

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0089 – 1905 Keilbar

Z.A.P. DATE: September 18, 2018

ADDRESS: 1905 Keilbar Lane

DISTRICT AREA: 5

OWNER / APPLICANT: 1905 Keilbar, LLC (Michael Winningham)

ZONING FROM: DR

TO: SF-6

AREA: 0.4734 acres
(20,621 square feet)

SUMMARY STAFF RECOMMENDATION (revised on October 18, 2018):

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 18, 2018: *APPROVED SF-6 DISTRICT ZONING, WITH CONDITIONS OF RIGHT-OF-WAY ON KEILBAR LANE AND MANCHACA ROAD, AS STAFF RECOMMENDED, BY CONSENT*

[S. LAVANI; B. EVANS – 2ND] (-0) D. BREITHAUPT, B. GREENBERG – ABSENT

ISSUES:

After the Zoning and Platting Commission meeting, the Applicant provided documentation showing that the right-of-way dedication occurred in September 1996 prior to the Manchaca Road widening. No additional right-of-way is needed at this time.

DEPARTMENT COMMENTS:

The subject undeveloped lot is situated at the corner of Manchaca Road and Keilbar Lane, which is south of Matthews Lane, and zoned development reserve (DR). Primary access to the lot would be taken from Keilbar Lane, a local street. There are single family residences and manufactured homes to the north and east (SF-3; DR), detached condominiums to the south (MF-2-CO), and single family residences across Manchaca Road to the west (SF-2; SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district and build seven condominium units. Access would be taken from Keilbar Lane.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the residences adjacent to the east and

promotes a single-family character; 2) it will allow for clustering of units given moderate tree coverage on site; and 3) it facilitates infill development in a manner that can promote detached housing units, and common open spaces, which in turn creates a wider variety of housing options.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	SF-3; DR; LO-CO	Single family residences; Manufactured homes; Apartment
<i>South</i>	MF-2-CO	32 unit detached condominiums (known as Stinson Oaks)
<i>East</i>	DR	Manufactured homes and single family homes
<i>West</i>	SF-2; SF-3	Single family residences

AREA STUDY: N / A

TIA: Is not required

WATERSHEDS: Williamson Creek / South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 943 – Save Our Springs Alliance
 1228 – Sierra Club, Austin Regional Group 1363 – SEL Texas
 1424 – Preservation Austin
 1429 – Go!Austin/Vamos!Austin (GAVA) – 78745
 1443 – Shiloh Oaks Neighborhood Association 1528 – Bike Austin
 1530 – Friends of Austin Neighborhoods 1531 – South Austin Neighborhood Alliance
 1550 – Homeless Neighborhood Association 1559 – Palomino Park HOA
 1578 – South Park Neighbors 1596 – TNR BCP – Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0037 – 7509 Manchaca Office Park – 78509 Manchaca Rd	W/LO-CO to LO	To Grant LO-CO w/CO for 2,000 trips/day	Apvd LO-CO as Commission recommended (6-6- 2013).
C14-2012-0066 – Stinson & Ramsey	DR to MF-2	To Grant MF-2-CO w/CO limited to 17	Apvd as Commission recommended (9-27-

– 7709 and 7731 Manchaca Rd		u.p.a.	2012).
C14-2010-0165 – Milestone Manchaca – 7337 Manchaca Rd	DR to MF-2	To Grant MF-2-CO with CO limiting density to MF-1	Apvd MF-2-CO as Commission recommended (12-9-2010).
C14-06-0096 – Legacy Oaks Christian School – 7915 Manchaca Rd	DR; SF-2; SF-3 to GO-CO	To Grant GO-CO with CO limiting building height to 45'; prohibiting club or lodge; family home; group homes (all types); medical offices (all sizes); off-site accessory parking; residential treatment; restaurant (limited); and urban farm; prohibits access to Baxter Springs Rd.; and 4) 2,000 vehicle trips/day limit.	Apvd GO-CO as Commission recommended (7-27-2006).
C14-98-0025 – Manchaca Road Zoning – 7509 Manchaca Rd	DR; SF-3 to LO; W/LO	To Grant LO-CO for Tracts 1 & 2; W/LO for Tract 3, with CO limiting vehicle trips to 2,000, and signage limited to an informational sign located on a berm not to exceed a height of 10'	Apvd as Commission recommended (6-25-1998).

