

## ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0119 (South Center Street)

DISTRICT: 3

ADDRESS: 905 South Center Street

ZONING FROM: MH

TO: SF-3

SITE AREA: .3148 acres (13,712.69 sq. ft.)

PROPERTY OWNER: AJWC Holdings LLC

AGENT: Jayson Reese Laipeniaks

CASE MANAGER: Beverly Villela (512-978-0740, [Beverly.Villela@austintexas.gov](mailto:Beverly.Villela@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends SF-3, Family Residence District, zoning. See the *Basis of Recommendation* section below.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**January 7, 2025:**

CITY COUNCIL ACTION:

**TBD**

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently zoned mobile home residence (MH) district and contains an uninhabited mobile home residence on the lot. The surrounding properties are primarily zoned family residence (SF-3) district and developed with single-family and duplex residences. To the south, there is an AISD elementary school and limited office (LO) zoning), while the west and east are predominantly single-family residential uses. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting to zone the property family residence (SF-3) district zoning to allow for the development of up to three residential units.

Staff is recommending SF-3 zoning, as it aligns with the purpose of the district and maintains compatibility with surrounding residential uses.

The applicant is in agreement with the staff recommendation.

**BASIS OF RECOMMENDATION:**

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

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. Up to three units are permitted under single-family residential development standards.

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

The surrounding properties are predominantly zoned family residence (SF-3) district zoning and developed with single-family and duplex residential uses. Rezoning this site to SF-3 maintains compatibility with the established neighborhood character and zoning pattern.

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

Rezoning this lot to family residence (SF-3) district aligns with the established zoning pattern in the surrounding areas, where SF-3 zoning is predominant. This ensures that future development will be compatible with nearby residential uses and maintains the continuity of land use planning in the neighborhood. The proposed zoning supports the city’s commitment to orderly growth and consistent planning principles.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	MH	Unoccupied Mobile Home
<i>North</i>	SF-3	Undeveloped
<i>South</i>	SF-3 & LO	Duplex Family Residential and AISD Elementary School
<i>East</i>	SF-3	Single Family Residential
<i>West</i>	SF-3	Single Family Residential

**NEIGHBORHOOD PLANNING AREA:** N/A

**WATERSHED:** West Bouldin Creek – Urban

**CAPITOL VIEW CORRIDOR:** N/A

**SCENIC ROADWAY:** N/A

**SCHOOLS:** Austin Independent School District  
 Galindo Elementary School      Lively Middle School      Travis High School

COMMUNITY REGISTRY LIST:

Austin Independent School District,  
 Austin Lost and Found Pets,  
 Austin Neighborhoods Council,  
 Austin Regional Group,  
 Friends of Austin Neighborhoods,  
 Galindo Area Patriotic People's Porch,  
 Galindo Elementary Neighborhood Assn.,

Homeless Neighborhood Association,  
 Neighborhood Empowerment Foundation,  
 Perry Grid 614,  
 Preservation Austin,  
 SELTexas,  
 Sierra Club,  
 South Central Coalition

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2005-0058 (903 South Center Street)	MH to SF-3	To Grant SF-3 (05/03/2005)	Approved SF-3 as Commission Recommended (06/09/2005)
C14-2005-0059 (907 South Center Street)	MH to SF-3	To Grant SF-3 (05/03/2005)	Approved SF-3 as Commission Recommended (06/09/2005)
C14-2014-0143	MH to SF-3	To Grant SF-3 (10/28/2014)	Approved SF-3 as Commission Recommended (11/20/2014)

RELATED CASES:

The property is platted as 2<sup>nd</sup> Resub of Lot 10 Block 4 of the Freewater Addition, recorded on November 28, 1972 (C8S-72-395).

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

**Project Name and Proposed Use:** 905 SOUTH CENTER STREET. C14-2024-0119.  
 Project: South Center Street. 0.3148 acres from MH to SF-3. Existing: 1 residential unit.  
 Proposed: 3 residential units. Demolition is proposed, with 1 residential unit to be demolished.

