

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0048 – Keilbar

DISTRICT: 5

ZONING FROM: DR

TO: SF-3

ADDRESS: 1806 Keilbar Lane

SITE AREA: 0.3356 acres (14,619 square feet)

PROPERTY OWNER / AGENT: Capital River Group, LLC – Series 16 (Stuart 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 pages 1 – 2 of this report.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

June 7, 2022: APPROVED SF-3 DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT

[H. SMITH; B. GREENBERG – 2ND] (9-0) N. BARRERA – RAMIREZ; L. STERN – ABSENT

CITY COUNCIL ACTION:

July 28, 2022:

ORDINANCE NUMBER:

ISSUES:

Correspondence from adjacent residents in support of the Applicant's request for SF-3 zoning is attached.

CASE MANAGER COMMENTS:

The subject rezoning area 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 vacant manufactured home. 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 A-1 (Aerial Exhibit).***

The applicant has requested family residence (SF-3) district zoning in order to build a two-family residence on the subject site. The proposal would allow for the development of one single-family residence, in addition to a second detached unit that would not exceed 1,100 square feet or a floor-to-area ratio of .15:1, whichever is smaller. The detached unit would be limited to two stories, or 30 feet, in height, and if a second-story would be constructed for the unit, it would not be permitted to exceed 550 square feet in size.

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.

The proposal would be consistent with the purpose statement of the SF-3 zoning district.

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

The requested SF-3 zoning would allow for the construction of two residences on the subject property. 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. As such, the proposal would be compatible with the adjacent and nearby uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	One manufactured home (vacant)
<i>North</i>	LO-CO	Offices; Religious assembly / Private primary educational facility
<i>South</i>	SF-6; SF-3	Undeveloped; single-family residences under construction
<i>East</i>	DR	Single-family residence
<i>West</i>	DR	Single-family residence

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Not Required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council
 627 – Onion Creek HOA
 742 – Austin Independent School District
 1228 – Sierra Club, Austin Regional Group
 1363 – SEL Texas
 1424 – Preservation Austin
 1429 – Go!Austin/Vamos!/Austin (GAVA) – 78745
 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	To Grant SF-6	Apvd MF-2 on First Reading. 2 nd / 3 rd Readings scheduled for 7-28-2022.
C14-2021-0129 – 1807 and 1809 Keilbar Ln	DR to SF-3	To Grant	Apvd (10-14-2021).
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 Ln	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; 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 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, Ord. 841115-L). The property is platted as Lot 2, Block A, Max Keilbar Subdivision, Section One, recorded in March 1970 (C8-70-036).

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Keilbar Ln	Level 1	50’	53’	18’	No	N/A	Yes

ADDITIONAL STAFF COMMENTS:

Inclusive Planning

Yes	Imagine Austin Decision Guidelines
Compact and Connected Measures	
	Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center:
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.
	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: Is 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 recreational area, park and/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, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
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.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
2	Total Number of “Yes’s”

Drainage

The applicant would be 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 subject 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 located 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 documented floodplain within or adjacent to the project's location.

Standard landscaping and tree protection would be required, in accordance with LDC 25-2 and 25-8, for any 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 two-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.

Parks & Recreation Department (PAR) – Planning & Design Review

Parkland dedication would be required for the new increase in residential units proposed by this project, single-family with SF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. The requirement may be met with fees in-lieu, as determined using the criteria in City Code Title 25, Article 14, as amended. Any in-lieu fees paid 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

Site plans would be required for any new development proposed other than single-family, two-family or duplex residential.

Any new development would be subject to Subchapter E – Design Standards and Mixed Use. Additional comments would be provided after the site plan has been submitted.

This tract is already developed, and the proposed zoning change is a footprint within the existing development. The applicant is responsible for requesting relocation and demolition permits once the site plan has been approved. The City's Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets City historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

The assessment of any required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, would occur after the site plan has been submitted. A traffic impact analysis shall be required at the time of site plan, if triggered, per LDC 25-6-113.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at their own expense, would 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) would be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements, the applicant may contact the Austin Water SER team at ser@austintexas.gov.

