

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0031 (Century Warehouse)

DISTRICT: 7

ADDRESS: 1615 1/2 Century Street

ZONING FROM: SF-2

TO: LI

SITE AREA: 2.0 acres

PROPERTY OWNER: Golden Anchor RE LLC

APPLICANT/AGENT: HD Brown Consulting, Amanda Brown

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends LI, Limited Industrial District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

July 7, 2026: Approved staff's recommendation of LI zoning by consent (7-0, S. Boone, A. Cortes and T. Mayor-absent); R. Puzychki-1st, D. Fouts-2nd.

CITY COUNCIL ACTION:

August 27, 2026

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently developed with a general warehousing and distribution use. To the north, across Century Street, there are construction sales and services (Timber Town Austin), warehouse and distribution, food truck court and restaurant (Amazonas) uses. The property to the south is developed with a retail center that contains restaurant (Texas Roadhouse, Austin's Pizza, Kung Fu Buffet), general retail sales, personal services (Generations Barber Shop, CBD, Glam Beauty Bar, Fast Signs, Signature Smiles, Ashley Furniture, Enso Nails, Wild Magnolias) and indoor entertainment (Cinemark Movie Theater) uses. To the west of the site, there are automotive repair businesses (G&G Auto Body, Austin Car Protection and Window Tint) and a construction sales and services use (Pflugerville Propane Rental). In this case, the applicant is requesting LI, Limited Industrial District, zoning to bring the existing use into conformance with the City of Austin zoning regulations.

The staff supports the requested LI district zoning because the property is located adjacent to existing commercial and industrial uses to the north, east and west. There is LI and LI-CO zoning to the north and east, CS-CO zoning to the west and GR-CO zoning to the south of the site under consideration. The proposed rezoning of the site will allow the applicant to continue the existing use or to develop new commercial and industrial uses at this location.

The applicant agrees with the staff recommendation.

BASIS OF RECOMMENDATION:

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

Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

2. *The proposed zoning should promote consistency and orderly planning.*

The property in question is located adjacent to existing commercial and industrial uses to the north, east and west. There is LI and LI-CO zoning to the north and east, CS-CO zoning to the west and GR-CO zoning to the south of the site under consideration.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed LI zoning district would allow for a fair and reasonable use of the site. Limited Industrial zoning is appropriate for this location because of the commercial/ industrial character of the area.

The proposed rezoning of the site will allow the applicant to bring the existing warehousing and outdoor storage uses into conformance with the city's Land Development Code use regulations.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	General Warehousing and Distribution/Outdoor Pallet Storage
<i>North</i>	LI-CO, LI	Construction Sales and Services (Timber Town Austin), Warehouse and Distribution, Food Truck Court, Restaurant (Amazonas)
<i>South</i>	GR-CO	Restaurant (Texas Roadhouse), General Retail Sales (Generations Barber Shop, CBD, Glam Beauty Bar, Fast Signs, Signature Smiles, Ashley Furniture, Enso Nails, Austin's Pizza, Wild Magnolias, Kung Fu Buffet), Indoor Entertainment (Cinemark Movie Theater)
<i>East</i>	LI-CO	Undeveloped
<i>West</i>	SF-2, CS-CO	Construction Sales and Services (Pflugerville Propane Rental), Automotive Repair (G&G Auto Body, Austin Car Protection and Window Tint)

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Gilleland Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods
Homeless Neighborhood Association
Pflugerville Independent School District
Wells Branch Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0046 (Route Serv .93: 15701 North Interstate-35 Service Road North Bound)	SF-2 to CS	6/02/15: Approved staff's recommendation of CS zoning on consent (6-0); G. Rojas-1 st , S. Compton-2 nd .	6/11/26: Approved CS zoning on consent on all 3 readings (11-0); A. Kitchen-1 st , P. Renteria-2 nd .
C14-2010-0130 (IH-35 Property: 15527 N.	SF-2 to CS	9/07/10: Approved the staff's recommendation of CS-CO zoning on consent, with	10/14/10: Approved CS-CO zoning on all 3 readings on consent (7-0); Spelman-1 st , Morrison-2 nd .

