

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0074 - 410 and 408 St. Johns Rezone DISTRICT: 4

ZONING FROM: SF-6-CO-NP

ZONING TO: SF-3-NP

ADDRESS: 410 and 408 West St. Johns Avenue

SITE AREA: 0.3103 acres
(13, 516 sq. ft.)

PROPERTY OWNER: Lisa Gray, Grace Sparapani and Ellen Culver

AGENT: KiliGray LLC (Lisa Gray)

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

STAFF RECOMMENDATION:

The staff recommendation is to grant family residence – neighborhood plan (SF-3-NP) combined district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 28, 2025: APPROVED APPLICANT'S REQUEST FOR SF-3-NP
[P. BRETON; J. HILLER - 2ND] (11-0) A. LAN – ABSENT; ONE VACANCY

CITY COUNCIL ACTION:

December 11, 2025:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 0.31 acres, partially developed with one residential unit, is on West St. Johns Avenue (level 2) and is currently zoned townhouse and condominium residence – conditional overlay – neighborhood plan (SF-6-CO-NP). This property is in the Brentwood/Highland (Highland) Neighborhood Plan and is characterized as neighborhood mixed use with various residential types (SF-3-NP; SF-6-NP; SF-6-CO-NP; MF-1-CO-ETOD-DBETOD-NP; MF-2-ETOD-DBETOD-NP; MF-3-ETOD-DBETOD-NP) some neighborhood commercial/office use zonings (NO-MU-ETOD-DBETOD-NP; NO-MU-V-ETOD-DBETOD-NP; LR-MU-CO-ETOD-DBETOD-NP; LR-MU-V-CO-NP; TOD-NP) and public (P) zoning for the Highland Neighborhood Park and Reznicek Fields. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Considering the various available modes of transportation, the addition of housing and the surrounding zonings staff is recommending family residence – neighborhood plan (SF-3-NP) combining district zoning. The new H.O.M.E amendments allow three unit residential on SF1, SF-2 and SF-3 zonings. Three-unit residential use is not a permitted use in the existing zoning, townhome and condominium residence – conditional overlay - neighborhood plan (SF-6-CO-NP). The site is near the Lamar/Justin TOD Station Area and is within the Equitable Transit Oriented Development (ETOD) Overlay. The rezoning site is 0.09 miles from the Crestview Station Town Center, has bike lanes and sidewalks along the street with two capital metro bus stops on the intersection of West St. Johns Avenue and Guadalupe Street. The residents of this property could also walk across the street to Highland Park.

The applicant is requesting family residence – neighborhood plan (SF-3-NP) combining district. Per the applicant, the purpose for the rezoning to construct three (3) single family units as the new HO.M.E amendments allow three unit residential in the SF-3. ***Please refer to Exhibit C (Applicant's Summary Letter).***

BASIS OF RECOMMENDATION:

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

The family residence district 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.

The 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.*

Staff is recommending family residence – neighborhood plan (SF-3-NP) combined zoning district because the area is characterized as a residential neighborhood with some mixed use properties. The applicant is seeking to add more housing to the site and would allow for reasonable use of the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6-CO-NP	Vacant and Single Family Residential
<i>North</i>	SF-3-NP; P-NP	Single Family Residential; Public (Park)
<i>South</i>	SF-6-CO-NP; P-NP; LR-MU-V-CO-NP	Single Family Residential, Surface Parking; Highland Neighborhood Park
<i>East</i>	SF-3-NP; NO-MU-V- ETOD-DBETOD-NP	Single Family Residential; Neighborhood Office
<i>West</i>	SF-6-CO-NP; TOD-NP; LR-MU-V-CO-NP; NO-MU-V-ETOD- DBETOD-NP	Single Family Residential, Multifamily Residential, Various Commercial Uses

NEIGHBORHOOD PLANNING AREA: Brentwood/Highland Combined (Highland)

WATERSHED: Waller Creek (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Brown Elementary School

Webb Middle School

Navarro High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Highland Neighborhood Association

Highland/Skyview Neigh. Plan Contact
Team
Homeless Neighborhood Association
North Austin Neighborhood Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0029 7009 - Guadalupe St Rezoning	SF-6-NP to MF-2-NP	To Grant MF-2-NP (07-11-2023)	Approved grant as Planning Commission Recommended (08-31- 2023)

C14-2024-0036 7005 & 7007 Guadalupe St	MF-1-CO-ETOD- DBETOD-NP (Subdistrict 2), SF-6-NP & MF-2- ETOD-DBETOD-NP (Subdistrict 2) to GR- ETOD-DBETOD-NP and Subdistrict 1	In Review	In Review
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RELATED CASES:

C14-04-0012 - Brentwood / Highland Neighborhood Plan (City Initiated Case)

C14-2008-0030 - Lamar/Justin Lane TOD Station Area Plan

C14-2009-0012 - Highland NPA VMU Overlay Opt-In/Opt-Out Process

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 408 W ST JOHNS AVENUE. C14-2025-0074. Project: 410 & 408 W St Johns Rezone. 0.3103 acres from SF6-CO-NP to SF3-CO-NP. Existing: lot and single family. Proposed: lot and single family (5 residential units).

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"> • 0.09 miles to Crestview Station Town Center
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"> • 0.08 miles to bus stop along W St Johns AVE
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 W St Johns AVE
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"> • Within 0.5 miles of goods and services at The Crescent shopping mall
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 99 Ranch Market grocery store
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.5 miles to Webb Middle School along W St Johns AVE
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 Highland Neighborhood Park
	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
8	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 located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

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.

