

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0075 – Wehmeier 3.0

DISTRICT: 5

ADDRESS: 7400 Albert Road

ZONING FROM: DR

TO: SF-3

SITE AREA: 3.00 acre

PROPERTY OWNER: Doug Wehmeier

AGENT: Bennett Consulting (Rodney K. Bennett)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**September 2, 2025: *APPROVED SF-3 DISTRICT ZONING AS STAFF
RECOMMENDED, BY CONSENT***

*[R. PUZYCKI; B. GREENBERG – 2ND] (7-0) A. FLORES, L. OSTA LUGO,
T. MAJOR – ABSENT; ONE VACANCY ON THE DAIS*

CITY COUNCIL ACTION:

October 9, 2025:

ORDINANCE NUMBER:

ISSUES: None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is located at 7400 Albert Road, just south of Matthews Lane. It consists of an approximately three-acre unplatted tract currently zoned development reserve (DR) district. The site contains one single-family residence located on the property. The surrounding area is primarily residential in character. To the north, south and east, there are single family residences on large tracts and lots that have frontage on Albert Road (SF-6-CO; SF-3; DR; SF-2). The Union Pacific Railroad tracks border this property to the west with

single family residences and duplexes located directly across the tracks (MF-2). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant is requesting to rezone the subject property from development reserve (DR) district to family residence (SF-3) district zoning. The new HOME amendments will allow up to three dwelling units per lot. Currently, an addition to the existing single family residence is being proposed.

Staff is recommending (SF-3) district zoning because it is compatible with the existing mix of residential zoning and housing types in the neighborhood.

BASIS OF RECOMMENDATION:

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

The family residence (SF-3) district zoning is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. Up to three units are permitted under single-family residential development standards.

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

Staff is recommending family residence (SF-3) district zoning for the subject property. The proposed zoning is consistent and compatible with the surrounding zoning and residential uses in this neighborhood. The tract meets the intent of the (SF-3) district as it fronts on a local residential street and is located within an established single family neighborhood. There are other (SF-3) zoned properties along Albert Road and on streets in the vicinity.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	One single family residence
<i>North</i>	SF-6-CO; DR; SF-2	Single family residences on large lots and tracts; Convenience storage
<i>South</i>	DR; SF-6	Single family residences on large lots and tracts
<i>East</i>	SF-3; DR; SF-3-CO; SF-1	Single family residences on large lots and tracts
<i>West</i>	MF-2; MF-2-CO	Railroad tracks; Single family residences; Duplexes

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHEDS: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Casey Elementary School

Bedichek Middle School

Akins High School

COMMUNITY REGISTRY LIST:

Matthews Lane Neighborhood Association
Onion Creek Homeowners Association
SouthbridgeVillas Homeowners Association
South Austin Neighborhood Alliance (SANA)
Homeless Neighborhood Association
TNR BCP – Travis County Naturel Resources

Austin Neighborhoods Council
Austin Independent School District
Friends of Austin Neighborhoods
Preservation Austin
Go!Austin Vamos!Austin 78745

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0014 – 7306 Albert Rd	DR to SF-6	To grant SF-6-CO limiting the number of units to 7 per acre	Apvd SF-6-CO (8-31-2023).
C14-2023-0006 – 7500 Wynne Lane	MH to SF-3	To grant SF-3	Apvd SF-3 (5-4-2023).
C14-2022-0110 – 7605 Albert Rd	DR to SF-6	To grant SF-6-CO limiting the number of units to 9 per acre	Apvd SF-6-CO (5-4-2023).
C14-2022-0100 – 7606 Albert Rd	DR to SF-6	To grant SF-6	Apvd SF-6 (1-18-2024).
C14-2023-0032 – 1512 Damon Rd	SF-3 to SF-6	To grant SF-6	Apvd SF-6 (1-18-2024).
C14-2022-0056 – 7415 Albert Rd	DR to SF-3	To grant SF-3-CO	Apvd SF-3-CO w/CO limited to 7 dwelling units & single shared driveway cut (10-13-2022).
C14-2022-0004 – 1501 Damon Rd	DR to SF-3	To grant SF-3	Apvd SF-3-CO w/CO prohibiting duplex (4-7-2022).
C14-2021-0060 – Albert Road Rezone – 7401 and 7407 Albert Rd	DR to SF-3	To grant SF-3	Apvd SF-3 (8-26-2021).

RELATED CASES:

There are no subdivision or site plan cases on the subject property.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 7400 ALBERT ROAD. C14-2025-0075. Project: WEHMEIER 3.0. 3 acres from DR to SF3. Existing: residential (1 unit). Proposed: residential (1 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 the William Cannon Drive Activity Corridor (within 0.34 miles)
	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
2	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 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 (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.

