

ZONING CHANGE REVIEW SHEET**CASE:** C14-2018-0139 – 1903 Keilbar**Z.A.P. DATE:** January 15, 2019**ADDRESS:** 1903 Keilbar Lane**DISTRICT AREA:** 5**OWNER / APPLICANT:** 1905 Keilbar, LLC (Michael Winningham)**ZONING FROM:** DR**TO:** SF-6**AREA:** 0.474 acres (20,647 square feet)**SUMMARY STAFF RECOMMENDATION:**

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 15, 2019:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is situated near the corner of Manchaca Road and Keilbar Lane, which is south of Matthews Lane, and zoned development reserve (DR). Primary access to the lot is 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 up to seven condominium units. The adjacent lot at the corner of Manchaca Road / Keilbar Lane was recently approved for SF-6 zoning, and the Applicant intends to develop up to 14 condominium units across both lots. 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 across both lots; 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	One manufactured home residence
<i>North</i>	SF-3; DR; LO-CO	Single family residences; Manufactured homes; Apartment; Offices; Religious assembly / Private primary educational facility
<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: Not Applicable

TIA: Is not required

WATERSHED: South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

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
C14-2018-0089 – 1905 Keilbar	DR to SF-6	To Grant	Apvd (11-1-2018).
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 – 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 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 Lot 2, Block B, 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: February 7, 2019

ACTION:

