

ZONING CHANGE REVIEW SHEET

CASE: **C14-2025-0058**– 1600 West Ben White

DISTRICT: 5

ADDRESS: 1600 West Ben White Boulevard

ZONING FROM: GR

TO: CS-CO

SITE AREA: 0.47 acres

PROPERTY OWNER: JAY02 LP (Guy Oliver)

AGENT: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)

CASE MANAGER: Marcelle Boudreaux (512-974-8094,
marcelle.boudreaux@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning.

The Conditional Overlay would prohibit this use permitted in CS base zoning: Adult-Oriented Business.

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 8, 2025: APPROVED CS-CO AS STAFF RECOMMENDED, ON CONSENT.

*VOTE: POWELL; MAXWELL – 2ND; (10-0) – HOWARD, BARRERA-RAMIREZ,
BRETON - ABSENT*

CITY COUNCIL:

September 25, 2025:

*September 11, 2025: APPROVED AN APPLICANT POSTPONEMENT REQUEST TO
SEPTEMBER 25, 2025, ON CONSENT.*

VOTE: VELA; ELLIS – 2ND (UNANIMOUS)

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is approximately .047 acres and is developed with a small single-story commercial space and associated parking. The rezoning area is a triangular lot situated at the north side of Ben White Boulevard service road, with additional frontage onto Fort View Road and Clawson Road. The site is located approximately 500 feet east of the Lamar & Ben White Activity Center, as identified on the Growth Concept Map in the Image Austin Comprehensive Plan.

Development around the site is generally characterized by immediate proximity to diverse commercial uses, including automotive repair services, general retail sales (convenience and limited) and personal improvement services uses (CS; CS-1; GR-CO; GR-MU; GR; LO; LO-MU). Slightly more west at the intersection with Menchaca Road, including restaurants, limited restaurants many with drive-through use, service station, cocktail lounge; automotive repair services, general retail sales (convenience and limited) and personal improvement services uses (CS; CS-1; GR; LR; LO). Further north are residential uses, primarily single family with some low-density multifamily (SF-3; SF-3-CO; SF-5). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

The Applicant proposes to rezone the property to general commercial services – conditional overlay (CS-CO) combining district for Limited Warehousing and Distribution use.

BASIS OF RECOMMENDATION:

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

The general commercial services district (CS) is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

The purpose of the conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Use and site development regulations imposed by a CO combining district must be more restrictive than the restrictions otherwise applicable to the property.

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

The CS-CO combining zoning district is compatible and consistent with the surrounding uses because there is commercial zoning at the site and immediately surrounding the site. Further, the property is located 500 feet east of the Lamar & Ben White Activity Center as identified on the Growth Concept Map in the Image Austin Comprehensive Plan.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The subject site is approximately one-half acre site with address at Ben White Boulevard service road (level 4), and frontage onto level 1 (Fort View Road) and level 2 (Clawson Road) roadways, surrounded by diverse commercial zoning and uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Commercial
<i>North</i>	GR; CS; CS-1	automotive repair services, general retail sales (convenience and limited) and personal improvement services uses
<i>South</i>		Ben White Boulevard
<i>East</i>		Ben White Boulevard
<i>West</i>	GR; LO; GR-CO	automotive repair services, general retail sales (convenience and limited)

NEIGHBORHOOD PLANNING AREA: South Lamar Combined (South Lamar) - suspended

WATERSHED: West Bouldin Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Joslin Elementary School

Covington Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council
Austin Independent School District
Friends of Austin Neighborhoods
Homeless Neighborhood Association
South Central Coalition
South Manchaca NP Contact Team
Creek HOA

South Lamar Neighborhood Assn
Perry Grid 614
Preservation Austin
TNR BCP
GO Austin Vamos 78745
Southwood Neighborhood Assn Onion
South Austin Neighborhood Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0140 – 1916 Fort View	CS to CS-1	To Grant staff Recommendation CS-1-CO (12/17/24)	Apvd CS-1-CO, as Commission recommended (1/30/25)
C14-2018-0018 – 4101 Manchaca Condos	SF-3 to MF-2	To Grant staff Recommendation GO-MU (3/27/18)	Apvd GO-MU-CO, with condition

			limiting height to 45 feet (4/26/18)
C14-2014-0103 – Radio Coffee & Beer	LR-MU-CO to CS-1	To Grant CS-1-CO, with conditions: to only allow GR permitted uses; GR site development standards; prohibit amplified music outdoors; and restrict outdoor amplified sound to southern portion. Another condition that was to be included in public RC: limit hours of operation of Cocktail Lounge to 6AM to 12midnight. Commission did not recommend -MU combining district per staff's recommendation	Apvd CS-1-MU-CO, and public RC
C14-2014-0150 – Whiddon .85	SF-3 to LO-MU	To Grant LO-MU	Apvd LO-MU-CO, with conditions: 1) limiting daily trips to 500; 2) prohibits certain uses; 3) limits number of residential units to 2; 4) prohibits vehicular access to Gathright Cove.

