

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0113 – 500 E FM 1626

DISTRICT: 5

ADDRESS: 500 East FM 1626 Road

ZONING FROM: CS-MU-CO

TO: CS-1

SITE AREA: 2,060 square feet out of 1.55 acres

PROPERTY OWNER: Forest Creek Investments LLC

AGENT: SiteATX, LLC (Jennifer Hanlen)

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

STAFF RECOMMEDATION:

The Staff recommendation is to grant commercial – liquor sales – conditional overlay (CS-1-CO) combining district zoning.

The Conditional Overlay would prohibit the following use permitted in CS-1 base district zoning: Adult-Oriented Businesses.

ZONING & PLATTING COMMISSION ACTION / RECOMMENDATION:

April 21, 2026: APPROVED CS-1-CO COMBINING DISTRICT ZONING AS STAFF RECOMMENDED, with the addition of Cocktail Lounge as a prohibited use.

[B. GREENBERG; H. SMITH – 2ND] (8-0) A. FLORES, T. MAJOR, C. TSCHOEPE – ABSENT

CITY COUNCIL ACTION:

May 21, 2026:

ORDINANCE NUMBER:

ISSUES:

None at this time

CASE MANAGER COMMENTS:

The subject rezoning area consists of approximately 2,060 square feet (or 0.047 acres) located at the northeast corner of East Farm to Market Road 1626 and Old San Antonio Road and is

currently zoned general commercial services – mixed use – conditional overlay (CS-MU-CO). The site is developed with approximately 7,000 square feet of new construction, including a convenience store and two future tenant lease spaces. South 1st Street, an Imagine Austin Corridor, is located less than a quarter mile to the west, while IH-35 is less than one-half mile to the east. East Farm to Market Road 1626 is classified as a Level 3 suburban arterial and functions as a major roadway, while Old San Antonio Road functions as a Level 2 collector roadway.

Adjacent land uses include multifamily residences to the north and east, and commercial uses to the east along the South IH-35 frontage road (CS-MU-CO; GR-CO). To the west across Old San Antonio Road are the Austin Fire and Austin-Travis County EMS Station, as well as multifamily residences (P; MF-3-CO). South of the site, across East Farm to Market Road 1626, is a congregate living residential use (MF-2). Properties to the southwest are located outside of the City of Austin’s municipal boundaries and within the City’s two-mile extraterritorial jurisdiction (ETJ). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant is requesting a footprint rezoning of 2,060 square feet within the commercial/retail center to commercial-liquor sales (CS-1) district zoning. The new development fronts East Farm to Market Road 1626, with vehicular access provided from Old San Antonio Road.

Staff is recommending commercial-liquor sales – conditional overlay (CS-1-CO) combining district zoning, as the site is surrounded by (GR) district zoning and (CS) district zoning along the South IH-35 frontage road. The conditional overlay will prohibit adult-oriented businesses.

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.*

The proposed commercial-liquor sales (CS-1) district is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use. 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.

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

The proposed footprint rezoning is within the newly constructed commercial/retail center. It is surrounded by community commercial (GR) district zoning and general commercial services (CS) base district zoning to the north and east.

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 rezoning area is a small footprint within a larger commercial/retail center located along East Farm to Market Road 1626, a level 3 major roadway that intersects with South IH-35 frontage road to the east. South 1st Street, an Imagine Austin Corridor, is located less than a quarter mile to the west and also intersects with East Farm to Market Road 1626.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO	New construction of Convenience store with 2 future tenant spaces
<i>North</i>	CS-MU-CO; GR-CO	Multifamily residences
<i>South</i>	MF-2; GO-CO	Multifamily residences; Congregate living
<i>East</i>	CS-MU-CO; CS-CO	Multifamily residences; Commercial uses
<i>West</i>	P; MF-3-CO	Austin Fire; Austin-Travis County EMS Station; Multifamily residences

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Menchaca Elementary School

Paredes Middle School

Akins High School

COMMUNITY REGISTRY LIST:

Austin Independent School District

South Austin Neighborhood Alliance (SANA)

Friends of Austin Neighborhoods

Onion Creek Homeowners Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0021	CS-CO; GR-CO; CS-MU-CO to CS-MU-CO	To Grant CS-MU-CO, provided applicant dedicates ROW along FM 1626 Rd and Old San Antonio Road, as outlined in traffic impact analysis (03/06/2018)	Approved as ZAP recommended (06/14/2018)

RELATED CASES:

C7A-97-013 – The property was annexed into the full purpose City limits on December 11, 1997 (Ordinance No. 971211-B).

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 500 E FM 1626 ROAD. C14-2025-0113. Project: 500 E FM 1626. 1.55 acres from CS-MU-CO to CS-1. Existing: commercial. Proposed: liquor sales.

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"> • 0.24 miles from South First Activity Corridor
	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.
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"> • 0.5 miles to San Leanna Village 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.)
	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
3	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 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:

<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%

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

This use will require Conditional Use Permit approval to sell alcohol, once the rezoning is approved. If no construction is proposed, an A site plan may be filed.

If construction is proposed, the site will need to comply with Commercial Design Standards, and a C plan may be filed.