ORDINANCE READINGS: 1st

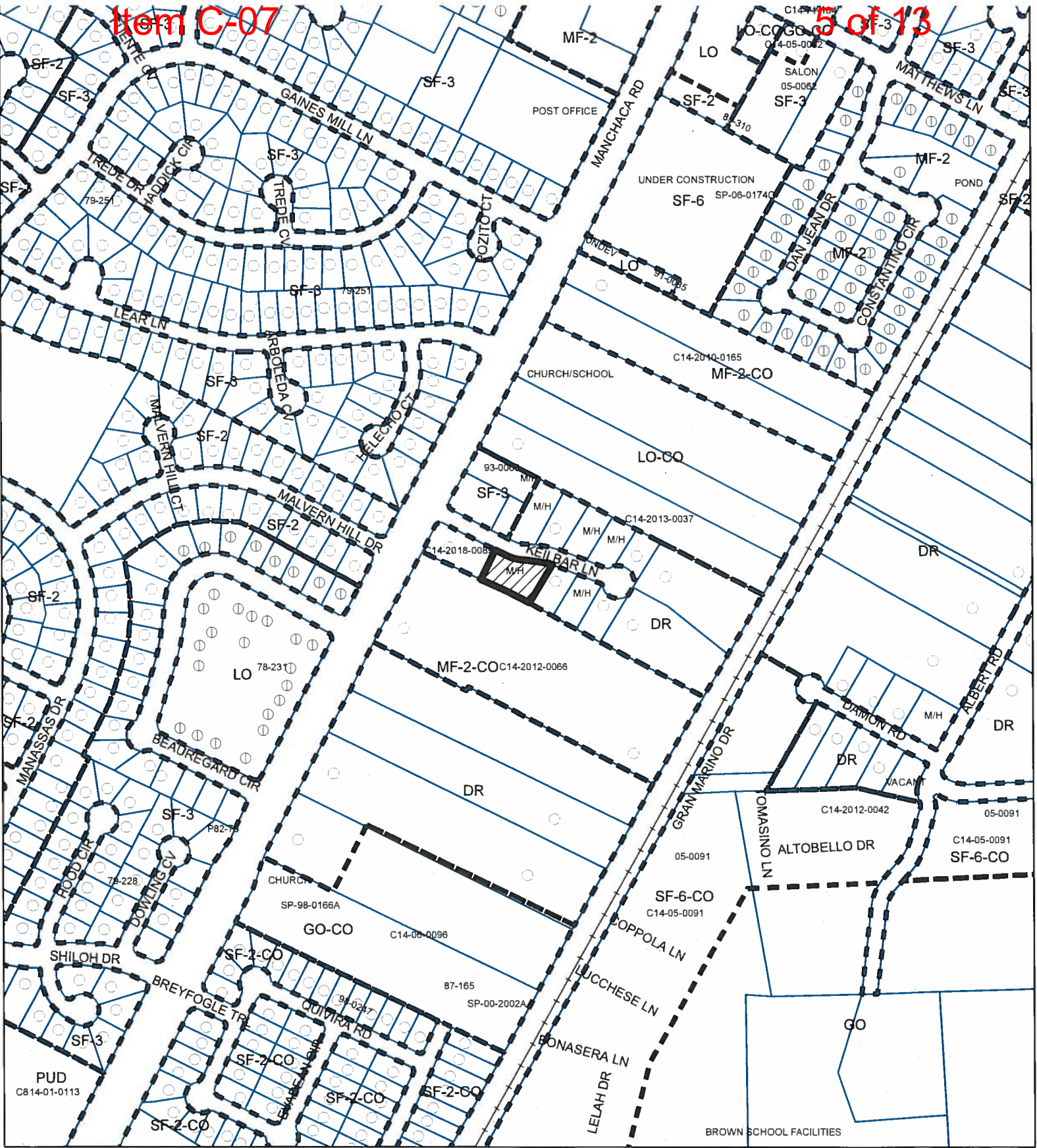
2nd




3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2018-0139

EXHIBIT A

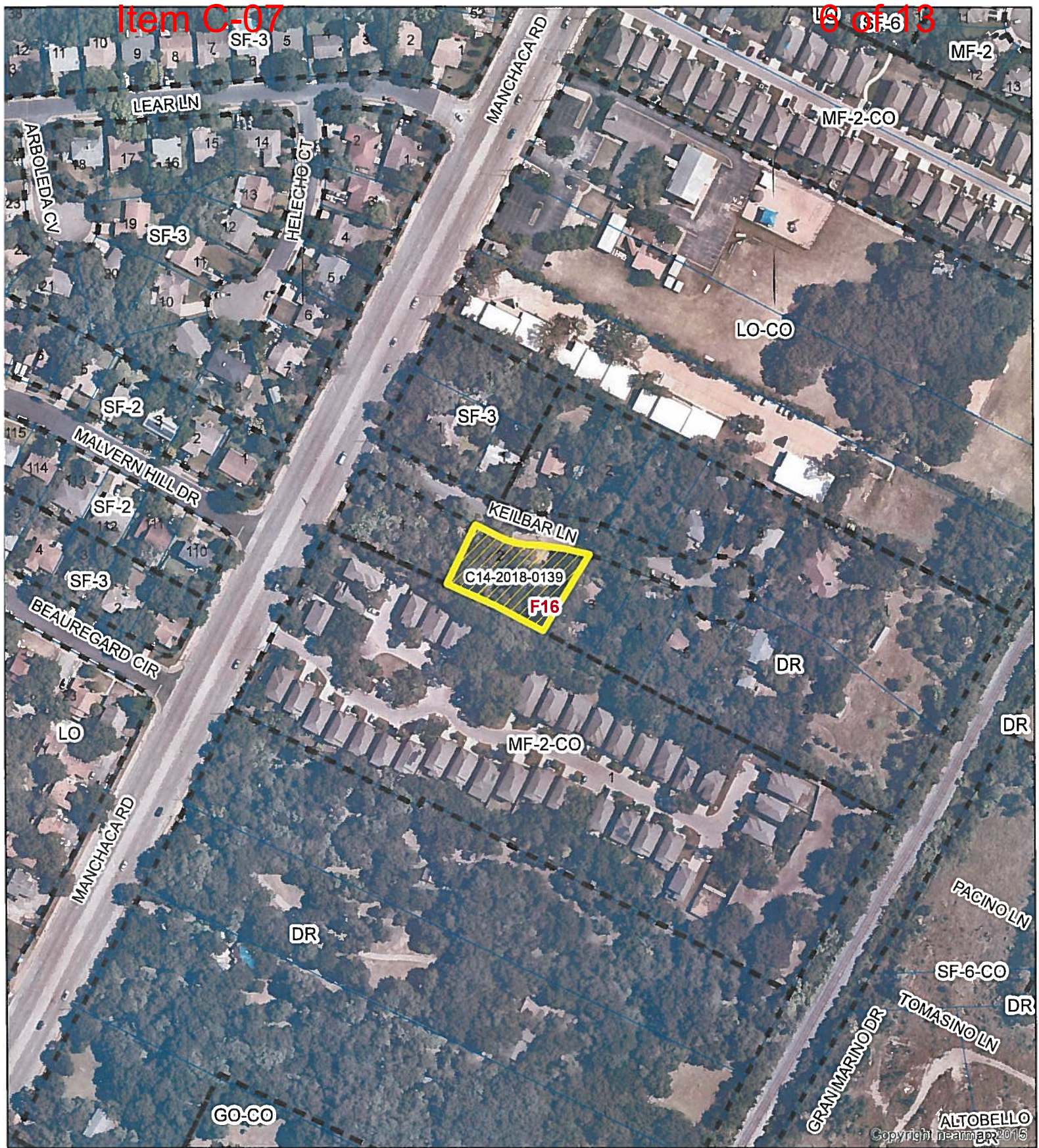


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

1" = 400'

Created: 11/9/2018







1903 KEILBAR SF-6

ZONING CASE#: C14-2018-0139
 LOCATION: 1903 KEILBAR LANE
 SUBJECT AREA: 0.474 ACRES
 GRID: F18
