

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0187 (12931 Research Blvd) DISTRICT: 6

ADDRESS: 12931 Research Boulevard

ZONING FROM: GR-CO, I-SF-2, I-RR TO: GR

SITE AREA: 4.41 acres

PROPERTY OWNER: HFJV 183 LLC

AGENT: Drenner Group (Amanda Swor)

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:

April 15, 2025

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 4.41 acre tract of land that is developed with a vacant retail building with surface parking. The property has frontage on Research Boulevard, a Level 4/ Major Arterial, and Pond Springs Road, a Level 3/Minor Arterial. The front portion of the property along Research Boulevard was annexed into the full purpose city limits of the City of Austin through case C7A-77-003 on May 12, 1977 and zoned GR-CO through case C14-89-0003. The remainder of the property was annexed into the full purpose city limits of the City of Austin through case C7A-97-004 on December 18, 1997 and was given an interim - SF-2 and interim-RR designation. The lots to the north are developed with an Equipment Sales use (United Rentals) and an Automotive Sales (NXTLVL Marine) business. To the south, there is a Convenience Storage use (Public Storage). The lot to the east, across Pond Springs Road contains a multifamily complex (Urban North Apartments). To the west there is right-of-way for the Research Boulevard/U.S. Highway 183 Northbound frontage road and office uses, zoned GR. The applicant is requesting a zoning/rezoning of this property to GR to allow for retail uses (*please see Applicant's Request Letter- Exhibit C*).

The staff recommends GR, Community District, zoning. The property meets the intent of the GR district as it fronts onto the frontage road for Research Boulevard/U.S. Highway 183 and has access to Capital Metro bus service (bus route #383) on Pond Springs Road. The proposed zoning will be compatible and consistent with the surrounding uses because there are commercial uses surrounding this site to the north, south and west. There is currently GR, GR-CO and GR-MU-CO zoning to the south, west and east. The proposed Community Commercial zoning will permit the applicant to establish permanent zoning on the majority of this property and to bring the existing retail structure into conformance with land 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.*

The 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.

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

The proposed GR zoning will be compatible and consistent with the surrounding land use patterns as there are commercial uses surrounding this site to the north, south and west. There is currently GR, GR-CO and GR-MU-CO zoning to the south, west and east.

This property is within the 183 & McNeil Neighborhood Center as designated in the Imagine Austin Comprehensive Plan. There is a bus stop with ¼ mile at the intersection of Pond Springs Road and Hunters Chase Drive.

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

The proposed zoning will permit the applicant to establish permanent zoning on the majority of the site and to bring the existing retail structure into conformance with land use regulations in the Code.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------------|---|
| <i>Site</i> | GR-CO, I-SF-2, I-RR | Vacant (former Automotive Sales, Plant Nursery - Moon Valley Nurseries) |
| <i>North</i> | GO-CO, I-RR | Equipment Rental (United Rentals), Boat Sales (NXTLVL Marine) |
| <i>East</i> | GR-MU-CO | Multifamily (Urban North Apartments) |
| <i>South</i> | GO, I-RR | Convenience Storage (Public Storage) |
| <i>West</i> | ROW, GR | U.S. Highway 183, Office (First Care Health Plans) |

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to the time of Site Plan

WATERSHED: Rattan Creek

SCHOOLS: Round Rock I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
SELTexas,
Save Our Springs Alliance,
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|---|---------------------|--|---|
| C14-2023-0033 (12151 Hunters Chase Rezoning) | GR-MU to GR-MU-V | 6/06/23: Approved staff's recommendation for GR-MU-V zoning by consent (10-0, C. Acosta-absent); L. Stern-1st, D. Foust-2nd. | 7/20/23: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230720-177 for GR-MU-V combining district zoning was approved on Council |