Transportation – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for E FM 1626. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for E FM 1626 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)
Old San Antonio Road	Level 2 – Collector	72'	85'	39'	Yes	Yes	No
E FM 1626 Road	Level 3 – Minor or Major Arterial	120'	73'	46'	Yes	Yes	No

Austin Water Utility

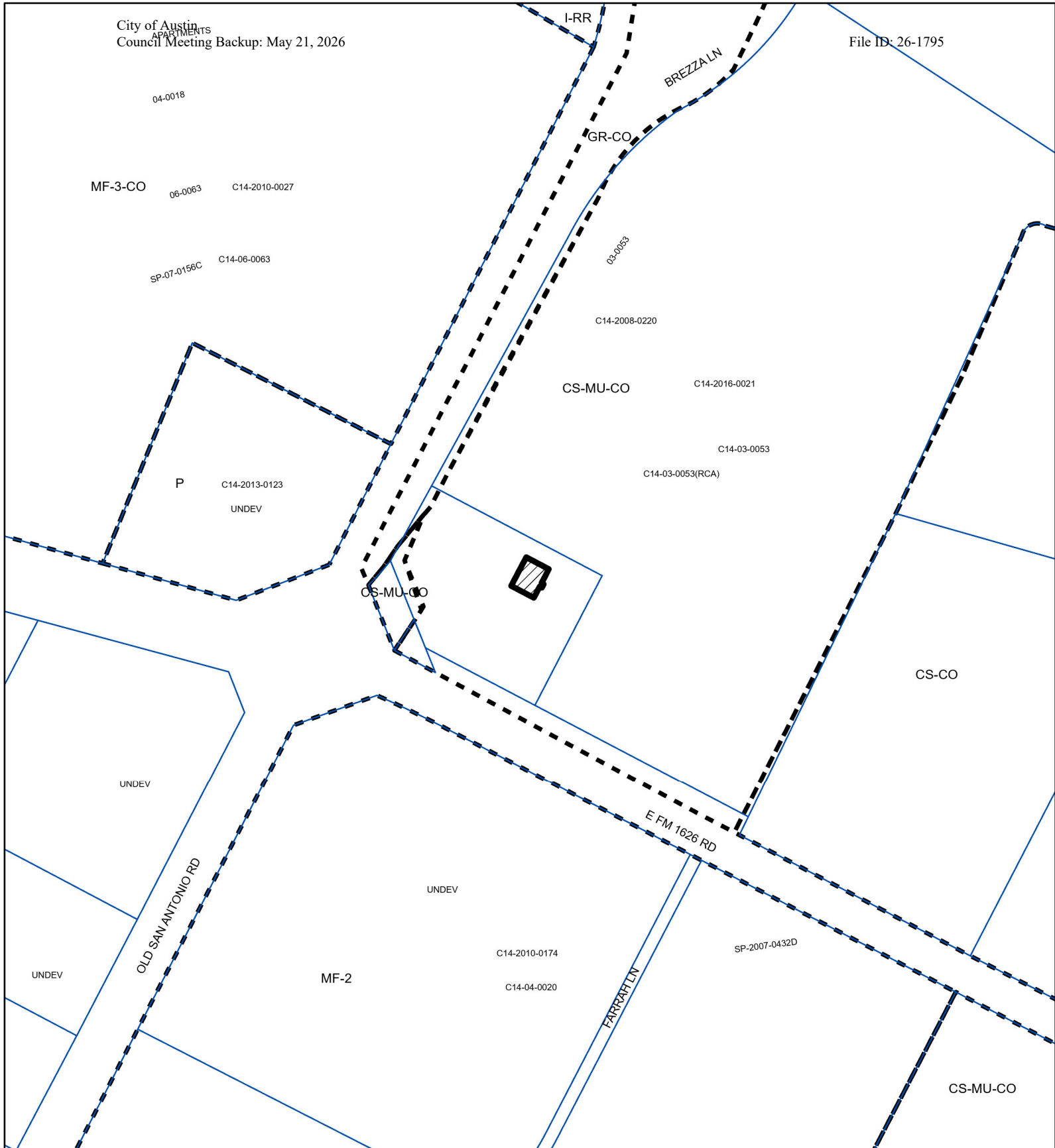
No comments on zoning change.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

Exhibit B: Aerial Photograph

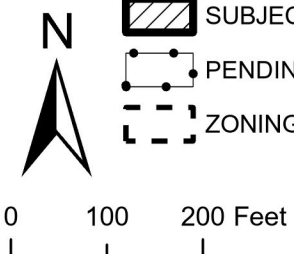
Applicant's Summary Letter






ZONING

ZONING CASE#: C14-2025-0113

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.









1 inch equals 233'

500 E FM 1626

EXHIBIT B



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

ZONING CASE#: C14-2025-0113
 LOCATION: 500 E FM 1626 Rd
 SUBJECT AREA: 0.0473 Acres
 MANAGER: Nancy Estrada



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SiteATX, LLC
PO Box 161501
Austin Texas 78716

March 9, 2026

To whom it may concern:

Our request is to rezone only a portion of the existing commercial building at 500 E 1626, Austin Texas 78748. The portion of the building that is requested to rezone is 2,060 SF. The remaining portion of the building is a convenience store that is under construction. This rezoned space use will be a liquor store.

If you have any additional questions, please feel free to contact me at either 713 825 6271 or via email - siteatx@gmail.com.

Thank you,



Jennifer Hanen

SiteATX, LLC