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>

	<ul style="list-style-type: none"> <li>• <b>0.26 miles to South First Activity Corridor</b></li> </ul>
Y	<p><b>Mobility and Public Transit</b> *: Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> <li>• <b>0.04 miles to bus stops at intersection of South Center St and Garden Villa Ln</b></li> </ul>
Y	<p><b>Mobility and Bike/Ped Access</b> *: Adjoins a public sidewalk, shared path, and/or bike lane.</p> <ul style="list-style-type: none"> <li>• <b>Sidewalk present along S Center St</b></li> </ul>
	<p><b>Connectivity, Good and Services, Employment</b> *: Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
	<p><b>Connectivity and Food Access</b> *: Provides or is located within 0.50 miles of a grocery store/farmers market.</p>
Y	<p><b>Connectivity and Education</b> *: Located within 0.50 miles from a public school or university.</p> <ul style="list-style-type: none"> <li>• 0.2 miles to Galindo Elementary School,</li> </ul>
	<p><b>Connectivity and Healthy Living</b> *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p>
Y	<p><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.)</p> <ul style="list-style-type: none"> <li>• <b>0.4 miles to Austin Regional Clinic on S 1<sup>st</sup> St</b></li> </ul>
	<p><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.</p>
	<p><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.</p>
	<p><b>Mixed use</b> *: Provides a mix of residential and non-industrial uses.</p>
	<p><b>Culture and Creative Economy</b> *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).</p>
	<p><b>Culture and Historic Preservation</b>: Preserves or enhances a historically and/or culturally significant site.</p>
	<p><b>Creative Economy</b>: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)</p>
	<p><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.</p>
	<p><b>Industrial Land</b>: Preserves or enhances industrial land.</p>
Y	<p><b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b></p>
6	<p><b>Number of “Yes’s”</b></p>

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 located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

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.

<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%

Fire

No comments on zoning change.

PARD – Planning & Design Review

Parkland dedication will be required for the new dwelling units 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 § 25-1-609, as amended.

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 residential.

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

The site is subject to compatibility standards due to the proximity/adjacency of SF3 zoning on the east and south side of the property).

*Reference 25-2-1051, 25-2-1053*

Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet.
- b. Less than 50 feet from any part of a triggering property may not exceed 40 feet.

*Reference 25-2-1061*

A 25-foot (15-foot if site is less than 75 feet wide) compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

*Reference 25-2-1062(B)*

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

*Reference 25-2-1062*

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

### Austin Transportation and Public Works Department – Engineering Review

Additional right-of-way maybe required at the time of subdivision and/or site plan.

A Neighborhood Traffic Analysis shall be required at the time of site plan, if triggered, when land uses and intensities will be known. if triggered per LDC 25-6-114.

The adjacent street characteristics table is provided below:

<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>
South Center Street	Level 2	72'	49'	28'	Yes	Yes	Yes

TIA:

Is not required.