RELATED CASES:

The property was annexed into the City limits in November 1984 (C7a-83-017 A, Ord. 841115-L). The property is platted as Max Keilbar Subdivision Section One recorded in March 1970 (C8-70-036). Please refer to Exhibit B.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Manchaca Road	125 feet	90 feet	MAD 6	Yes	Yes	Yes
Keilbar Lane	50 feet	20 feet	Local	No	No	Yes

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Manchaca Road.

CITY COUNCIL DATE: November 1, 2018

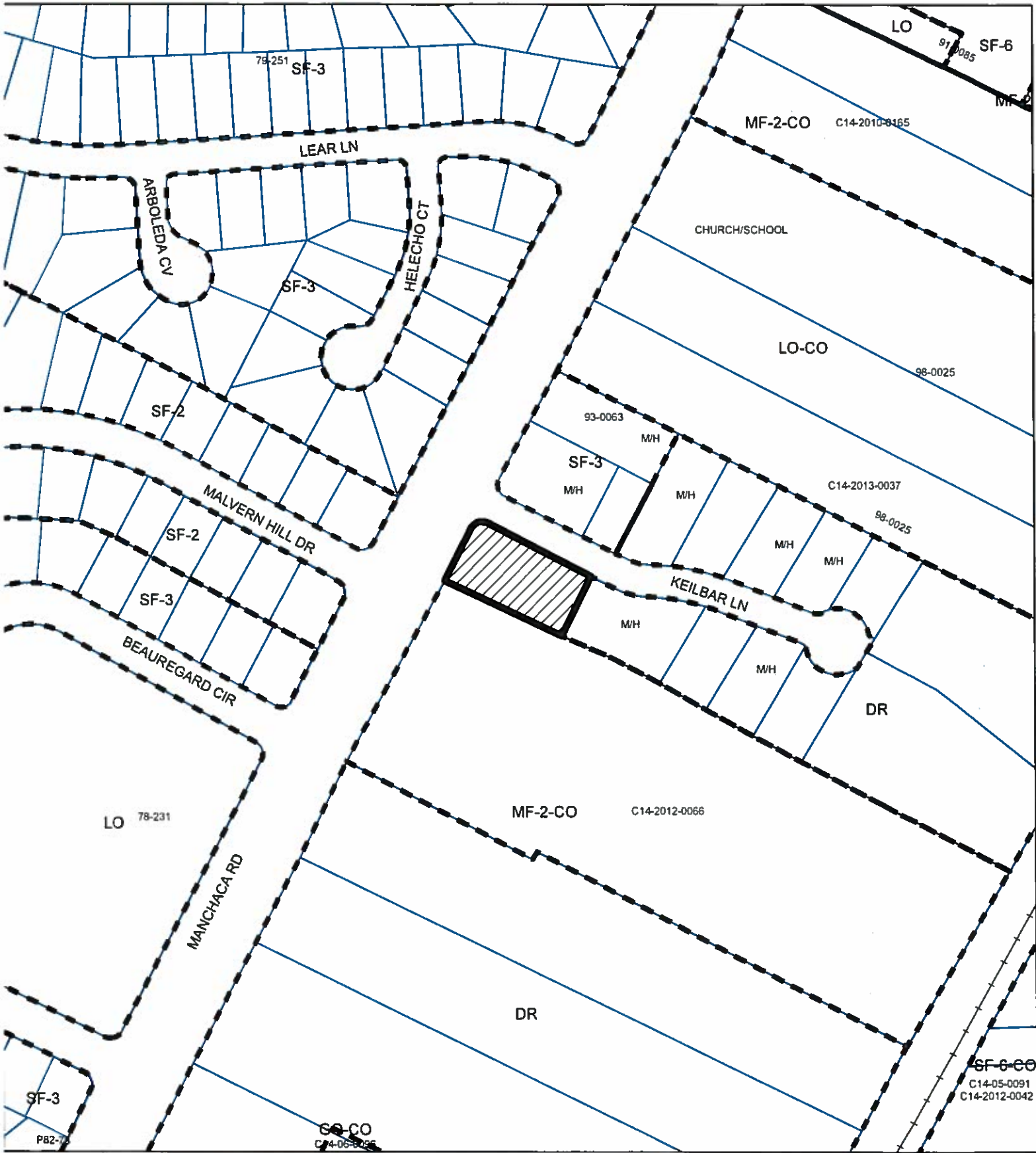
ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

