ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0065 - Primm Residence DISTRICT: 6

ADDRESS: 11403 Centennial Trail

ZONING FROM: DR TO: SF-1

SITE AREA: 0.9996 acres/43,543.75 sq. ft.

PROPERTY OWNER: Travis & Jialin Primm

AGENT: ĒSO Architecture + Design (Evan Gallarneau)

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

STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:
November 17, 2026

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 0.9996 acres/43,543.75 sq. ft. lot currently developed with a single-family residence that fronts Centennial Trail. There are single-family residences to the north, south, east and west. The applicant has stated that they are requesting SF-1 zoning to add an approximately 1,500 sq. ft. addition onto the existing structure, with the addition of a pool and pool house on the property.

The staff recommends SF-1, Family Residence 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 and will maintain single-family neighborhood characteristics. The lot under consideration currently does not meet the minimum lot size requirements for the existing DR zoning of 10 acres. The applicant's request for SF-1 zoning will bring the lot into conformance with site development standards regarding lot size.

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 (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more. Up to three units are permitted under single-family residential development standards.

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. The proposed zoning is consistent with the SF-1 zoning to the east and the SF-2 zoning to the south and west.

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

   The proposed SF-1 zoning will permit the applicant to bring the property into compliance with site development standards regarding maximum lot size.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	DR	Single-Family Residence
North	DR	Single-Family Residence with Pool
South	SF-2	Single-Family Residence with Pool
East	SF-1	Single-Family Residence with Pool
West	DR	Single-Family Residence

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Bull Creek Watershed

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations,
Bull Creek Foundation,
Canyon Creek Homeowners Association,
Friends of Austin Neighborhoods,
Long Canyon Homeowners Association,
Long Canyon Phase II & III Homeowners Association,
River Place Residential Community Homeowners Association

SCHOOLS: Round Rock I.S.D.

Spicewood Elementary School
Canyon Vista Middle School
Westwood High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0154 (Randy Road – Hyman: 11401 Randy Road)	DR to SF-1-CO	4/16/24: Approved staff's recommendation of SF-1-CO zoning, with CO from application to prohibit Three-Unit Residential use on the property and additional condition from the Commission to permit no more than a two (2) residential units on the property, by consent (7-0); B. Greeberg-1st, A. Flores-2nd. 6/04/24: Approved staff's recommendation of SF-1-CO zoning, with additional condition to prohibit the Duplex	7/18/24: Approved SF-1-CO zoning by consent on all 3 readings (11-0).

		Residential use on the property, by consent (8-0); A. Flores-1st, L. Stern-2nd.	
C14-2019-0113 (11408 Antler Lane)	DR to SF-1	10/01/19: Approved staff's recommendation of SF-1 zoning by consent (10-0); H. Smith-1st and N. Barrera-Ramirez-2nd.	10/31/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20191031-041 for single-family residence-large lot (SF-1) district zoning was approved on Council Member Tovo, s motion, Council Member Renteria's second on a 10-0 vote. Council Member Casar was off the dais.
C14-2009-0097 (11505 Anderson Mill Road Rezone)	DR to LR	02/02/10: Approved LR-CO zoning by consent (7-0); D. Tiemann-1st, S. Baldridge-2nd, 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-1st, Morrison-2nd

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-1st, T. Rabago-2nd.	6/11/08: Approved LR-CO with conditions on all3 readings (6-0, Cole-absent); B. McCracken-1st, L. Morrison-2nd.
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-1st, J. Gohil-2nd.	4/15/04: Approved ZAP recommendation of CS zoning (7-0); 1st reading 4/22/04: Approved CS zoning (6-0), McCracken-off dais); 2nd/3rd 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-1st, J. Gohil-2nd. 5/4/04: Approved staff's recommendation of CS-1 zoning by consent (5-0, J. Martinez, J. Pinnelli, C. Hammond-absent); J. Gohil-1st, J. Donisi-2nd.	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: • 300' (depth) x 400' parallel to FM 620, will have 'LR' uses only (Tract 2); • conditions set out by staff in the T.I.A.; • No Pawn Shop Services; • No Adult Oriented Businesses; • No Automotive Uses (Vote: 7-0, A. Adams-absent)	1/30/03: Granted GR-CO on 1st reading (7-0) 3/6/03: Approved (7-0); 2nd/3rd 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); 1st reading

			Approved GR-CO (SW area); LO-CO (NE 300'); LR-CO (NW 300') (7-0); 2nd/3rd readings
C14-94-0124	DR to SF-2	Approved SF-2-CO w/ conditions (9-0)	Approved SF-2-CO w/ conditions (5-0); 1st reading Approved SF-2-CO (5-0); 2nd/3rd readings
C14-93-0032	SF-2, DR to GR	Approved GR-CO as recommended	Approved GR-CO w/ conditions (5-0), 1st reading Approved GR-CO (7-0); 2nd/3rd readings

