ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0050 North Loop Community Commercial DISTRICT: 7

ZONING FROM: LR ZONING TO: GR

ADDRESS: 2302 and 2304 West North Loop Boulevard SITE AREA: 0.64 acres (27, 878 sq. ft.)

PROPERTY OWNER: Cuisines of Mexico, Inc.

AGENT: Thrower Design, LLC (Ron Thrower & Victoria Haase)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant community commercial (GR) district zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

June 17, 2025:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 0.64 acres, developed with one building and a parking lot. There is direct access to West North Loop Boulevard (level 3) which has sidewalks and bike lanes. The site is currently zoned neighborhood commercial (LR) district and previously had a laundry service use. The street is characterized as mixed use with a variety of commercial uses and multifamily buildings. The property has multifamily residential uses (MF-4; CS-V; GR) to the north, south and east as well as single family residential (SF-2) to the northwest. There are various commercial uses such as restaurants, service station and offices (GR and LR) to the south, east and west. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff is recommending the community commercial (GR) district zoning for the proposed outdoor seating area that is approximately 2, 450 square feet for the restaurant. There is no

demolition proposed for the future use of the structure. ***Please refer to Exhibit C (Applicant's Summary Letter).***

Per the comprehensive plan review comments this site meets eight of the Imagine Austin Decision Guidelines. The site is 0.14 miles from Burnet Road Activity Corridor, 0.02 from a bus stop along West North Loop Boulevard which has connectivity with sidewalks and bike lanes. There is a variety of good and services to include food access with the nearby restaurants and the one intended to be on the property.

BASIS OF RECOMMENDATION:

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

The community commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

2. *Zoning should allow for reasonable use of the property.*

Staff recommends the applicant's request because the lot meets the intent of the GR district as this rezoning would provide a commercial use to serve the neighborhood and community. The applicant is proposing a restaurant use on the property and is seeking an outdoor seating area that is approximately 2, 450 square feet.

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

Majority of the properties on this section of West North Loop Boulevard have GR zoning. The properties that do not have GR are CS-V combined zoning and front Burnet Road. The applicant's request promotes compatibility with the adjacent and nearby properties.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LR	Commercial
North	LR; MF-4	Multifamily Residential
South	GR; GR-CO	Service Station; Restaurant; Commercial Offices; Multifamily Residential
East	LR; CS-V	Commercial Office; Multifamily Residential
West	GR; SF-2	Restaurant; Single Family Residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Shoal Creek (Urban)

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District
Highland Park Elementary School Lamar Middle School McCallum High School

COMMUNITY REGISTRY LIST:

Allandale Neighborhood Association
Austin Independent School District
Austin Neighborhoods Council
Bull Creek Road Coalition
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Lower District 7 Green
NW Austin Neighbors
North Austin Neighborhood Alliance
Pathways at North Loop Neighborhood Association
Preservation Austin
Rosedale Neighborhood Assn.
Save Our Springs Alliance
Shoal Creek Conservancy

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0002 Strub Residential	SF-3 to NO-MU	To Grant and Applicant Indefinite Postponement (08/1/2017)	N/A (Expired)
C14-96-0023 Murchison Zoning Change	SF-3 to GR-CO	N/A	Approved GR-CO the prohibited use on the Property: Automotive washing (automatic or mechanical)(self-service). (05/09/1996)

RELATED CASES:

C14-2008-0004: Rosedale Neighborhood Planning Area VMUse Bldg. Zoning Opt In/Opt Out

C14-2008-0088: Allandale Neighborhood Planning Area Vertical Mixed Use Building (V) Zoning Opt

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 2302 W . NORTH LOOP BOULEVARD. C14-2025-0050. Project: North Loop Community Commercial. 0.64 acres from LR to GR. Existing: restaurant. Proposed: restaurant with an expanded outdoor seating area.

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 *:** • **0.14 miles from Burnet Road Activity Corridor**
Y	**Mobility and Public Transit ***: Located within 0.25 miles of public transit stop and/or light rail station. • **0.02 miles to bus stop along W North Loop BLVD**
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Sidewalk and bike lane present along W North Loop BLVD**
Y	**Connectivity, Good and Services, Employment ***: Provides or is located within 0.50 miles to goods and services, and/or employment center. • **Goods and Services present along Burnet RD**
	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.
Y	**Connectivity and Healthy Living ***: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **0.43 miles to Austin Memorial Park Cemetery**
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.) • **0.3 miles to doctor's office along Burnet RD**
	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). • **0.3 miles to Yarborough 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.

Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
8	**Number of "Yes's"**

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 located in the Shoal Creek 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

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.

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: There are no comments

PARD – Planning & Design Review:

PR1: 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.