Interstate-35 Service Road North Bound)		additional conditions to prohibit Adult Oriented Businesses, Pawn Shop Services, and Auto Related Uses (7-0); G. Bourgeois-1 st , T. Rabago-2 nd .	
C14-2010-0129 (1705 Century Street)	SF-2 to CS	9/07/10: Approved the staff's recommendation of CS-CO zoning on consent, with a CO to limit the vtpd to 2,000 and additional conditions to prohibit Adult Oriented Businesses and Pawn Shop Services (7-0); G. Bourgeois-1 st , T. Rabago-2 nd .	10/14/10: Approved CS-CO zoning on all 3 readings on consent (7-0); Spelman-1 st , Morrison-2 nd .
C14-2007-0017 (CSMI: 15639 North IH-35 Service Road Northbound)	SF-2 to CS	5/01/07: Approved CS-CO district zoning with additional conditions to prohibit Adult Oriented Businesses, Pawn Shops and Commercial Blood Plasma Center uses (8-0, J. Martinez-absent); K. Jackson-1 st , C. Hammond-2 nd .	6/07/07: Approved CS-CO district zoning by consent (7-0); all 3 readings
C14-05-0008 (15601 N. Interstate-35 Service Road North Bound)	SF-2 to CS-CO	2/15/05: Approved staff's rec. of CS-CO, with conditions to 1) limit the site to less than 2,000 vehicle trips per day; 2) prohibit Adult Oriented uses and Pawn Shop Services; and 3) reserve 200-feet of right-of-way from the existing centerline of IH 35 (8-0, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	3/10/05: Approved CS-CO on all 3 readings
C14-03-0159	SF-2 to LI	11/18/03: Approved the staff's alternate rec. of LI-CO, with an additional condition prohibiting Adult Oriented Businesses (9-0)	1/8/04: Granted LI-CO (7-0); all 3 readings
C14-03-0101	I-RR to CS	8/12/03: Approved staff's alternate recommendation of CS-CO zoning, w/ condition of no Adult Oriented Businesses (8-0, J. Cortez-left early)	10/23/03: Approved CS-CO (6-0); all 3 readings
C14-03-0083	I-RR to CS	6/24/03: Approved staff's rec. of CS-CO zoning; by consent (7-0, J. Cortez-Not yet arrived, J. Donisi-absent)	7/31/03: Approved CS-CO (7-0); all 3 readings

C14-01-0132	I-RR to GR	11/13/01: To approve staff's recommendation of GR-CO zoning, with a condition to limit development to no more than 2 story buildings for a depth of 100' from Pecan Street (F.M. 1825). (8-0, J. Martinez- absent)	12/13/01: Approved GR-CO on consent (7-0). 1/17/02: Approved (7-0); 2 nd /3 rd readings
C14-00-2226	SF-2 to LI	12/19/00: Approved staff alternate rec. of LI-CO by consent (6-0)- Prohibiting Adult Oriented Businesses, 2,000 vehicle trips per day limit	1/8/01: Approved LI-CO w/conditions (6-0); 1 st reading 7/19/01: Approved LI-CO with conditions (6-0); 2 nd / 3 rd readings
C14-00-2185	SF-2 to LI	10/24/00: Approved staff alternate rec. of LI-CO (9-0) w/ conditions- Prohibiting Pawn Shop Services/ Adult Oriented Businesses	11/30/00: Approved LI-CO (7-0); 1 st reading 5/24/01: Approved LI-CO (6-0); 2 nd /3 rd readings
C14-99-0084	SF-2 to CS-CO	6/22/99: Approved staff alternate rec. of LI-CO (6-0)- 2,000 vehicle trips per day limit	7/22/99: Approved PC rec. of LI-CO w/ conditions (7-0); 1 st reading 4/20/00: Approved LI-CO (7-0); 2 nd /3 rd readings
C14-99-0054	LI to CS-CO	5/25/99: Denied CS-CO (6-0-1, RR-abstain)	7/29/99: Approved staff recommendation of CS-CO w/ conditions (7-0); 1 st reading 11/18/99: Denied CS-CO (5-2, BG/WL-Nay); valid petition filed, lack of super majority
C14-99-0031	SF-2 to LI	3/23/99: Approved staff alternate rec. of LI-CO (9-0)	5/6/99: Approved P/C recommendation of LI-CO (9-0); all 3 readings
C14-94-0063	SF-2 to CS	6/28/94: Approved LI (7-0)	7/28/94: Approved LI, as amended (7-0); all 3 readings

RELATED CASES:

C8-1956-2286 - Subdivision Case
SP-2026-0169D.CC - Site Plan Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 1605 CENTURY STREET. C14-2026-0031. Project: Century Warehouse. 2.00-acre tract from SF-2 to LI. Existing: general warehouse and distribution. Proposed: general warehouse and distribution.

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 *: Within 1825 Strip Neighborhood Center
	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. Goods and Services present along W Pecan St and FM 1825
	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.
	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.
Y	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). Within 0.5 miles of Cinemark theater
	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 Gilleland 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.

