

## ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0113 (11408 Antler Lane)      DISTRICT: 6

ADDRESS: 11408 Antler Lane

ZONING FROM: DR

TO: SF-1

SITE AREA: 1.04 acres

PROPERTY OWNER: Daniel Murphy

AGENT: Coats Rose (John M. Joseph)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-1, Single Family-Large Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

**October 1, 2019: Approved staff's recommendation of SF-1 zoning by consent (10-0); H. Smith-1<sup>st</sup> and N. Barrera-Ramirez-2<sup>nd</sup>.**

CITY COUNCIL ACTION:

**October 31, 2019**

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently undeveloped. There are single-family residences to the north, south and east. The property directly to the west is undeveloped and appears to be part of a larger tract that contains a single-family residence/ranchette.

The lot under consideration is 1.037 acres/45,171.72 sq. ft. in size. The property does not meet the 10 acres minimum lot size for the DR, Development Reserve District. Therefore, the applicant is requesting SF-1 district zoning to construct a single-family residence on the site.

The staff recommends SF-1, Single Family-Large Lot District, zoning at this location. The property meets the intent of the SF-1 zoning district and it is surrounded by existing single-family residential uses. The minimum lot size for the SF-1 district is 10,000 sq. ft.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Single-Family Residence (Large Lot) district is intended as an area for low density single-family residential use, with a minimum lot size of 10,000 square feet. This district is appropriate for locations where sloping terrain or environmental limitations preclude standard lot sizes, or where existing residential development has lots of 10,000 square feet or greater.

2. *The proposed zoning should promote consistency and orderly planning.*

The property in question is surrounded by existing single-family residential uses within a platted residential subdivision.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed SF-1 zoning will permit the applicant to develop this lot with a single-family residence that is consistent with surrounding land use patterns and uses.

EXISTING ZONING AND LAND USES:

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	Undeveloped
<i>North</i>	DR	Single-Family Residence
<i>South</i>	DR	Single-Family Residence
<i>East</i>	DR	Single-Family Residence
<i>West</i>	DR	Undeveloped

NEIGHBORHOOD PLANNING AREA: N/ATIA: Not RequiredWATERSHED: Bull Creek WatershedNEIGHBORHOOD ORGANIZATIONS:

Anderson Mill Neighborhood Association  
Bike Austin

Bull Creek Foundation  
Canyon Creek H.O. A.  
Estates of Brentwood  
Friends of Austin Neighborhoods  
Long Canyon Homeowners Association  
Long Canyon Phase II & II Homeowners Association, Inc.  
Mountain Neighborhood Association  
Neighborhood Empowerment Foundation  
Northwest Austin Coalition  
SELTEXAS  
Sierra Club, Austin Regional Group  
TNR BCP- Travis County Natural Resources  
2222 Coalition of Neighborhood Association, Inc.

SCHOOLS: Round Rock I.S.D.

Spicewood Elementary School  
Canyon Vista Middle School  
Westwood High School

CASE HISTORIES:

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2009-0097 (11505 Anderson Mill Road Rezone)	DR to LR	02/02/10: Approved LR-CO zoning by consent (7-0); D. Tiemann-1 <sup>st</sup> , S. Baldrige-2 <sup>nd</sup> , with the following conditions from the applicant's agreement with the neighborhood: 1) Limit the site the 1,333 vehicle trips per day; 2) Prohibit the following uses on the site: Consumer Convenience Services, Restaurant (Limited), Service Station; College and University Facility Facilities, Day Care Services (Commercial), Day Care Services (General), Day Care Services (Limited), Private Primary Educational Facilities, Private Secondary Educational Facilities, Public Primary Educational Facilities, Public Secondary Educational Facilities, Safety Services, Group Home, Class I (General), Group Home, Class II, Drive-In Services; 3) Prohibit buildings greater than 1-story to be located within 75 feet of the eastern property line; 4) Restrict the Food Sales, General Retail Sales (Convenience) and General Retail Sales (General) uses to hours of operation from 7:00 a.m. to 8:00 p.m. and limit these uses to ground/1st floor occupancy within a structure on the site.	2/11/10: Approved LR-CO district zoning on consent (6-0, Cole-off dais); Spelman-1 <sup>st</sup> , Morrison-2 <sup>nd</sup>
C14-2009-0038	DR to LR (On May 8, 2009, the agent for this case sent the staff an e-mail amending the requested zoning from GR to LR)	5/19/09: Approved staff's recommendation of LR-CO zoning with conditions by consent (7-0); K. Jackson-1 <sup>st</sup> , T. Rabago-2 <sup>nd</sup> .	6/11/08: Approved LR-CO with conditions on all3 readings (6-0, Cole-absent); B. McCracken-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .

