

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0007 (Eastside Hub)

DISTRICT: 1

ADDRESS: Tract 1: 6301 FM 969 Road

Tract 2: 4609 Ed Bluestein Service Road Northbound

ZONING FROM: Tract 1: W/LO-CO-NP
Tract 2: CS-NP

TO: CS-CO-NP

SITE AREA: approximately 9.8 acres (approximately 426,888 square feet)

PROPERTY OWNER: Ensnaile Development Inc.

AGENT: Bernstein & Hall, PLLC (Dick Hall)

CASE MANAGER: Jonathan Tomko, AICP (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMENDATION:

Staff recommends granting general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning.

The conditional overlay would prohibit the following 38 uses:

- | | |
|--|--|
| - Adult Oriented Businesses | - Alternative Financial Services |
| - Automotive Rentals | - Automotive Repair Services >5,000 sqft |
| - Automotive Sales | - Automotive Washing (of any type) >5,000 sqft |
| - Bail Bond Services | - Campground |
| - Commercial Blood Plasma Center | - Commercial Off-Street Parking |
| - Communications Services | - Convenience Storage |
| - Drop-Off Recycling Collection Facility | - Electronic Prototype Assembly |
| - Electronic Testing | - Equipment Repair Services |
| - Equipment Sales | - Exterminating Services |
| - Funeral Services | - General Retail Sales (General) >5,000 sqft |
| - Hotel-Motel | - Kennels |
| - Laundry Services | - Monument Retail Services |
| - Off-Site Accessory Parking | - Outdoor Entertainment |
| - Outdoor Sports and Recreation | - Pawn Shop Services |
| - Pedicab Storage and Dispatch | - Performance Venue |
| - Printing and Publishing | - Research Services |
| - Service Station | - Theater |
| - Vehicle Storage | - Veterinary Services |
| - Club or Lodge | - Transportation Terminal |

The conditional overlay would conditionally allow the following use:

- Construction Sales and Services

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 12, 2026: Motion to approve Staff's recommendation of CS-NP to CS-CO-NP was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

CITY COUNCIL ACTION:

July 23, 2026: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER: TBD

ISSUES: N/A

CASE MANAGER COMMENTS:

The subject tract is currently undeveloped land on the southern side of FM 969 Road approximately 800 feet east of the intersection of Ed Bluestein Boulevard and FM 969 Road. To the north, across FM 969 Road is undeveloped land zoned CS-MU-V-DB90-NP. To the west, is a large 4-story apartment complex and a QuikTrip service station. To the south, is a major industrial manufacturing facility. To the east, is a Chevron service station with car wash, liquor store, and retail sales, and approximately 15 single-family homes.

BASIS OF RECOMMENDATION:

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

Granting the proposed zoning would provide opportunities for a reasonable number of small-scale commercial uses within the developable portion of the site. This is in line with community plans for the Eastern Crescent to provide more employment and small business opportunities in an area that is currently identified as underserved.

Zoning should allow for reasonable use of the property.

The proposed zoning, with a conditional overlay prohibiting 38 uses, is reasonable for a nearly 10-acre site along an Imagine Austin Activity Corridor adjacent to other CS base district zones.

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 tract is within 1,000 feet of a major intersection, Ed Bluestein Boulevard (an ASMP level 5 roadway) and FM 969 Road (an ASMP level 4 roadway). This is a very intense intersection that presents an opportunity for more intense, conditioned zoning, as recommended.

EXISTING ZONING AND LAND USES:

<i>Site</i>	W/LO-CO-NP	Undeveloped land
<i>North (across FM 969 Rd.)</i>	CS-MU-V-	Undeveloped land
<i>South</i>	LI-NP	Major industrial manufacturing facility (Tracor) several 2-
<i>East</i>	LR-NP, CS-1-	A Chevron service station with car wash, liquor store, and

<i>West</i>	CS-NP	A large 4-story apartment complex with approximately 288 multifamily units (Citizen House MLK) and a QuikTrip service station.
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NEIGHBORHOOD PLANNING AREA: East MLK (MLK-183) Combined Neighborhood Planning Area

WATERSHED: Walnut Creek Watershed

SCHOOLS: A.I.S.D.

