

ZONING CHANGE REVIEW SHEET

CASE: **C14-2025-0039**– 1305 W Oltorf Street

DISTRICT: 3

ADDRESS: 1305 West Oltorf Street

ZONING FROM: CS

TO: CS-V

SITE AREA: 1.78 acres

PROPERTY OWNER: OURATX, LLC (Jill Knobloch)

AGENT: Drenner Group (Drew Raffaele)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services –vertical mixed use building (CS-V) combining district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 24, 2025: *APPROVED CS-V AS STAFF RECOMMENDED ON CONSENT.*
VOTE: [ANDERSON; MAXWELL-2nd] (10-0) AZHAR, HANEY,
SKIDMORE - ABSENT

June 10, 2025: *APPROVED POSTPONEMENT REQUEST BY APPLICANT TO JUNE 24,*
2025, BY CONSENT.
VOTE: HANEY; AHMED - 2nd (11-0); AZHAR, HOWARD - ABSENT

CITY COUNCIL:

July 24 2025:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is approximately 1.78 acres and is developed with a restaurant use and related surface parking (Austin Beer Garden Brewing Co.). The southern and western areas of the lot have creek buffer/ floodplain overlays. The rezoning area is situated on the

southern side of W. Oltorf Street, with the site's western lot line adjacent to the railroad line and subsequent crossing at W. Oltorf Street. Immediately adjacent to the east and to the south is a mobile home community (Woodview Community, zoned MH). Immediately across W. Oltorf Street to the north is a southern boundary of the Bouldin Creek Neighborhood Plan Area, and existing are Administrative & business office and Professional office uses; farther along W. Oltorf Street headed east are Multifamily apartments, Single family residential and Duplex residential uses (CS-NP; LR-NP; SF-6-NP; MF-3-NP). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

W. Oltorf Street is a level 3 street and a transit priority corridor, and the site is located approximately 320 feet from Cap Metro bus on W. Oltorf, with high frequency access to a variety of destinations. This site is a ¼-mile from the Cap Metro Bus Stops on S. Lamar Blvd., including a Rapid line stop with access to downtown.

This proposal is within a ½ mile of both the Collier and Oltorf West ETOD station areas (Include - Bus). The rezoning to -V allow for relaxed development standards in exchange for affordable units, consistent with the "Include" ETOD typology. ETOD efforts should take advantage of the change occurring today to enable even more community members, especially low-income households and communities of color, to access existing services and opportunities while incrementally growing with more housing units for all income levels.

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.

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.

2. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required to comply with affordable housing requirements. This request for the -V combining district continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

3. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City.

4. *Zoning changes should promote an orderly relationship among land uses.*

Staff recommends the Applicant's request as described above for CS-V combining district zoning for the subject property based on the following considerations:

- 1) Recognizing the site's location on W. Oltorf Street, which is a level 3 street and core transit corridor;
- 2) Recognizing the site's close proximity to S. Lamar Blvd., which is an Imagine Austin Corridor and a core transit corridor;
- 3) The site adjoins a public sidewalk, shared path, and/or bike lane and is located within 0.25 miles of public transit stop;
- 4) There are low and medium density multifamily projects to the east of the proposed site, and generally surrounding the site;
- 5) The number of units and housing choice that could be produced would suit a variety of household sizes, incomes, and lifestyle needs of a diverse population in support of Imagine Austin and the Strategic Housing Blueprint;
- 6) The rezoning is consistent with the intent of the "Include" ETOD typology.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Restaurant
<i>North</i>	CS-NP; LR-NP; SF-6-NP; MF-3-NP	Administrative & business office; Professional office; Multifamily apartments; Single family residential; Duplex residential
<i>South</i>	MH	Mobile home park
<i>East</i>	MH; SF-3	Mobile home park; Single family residential
<i>West</i>	CS; SF-3	Railroad tracks; Single family residential; Undeveloped; Duplex residential

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

WATERSHED: West Bouldin Creek – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Dawson Elementary School

Lively Middle School

Travis High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council

Austin Independent School District,
Bouldin Creek Zoning Committee,
Bouldin Creek Neighborhood Association
Bouldin Creek Neighborhood Plan Contact Team
Friends of Austin Neighborhoods,
Galindo Area Patriotic Porch Party,
Galindo Elementary Neighborhood Assn.,
Homeless Neighborhood Association,
Perry Grid 614,
Preservation Austin,
Save Our Springs Alliance
South Central Coalition,
TNR BCP Travis County Natural Resources
South Lamar Neighborhood Association
Pathways at Meadowbrook Courts
Zilker Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0071 Thornton Road Multifamily	CS & MF-2 to CS-MU-V-DB90	Approved CS-MU-V-DB90 as applicant had requested; Denied staff recommendation of CS-V (August 27, 2024)	Approved Council motion of MF-6-CO (November 7, 2024)
C14-2022-0083 Thornton Mixed Use	CS to CS-MU	Case withdrawn by applicant	
C14-2019-0024 – Woodview MHC, LLC	CS to MH (City initiated)	Approved MH as recommended by Staff (May 28, 2019)	Approved MH as recommended by Commission (June 20, 2019)
C14-2015-0047 – UT Land Company, Ltd	CS to CS-MU-V	Forward to council without a recommendation (January 12, 2016)	Denied CS-MU-CO (March 3, 2016)

