ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0055 – McCall Lane Utility Rezoning DISTRICT: 2

ADDRESS: 3403 McCall Lane

ZONING FROM: SF-2-NP TO: CS-NP

SITE AREA: 0.21 acres

PROPERTY OWNER: Charlotte Stoeckle

AGENT: Thrower Design, LLC (Victoria Haase)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay – neighborhood plan (CS-CO-NP) combining district zoning. The Conditional Overlay will prohibit the following uses:

Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Construction Sales and Services, Drop-off Recycling Collection Facility, Equipment Sales, Exterminating Services, Service Station and Vehicle Storage.

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 10, 2026:

CITY COUNCIL:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject property consists of approximately 0.21 acres located at 3403 McCall Lane, west of US Highway 183 and north of McKinney Falls Parkway. The property is situated west of Austin-Bergstrom International Airport and within the Southeast Combined Neighborhood Planning Area. The site is currently vacant, has frontage along McCall Lane, and is zoned family residence – neighborhood plan (SF-3-NP) combining district zoning.

Immediately to the north are single-family residences and limited industrial uses (SF-2-NP; LI-PDA-NP); to the south are single-family residences, commercial services, an Austin Energy substation, and undeveloped land (SF-2-NP; CS-CO-NP); to the west are single-family residences and limited industrial uses (SF-2-NP; LI-PDA-NP); and to the east is undeveloped land and commercial services (CS-NP). The broader surrounding area includes substantial commercial zoning, particularly along US Highway 183 and McKinney Falls Parkway. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The Applicant is requesting general commercial services – neighborhood plan (CS-NP) combining district zoning for the subject property to facilitate the extension of utilities from McCall Lane to the adjacent property to the east, which is currently zoned CS-NP. The adjacent property is proposed to be developed with an office/warehouse use and requires utility connections from McCall Lane to support the proposed development. The requested rezoning would allow the subject property to accommodate the necessary utility infrastructure and provide a consistent zoning classification between the two properties. No buildings are proposed on the subject property. ***Please refer to the Applicant's Summary Letter for an exhibit showing the property to be served by utilities through the subject tract.***

Staff is recommending general commercial services – conditional overlay – neighborhood plan (CS-CO-NP) combining district zoning. The Conditional Overlay will prohibit the uses identified above in Staff's recommendation.

The applicant is in agreement with Staff's recommendation.

BASIS OF RECOMMENDATION:

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

The general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

The Conditional Overlay (CO) 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.

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

The proposed rezoning would allow the subject property to accommodate utility infrastructure necessary to support the proposed office/warehouse development on the adjacent commercially zoned property to the east. No buildings are proposed on the subject property.

3. Zoning changes should promote an orderly relationship among land uses.

The proposed CS-CO-NP zoning would establish a consistent commercial zoning classification with the adjacent property to the east, which is currently zoned CS-NP. The recommended conditional overlay would provide additional restrictions on permitted uses in consideration of the surrounding residential properties.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2-NP	Vacant
North	SF-2-NP; LI-PDA-NP	Single family residential; Limited industrial use
South	SF-2-NP ; CS-CO-NP	Single family residential; Commercial use; Austin Energy substation; Undeveloped
East	CS-NP	Commercial services; Undeveloped
West	SF-2-NP; LI-PDA-NP	Single family residential; Limited industrial use

NEIGHBORHOOD PLANNING AREA: Southeast Combined (Southeast)

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes – McKinney Falls Parkway (south);
South US 183 Highway (east)

SCHOOLS: Del Valle Independent School District
Hillcrest Elementary School John P Ojeda Middle School Del Valle High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Neighborhoods Council
Crossing Garden Home Owners Association
Monaco South East Austin
Del Valle Community Coalition Non-Profit
Del Valle ISD

Friends of Austin Neighborhoods
Homeless Neighborhood Association
Imperial Neighborhood Association
Onion Creek Homeowners Association
Southeast Combined Neighborhood Plan Contact Team
Dove Springs Proud
Go Austin Vamos Austin 78744
Overton Family Committee

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0039 – Northeast of Burleson Road, Southeast of McCall Lane, and West of U.S. Highway J 83	CS-CO-NP; LI-CO-NP; IP-CO-NP; RR-CO-NP; part of the Southeast Combined district rezonings; adding a CO as directed by Council	To Grant (3/26/2003)	Approved (6-12-2003).
C14-03-0005 – 3304, 3308, 3310 U.S. Highway 183 South	SF-2-NP to CS-NP	To Grant CS-NP (2/26/2003)	Approved as Commission recommended (4-24-2003).

