

**ZONING CHANGE REVIEW SHEET**CASE: C14-2023-0103DISTRICT: 5ZONING FROM: SF-2ZONING TO: SF-3ADDRESS: 1201 Matthews LaneSITE AREA: 0.671 acres  
(29,233 sq. ft.)PROPERTY OWNER: Jason ZhangAGENT: Keepers Land Planning (Ricca Keepers) 512-520-5388CASE MANAGER: Cynthia Hadri 512-974-7620, [Cynthia.hadri@austintexas.gov](mailto:Cynthia.hadri@austintexas.gov)STAFF RECOMMENDATION:**The staff recommendation is to grant family residence (SF-3) district zoning.**PLANNING COMMISSION ACTION / RECOMMENDATION:**November 21, 2023:**November 14, 2023: *POSTPONED THE APPLICANTS REQUEST FOR FAMILY RESIDENCE (SF-3) DISTRICT ZONING**[B. GREENBURG; A. FLORES – 2<sup>ND</sup>] (9-0) S. BOONE AND SECRETARY THOMPSON – ABSENT*CITY COUNCIL ACTION:ORDINANCE NUMBER:ISSUES: N/ACASE MANAGER COMMENTS:

The property in question is 0.671 acres, developed with a single-family home and has access to both Matthews Lane (level 2) and Elm Forest Road (level 1). The adjacent sites to the south, east and west are all zoned single family residential (SF-2) and the properties to the north are all zoned family residential (SF-3). ***Please refer to Exhibits A (Zoning Map) and Exhibit B (Aerial Exhibit).***

Staff is recommending family residential (SF-3) zoning as it is consistent with the adjacent zonings. The Applicant has requested family residence district zoning to add an additional unit on each lot after the property is subdivided. SF-3 zoning permits duplex residential use as well as a two-family residence which consists of one single-family residence, in addition to a second detached unit that does not exceed 1,100 square feet or a floor-to-area ratio of 0.15:1, whichever is smaller. The detached unit is limited to two stories, or 30 feet in height, and if a second story is proposed to be constructed for the unit, then it is not permitted to exceed 550 square feet in size.

Per the comprehensive plan review comments, the site meets two of the Imagine Austin Decision Guidelines. The site adjoins a public sidewalk, shared path and/or bike lane and it is also within 0.5 miles of goods and services and/or employment centers.

#### BASIS OF RECOMMENDATION:

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

The family residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

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

The rezoning would promote compatibility with adjacent and nearby uses as the surrounding properties are developed with family residences (SF-3) and single-family residences (standard lot) (SF-2). The staff's recommendation is to recommend the request for SF-3 because the proposed rezoning is consistent with the recent rezoned properties near Matthew Lane and Elm Forest Road.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Single Family Residential
<i>North</i>	SF-3	Family Residential
<i>South</i>	SF-2	Single Family Residential
<i>East</i>	SF-2	Single Family Residential
<i>West</i>	SF-2	Single Family Residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: South Boggy Creek (Suburban)

CAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: NoSCHOOLS: Austin Independent School District

Casey Elementary School

Bedichek Middle School

Atkins High School

COMMUNITY REGISTRY LIST:

Armadillo Park Neighborhood Association  
 Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Friends of Austin Neighborhoods  
 Go Austin Vamos Austin 78745  
 Homeless Neighborhood Association  
 Matthews Lane Neighborhood Assn.

Neighborhood Empowerment Foundation  
 Onion Creek Homeowners Assoc.  
 Preservation Austin  
 SELTexas  
 Sierra Club  
 Austin Regional Group  
 South Austin Neighborhood Alliance  
 (SANA)

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0004	SF-2 to SF-3	To Grant SF-3 (06/06/2023)	Approved SF-3 as ZAP Commission Recommended (07/31/2023)
C14-2021-0060	DR to SF-3	To Grant SF-3 (06/01/2023)	Approved SF-3 as ZAP Commission Recommended (08/26/2023)
C14-2020-0121	DR to SF-5	To Grant SF-5 (06/06/2023)	Approved SF-5 as ZAP Commission Recommended (07/31/2023)
C14-2009-0157	DR to SF-2	Denied SF-2 (2/16/2010)	Approved SF-2 ZAP Commission Denied (05/16/2010)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:Comprehensive Planning:

**Project Name and Proposed Use:** 1201 Matthews Ln. C14-2023-0103. 0.6711 Acres From Sf-2 To Sf-3. Sept 4, 2023

Yes	<b>Imagine Austin Decision Guidelines</b>
	<b>Complete Community Measures</b>
	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers:</b>

	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	<b>Housing Choice:</b> 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.
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
2	<b>Total Number of "Yes's"</b>

#### 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.

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.

Fire:

There are no comments at this time.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses 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](mailto: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:

A commercial site plan will be required for any new development other than single-family, two-family or duplex residential.