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| | | | Member Qadri's motion, Mayor Pro Tem Ellis' second on a 10-0 vote. Council Member Fuentes was off the dais. |
| C14-2022-0002 (12151 Hunters Chase Rezoning) | GR to GR-MU | 2/15/22: Approved staff's recommendation of GR-MU zoning by consent (9-0); H. Smith, J. Kiolbassa-2nd. | 3/24/22: Approved GR-MU zoning by consent on all 3 readings (11-0); P. Ellis-1st, A. Kitchen-2nd. |
| C14-2013-0155 (Pond Springs Challenger School: 13015 Pond Springs Road) | I-RR to GR | 2/04/14: Approved GR-CO zoning, with CO to limit development on the site to less than 2,000 vehicle trips per day, adding condition to prohibit Pawn Shop Services, on consent (6-0, R. McDaniel-absent); P. Seeger-1st, C. Banks-2nd. | 2/27/14: Approved GR-CO zoning on consent on all 3 readings (7-0); B. Spelman-1st, S. Cole-2nd. |
| C14-2012-0132 (Kenneth L. Bishop: 13039 Pond Springs Road) | I-RR to CS-MU | 12/04/12: Approved the staff's recommendation of GR-MU zoning by consent (6-0, S. Compton-absent); C. Banks-1st, G. Rojas-2nd. | 12/13/12: Approved GR-MU zoning on 1st reading (7-0); L. Morrison-1st, B. Spelman-2nd. 4/11/13: Approved GR-MU zoning on consent on 2nd/3rd readings (6-0, K. Tovo- absent); B. Spelman-1st, L. Morrison-2nd. |
| C14-2012-0017 (San Felipe Boulevard Re-Zoning) | GR to GR-MU | 3/20/12: Approved staff's recommendation of GR-MU-CO zoning, with the following conditions: add Restaurant (Limited) and Urban Farm back as permitted uses and prohibit Drive-in Services (7-0); P. Seeger-1st, C. Banks-2nd. | 4/26/12: Approved GR-MU-CO zoning on consent, with conditional overlay to limit the development intensity on the site to less than 2,000 vehicle trips per, prohibit the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, and Automotive Washing (of any type), Pawn Shop Services, Personal Improvement Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Adult Oriented Businesses, Drive-in Services, and require a 10-foot landscape buffer along the eastern property line, on all 3 readings (7-0); B. Spelman-1st, C. Riley-2nd. |
| C14-06-0236 (13201 Pond Springs Road) | I-SF-2 to Tract 1: GR, Tract 2: CS-1 | 4/17/07: Approved the staff's rec. of GR-CO zoning for Tract 1 and CS-1-CO for Tract 2, with a CO for the following: limit the development intensity on the site to less than 2,000 vehicle trips per, prohibit the following uses: | 5/17/07: Approved GR-CO zoning for Tract 1 and CS-1-CO for Tract 2, with a CO for the following: limit the development intensity on the site to less than 2,000 vehicle trips per, prohibit the following uses: Automotive Rentals, |

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| | | Automotive Rentals, Automotive Repair Services, Automotive Sales, and Automotive Washing (of any type); adding Pawn Shop Services as a prohibited use (7-0, Jackson and Hammond-absent) | Automotive Repair Services, Automotive Sales, and Automotive Washing (of any type), Pawn Shop Services (7-0); all 3 readings |
| C14-06-0157 (Pond Springs Plaza: 13233 Pond Springs Road) | I-SF-2 to Tract 1: CS, Tract 2: CS-1 | <p>11/07/06: Approved staff's recommendation of GR-CO zoning for Tract 1 (shopping center), CS-1-CO zoning for Tract 2 (bar area), and GR-CO zoning for newly created Tract 3 (deck area). The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day and prohibit Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing-of any type, and Service Station uses on the property. The Commission added the following conditions to Tract 2: 1) Prohibit Adult Oriented Businesses; 2) To require double door access to the deck from the bar (if allowable by Code and Building Permit regulations); 3) To place permanent signage on the property at the driveway entries to restrict motorcycle parking in the rear/alleyway. 4) To place permanent signage along the fence/property line between the residential site to the west and the property in question designating the parking spaces in the rear/alleyway as, "Employee Parking Only". 5) To construct an 8-foot masonry/or sound retardant fence around the deck to mitigate sound emanating from the deck.</p> <p>The Commission also placed the following conditions on Tract 3 (the deck area): 1) Place an 85 decibel limit (in accordance with LDC Sec. 9-2-4) on the deck to reduce noise emanating from the deck. 2) Restrict amplified sound on the deck. 3) Place permanent signage on the deck for noise</p> | <p>12/07/06: Approved the ZAP recommendation, striking the requirement for double door access from the bar (Tract 2) to the deck (Tract 3) and adding a condition for speakers be removed from the deck area (7-0).</p> <p>4/12/06: Approved GR-CO zoning for Tract 1, CS-1-CO zoning for Tract 2, and GR-CO zoning for Tract 3 (6-0); 2nd/3rd readings</p> |

