

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2018-0139 – 1903 Keilbar**Z.A.P. DATE:** January 15, 2019  
January 29, 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: *APPROVED A POSTPONEMENT REQUEST BY AN ADJACENT NEIGHBOR TO JANUARY 29, 2019*

*[S. LAVANI; J. DUNCAN – 2<sup>ND</sup>] (10-0) N. BARRERA-RAMIREZ – ABSENT*

January 29, 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:**

	<b>ZONING</b>	<b>LAND USES</b>
<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:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
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.

FYI – Manchaca Road (FM 2304) is owned and operated by Texas Department of Transportation.

**CITY COUNCIL DATE:** February 7, 2019

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

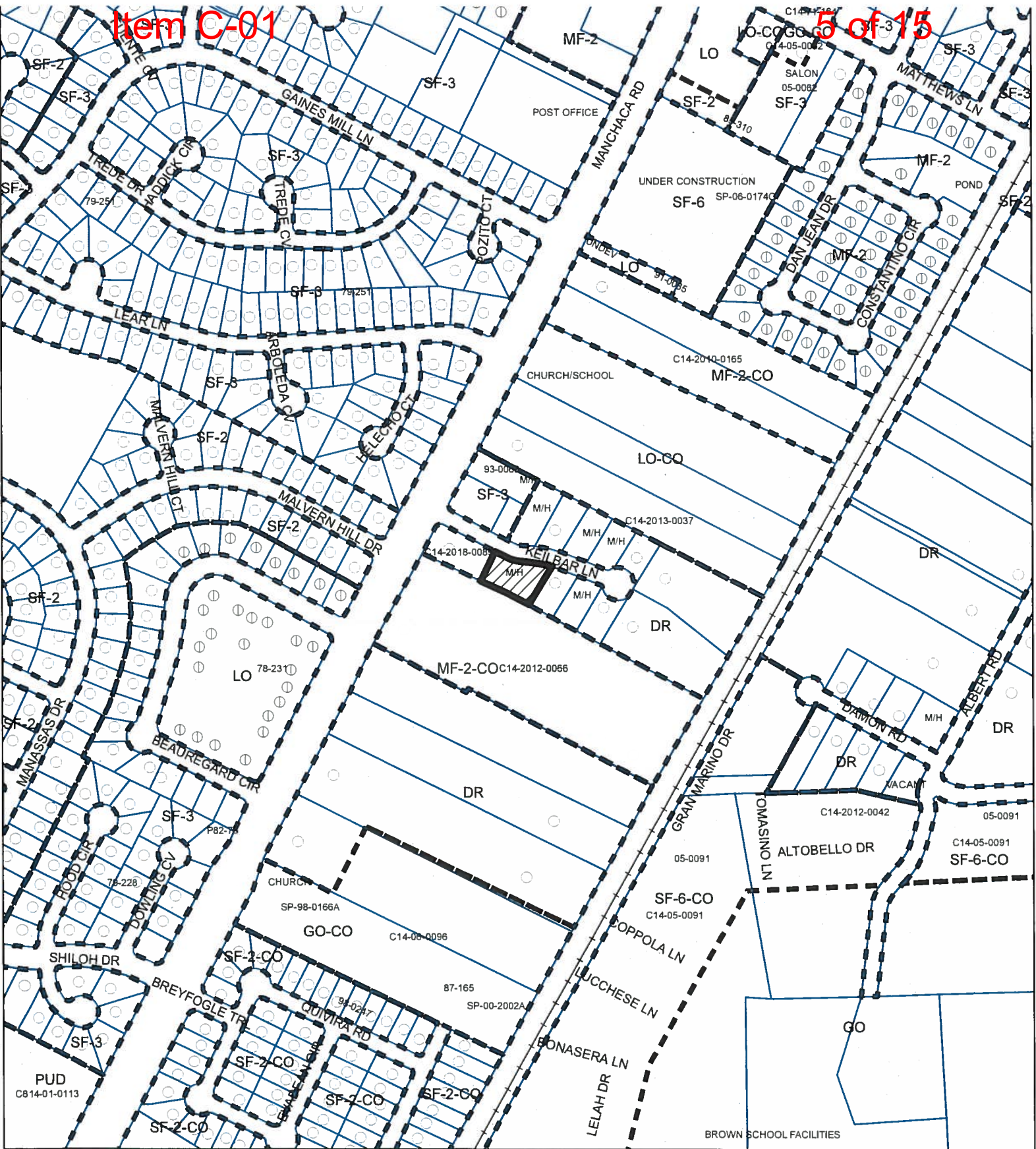
3<sup>rd</sup>

**ORDINANCE NUMBER:**

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

**PHONE:** 512-974-7719








## ZONING

EXHIBIT A

ZONING CASE#: C14-2018-0139

N



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

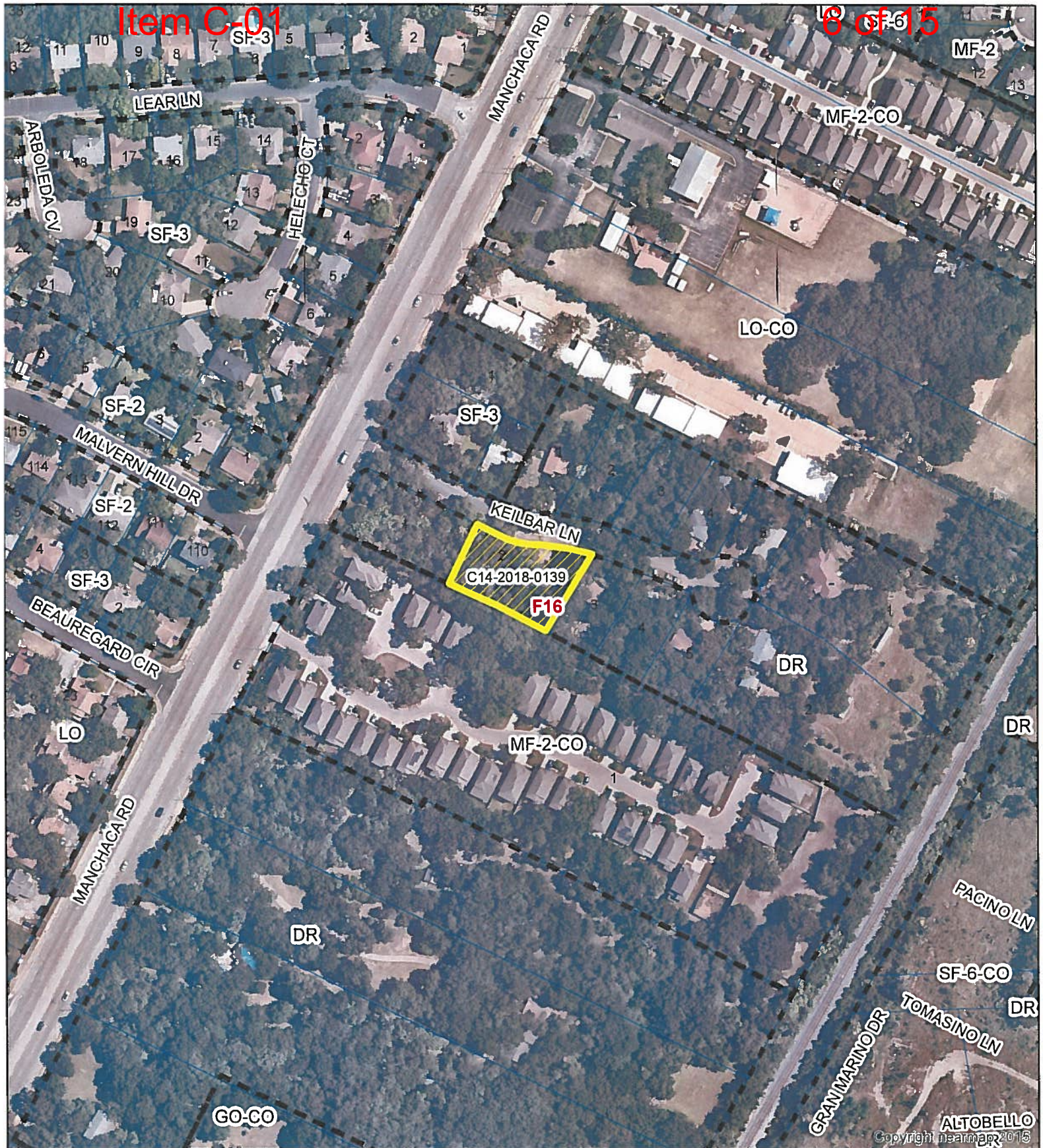
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



Created: 11/9/2018





N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER

1" = 200'

### 1903 KEILBAR SF-6

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

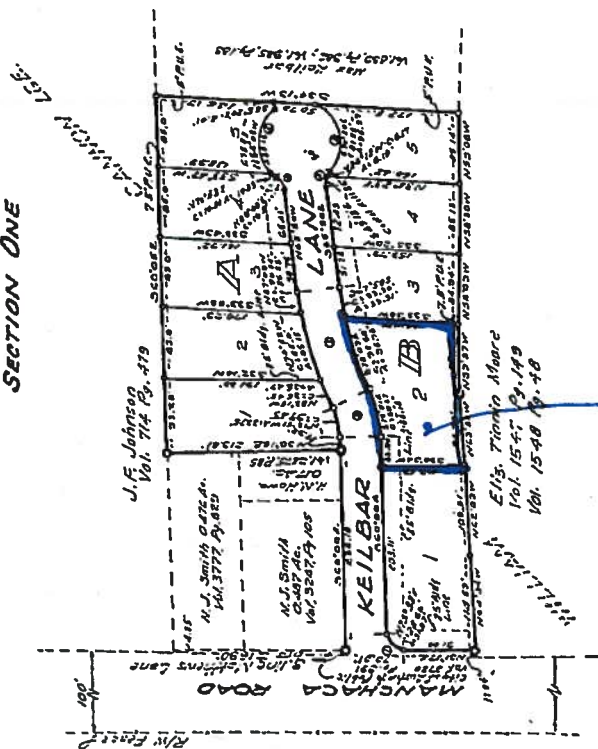
Exhibit A-1



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 6:



