

ZONING CHANGE REVIEW SHEET

CASE: Lake Austin (C14-2025-0026)

DISTRICT: 10

ADDRESS: 2406 Lake Austin Boulevard

ZONING FROM: GR-NP

TO: GR-MU-NP

SITE AREA: approximately 0.1674 acres (approximately 7,292 square feet)

PROPERTY OWNER: Wildan Enterprises LLC (David Martinez)

AGENT: Keepers Land Planning (Ricca Keepers)

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

STAFF RECOMMENDATION:

Staff recommends granting community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. See the *basis of recommendation* section below for more information.

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 22, 2025: Staff request for postponement to May 27, 2025 Planning Commission, granted.

May 27, 2025: Recommended staff recommendation of GR-MU-NP on the consent agenda. Motion by Commissioner Woods, seconded by Commissioner Skidmore, approved unanimously.

CITY COUNCIL ACTION:

July 24, 2025: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER:

N/A

ISSUES: N/A

CASE MANAGER COMMENTS:

The subject tract is currently a two-story single-family home being used as an office/retail use. It is located one lot from the corner of Lake Austin Boulevard and Hearn Street on Lake Austin Boulevard. To the east, is a one-story single-family home being used as an office/retail use. To the south, across Lake Austin Boulevard is a small one-story Goodwill store. To the west, is a one-story single-family home being used as an office/retail use with a two-story accessory dwelling unit along the alley to the rear. To the north, across the alley is a one-story single-family home being used as a restaurant/event venue.

Staff notes that Lake Austin Boulevard is an ASMP level 3 corridor, identified as part of the ASMP transit priority network, and an Imagine Austin Activity Corridor.

BASIS OF RECOMMENDATION:

Zoning should allow for reasonable use of the property.

The subject tract fronts Lake Austin Boulevard, an ASMP level 3 corridor and a corridor identified as part of the ASMP transit priority network. It also has a sidewalk and dedicated bike lane. The rear of the property is an approximately 15-foot paved alley.

The parcel immediately to the west of the subject tract at the northeast corner of Lake Austin Boulevard and Hearn Street appears to have been used in a mixed-use fashion for some time. The front house built in approximately 1920 is being used as commercial, while there is a rear residential accessory dwelling unit fronting the alley which was constructed in approximately 1927.

With these considerations in mind, the request is a reasonable use of the property.

The proposed zoning should be consistent with the goals and objectives of the City Council.

Granting this rezoning request to add an -MU would encourage a mix of uses along this Imagine Austin Activity Corridor (Lake Austin Boulevard). Imagine Austin, the Council adopted comprehensive plan for Austin described these corridors as, “allow[ing] people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.” Thus, granting this rezoning request would be consistent with this goal and objective of the City Council.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP	Two-story single-family home being used as an office/retail use.
<i>North (across alley)</i>	GR-NP	One-story single-family home being used as a restaurant/event venue.
<i>South (across Lake Austin Blvd.)</i>	GR-NP	Small one-story Goodwill store of approximately 9,000 square feet constructed in approximately 2021.
<i>East</i>	LR-NP	One-story single-family home being used as an office/retail use.
<i>West</i>	LR-NP	One-story single-family home being used as an office/retail use with a two-story accessory dwelling unit along the alley to the rear.

NEIGHBORHOOD PLANNING AREA: Central West Austin Combined Neighborhood Planning Area

WATERSHED: Lady Bird Lake Watershed

SCHOOLS: A.I.S.D.

Casis Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central West Austin Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Save Barton Creek Assn., Save Historic Mundy District, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, Tarrytown Alliance, Tarrytown Neighborhood Association, West Austin Neighborhood Group

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2014-0015 (2208 Lake Austin)	Applicant is requesting to rezone property from LO-NP to LO-MU-NP.	04.08.2014: Forwarded to Council with no recommendation from PC.	06.12.2014: Applicant Indefinite Postponement – Case Expired
C14-2011-0157 (Animal Allergy & Dermatology Center of Central Texas)	Applicant is requesting to rezone from NO-NP to LR-NP.	02.28.2012: To grant staff's recommendation of LR-CO-NP on Commissioner Dealey's motion, and Commissioner Anderson's second (6-3) vote with Commissioner Chimenti, Stevens and Tiemann voting nay.	03.22.2012: To grant staff's recommendation of LR-CO-NP on consent. Council Member Spelman's motion and Council Member Martinez's second (6-0) vote. Council Member Morrison was absent.
C14-06-0087 (2307 Lake Austin Blvd.)	Applicant is requesting to rezone from MF-3 to CS-MU.	06.20.2006: To grant staff's recommendation of GR-MU-CO with LR (neighborhood commercial) standards and site regulations and no vehicular access to Lake Austin Blvd.	07.27.2006: To grant staff's recommendation of GR-MU-CO with LR (neighborhood commercial) standards and site regulations and no vehicular access to Lake Austin Blvd.

RELATED CASES:

NPA-2025-0027.01 – Future Land Use Map (FLUM) Change from Neighborhood Commercial to Mixed Use

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 2406 LAKE AUSTIN BOULEVARD. C14-2025-0026. Project: Lake Austin. 0.1674 acres from GR-NP to GR-MU-NP. Central West Austin Combined NP. FLUM: Neighborhood Mixed Use. Existing: office. Proposed: live work unit.

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"> • Adjacent to 5th/6th Streets/ Lake Austin Blvd Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.09 miles to bus stop along Lake Austin Blvd
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk and bike lane present along Lake Austin Blvd
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"> • Goods and Services present along Lake Austin Blvd
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.4 miles to HEB along Lake Austin Blvd
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.1 miles to Eilers (Deep Eddy) Neighborhood Park
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"> • 0.3 miles to MinuteClinic at CVS
Y	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.
Y	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.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
9	Number of "Yes's"

Environmental

1. The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lady Bird Lake Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban

Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

2. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

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 will be required for the new applicable uses proposed by this development, office with a live/work unit with GR-MU-NP zoning, 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 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. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

SP1. Site plans will be required for any new development except for residential only projects with up to 4 units.

SP2. Any new development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

SP3. The site is subject to compatibility standards due to the proximity of the SF-3 zoned property to the north.

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

SP4. 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

Austin Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Lake Austin Blvd. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Lake Austin Blvd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lake Austin Blvd	Level 3	116 feet	Approx 92 feet	Approx 60 feet	Yes	Yes	Yes

TIA: A 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.

Austin Water Utility

AW1. 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 AND ATTACHMENTS TO FOLLOW:

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



Lake Austin



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

ZONING CASE#: C14-2025-0026
 LOCATION: 2406 Lake Austin Blvd
 SUBJECT AREA: .01674 Acres
 MANAGER: Jonathan Tomko





January 29, 2025

City of Austin
P.O Box 1088
Austin, Tx 78767

Subject Property: 2406 Lake Austin Blvd Austin Tx 78703

Dear City of Austin,

Please see the attached documentation and application for this rezone request. The lot is developed and is currently zoned GR-NP. The owner would like to rezone this lot to GR-MU-NP. Ultimately the owner would like to build a live work unit. Front will be a public office while the back will be a live in small unit. The future land use map designates this property as Neighborhood Commercial which falls in line with the use now. We are requesting to create more value to the community and the space by building a live work unit in the back.

If you have any questions or need additional documents feel free to contact me. My contact information is at the bottom of this letter. Thank you!

Sincerely,

Ricca Keepers

Ricca Keepers, MUP
Keepers Land Planning
(512)550-6508
Ricca@keeperslandplanning.com