Norman-Sims Elementary School

Martin Middle School

LBJ High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Del Valle Community Coalition, Dog's Head Neighborhood Association, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, Overton Family Committee, Preservation Austin

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2025-0035 (Crosstown Tunnel Centralized Odor Control Facility)	The applicant is requesting to rezone approximately 2.92 acres from LI-NP to P-NP.	05.27.2025: To grant P-NP as staff recommended on the consent agenda, motion by Commissioner Woods, second by Commissioner Skidmore (10-0) Commissioners Maxwell, Anderson, and Hempel were absent.	07.24.2025: To grant P-NP on Council Member Vela's motion, Council Harper-Madison's second on an 11-0 vote.
C14-2023-0087 (FM 969)	The applicant is proposing to rezone approximately 9.98 acres from CS-1MU, LR-GO-MU, MF-2-NP to CS-VMU.	12.12.2023: To grant staff's recommendation of CS-MU-V-NP on the consent agenda. Motion by Commissioner Maxwell, second by Commissioner Azhar, 11-0 vote.	02.01.2024: To grant CS-MU-V-NP on 2 nd and 3 rd readings on Council Member Harper-Madison's motion, and Council Member Velásquez's second, 11-0 vote.

C14-2020-0017 (MLK & 183 Residential)	The Applicant is proposing to rezone approximately 9.546 acres from CS-NP and LI-CO-NP to CS-MU-NP	06.23.2020: To grant CS-MU-NP as recommended by staff (10-0) Motion by Commissioner Kenny, seconded by Commissioner Azhar, Commissioner Llanes-Pulido abstained.	07.30.2020: To grant CS-MU-NP on Council Member Kitchen's motion, Council Member Pool's second, on an 11-0 vote.
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RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 6301 FM 969 ROAD. C14-2026-0007. Project: Eastside Hub. 9.8 acres from W/LO-CO-NP, CS-NP to CS-CO-NP Existing: vacant/undeveloped. Proposed: vacant, warehousing, and strip retail plaza.

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 *: • Adjacent to MLK Activity Corridor
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk present along Ed Bluestein BLVD
	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.
	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.
	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
4	Number of "Yes's"

Environmental

1. 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.
2. 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%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. 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 rezoning.

PARD – Planning & Design Review

PR1: Parkland dedication fees may apply to any future site plan or subdivision applications with applicable uses resulting from this rezoning.

Site Plan

Zoning Cases

1. 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.
2. Site plans will be required for any new development except for residential only projects with up to 4 units.
3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

4. The site is subject to compatibility standards due to the adjacency of SF-2-NP parcels to the east (i.e., the triggering property).
Reference 25-2-1051, 25-2-1053
5. Any structure that is located:
 - a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
 - b. Less than 50 feet from any part of a triggering property may not exceed 40 feet*Reference 25-2-1061*
6. A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.
Reference 25-2-1062(B), 25-8-700

7. An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.
Reference 25-2-1062
8. There is a site plan currently under review for this property (SP-2025-0382C) which provides for a five-building development of retail, custom manufacturing, and limited warehouse uses, along with associated parking and drainage facilities.

Airport Overlay

9. The site is located within Austin-Bergstrom Overlay – Controlled Compatible Land Use Area. No uses will be allowed that create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance.

Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan **if triggered** per LDC 25-6 and TCM 10.2.1. 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.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
FM 969 RD	Level 4 (TxDOT)	154	106	67	No	Yes	Yes

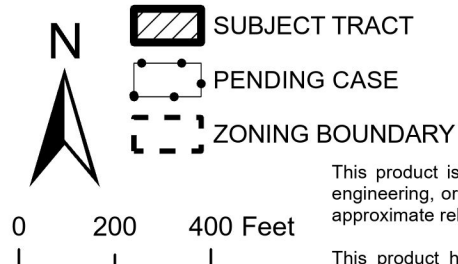
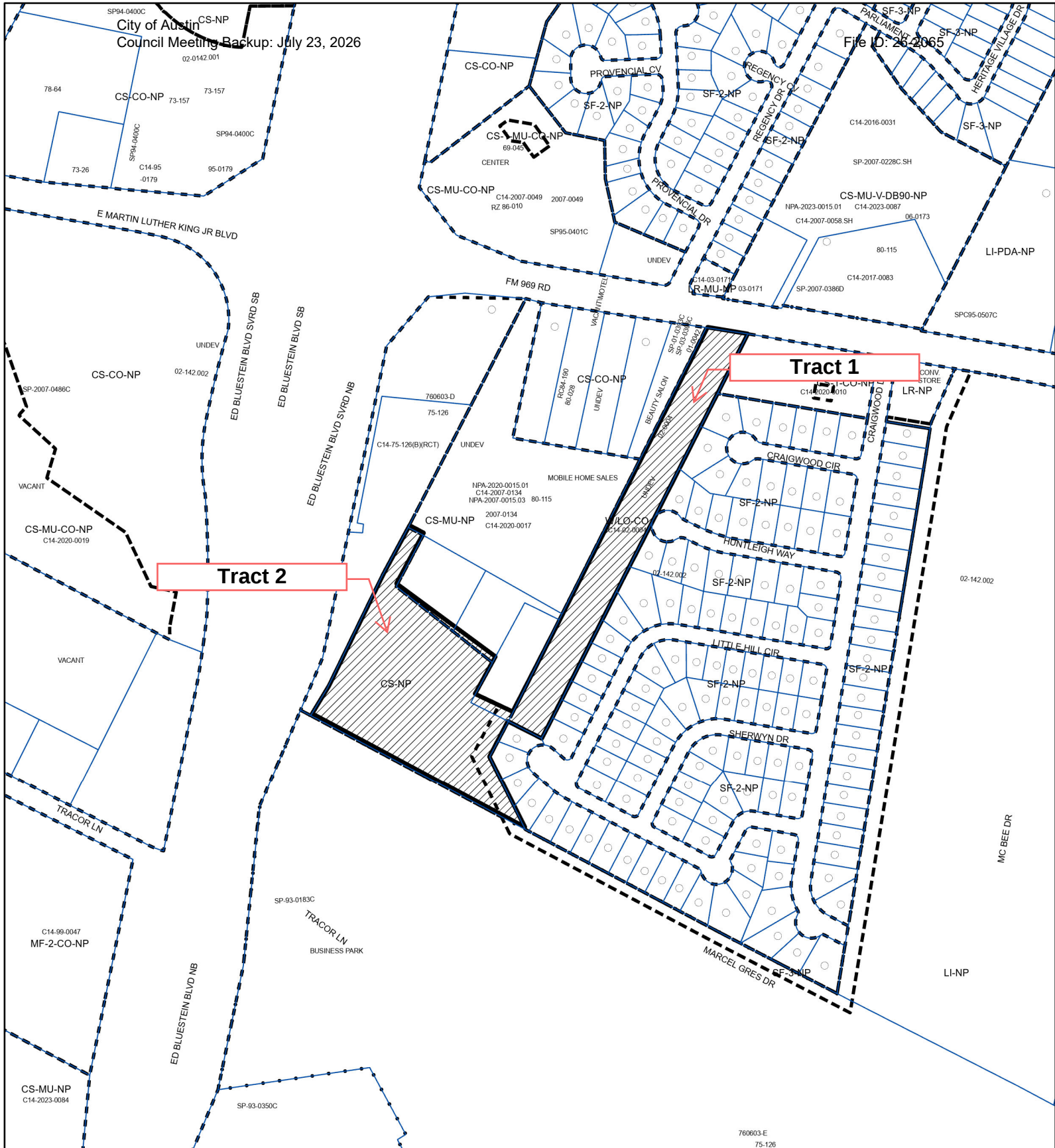
TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