Compatibility Standards

The site is subject to compatibility standards due to the SF-2 zoned property to the west.
Reference 25-2-1051, 25-2-1053

Any structure that is located:

- At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
- Less than 50 feet from any part of a triggering property may not exceed 40 feet
Reference 25-2-1061

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for W. North Loop Blvd. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for W North Loop Blvd 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)
W North Loop Blvd	Level 3	80 feet	Approx 80 feet	Approx 40 feet	Yes	Yes	Yes

Austin Water Utility:

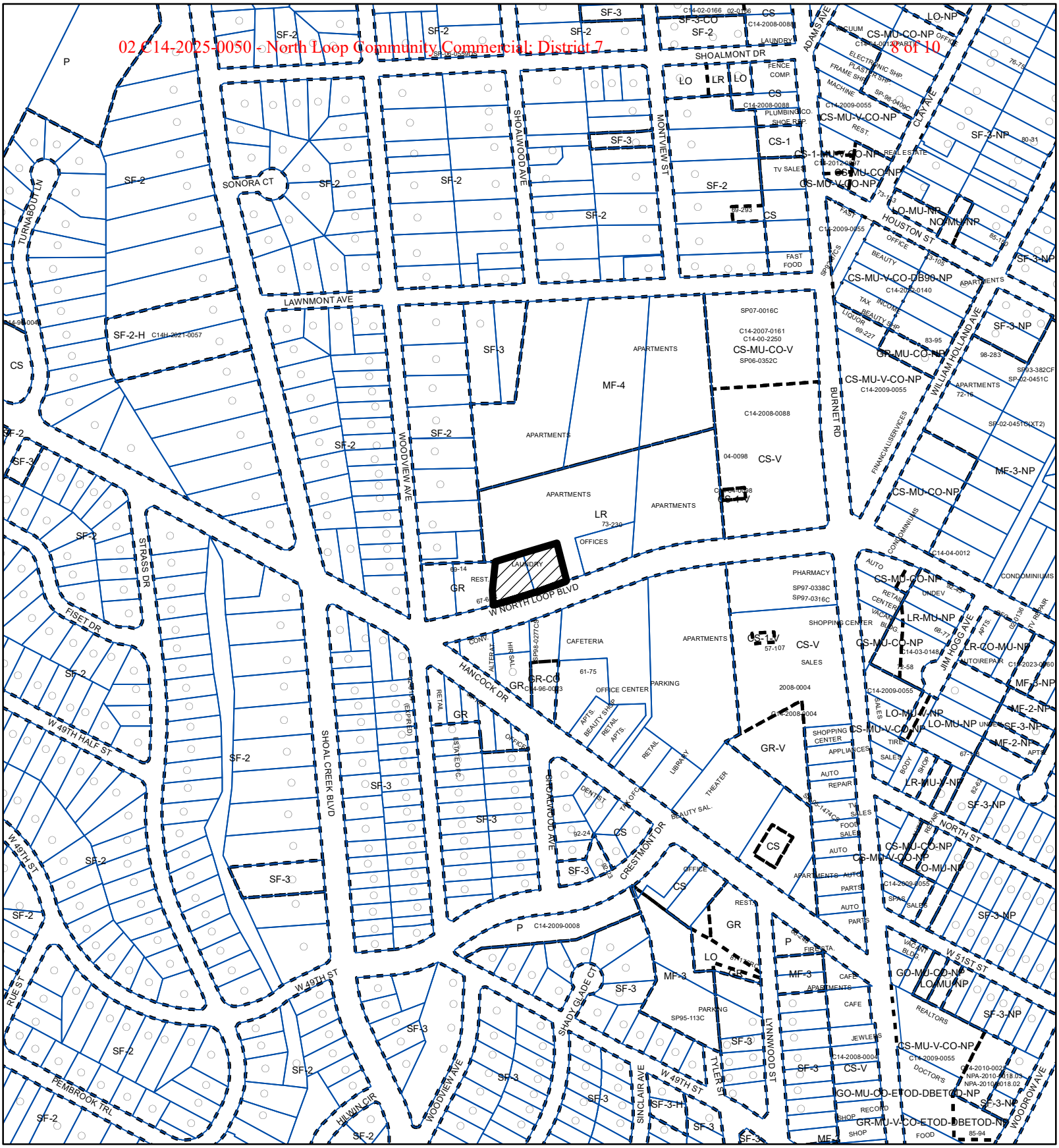
No comments on zoning change.

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

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. 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:

