

**ZONING CHANGE REVIEW SHEET**CASE: C14-2025-0073 (P & P .72)DISTRICT: 3ADDRESS: 905 Shady LaneZONING FROM: SF-3-NPTO: LO-MU-CO-NPSITE AREA: approximately .72 acres (approximately 31,363 square feet)PROPERTY OWNER: United Association Plumbers & Pipefitters Local #286AGENT: Bennett Consulting (Rodney Bennett)CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)STAFF RECOMMEDATION:

**Staff recommends granting limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning.** *See the basis of recommendation section below for more information.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

September 23, 2025: Applicant Postponement Request to October 28, 2025.

October 28, 2025: Applicant Postponement Request to November 13, 2025.

CITY COUNCIL ACTION:

TBD

ORDINANCE NUMBER:

N/A

ISSUES: N/ACASE MANAGER COMMENTS:

The property in question is currently one single family home constructed in approximately 1946. To the east of the site is undeveloped land. To the south of the site are three single family homes constructed between approximately 1928 and 1946, and three duplexes constructed between approximately 1945 and 1958. To the west of the site (across Shady Lane) is an approximately 135,000 square foot two-story school constructed in approximately 1957, the Anita Ferrales Coy Facility, formerly known as the John T. Allan Facility. This property was rezoned through C14-2024-0019.SH, see *area case histories* below. To the north of the site is one two-story industrial building of approximately 22,000 square feet and one warehouse of approximately 8,000 square feet, both constructed in approximately 2015.

The subject tract is approximately 1,200 feet southeast of the Springdale Station Imagine Austin Activity Center. The tract is also approximately 300 feet west of Airport Boulevard an Imagine Austin Activity Corridor.

**BASIS OF RECOMMENDATION:**

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

The request would allow for reasonable use of the subject tract. There is parking for the United Association Plumbers & Pipefitters Local #286 immediately to the north of the subject tract. While the area has been traditionally single family in nature there are more intense uses along Airport Boulevard and there is a substantial redevelopment planned across Shady Lane.

*Granting of the request should result in an equal treatment of similarly situated properties.*

In 2001 the property adjoining the subject tract to the east sought a rezoning from SF-3 to GR and was granted LO (see *area case histories* section below). Granting this request would result in an equal treatment of a similarly situated property.

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

Granting this zoning request would create a buffer between the CS base zoning and the SF-3 zoning to the south of it. There is already a precedent for LO base zoning buffering between CS base zoning within this larger block and SF-3 zoning. Granting this request would be consistent with this orderly zoning pattern.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	One single family home constructed in approximately 1946.
<i>North</i>	CS-CO-NP and LO-MU-NP	One two-story industrial building of approximately 22,000 square feet and one warehouse of approximately 8,000 square feet, both constructed in approximately 2015.
<i>South</i>	SF-3-NP	Three single family homes constructed between approximately 1928 and 1946. Three duplexes constructed between approximately 1945 and 1958.
<i>East</i>	LO-CO-NP	Undeveloped land
<i>West (across Shady Lane)</i>	CS-MU-V-CO-DB90-NP	An approximately 135,000 square foot two story school constructed in approximately 1957, the Anita Ferrales Coy Facility, formerly known as the John T. Allan Facility. This property was rezoned through C14-2024-0019.SH, see <i>area case histories</i> below.

**NEIGHBORHOOD PLANNING AREA:** Govalle/Johnston Terrace Combined Neighborhood Planning Area (Govalle)

**WATERSHED:** Boggy Creek Watershed

**SCHOOLS:** A.I.S.D.  
Govalle Elementary School

Martin Middle School  
Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Govalle Neighborhood Association, Govalle/Johnston Terrace Neighborhood Plan Contact Team, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Overton Family Committee, Preservation Austin