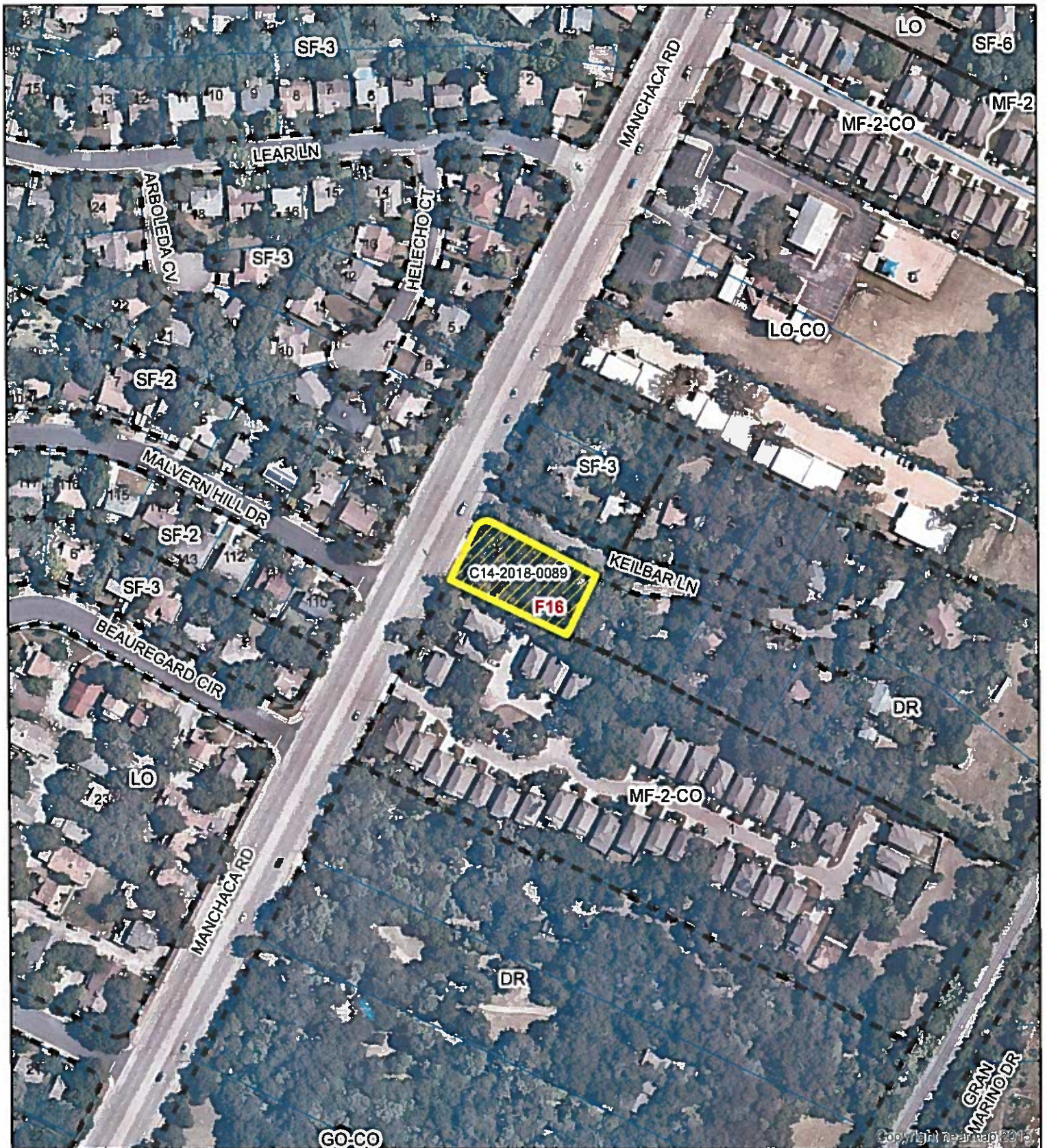
Zoning Case *Exhibit A*

C14-2018-0089

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



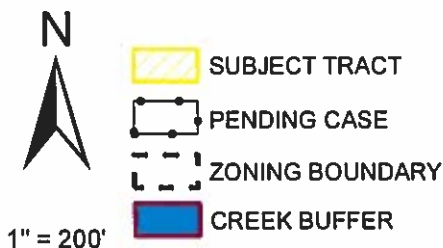


1905 KEILBAR

EXHIBIT A-1

ZONING CASE#: C14-2018-0089
 LOCATION: 1905 KEILBAR
 SUBJECT AREA: 0.4734 ACRES
 GRID: F16
 MANAGER: WENDY RHOADES

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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

SUMMARY STAFF RECOMMENDATION (revised on October 18, 2018):

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure.