Impervious Cover

The maximum impervious cover allowed by the (SF-3) zoning district would be 45%, which is based on the more restrictive zoning regulations.

PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, residential with proposed SF-3 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

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

Transportation – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Albert Road. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Albert Road according to the Transportation Plan 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)
Albert Road	Level 1 – Residential	58 feet	Approx. 48 feet	Approx. 22 feet	None	None	No

A Traffic Impact Analysis is not required.

Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

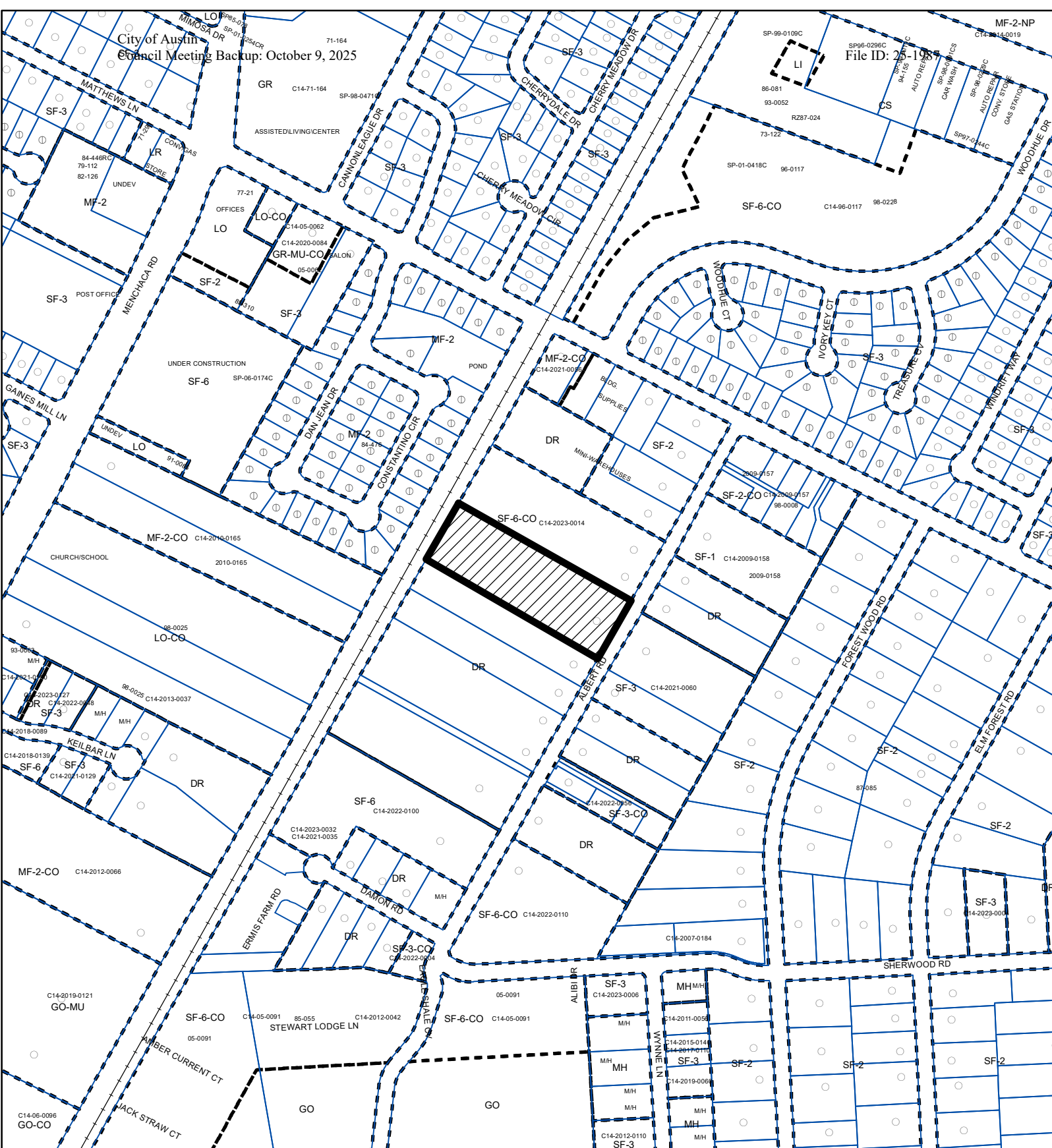
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

