ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0045 (8234 Ferguson Cutoff) DISTRICT: 1

ADDRESS: 8234 Ferguson Cutoff

ZONING FROM: I-RR TO: LI-CO

SITE AREA: 1.74 acres (77,711 sq. ft.)

PROPERTY OWNER: AAA Auger Holdings Inc., Kyle Rother

AGENT: Civilitude LLC, Amy Nunnellee

CASE MANAGER: Beverly Villela (512-978-0740, Beverly.Villela@austintexas.gov)

STAFF RECOMMENDATION:
Staff recommends granting Limited Industrial Service – Conditional Overlay (LI-CO) combining district zoning. See the *Basis of Recommendation* section below. The Conditional Overlay will:

Prohibit the following uses:

- Resource Extraction
- Recycling Center
- Laundry Services
- Service Station
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Scrap and Salvage

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
July 15, 2025:

CITY COUNCIL ACTION:
TBD

ORDINANCE NUMBER:
No.

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 1.74 acres in size and is developed with a warehouse. It is currently designated as interim rural residence (I-RR) and is located along Ferguson Cutoff, a Level 2 street per the Austin Strategic Mobility Plan. The surrounding properties to the north, south, and west are zoned limited industrial service with conditional

overlay (LI-CO), and are developed with similar warehouse and industrial uses. To the east, the site is adjacent to public land associated with the Big Walnut Creek Nature Preserve, and the southeast portion of the site is across from land located in the City's extraterritorial jurisdiction (ETJ).

The applicant is requesting limited industrial service with conditional overlay (LI-CO) zoning in order to accommodate a limited warehouse use. The requested zoning would maintain consistency with surrounding industrial and commercial zoning patterns, and the conditional overlay will prohibit a selection of automotive, salvage, and heavy industrial uses to help ensure compatibility with the adjacent nature preserve.

Staff is recommending the requested LI-CO zoning as it aligns with nearby zoning and land use and supports the preservation of industrial land. The property is located within 0.25 miles of public transit and bike lanes, within walking distance of schools, a recreation area, and a health clinic, and lies just 0.16 miles from the Manor–Springdale–Cameron Activity Corridor.

The applicant is in agreement with the staff recommendation.
Please refer to Exhibits A (Zoning Map) and B (Aerial View).

BASIS OF RECOMMENDATION:

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

The limited industrial service (LI) district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

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

The proposed LI zoning promotes compatibility with the surrounding properties, which are predominantly zoned LI-CO and I-SF-2 and are developed with warehouse uses. The rezoning would maintain the area's commercial and light industrial character while accommodating a new use that complements existing businesses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Warehouse
North	LI-CO	Warehouse
South	LI-CO	Warehouse
East	ETJ and P	Undeveloped and Big Walnut Creek Nature Preserve
West	LI-CO and I-RR	Warehouse and Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

TIA:
Is not required

WATERSHED: Walnut Creek – Suburban

CAPITOL VIEW CORRIDOR: N/A SCENIC ROADWAY: N/A

SCHOOLS: Austin Independent School District
Jordan Elementary School Dobie Middle School LBJ High School

COMMUNITY REGISTRY LIST:

Austin Independent School District,
Austin Lost and Found Pets,
Austin Neighborhoods Council,
Colony Park/Lakeside Community Development Corp,
Del Valle Community Coalition,
Friends of Austin Neighborhoods,
Friends of Northeast Austin,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
Neighbors United for Progress,
Overton Family Committee ,
SELTexas,
Save Our Springs Alliance,
Sierra Club,
Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0178	I-SF-2 to LI-CO	To Grant Staff's Recommendation of LI-CO (04/15/2025)	Approved LI-CO as Commission recommended (06/05/2025)
C14-2023-0061	I-RR to LI	To Grant Staff's Recommendation of LI (09/05/2023)	Approved LI as Commission recommended (10/19/2023)
C14-2019-0076	I-RR to LI	To Grant Staff's Recommendation of LI (07/02/2019)	Approved LI as Commission recommended (08/08/2019)
C14-2013-0026	I-RR to LI	To Grant Staff's Recommendation of LI (04/16/13)	Approved LI as Commission recommended (05/09/2013)

RELATED CASES:
N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 8234 FERGUSON CUTOFF. C14-2025-0045. Project: 8234 Ferguson Cutoff. 1.784 acres from I-RR to LI. Existing: warehousing. Proposed: limited warehousing.

