ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0056 (12940 North U.S. 183) DISTRICT: 6

ADDRESS: 12940 N. U.S. Highway 183

ZONING FROM: GR, LO TO: CS-V

SITE AREA: 5.0034 acres

PROPERTY OWNER: SHA LLC DBA FIRST CARE

APPLICANT/AGENT: Drenner Group PC (Amanda Swor)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:
Staff recommends GR-V-CO, Community Commercial-Vertical Mixed Use Building-Conditional Overlay Combining District, zoning. The conditional overlay will prohibit the following uses within 200 feet of residential zoning or development:

Automotive Repair Services,
Automotive Sales,
Automotive Washing (of any type),
Bail Bond Services,
Club or Lodge,
Commercial Off-Street Parking,
Drop Off Recycling Collection Facility,
Exterminating Services,
Funeral Services,
Hotel/Motel,
Off-Site Accessory Parking,
Outdoor Entertainment,
Outdoor Sports and Recreation,
Pawn Shop Services,
Service Station

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
August 19, 2025

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 5 acre lot that is currently developed with a vacant 3-story office building, with surface parking, that has access to Fathom Circle and the N. US Highway 183 Southbound frontage road. The lots to the north, across Fathom Circle, are developed with a multifamily complex (Summit at Westwood Apartments) and an office use (State Farm) and are zoned MF-2 and GR. To the south, there is a multifamily use (Spicewood Springs Apartments) zoned DR, a public library with surface parking zoned LR-CO and P, undeveloped property zoned GR, a retail center zoned GR-CO and a restaurant and service station/automotive washing use zoned GR. The lots to the west along Fathom Circle contain single family residences zoned SF-3. In this case, the applicant is requesting CS-V zoning to redevelop this property with a multifamily residential project (*please see Applicant's Request Letter - Exhibit C*).

The staff is recommending GR-V-CO, Community Commercial-Vertical Mixed Use Building-Conditional Overlay Combining District, zoning. The property meets the intent of the GR base district as it is located at the southwest intersection of a Fathom Circle (Level 1/ Residential Street) and N. US Highway Service Road Southbound (Level 4/ Arterial Roadway). The GR-V-CO zoning is consistent with surrounding commercial and multifamily zoning and use patterns. The staff is recommending a conditional overlay (CO) to prohibit more intensive commercial uses within 200 feet of the residential development on Fathom Circle. The site under consideration is located in the 183 & McNeil Neighborhood Center as designated on the Growth Concept Map in the Imagine Austin Comprehensive Plan and is within 0.25 miles of public transit stop near existing commercial and civic services.

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.

   Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

   Conditional Overlay 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. *The proposed zoning should promote consistency and orderly planning.*

   GR-V-CO zoning would be compatible and consistent with the surrounding uses because there are commercial uses to the north, south and east of the site. In addition, there are multifamily uses to the north and south and MF-2 zoning across Fathom Circle directly to the north of the site under consideration.

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

   The proposed GR-V-CO zoning will permit the applicant to develop up to 250 multifamily residential units at this location. The property in question is within the 183 & McNeil Neighborhood Center as designated on the Growth Concept Map in the Imagine Austin Comprehensive Plan. It is 0.25 miles from public transit stop near existing commercial and civic services.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR, LO	Office, with surface parking and a small detention pond
North	GR, MF-2	Office (State Farm), Multifamily (Summit at Westwood Apartments)
South	GR, GR-CO, GR, P, LR-CO, DR	Undeveloped Land, Retail Center (HEB, Chase Bank, Postal Nook, Papa Murphy's Pizza, Austin 3D Dental, Spa Pro Nails, Organic Spa Massage), Jim's Restaurant, Service Station/Automotive Washing (Budget Lube and Car Wash), Parking, Library (Spicewood Springs Branch Austin Public Library) Multifamily (Spicewood Springs Apartments)
East	ROW	U.S. Highway 183
West	SF-3	Single-Family Residences