RELATED CASES:

The subject property is within the boundaries of the South Lamar Combined (Galindo) Neighborhood Planning Area, which has been suspended.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 1305 W OLTORF STREET. C14-2025-0039. Project: 1305 W Oltorf Street. 1.78 acres from CS to CS-V. Existing: restaurant. Proposed: multifamily and commercial. Demolition to be determined.

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"> • 0.18 miles to Lamar Boulevard 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"> • 0.06 miles to bus stop along W Oltorf St
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 Oltorf St
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"> • Within 0.5 miles of Goods and Services along S Lamar Blvd and Thornton Rd
	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.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.3 miles to South Austin Neighborhood Park
	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.
Y	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 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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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 will be required for the new applicable uses proposed by this development, multifamily, office, and retail 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 any 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.

Residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601.

Note that the Urban Trails Plan indicates a trail parallel to the tracks that border the site called the UPC/ASA Rail Trail. If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desantis@austintexas.gov. It is recommended that that applicant requests a parkland early determination (PED) 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.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for W Oltorf St. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Na me	ASMP Classific ation	ASM P Requ ired RO W	Exis ting RO W	Existi ng Pave ment	Sidew alks	Bic ycle Rou te	Cap ital Met ro (wit hin ¼ mile)
W Olt orf St.	Level 3	80'	83'	40'	Yes	No	Yes

Water Utility

No comments on zoning change.

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

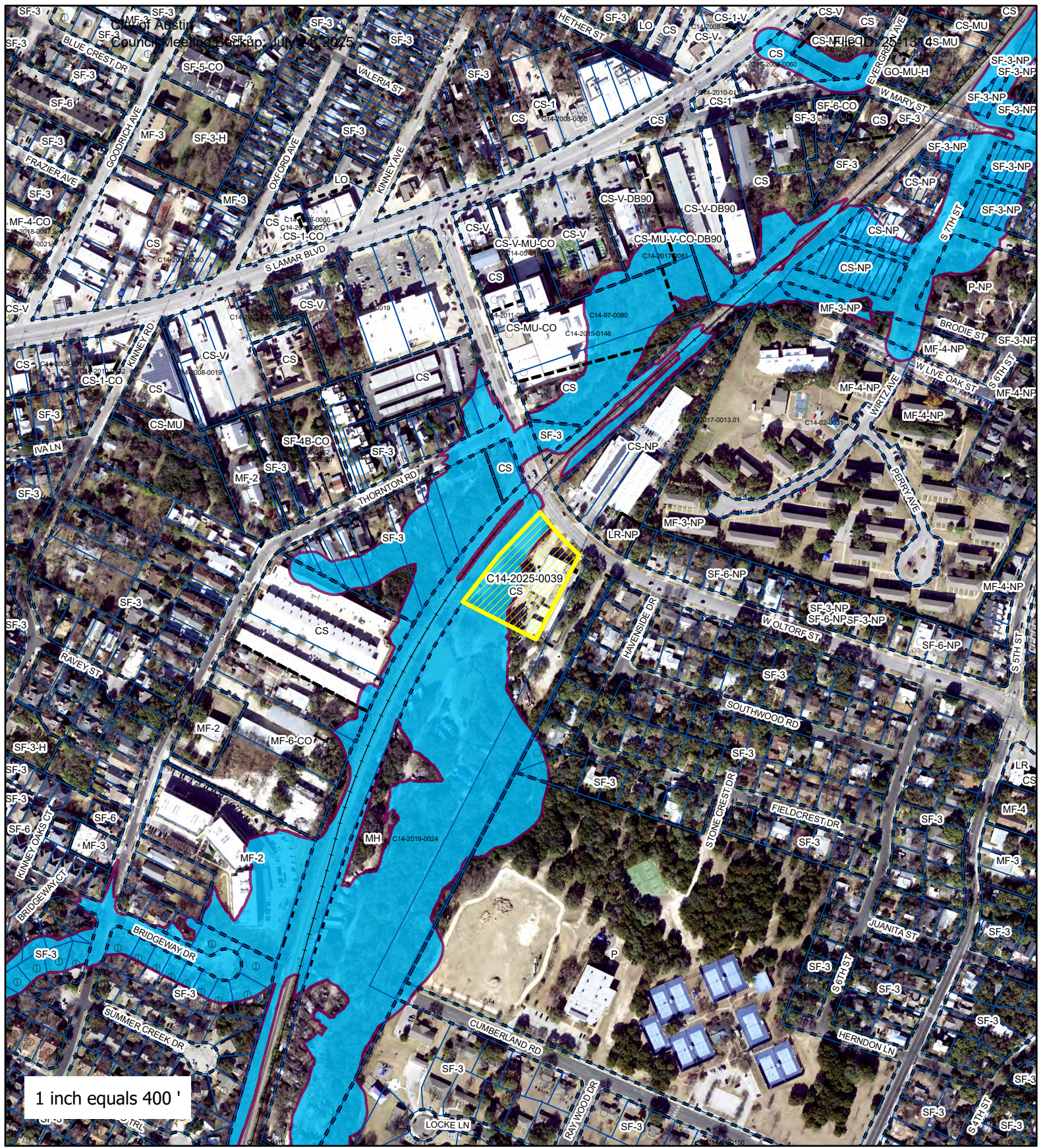
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact 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
Public Correspondence