PARD – Planning & Design Review:

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

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

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for W St Johns Ave. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for to the ASMP 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)
W St Johns Ave	Level 2	72'	62'	38'	Yes	Yes	Yes

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
- Correspondence from Interested Parties

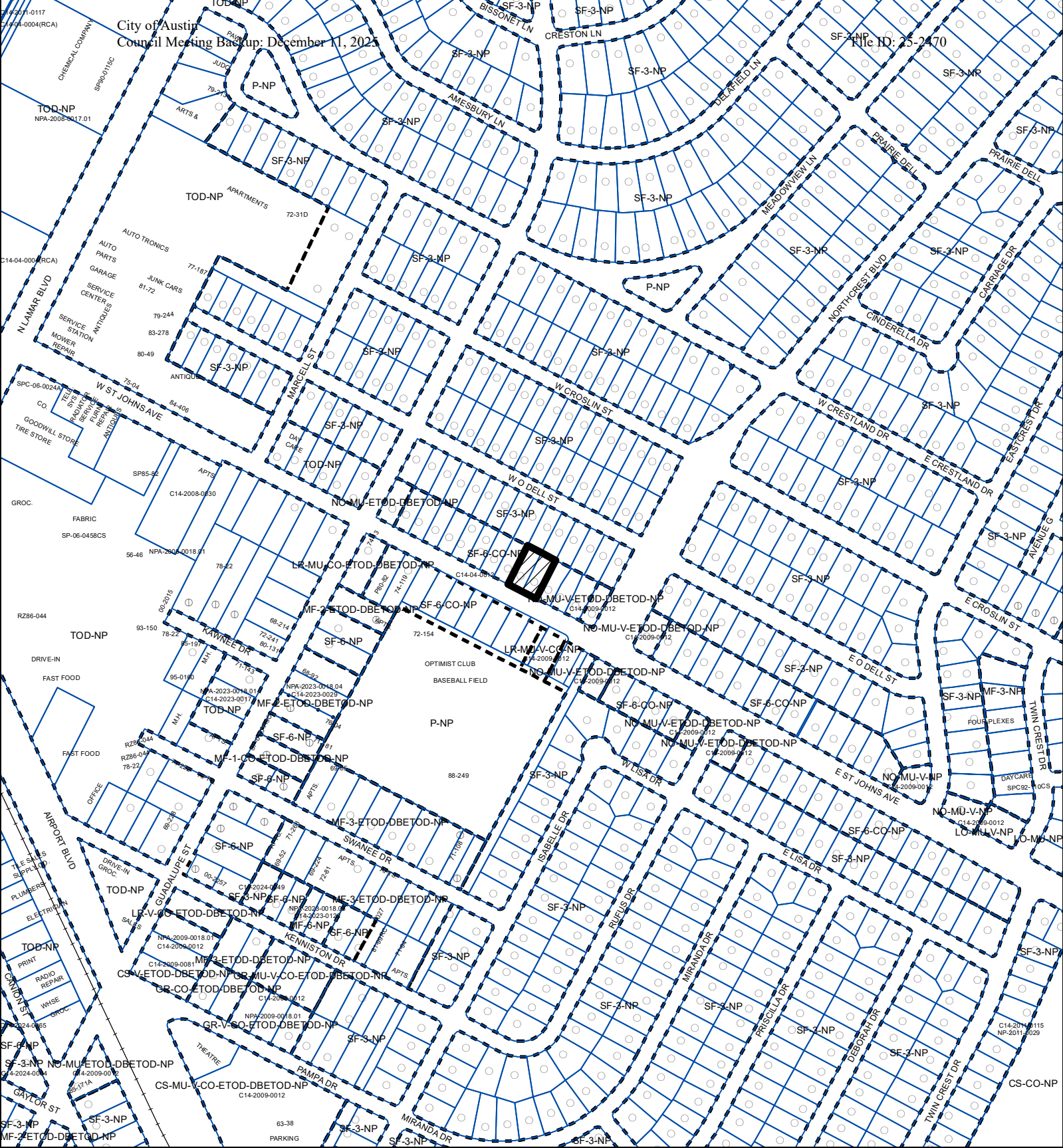


Exhibit A

1" = 400'

ZONING

ZONING CASE#: C14-2025-0074





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: 6/30/2025

410 & 408 W St Johns Rezone



-  SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE
 CREEK BUFFER

ZONING CASE#: C14-2025-0074
LOCATION: 408 and 410 W St Johns Ave
SUBJECT AREA: .3103 Acres
MANAGER: Cynthia Hadri



To:
City of Austin
Planning Department
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

Re: Rezoning request for C14-2025-0074 located at 408 & 410 W St Johns, Austin, TX.

To Whom it may concern,

As the owners of 408 & 410 W St Johns, we respectfully submit an application for rezoning our property that is currently zoned SF-6-CO-NP to SF-3-NP.

The purpose for this rezoning is to be able to build three single family homes on each lot. The HOME initiative is not available for properties zoned SF-6. Therefore, we would like to rezone to SF-3 so that we can take advantage of the HOME initiative which allows three units on SF-3 zoned lots.

Please let us know if you have any questions.

Sincerely,



Lisa Gray



Grace Sparapani



Ellen Culver

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2025-0074

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: October 28, 2025, Planning Commission

Linda Chagoya

Your Name (please print)

401 W. Odell St, 78752

Your address(es) affected by this application (optional)

Linda Chagoya 10-20-25

Signature

Date

☐ I am in favor
☒ I object

Daytime Telephone (Optional):

Comments:

The fact that there will be 2-3 houses on a lot is unsafe.

Residents are parking on the street and making it difficult to enter or exit your home.
Bad Idea!!!

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov