

ZONING CHANGE REVIEW SHEET

CASE: **C14-2025-0018**– 2400 East Oltorf

DISTRICT: 3

ADDRESS: 2400 East Oltorf Street

ZONING FROM: GR

TO: CS-CO

SITE AREA: 0.0826 acres

PROPERTY OWNER: CSW Oltorf LP

AGENT: Drenner Group (Amanda Swor)

CASE MANAGER: Marcelle Boudreaux (512-974-8094,
marcelle.boudreaux@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services - conditional overlay (CS-CO) combining district zoning.

The Conditional Overlay would prohibit these uses permitted in CS base zoning: Agricultural Sales and Service; Building Maintenance Services; Campground; Commercial Blood Plasma Center; Construction Sales and Service; Convenience Storage; Drop-off Recycling Collection Facility; Electronic Prototype Assembly; Equipment Sales; Equipment Repair Services; Kennels; Limited Warehousing and Distribution; Maintenance and Service Facilities; Vehicle Storage; and Veterinary Services.

PLANNING COMMISSION ACTION / RECOMMENDATION:

March 25, 2025:

CITY COUNCIL:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is approximately 3,600 square feet (or .0826 acres) and is developed with a single-story commercial space that is currently vacant, within an existing commercial center. The rezoning area is situated at the north side of E. Oltorf Street, approximately 0.71 miles east of I-35. The site is located approximately 0.17 miles west of S. Pleasant Valley Road, an Imagine Austin activity corridor, and 0.22 miles from the Imagine Austin activity center Riverside Stations. as identified on the Growth Concept Map in the Imagine Austin Comprehensive Plan. Development around the site is generally characterized by a mix of multifamily residential and diverse commercial uses on separate lots. Across E. Oltorf to the south is multifamily residential (MF-6-CO). To the north, with access from Willow Creek Drive, is multifamily residential (GR-MU-V-DB90). To the west across Willow Creek Drive is a service station (GR). To the east is multifamily residential (MF-3-CO). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

The Applicant proposes to rezone the property to commercial – conditional overlay (CS-CO) combining district zoning for a 3,600-square-foot laundromat, which could serve the large number of residents in surrounding multifamily units. There are two existing footprint rezonings at the commercial center (CS-CO and CS-1-CO) but none at the space proposed for the new laundromat.

BASIS OF RECOMMENDATION:

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

The Commercial (CS) district is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

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

The CS-CO zoning district is compatible and consistent with the surrounding uses because there is commercial zoning (CS; CS-1; GR) at the site and immediately surrounding the site.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The subject site is a small footprint within a larger commercial parcel at a ASMP level 3 (E. Oltorf St.) roadway which is a transit priority corridor. The site is located .17 miles from S. Pleasant Valley Road (level 3 and also transit priority corridor).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Vacant commercial
<i>North</i>	GR-MU-V-DB90	Multifamily residential
<i>South</i>	MF-6-CO	Multifamily residential
<i>East</i>	MF-3-CO	Multifamily residential
<i>West</i>	GR	Service station

NEIGHBORHOOD PLANNING AREA: East Riverside/ Oltorf Combined NP Area
(Riverside) (this parcel excluded from rezoning)

WATERSHED: Country Club West

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District
Linder Elementary School Lively Middle School Travis High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Crossing Garden Home Owners Assn. (The), Del Valle Community Coalition, East Riverside/Oltorf Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Overton Family Committee, Pleasant Valley, Preservation Austin, Save Our Springs Alliance, Southeast Austin Neighborhood Alliance, Monaco South East Austin, Burleson Road Heights Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0134 – 2201 Willow Creek Drive	MF-3 to GR-MU- V-DB90	To Grant staff Recommendation GR- MU-V-DB90 (10/22/24)	Apvd GR-MU-V- DB90, on second and third readings (12/12/24)
C14-2023-0047 – 1911 Willow Creek	ERC-UR to ERC- CMU; to modify max height allowed through participation in density bonus program	To Grant ERC-CMU and to modify max. height allowed through participation in density bonus program. (03/26/2024)	Apvd ERC-CMU and to modify max. height allowed through participation in density bonus program. (05/02/2024)
C14-2016-0087 – 2431 East Oltorf Street	GR to MF-6-CO	To Grant MF-6-CO (12/13/2016)	Apvd MF-6-CO as Commission recommended (02/06/2017)

C14-05-0112	East Riverside Neighborhood Plan – Exclusion of site from -NP rezonings	To Grant	Apvd to Add -NP Combining District (11/16/2006)
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RELATED CASES:

None.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 2400 E OLTORF STREET. C14-2025-0018. Project: 2400 East Oltorf. 0.0826 acres from GR to CS-CO. Existing: retail. Proposed: cleaning and pressing shop (laundromat use exceeding 2,000 square feet).

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 *: <ul style="list-style-type: none"> 0.16 miles from Pleasant Valley Activity Corridor ; 0.17 miles from Riverside Stations Town Center
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> Adjacent to bus stop along E Oltorf St
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> Sidewalk and bike lane present along E Oltorf St
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> Goods and Services present along E Oltorf St
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	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.) <ul style="list-style-type: none"> Within 0.2 miles of Clinica Hispana located along E Oltorf St
	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.
	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

6	Number of “Yes’s”
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Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club West 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:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
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 Department

No comments.

PARD – Planning & Design Review

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

Site plans will be required for any new development except for residential only project with up to 4 units.

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

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for E Oltorf St. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for E Oltorf St according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Willow Creek Dr. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Willow Creek Dr. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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)
E Oltorf St	Level 3	116 feet	Approx 107feet	Approx 62 feet	Yes	Yes	Yes
Willow Creek Dr	Level 2	84 feet	Approx 78 feet	Approx 40 feet	Yes	Yes	Yes

Austin 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

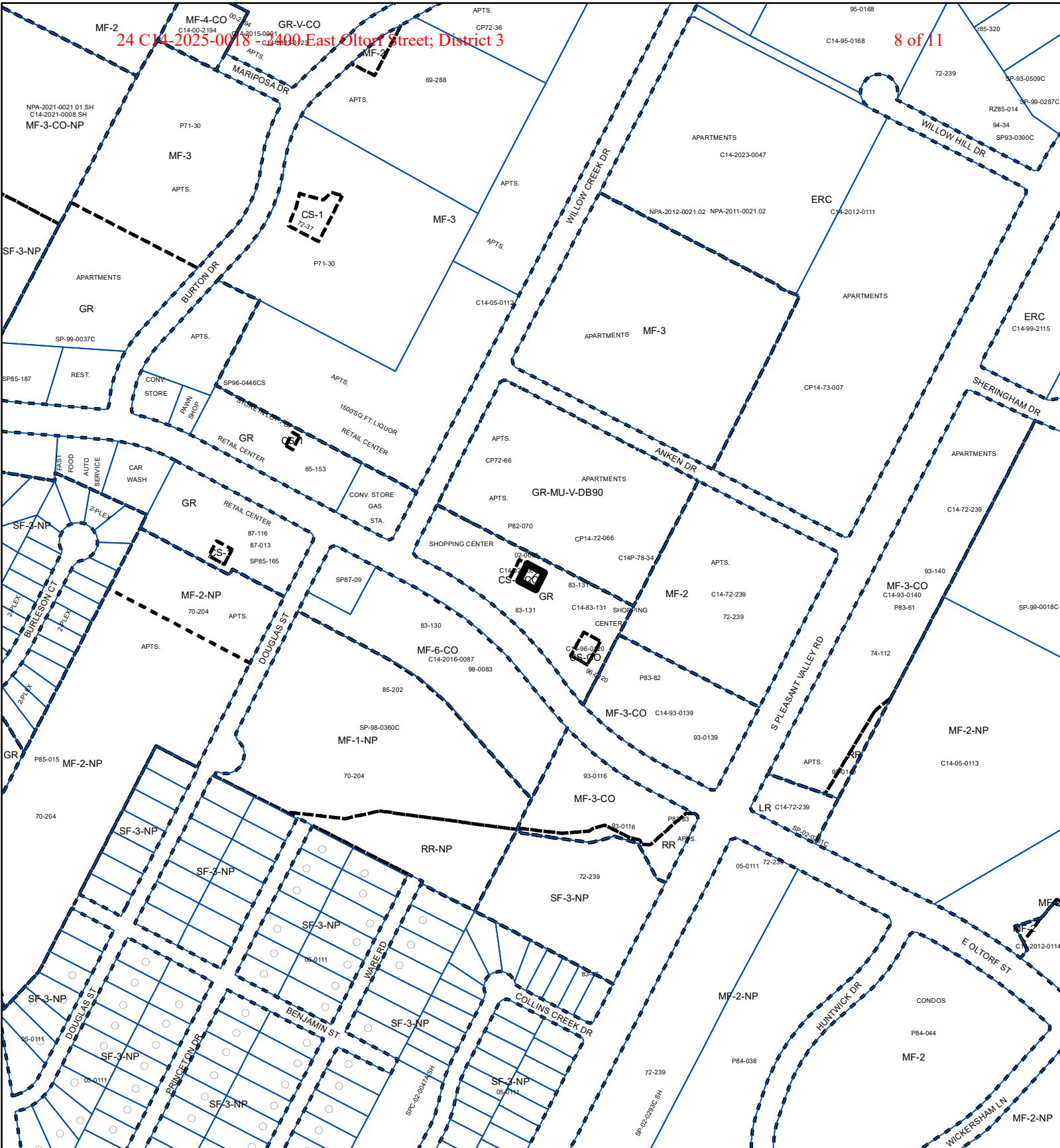
City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Exhibit B: Applicant's Summary Letter