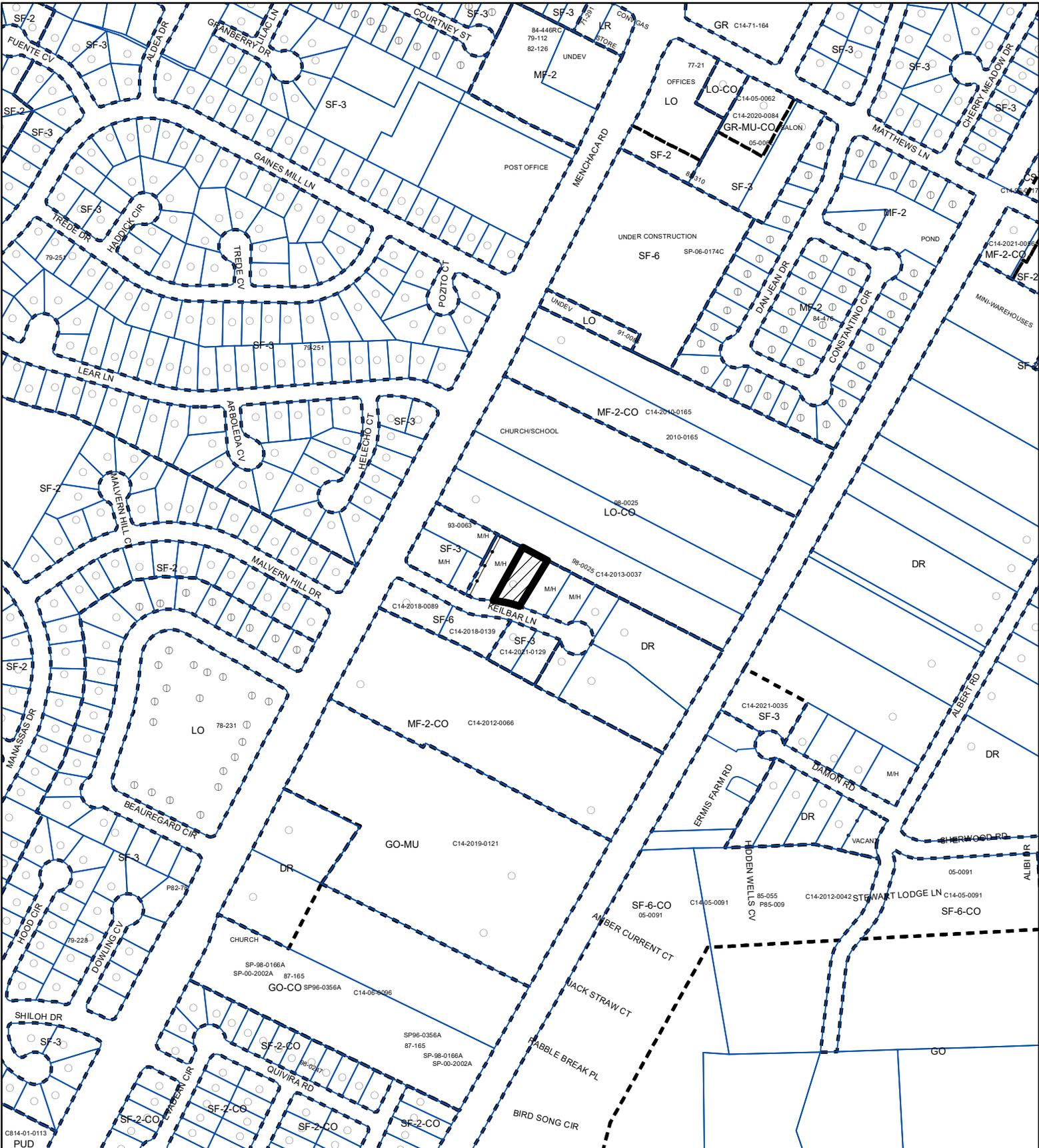
In order to proceed with the project, the landowner must pay the City inspection fee with the utility construction. The landowner must also pay the tap and impact fee once an application for a City of Austin water and wastewater utility tap permit has been submitted.

INDEX OF EXHIBITS TO FOLLOW:

