

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0025 – 11819 IH-35 Zoning – 1.9 acres DISTRICT: 5

ADDRESS: 11819 and 11819 ½ South Interstate Highway-35 Service Road Northbound

ZONING FROM: Unzoned

TO: ~~CS-MU-CO~~ GR-MU-CO

SITE AREA: 1.90 acres

PROPERTY OWNER: Protestant Episcopal Church Council of the Diocese of Texas
(Michael Hilfinger, Director of Real Estate and Facilities)

APPLICANT/AGENT: HD Brown Consulting, LLC (Amanda C. Brown)

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

STAFF RECOMMEDATION:

Staff recommends GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay will prohibit the following uses on the property: Automotive rentals, Automotive sales, Bail bond services, Commercial off-street parking, Drop-off recycling collection facility, Exterminating services, Indoor entertainment, Outdoor entertainment, Pawn shop services and Urban farm.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

June 16, 2026: Approved staff's recommendation of GR-MU-CO zoning by consent (11-0); L. Stern-1st, L. Osta Lugo-2nd.

CITY COUNCIL ACTION:

July 23, 2026

ORDINANCE NUMBER:

ISSUES:

There is an associated annexation request for this property, case C7a-2026-0002, in review by the Jurisdictional Matters Division. The annexation case will be heard in conjunction with the zoning application at City Council.

CASE MANAGER COMMENTS:

The site in question is a 1.9 acre undeveloped lot that is part of a larger tract that takes access to the Interstate Highway-35 Northbound Service Road. The lots to the north, south and east have multifamily zoning (MF-2-CO and MF-4 respectively). To the west there is a religious assembly use (St. Alban's Episcopal Church) that is located in the county/ETJ and Interstate Highway-35. The applicant is requesting to annex this site into the city and to establish permanent zoning to permit a convenience store/gas station development at this location (*please see Applicant's Request Letter - Exhibit C*).

The staff is recommending Community Commercial-Mixed Use-Conditional Overlay Combining District zoning as the property backs up to a multifamily development and will have a secondary access to a level 1/Residential designated street, Mayall Trail. GR-MU-CO zoning is appropriate at this location as this site takes primary access to the IH-35 frontage road and will provide services to the surrounding neighborhood and the community at large. The applicant has proposed a conditional overlay to prohibit the more intensive commercial uses as the proposed retail development will be adjacent to higher intensity residential uses.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

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.

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

GR-MU-CO zoning is appropriate at this location as this site takes its primary access to the IH-35 frontage road and will provide services to the surrounding neighborhood and overall community.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USE
<i>Site</i>	County - Unzoned	Undeveloped
<i>North</i>	I-SF-2, MF-2-CO	Undeveloped, ROW, Multifamily (Cascades Onion Creek)
<i>South</i>	MF-4	Multifamily (Bridge at Three Hills)
<i>East</i>	I-SF-2, MF-4	Undeveloped, Multifamily (Cascades Onion Creek)
<i>West</i>	County	Religious Assembly (St. Alban's Episcopal Church)

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Onion Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Del Valle Community Coalition
Friends of Austin Neighborhoods
Onion Creek Homeowners Association

SCHOOLS: Austin I.S.D.

Blazier Elementary School
Paredes Middle School
Akins High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0053 – Cascades – Hilltop	I-SF-2, MF-2-CO to MF-4	8/04/2020: Approved MF-4 district zoning, as staff recommended (10-0); A. Denkler; D. King-2 nd .	8/27/2026: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20200827-106 for MF-4 district zoning was approved on Mayor Pro Tem Garza's motion, Council Member Pool's second on a 11-0 vote.
C14-2018-0127 – IH 35 Apartments – 12001 South IH 35 Service Road Northbound	CS-MU-CO to MF-4	To grant MF-4	1-31-19: Approved MF-4 as Commission recommended.
C14-06-0191 – Fox Hill – 11421 – 11717 S IH-35 Service Road NB (87.884 acres)	I-RR to RR for Tract 1; MF-2- CO w/CO limited to 12 units	To grant RR-CO for Tract 1 w/CO limiting permitted improvements to drainage, underground utility improvements, hike and	4-19-2007: Approved RR-CO for Tract 1 and MF-2-CO for Tract 2 as

	per acre for Tract 2	bike trails, etc. and MF- 2-CO for Tract 2, w/CO limiting development to 12 u.p.a., and the conditions of the TIA	Commission recommended.
C14-04-0044 & C14-04-0045 – Onion Creek Tracts 1 and 2 – 2510 Onion Creek Pkwy	I-RR to CR	To Grant CR-CO w/CO for list of prohibited uses	5-6-004: Approved CR- CO as Commission recommended

RELATED CASES:

C7a-2026-0002 – 11819 IH 35 Annexation Case
C8S-85-079 Subdivision Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 11819 S IH 35 SERVICE ROAD NB. C14-2026-0025.

