

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0069 (1709 W Koenig Lane Rezoning)

DISTRICT: 7

ADDRESS: 1709 West Koenig Lane

ZONING FROM: LO-MU-NP

TO: GO-MU-CO-NP

SITE AREA: .1557 (6,784 sq. ft.)

PROPERTY OWNER: Staden Holdings LLC (Dennis Gobis)

AGENT: HD Brown Consulting LLC (Amanda Brown)

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

STAFF RECOMMENDATION:

Staff recommendation is to grant Community Commercial-Mixed Use- Conditional Overlay- Neighborhood Plan (GO-MU-CO-NP) combining district zoning. See the *Basis of Recommendation* section below. The Conditional Overlay will:

- **Limit the development standards of the property by maintaining a maximum height of 40' or 3 stories (reduced from 60')**

PLANNING COMMISSION RECOMMENDATION:

August 12, 2025: APPROVED STAFF'S RECOMMENDATION FOR GO-MU-CO-NP ON THE CONSENT AGENDA.

[I. AHMED; P. BRETON – 2ND] (9-0) A. WOODS, N. BARRERA-RAMIREZ, A. LAN – ABSENT. ONE VACANCY ON THE DAIS

CITY COUNCIL ACTION:

September 11, 2025:

ORDINANCE NUMBER:

No.

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 0.16 acres and is currently developed with a personal services use. It is located along West Koenig Lane (a Level 3 ASMP roadway) and is currently zoned Limited Office – Mixed Use – Neighborhood Plan (LO-MU-NP). The surrounding zoning includes LO-MU-NP and SF-3-NP to the north, east, and west, and SF-3-NP to the south, which is developed with single-family residential homes. This block of Koenig Lane includes a variety of small-scale commercial, office, and civic uses, with

residential uses located immediately behind the commercial frontage. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting a zoning change to General Office-Mixed Use-Conditional Overlay-Neighborhood Plan (GO-MU-CO-NP) to allow for the continued operation and expansion of a personal services use above 1,000 square feet, which is prohibited under the existing LO zoning. The request includes a Conditional Overlay that limits the maximum building height to 40 feet or 3 stories, down from the 60 feet permitted under GO zoning, to mitigate compatibility concerns with the adjacent single-family residences to the south.

Comprehensive Planning review indicates the site is located within the Brentwood/Highland Combined Neighborhood Planning Area and designated as Mixed Use/Office on the Future Land Use Map (FLUM), which supports the GO base zoning district. The request aligns with multiple Imagine Austin Complete Community metrics, including walkable access to public schools, grocery stores, public transit, healthcare, and open space. The site is located 0.10 miles from a transit stop along W Koenig Lane and approximately 0.19 miles from the Burnet Road Imagine Austin Activity Corridor.

Staff recommends GO-MU-CO-NP rezoning request as it aligns with the FLUM designation and promotes reasonable use of the property while maintaining compatibility with surrounding land uses.

The applicant is in agreement with the staff recommendation.

BASIS OF RECOMMENDATION:

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

General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs.

The Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

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.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

The subject property is bordered by office and retail uses to the north, east, and west, and single-family residences to the south. The proposed zoning, with the CO height restriction, helps ensure appropriate transition and scale between commercial and residential uses.

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

The proposed zoning provides flexibility for the site to support continued personal services or office use above 1,000 square feet while maintaining neighborhood compatibility.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-MU-NP	Office/Retail
<i>North</i>	LO-MU-NP; LR-MU-CO-NP; SF-3-NP	Office/Retail; Office/Retail; Single Family
<i>South</i>	SF-3-NP	Single Family
<i>East</i>	LO-MU-NP; LR-MU-CO-NP	Office/Retail; Office/Retail
<i>West</i>	LO-MU-NP; MF-6-NP	Office/Retail; Montessori School and Office

NEIGHBORHOOD PLANNING AREA: Brentwood/Highland Combined (Brentwood)
Neighborhood Planning Area

WATERSHED: Shoal Creek (Urban)

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

SCHOOLS: Austin Independent School District
Brentwood Elementary School Lamar Middle School McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District,
Austin Neighborhoods Council,
Brentwood Neighborhood Assn.,
Brentwood Neighborhood Plan
Contact Team,

Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
North Austin Neighborhood Alliance,
Preservation Austin,
Shoal Creek Conservancy

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0019 (Koenig)	SF-3-NP and LO-MU-NP to LO-MU-CO-NP	To Grant Staff's Recommendation of MF-6-NP and SF-6-NP (08/08/2023)	Approved MF-6-NP and SF-6-NP as Planning Commission Recommended (11/09/2023)

RELATED CASES:

C8-1947-1847 – W. E. Wilson Subdivision

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 1709 W KOENIG LANE. C14-2025-0069. Project: 1709 W KOENIG LANE REZONING. 0.1557 acres from LO-MU-NP to GO-MU-CO-NP.
Existing: personal services. Proposed: personal services. Note that the proposed conditional overlay will limit maximum height from 60 feet to 40 feet.