Austin Water Utility

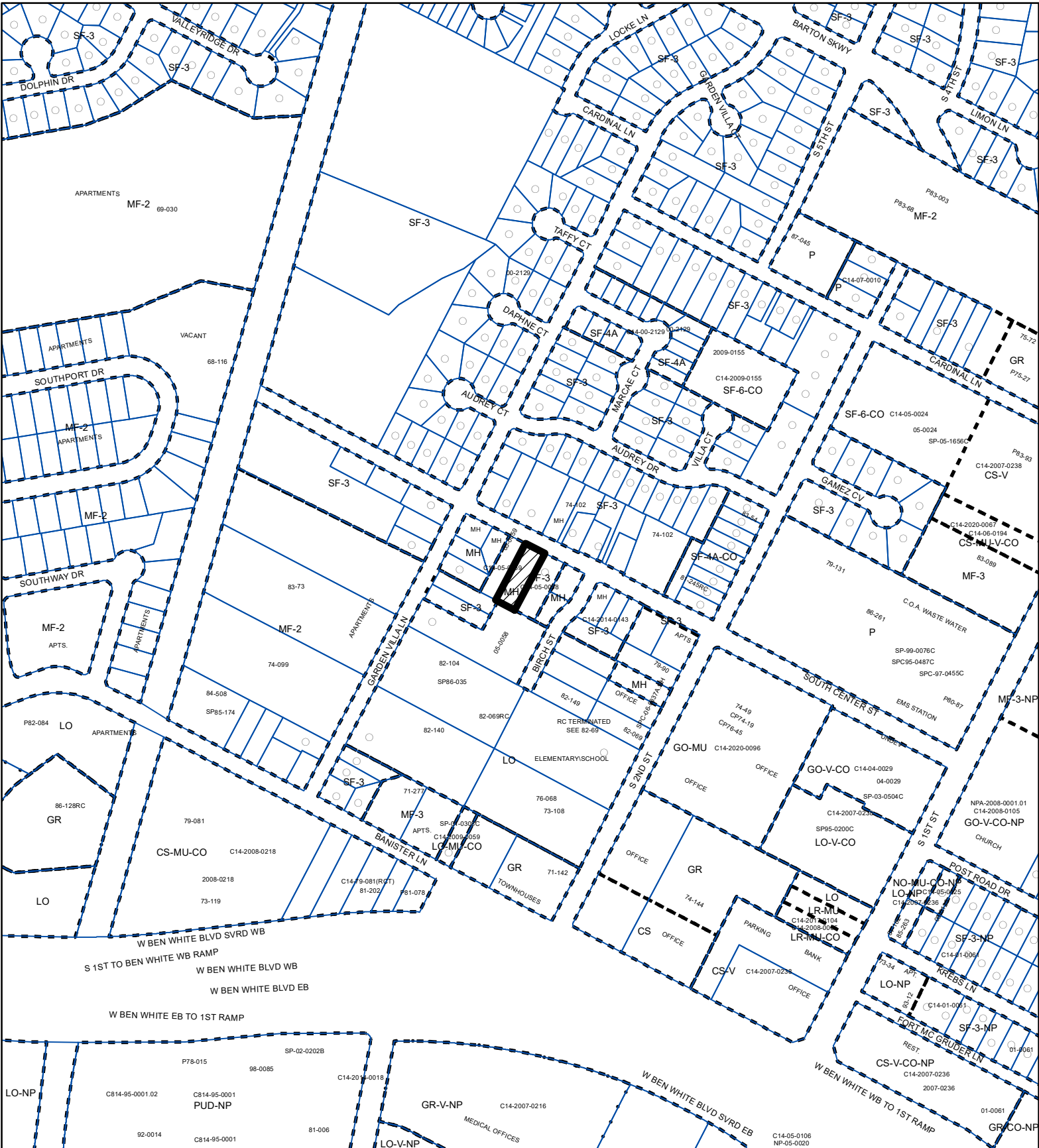
No comments on zoning change.

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:**




- Exhibit A: Zoning Map
- Exhibit A-1: Aerial Map
- Exhibit B: Applicant’s Summary Letter