C14-04-0028	GR-CO to CS	3/16/04: Approved staff's recommendation of CS zoning by consent (8-0, K. Jackson-absent); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	4/15/04: Approved ZAP recommendation of CS zoning (7-0); 1 <sup>st</sup> reading  4/22/04: Approved CS zoning (6-0), McCracken-off dais); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0027	GR-CO to CS-1	3/16/04: Approved staff's recommendation of CS-1 zoning by consent (8-0, K. Jackson-absent); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .  5/4/04: Approved staff's recommendation of CS-1 zoning by consent (5-0, J. Martinez, J. Pinnelli, C. Hammond-absent); J. Gohil-1 <sup>st</sup> , J. Donisi-2 <sup>nd</sup> .	4/15/04: Pulled off agenda. Case re- noticed and sent back to ZAP Commission.  6/10/04: Granted CS-1 (7-0); all 3 readings
C14-03-0111	DR to GR-CO	8/26/03: Approved staff's recommendation of GR-CO zoning by consent (8-0, K. Jackson-absent)	9/25/03: Approved GR-CO & RC-for TIA recommendations (7-0); all 3 readings
C14-02-0041	SF-2, DR to GR	11/19/02: Approved staff's recommendation of GR-CO zoning with conditions of: <ul style="list-style-type: none"> <li>• 300' (depth) x 400' parallel to FM 620, will have 'LR' uses only (Tract 2);</li> <li>• conditions set out by staff in the T.I.A.;</li> <li>• No Pawn Shop Services;</li> <li>• No Adult Oriented Businesses;</li> <li>• No Automotive Uses</li> </ul> (Vote: 7-0, A. Adams-absent)	1/30/03: Granted GR-CO on 1 <sup>st</sup> reading (7-0)  3/6/03: Approved (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-95-0167	SF-2 to MF-2	Approved GR-CO, LO-CO, and LR-CO w/ conditions (8-0)	Approved GR-CO, LO-CO, & LR-CO subject to conditions (5-0); 1 <sup>st</sup> reading  Approved GR-CO (SW area); LO-CO (NE 300'); LR-CO (NW 300') (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-94-0124	DR to SF-2	Approved SF-2-CO w/ conditions (9-0)	Approved SF-2-CO w/ conditions (5-0); 1 <sup>st</sup> reading  Approved SF-2-CO (5-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

C14-93-0032	SF-2, DR to GR	Approved GR-CO as recommended	Approved GR-CO w/ conditions (5-0), 1 <sup>st</sup> reading  Approved GR-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
-------------	----------------	-------------------------------	--

RELATED CASES:

Subdivision: Lot 6, Oak Deer Park Subdivision recorded in Volume 55, Page 43,  
Plat Records, Travis County, Texas

EXISTING STREET CHARACTERISTICS:

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Antler Lane	50 feet	24 feet	Level 1 - Local Street	No	No	No

OTHER STAFF COMMENTS:Comprehensive Planning

This case is located on the west side of Antler Lane, on a 1.037 acre lot, which is vacant. The subject property is not located within the boundaries of a neighborhood planning area. ***The property is also located in Austin's Limited Purpose jurisdiction.*** Surrounding land uses include single family housing and a wedding/event venue facility to the north; to the south is single family housing and vacant land; to the east is a single-family subdivision; and to the west is single family housing, vacant land and a retail shopping center with a grocery store. The request is to construct a single-family house under SF-1 zoning.

**Connectivity**

The Walkscore is **46/100, Car Dependent**, meaning most errands require a car. Antler Lane is a narrow rural road, with trees immediately abutting it. There are no bike lanes or public sidewalks situated along this road. A Cap Metro Transit stop is not located within walking distance from the property. The mobility options in the area are below average. Located 350 feet north of the property is Anderson Mill Road which has public sidewalks. Also located on Anderson Mill Road is a shopping center which is 1,500 linear feet from the subject property. This shopping center is pedestrian accessible and contains a variety of goods and services. The low Walkscore does not reflect this connectivity element.

### **Imagine Austin**

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

Based on the comparatively scale of the site relative to adjacent residential land uses and nearby goods and services in the area, the project appears to support the Imagine Austin Comprehensive Plan.

Please note: To be consistent with Imagine Austin, prioritize annexation of land that can be economically served with existing services, major commercial and industrial areas on the periphery of the city, and residential areas that help broadly distribute the cost of services.

### **Environmental**

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

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.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### **Site Plan**

No site plan comments.

### 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. Furthermore, a Neighborhood Traffic Analysis is not required because the traffic generated by the proposed zoning does not exceed 300 vehicle trips per day [LDC 25-6-113].

Additional right-of-way maybe required at the time of subdivision and/or site plan. The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Antler Lane	50 feet	24 feet	ASMP Level 1 - Local Street	No	No	No

### Austin Water Utility

The landowner intends to serve the site with City of Austin water utilities and an n-Site Sewage Facility approved by Austin Water. 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.

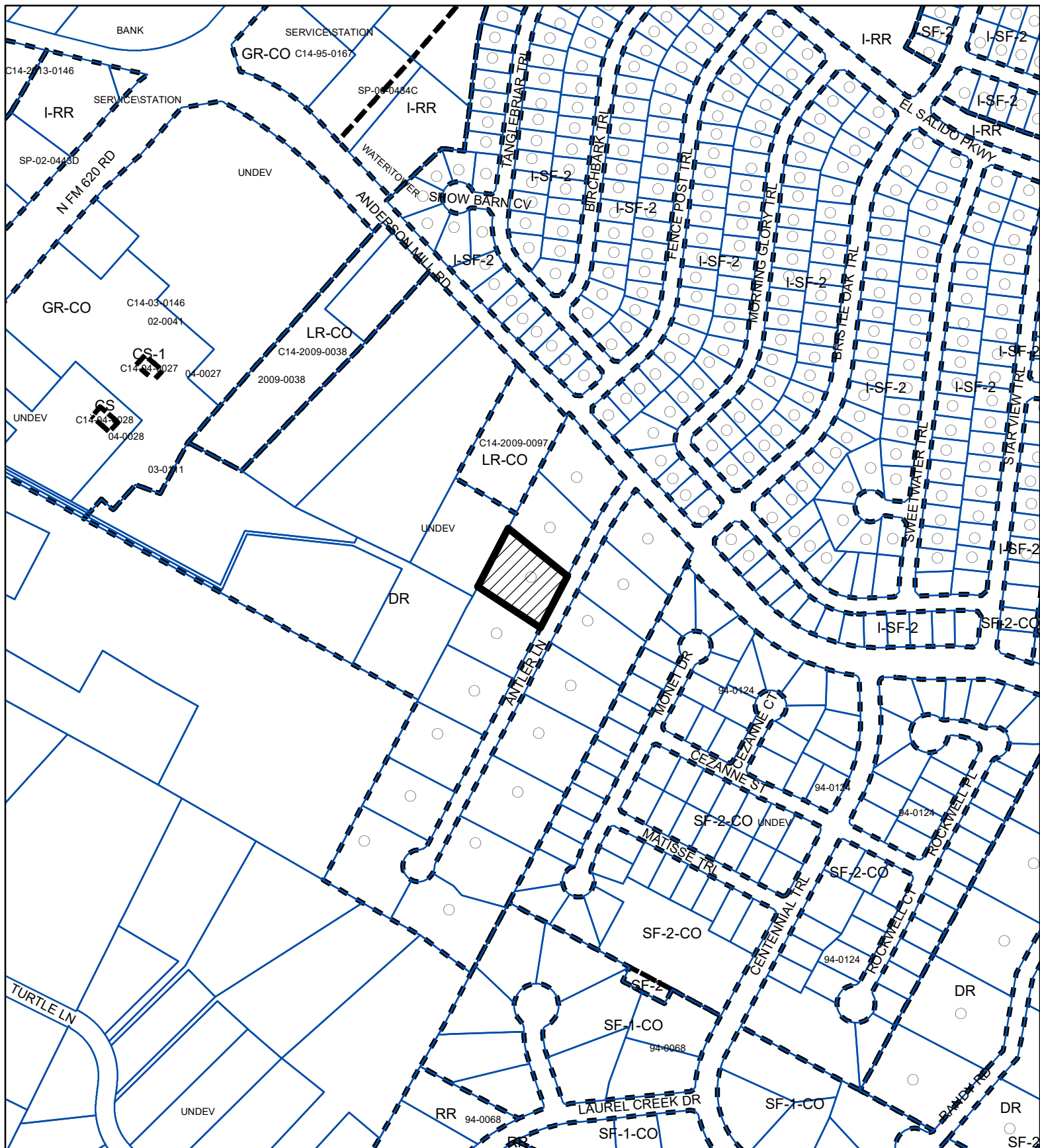
The site is within the City of Austin jurisdiction for on-site sewage facilities. For more information pertaining to the On-Site Sewage Facilities process and submittal requirements contact Paul Kaiser with the Austin Water, Utility Development Services at 625 E. 10th St., 7<sup>th</sup> floor. Ph: 512-972-0186.