Project: 11819 IH 35 Rezoning 1.9 acres. 1.90 acres from ETJ to be annexed to CS-MU-CO.

Existing: vacant. **Proposed:** convenience store/gas station.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
	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 *:
	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.
	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.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
1	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.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, under the proposed zoning of CS-MU-CO, at the time of subdivision or site plan, per City Code § 25-1-601. 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 any 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.

Note that this area is adjacent to existing parkland and parkland easements and, if applicable uses are developed on the site, APR would be looking to connect people to the existing parkland and the burgeoning Onion Creek Greenbelt to the east.

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. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

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 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.

The site is subject to compatibility standards due to the adjacency of I-SF-2 (i.e., the triggering property).

Reference 25-2-1051, 25-2-1053

Transportation

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. 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.

The adjacent street characteristics table is provided below:

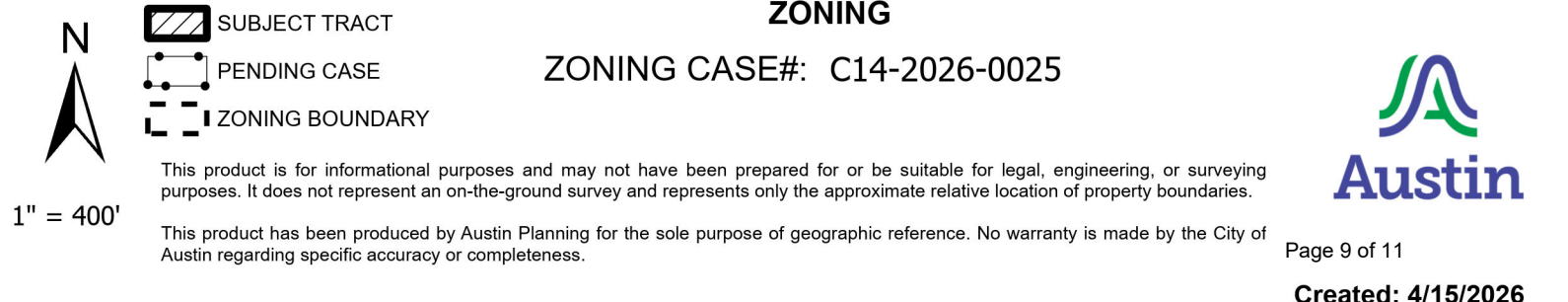
Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
S IH 35 NB	Level 4	Coord. With TxDOT	N/A	36'	No	Yes	No
Mayall Trail	Level 1	58'	86'	40'	Yes	No	No

