

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0129 – Keilbar

DISTRICT: 5

ZONING FROM: DR

TO: SF-3

ADDRESS: 1807 and 1809 Keilbar Lane

SITE AREA: 0.5952 acres (25,927 square feet)

PROPERTY OWNER / AGENT: Capital River Group, LLC – Series 16 (Stuart Cody Carr)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**September 21, 2021: APPROVED SF-3 DISTRICT ZONING AS STAFF
RECOMMENDED, BY CONSENT**

[H. SMITH; B. GREENBERG – 2ND] (11-0)

CITY COUNCIL ACTION:

October 14, 2021:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area consists of two platted lots, is located near the end of the block and zoned development reserve (DR) district. There is a concrete pad / driveway on the west lot and a vacant manufactured home on the east lot. Keilbar Lane contains undeveloped land, single family residences and manufactured homes on lots annexed into the City limits in the mid-1980s. There are single family residences and manufactured homes to the north and east (SF-3; DR), a detached condominium community to the south that takes access to Menchaca Road (MF-2-CO), and undeveloped lots on Keilbar Lane to the west (SF-6). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant has requested family residence (SF-3) district zoning in order to build a two-family residence on each lot. This would allow for one single family residence, plus a

second detached unit not to exceed 1,100 square feet or a floor-to-area ratio of 0.15 : 1, whichever is smaller on each lot. The detached unit is limited to 2 stories or 30 feet in height, and 550 square feet on the second story, if any.

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 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. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

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

The requested SF-3 zoning would allow for four residences on the two lots. Staff recommends the Applicant's request because the tract meets the intent of the SF-3 district as it fronts on a local residential street and is located within an existing residential neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Concrete slab / drive; One manufactured home (vacant)
<i>North</i>	DR; SF-3	Single family residences; Manufactured homes; Apartment; Offices; Religious assembly / Private primary educational facility
<i>South</i>	MF-2-CO	32 unit detached condominiums on 7.4 acres (known as Stinson Oaks)
<i>East</i>	DR	Three single family residences
<i>West</i>	SF-6	Undeveloped

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

COMMUNITY REGISTRY LIST:

39 – Matthews Lane Neighborhood Association 511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association 742 – Austin Independent School District
 1228 – Sierra Club, Austin Regional Group 1363 – SEL Texas
 1424 – Preservation Austin 1429 – Go!Austin/Vamos!/Austin (GAVA)-78745
 1443 – Shiloh Oaks Neighborhood Association 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA)
 1550 – Homeless Neighborhood Association 1559 – Palomino Park HOA
 1596 – TNR BCP Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0150 – Menchaca South – 1902 Keilbar Ln, 7603 and 7515 Menchaca Rd	SF-3 to MF-2	Not yet scheduled	Not yet scheduled
C14-2021-0035 – McLaurin Rezone – 1512 Damon Rd	DR to SF-3	To Grant	Apvd (6-10-2021).
C14-2018-0139 – 1903 Keilbar	DR to SF-6	To Grant	Apvd (2-7-2019).
C14-2018-0089 – 1905 Keilbar	DR to SF-6	To Grant	Apvd (11-1-2018).
C14-2013-0037 – 7509 Manchaca Office Park – 7509 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 – 7709 and 7731 Manchaca Rd	DR to MF-2	To Grant MF-2-CO w/CO limited to 17 u.p.a.	Apvd as Commission recommended (9-27-2012).
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;	Apvd GO-CO as Commission recommended (7-27-2006).

		restaurant (limited); and urban farm; prohibits access to Baxter Springs Rd.; and 4) 2,000 vehicle trips/day limit.	
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 10' in height	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 Lots 3 and 4, Block B, Max Keilbar Subdivision Section One recorded in March 1970 (C8-70-036).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Keilbar Lane	52 feet	17 feet	Level 1 (Local)	No	None	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the south of Keilbar Lane, which terminates in a cul-de-sac. This property (consisting of two lots) is approximately 0.59 acres in size and contains a vacant mobile home that will be removed. The site is not located within the boundaries of neighborhood planning area. Surrounding land uses includes single family housing north, east and west; and to the south is large condominium complex. The proposed use to demolish the existing mobile home and construct one single family house on each lot, with each house having one ADU.