A. Zoning Map
B. Aerial Map
C. Applicant’s Summary Letter



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0050

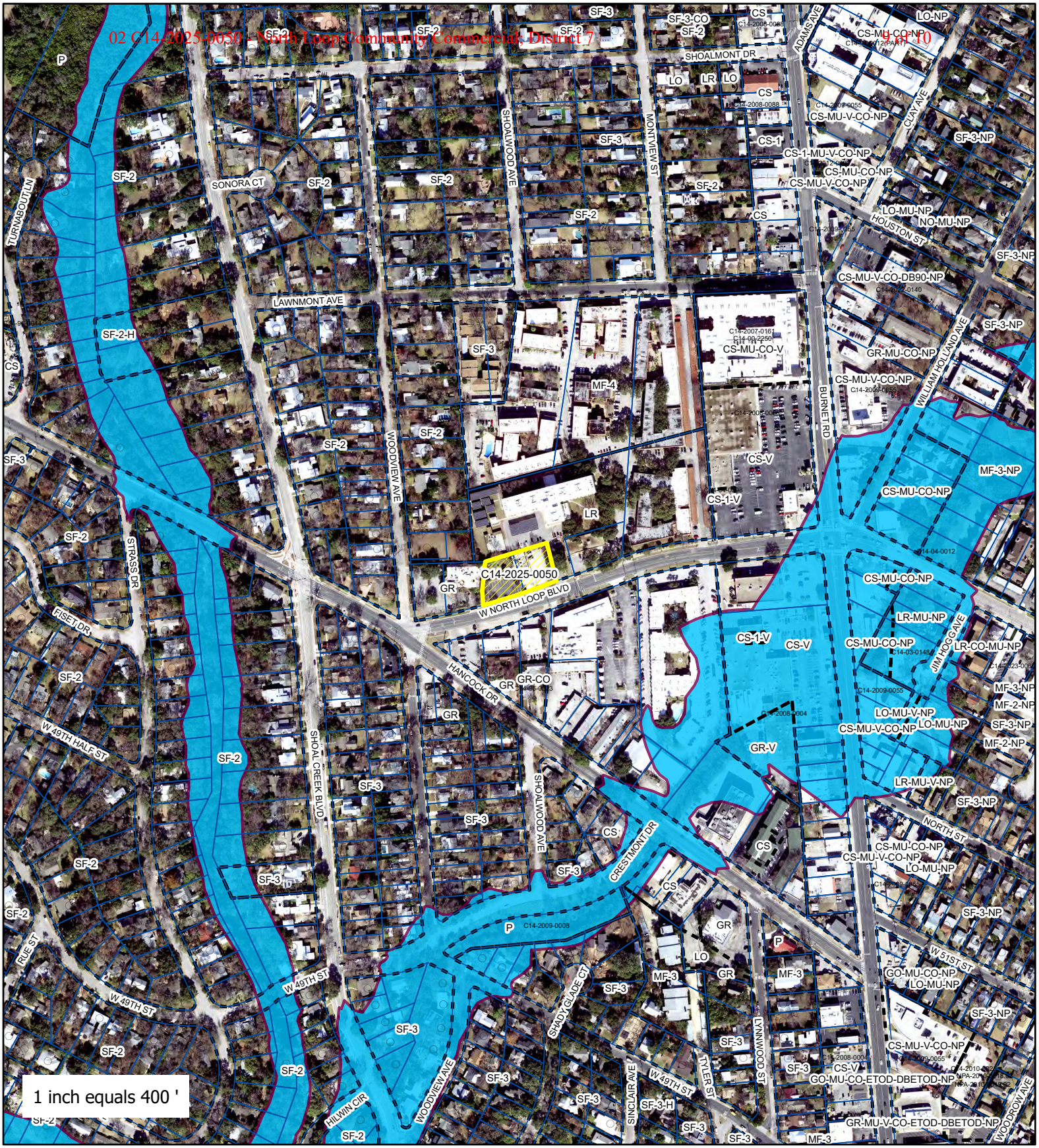
1 " = 400 '
Exhibit A

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.

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.

CITY OF AUSTIN FOUNDED 1839

Created: 4/23/2025



North Loop Community Commercial

N

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

ZONING CASE#: C14-2025-0050
LOCATION: 2302, 2304 W North Loop Blvd
SUBJECT AREA: 0.64 Acres
MANAGER: Cynthia Hadri

Exhibit B

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Created: 4/23/2025

Thrower Design LLC
LAND PLANNERS

April 3, 2025

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

Via Electronic Delivery

Re: Rezoning Application – North Loop Community Commercial, 2302 & 2304 W. North Loop Blvd.

Dear Ms. Middleton-Prat:

On behalf of the Owners of the property referenced above, we respectfully submit the enclosed Rezoning application. The subject properties consist of two legally platted lots, B-1 and B-2 of the Ziaja II Addition Subdivision, totaling 0.64. The land area is in Council District 7, represented by Council Member Mike Siegel and is within the Neighborhood Planning Area of Allandale that has not gone through the neighborhood planning process and therefore does not have a neighborhood plan or Future Land Use Map.

The site previously had a laundromat use and has received a change of use to accommodate a restaurant. The rezoning request is for “Community Commercial” or “GR” base district zoning to allow for an expansion of the outdoor seating area. Per LDC 25-2-587 – REQUIREMENTS FOR CERTAIN USES IN A NEIGHBORHOOD COMMERCIAL (LR) DISTRICT, (3) An outdoor seating area may not (a) exceed 500 square feet of area. The proposed outdoor seating area is approximately 2450 square feet.

The adjacent property to the west and the entire block on the south side of W. North Loop from the subject properties have GR or CS zoning. Therefore, the request is consistent with the zoning of the general area. Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

Victoria Haase

P.O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741

Exhibit C