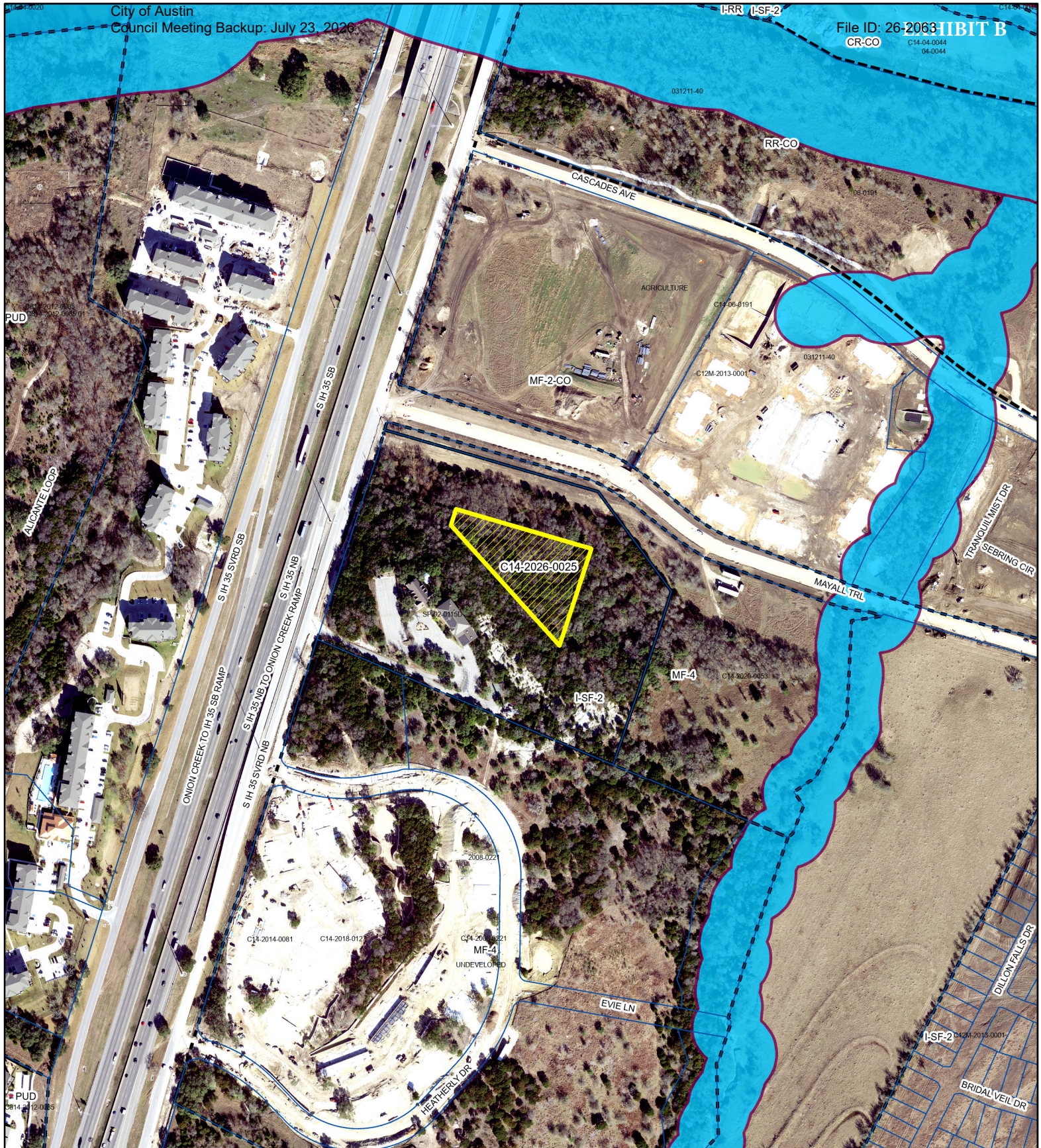
Water Utility

No comments.

INDEX OF EXHIBITS TO FOLLOW

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





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

11819 IH 35 Rezoning 1.9 acres

ZONING CASE#: C14-2026-0025
LOCATION: 11819, 11819 1/2 S IH 35 SVRD NE
SUBJECT AREA: 1.90 Acres
MANAGER: Nancy Estrada



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.

H D | B R O W N

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

Via Electronic Submittal

June 2, 2026

RE: Amended zoning request for a 1.9 acre portion of 11819 and portion of 11819 1/2 S IH 35 SVRD NB; Case # C14-2026-0025; A portion of TCAD Parcel 352004 (the "Property")

Dear Mrs. Middleton-Pratt:

As representatives of the owner of the above stated Property, we respectfully submit an application for zoning for a portion of 11819 and portion of 11819 1/2 S IH 35 SVRD NB. The Property is currently located within the City of Austin's ETJ and is being concurrently annexed (C7a-2026-0002) into the City of Austin's full-purpose jurisdiction with this zoning request.

Upon annexation, the Property is proposed to be zoned Community Commercial-Mixed Use-Conditional Overlay (GR-MU-CO). This zoning designation will (1) allow for commercial development consistent with the City's zoning regulations, and (2) ensure consistency with the adjacent 7.7 acre tract (C14-2026-0009), which is being concurrently rezoned from I-SF-2 to GR-MU-CO.

To maintain compatibility with the area, the proposed conditional overlay will prohibit the following uses, otherwise permitted in the GR zoning district:

Automotive rentals,	Exterminating services,
Automotive sales,	Indoor entertainment,
Bail bond services,	Outdoor entertainment,
Commercial off-street parking,	Pawn shop services and
Drop-off recycling collection facility,	Urban farm

The Property is not within a Neighborhood Plan, therefore no FLUM amendment is not required. The surrounding zoning is MF-4 to the north and east, ETJ to the south, and IH 35 to the west. The surrounding uses are multi-family to the north across from Mayall Trail and east, IH 35 to the west, and a church to the south.

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