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 *: <ul style="list-style-type: none"> • 0.19 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. <ul style="list-style-type: none"> • 0.10 miles to bus stop along W Koenig Ln
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along W Koenig Ln
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services present along W Koenig Ln and Burnet Rd within 0.5 miles
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.3 miles to HEB along Burnet Rd
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.5 miles to Lamar Middle School
	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.) <ul style="list-style-type: none"> • 0.4 miles to Emergency Room and Dentist 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.
	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
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.

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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 project with up to 4 units.

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

The site is subject to compatibility standards due to the adjacency of single-family residential properties zoned SF-3-NP (i.e., 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

Austin Transportation and Public Works Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for W Koenig Lane. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for W Koenig Lane 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)
W Koenig Lane	Level 3 – TxDOT roadway	80 feet	Approx 63 feet	Approx 38 feet	Yes	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).

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 A-1: Aerial Map

Exhibit B: Applicant's Summary Letter

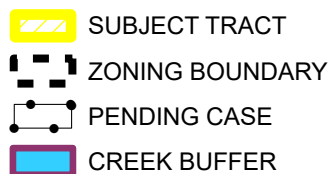
Exhibit C: Neighborhood Support Letter



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Created: 6/9/2025

Exhibit A



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H D | B R O W N

Lauren Middleton-Pratt
City of Austin
Planning Housing Department
1000 E 11th St.
Austin, TX 78702

Via Electronic Submittal

RE: Rezoning request for 1709 W Koenig Lane; LOT 1 OF WILSON W E;
TCAD Parcel 231325 (the “Property”)

Dear Mrs. Middleton-Pratt:

As representatives of the owner of the above stated Property, we respectfully submit an application for rezoning for 1709 W Koenig Lane. The current zoning is Limited Office – Mixed Use - Neighborhood Plan (LO-MU-NP) and the proposed rezoning is GO-MU-CO-NP. The purpose of the rezoning is to allow for a personal services use to expand above 1,000 SF which is prohibited in the LO district under LDC §25-2-588.B.

In order to maintain compatibility with the existing single-family residences, the proposed conditional overlay will limit the development standards of the property as outlined below:

- Maximum height will be 40’ or 3 stories (reduced from 60’);

The Property is within the Brentwood/Highland Neighborhood Planning Area and designates this site as “Mixed use/Office” which allows for a GO base zoning designation. Therefore, the FLUM amendment is not required.

The surrounding zoning is LO-MU-NP to the north, east and west, and SF-3-NP to the south. The surrounding uses are office to the north, east, and west, and single-family to the south.

If you have any questions regarding this request or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Amanda Couch Brown



Brentwood Neighborhood Association

Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

Re: C14-2025-0069,
1709 West Koenig

Date: August 4, 2025
To: Austin City Mayor and Council
From: Brentwood Neighborhood Association

Member of the Brentwood Steering Committee and Planning committee met with agents representing the rezoning of property at 1709 West Koenig Lane. Neighbors directly impacted on Ullrich Avenue have also been informed and contacted.

The developer's agent presented the purpose of the and the Conditional Overlays they will support.

- 1) The applicant has revised the zoning request from GR-MU-NP (Community Commercial) to GO-MU-CO-NP (General Office). This adjustment still accommodates the needs of the personal service use while lessening the intensity of the base zoning district.
- 2) The applicant has suggested a conditional overlay to ensure compatibility with the existing single-family homes to the south, the Conditional Overlay will now limit the maximum height to 40 feet or three stories, down from the by-right 60 feet allowed in GO
- 3) The applicant no longer needs a FLUM amendment. The FLUM property designates this site as "Mixed-use/Office" which allows for a GO base zoning.

We support the above terms offered by the developer's agent and thank them for their outreach and support the rezoning. One of the biggest concerns in Brentwood is increase in impervious cover or regrading that increases the chance of flooding, and we understand this project will not be doing either of those things at this time.

Thank you very much for your consideration.

Brentwood Steering Committee