

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0168 (6201 Crow Lane)

DISTRICT: 2

ADDRESS: 6201 Crow Lane

ZONING FROM: LO-MU-NP

TO: LR-MU-CO-NP (As amended)

SITE AREA: .9778 acres (42,592 sq. ft.)

PROPERTY OWNER: Comal Bluff LLC (Patricia Smith)

AGENT: Metcalfe Wolff Stuart & Williams (Katherine Nicely)

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

STAFF RECOMMENDATION:

Staff recommendation is to grant Neighborhood Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan (LR-MU-CO-NP) combining district zoning. See the *Basis of Recommendation* section below. The Conditional Overlay will prohibit the following uses:

Alternative Financial Services
Consumer Convenience Services
Printing and Publishing
Restaurant (General)
Consumer Repair Services
Restaurant (Limited)
Financial Services
Service Station
Food Sales
Custom Manufacturing

General Retail Sales (Convenience)
General Retail Sales (General)
Off-Site Accessory Parking
Personal Services
Pedicab Storage and Dispatch
College and University Facilities
Personal Improvement Services
Private Secondary Educational
Facilities
Plant Nursery

PLANNING COMMISSION:

May 13, 2025:

April 22, 2025: *APPROVED STAFF'S REQUEST FOR POSTPONEMENT TO MAY 13, 2025.*

[F. MAXWELL; C. HANEY – 2ND] (11-0) N. BARRERA-RAMIREZ – ABSENT

CITY COUNCIL ACTION:

TBD

ORDINANCE NUMBER:

No.

ISSUES:

The property has an active land use code violation (CV 2024 091716) related to the operation of a pet services business, which is not permitted under the current LO-MU-NP zoning.

CASE MANAGER COMMENTS:

The property in question is a 0.9778-acre lot located at 6201 Crow Lane, currently developed with an existing structure that has been operating as a pet services business. The applicant is requesting to rezone the property to Neighborhood Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan (LR-MU-CO-NP) combining district zoning to allow the continued use of the site for neighborhood-serving pet services under the appropriate zoning category.

Crow Lane is classified as a Level 1 street. The surrounding area includes a mix of residential, hotel, and commercial uses: apartments and condominiums to the west and north, and a hotel and theater/restaurant complex in a PUD district to the east and south. A roofing business is located directly west of the site. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The proposed rezoning will allow for the continued operation of a neighborhood-serving pet business while maintaining compatibility with the surrounding community. The Conditional Overlay will prohibit a range of higher-intensity commercial uses, helping to preserve compatibility with nearby residential properties.

Staff recommends approval of Neighborhood Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan (LR-MU-CO-NP) combining district zoning.

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.*

Neighborhood Commercial district is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Conditional Overlay 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.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

The requested LR-MU-CO-NP zoning allows for a low-intensity commercial use that is consistent with surrounding development. The proposed conditional overlay further limits intensity and mitigates potential impacts on nearby residential properties.

3. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed zoning acts as a transitional zone between denser commercial/entertainment PUD uses to the east and south, and residential and mixed-use zoning to the west and north. LR-MU-CO-NP provides an appropriate middle ground that supports small business activity without introducing intensity inconsistent with the surrounding development pattern.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-MU-NP	Pet Services
<i>North</i>	MF-2-NP	Apartments
<i>South</i>	PUD-NP	Hotel
<i>East</i>	PUD-NP	Theater and Restaurants
<i>West</i>	MF-2-CO-NP; LR-MU-CO-NP	Condominiums; Roofing Business

NEIGHBORHOOD PLANNING AREA: Sweetbriar Neighborhood Planning Area

WATERSHED: Williamson Creek (Suburban)

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

SCHOOLS: Austin Independent School District

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

COMMUNITY REGISTRY LIST:

Austin Independent School District,
Austin Lost and Found Pets,
Austin Neighborhoods Council,
Friends of Austin Neighborhoods,