RELATED CASES: N/A

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 11403 CENTENNIAL TRAIL. C14-2026-0065. Project: Primm Residence. 0.9996 from DR to SF-1. Existing: single family. Proposed: single family with 1,500 square foot addition, pool and pool house.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
	Imagine Austin Growth Concept Map: 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. **Names of Activity Centers/Activity Corridors/Job Centers *:**
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Bike lane and sidewalk present along Anderson Mill Road**
Y	**Connectivity, Good and Services, Employment ***: Provides or is located within 0.50 miles to goods and services, and/or employment center. • **Goods and Services present along Anderson Mill Road**
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	**Connectivity and Healthy Living ***: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **0.3 miles to Pecan Creek Park**
Y	**Connectivity and Health ***: 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.) • **0.5 miles to Austin Regional Clinic**
	Housing Choice *: 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: 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.
	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
4	**Number of "Yes's"**

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:

Development Classification	*% of Net Site Area*	*% NSA with Transfers*
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.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, residential with proposed SF-1 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: ann.desanctis@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

No comments.

Transportation

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

The adjacent street characteristics table is provided below:

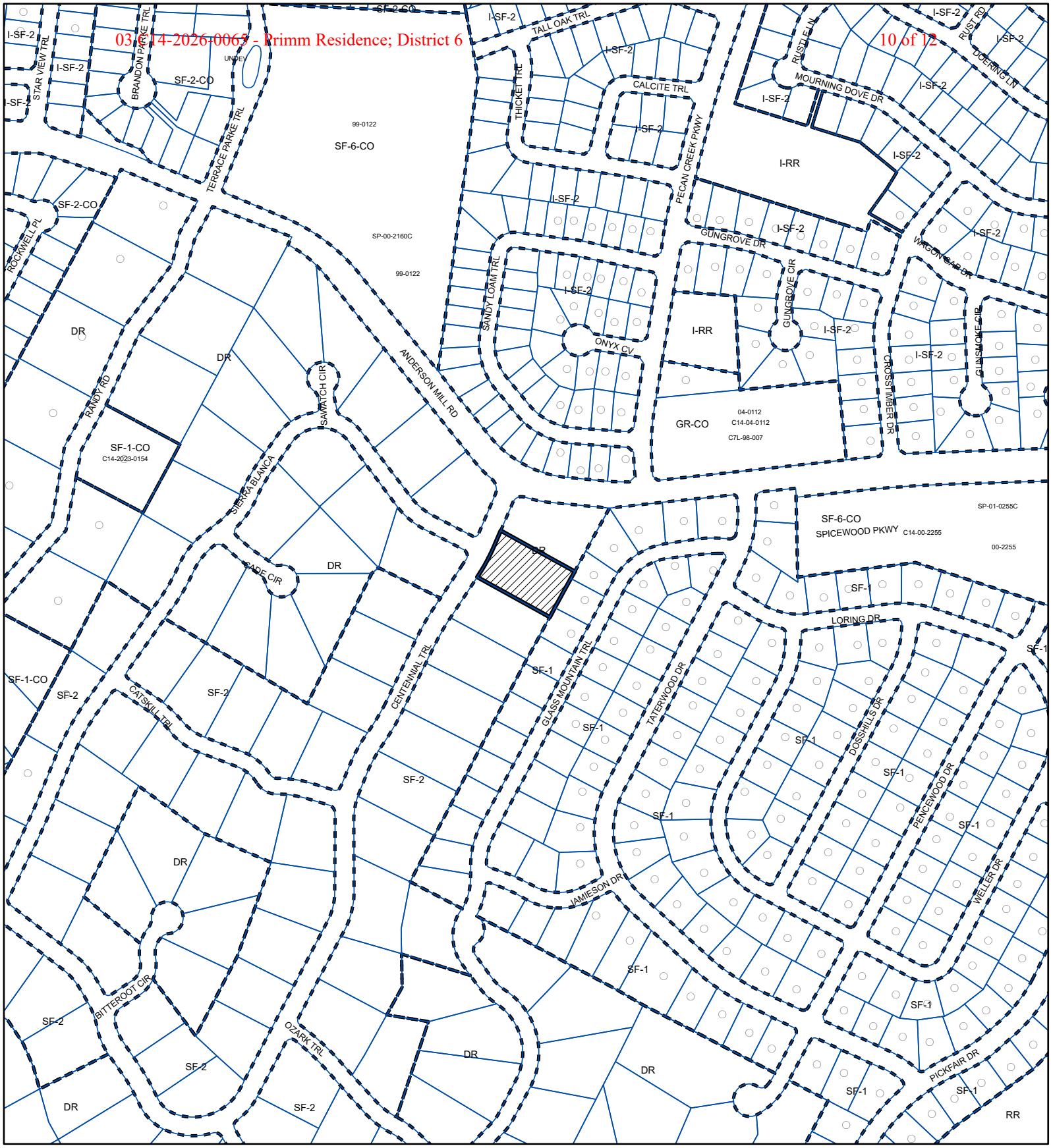
Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Centennial Trail	Level 1	58-feet	Approx 58 feet	Approx 38 feet	None	None	None

Austin Water Utility

No comments.