Austin Transportation Department – Engineering Review:

A signed TIA determination worksheet is required, please submit a signed form for review. Additional comments may be triggered based on this form.

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Matthews Lane. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Matthews Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Elm Forest Road. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Elm Forest Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Matthews Lane	Level 2	84'	59'	36'	No	Yes	No
Elm Forest Road	Level 1	58'	50'	20'	No	No	No

TIA:

It is not required.

Austin Water Utility:

No comments on zoning change.

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.

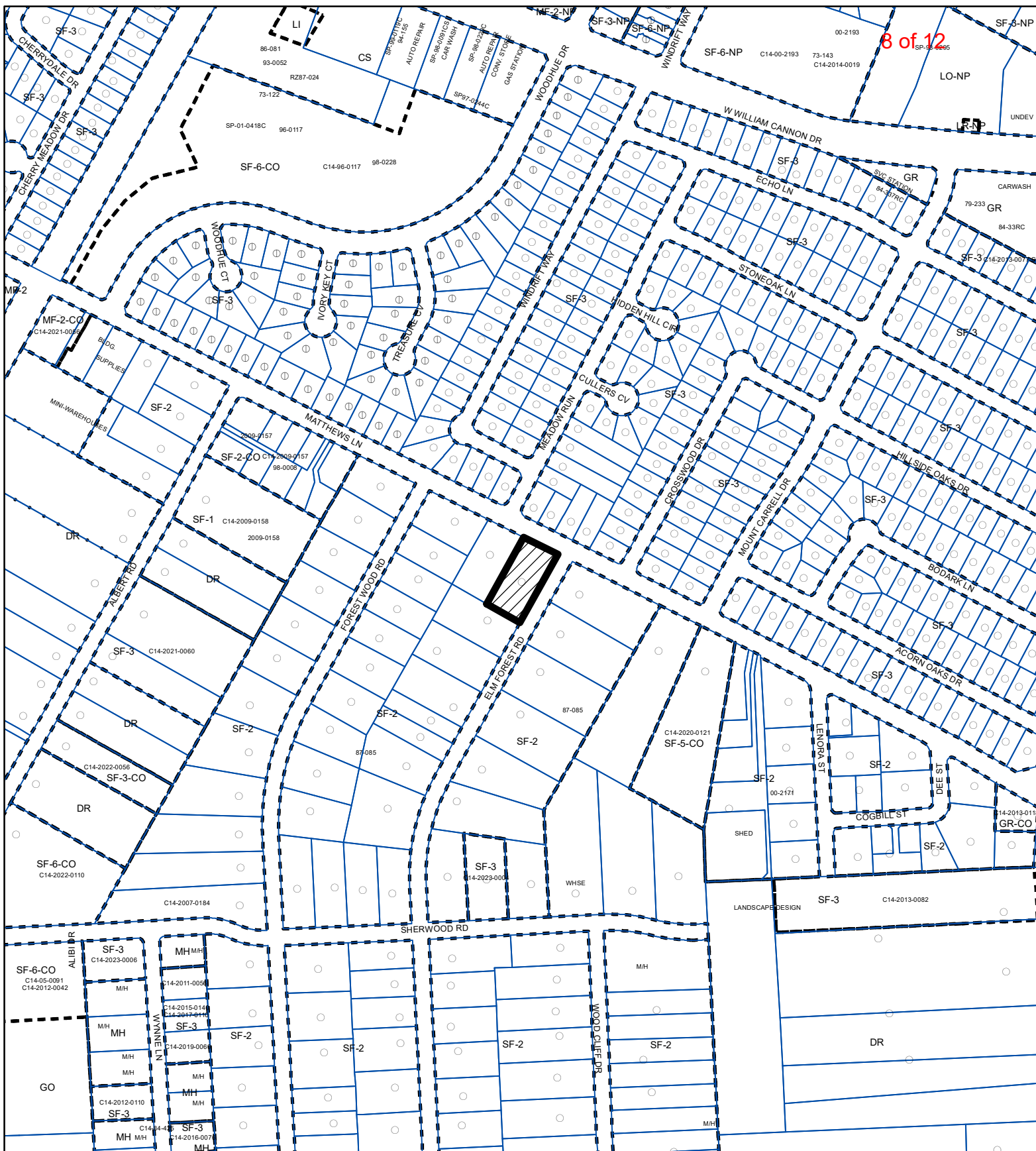
Depending on the development plans submitted, water and or wastewater service extension requests may be required.


All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.


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.


#### INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- Correspondence from Interested Parties


$$1'' = 400'$$

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

## ZONING

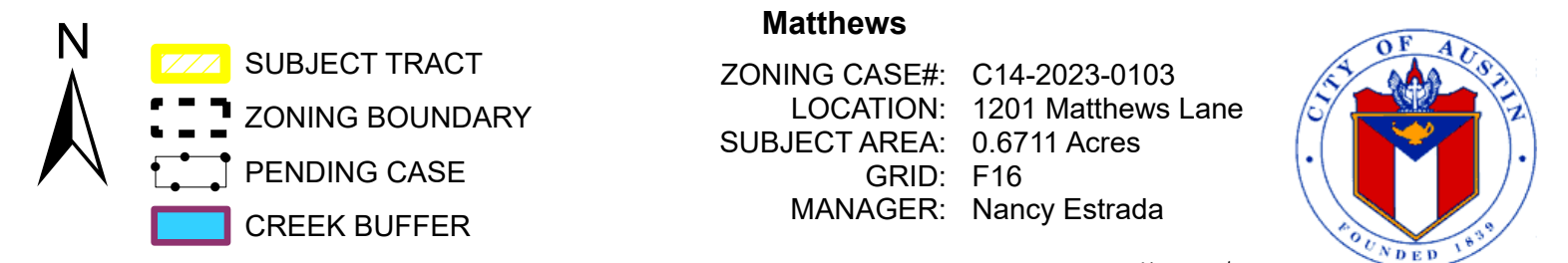
ZONING CASE#: C14-2023-0103

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: 9/1/2023**





June 06, 2023

Letter of Intent Rezone

1201 Matthews., Austin, TX

Dear Land Management,

This letter is to provide you with the necessary information about this property for a rezone we are submitting for with the city.

We are requesting a rezone for the property with the above address. The owner is wanting to rezone to SF-3.

Please, do not hesitate to reach out to us with any questions or concerns. Thank you in advance for your time.

Sincerely,

Ricca Keepers, MUP

C14-2023-0103

**Email Correspondence for 1201 Matthews Lane****Friday November 10, 2023 at 2:57 pm**

Hello Cynthia,

I am writing in regards to the zoning request for 1201 Mathews Lane. I apologize for the late notice, but I only received notice this week. I reached out to the agent yesterday, but have not heard back yet. I am sending a copy of the Elmwood Estates deed restrictions to be included in the file and ask that you send a link for speaker sign-up so that we can voice our neighbors' concern. Thank you for your help,

Karen Fernandez  
President Mathews Lane Neighborhood Association

**Monday November 13, 2023 at 4:13 pm**

Hi Karen,

Please see this [link](#) for some helpful information from our law department. The City of Austin does not enforce deed restrictions and will be recommending the case to Zoning and Platting (ZAP) Commission. Please give me a phone call if you have anymore questions, hopefully I can help resolve any issues you may have. Registering to speak will postpone this case to the next ZAP meeting, November 21, 2023, due to this being a consent only agenda. A consent only agenda means that no cases will be heard at the ZAP meeting tomorrow, November 14, 2023.

The new [home amendments](#) that are being proposed, will allow SF-1, SF-2 & SF-3 up to three dwelling units on the site. The applicant is doing this rezoning to get the same benefits as the home amendments, just sooner.

Cynthia Hadri

**Monday November 13, 2023 at 4:33 pm**

Hi Ricca,

Karen Fernandez, President of the Matthews Lane Neighborhood Association, reached out to me regarding the Elmwood Deed Restrictions. She said she reached out to you with concerns so I wanted to see if you've heard from her regarding this case. She is currently registered to speak on this case which means it will be postponed to the next ZAP meeting November 21, 2023. Please let me know if you hear something else from her.

I have called and left a voicemail as well as emailed her some helpful information about the proposed home amendments and deed restrictions.

Cynthia Hadri

**Monday November 13, 2023 at 4:48 pm**

Hi Cynthia,

I registered to speak earlier today and would like to voice the concerns of the neighbors. Will the case now be heard on Nov 21st? Thank you for your help,

Karen

**Monday November 13, 2023 at 5:00 pm**

Hi Karen,

C14-2023-0103

Yes, if you have registered to speak it will postpone the case to November 21, 2023 so that your concerns can be heard by the Zoning and Platting Commission. Are there any concerns that I can address?

Ricca Keepers is the applicant for this case, if you have any concerns that she can help with please reach out to her and keep me updated.

Ricca Keepers  
512-550-6508  
ricca@keeperslandplanning.com

Best Regards,

Cynthia Hadri

**Tuesday November 14, 2023 at 12:02 pm**

Cynthia,

Sorry for the delay. I was not able to speak with Karen but left a message. We can wait and postpone until I am able to speak with her. I will let you know when I do. We may withdraw but I want to wait until I speak with Erica Leak and Karen.

All the best,

Ricca Keepers, MUP

**Tuesday November 14, 2023 at 12:03 pm**

Hi Ricca,

Okay, thank you for getting back to me. Please keep me informed on what happens.

Best regards,

Cynthia Hadri