ZONING

ZONING CASE#: C14-2025-0018



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.

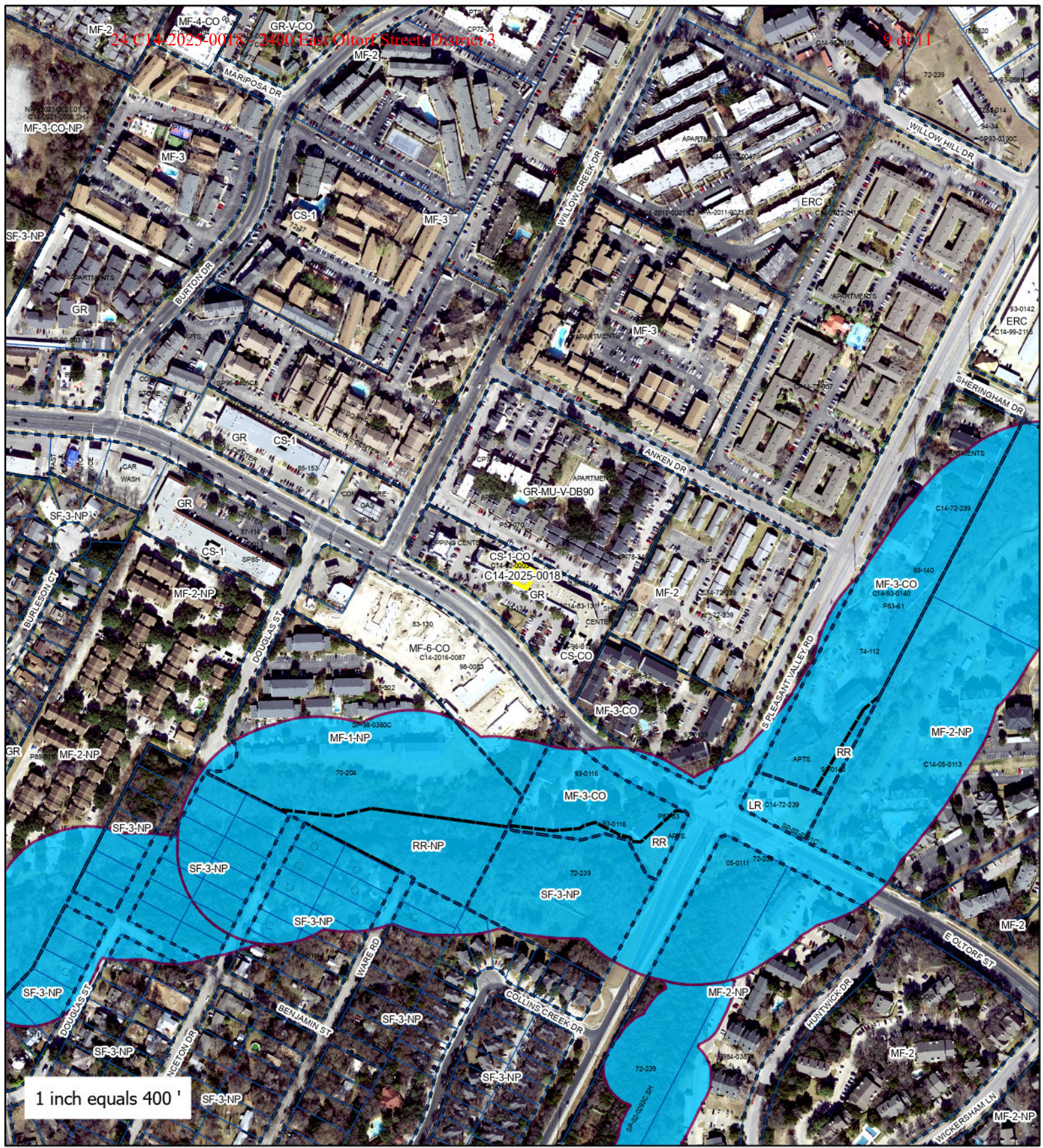
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Created: 1/27/2025