No comments on rezoning.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Correspondence from Interested Parties



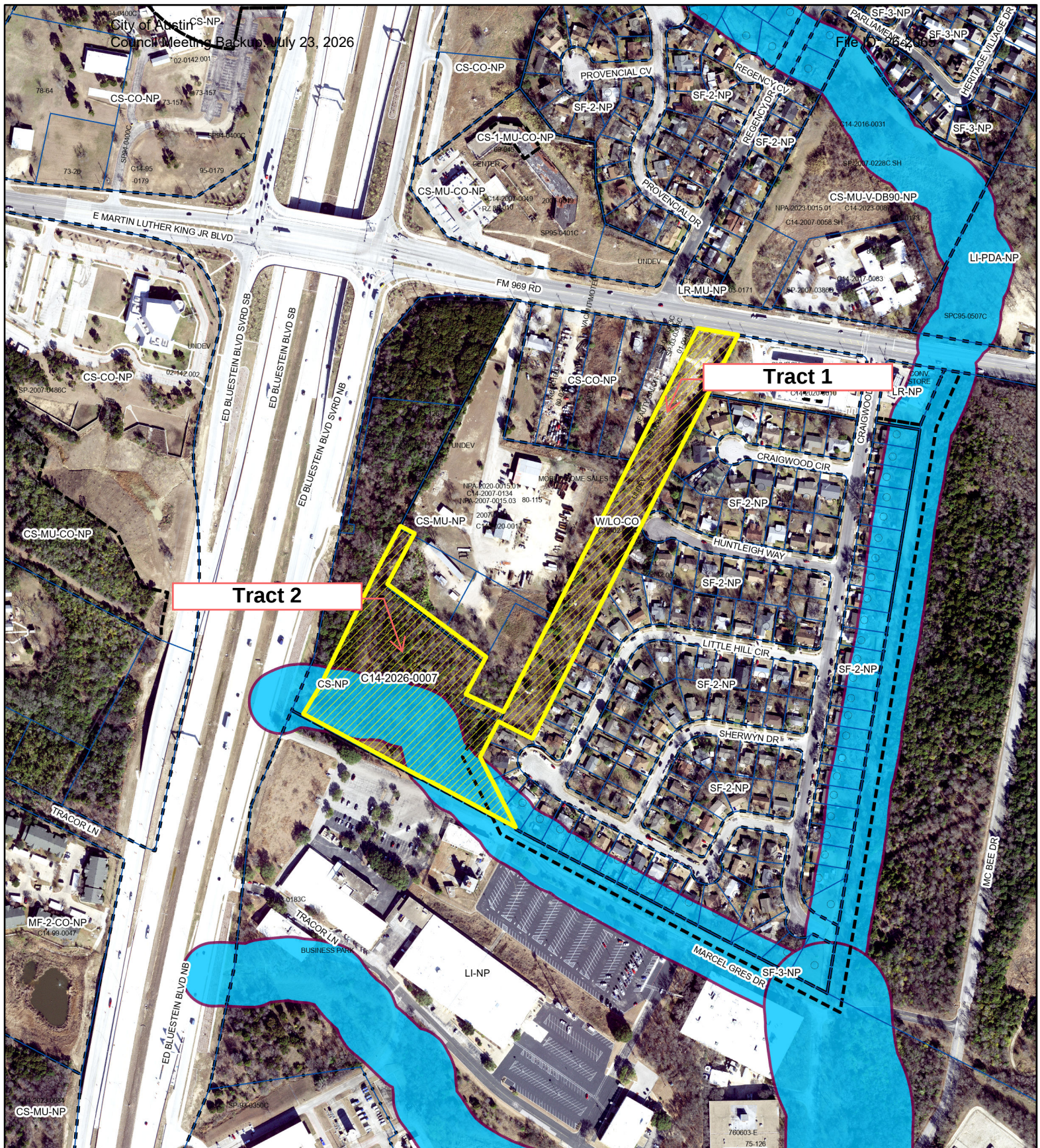
ZONING

ZONING CASE#: C14-2026-0007



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

Eastside Hub

ZONING CASE#: C14-2026-0007
LOCATION: 6301 FM 969 Rd, 4609 Ed
Bluestein Blvd SVRD NB
SUBJECT AREA: 9.8Acres
MANAGER: Jonathan Tomko



1" = 400'

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.



