

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0178 (8116 Ferguson Cutoff)

DISTRICT: 1

ADDRESS: 8116 Ferguson Cutoff

ZONING FROM: I-SF-2

TO: LI-CO (as amended)

SITE AREA: .5510 acres (24,000 sq. ft.)

PROPERTY OWNER: LWR Management LLC - Series Ferguson, Kyle Rother

AGENT: Civiltude LLC, Amy Nunnellee

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

STAFF RECOMMENDATION:

Staff recommends granting Limited Industrial Service – Conditional Overlay (LI-CO) combining district zoning. See the *Basis of Recommendation* section below. The Conditional Overlay will:

Prohibit the following uses:

- Resource Extraction
- Recycling Center
- Laundry Services
- Service Station
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Scrap and Salvage

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

April 15, 2025: APPROVED STAFF'S RECOMMENDATION FOR LI-CO.

[R. PUZYCKI; A. FLORES – 2ND] (9-0) S. BOONE, T. MAJOR-ABSENT

March 18, 2025: *APPROVED NEIGHBORHOOD'S REQUEST FOR A POSTPONEMENT TO APRIL 15, 2025.*

[A. FLORES; F. DE PORTU – 2ND] (9-0) W. FLOYD, S. BOONE, AND C. THOMPSON – ABSENT

CITY COUNCIL ACTION:

June 5, 2025:

ORDINANCE NUMBER:

No.

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 0.5510 acres (24,000 sq. ft.), developed with a warehouse, and currently designated as interim single family residence (I-SF-2). The site is located along Ferguson Cutoff, a street level 2, and is surrounded by a mix of industrial and warehouse uses. Adjacent zoning includes limited industrial service with conditional overlay (LI-CO) to the north and south, and interim single family residence (I-SF-2) and limited industrial service (LI) to the west. To the east, the property is adjacent to ETJ and public land (P).

Staff is recommending the Limited Industrial Service (LI) district zoning as it is compatible with adjacent land uses and aligns with the area's existing commercial and light industrial character. The applicant is seeking this zoning change to facilitate a proposed general warehousing and distribution center.

Per the comprehensive plan review comments, the site is located within 0.25 miles of the Manor/Springdale/Cameron Activity Corridor and has convenient access to public transit, sidewalks, and bike lanes, providing connectivity for employees and customers. The proposed rezoning is consistent with Imagine Austin goals by promoting employment opportunities and supporting industrial land uses in the area.

The applicant is in agreement with the staff recommendation.
Please refer to Exhibits A (Zoning Map) and B (Aerial View).

BASIS OF RECOMMENDATION:

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

The limited industrial service (LI) district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

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

The proposed LI zoning promotes compatibility with the surrounding properties, which are predominantly zoned LI-CO and I-SF-2 and are developed with warehouse uses. The rezoning would maintain the area's commercial and light industrial character while accommodating a new use that complements existing businesses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Warehouse
<i>North</i>	LI-CO	Warehouse
<i>South</i>	I-SF-2 and LI-CO	Warehouse

<i>East</i>	ETJ and P	Undeveloped
<i>West</i>	I-SF-2 and LI	Warehouse

NEIGHBORHOOD PLANNING AREA: N/A

TIA:

Is not required

WATERSHED: Walnut Creek – Suburban

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

SCHOOLS: Austin Independent School District

Jordan Elementary School

Dobie Middle School

LBJ High School

COMMUNITY REGISTRY LIST:

Austin Independent School District,
Austin Lost and Found Pets,
Austin Neighborhoods Council,
Colony Park/Lakeside Community
Development Corp,
Del Valle Community Coalition,
Friends of Austin Neighborhoods,
Friends of Northeast Austin,

Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
Neighbors United for Progress,
Overton Family Committee ,
SELTexas,
Save Our Springs Alliance,
Sierra Club,
Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0061	I-RR to LI	To Grant Staff's Recommendation of LI (09/05/2023)	Approved LI as Commission recommended (10/19/2023)
C14-2019-0076	I-RR to LI	To Grant Staff's Recommendation of LI (07/02/2019)	Approved LI as Commission recommended (08/08/2019)
C14-2013-0026	IRR to LI	To Grant Staff's Recommendation of LI (04/16/13)	Approved LI as Commission recommended (05/09/2013)

RELATED CASES:

C8-80-008.1 – Northeast commercial business park Sec 2 Subdivision case

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 8116 FERGUSON CUTOFF. C14-2024-0178. Project: 8116 Ferguson Cutoff. 0.5510 acres from I-SF-2 to LI. Existing: warehousing. Proposed: laundry services.