A: Zoning Map

A-1: Aerial Map

Correspondence Received



ZONING

Exhibit A

ZONING CASE#: C14-2022-0048



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

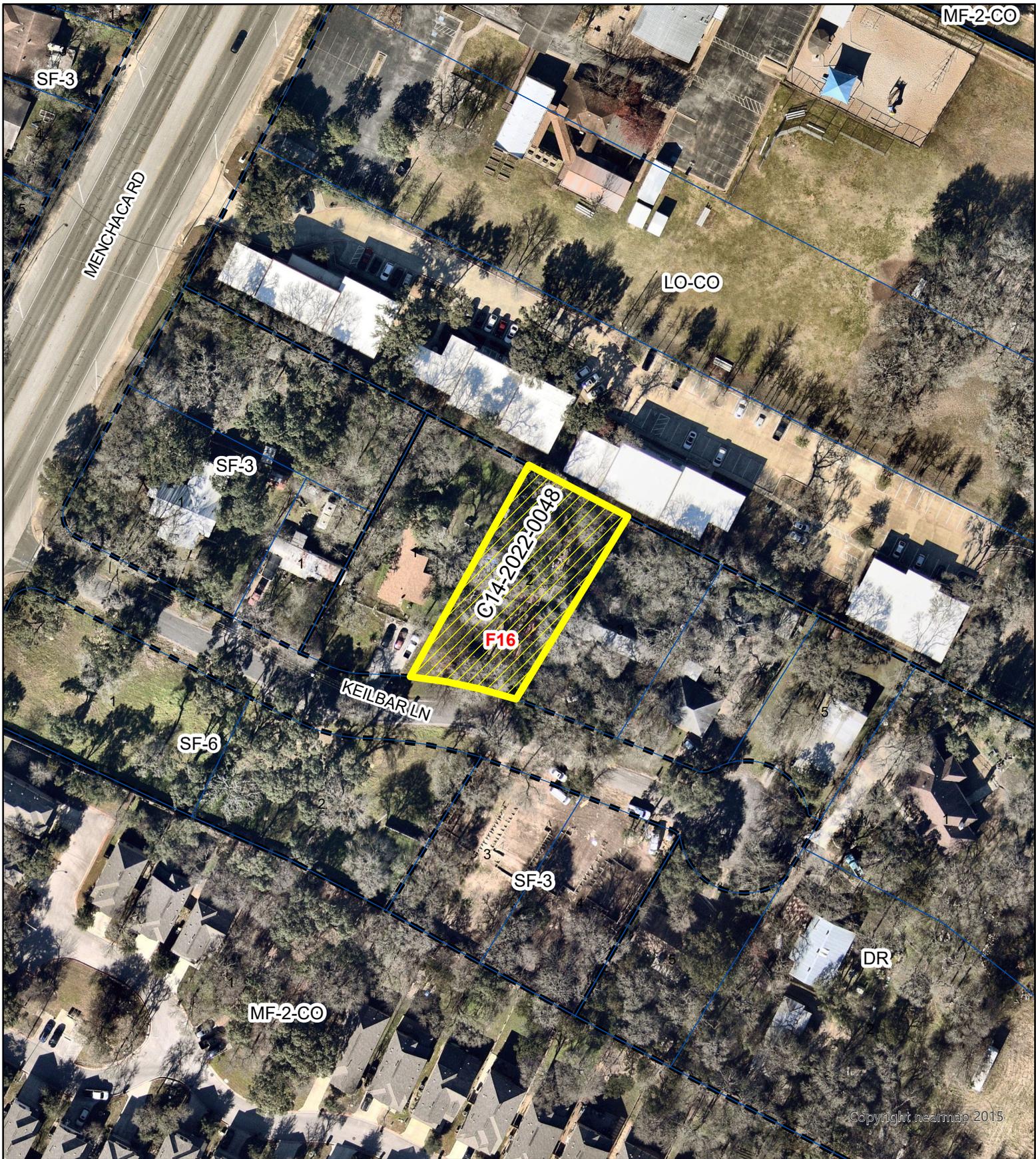
1" = 400'

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: 4/5/2022



MF-2-CO

SF-3

MENCHACA RD

LO-CO

SF-3

C14-2022-0048

F16

KEILBAR LN

SF-6

SF-3

DR

MF-2-CO

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SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1806 Keilbar Lane

Exhibit A - 1

ZONING CASE#: C14-2022-0048
 LOCATION: 1806 Keilbar Lane
 SUBJECT AREA: .3356 Acres
 GRID: F16
 MANAGER: WENDY RHOAD



1" = 100'

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.

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: C14-2022-0048

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: June 7, 2022, Zoning and Platting Commission
July 28, 2022, City Council

Kyle Kampe

Your Name (please print)

I am in favor
 I object

7233 Menchaca Rd

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

Kyle Kampe

Signature

5/28/22

Date

Daytime Telephone (Optional): _____

Comments: This is a reasonable rezoning proposal, as I presume the developer is seeking to build a two-family residential land use on this lot (a primary = ADU).

re: Case # C14-2022-0048; Zoning: Platting Commission 6/7/22
attn: Wendy Rhoades

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

City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

From:
To: [Rhoades, Wendy](#)
Cc:
Date: Tuesday, June 7, 2022 11:25:15 AM

*** External Email - Exercise Caution ***

The rezoning request is for SF-3 at this site with plans for a single family unit and an ADU. I have written to Mr. Carr and I offer my support for this project. He is currently constructing two other SF-3 efforts on Keilbar, and I believe this is much more appropriate for this street. A site plan exists for 1903 & 1905 Keilbar with more than 20 units and ongoing discussion is occurring on 1902 Keilbar with concern over unit size and parking. Keilbar's narrow width will not withstand vehicle overflow.

Thank you.

Eugene Sutton
1505 Damon
Matthews Lane Neighborhood Association Outreach
5125274424

Sent from [Mail](#) for Windows

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