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2400 East Oltorf

ZONING CASE#: C14-2025-0018
LOCATION: 2400 E. Oltorf St.
SUBJECT AREA: 0.08 Acres
MANAGER: Marcelle Boudreaux

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER



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Created: 2/4/2025

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

January 15, 2025

Ms. Lauren Middleton-Pratt, Director
Planning Department, City of Austin
Permitting and Development Center
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: 2400 East Oltorf – Rezoning application for a 3,600 square foot portion of the property located at 2400 East Oltorf Street, Austin, Travis County, Texas 78741 (the “Property”); located within the Travis Central Appraisal District geographic identification number 0308060202 (the “Parcel”).

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 2400 East Oltorf and is comprised of 3,600 square feet (a portion of the 3.63-acre Parcel). The Property is located at 2400 East Oltorf Street on the north side of East Oltorf Street and immediately east of Willow Creek Drive.

The Property is not located within a Neighborhood Planning Area, therefore no amendment to a Future Land Use Map is necessary.

The Property is developed with a strip retail building and associated surface parking. Existing zoning on the Property is GR (Community Commercial). (Note, footprint zonings of CS-CO (General Commercial Services-Conditional Overlay) and CS-1-CO (Commercial-Liquor Sales-Conditional Overlay) exist on the Parcel but are outside the limits of this rezoning request).

The requested rezoning is from GR to CS-CO (General Commercial Services-Conditional Overlay). The proposed Conditional Overlay terms would prohibit the more intensive uses allowed in the district as identified below:

- Adult-Oriented Businesses
- Agricultural Sales and Services
- Building Maintenance Services
- Campground
- Commercial Blood Plasma Center
- Construction Sales and Services
- Convenience Storage
- Drop-off Recycling Collection Facility
- Electronic Prototype Assembly
- Equipment Repair Services

- Equipment Sales
- Kennels
- Limited Warehousing and Distribution
- Maintenance and Service Facilities
- Vehicle Storage, and
- Veterinary Services

The purpose of the rezoning is to allow for a laundromat use that exceeds 2,000 square feet on the Property. Per the Zoning Use Definition Listings which outlines typical uses and their designation within the existing use definition chart, a *Cleaning and Pressing Shop - Individual and Personal Cleaning* is limited to 2,000 square feet within the GR zoning category. To exceed 2,000 square feet, a designation of CS must be achieved because the use is considered Laundry Services use which is not permitted in GR but is permitted in the CS zoning category.

This rezoning request will allow for the operation of a laundromat on the Property to serve the community. A footprint zoning of CS-CO was previously approved on November 21, 1996 to allow for a laundromat use that exceeds 2,000 square feet on a separate portion of the Parcel. The previously approved laundromat ceased operations, and another use was located in the area previously approved for a Laundry Services use. Although the previous laundromat is closed, this is still a needed use in this area. Therefore, a new laundromat service, operating as Wash N Fold, seeks to operate in this available 3,600 square foot space within the shopping center.

The Property has one existing driveway access along East Oltorf Street and one existing driveway access along Willow Creek Drive. A Traffic Impact Analysis ("TIA") is not required, per approved TIA Determination Form issued by Transportation Department staff member Nazlie Saeedi on December 18, 2024.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

CC: Joi Harden, Planning Department