A: Zoning Map

A-1: Aerial Map

Correspondence



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0075

EXHIBIT A

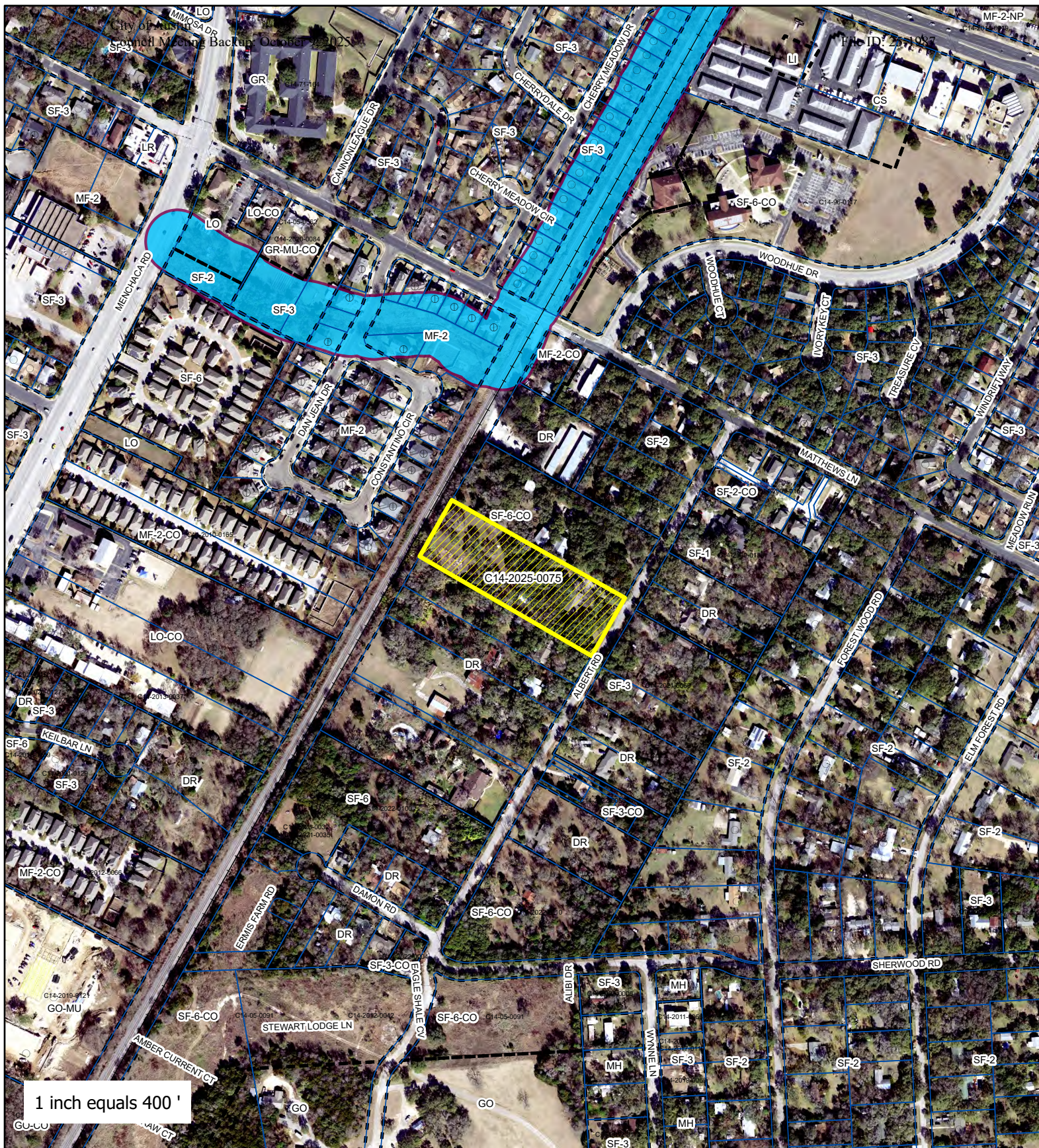
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Created: 7/8/2025

1" = 400'



1 inch equals 400'

WEHMEIER 3.0

EXHIBIT A-1



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

ZONING CASE#: C14-2025-0075
 LOCATION: 7400 Albert Rd
 SUBJECT AREA: 3 Acres
 MANAGER: Nancy Estrada



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Created: 7/9/2025

-----Original Message-----

From: Stuart Bailey
Sent: Tuesday, September 23, 2025 9:49 AM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: Case Number: C14-2025-0075.

External Email - Exercise Caution

7400 Albert Road, Austin, TX. 78745

I am Stuart Bailey and I live across the street from 7400 Albert

I live at 7401 Albert Road, Austin, TX

I went through this process and have SF3 zoning.

I am for all of our neighbors and homes zoned SF3

If it helps the cause, please pass my promotion of this Zoning change

Sincerely,
Stuart Bailey

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