Connectivity

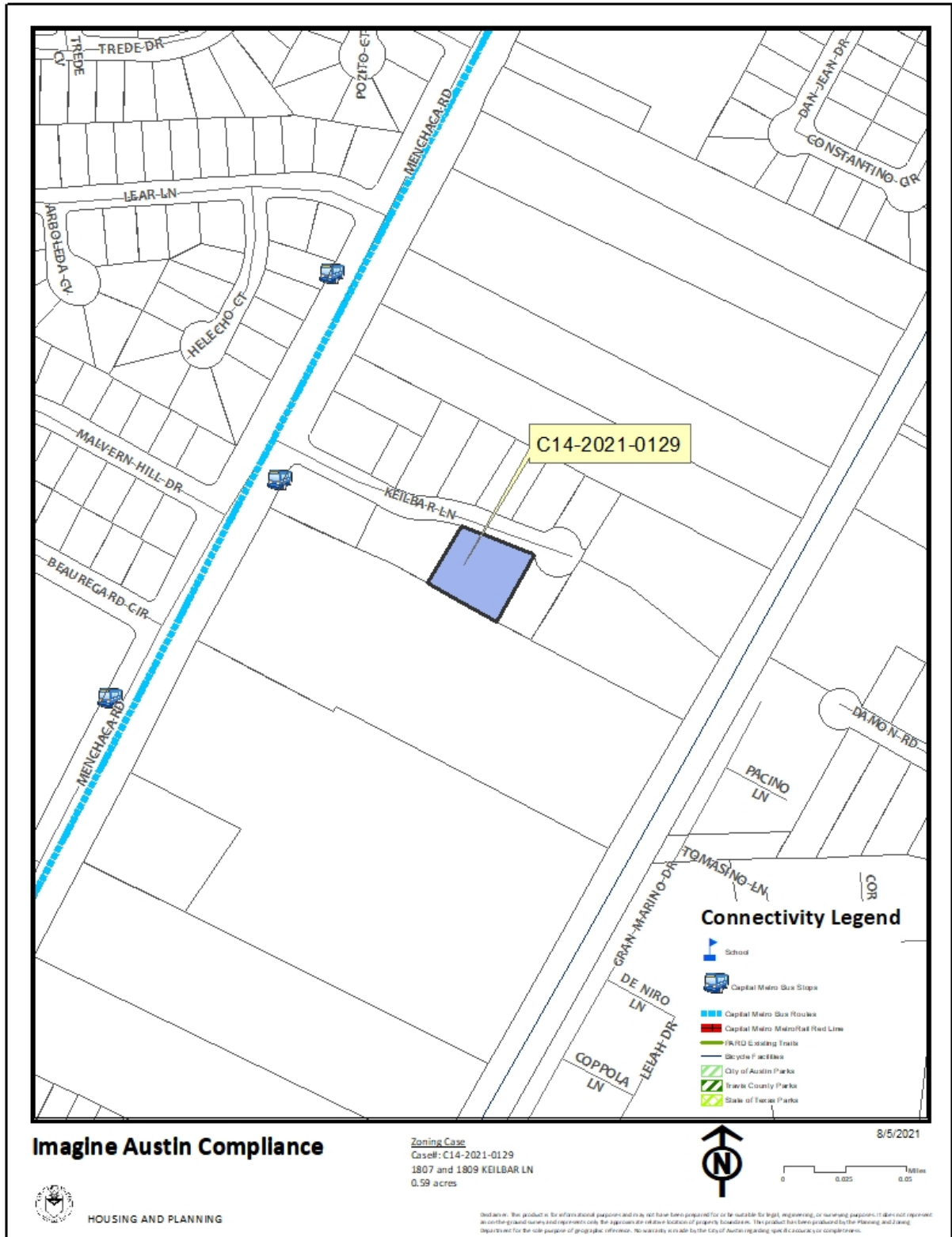
Public sidewalks and bike lanes are located on both sides of Manchaca Road but there are no public sidewalks or bike lanes located along Keilbar Lane. A Cap Metro Transit stop is located approximately 600 ft. away on Manchaca Road. There are no existing urban trails within a quarter mile of this site. Mobility and connectivity options are below average.

Imagine Austin

The property is not located by an existing Activity Center or Activity Corridor, however Manchaca Road acts as a major arterial corridor in the area. 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 existing residential uses in the area, providing more infill housing but below average mobility and connectivity options in the area, this project partially supports 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 South Boggy 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.

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 residential units proposed by this development, single family with 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 § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@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 and Compatibility Standards

This project will be subject to Subchapter F and will be reviewed by the Residential Review division.

Rezoning from DR to SF-3 does not trigger the application of compatibility standards.

For duplex residential site plans, the applicable building standards are outlined below:
Breakdown by square footage for living area/garage/patio/porch is required on duplex.

Setbacks for duplex residential:

- Anything that juts more than 5 feet into a setback must be fireproofed. Standard side setback is 5 feet with a maximum allowable 2-foot overhang. The overhang cannot have any openings, soffit vents, windows, etc.
- Setbacks between buildings is 10 feet (5 feet on each side). Any encroachment into this setback must be fireproofed.
- Nothing can encroach into a 2-foot setback.

Transportation

Right-of-way dedication is not required for these two lots.

Transportation Assessment

A Traffic Impact Analysis will not be required for this site.

Austin Water Utility

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.

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.