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

3. Zoning changes should promote compatibility with adjacent and nearby land uses.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the residences adjacent to the east and promotes a single-family character; 2) it will allow for clustering of units given moderate tree coverage on site; and 3) it facilitates infill development in a manner that can promote detached housing units, and common open spaces, which in turn creates a wider variety of housing options.

EXISTING CONDITIONS**Site Characteristics**

The undeveloped lot is relatively flat and has moderate tree cover.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

Comprehensive Planning

This rezoning case is located on the southeast corner of Manchaca Road and Keilbar Lane, which terminates in a cul-de-sac. This undeveloped property is approximately 0.47 acres in size and is not located within the boundaries of neighborhood planning area. Surrounding land uses includes residential, offices and a private school to the north; detached condominiums to the south; single family housing to the west; and residential to the east. The proposed use is a seven unit condominium project.

Connectivity

The Walkscore for this area is 38/100, Car Dependent, meaning most errands require a car. Public sidewalks are located on both sides of the street and there are bike lanes situated on both sides of this portion of Manchaca Road. A Cap Metro Transit stop is located immediately adjacent to the property. There are no existing urban trails within a quarter mile of this site.

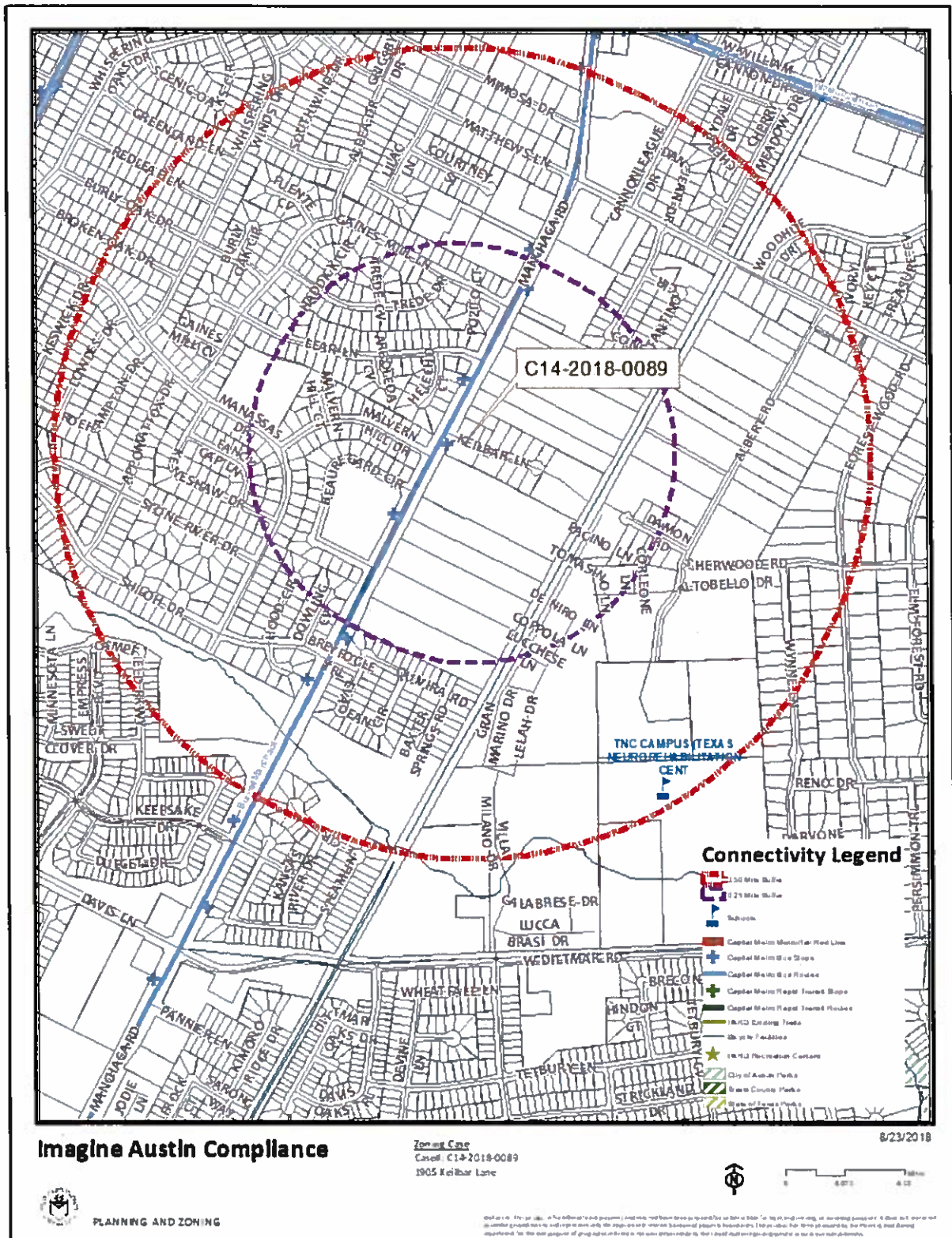
Imagine Austin

The property is not located by an existing Activity Center or along an existing Activity Corridor.

The following policies apply to this request:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on nearby residential uses in the area, and existing connectivity options in the area (public sidewalks, a transit stop, and bike lanes) this project appears to support the policies of the Imagine Austin Comprehensive Plan.



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 and South Boggy Creek Watersheds of the Colorado River Basin, which are 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.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetland

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan and Compatibility Standards

All single-family development will be reviewed for compliance with Chapter 25-2 of the Land Development code, the 2012 International Residential Code, and Chapter 25-12 Technical Amendments by the Residential Building Review Division.

Since this proposed zoning is SF-6, any development on it will be subject to compatibility standards at the time of site plan review for any portion of the site within 540 feet of property zoned with a more restrictive zoning. Any adjacent property which triggers compatibility requirements will require setback and height requirements.

The site is subject to residential compatibility standards along the north and east property lines:

- No structure may be built within 25 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 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the eastern 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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC 25-6-113].