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"> • 0.25 miles from Manor/Springdale/Cameron 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.
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 0.50 miles of employment opportunities in industries including construction and manufacturing.
	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.
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 Specialists for Health medical clinic
	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.
Y	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
5	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 Walnut 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.

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 residential only projects with up to 4 units.

Any new development is subject to Subchapter E Design Standards and Mixed Use of the Land Development Code. Additional comments will be made when the site plan is submitted.

This tract is already developed and the proposed zoning change is within the footprint of an existing development.

Austin Transportation and Public Works Department – Engineering Review

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for FERGUSON CTOF. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for FERGUSON CTOF according to the Transportation Plan with the first subdivision or site plan application. Please coordinate with Travis County regarding the right-of-way dedication as this segment of the road is located in their jurisdiction. [LDC 30-3-25].

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)
FERGUSON CTOF (Travis County)	Local Mobility - Level 2	72 feet	58 feet	20 feet	No	No	No

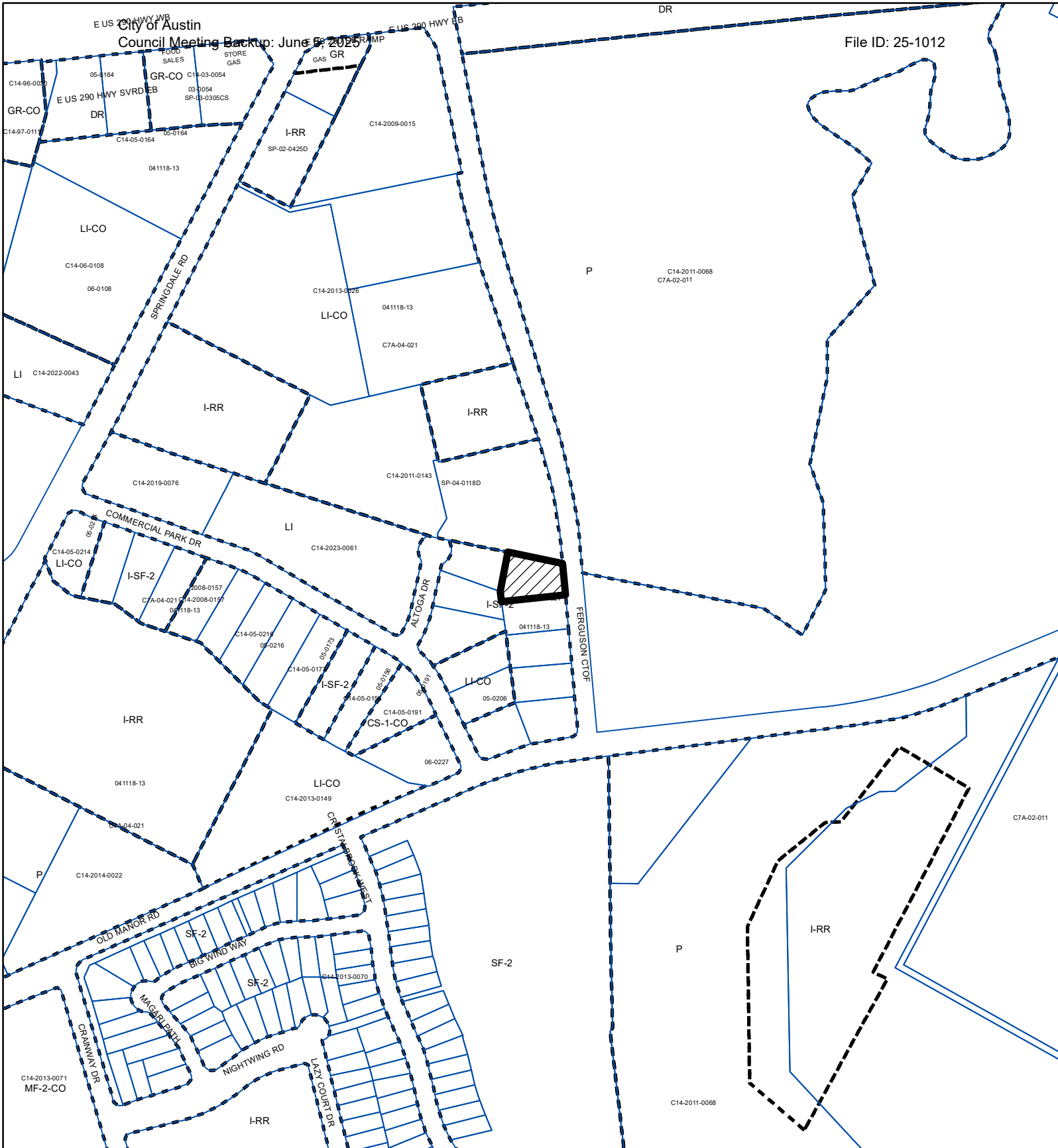
Austin Water Utility

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
Exhibit C: Applicant Correspondence