Go Austin Vamos Austin 78745,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
Onion Creek Homeowners Assoc.,
Overton Family Committee,

Preservation Austin,
SELTexas,
Save Our Springs Alliance,
Sierra Club,
Austin Regional Group,

South Austin Neighborhood Alliance
(SANA),
South Congress Combined Neighborhood
Plan Contact Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0142 401 North Bluff Drive	SF-3-NP to SF-6-NP	To Grant Staff's Recommendation of SF-6-NP (03/09/2021)	Approved SF-6-NP as Planning Commission Recommended (04/08/2021)
C14-2019-0027 Congress MH/RV Park	Gr-MU-CO-NP and MH-NP to MH-NP	Forwarded to council with no recommendation (05/28/2019)	Approved MH-NP Zoning (06/20/2019)

RELATED CASES:

NPA -2024-0020.01 – Request to change FLUM

ADDITIONAL STAFF COMMENTS:

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 Williamson 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	50%	60%

(minimum lot size 5750 sq. ft.)		
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 will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. 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 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, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@[austintexas.gov](mailto:ann.desanctis@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

Site plans will be required for any new development other residential only project with up to 4 units.

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

Austin Transportation and Public Works Department – Engineering Review

Additional right-of-way maybe required at the time of subdivision and/or site plan.

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)
Crown Lane	Level 1	58'	60'	21'	No	No	No

TIA:

A traffic impact analysis is not required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC).

Austin Water Utility

No comments on zoning change.

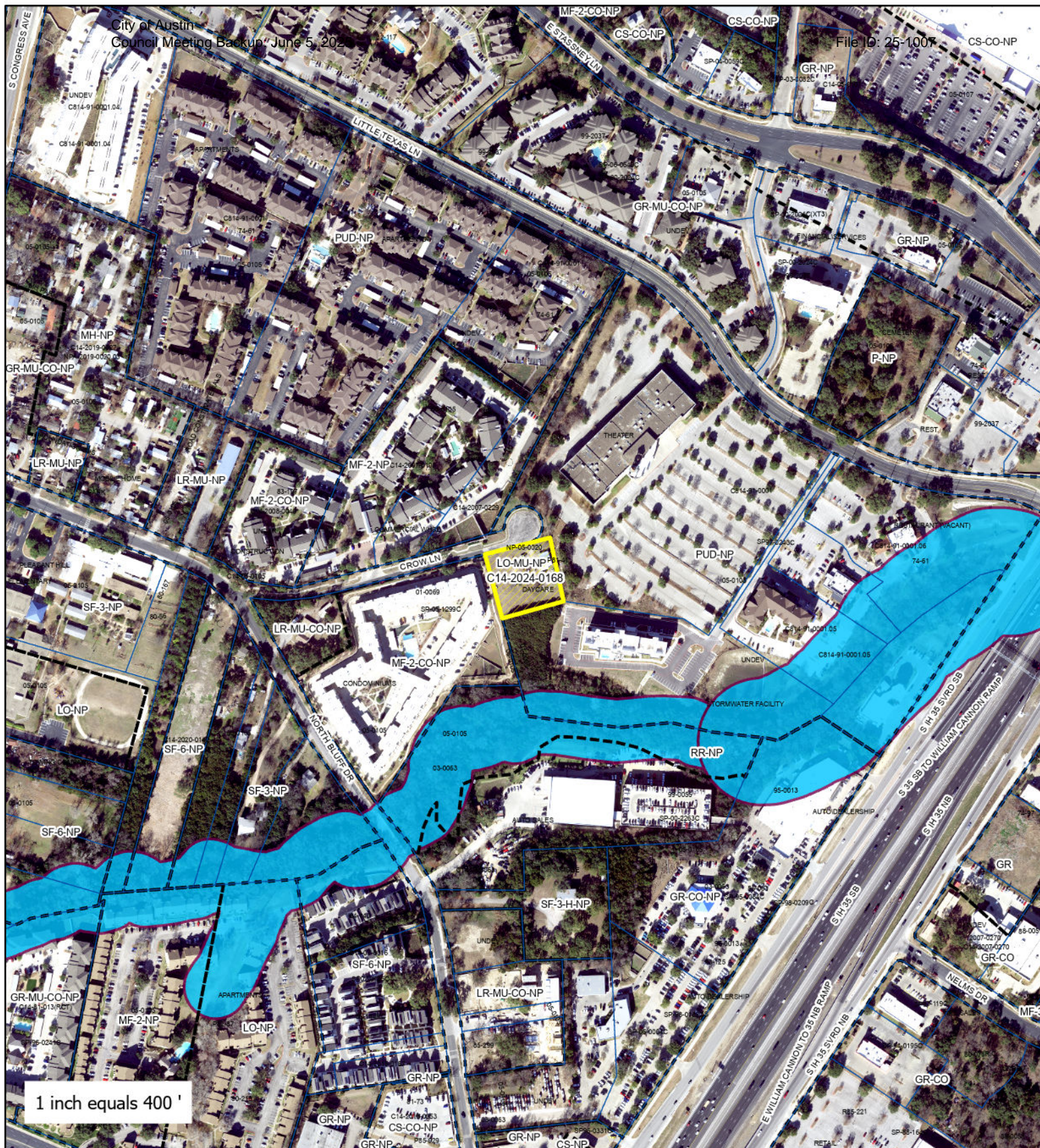
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map
Exhibit B: Applicant's Summary Letter
Exhibit C: Public Comment