Dick Hall
dick@bernsteinandhall.com
(832) 338-2548

January 21, 2026

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

Re: Rezoning application for 6301 FM 969 Rd and 4609 Ed Bluestein Blvd. Svrđ NB, Austin, TX 78725 (the “Application”)

Dear Mrs. Middleton-Pratt:

This letter, along with the Application is submitted to rezone 9.803 acres of land located at 6301 FM 969 Rd and 4609 Ed Bluestein Blvd. Svrđ NB (the “Property”). The Property is located near the intersection of FM 969 and Ed Bluestein Blvd (Highway 183) and is located within the MLK-183 Neighborhood Plan. One portion of the Property, 4609 Ed Bluestein Blvd. Svrđ NB, is zoned General Commercial Services – Neighborhood Plan Combining District (“CS-NP”). The other portion, 6301 FM 969 Rd, is zoned Warehouse Limited Office – Conditional Overlay Combining District – Neighborhood Plan Combining District (“W/LO-CO-NP”). The entire Property is currently undeveloped.

This Application seeks to rezone the Property from CS-NP and W/LO-CO-NP to General Commercial Services – Conditional Overlay Combining District – Neighborhood Plan Combining District (“CS-CO-NP”) to allow for a mixed-use development which will consist of retail and limited warehouse uses. The owner of the Property would like to unite the zoning across the two parcels to develop the two contiguous properties as a single project with the same development entitlements.

The development proposed for the site, Eastside Hub, is a mission-driven retail and limited warehouse flex development designed to support and retain local small businesses and jobs in East Austin. The project is being structured to attract New Markets Tax Credit financing, bringing catalytic outside investment into the community and advancing the City’s economic development goals. The applicant would also like to note that it is in support of use restrictions on the site prohibiting certain uses that may not be proper for the area, such as Adult-Oriented Business,



Automotive Rentals, Automotive Sales, Automotive Washes, Bail Bond Services, Pawn Shop Services, and Service Station.

Thank you in advance for your time and consideration of this zoning request. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Bernstein & Hall, PLLC

A handwritten signature in blue ink, appearing to read "R. J. Hall", written in a cursive style.

Dick Hall

Cc: Joi Harden



Public Comment – Rezoning Case C14-2026-0007

From Xi S. <[REDACTED]>

Date Thu 2/19/2026 2:27 AM

To Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Dear Jonathan Tomko,

I am a homeowner at **6309 Craigwood Cir, Austin, TX 78725**, within the nearby residential neighborhood, and I would like to provide comments regarding Rezoning Case C14-2026-0007.

I understand that commercial development along major corridors can be appropriate and beneficial when thoughtfully designed. However, given the proximity to established residential homes, I respectfully request that any rezoning approval include specific Conditional Overlay (CO) limitations to ensure compatibility with the surrounding neighborhood.

In particular, I ask that the City consider prohibiting the following uses:

- Gas stations
- Industrial or warehouse-related uses
- High traffic drive through operations or other high intensity commercial uses

These uses could introduce significant traffic, lighting, noise, and safety impacts that would be inconsistent with the character of the Craigwood residential area.

I respectfully ask that the City ensure appropriate buffering, operational limitations, and use restrictions to maintain neighborhood stability and protect nearby homeowners.

Thank you for your time and consideration.

Sincerely,
Xi Sun
6309 Craigwood Cir
Austin, TX 78725

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For any additional questions or concerns, contact CSIRT at "[REDACTED]".