ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0069 - 9801 Bal Harbor Rezoning DISTRICT: 10

ZONING FROM: LA ZONING TO: SF-2

ADDRESS: 9801 Bal Harbor Road SITE AREA: 0.40 acres (17, 424 sq. ft.)

PROPERTY OWNER: Michael and Jessica Austin

AGENT: Garrett Brown Architecture, LLC (Garrett Brown)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

December 1, 2026:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 0.40 acres and is developed with a single family home. The property has access to Bal Harbor Road and Riviera Road, both are Austin Strategic Mobility Plan Network (ASMP) Level 1 streets. This property is currently zoned Lake Austin residential district (LA) is in the Lake Austin Overlay. There are single family residences surrounding the property to the north, south, east and west (SF-2; SF-3; LA) and one public (P-CO) combined district zoning to the north. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

A small portion of the property is located in the 500-year floodplain, and the entire property is in the Drinking Water Protection Zone (rural). The site is also constrained with areas of slope exceeding 15%. The site does not meet the requirements for the Lake Austin residence

district. The district is intended for a low density single- family residential use on a lot that is a minimum of one acre and that is located 1,000 feet or less, measured horizontally, from the 492.8 foot topographic contour line on either side of Lake Austin.

The applicant is requesting single-family residence standard lot district (SF-2) district zoning to provide greater flexibility for future residential improvements, including the potential construction of a detached garage with an apartment above. ***Please refer to Exhibit C (Applicant's Summary Letter).***

The staff recommends Single-Family Residence-Standard Lot (SF-2), district zoning. The property meets the intent of the SF-2 district as it is located on an ASMP Level 1/residential street within an existing single-family neighborhood that has single-family housing on lots that are 5,750 square feet or more.

BASIS OF RECOMMENDATION:

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

The single-family residence standard lot district (SF-2) is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-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 should allow for reasonable use of the property.*

The property does not meet the minimum of one acre for a lot within the LA zoning district. The SF-2 district zoning would allow for the residential home and its corresponding structures to be a reasonable use of the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LA	Single Family Residential
North	SF-2; SF-3; P-CO; LA	Single Family Residential; Public
South	LA; SF-2; SF-3	Single Family Residential
East	LA; ETJ	Single Family Residential
West	LA	Single Family Residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Lake Austin (Water Supply Rural)

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS: Eanes Independent School District

Valley View Elementary School West Ridge Middle School Westlake High School

COMMUNITY REGISTRY LIST:

City of Rollingwood
Friends of Austin Neighborhoods
River Place Residential Community Homeowners
Save Our Springs Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0006 – WC1D 18- Water Treatment Plant Expansion	LA to P	To Grant P-CO, with the following conditional overlay: A 10-foot wide vegetative buffer shall be provided and maintained along the north, east, and west property lines. (2/27/2001)	Approved P-CO as Planning Commission Recommended (March 29, 2001)

RELATED CASES: N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 9801 BAL HARBOR ROAD. C14-2026-0069. Project: 9801 Bal Harbor Rezoning. 0.400 acres from LA to SF-2. Existing: single-family detached housing (1 unit). Proposed: single-family detached housing (1 unit).

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.
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	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.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.

	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.)
	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.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
1	**Number of "Yes's"**

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 Lake Austin Watershed of the Colorado River Basin, which is classified as a Water Supply Rural 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*	*Allowable Density*
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

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, residential with SF-2 zoning, at the time of subdivision, 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:

FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

Site plans will be required for any new development except for residential only projects with up to 4 units.