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0019.SH (4900 Gonzales Rezoning)	The applicant is proposing to rezone approximately 19.81 acres from P-NP to CS-MU-V-NP. App amended to CS-MU-CO-DB90-NP	07/09/2024:	08/29/2024: To grant CS-MU-V-CO-DB90-NP on Council Member Vela's motion, Council Member Qadri's second on a 9-0 vote. Council Member Alison Alter was off the dais. Council Member Harper-Madison was absent.
C14-2024-0081 (830 Airport DB90 Rezoning)	The applicant is requesting to rezone approximately 2.5 acres from CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP.	08/13/2024: To grant CS-MU-V-DB90-CO-NP on the consent agenda on Vice Chair Azhar's motion, Commissioner Woods' second on a 12-0 vote. Commissioner Howard was absent.	10/24/2024: To grant CS-MU-V-DB90-CO-NP on Council Member Velásquez's motion and Council Member Harper-Madison's second on a 10-0 vote. Council Member Kelly abstained.
C14-2020-0073 (MSC & CTC Tracts Zoning)	The Applicant proposes to rezone 5.2116 acres from CS-CO-NP to CS-MU-V-NP.	12/22/2020: To grant CS-MU-V-CO-NP as Staff Recommended by consent on Commissioner Azhar's motion and Commissioner Seeger's second. (11-0) Commissioner Shieh absent and one vacancy on the commission.	01/27/2021: To grant CS-MU-V-CO-NP on Council Member Kitchen's motion, Council Member Ellis' second on a 10-0 vote. Council Member Casar was off the dais.
C14-2019-0098 (Shady Lane Mixed Use)	The Applicant proposes to rezone 4.13 acres from SF-3-	06/23/2020: To grant SF-6-CO-NP on Tract 1, SF-6-CO-NP on	10/01/2020: To grant SF-6-CO-NP on Tract 1, SF-6-NP on Tract

	NP to SF-6-NP for Tract 1, CS-MU-NP for Tract 2.	Tract 2A, and LR-MU-CO-NP on Tract 2B. Conditions for each tract are outlined in the Neighborhood Compromise Agreement (Exhibit G). (12-0) [Llanes-Pulido- 1st, Azar- 2nd]	2A, and LR-MU-CO-NP on Tract 2B. On Council Member Renteria's motion, Council Member Harper-Madison's second on a 10-1 vote. Council Member Flannigan voted nay.
C14-01-0101 (Plumbers & Pipefitters Local 286)	0.277 acres SF-3 to GR	09/25/2001 (ZAP): Approve staff's recommendation of LO-CO zoning by consent with the following additional conditions (9-0): site restricted to NO, Neighborhood Office, district zoning uses, 30-foot height limit. 10-foot vegetative buffer and solid fence along south and west property line.	11/29/2001: To grant LO-CO with conditions recommended by ZAP.

RELATED CASES:

NPA-2025-0016.01 – Future Land Use Map (FLUM) change from Single Family to Mixed Use/Office.

ADDITIONAL STAFF COMMENTS:Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.

6. 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.
7. 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 rezoning

#### 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. Note that the stated use for the rezoning is parking, however with a zoning change from SF-3-NP to LO-MU-CO-NP, which could support residential uses.

#### Site Plan

##### **Zoning Cases**

1. Site plans will be required for any new development except for residential only project with up to 4 units.
2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

##### **Compatibility Standards**

3. The site is subject to compatibility standards due to the proximity of single-family to the southeast (i.e., the triggering property). *Reference 25-2-1051, 25-2-1053*
4. 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*

#### Transportation and Public Works (TPW) Department – Engineering Review

- TPW 1. A transportation assessment/traffic impact analysis shall be required at the time of site plan **if triggered**, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.
- TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Shady Lane. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Shady Lane 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)
Shady Lane	Level 2	84 feet	Approx 70 feet	Approx 42 feet	No	No	Yes

TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

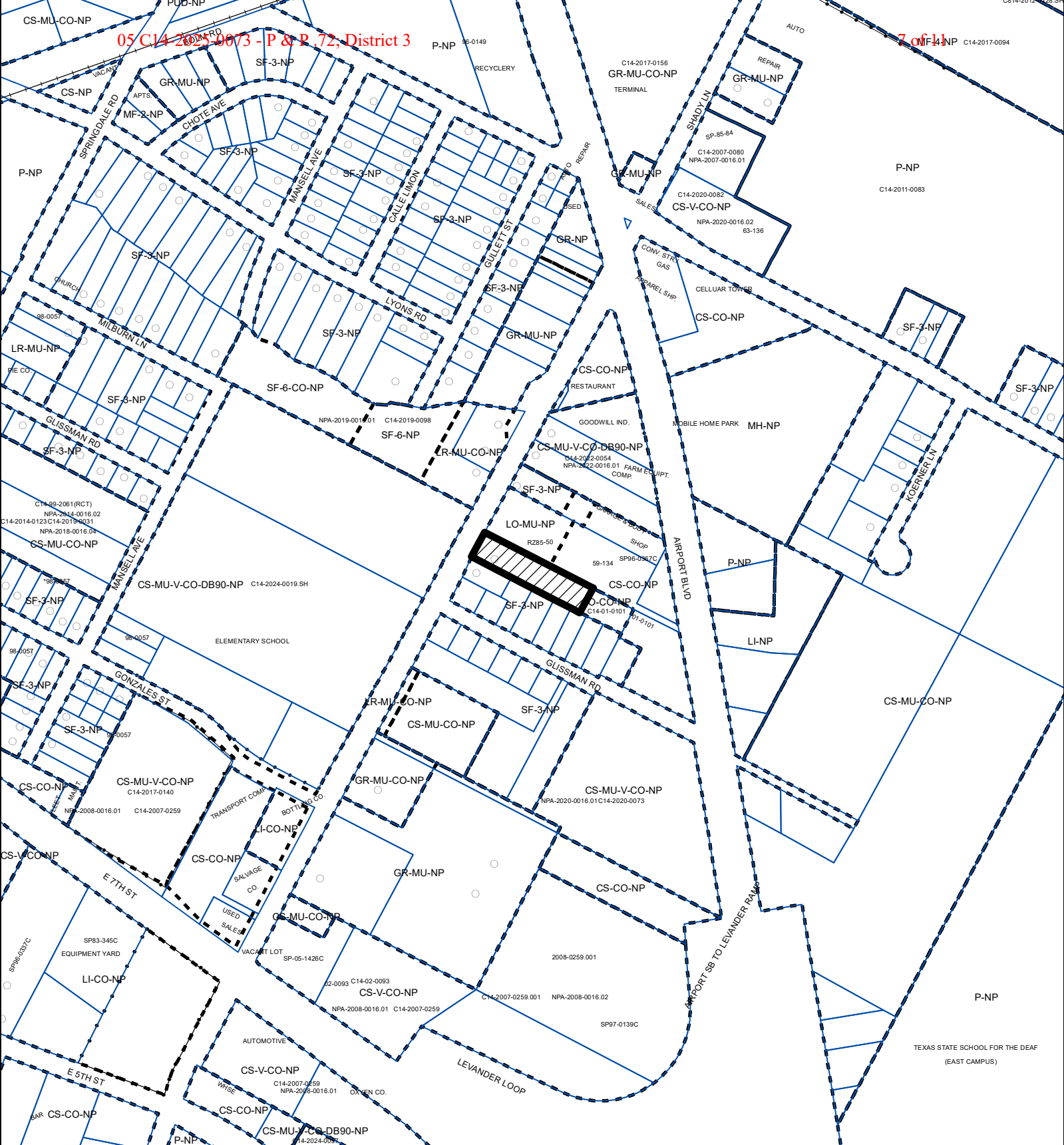
AW1. No comments on zoning change.

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](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:




- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Correspondence from Interested Parties



### ZONING

ZONING CASE#: C14-2025-0073



-  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.