RELATED CASES:

C8-2026-0093.0A.CC – subdivision review case to incorporate the subject property into the adjacent tract to the east

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 3403 McCALL LANE. C14-2026-0055. Project: McCall Lane Utility Rezoning. 0.21 acres from SF-2-NP to CS-NP. Existing: vacant. Proposed: utilities.

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 McKinney Center Job Center**
	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.

	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.
	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.
	Industrial Land: Preserves or enhances industrial land.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
2	**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 Onion 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.

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

FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

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 Subchapter E Commercial Design Standards. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards due to the proximity and adjacency of SF-2-NP zoning on the north, west and south side of the triggering property.
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 (15-foot if site is less than 75 feet wide) 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*

This tract is within the Southeast Combined Neighborhood Plan Area.

Airport Overlay

The site is located within Austin-Bergstrom Overlay {AO-3}. No uses will be allowed that create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance.

Hazardous Pipeline Overlay

A Hazardous Pipeline crosses this site. Additional review by AFD will be required at site plan review.

Austin Transportation Department – Engineering Review

Additional right-of-way may be required at the time of subdivision and/or site plan.

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)**
McCall Lane	Level 1 – Residential Collector	58’	59’	23’	No	No	No

A Traffic Impact Analysis is not required at the time of zoning.

Austin Water Utility

No comments on zoning change.

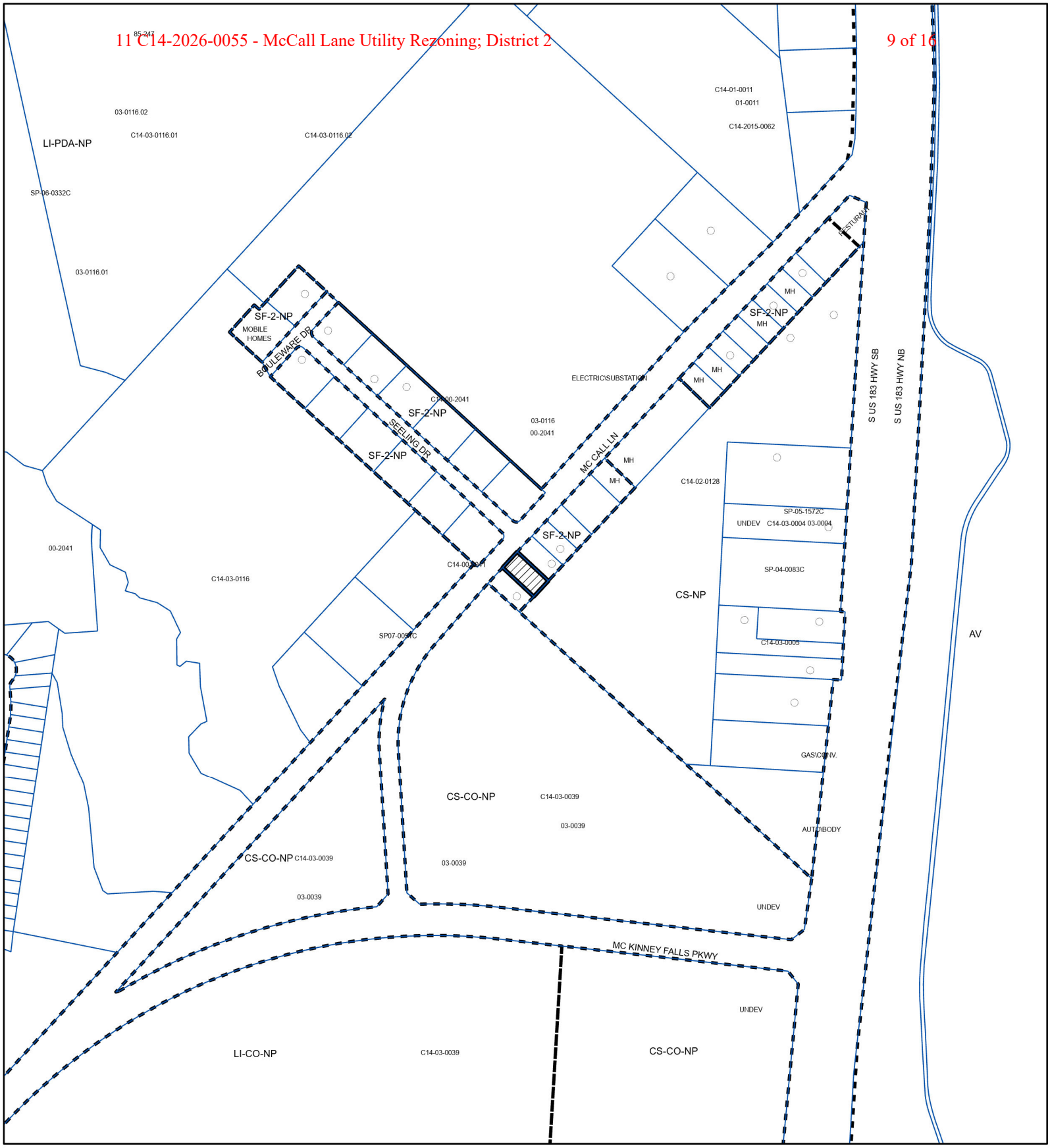
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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 AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit B: Aerial View