 MANAGER: WENDY RHOADES

Exhibit A-1

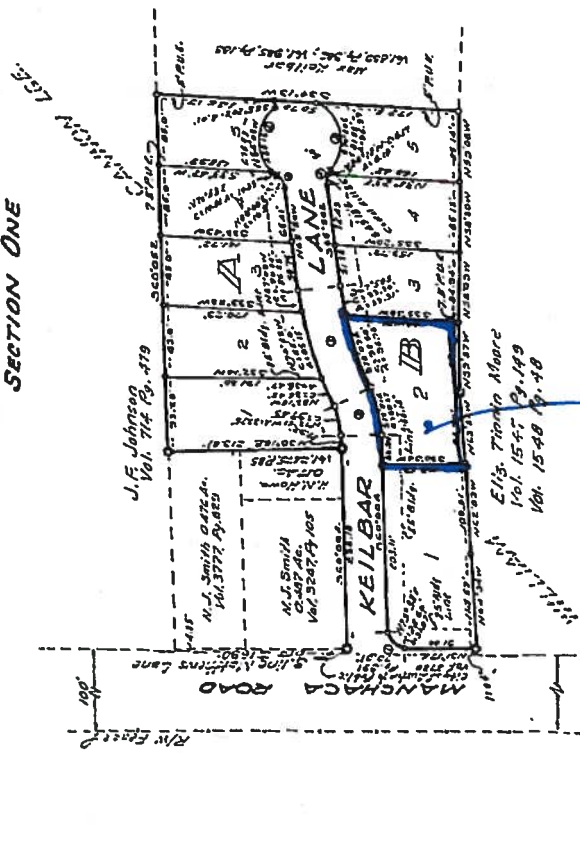


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER

1" = 200'

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.

MAX KEILBAR SUBDIVISION
SECTION ONE



REZONING AREA

SCALE: 1" = 100'

EASEMENTS: a strip of land five(5) feet in width on either side of all lots in this subdivision is hereby dedicated for public utilities.