**ZONING**

ZONING CASE#: C14-2024-0178



SUBJECT TRACT



PENDING CASE

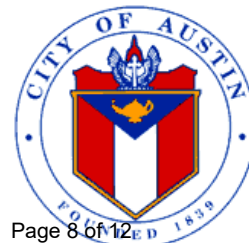


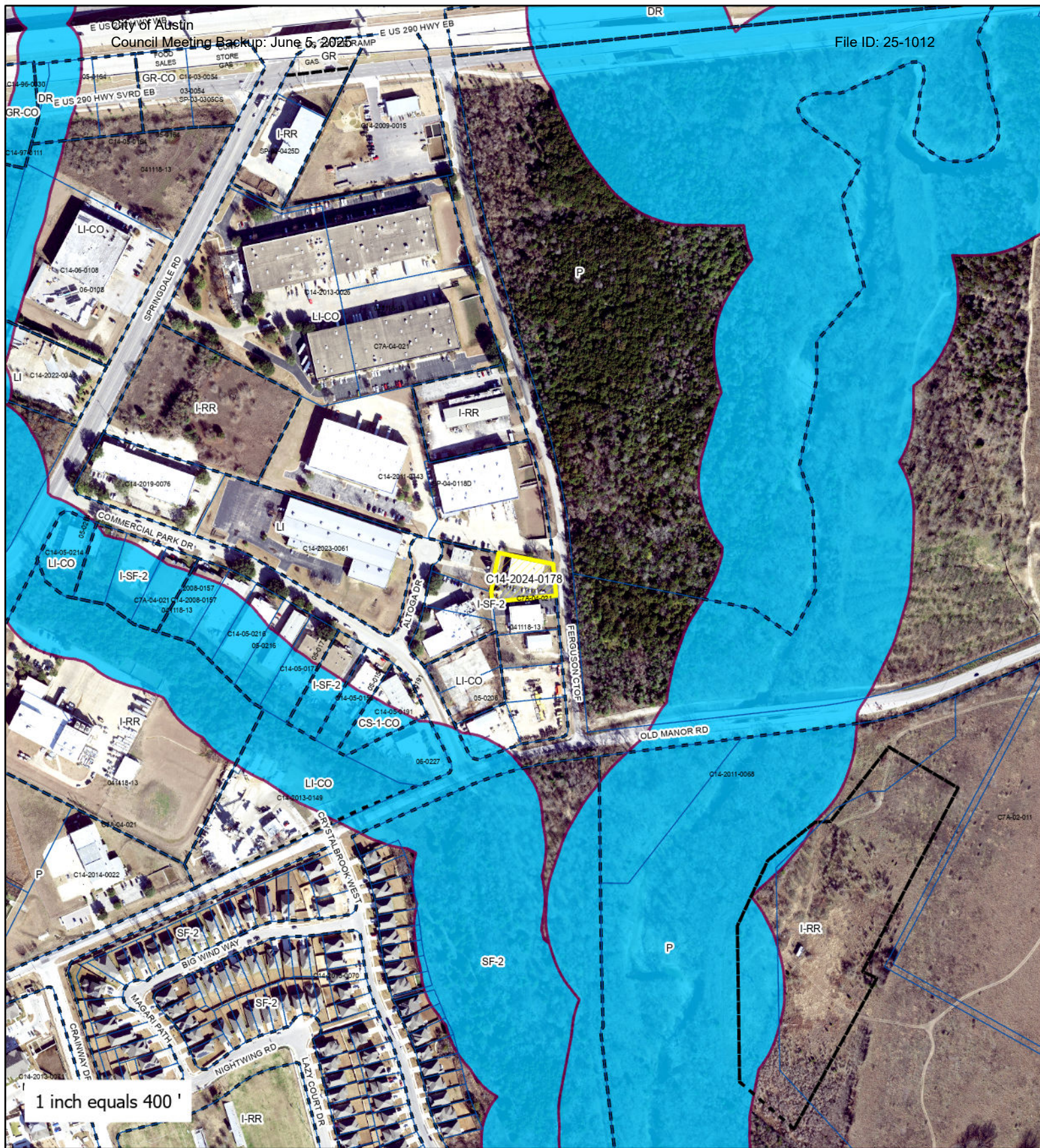
ZONING BOUNDARY

1" = 400'
Exhibit A

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.



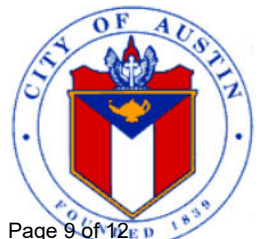


8116 Ferguson Cutoff

ZONING CASE#: C14-2024-0178
 LOCATION: 8116 Ferguson Cutoff
 SUBJECT AREA: 0.551 Acres
 MANAGER: Jonathan Tomko



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





March 6, 2025

Beverly Villela
City of Austin Permitting and Development Center
6310 Wilhelmina Delco Dr
Austin, Texas 78752

Re: 8116 Ferguson Cutoff Rezoning Case (C14-2024-0178)
8116 Ferguson Cutoff, Austin, Texas 78724

Dear Ms. Villela,

On behalf of our Client, Kyle Rother, we would like to request a zoning change on the property located at 8116 Ferguson Cutoff, Austin, Texas 78724. The site is currently zoned I-SF-2 (Interim Single Family) and we are requesting that it be rezoned to LI (Light Industrial) to accommodate a laundry service use, to replace the current warehousing use.

The zoning surrounding the property is as follows: LI (Limited Industrial) to the north, P (Public) to the northeast, and I-SF-2 (Interim Single Family) to the south and west. The lot to the east across Ferguson Cutoff is within the Extra-Territorial Jurisdiction of the City of Austin and therefore has no zoning.

If you have any questions or require additional information, please contact me at (512) 761-6161.