Applicant's Summary Letter



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2026-0055

EXHIBIT A

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.

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

Austin

Created: 8/5/2026



N

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

1" = 400'

McCall Lane Utility Rezoning

ZONING CASE#: C14-2026-0055
LOCATION: 3403 McCall Ln
SUBJECT AREA: 0.21 Acres
MANAGER: Nancy Estrada

EXHIBIT B

This product has been produced by Austin Planning for the sole purpose of geographic reference.
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Austin

Created: 11/6/2026

Thrower Design LLC
LAND PLANNERS

September 25, 2026

Ms. Joi Harden
Assistant Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: Agent Summary Letter – Rezoning Application

Property: 3403 McCall Lane, Austin, Texas 78744

Proposed Rezoning: From SF-2-NP to CS-NP

Neighborhood Plan: Southeast Combined Neighborhood Planning Area (NP)

Dear Ms. Harden:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed Rezoning application and supporting documents requesting a change of the base zoning designation for the property legally described as LOT 2, TIGERT SUBD, (the "Property") from Single Family Residence Standard Lot – Neighborhood Plan (SF-2-NP) to General Commercial Services – Neighborhood Plan (CS-NP). For the reasons set forth below, the proposed rezoning is consistent with the applicable neighborhood plan, the Imagine Austin Comprehensive Plan, and the unique locational context of the Property near Austin-Bergstrom International Airport.

I. PROPERTY DESCRIPTION AND EXISTING CONDITIONS

The Property is located at 3403 McCall Lane in southeast Austin, within the Southeast Combined Neighborhood Plan area. The Property is currently zoned SF-2-NP (Single Family Residence Standard Lot – Neighborhood Plan), a designation that limits development to detached single-family uses on standard lots. The Property is situated near Austin-Bergstrom International Airport (ABIA), approximately five miles southeast of downtown Austin.

The surrounding area has experienced significant commercial and industrial growth driven in large part by airport-related economic activity. The Property's location near the airport and within an Imagine Austin Job Center makes the existing SF-2-NP designation increasingly inconsistent with the evolving character and Future Land Use vision for the area.

II. DESCRIPTION OF THE REQUESTED ZONING

The requested rezoning to General Commercial Services – Neighborhood Plan (CS-NP) allowing the Property to be developed with uses appropriate to its location near a major regional airport and along an established industrial and commercial corridor. More specifically, the property is intended to be used for bringing utilities to an adjacent property with established CS-NP zoning and is intended to be developed with office/warehouse use, east of the Property subject of the rezoning request (see Site Context Zoning Map, attached).

III. CONSISTENCY WITH THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN

The Southeast Combined Neighborhood Plan (adopted October 10, 2002) encompasses Franklin Park, McKinney, and Southeast Neighborhood Planning Areas and serves as an amendment to the City of Austin's Comprehensive Plan. The proposed rezoning is consistent with the following goals and priorities of the Southeast Combined Neighborhood Plan:

- Economic Development and Employment Opportunities: The Neighborhood Plan supports land uses that generate local employment and broaden the commercial tax base, which the proposed CS-NP zoning furthers by enabling service-oriented commercial development in an area experiencing significant economic growth.
- Compatible Commercial Activity: The Plan recognizes the importance of transitioning land uses appropriately along corridors and near major employment generators such as the airport. Rezoning the Property to CS-NP supports this transition in a manner that retains neighborhood plan protections.
- Infrastructure and Services: The Plan emphasizes directing development to areas with adequate public infrastructure. McCall Lane and the surrounding network have the

capacity to support increased commercial activity, consistent with the Plan's goals of improving services and amenities for area residents and workers.