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| | | mitigation. 4) Remove the pool table off of the deck. Vote: (7-2, B. Baker, J. Martinez- No); J. Shieh-1 st , S. Hale-2 nd . | |
| C14-04-0157 (Nouri Project: 186 Pond Springs Road) | I-RR to CS | 11/2/04: Approved staff's recommendation of CS-CO zoning, the CO would limit the site to uses that generate no more than 2,000 vehicle trips per day by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd . | 12/02/04: Approved CS-CO (7-0); all 3 readings |
| C14-04-0070 (12952 Pond Springs Road) | I-RR to GR-CO | 7/20/04: Approved staff's recommendation of GR-CO zoning, with CO to impose the following conditions: 1) The only permitted GR uses are Auto Sales and Auto Repair; 2) Permit LR Uses, with the exception of the following LR uses: Service Station; Restaurant (General); Restaurant (Limited); 3) Limit the development intensity to less than 2,000 vehicle trips per day; 4) Require a 25' vegetative buffer along the northern property line; by consent (8-0, J. Pinnelli-absent) | 8/26/04: Granted GR-CO (7-0); all 3 readings |
| C14-03-0080 (Goodson 4.4 acres: San Felipe Blvd) | MF-3-CO to GR | 6/10/03: Approved staff's alternate recommendation of GR-CO zoning with the following conditions: 1) Limit the site to 2,000 vehicle trips per day; 2) Prohibit the following uses: Automotive related uses [Automotive Rentals, Automotive Repair Services, Automotive Sales, and Automotive Washing (of any type)], Pawn Shop Services, Restaurant (Drive-In, Fast Food), Personal Improvement Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Adult Oriented Businesses, Urban Farm, and 3) Require a 10-foot landscape buffer along the Eastern property line. Vote: (8-0, J. Martinez-absent); M. Whaley-1 st , K. Jackson-2 nd . | 7/17/03: Approved ZAP rec. of GR-CO (7-0); with the following additional permitted uses: Personal Improvement Services use and permit Drive-In Facilities, only as an accessory use to a Bank (Financial Services use). 8/14/03: Approved (7-0); 2 nd /3 rd readings. |
| C14-02-0132 (Goodson 8 Acres: Pond) | MF-3-CO to GR | 10/22/02: Approved GR-CO zoning with the following conditions: | 11/21/02: Granted ZAP rec. of GR-CO zoning w/ conditions and a |

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| Springs Road at San Felipe Boulevard) | | <ol style="list-style-type: none"> 1) The only permitted GR uses are Automotive Sales and Automotive Repair Services; 2) Permit LR uses, with the exception of the following uses: <ol style="list-style-type: none"> a) Service Station b) Food Sales c) Accessory Off-Site Parking d) Restaurant (Drive-In, Fast Food) e) Restaurant (Limited); 3) 2,000 vehicle trip per day limit; 4) Require that protected trees shall remain undisturbed; 5) Require that Compatibility Standards be applied along the eastern property line; 6) Require a 25' vegetative buffer along the eastern property line; 7) Limit structures to 40' in height, with an increase in height according to Compatibility Standards; 8) Require that all Automotive Maintenance and Repair be contained within a structure; 9) Restrict access to San Felipe Boulevard to emergency access only; 10) Allow no inoperable vehicle storage on the site; 11) Parking lot not allowed adjacent to the proposed vegetative buffer along the eastern property line. | <p>public restrictive covenant (6-0, Goodman-absent); 1st reading 12/5/02: Granted GR-CO zoning (7-0); 2nd reading, with the following conditions:</p> <ol style="list-style-type: none"> 1) No structural detention or water quality facility shall be allowed within the proposed 25' vegetative buffer; 2) Grow green standards shall be utilized; 3) Structural parking shall be prohibited <p>12/12/02: Granted GR-CO zoning (7-0); 3rd reading [valid petition withdrawn]</p> |
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RELATED CASES:

