

## ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0155

DISTRICT: 5

ZONING FROM: I-RR

ZONING TO: SF-3

ADDRESS: 2103 Oak Valley Road

SITE AREA: 0.92 acres  
(40,075 sq. ft.)

PROPERTY OWNER: Eddie & Leila Mayfield

AGENT: Keepers Land Planning (Ricca Keepers)

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

STAFF RECOMMENDATION:

**The staff recommendation is to recommend Single-Family Residence (Large Lot) (SF-1) zoning district.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**April 2, 2024:**

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 0.92 acres, developed with one single family residence, has access to Oak Valley Road (level 1), and is designated interim-rural residence (I-RR). The property has single family residences (I-RR & I-SF-2) to the west, hotel-motel (ETJ) to the south, commercial and bars (ETJ) to the north, south, and east and mobile home residences (I-RR) to the north. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant and owner agree with the staff's recommendation and are seeking a permanent zoning to allow the use of a bed and breakfast on the property. Staff is recommending single-family residence (large lot) (SF-1) zoning district because there are environmental constraints on the site that would need to limit the impervious cover and building coverage of future development.

Per the Watershed Protection Department, there are significant flood risks to private properties and homes downstream of this location. The additional impervious cover on this lot would, in part with other development/redevelopment in the area, exacerbate this flood risk. Based upon the city of Austin's regulatory floodplain map, the existing building on the property at 2103 Oak Valley Road encroaches in the 100-year floodplain. If the owner proposed to construct additional buildings south of the current building location, they would be well within the 100-year floodplain and would be at significant risk of flooding.

The comprehensive plan review comments this site meets four (4) of the Imagine Austin Decision Guidelines. The site is located within Slaughter Lane Station Neighborhood Center and is 0.20 miles from Slaughter Lane Activity Corridor, is within 0.50 miles from goods/services and a grocery store/farmers market.

#### BASIS OF RECOMMENDATION:

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

The single-family residence (large lot) zoning 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. *Zoning should allow for reasonable use of the property.*

Staff is recommending single-family residence (large lot) (SF-1) zoning district because there are significant flood risks to private properties and homes downstream of this location. The additional impervious cover on this lot would, in part with other development/redevelopment in the area, exacerbate this flood risk. Furthermore, the intended use for the rezoning, a bed and breakfast, will be allowed in SF-1.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Single Family Residential
<i>North</i>	I-RR & ETJ	Mobile Home Residential & Commercial/Liquor Sales
<i>South</i>	ETJ	Hotel/-Motel & Commercial
<i>East</i>	ETJ	Commercial/Liquor Sales
<i>West</i>	I-RR & I-SF-2	Single Family Residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Slaughter Creek (Suburban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Kocurek Elementary School

Bailey Middle School

Akins High School

COMMUNITY REGISTRY LIST:

Austin Independent School District  
 Austin Lost and Found Pets  
 Bauerle Ranch Owners Association, Inc.  
 Friends of Austin Neighborhoods  
 Neighborhood Empowerment Foundation  
 Onion Creek Homeowners Assoc.  
 Palomino Park HOA  
 SELTexas

Save Our Springs Alliance  
 Sierra Club  
 Austin Regional Group  
 South Austin Neighborhood Alliance  
 (SANA)  
 TNR BCP - Travis County Natural  
 Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0134	SF-2 to SF-3	To Grant SF-3 (11-19-2019)	Approved SF-3 as Zoning & Platting Commission Recommended (01/23/2020)
C14-2021-0089	DR to SF-3	To Grant SF-3 (07/20/2021)	Approved SF-3 as Zoning & Platting Commission Recommended (08/26/2021)
C14-02-0171	SF-2 to SF-3-CO	To Grant SF-3-CO; with the CO that prohibits duplex use of the property. (12/17/2002)	Approved SF-3-CO as Zoning & Platting Commission Recommended (2/23/2003)

RELATED CASES: There are no related cases.ADDITIONAL STAFF COMMENTS:Comprehensive Planning:

**Project Name and Proposed Use:** 2103 OAK VALLEY ROAD. C14-2023-0155. Project: Oak Valley. 0.92 acres from I-RR to SF-3. Existing: Single Family Residence. Proposed: Bed and Breakfast.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<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> within Slaughter Lane Station Neighborhood Center, and 0.20 miles from Slaughter Lane Activity Corridor.
	<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.
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.

Y	<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>
4	<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 Slaughter 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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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 at the time of subdivision or site plan application for new residential units and hotel keys, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication may be required, as well as any remaining fees in-lieu.

The development as proposed will require parkland dedication for the new residential units that will serve the surrounding neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a trail connection along Slaughter Creek toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would satisfy an acquisition need Slaughter Creek, a recommendation identified in the Parks and Recreation Department's Long Range Plan.

Should there be any remaining fees in-lieu, 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).

Should the applicant wish 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 letter of the requirements as stated in this review.

Site Plan: There are no comments at this time.

