportation assessment/traffic Impact analysis is not required at this time. Anticipated traffic generated by the proposal does not exceed the thresholds established in the LDC.

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Oakland Avenue and Pressler Street. It is recommended that 29 feet of right-of-way from the existing centerlines should be dedicated for both Oakland and Pressler according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Oakland Avenue	1	58'	47'	28'	Yes	No	Yes
Pressler Street	1	58'	46'	24'	Yes (east side)	No	Yes

TPW 3. TIA: A transportation assessment/traffic Impact analysis is not required at this time. Anticipated traffic generated by the proposal does not exceed the thresholds established in the LDC.

Austin Water Utility

AW1. 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](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter





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ZONING BOUNDARY

ZONING CASE#: C14-2024-0161

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.


$$1'' = 400'$$







Lauren Middleton-Pratt  
City of Austin  
Planning and Housing Department  
1000 E 11<sup>th</sup> St.  
Austin, TX 78702  
December 4, 2024

*Via Electronic Submittal*

Revised: Rezoning request for 505 & 507 Oakland Avenue; Lot 14-15 of  
Woodland Subdivision Vol. 3 Pg. 22; 106717 TCAD parcel (the "Property")

Dear Mrs. Middleton-Pratt:

As representative of the owner of the above stated Property, we respectfully submit an application for rezoning for 505 & 507 Oakland Avenue. The property is developed with an existing office building which is currently vacant. The current zoning is Limited Office - Neighborhood Plan (LO-NP). The proposed rezoning is to Commercial Services – Mixed-Use – Conditional Overlay - Neighborhood Plan (CS-MU-CO-NP). As the building has remained vacant under the limited permitted uses in LO, the rezoning allows for additional commercial services to begin operating within the existing building.

The request includes the following prohibited and conditional uses:

**Conditional Uses:** ~~Automotive rentals; Automotive sales; Commercial Blood Plasma Center; Equipment Sales; Laundry Services; Residential Treatment; Guidance Services; Equipment Repair Services; Maintenance and Services Facilities~~

**Prohibited Uses:** Adult-Oriented Business; Agricultural Sales and Services; Automotive Repair Services; Bail Bond Services; Campground; Construction Sales and Services; Custom Manufacturing; Electronic Prototype Assembly; Indoor Crop Production; Automotive Washing – of any type; Building Maintenance Services; Commercial Off-street Parking; Convenience Storage; Drop-off Recycling Collection Facilities; Exterminating Services; Kennels; Limited Warehousing and Distribution; Pawn Shop Services; Service Station; Monument Retail Services; Research Services; Vehicle Storage; Equipment Repair Services; Maintenance and Services Facilities; Automotive Rentals; Automotive Sales; Commercial Blood Plasma Center; Outdoor Entertainment; Outdoor Sports and Recreation.

The Property is within the Old West Austin Neighborhood Planning Area. This Planning Area does not have a future land use map. Therefore, FLUM amendment is not required.

If you have any questions regarding this request or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Amanda Couch Brown