C14-89-0003 – Previous Zoning Case

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 12931 N US 183 HWY SERVICE ROAD NB. C14-2024-0187.
Project: 12931 Research Blvd. .41 acres from GR-CO, I-SF-2, I-RR to GR. Existing: retail building and parking lot. Proposed: retail use. Demolition is proposed.

| Yes | Imagine Austin Decision Guidelines |
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| | 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"> • Within 183 & McNeil Neighborhood 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"> • 0.24 miles to bus stop at intersection of Pond Springs RD and Hunters Chase DR |
| Y | Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along Research BLVD; Bike lane and western sided sidewalk present along Pond Springs RD |
| 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 Research BLVD, Spicewood Springs RD, and McNeil DR |
| Y | Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.5 miles to HEB along Spicewood Springs RD |
| | 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. |
| | 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). <ul style="list-style-type: none"> • 0.5 miles to Spicewood Springs Branch Austin Public Library |
| | 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. |
| | Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone |
| 6 | Number of "Yes's" |

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Rattan Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It 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 Residential (min. lot size 5750 sq. ft.) | 45% | 50% |
| One or Two Family Residential (lot size < 5750 sq. ft.) | 55% | 60% |
| Multifamily Residential | 60% | 65% |
| Commercial | 65% | 70% |

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

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 projects with up to 4 units.

Any new development is subject to LDC 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 within the footprint of an existing development.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Pond Springs Rd. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated 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) |
|--------------------------|----------------------------|--------------------------|---------------------|--------------------------|------------------|----------------------|--------------------------------------|
| Research Blvd Service Rd | Level 4 | TXDOT roadway | TXDOT roadway | TXDOT roadway | Yes | Yes | Yes |
| Pond Springs Rd | Level 3 | 80 feet | Approx 95 feet | Approx 45 feet | No | Yes | Yes |

Water Utility

No comments.

INDEX OF EXHIBITS TO FOLLOW





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



62-C14-2024-0187 - 12931 Research Blvd, District 6

12931 Research Blvd.

ZONING CASE#: C14-2024-0187
 LOCATION: 12931 Research Blvd.
 SUBJECT AREA: 4.41 Acres
 MANAGER: Sherri Sirwaitis

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



This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

DRENNER GROUP

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

December 20, 2024

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: 12931 Research Blvd. – Rezoning application for a 4.41-acre piece of property located at 12931 Research Boulevard, Austin, Williamson County, Texas 78759; identified by Williamson Central Appraisal District parcel number R056416 (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 12931 Research Blvd. and is comprised of 4.41 acres of land that contains an existing building. The Property is located east of Highway 183/Research Boulevard, near the intersection of Pond Springs Road.

A portion of the Property was annexed into the full purpose city limits of the City of Austin through Ordinance 770512-A (Case C7A-77-003) on May 12, 1977. The remainder of the Property was annexed into the full purpose city limits of the City of Austin through Ordinance 971218-C (Case C7A-97-004) on December 18, 1997.

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

The Property is currently developed with an existing retail building and associated parking lot area. Three separate zoning districts exist today: GR-CO (Community Commercial-Conditional Overlay), I-SF-2 (Interim-Single Family-Standard Lot), and I-RR (Interim-Rural Residence). A 1.493-acre portion of the Property was rezoned from SF-2, Single-Family Residence (Standard Lot) to GR-CO, Community Commercial District-Conditional Overlay through Ordinance 890817-C (Case C14-89-0003-CO) on August 17, 1989.

The requested rezoning is from GR-CO, I-SF-2, and I-RR to GR (Community Commercial). The purpose of the rezoning is to allow for a retail use. This request is consistent with the existing use.

The Property has one existing driveway access along Highway 183/Research Boulevard and one existing driveway access along Pond Springs Road. A Traffic Impact Analysis ("TIA") is not required, per approved TIA Determination Form issued by Transportation Department staff member Mustafa Wali on December 2, 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,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is written in a cursive, flowing style.

Amanda Swor

CC: Joi Harden, Planning Department