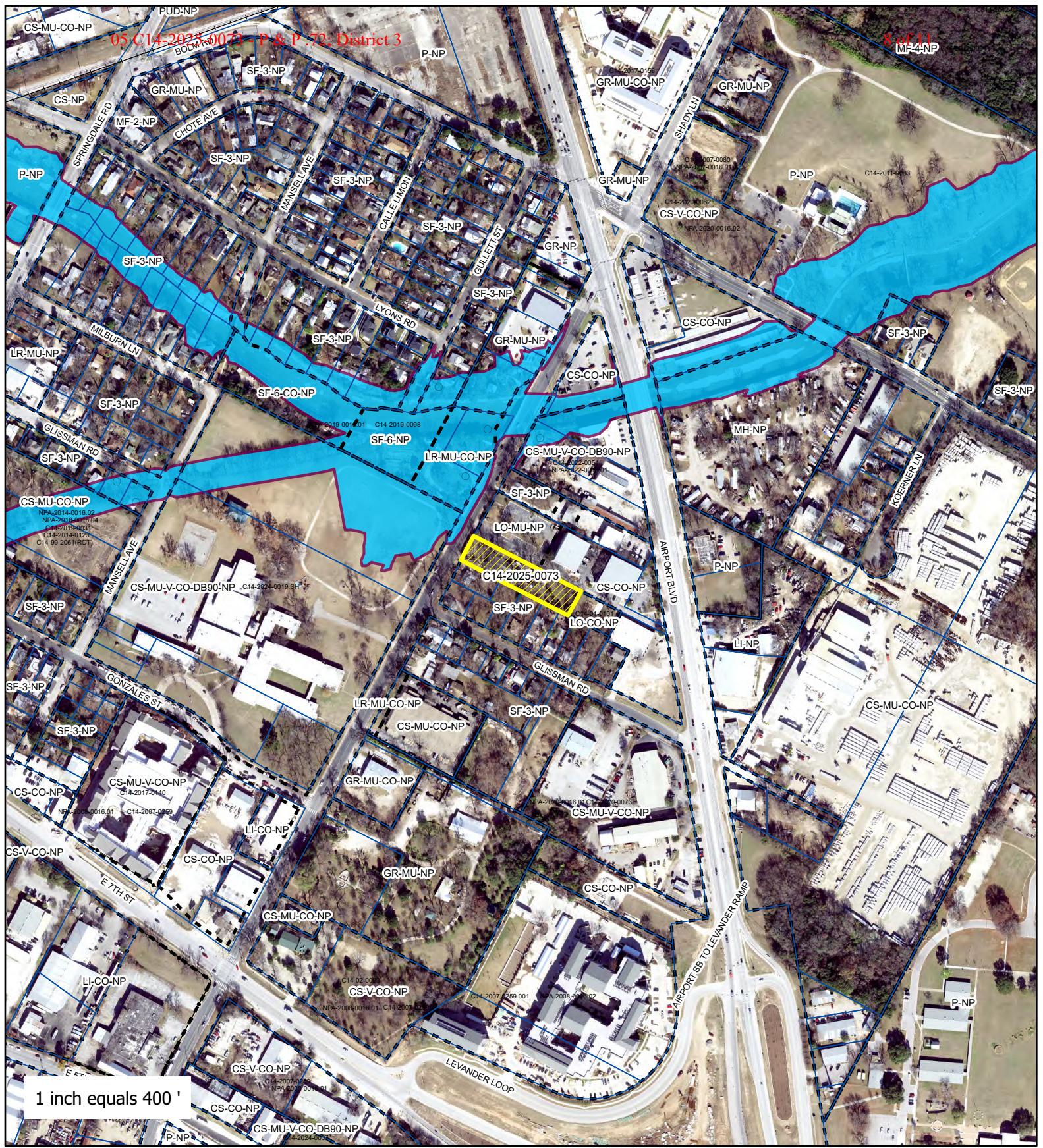
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Created: 6/30/2025





05 C14-2025-0073 - P & P.72: District 3

8541 MF4-NP



### P & P.72



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

ZONING CASE#: C14-2025-0073  
 LOCATION: 905 Shady Ln  
 SUBJECT AREA: 0.72 Acres  
 MANAGER: Jonathan Tomko



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Created: 7/22/2025

June 23, 2025

RE: 905 SHADY LN

ATTN: MAUREEN MERIDETH  
CITY OF AUSTIN

Please accept this letter describing the intentions of the current owner of the property at 905 Shady Ln. The Plumbers and Pipefitters Union is needing a Zoning Change and Flum amendment to construct additional parking on the lot that is shown to be Single Family in use.

Respectfully,

Rodney K. Bennett  
512-627-7227



Re: C14-2025-0073 & NPA-2025-0016.01 @ 905 Shady Ln

From Rodney K. Bennett [redacted]  
Date Wed 9/17/2025 2:14 PM  
To Meredith, Maureen [redacted]; Tomko, Jonathan  
Cc [redacted]

External Email - Exercise Caution

Please accept this communication as a formal request to postpone the above two cases. We wish to proceed with the hearing on the November 13th Planning Commision meeting.

Thank you,

Rodney K. Bennett  
Bennett Consulting  
529 Evening Star  
Kyle, Texas 78640  
Rodney 512-627-7227

On Wednesday, September 17, 2025 at 02:05:05 PM CDT, Tomko, Jonathan [redacted] wrote:

Hi Rodney, in order to process this applicant, request for postponement, we need a request to a specific Planning Commission date. You can only request a postponement to a date within 60 days, no more. Your options that meet those conditions are:

- October 14th
- October 28th
- November 13th

From: Rodney K. Bennett [redacted]  
Sent: Wednesday, September 17, 2025 1:52 PM  
To: Meredith, Maureen [redacted]; Tomko, [redacted]  
Cc: [redacted]  
Subject: C14-2025-0073 & NPA-2025-0016.01 @ 905 Shady Ln

External Email - Exercise Caution

Please accept this communication as a formal request to postpone the above two cases for at the minimum of 45 days, or the Planning Commission's hearing that falls near that time, but not before. This time is needed so that a preliminary Restrictive Covenant can be drawn up.

Thank you,

Rodney K. Bennett  
Bennett Consulting  
529 Evening Star  
Kyle, Texas 78640  
Rodney 512-627-7227

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