

## ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0128

DISTRICT: 5

ZONING FROM: DR

ZONING TO: SF-2

ADDRESS: 8711 Chisolm Lane

SITE AREA: 3.01 acres  
(131,136 sq. ft.)

PROPERTY OWNER: John Luke Sanchez

AGENT: Renee Godinez

CASE MANAGER: Cynthia Hadri 512-974-7620, [Cynthia.hadri@austintexas.gov](mailto:Cynthia.hadri@austintexas.gov)

STAFF RECOMMENDATION:

**The staff recommendation is to grant single family residence-standard lot (SF-2) district zoning.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**January 30, 2024:**

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

There are no issues at this time.

CASE MANAGER COMMENTS:

The property in question is a 3.01 acre platted lot, which is located at the end of Chisolm Lane and is currently zoned development reserve (DR) district. The subject site is developed with a manufactured home residence. Development on Chisolm Lane consists of single-family residences and manufactured homes on properties that were annexed into the city in 1984. Chisolm Lane is a mixture of unplatted tracts and subdivided lots that range between approximately 0.18 acres and 1.5 acres in size. In general, the smaller platted lots have SF-2, single family residence-standard lot zoning (approximately 35% of all residential lots on Chisolm Lane) and the larger tracts / lots have DR zoning (approximately 65%). There are single-family residences and manufactured homes to the north, south, east and west (SF-2,

SF-2-CO and DR). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).*** The applicant has requested a rezoning to the single family residence – standard lot (SF-2) district in order to build an additional single family residential home for a total of two residences on the property.

**BASIS OF RECOMMENDATION:**

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

The single-family residence-standard lot (SF-2) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.

2. *Zoning should allow for reasonable use of the property.*

Single family residence (SF-2) district zoning will allow for the proposed residential development and is suitable since it is consistent with the land uses in the surrounding area. Staff's recommendation for SF-2 zoning is compatible with the single-family residential character of Chisholm Lane, and with the adjacent properties which have SF-2 zoning.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	DR	Manufacture Home Residential
<i>North</i>	SF-2	Single Family Residential
<i>South</i>	DR and SF-2	Manufacture Home Residential and Single Family Residential
<i>East</i>	SF-2	Single Family Residential
<i>West</i>	DR and SF-2	Manufacture Home Residential and Single Family Residential

**NEIGHBORHOOD PLANNING AREA:** N/A

**WATERSHED:** South Boggy Creek (Suburban)

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**SCHOOLS:** Austin Independent School District

Casey Elementary School

Bedichek Middle School

Akins High School

COMMUNITY REGISTRY LIST:

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Austin Regional Group  
 Chisolm Lane Homeowners  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association

Neighborhood Empowerment Foundation  
 Onion Creek Homeowners Assoc.  
 Preservation Austin  
 SELTexas  
 Sierra Club  
 South Austin Neighborhood Alliance  
 (SANA)C14-2019-0054

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0054	DR to SF-2	To Grant SF-2-CO with the following COs; a max of 2 single family residences, height is limited to 1 story, a front setback equal to the existing residence (07/06/2019)	Approved SF-2-CO as Zoning and Platting Commission Recommended (08/08/2019)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:Comprehensive Planning:

**Project Name and Proposed Use:** 8711 CHISHOLM LN. C14-2023-0128. 3.0100 acres from DR to SF-2. One existing single family house. Build an additional single family house on property

Yes	Imagine Austin Decision Guidelines
	<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.
	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
	<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.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
1	<b>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.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, single family with SF-2 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. 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:

Site plans will be required for any new development other than single-family or duplex. Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

Austin Transportation Department – Engineering Review:

No comments.

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>
Chisholm Lane	Level 1	58'	58'	16'	No	No	No

TIA:

No TIA is required.

Austin Water Utility:

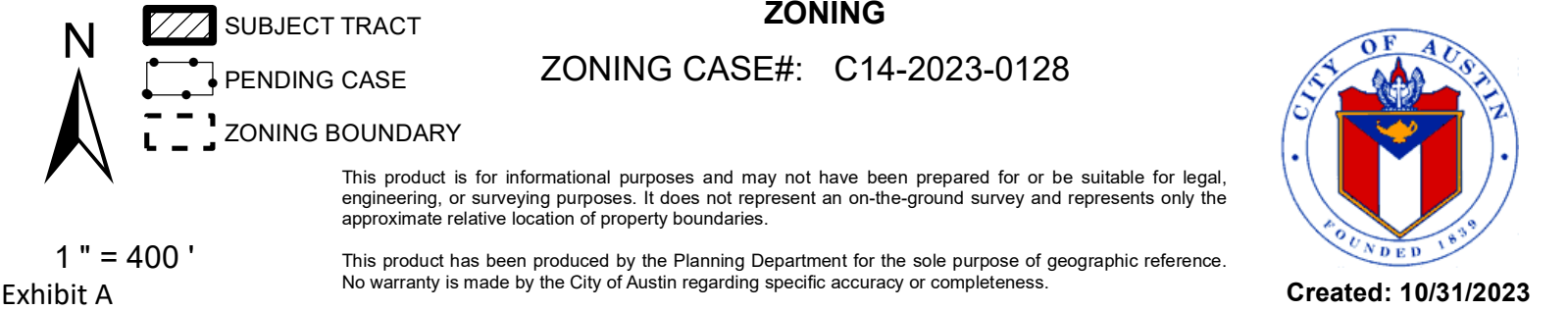
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter











## 8711 Chisholm Lane Rezone



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

ZONING CASE#: C14-2023-0128  
 LOCATION: 8711 Chisholm Ln  
 SUBJECT AREA: 3.01 Acres  
 GRID: F15  
 MANAGER: Nancy Estrada



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

Created: 12/12/2023



## Letter of Intent

8711 Chisholm Lane Rezone

Case# 2023-138427 ZC

Proposing to rezone the property 8711 Chisholm Lane, currently zoned DR, making up 3.0100 acres, to Single Family-2 zoning.

The intent behind rezoning is to support and continue zoning uniformity within the neighborhood and surrounding lots. Refer to Property Profile map, included in submittal package, for the surrounding zoning.

In addition, we intend on constructing the proposed Single Family Residence described in PR# 2023-112663 PR, for sole use of the homeowners Luke and Melinda Sanchez.