Exhibit A





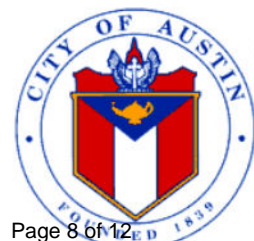
1 inch equals 400'



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

6201 Crow Lane

ZONING CASE#: C14-2024-0168
LOCATION: 6201 Crow Ln.
SUBJECT AREA: 1.00 Acres
MANAGER: Nancy Estrada





METCALFE WOLFF
STUART & WILLIAMS, LLP

KATHERINE A. NICELY
Senior Land Use & Development
Planner

knicely@mwswtexas.com
512-404-2248

May 7, 2025

Mrs. Lauren Middleton-Pratt, Director of Planning
Housing and Planning Department
1000 East 11th Street
Austin, Texas 78702

Via Online Submittal

Re: Updated Application for Rezoning and FLUM amendment; 1.0 acres, located at
6201 Crow Lane (the "Property")

Dear Mrs. Middleton-Pratt:

We recently submitted an application for Rezoning for this Property. We would like to update the application (C14-2024-0168, NPA-2024-0020.01) to proposed additional prohibited and conditional uses as noted below. This update allows for the Property to match similar uses in the neighborhood. The Conditional Overlay (CO) will have the following uses:

PROHIBITED USES:

Alternative Financial Services
Consumer Convenience Services
Consumer Repair Services
Financial Services
Food Sales
General Retail Sales (Convenience)
General Retail Sales (General)
Pedicab Storage and Dispatch
Personal Improvement Services
Plant Nursery

Printing and Publishing
Restaurant (General)
Restaurant (Limited)
Service Station
Custom Manufacturing
Off-Site Accessory Parking
Personal Services
College and University Facilities
Private Secondary Educational Facilities