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 *:** • **0.16 miles from Manor/Springdale/Cameron 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.
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	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.) • **0.5 miles to medical clinic**
	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.
Y	**Industrial Land**: Preserves or enhances industrial land.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
4	**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 in the Walnut 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 on zoning change.

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 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 site is located within 150 feet of a wildland area, in the Wildland Urban Interface (WUI). Please see this website for more information about construction in the WUI: http://www.austintexas.gov/department/wildland-urban-interface-code

Austin Transportation and Public Works Department – Engineering Review

A transportation assessment/traffic Impact analysis is unlikely to be required at the time of site plan, but will be required **if triggered**, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Ferguson Cutoff. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Ferguson Cutoff according to the Transportation Plan with the first subdivision or site plan application. *Existing ROW appears sufficient for Ferguson Cutoff but should be confirmed 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)
Ferguson Cutoff	Level 2	72’	72’	21’	No	No	Yes

Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

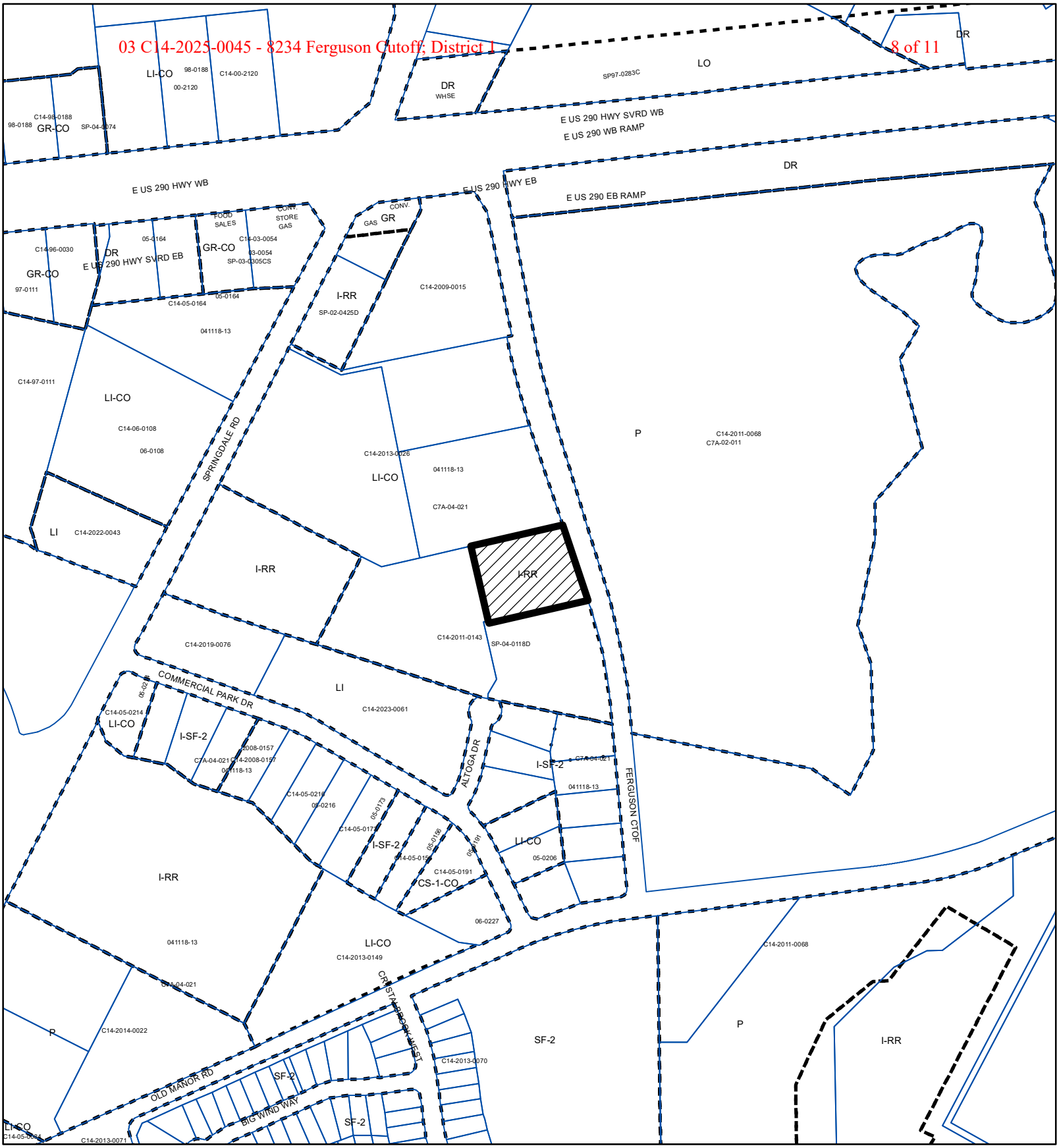
Depending on the development plans submitted, water and or wastewater Service Extension Requests may be required. Based on current public infrastructure configurations, it appears that Service Extension Requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map
Exhibit B: Applicant’s Summary Letter
Exhibit C: Applicant’s Updated Summary Letter