RELATED CASES:

None.

ADDITIONAL STAFF COMMENTS:

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 West Bouldin 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.

Fire Department

No comments.

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 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.

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Clawson Road. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Clawson Road 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)
Clawson Road	Level 2	84'	57'	40'	Yes	Yes	Yes
Fort View Road	Level 1	58'	60'	20'	No	No	Yes
W. Ben White Blvd. SVRD WB	Level 4	Coord. w/TxDOT	N/A	38'	Yes	Yes	Yes

Austin Water Utility

No comments on zoning change.

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

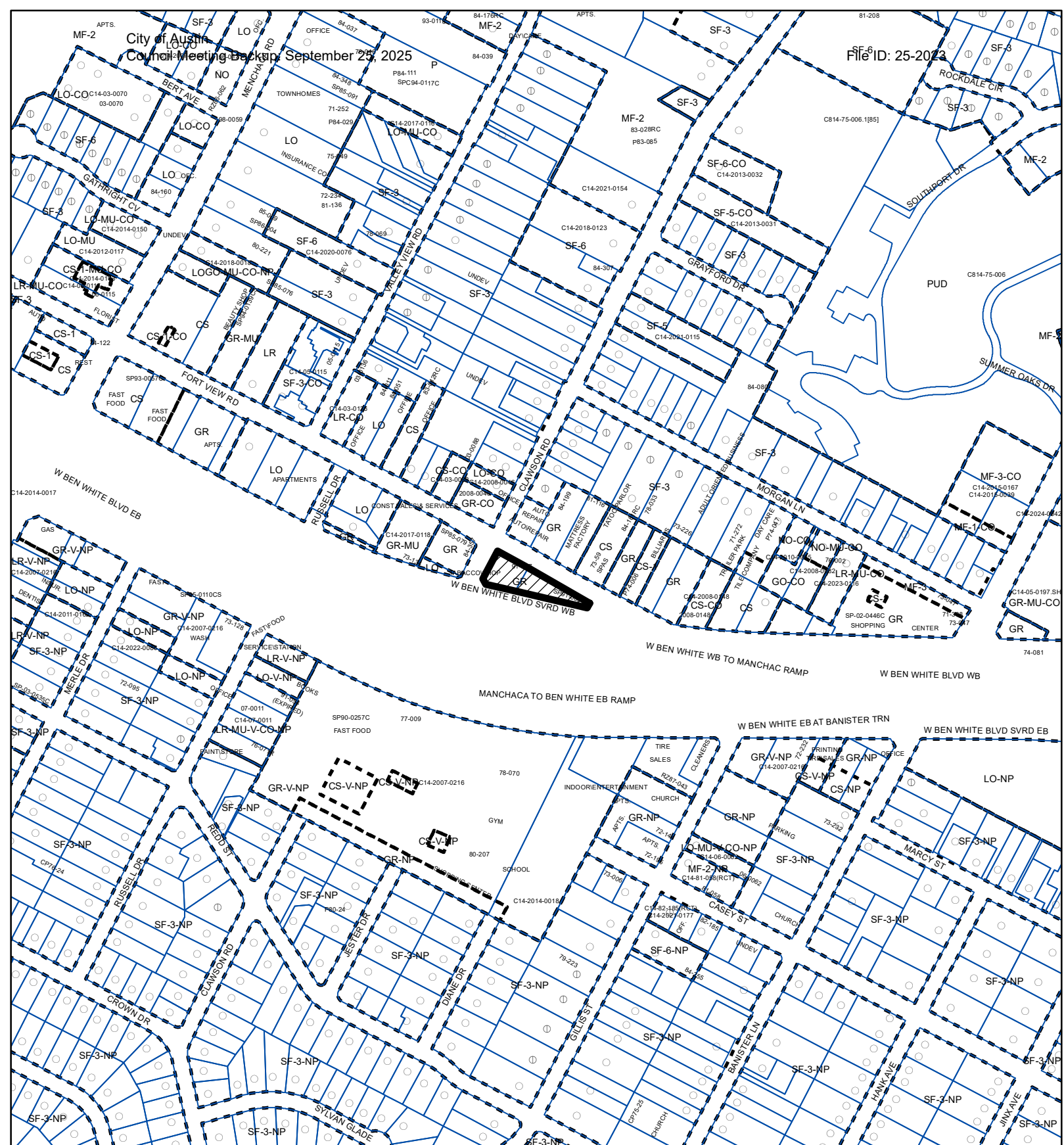
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

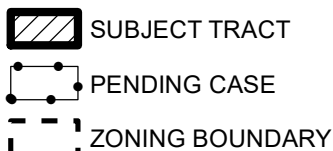
Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Exhibit B: Applicant's Summary Letter