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Rattan Creek

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

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations, Inc.,
Bull Creek Foundation,
Friends of Austin Neighborhoods,
Long Canyon Homeowners Assn.,
Long Canyon Phase II & III Homeowners Assn Inc.,
Mountain Neighborhood Association (MNA),
Spicewood Springs Road Tunnel Coalition

SCHOOLS: Round Rock ISD

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0021(Town & Country Village Addition, Section 1: 12845 North U.S. Highway 183)	I-RR to GR	3/18/14: Approved staff recommendation for GR-CO zoning, with a CO to limit development on the site to less than 2,000 vehicle trips per day, on consent (5-0, S. Compton, G. Rojas-absent); R. McDaniel-1st, C. Banks-2nd.	4/17/2014: Approved GR-CO zoning on consent on all three readings (5-0, K. Tovo-off dais, S. Cole-absent); C. Riley-1st, M. Martinez-2nd.
C14-2012-0017 (San Felipe Boulevard Re-Zoning: 8007 San Felipe Boulevard)	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 on all 3 readings (7-0); B. Spelman-1st, C. Riley-2nd.
C14-04-0162 (Arbor Square: 12885 Research Boulevard)	I-RR to GR	11/2/04: Approved staff's recommendation of GR-CO zoning, with CO to limit the development intensity to less than 2,000 vehicle trips per day, by consent (9-0); J. Martinez-1st, J. Gohil-2nd.	12/02/04: Approved GR-CO (7-0); all 3 readings
C14-04-0092 (Spicewood-183 Zoning: 12852 U.S. Highway 183 North)	DR to GR	8/3/04: Approved staff's recommendation of GR-CO, with a CO to limit the intensity for any new/redevelopment not exceed 2,000 trips per day beyond the existing development, adding the prohibition of Pawn Shop Services (8-0, J. Pinnelli-absent); M. Whaley-1st, J. Martinez-2nd.	9/02/04: Approved GR-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	8/26/04**:** Granted GR-CO (7-0); all 3 readings

		vehicle trips per day; 4) Require a 25' vegetative buffer along the northern property line; by consent (8-0, J. Pinnelli-absent)	
C14-04-0034 (8515 Fathom Drive Rollback)	GO-CO to MF-2	4/6/04: Approved staff's recommendation of MF-2 by consent (7-0, K. Jackson-absent); J. Martinez-1st, J. Gohil-2nd.	5/06/04: Approved MF-2 (7-0); all 3 readings
C14-03-0133 (Travis Boats and Motors: 13045 U.S. Highway 183 North)	RR to GR-MU	9/23/03: Approved GR-CO, Community Commercial-Conditional Overlay, district zoning (9-0)	10/23/03: Granted GR-CO (6-0, Dunkerley-absent); 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 (8-0, J. Martinez-absent), 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 3) Require a 10-foot landscape buffer along the Eastern property line.	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); 2nd/3rd readings
C14-02-0138 (Pivot Storage: 12835 Pond Springs Road)	I-RR to CS	9/17/02: Approve staff's recommendation of CS-CO zoning with the following conditions: add Equipment Sales and Automotive Rentals as allowed/ permitted uses (7-0)	10/24/02: Granted CS-CO on all 3 readings (6-0, Dunkerley-absent)

C14-02-0132 (Goodson 8 Acres: Pond Springs Road at San Felipe Boulevard)	MF-3 to GR	10/22/02: Approved GR-CO zoning (8-0), with 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; Food Sales; Accessory Off-Site Parking; Restaurant (Drive-In Fast Food); Restaurant (Limited) 3) Limit the development intensity to less than 2,000 vehicle trips per day; 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 Auto 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) Do not allow a parking lot adjacent to the proposed vegetative buffer along the eastern property line.	11/21/02: To grant GR-CO with conditions and a public restrictive covenant (6-0, Goodman-absent); 1st reading. 12/5/02: To grant GR-CO zoning, with conditions that no structural detention or water quality facility shall be allowed within the proposed 25 foot vegetative buffer, grow green standards shall be utilized, and structural parking shall be prohibited (7-0); 2nd reading 12/12/02: Approved-Petition withdrawn (7-0); 3rd reading
C14-02-0017 (Red Barn Garden Center: 12881 Pond Springs Road)	I-RR to GR	2/26/02: Approved staff's rec. of GR-CO zoning by consent (7-0, K. Jackson-absent, A. Adams-off dais)	4/4/02: Approved ZAP rec. of GR-CO (6-0, Goodman out of room); all 3 readings, with the following conditions: 1) 2,000 vehicle trip per day limit; 2) Prohibit the following uses: a) Automotive Rentals b) Automotive Repair Services c) Automotive Sales