- Community Betterment: The Southeast Combined Neighborhood Plan reflects the community's longstanding commitment to improving the quality of life through intentional land use decisions. Commercial development at the Property will provide services, tax revenue, and jobs that benefit the broader Southeast Austin community.

The NP combining district is preserved in the requested zoning designation, ensuring that all future development on the Property remains subject to neighborhood plan review processes and community oversight.

IV. CONSISTENCY WITH THE IMAGINE AUSTIN COMPREHENSIVE PLAN

The Imagine Austin Comprehensive Plan, adopted by the City of Austin in 2012, provides the overarching framework for land use, transportation, economic development, and environmental stewardship decisions across the city. The proposed rezoning advances several of the Plan's core goals and policies:

- Economic Opportunity and Sustainability: Imagine Austin identifies economic opportunity as a central pillar of the City's 30-year vision. The Plan calls for supporting local economic development and job creation in a socially equitable manner. Commercial services zoning on the Property enables uses that generate employment, tax revenue, and business activity aligned with this vision.
- Compact and Connected Growth: A key guiding principle of Imagine Austin is growing as a compact, connected city that directs development to areas well-served by existing infrastructure and transportation networks. The Property's location near ABIA and along an established corridor makes it an appropriate location for commercial intensification rather than continued single-family use.
- Diverse and Creative Economy: The Plan celebrates diversity and creativity as drivers of Austin's economic identity. CS-NP zoning allows a broad array of commercial uses—from hospitality and logistics support to retail and professional services—that contribute to the diverse economic fabric of southeast Austin.

- Equity and Access to Opportunity: Imagine Austin affirms that the necessities of life, including economic opportunity, should be affordable and accessible to all Austinites. Commercial development in southeast Austin—a historically underserved corridor—aligns with the Plan's equity goals by bringing jobs and services to a community that has long sought greater investment.

V. PROXIMITY TO AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

Proximity to Austin-Bergstrom International Airport is a critical contextual factor that supports the proposed rezoning. ABIA is one of the fastest-growing airports in the United States and is currently undergoing a major multi-billion-dollar expansion under the Austin-Bergstrom Airport Expansion and Development Program (AEDP), including a new concourse, an Arrivals and Departures Hall, and significant utility and infrastructure improvements. When complete, ABIA's annual capacity is projected to grow from approximately 15 million travelers to more than 31 million passengers per year.

This growth trajectory generates substantial demand for airport-adjacent commercial services, including but not limited to:

- Hotel and short-term lodging accommodations for travelers and airport employees;
- Auto services, rental car support facilities, and transportation network company staging;
- Food service, retail, and convenience-oriented commercial uses;
- Logistics, freight forwarding, and light commercial support operations; and
- Professional and business services catering to the regional employment market.

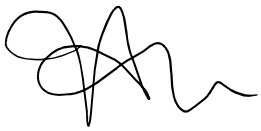
The existing SF-2-NP designation is incompatible with the level of commercial activity and investment occurring in the vicinity of ABIA and inhibits the Property from participating in the economic activity generated by one of the City's most significant infrastructure assets. The CS-NP designation provides the appropriate zoning framework to allow compatible, market-responsive development that serves the airport's surrounding community.

VI. CONCLUSION

The proposed rezoning of 3403 McCall Lane from SF-2-NP to CS-NP is supported by the goals and policies of the Southeast Combined Neighborhood Plan, the Imagine Austin Comprehensive Plan, and the practical realities of the Property's location in one of Austin's most economically dynamic growth corridors. The requested designation retains the Neighborhood Plan combining district, preserving community oversight, while enabling land uses that are consistent with the area's future trajectory.