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 utility tap permit.

### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map








## ZONING

ZONING CASE#: C14-2019-0113



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

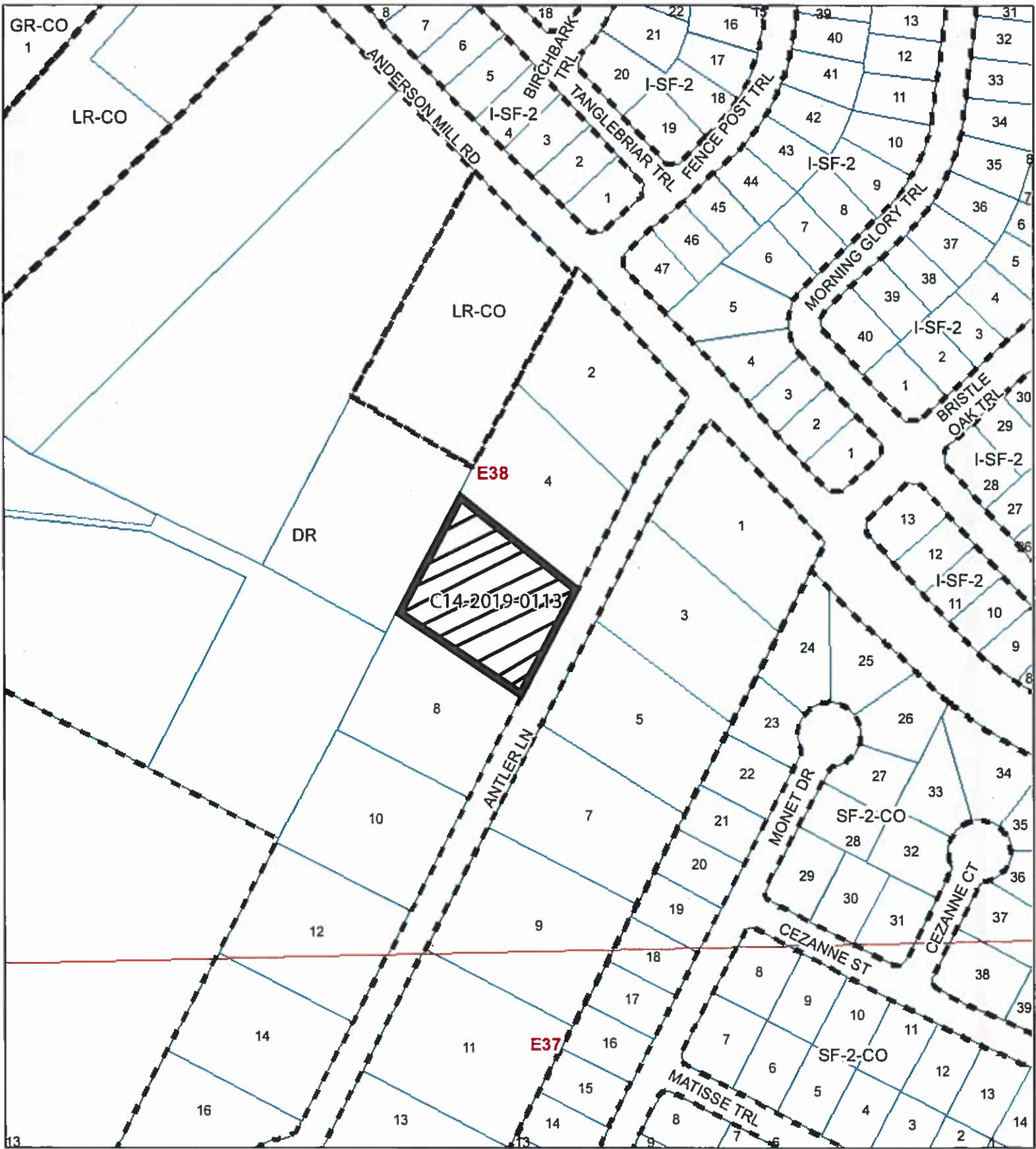
1" = 400'