Austin Transportation Department – Engineering Review:

TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Oak Valley Road. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Oak Valley 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:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Oak Valley Road	Level 1	58'	54'	15'	No	No	No

TIA: There are no comments at this time.

Austin Water Utility:

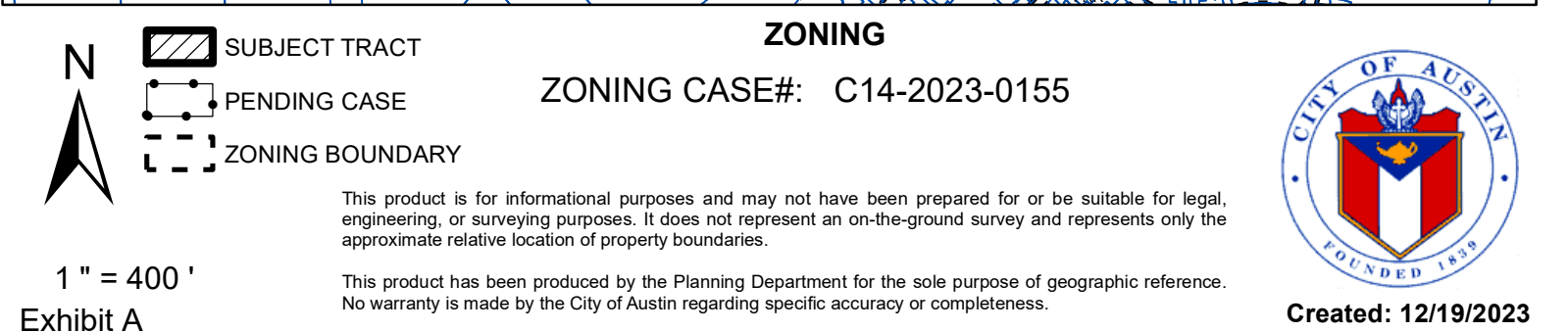
No comments on zoning change.

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

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. 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
- D. Correspondence from Interested Parties







## Oak Valley

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

ZONING CASE#: C14-2023-0155  
 LOCATION: 2103 Oak Valley Rd  
 SUBJECT AREA: 0.92 Acres  
 GRID: E14  
 MANAGER: Nancy Estrada







November 29, 2023

City of Austin  
P.O Box 1088  
Austin, Texas 78767  
Subject Property: 2103 Oak Valley Dr Austin Tx 78748

Dear City of Austin,

Please see the attached documentation and application for this property. We are requesting to rezone 2103 Oak Valley Dr to Single-Family-3 (SF-3) from the existing Residential Rural (I-RR). The proposed land use for this site is a Bed and Breakfast.

James Stinson has met with the owner as well as the rest of the neighborhood about this project and will continue to do so. The reason we chose a bed and breakfast use is to ensure little impact will occur as a result of this development on the roadways for the neighbors. We look forward to working with you on these lot. Please let me know if you have any questions or need further information.

Sincerely,  
Ricca Keepers, MUP

## Hadri, Cynthia

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**From:** Ricca Keepers <ricca@keeperslandplanning.com>  
**Sent:** Monday, March 11, 2024 2:22 PM  
**To:** Hadri, Cynthia  
**Cc:** Sandy Hernandez  
**Subject:** Re: C14-2023-0155 Oak Valley

Cynthia,

Yes, single-family one is acceptable as the rezone I did confirm with the owner. Thank you.

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**From:** Ricca Keepers <ricca@keeperslandplanning.com>  
**Sent:** Thursday, March 7, 2024 9:56 AM  
**To:** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>  
**Cc:** Sandy Hernandez <sandy@keeperslandplanning.com>  
**Subject:** Re: C14-2023-0155 Oak Valley

Cynthia,

That should be fine but let me double check with the owner. Thank you for your help again!

All the best,

Ricca Keepers, MUP  
Keepers Land Planning  
Founder, Owner, and Land Planner  
Member of Austin NARI, CBUSA, and ULI Housing Council  
Assistant (512) 550-6508  
Cell (512) 999-0690  
KeepersLandPlanning.com



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**From:** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>  
**Date:** Wednesday, March 6, 2024 at 3:38 PM  
**To:** Ricca Keepers <ricca@keeperslandplanning.com> **Cc:** Sandy Hernandez <sandy@keeperslandplanning.com>  
**Subject:** C14-2023-0155 Oak Valley

Hi Ricca & Sandy,

I wanted to reach out and let you know that the zoning team has discussed your case and we are going to recommend SF-1 due to the substantial amount of flood risk on the site. The use of a bed and breakfast, as listed in your application, is still allowed in SF-1. Would you like to move forward with the Staff Recommendation or with the initial SF-3 request? The soonest the case can go to the Zoning & Platting Commission is April 2, 2024. Let me know what you'd like to do, thanks!

Cynthia Hadri  
Planner III | Current Planning  
City of Austin, Planning Department  
O: (512) 974-7620



PLANNING  
DEPARTMENT