Created: 3/20/2025



1305 W Oltorf Street



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

ZONING CASE#: C14-2025-0039
LOCATION: 1305 W Oltorf St
SUBJECT AREA: 1.78 Acres
MANAGER: Marcelle Boudreaux



Drew Raffaele
draffaele@drennergroupp.com
512-897-2913



April 4, 2025

Ms. Lauren Middleton-Pratt
Development Services Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: 1305 W Oltorf Street – Rezoning application for the 1.78-acre property located at 1305 W Oltorf Street, Austin, Travis County, Texas (the “Property”).

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 1305 W Oltorf Street and is 1.78 acres of land, located at the southeast intersection of the Union Pacific right of way and W Oltorf Street. The property is within the full purpose jurisdiction of the City of Austin.

The Property is currently zoned CS (General Commercial Services). The requested zoning is from CS to CS-V (General Commercial Services – Vertical Mixed Use Building). The purpose of this rezoning is to allow the Property to participate in the Vertical Mixed-Use Overlay (VMU) and to redevelop the Property as a multifamily development with a pedestrian-oriented ground-floor level. The Property is currently developed with a restaurant use.

The Property is located in the South Lamar Combined Neighborhood Planning Area – Galindo Subdistrict, which is currently suspended. The Property has no Future Land Use Map designation, and therefore a Neighborhood Plan Amendment application is not required with this rezoning.

A Transportation Impact Analysis (“TIA”) is not required, per the attached TIA Determination waiver dated March 6, 2025 and executed by Nazlie Saeedi.

Please let me know if you have any questions or if we can provide any additional information. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Drew Raffaele". The signature is fluid and cursive, with the first name "Drew" and last name "Raffaele" clearly distinguishable.

Drew Raffaele

cc: Marcelle Boudreaux, Planning Department (*via electronic delivery*)

Planning Commission Meeting of June 10, 2025
C14-2025-0039
Marcelle Boudreaux
1305 W.Oltorf Street

Dear Planning Commission Members,

The Galindo Elementary Neighborhood Association, GENA, voted at our general membership meeting of May 19 to oppose the rezoning request for 1305 W. Oltorf Street from CS-General Commercial Services District to CS-V, General Commercial Services District with Vertical Mixed Use Building (V) Combining District.

The FEMA floodplain maps show a portion of 1305 W. Oltorf street is in the floodplain and is adjacent to a large floodplain on its back border. The west side of the property is flanked by the Union Pacific railroad tracks and the property's driveway is adjacent to the the railroad crossing on Oltorf.

Attached are a video and frame grabs captured at 1305 W.Oltorf Street during the historic flood of October 2015. During this flooding event which had rainfall amounts of 10-12 inches in hours, the Travis County Constable and residents of the adjacent Woodview Mobile Home Park had to be evacuated by boat.

As noted in the Notice of Public Hearing, CS-General Commercial Services District is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

This site is not appropriate for residential use. The railroad crossing, floodplain and the geographic features of the site make it unsuitable and unsafe for residences. All three of the Future Land Use Maps (last updated in 2006) generated by GENA and the city's planning department show this site as CS *only* because of the known risks.

Unfortunately, the applicant was granted a waiver on the required traffic study despite known and documented traffic and flooding issues at this site; claiming traffic trips will be reduced when the project is built. Oltorf is also a major east-west route across South Austin and has frequent traffic jams extending for several blocks in both directions at the railroad crossing.

Since 2015, impervious cover has greatly increased in the central city and flood mitigation efforts have been an underfunded priority until recently. With the recent flooding and deaths in central Austin, it is in the best interests of the city to put the safety and wellbeing of their residents first.

GENA welcomes development that is appropriate for this site and does not put our residents and the lives of first responders in danger. We urge all of you to vote no on this zoning request.

Respectfully,

Patty Sprinkle, GENA President