SURVEYED JULY 1970
BY: CLAUDE F. BUSH, JR.
Rep. Public Surveyor #202

EXHIBIT B
RECORDED PLAT

THE STATE OF TEXAS
COUNTY OF TARRANT
Know all men by these presents,
That I, Jean-Kristen, owner of the herein designated tract out of the
William Cullen Leases, Tracts County, Texas, being a portion of said land
conveyed to me by deed recorded in Volume 282, Page 285,
Page 286, of the Official Records of Tarrant County, Texas, do hereby divide said
4.38 acres as described in the record with the foregoing tract and do
hereby accept this plan as my subdivision to be known as the NEAR HELLBAR SUB-
DIVISION, SECTION 10, and do hereby warrant to the public use of, defend, and
covenant defend same.
WITNESS MY HAND this 24th day of July, 1979.
J. K. Jean-Kristen
NEAR HELLBAR

THE STATE OF TEXAS
COUNTY OF TRAVIS

O'Casey met the undersigned authoritatively, on this day personally
 appeared before the writer, a witness, known to me to be the person
 whose name is subscribed to the foregoing instrument, and he
 admitted to me that he executed the same as his deed and was
 the purchaser and consideration therein expressed.
 WITNESSES AND SIGNED AND SWEAR OF OFFICE the 25th day of
 July, A.D. 1920. J. J. O'Casey, J. P.

Robert F. Bunker Jr.
Notary Public in and for the State of Illinois
9 March, 1971

APPROVED FOR ACCEPTANCE, 9 MAR 1977
D. G. F.

Edward L. Ullie, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION
 OF THE City of Austin, Texas, 9 March, 1971

M. Conkey D. J. Farnsworth

NOTE:

התאגדות זו נמצאת במסגרת של חוק המעורבות של הממשלה בניהול המדינה.

field or not less than 300 feet, and shall be installed in accordance with the regulations of the City-County Health Officer and shall be inspected