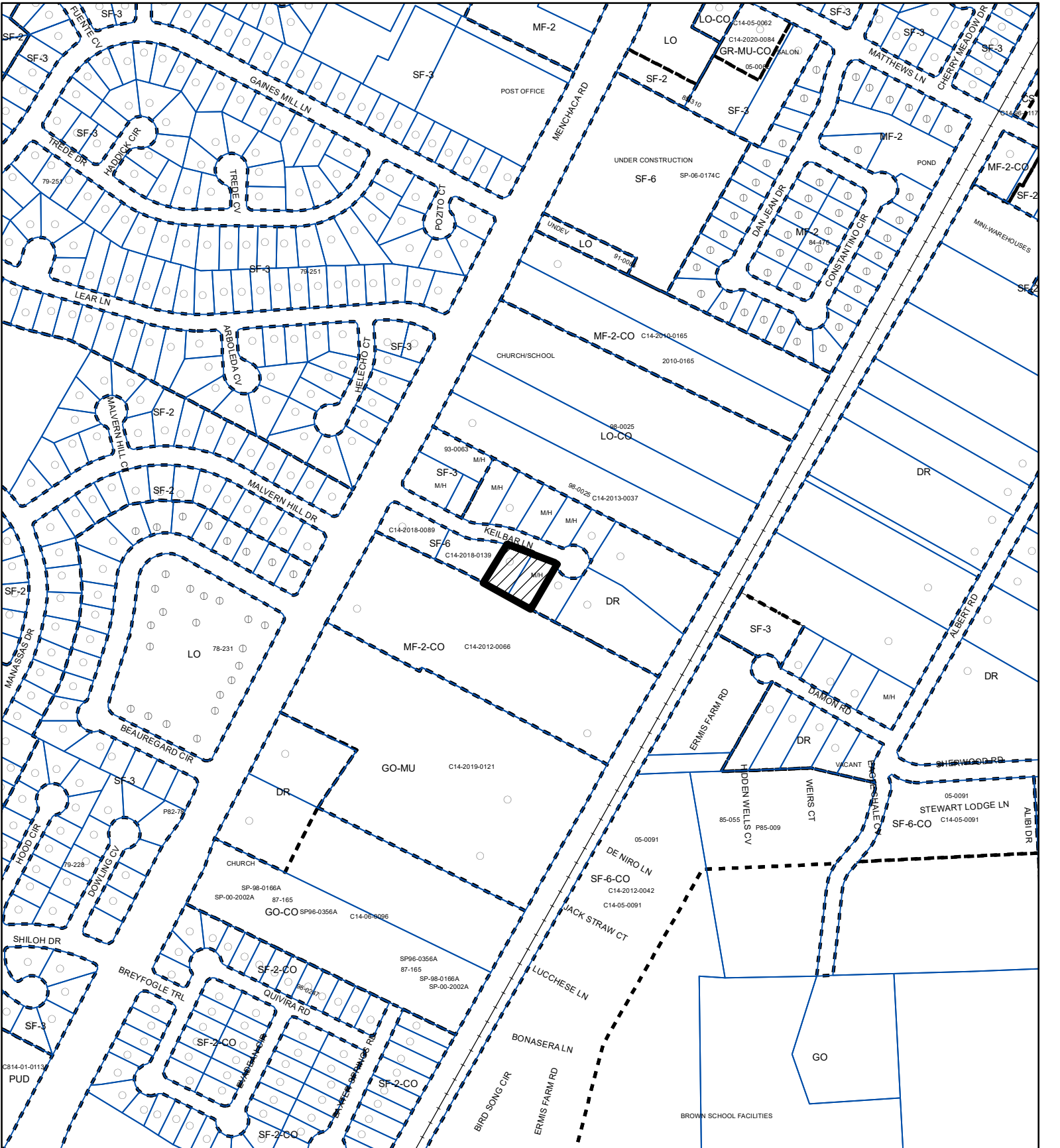
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW:

A: Zoning Map

A-1: Aerial Map

Correspondence Received






ZONING

Exhibit A

ZONING CASE#: C14-2021-0129



-  **SUBJECT TRACT**
-  **PENDING CASE**
-  **ZONING BOUNDARY**

1" = 400'

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 9/14/2021



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1" = 125'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

Keilbar

Exhibit A - 1

ZONING CASE#: C14-2021-0129
 LOCATION: 1807 and 1809 Keilbar
 SUBJECT AREA: .5952 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.

From:
To: [Rhoades, Wendy](#)
Cc:
Subject: C14-2021-0129. 1807 & 1809 Keilbar
Date: Wednesday, September 15, 2021 5:42:31 PM

*** External Email - Exercise Caution ***

Good afternoon, I just spoke to Mark and he said my phone number did not work for you. Home land line is 5124411567 and new cell is 5125274424.

We have looked at this rezoning to SF-3 and support it. It appears in contrast to the 23 units at 1903 & 1905 Keilbar.

This falls outside our neighborhood boundaries but I have talked to several residents in the area. Robert Witzel lives opposite these properties. He had a restrictive covenant letter requesting that he agree to rescind the covenant in order to rezone at SF-3.

I have no idea if this has any bearing, however I am contacting you and have included his email.

Again, thank you.

Eugene Sutton
1505 Damon
5125274424

[Sent from AT&T Yahoo Mail on Android](#)

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