**ZONING**

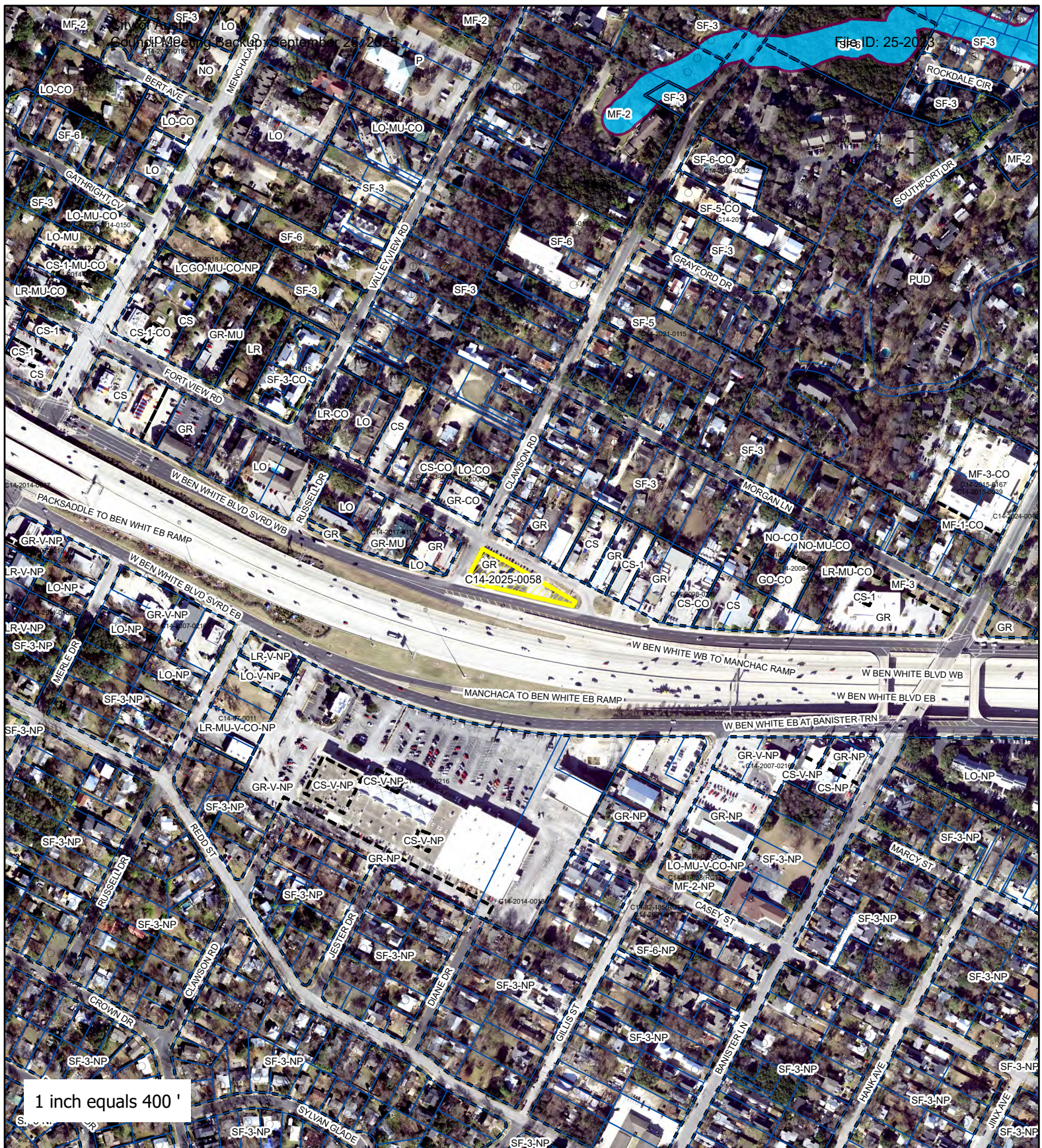
ZONING CASE#: C14-2025-0058



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.





1600 West Ben White

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

ZONING CASE#: C14-2025-0058
 LOCATION: 1600 W Ben White Blvd WB
 SUBJECT AREA: 0.47 Acres
 MANAGER: Marcelle Boudreaux





METCALFE WOLFF
STUART & WILLIAMS, LLP

MICHELE ROGERSON LYNCH
Director of Land Use &
Entitlements

mlynch@mwswtexas.com
512-404-2251

June 24, 2025

Mrs. Lauren Middleton-Pratt, Director of Planning
City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Via Online Submittal

Re: Amended Application for Rezoning (C14-2025-0058); 0.4690 acres, located at
1600 W Ben White Blvd (the "Property")

Dear Mrs. Pratt:

As representatives of the owner of the above stated Property we respectfully amend the previous request for Application for Rezoning. The amended request is to rezone the Property from Community Commercial (GR) to General Commercial Services -Conditional Overlay (CS-CO) with the prohibition of Adult Oriented Business.

If you have any questions about this Amended Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

Michele Rogerson Lynch

AERIAL EXHIBIT