Keilbar Lane requires 50 feet of right-of-way in accordance with the TCM. It is recommended that 25 feet of right-of-way should be dedicated from the centerline of Keilbar Ln in accordance with the Transportation Criteria Manual [LDC 25-6-55; TCM, Tables 1-7, 1-12]. *Note: The Applicant provided documentation showing that the right-of-way dedication occurred in September 1996 prior to the Manchaca Road widening. No additional right-of-way is needed at this time.*

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Manchaca Road. It is recommended that 70 feet of right-of-way from the existing centerline should be dedicated for Manchaca Road [LDC 25-6-55].

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Manchaca Rd. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and

requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

FYI – This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (see GIS file Construction eligible corridors). Staff will contact Bryan Golden (bryan.golden@austintexas.gov) from Corridor Planning Office and ATD area engineer for streetscape coordination.

FYI – Additional right-of-way may be required at the time of subdivision and/or site plan.

FYI – The existing driveways and sidewalks along Manchaca Road may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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.

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Case Number: C14-2018-0089

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: September 18, 2018, Zoning and Platting Commission
November 1, 2018, City Council

Your Name (please print) WILLIAM CONOVER / YOUNG CONOVER

☒ I am in favor
☐ I object

1806 KEILBAU LANE AUSTIN
Your address(es) affected by this application

William Conover Young Conover 9/14/18
Signature Date

Daytime Telephone: 214-909-3895

Comments: THE PROPOSED ZONING CHANGE
APPEARS TO BENEFIT THE COMMUNITY.
WE APPROVE.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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**Public Hearings: September 18, 2018, Zoning and Platting Commission
November 1, 2018, City Council**

Andrea Kovarik

Your Name (please print)

7709 Marchesa Rd Unit 32

Your address(es) affected by this application

Andrea Kovarik

Signature

Date

Daytime Telephone: 512-538-3830

9/16/12

☐ I am in favor
☒ I object

Comments:

There are ~~one~~ lots of mature trees in the lot in question. I don't see how more than 1-2 single family homes could fit on that lot without detracting from the neighborhood.

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

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Contact: Wendy Rhoades, 512-974-7719

Public Hearings: September 18, 2018, Zoning and Platting Commission
November 1, 2018, City Council

JASON KOARK

Your Name (please print)

7705 MANGRACA RD 32

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-294-5984

9/16/12
Date

☐ I am in favor
☒ I object

Comments:

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

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P. O. Box 1088
Austin, TX 78767-8810