INDEX OF EXHIBITS TO FOLLOW

A. Zoning Map
B. Aerial Map
C. Applicant’s Request Letter



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

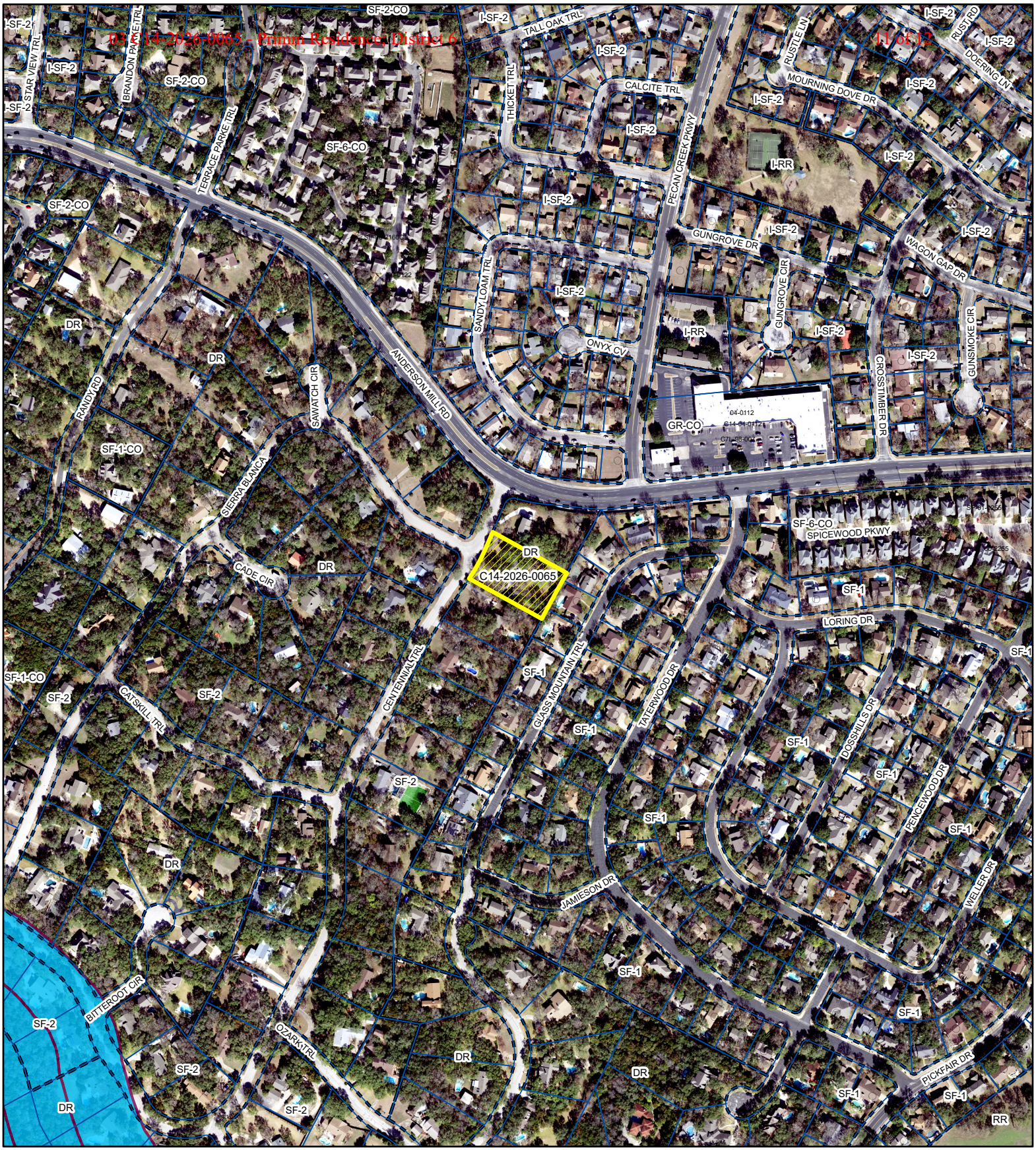
ZONING CASE#: C14-2026-0065

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.

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Austin

Created: 9/28/2026



Primm Residence

ZONING CASE#: C14-2026-0065
LOCATION: 11403 Centennial Tr
SUBJECT AREA: 0.9996 Acres
MANAGER: Sherri Sirwaitis

Austin

Created: 9/30/2026

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Summary Letter 08.25.2026

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

To Whom It May Concern,

Please accept this letter as the formal summary for the zoning application submitted for 11403 Centennial Trail, Austin, TX 78726 (located within the City of Austin). The purpose of this request is to rezone from DR to SF-1 in order to support the proposed single-family remodel addition development.

Project Summary
The proposal includes an approximately 1,500 sf addition + proposed pool and pool house addition. The requested zoning is necessary to allow for compatibility with surrounding development.

Consistency with City Policies & Regulations
The project aligns with relevant City of Austin policies and adopted plans, and supports City goals related to housing. All development will comply with applicable sections of the Land Development Code, including site development standards, compatibility requirements, environmental regulations, and transportation review.

Thank you for your review. Please contact with any questions.

Evan Gallarneau | Associate Principal

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