Sincerely,

Dane Edwards
Project Manager

Villela, Beverly

From: Dane Edwards <[REDACTED]>
Sent: Monday, March 24, 2025 5:25 PM
To: Villela, Beverly
Cc: Amy Nunnellee
Subject: Re: 8116 Ferguson Cutoff Postponement Letter

External Email - Exercise Caution

Afternoon Beverly,

Our client is interested in changing the proposed use on the zoning application from Laundry Service to General Warehousing & Distribution. What would be needed as from us in order to update the application documents?

Thanks,

Dane

On Tue, Mar 18, 2025 at 3:33 PM Dane Edwards <[REDACTED]> wrote:
Beverly,

Yes, 4/15 will work. Thanks!

On Tue, Mar 18, 2025 at 10:32 AM Villela, Beverly <Beverly.Villela@austintexas.gov> wrote:

Thank you for your quick reply, Dane.

Just to confirm the April 15th date works for you and the client?

Regards,



Beverly Villela

Senior Planner – Current Planning



April 11, 2025

Beverly Villela
City of Austin Permitting and Development Center
6310 Wilhelmina Delco Dr
Austin, Texas 78752

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We previously met with Bobby Levinski with the Save our Springs Alliance to discuss adding a conditional overlay to the site. The conditional overlay will prohibit the following uses:

- Resource Extraction
- Recycling Center
- Laundry Services
- Service Station
- Automotive Rentals
- Automotive Repair
- Automotive Sales
- Automotive Washing
- Scrap and Salvage Yards

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