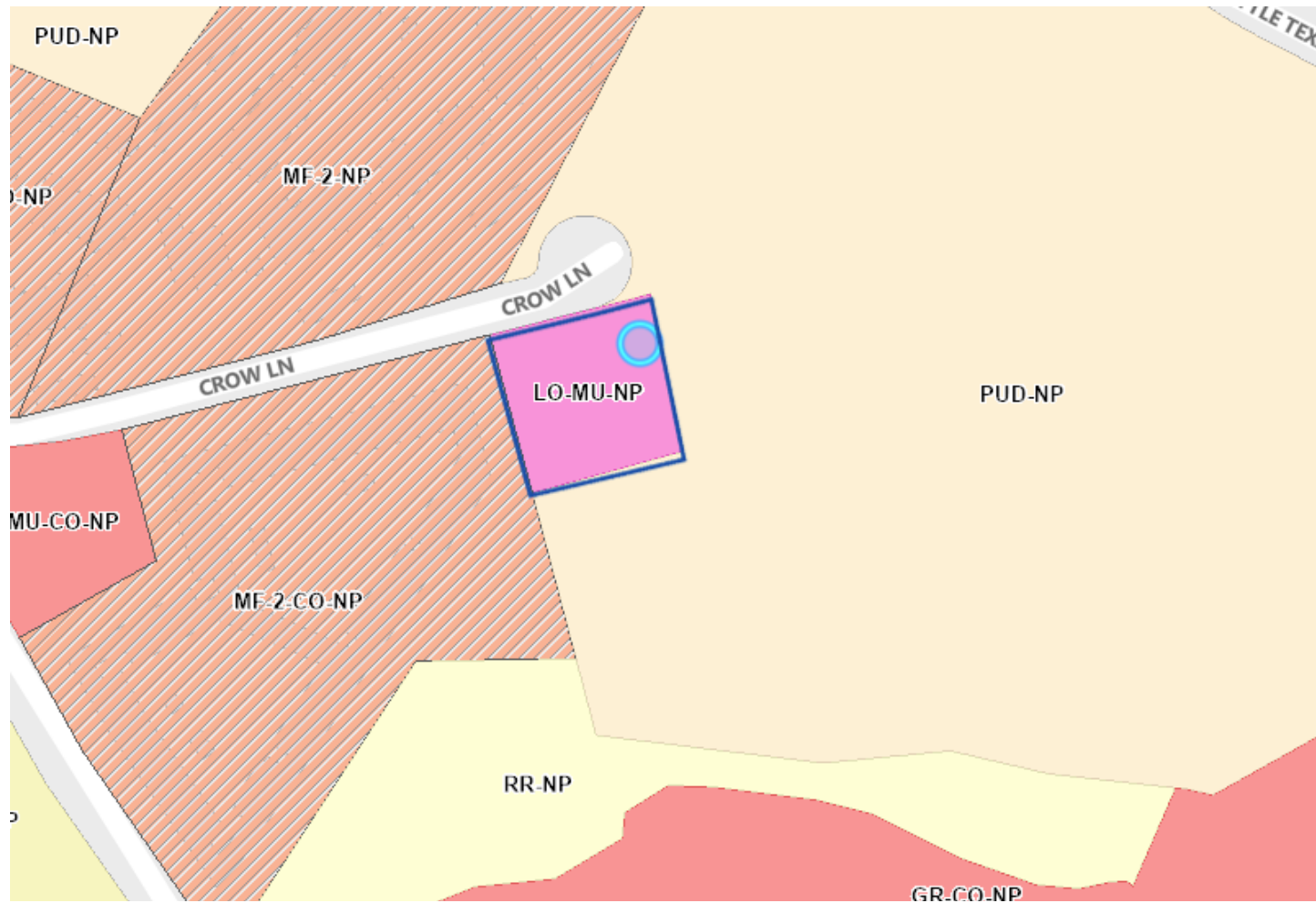
If you have any questions about this Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink, reading 'Katherine A. Nicely', is written over a light blue horizontal line.