1997-1998 - 1999-2000 - 2001-2002 - 2003-2004 - 2005-2006 - 2007-2008 - 2009-2010 - 2011-2012 - 2013-2014 - 2015-2016 - 2017-2018 - 2019-2020 - 2021-2022 - 2023-2024 - 2025-2026 - 2027-2028 - 2029-2030 - 2031-2032 - 2033-2034 - 2035-2036 - 2037-2038 - 2039-2040 - 2041-2042 - 2043-2044 - 2045-2046 - 2047-2048 - 2049-2050 - 2051-2052 - 2053-2054 - 2055-2056 - 2057-2058 - 2059-2060 - 2061-2062 - 2063-2064 - 2065-2066 - 2067-2068 - 2069-2070 - 2071-2072 - 2073-2074 - 2075-2076 - 2077-2078 - 2079-2080 - 2081-2082 - 2083-2084 - 2085-2086 - 2087-2088 - 2089-2090 - 2091-2092 - 2093-2094 - 2095-2096 - 2097-2098 - 2099-2100 - 2101-2102 - 2103-2104 - 2105-2106 - 2107-2108 - 2109-2110 - 2111-2112 - 2113-2114 - 2115-2116 - 2117-2118 - 2119-2120 - 2121-2122 - 2123-2124 - 2125-2126 - 2127-2128 - 2129-2130 - 2131-2132 - 2133-2134 - 2135-2136 - 2137-2138 - 2139-2140 - 2141-2142 - 2143-2144 - 2145-2146 - 2147-2148 - 2149-2150 - 2151-2152 - 2153-2154 - 2155-2156 - 2157-2158 - 2159-2160 - 2161-2162 - 2163-2164 - 2165-2166 - 2167-2168 - 2169-2170 - 2171-2172 - 2173-2174 - 2175-2176 - 2177-2178 - 2179-2180 - 2181-2182 - 2183-2184 - 2185-2186 - 2187-2188 - 2189-2190 - 2191-2192 - 2193-2194 - 2195-2196 - 2197-2198 - 2199-2200 - 2201-2202 - 2203-2204 - 2205-2206 - 2207-2208 - 2209-2210 - 2211-2212 - 2213-2214 - 2215-2216 - 2217-2218 - 2219-2220 - 2221-2222 - 2223-2224 - 2225-2226 - 2227-2228 - 2229-2230 - 2231-2232 - 2233-2234 - 2235-2236 - 2237-2238 - 2239-2240 - 2241-2242 - 2243-2244 - 2245-2246 - 2247-2248 - 2249-2250 - 2251-2252 - 2253-2254 - 2255-2256 - 2257-2258 - 2259-2260 - 2261-2262 - 2263-2264 - 2265-2266 - 2267-2268 - 2269-2270 - 2271-2272 - 2273-2274 - 2275-2276 - 2277-2278 - 2279-2280 - 2281-2282 - 2283-2284 - 2285-2286 - 2287-2288 - 2289-2290 - 2291-2292 - 2293-2294 - 2295-2296 - 2297-2298 - 2299-2300 - 2301-2302 - 2303-2304 - 2305-2306 - 2307-2308 - 2309-2310 - 2311-2312 - 2313-2314 - 2315-2316 - 2317-2318 - 2319-2320 - 2321-2322 - 2323-2324 - 2325-2326 - 2327-2328 - 2329-2330 - 2331-2332 - 2333-2334 - 2335-2336 - 2337-2338 - 2339-2340 - 2341-2342 - 2343-2344 - 2345-2346 - 2347-2348 - 2349-2350 - 2351-2352 - 2353-2354 - 2355-2356 - 2357-2358 - 2359-2360 - 2361-2362 - 2363-2364 - 2365-2366 - 2367-2368 - 2369-2370 - 2371-2372 - 2373-2374 - 2375-2376 - 2377-2378 - 2379-2380 - 2381-2382 - 2383-2384 - 2385-2386 - 2387-2388 - 2389-2390 - 2391-2392 - 2393-2394 - 2395-2396 - 2397-2398 - 2399-2400 - 2401-2402 - 2403-2404 - 2405-2406 - 2407-2408 - 2409-2410 - 2411-2412 - 2413-2414 - 2415-2416 - 2417-2418 - 2419-2420 - 2421-2422 - 2423-2424 - 2425-2426 - 2427-2428 - 2429-2430 - 2431-2432 - 2433-2434 - 2435-2436 - 2437-2438 - 2439-2440 - 2441-2442 - 2443-2444 - 2445-2446 - 2447-2448 - 2449-2450 - 2451-2452 - 2453-2454 - 2455-2456 - 2457-2458 - 2459-2460 - 2461-2462 - 2463-2464 - 2465-2466 - 2467-2468 - 2469-2470 - 2471-2472 - 2473-2474 - 2475-2476 - 2477-2478 - 2479-2480 - 2481-2482 - 2483-2484 - 2485-2486 - 2487-2488 - 2489-2490 - 2491-2492 - 2493-2494 - 2495-2496 - 2497-2498 - 2499-2500 - 2501-2502 - 2503-2504 - 2505-2506 - 2507-2508 - 2509-2510 - 2511-2512 - 2513-2514 - 2515-2516 - 2517-2518 - 2519-2520 - 2521-2522 - 2523-2524 - 2525-2526 - 2527-2528 - 2529-2530 - 2531-2532 - 2533-2534 - 2535-2536 - 2537-2538 - 2539-2540 - 2541-2542 - 2543-2544 - 2545-2546 - 2547-2548 - 2549-2550 - 2551-2552 - 2553-2554 - 2555-2556 - 2557-2558 - 2559-2560 - 2561-2562 - 2563-2564 - 2565-2566 - 2567-2568 - 2569-2570 - 2571-2572 - 2573-2574 - 2575-2576 - 2577-2578 - 2579-2580 - 2581-2582 - 2583-2584 - 2585-2586 - 2587-2588 - 2589-2590 - 2591-2592 - 2593-2594 - 2595-2596 - 2597-2598 - 2599-2600 - 2601-2602 - 2603-2604 - 2605-2606 - 2607-2608 - 2609-2610 - 2611-2612 - 2613-2614 - 2615-2616 - 2617-2618 - 2619-2620 - 2621-2622 - 2623-2624 - 2625-2626 - 2627-2628 - 2629-2630 - 2631-2632 - 2633-2634 - 2635-2636 - 2637-2638 - 2639-2640 - 2641-2642 - 2643-2644 - 2645-2646 - 2647-2648 - 2649-2650 - 2651-2652 - 2653-2654 - 2655-2656 - 2657-2658 - 2659-2660 - 2661-2662 - 2663-2664 - 2665-2666 - 2667-2668 - 2669-2670 - 2671-2672 - 2673-2674 - 2675-2676 - 2677-2678 - 2679-2680 - 2681-2682 - 2683-2684 - 2685-2686 - 2687-2688 - 2689-2690 - 2691-2692 - 2693-2694 - 2695-2696 - 2697-2698 - 2699-2700 - 2701-2702 - 2703-2704 - 2705-2706 - 2707-2708 - 2709-2710 - 2711-2712 - 2713-2714 - 2715-2716 - 2717-2718 - 2719-2720 - 2721-2722 - 2723-2724 - 2725-2726 - 2727-2728 - 2729-2730 - 2731-2732 - 2733-2734 - 2735-2736 - 2737-2738 - 2739-2740 - 27

