

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0127

DISTRICT: 5

ZONING FROM: DR

ZONING TO: SF-3

ADDRESS: 1900 Keilbar Lane

SITE AREA: 0.358 acres
(15,594 sq. ft.)

PROPERTY OWNER: Building ATX LLC (Stuart Carr)

AGENT: Building ATX LLC (Cody Carr)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

January 30, 2024: *APPROVED THE APPLICANTS REQUEST FOR SF-3 DISTRICT ZONING*

[A. FLORES; D. FOUTS-2ND] (8-0) H. SMITH -ABSENT; TWO (2) VACANCIES ON THE DIAS

CITY COUNCIL ACTION:

February 29, 2024:

ORDINANCE NUMBER:

ISSUES:

There are no issues at this time.

CASE MANAGER COMMENTS:

The property in question is 0.358 acres, consists of one platted lot, which is located near the middle of the block and currently zoned development reserve (DR) district. The subject site is currently developed with a manufactured home residence. Keilbar Lane contains undeveloped land, single-family residences, and manufactured homes on properties that were annexed into the City limits in the mid-1980s. There are offices directly north, other single-family residences and manufactured homes to the east, south and west (SF-3; DR), and a detached condominium community further south that takes access from Menchaca Road

(MF-2-CO). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).*** The applicant has requested rezoning to the single family residence – standard lot (SF-2) district in order to demolish mobile home and construct two single family houses and one accessory dwelling unit (ADU).

Per the comprehensive plan review comments this site meets four of the Imagine Austin Decision Guidelines. The site is located within 0.25 miles of public transit stop, within 0.50 miles from goods and services and or employment. This site also expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population in support of Imagine Austin and the Strategic Housing Blueprint.

BASIS OF RECOMMENDATION:

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

The family residence (SF-3) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

2. *Zoning should allow for reasonable use of the property.*

Family residence (SF-3) district zoning will allow for the proposed residential development and is suitable since it is consistent with the land uses in the surrounding area. Staff recommends approval of the applicant's request because the site fronts on a local residential street and is located within an existing residential neighborhood. Furthermore, there are other SF-3-zoned properties within the immediate vicinity along Keilbar Lane.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Manufactured Home Residential
<i>North</i>	LO-CO	Office Facilities & Private School
<i>South</i>	SF-6 & MF-2-CO	Townhomes & Undeveloped Land
<i>East</i>	DR & SF-3	Single Family Residential & Manufactured Home Residential
<i>West</i>	MF-2-CO, SF-2, SF-3, SF-6	Single Family Residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Williamson Creek (Suburban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Cunningham Elementary School Covington Middle School Crockett High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Austin Regional Group
 Friends of Austin Neighborhoods
 Go Austin Vamos Austin 78745
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Onion Creek Homeowners Assoc.

Polomino Park HOA
 Preservation Austin
 SEL Texas
 Sierra Club
 Saves Our Springs Alliance
 Shiloh Oaks Neighborhood Association
 South Austin Neighborhood Alliance (SANA)
 TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0048	DR to SF-3	To Grant SF-3 (06/07/2022)	Approved SF-3 as Zoning and Platting Commission Recommended (07/28/2022)
C14-2021-0150	SF-3 to MF-2	To Grant MF-2-CO. (11/16/2021)	Approved MF-2-CO. The Cos are as follows; max height shall not exceed 35 feet, max impervious cover is 55%, max dwelling units is 20 per acre, max building coverage is 40% (07/28/2022)
C14-2018-0089	LI-NP to CS-MU-NP	To Grant CS-MU-CO-NP with the addition of the following prohibited land uses: alternative financial services and bail bond services, on consent. (09/24/2019)	Approved CS-MU-CO-NP as Planning Commission Recommended (10/17/2019)
C14-2012-0066	DR to MF-2	To Grant MF-2-CO with the CO limiting the density to 17 units per acre (MF-1 density) (08/07/2012)	Approved MF-2-CO as Zoning and Platting Commission Recommended (09/27/2012)
C14-2021-0129	DR to SF-3	To Grant SF-3 (09/21/2021)	Approved SF-3 as Zoning and Platting Commission Recommended (10/14/2021)
C14-2013-0037	W/LO-CO to LO	To Grant LO-CO with the CO limiting the vehicle trips to 2,000 per day (05/07/2013)	Approved LO-CO as Zoning and Platting Commission Recommended (06/06/2013)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 1900 KEILBAR LN. C14-2023-0127. 0.36 acres from DR to SF-3. Demolish mobile home and construct two single family houses and one ADU

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 *:
Y	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.
Y	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.)
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.
	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
4	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.

Fire:

There are no comments at this time.