Parks and Recreation

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

FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

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 Subchapter E Commercial Design Standards. Additional comments will be made when the site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58' feet of right-of-way for Century St. It is recommended that 29' feet of right-of-way from the existing centerline should be dedicated according to the ASMP in addition to paving the existing ROW 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)
Century St.	Level 1	58'	68'	NA - unpaved	No	No	Yes

Water Utility

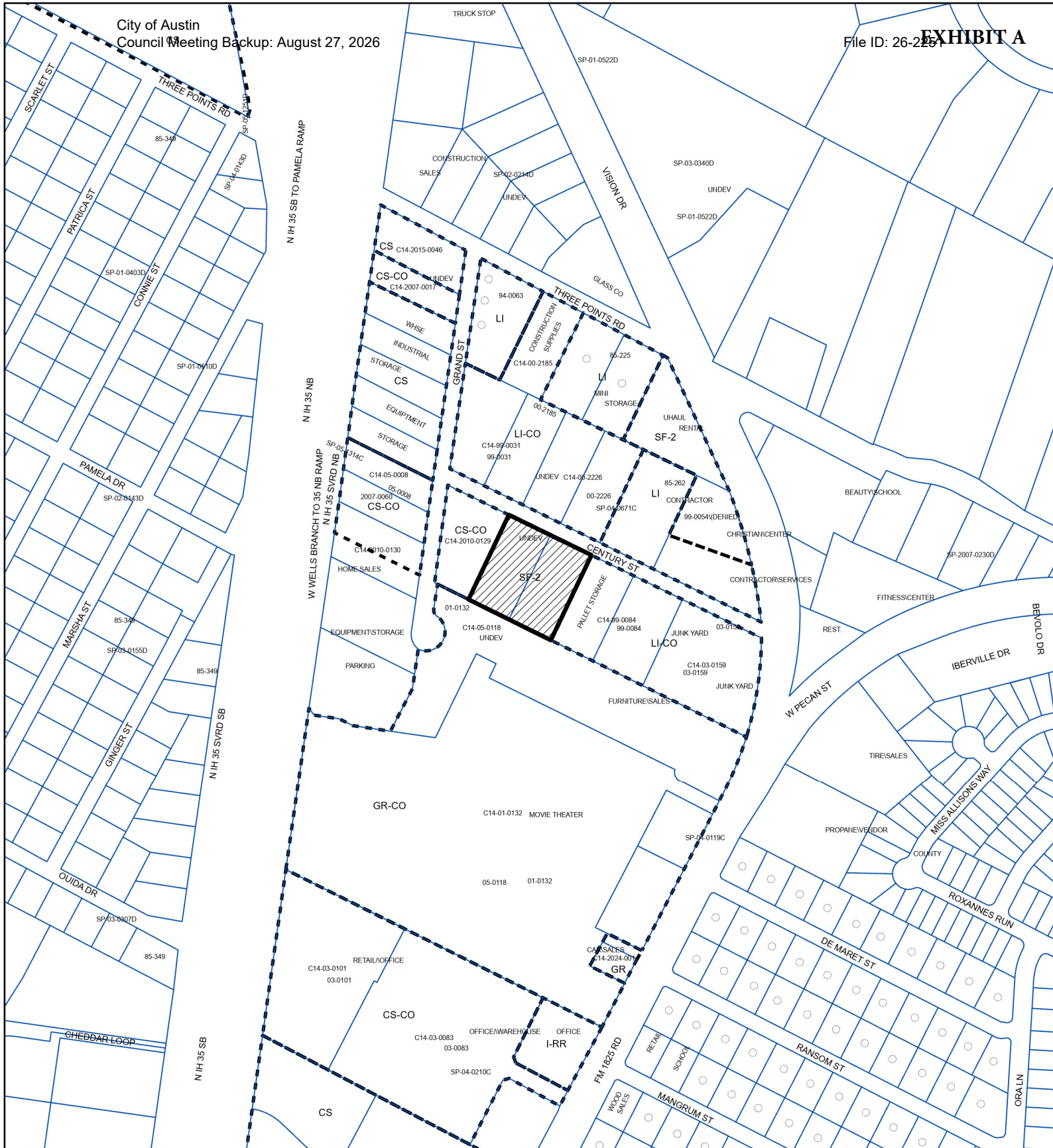
No comments on zoning change.

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 TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2026-0031

1" = 400'

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.

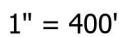
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Austin

Created: 5/13/2026



H D | B R O W N

Lauren Middleton-Pratt
City of Austin
Planning Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

April 22, 2026
Via Electronic Submittal

RE: Rezoning request for Lots 2 & 3 of the Three Point Acres Section 1 Block A;
TCAD Parcels 428073 and 428072 (the "Property")

Dear Mrs. Middleton-Pratt:

As representatives of the owner of the above stated Property, we respectfully submit an application for rezoning of Lots 2 and 3 of Three Points Acre Section 1 Block A. The Property is currently zoned Single Family (SF-2). The requested Light Industrial (LI) zoning designation is intended to bring the Property into alignment with its existing and long-established use of General Warehousing and Distribution.

The Property is not within a Neighborhood Plan, therefore a FLUM amendment is not required. The surrounding zoning designations are LI-CO to the north and east, CS to the west, and GR-CO to the south. The surrounding uses are light industrial, general commercial, and parking.

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