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0045

1 " = 400 '

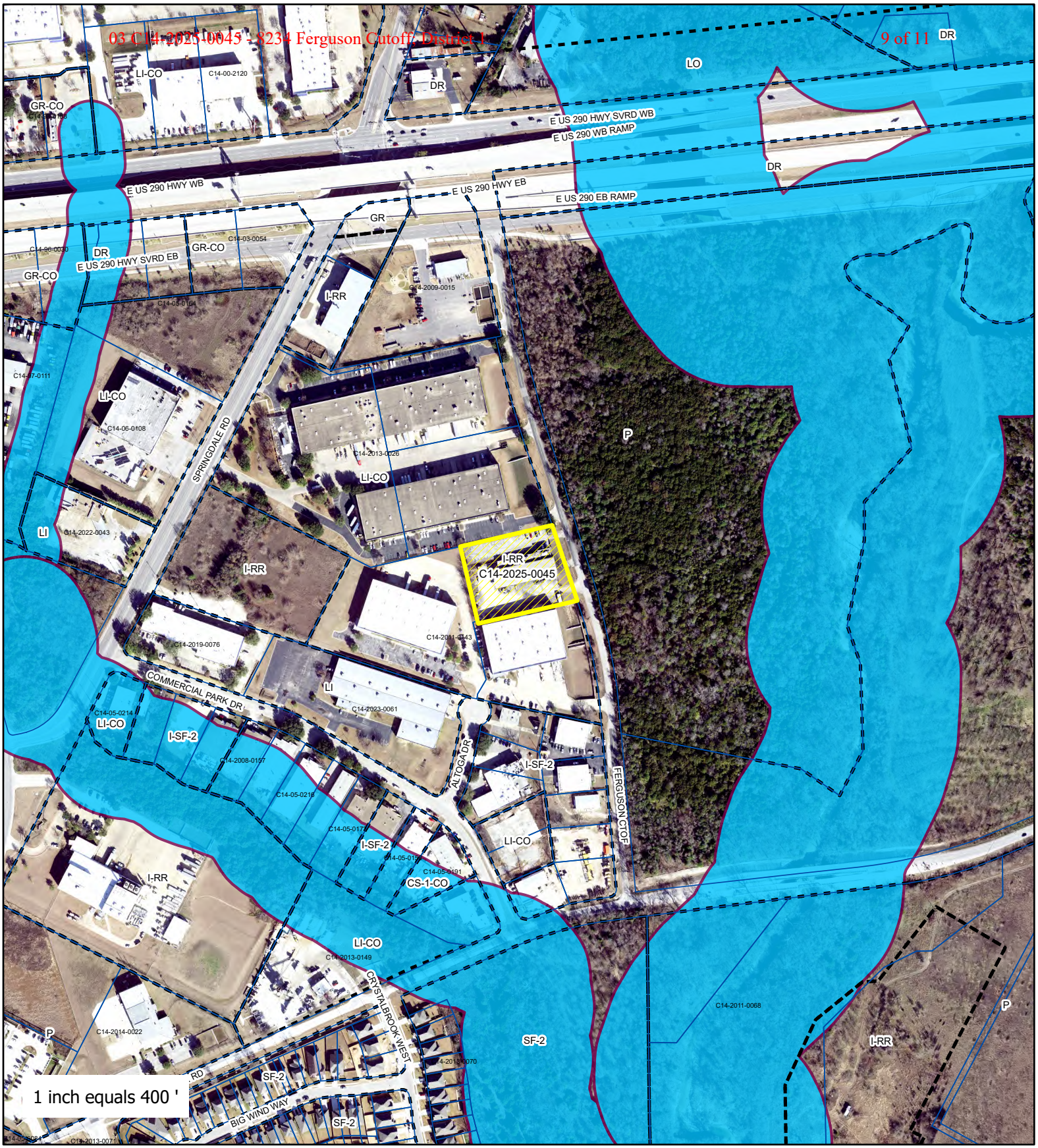
Exhibit A

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: 4/15/2025



8234 Ferguson Cutoff

N

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

ZONING CASE#:	C14-2025-0045
LOCATION:	8234 Ferguson Ctof
SUBJECT AREA:	1.784 Acres
MANAGER:	Beverly Villela

Exhibit A-1

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

Created: 4/23/2025

CIVILITUDE
ENGINEERS & PLANNERS
Texas P.E. Firm Registration 12469
503 Kenniston Dr, Unit 5 Austin, TX 78752
Phone 512.761.6161 | Fax 512.761.6167
info@civilitude.com | civilitude.com

May 29, 2025

Beverly Villela
City of Austin Permitting and Development Center
6310 Wilhelmina Delco Dr
Austin, Texas 78752

Re: 8234 Ferguson Cutoff Rezoning Case (C14-2025-0045)
8234 Ferguson Cutoff, Austin, Texas 78724

Dear Ms. Villela,

On behalf of our Client, Kyle Rother, we would like to request a zoning change on the property located at 8234 Ferguson Cutoff, Austin, Texas 78724. The site is currently zoned I-RR (Interim Rural Residence) and we are requesting that it be rezoned to LI (Light Industrial) to accommodate a limited warehouse use, to replace the current warehousing use.

The zoning surrounding the property is as follows: LI (Limited Industrial) and LI-CO (Limited Industrial – Conditional Overlay) to the north, south and west, and P (Public) to the east. The lot to the southeast across Ferguson Cutoff is within the Extra-Territorial Jurisdiction of the City of Austin and therefore has no zoning.

If you have any questions or require additional information, please contact me at (512) 761-6161.

Sincerely,
Amy Nunnellee, EIT
Sr. Project Coordinator

CIVILITUDE
ENGINEERS & PLANNERS
Texas P.E. Firm Registration 12469
503 Kenniston Dr, Unit 5 Austin, TX 78752
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June 25, 2025

Beverly Villela
City of Austin Permitting and Development Center
6310 Wilhelmina Delco Dr
Austin, Texas 78752

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The conditional overlay will prohibit the following uses:

- Resource Extraction
- Recycling center
- Laundry Services
- Service Station
- Automotive Rentals
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- Automotive Sales
- Automotive Washing
- Scrap and Salvage Yards

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