PARD – Planning & Design Review:

Parkland dedication fees will be required for any additional units at the time of permitting, whether subdivision or site plan, if applicable – see City Code Title 25, Article 14.

Site Plan:

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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

The site is subject to compatibility standards. Along the East property line, the following standards apply:

- No structure may be built within 20.5 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 14 feet of the property line.
- A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.

Additional design regulations will be enforced at the time a site plan is submitted.

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Keilbar Lane. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Keilbar Lane 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)
Keilbar Lane	Level 1	58'	52'	19'	No	No	Yes

TIA:

A TIA is not required.

Austin Water Utility:

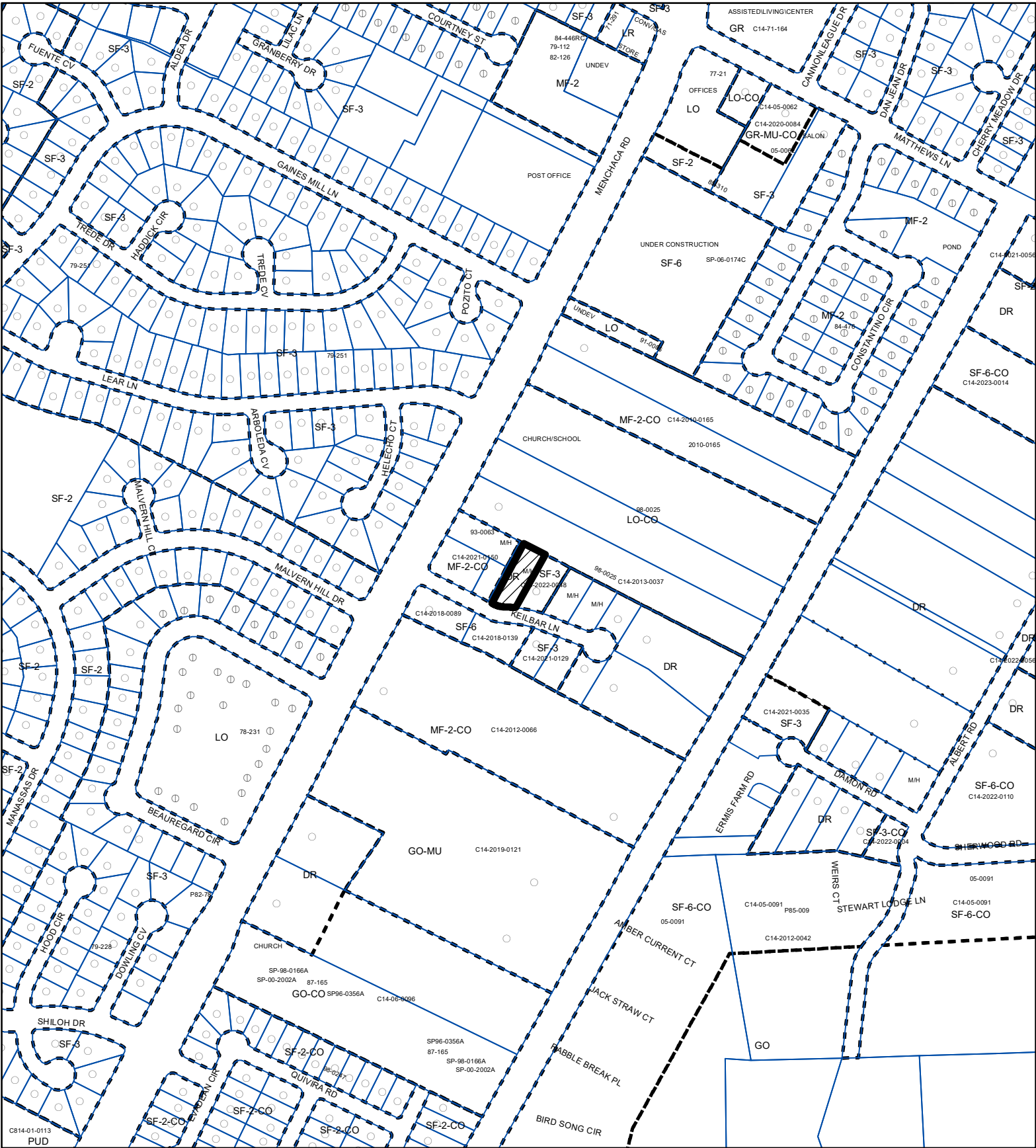
No comments on zoning change.