0	1	2	3	4	5	6	7	8	9
25.42	25.43	25.44	25.45	25.46	25.47	25.48	25.49	25.50	25.51
25.52	25.53	25.54	25.55	25.56	25.57	25.58	25.59	25.60	25.61
25.62	25.63	25.64	25.65	25.66	25.67	25.68	25.69	25.70	25.71
25.72	25.73	25.74	25.75	25.76	25.77	25.78	25.79	25.80	25.81
25.82	25.83	25.84	25.85	25.86	25.87	25.88	25.89	25.90	25.91
25.92	25.93	25.94	25.95	25.96	25.97	25.98	25.99	26.00	26.01

**LEGNO:**

- 00 - Iron Red Jet  
00 - Iron Red Jet

$36A/2 : 1'' = 100'$

## REZONING AREA

**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.*  
CLAUDE F. BUSH, JR.  
Gen. Public Insurance #202

EXHIBIT B  
RECORDED PLAT

THE STATE OF TEXAS

KNOW ALL MEN THESE ADVENTS!  
That I, the undersigned, owner of the hereinbefore named tract map of the  
William Cannon League, Travis County, Texas, being a portion of land  
conveyed to me by deed recorded in Volume 480, Page 382 and Volume 505,  
Page 48, of the Grant Records of Travis County, Texas, in hereby certifying  
that none of said land is or was ever in possession of any person or persons  
other than the hereinbefore named owner, and that the hereinbefore SUB-  
DIVISION is a true and correct description of the public use, all roads, and  
separately, within herein.

A.O. 1970  
W. J. Sullivan  
MAX KELLER

THE STATE OF TEXAS  
COUNTY OF TRAVIS

On the eve of the undersigned's departure, on this day personally accompanied Mrs. Keffer, a wife of the undersigned, known to me to be the woman whose name is subscribed to the foregoing instrument, and she acknowledged to me that she executed the same as his wife and agent for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this 25th day of July, A.D. 1870.

\_\_\_\_\_  
A. N.

Robert E. Bland Jr.  
Notary Public in and for the State of Texas  
9 March 1971

RECEIVED FOR ACCEPTANCE.  
9 March, 1971

Richard E. Lillie  
Richard E. Lillie, Director

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

Conclusions  
very good

NOTE: Each house constructed in this subdivision shall be constructed to a single lot with a capacity of no more than 200 persons and with a single lot of no more than 3000 sq. ft. and shall be constructed in accordance with the requirements of the City County Health Ordinance and shall be inspected and approved by such officer.

This restriction is enforceable by the City of Austin - Travis County Health Unit under the subdivision.

A strip of land five (5) feet in width along the rear of all lots and is shown herein to be hereby dedicated for public utilities.

## THE STATE OF TEXAS

THE STATE OF TEXAS, County of Travis County, Texas, do hereby certify that on the 22<sup>nd</sup> day of March A.D. 1934, the Commissioners of said Travis County, Texas, passed an order authorizing the filing of said order with the County Clerk, said order had been duly entered in the present of the said Clerk, Vol. 380, Page 380 minutes of said Court, and the said order was duly signed by the said Commissioners and the said County Clerk, and the said order was duly filed in the County Clerk's office on the 22<sup>nd</sup> day of March A.D. 1934, and the said order was duly recorded in the County Clerk's office on the 22<sup>nd</sup> day of March A.D. 1934.

Attest: James P. Harris  
County Clerk

FILED FOR RECORDED 2 45-  
 BY MISS. SHAWNEY, Clerk of County Court, Travis County, Texas.  
 on Tuesday, March 2nd

EXCEL 30 DATA VIEW

ONE STATE OF MISSISSIPPI, County of Adams, to-wit: I, the undersigned, Clerk of said County, do hereby certify that the within and foregoing instrument of writing with the date of execution hereunto attested by me and the Seal of said County, was filed for record in my office on the 23 day of March A.D. 1928 at 5 o'clock P.M. and said record on the 23 day of March A.D. 1928 at 2:50 o'clock P.M. in the first Record of said County in Book 53, Page 41.

Witness my hand and the Seal of said County, this 23rd day of March A.D. 1928.

John B. Smith, Clerk of said County.

**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.

## 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](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

**Case Number:** C14-2018-0139

**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** January 15, 2019, Zoning and Planning Commission  
February 7, 2019, City Council

MAURICE BARBER  
Your Name (please print)

7701 MANCINI RD UNIT 2 AUSTIN TX 78745  
Your address(es) affected by this application

M Barber

Signature

Daytime Telephone: 706 654 7466

Date

1/13/19

☐ I am in favor  
☒ I object

Comments:

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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**Case Number:** C14-2018-0139

**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** January 15, 2019, Zoning and Platting Commission  
February 7, 2019, City Council

TERRA BARBER  
Your Name (please print)

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
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7709 MANLY ROAD UNIT 2 AUSTIN TX 78745  
Your address(es) affected by this application

[Signature] 1/13/19  
Signature Date

Daytime Telephone: 469 713 9209

Comments:

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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