			d) Automotive Washing; e) Drive-Through Facilities
C14-95-0036 (Nieman Zoning)	DR to CS	8/1/95: Approved GR with conditions & maintain existing GR (6-0); subject to TIA recommendations	9/7/95: Approved GR & DR w/conditions (7-0); 1st reading 10/19/95: Approved GR and maintain existing GR portion (5-0-1, EM-abstain); 2nd/3rd readings

RELATED CASES:

C8-76-35 Subdivision Case
C14R-84-301 Site Plan Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 12940 N US 183 HWY SERVICE ROAD SB. C14-2025-0056. 5.0034 acres from GR and LO to CS-V. Existing: office. Proposed: multifamily (250 units). Demolition is proposed.

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 *:** • **Within the 183 & McNeil Neighborhood Center**
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Sidewalk and bike lane present along Spicewood Springs RD**
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 Spicewood Springs RD**
Y	**Connectivity and Food Access ***: Provides or is located within 0.50 miles of a grocery store/farmers market. • **Site is adjacent to an HEB grocery store**
	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.)
Y	**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). • **Adjacent to the Spicewood Springs Branch of the 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"**

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 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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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 will be required for the new applicable uses proposed by this development, multifamily with CS-V zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

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 adjacent single-family property to the west.

Reference 25-2-1051, 25-2-1053

Any structure that is located:

a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.
Reference 25-2-1062(B), 25-8-700

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.
Reference 25-2-1062

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Fathom Cir. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Fathom 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)**
Fathom Circle	Level 1	58 Feet	Approx 64 feet	Approx 43 feet	No	No	No
US 183 Service Road	Level 4	TxDOT Roadway	TxDOT Roadway	TxDOT Roadway	No	No	No