We respectfully request staff support for the rezoning as requested. Should you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully submitted,



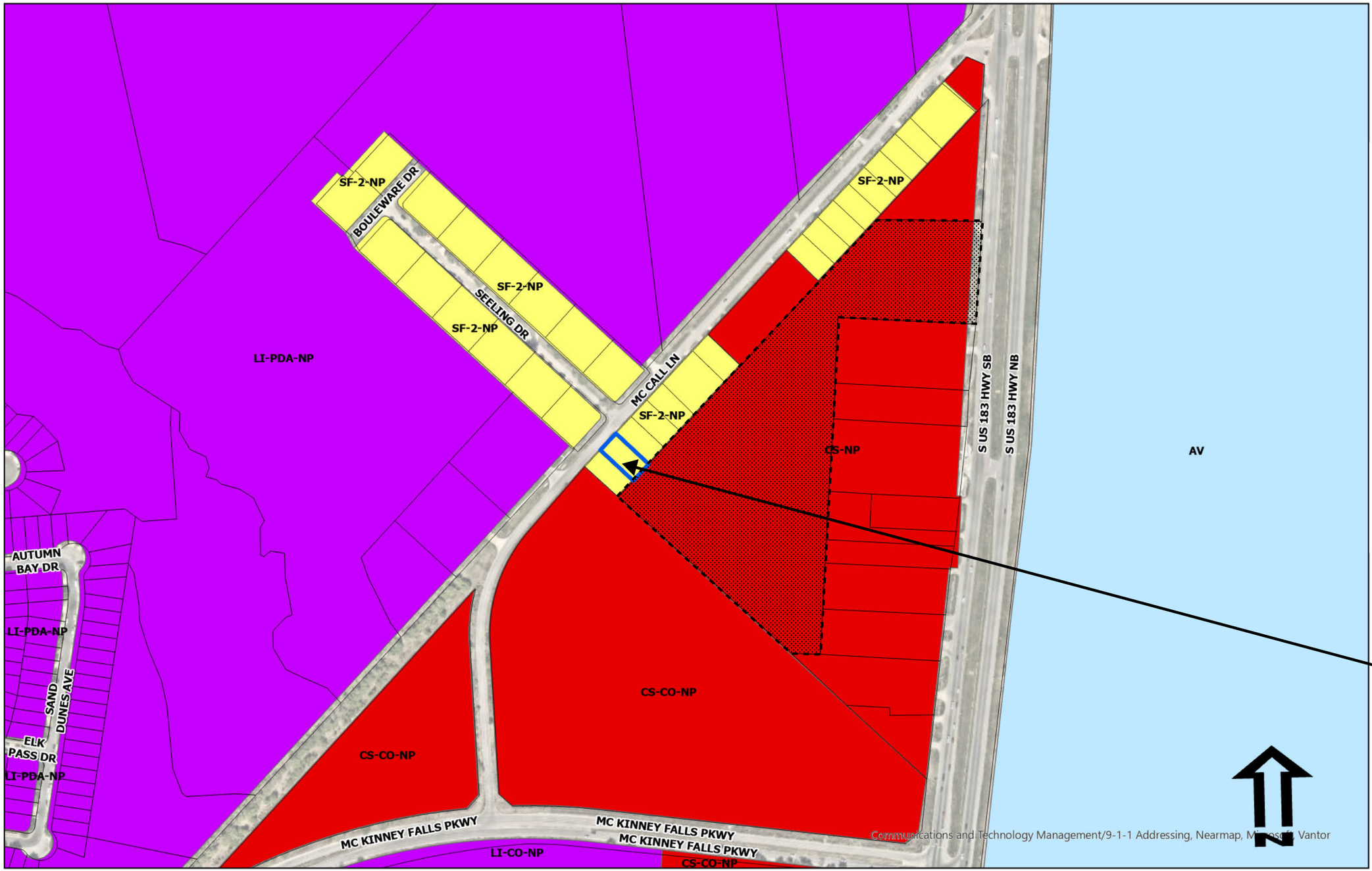
Victoria Haase

www.throwerdesign.com
512-998-5900 Cell

Attachments:

- Site Context Zoning Map
- Site Context Future Land Use Map

McCall Lane Utility Rezoning



Property to be served with utilities through rezoned tract.

Zoning

- Ag. /Dev. Reserve
- Pubilc, etc.
- Dowtown CBD
- Commercial
- Special Districts
- Lake & Rural Residential
- Multifamily
- Mobile Home
- Industrial
- Office
- PUD
- Single-Family
- ~~3401~~ McCall Ln

3403 - Amended 9/25/26

Rezone
From: SF-2-NP
To: CS-NP

0 0.13 0.25 Miles

3401 McCall Lane
Austin, TX 78744

July 22, 2026

Thrower Design LLC
LAND PLANNERS
www.ThrowerDesign.com