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: 8/13/2019



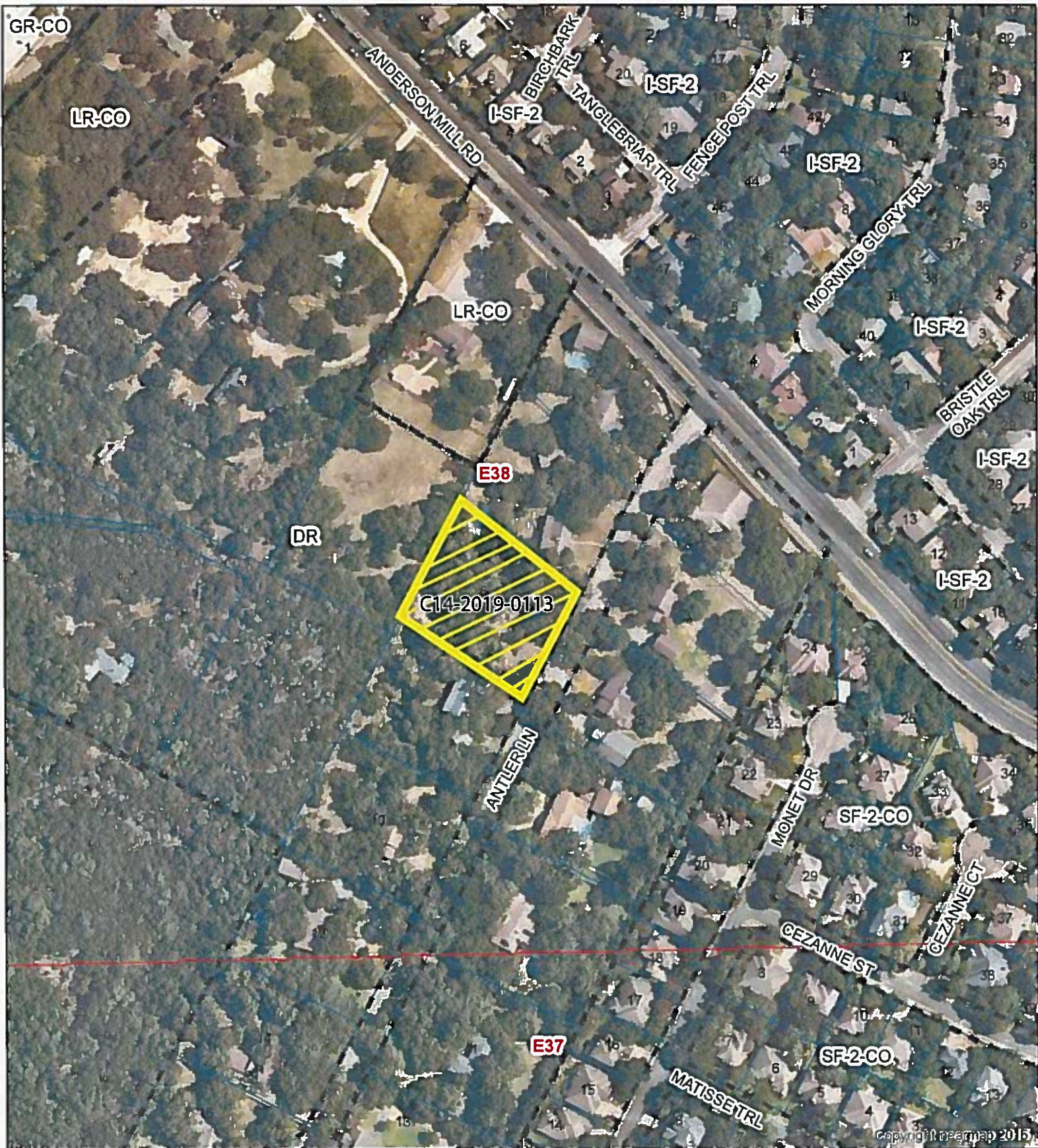
### 11408 ANTLER LANE

ZONING CASE#: C14-2019-0113  
 LOCATION: 11408 ANTLER LANE  
 SUBJECT AREA: 1.04 ACRES  
 GRID: E38  
 MANAGER: Sherri Sirwaitis







- N
- SUBJECT TRACT
  - ZONING BOUNDARY
  - PENDING CASE
  - CREEK BUFFER
- 1" = 200'





1" = 200'

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

### 11408 ANTLER LANE

ZONING CASE#: C14-2019-0113  
 LOCATION: 11408 ANTLER LANE  
 SUBJECT AREA: 1.04 ACRES  
 GRID: E38  
 MANAGER: Sherri Sirwaitis



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.