Unit under the subunit.

diverse working conditions affect in diverse ways the different categories of workers in the same industry.

* In approving this plan by the Commissioners Board at People's Court House, it is understood that the building on all roads, roads and other

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

התקנת המערכת נעשתה באמצעות תוכנת ההתקנה של חברת היצרן, והתקנת התוכנה נעשתה באמצעות תוכנת ההתקנה של חברת היצרן.

by the Commissioners of the County of Travis, Texas, and the Commissioners of the County of Tarrant, Texas assumes no responsibility for said work.

"היה שפועלם, וזהו מה שהיה פועלם של המעשה הזה."

THE STATE OF
COUNTY OF
DAY & DIVISION
of

certify that on the 22 day of March A.D. 1927, the Commission

1873
County of Travis County, Texas passed and gave order heretofore entered in and
recorder of this place and that said order heretofore entered in and

minutes of said in Bank 3 - page 20
WITNESSES MY HAND AND SEAL OF OFFICE THIS 22 day of May
1965, at New York City, New York
Deputy, Supervising Clerk of County Court, New York County, New York

10/15/20
by: Carol P. Harris

Density
 ~ 45"

 2 3

FILED FOR RECORD AT 2 o'clock P M on the 23 day of November 1901
 DAVIS, THOMPSON, Clerk of County Court, Travis County, Texas.

of Frederick Jackson
Group

THE STATE OF TEXAS,
COUNTY OF TARRANT, Tarrant County, Texas.

*L. some Bullfinches, Crows at county level, and pine trees
County and State - learned. do hardly early that the within and*

A young instrument of writing with the date 23 May 1940, signed "Thas" was filed for record in my office on the 23 May 1940.

AD 1328 at 2:50 o'clock P M in the Old Records at said County
AD 1345 o'clock P M and duly returned on the same day

00653
Dq. 1.5 S'hy 2023, 12/10/23 of County Court, Thos

Elizabeth Wood
Darius

1

SUMMARY STAFF RECOMMENDATION:

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 across both lots; 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 lot contains a manufactured home, is relatively flat and contains several trees.

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 south of Keilbar Lane, which terminates in a cul-de-sac. This property is approximately 0.47 acres in size, and contains a manufactured home that would be demolished. The site is not located within the boundaries of neighborhood planning area. Surrounding land uses includes single family housing, a private Christian school, two small office buildings, and a restaurant to the north; to the south is single family housing and undeveloped land; to the west across Manchaca Road is single family housing; and to the

east is single family housing and undeveloped land. The proposed use is a seven unit condominium project.

Connectivity

The Walkscore for this area is 30/100, Car Dependent, meaning most errands require a car. 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 200 ft. away on Manchaca Rd. 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 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, providing more infill housing, and existing mobility 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 South Boggy Creek Watershed 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. Additional comments will be made when a site plan is submitted.

Transportation

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

Keilbar Lane requires 56 feet of right-of-way in accordance with the TCM. 28 feet of right-of-way should be dedicated from the centerline of Keilbar Lane in accordance with the TCM at the time of the subdivision and/or site plan application, whichever comes first [LDC 25-6-55; TCM, Tables 1-7, 1-12].

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].

FYI – sidewalk shall be constructed along all adjacent public right-of-way 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.