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



ZONING

ZONING CASE#: C14-2023-0127

 **N**

 **SUBJECT TRACT**

 **PENDING CASE**

 **ZONING BOUNDARY**

1" = 400'

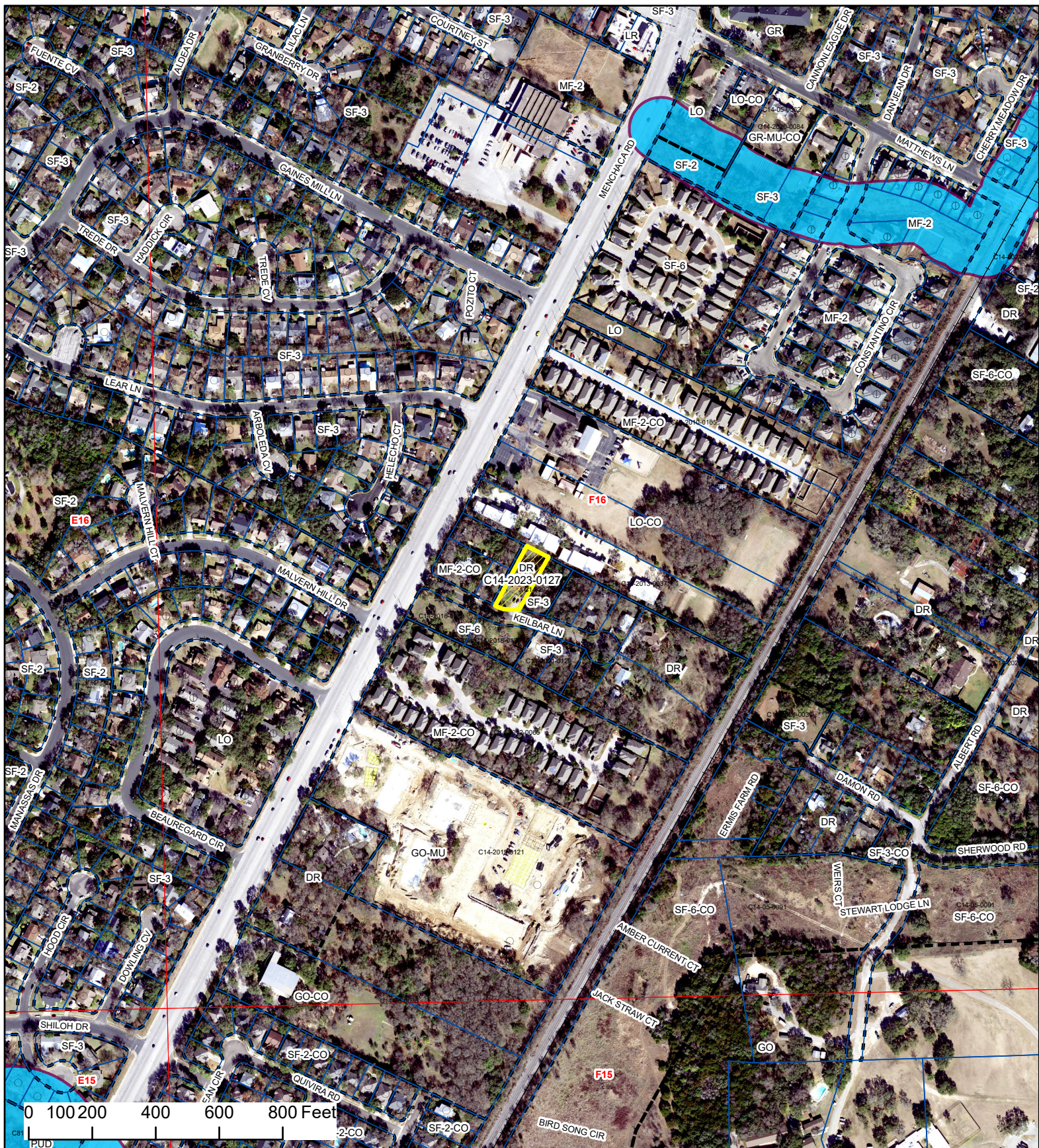
Exhibit A

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.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/31/2023



1900 Keilbar Ln

ZONING CASE#: C14-2023-0127
 LOCATION: 1900 Keilbar Ln
 SUBJECT AREA: 0.36 Acres
 GRID: F16
 MANAGER: Nancy Estrada



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

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Created: 12/12/2023

1/24/2024

RE: 1900 Keilbar C14-2023-0127

Dear City of Austin,

I am writing today to express our intent to construct a Primary home and Accessory Dwelling Unit at the property located at 1900 Keilbar Ln, Austin TX 78745. Our proposal aligns with the city's zoning regulations under SF3. We hope to construct new homes that meet the character of the neighborhood and provide wonderful places to live for Austinites.

Thank you for your time and consideration.

Sincerely,
Stuart Carr