Katherine A. Nicely

ZONING EXHIBIT





Greg Garza
email: greg.garza@caglepugh.com

www.caglepugh.com

March 10, 2025

**FIRST-CLASS MAIL AND
CERTIFIED MAIL, RRR - 9314 8699 0430 0132 4961 64**

City of Austin
Zoning and Planning Commission
Attn: Claire E. Hempel, Chair
P.O. Box 1088
Austin, Texas 78767-1088

RE: Opposition to Re-Permitting Request for 6201 Crow Ln (LO to LR Zoning Change)

Dear Members of the Zoning and Planning Commission:

This firm represents SkyBridge Lofts Condominium Association (the "Association"). The Skybridge Lofts Condominium development is located at 604 N. Bluff Dr., directly adjacent to the 6201 Crow Ln. I am writing on behalf of the Association to formally express our strong opposition to the proposed re-zoning request for 6201 Crow Ln, which seeks to change the property's designation from Limited Office (LO) to Limited Retail (LR). This proposed change is deeply concerning for our community, as it would not only sanction the ongoing non-compliant operations of the existing dog boarding facility but also open the door for future unrestricted business expansion, further exacerbating the negative impact on SkyBridge Lofts residents.

As it stands, the dog boarding facility at 6201 Crow Ln has repeatedly operated in violation of its current LO zoning permit, and granting an LR designation would remove existing constraints, allowing the business to grow without sufficient regulatory oversight. This would amplify the detrimental effects that our community has already endured, including:

1. **Persistent Noise Pollution** – The continuous and excessive barking of boarded dogs has already disrupted the peaceful residential character of our community. By permitting retail operations at this location, the volume of business could increase, leading to an even greater frequency of noise disturbances, significantly impacting residents' quality of life.
2. **Compromised Safety and Shared Trail Access** – The facility's proximity to the SkyBridge Lofts community has led to multiple documented incidents where dogs from

Austin: 4301 Westbank Drive, Building A, Suite 150, Austin, TX 78746
Dallas: 3333 Lee Parkway, Suite 600, Dallas, TX 75219
Houston: 2500 Wilcrest, Suite 300, Houston, Texas 77042
San Antonio: 18756 Stone Oak Parkway, Suite 200, San Antonio, TX 78258

(T) 737-261-0600 | (F) 737-261-0637
(T) 469-676-4020 | (F) 737-261-0637
(T) 281-404-3520 | (F) 737-261-0637
(T) 726-222-9240 | (F) 737-261-0637

CAGLE PUGH
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the business have accessed our community trail through an improperly secured shared fence. Residents, including children and leashed pets, have been startled and even chased by these dogs, creating an ongoing safety concern. The proposed zoning change would likely result in an expansion of operations, thereby increasing the number of incidents and heightening the risk of liability for all parties involved.

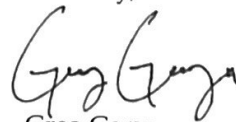
3. **Traffic Congestion and Incompatible Use of a Cul-de-Sac** – The property is situated at the dead end of a cul-de-sac, an area inherently unsuitable for high-traffic retail or commercial operations. The current dog boarding facility already generates excessive traffic beyond what the site was designed to support. An LR designation would not only legitimize this improper use but also encourage further expansion, leading to increased vehicular congestion, greater wear on public infrastructure, and heightened safety hazards for residents, pedestrians, and local drivers.

In addition to these pressing concerns, it is critical to acknowledge the long-term consequences of approving this zoning change. The LR designation would remove key restrictions that currently prevent the unchecked expansion of commercial activities at this site. Over time, this could result in an even broader range of business operations, compounding the existing negative effects on property values, neighborhood tranquility, and public safety. The community has already suffered due to the facility's non-compliance with LO zoning, and the precedent set by granting this re-permitting request would make future mitigation efforts substantially more difficult.

For these reasons, we respectfully urge the City of Austin to **deny** the request to re-zone 6201 Crow Ln from LO to LR. Allowing this change would validate a pattern of non-compliant behavior while permitting further expansion that would be detrimental to the SkyBridge Lofts community and the surrounding area.

We appreciate your time and consideration of this matter. Should the Commission require additional documentation or resident testimony, we are prepared to provide further evidence supporting our opposition.

Sincerely,



Greg Garza
CAGLE PUGH

Cc: SkyBridge Lofts Condominium Association Board of Directors
604 N. Bluff Drive
Austin, TX 78745

Aaron Weinkrantz, Community Association Manager