**ZONING**

ZONING CASE#: C14-2024-0119



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

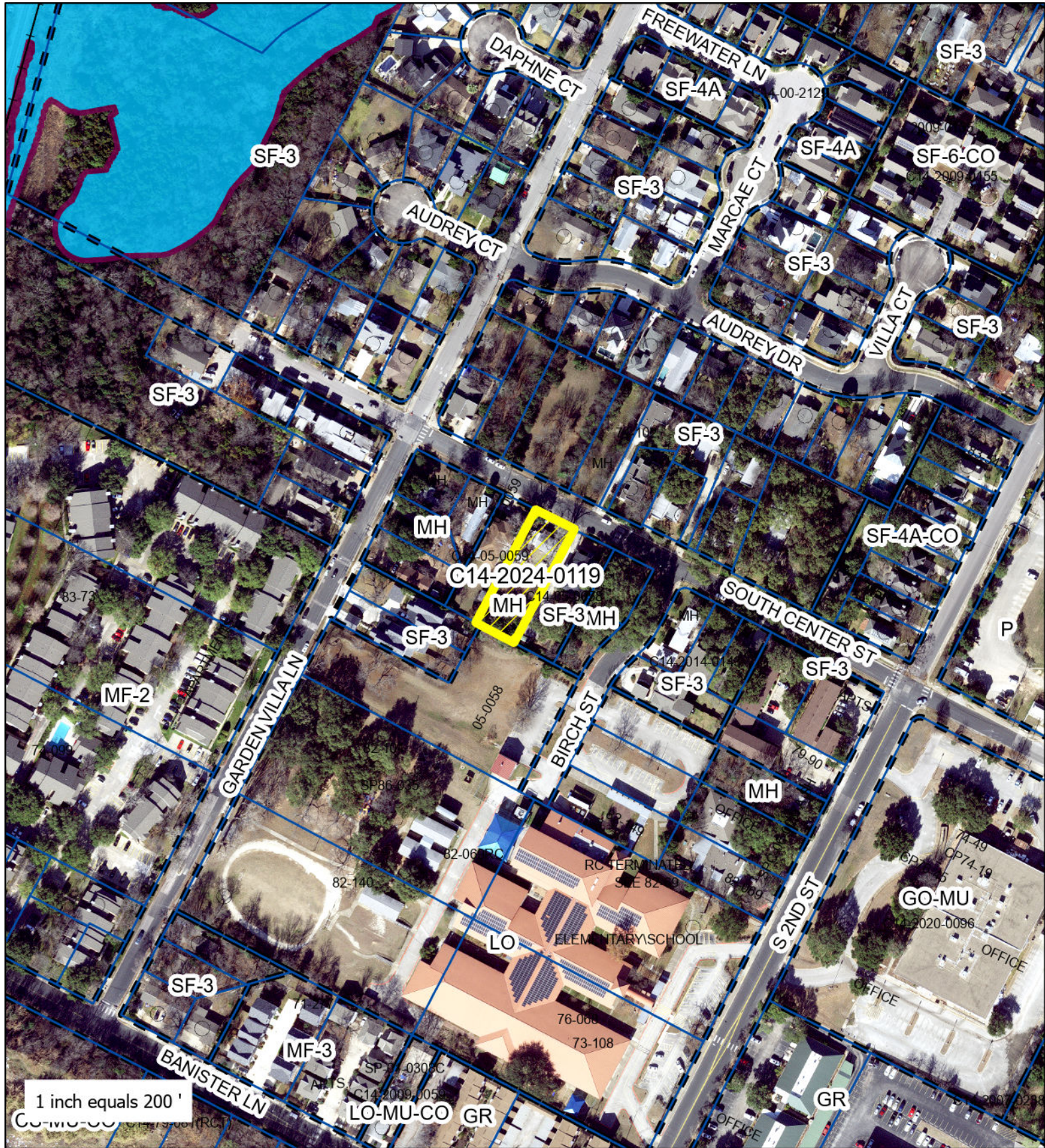
This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







1" = 400'  
Exhibit A

Created: 8/2/2024





**South Center Street**

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

ZONING CASE#: C14-2024-0119  
 LOCATION: 905 South Center St.  
 SUBJECT AREA: 0.3148 Acres  
 MANAGER: Beverly Villela





## Re-Zoning Summary Letter

September 23rd, 2024

City of Austin  
P.O Box 1088  
Austin, Texas 78767  
Subject Property: 905 South Center Street, Austin TX 78704

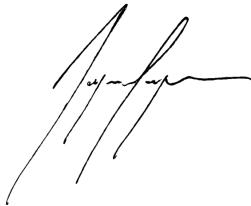
Dear City of Austin,

Please see the attached documentation and application for the requested rezone. We are requesting to rezone 905 South Center Street from the existing Mobile Homes to Single Family-3 zone. We plan to use the property for additional attainable housing in Austin.

Impacts to neighboring lots would be minimal as they are zoned residential. I look forward to working with you on this lot. Please let me know if you have any questions or need further information.

Sincerely,

Jayson Reese Laipenieks

A handwritten signature in black ink, appearing to read 'Jayson Laipenieks', with a long horizontal flourish extending to the right.