Water Utility

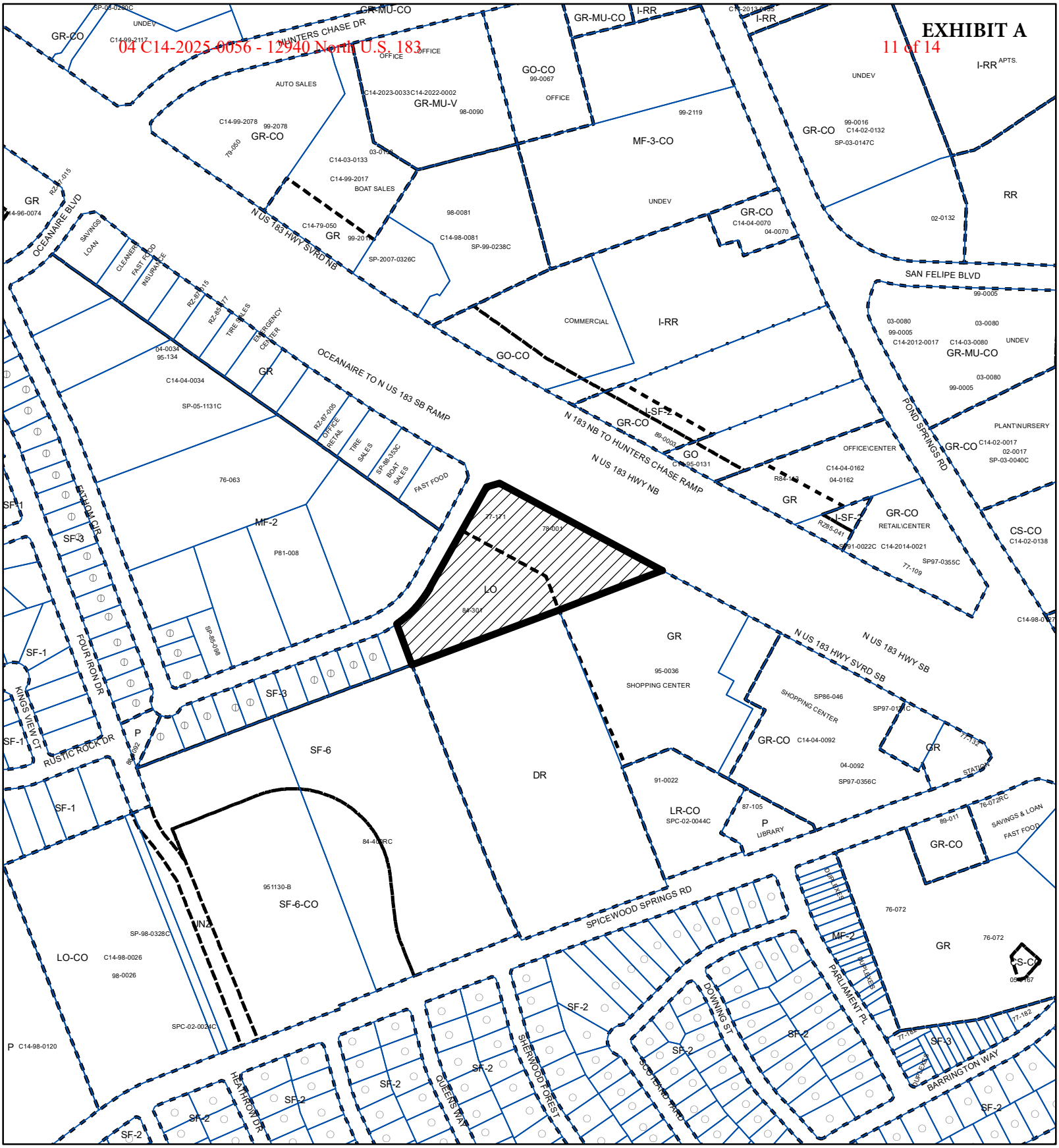
No comments on zoning change.

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 TO FOLLOW

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



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2025-0056

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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CITY OF AUSTIN FOUNDED 1839

Created: 5/6/2025

EXHIBIT B

12940 North U.S. 183

N

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

ZONING CASE#: C14-2025-0056
LOCATION: 12940 N US 183 Hwy Svrd SB
SUBJECT AREA: 5.0034 Acres
MANAGER: Sherri Sirwaitis

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Created: 5/14/2025

DRENNER GROUP

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

April 30, 2025

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

Via Electronic Delivery

Re: 12940 North U.S. 183 – Rezoning application for the 5.0034-acre piece of property located at 12940 North U.S. 183 Highway, Austin, Williamson County, Texas (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 12940 North U.S. 183, consists of 5.0034 acres, and is located at 12940 North U.S. 183 Highway (also called 12940 North Research Boulevard). The Property is currently developed with a vacant office building and associated surface parking. The existing structure has been unoccupied for approximately four years.

The site is currently zoned GR (Community Commercial) and LO (Limited Office) and includes a zoning site plan per ordinance 850627-Y and City of Austin case number C14R-84-301. The proposed rezoning is to CS-V (General Commercial Services – Vertical Mixed Use Overlay), and the existing zoning site plan is intended to be deleted following the approval of this request. The purpose of the rezoning is to allow for the development of a multifamily residential project. This request is consistent with surrounding uses.

The Property is not located within an approved City of Austin Neighborhood Planning Area; therefore, there is no Future Land Use Map designation and a Neighborhood Plan Amendment is not required with this rezoning application. A Traffic Impact Analysis ("TIA") is not required per a TIA Determination Worksheet signed by Mustafa Wali on April 14, 2025, as the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. Mitigation may still apply at the time of site development permit.

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, Housing and Planning Department *(via electronic delivery)*