Austin Transportation Department – Engineering Review:

Bal Harbor Rd and Riviera Rd are both Travis County maintained roads. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for both Bal Harbor Rd and Riviera Rd. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Bal Harbor Rd and Riviera Rd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

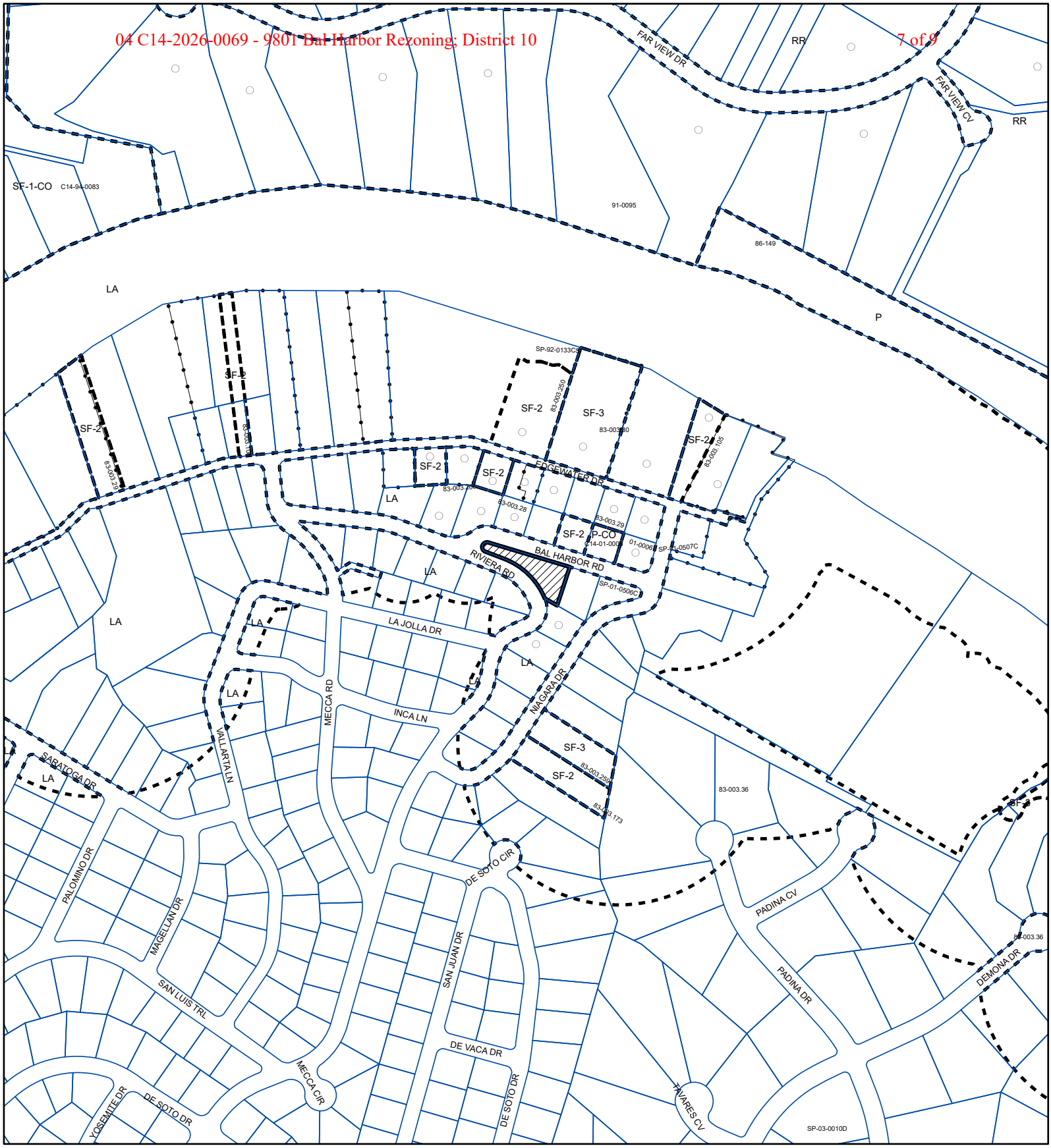
Existing Street Characteristics:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Bal Harbor Rd (Travis County Maintained Rd)	Level 1	58 feet	Approx 50 feet	Approx 18 feet	None	None	None
Riviera Rd (Travis County Maintained Rd)	Level 1	58 feet	Approx 50 feet	Approx 18 feet	None	None	None

Austin Water Utility: There are no comments.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

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



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2026-0069

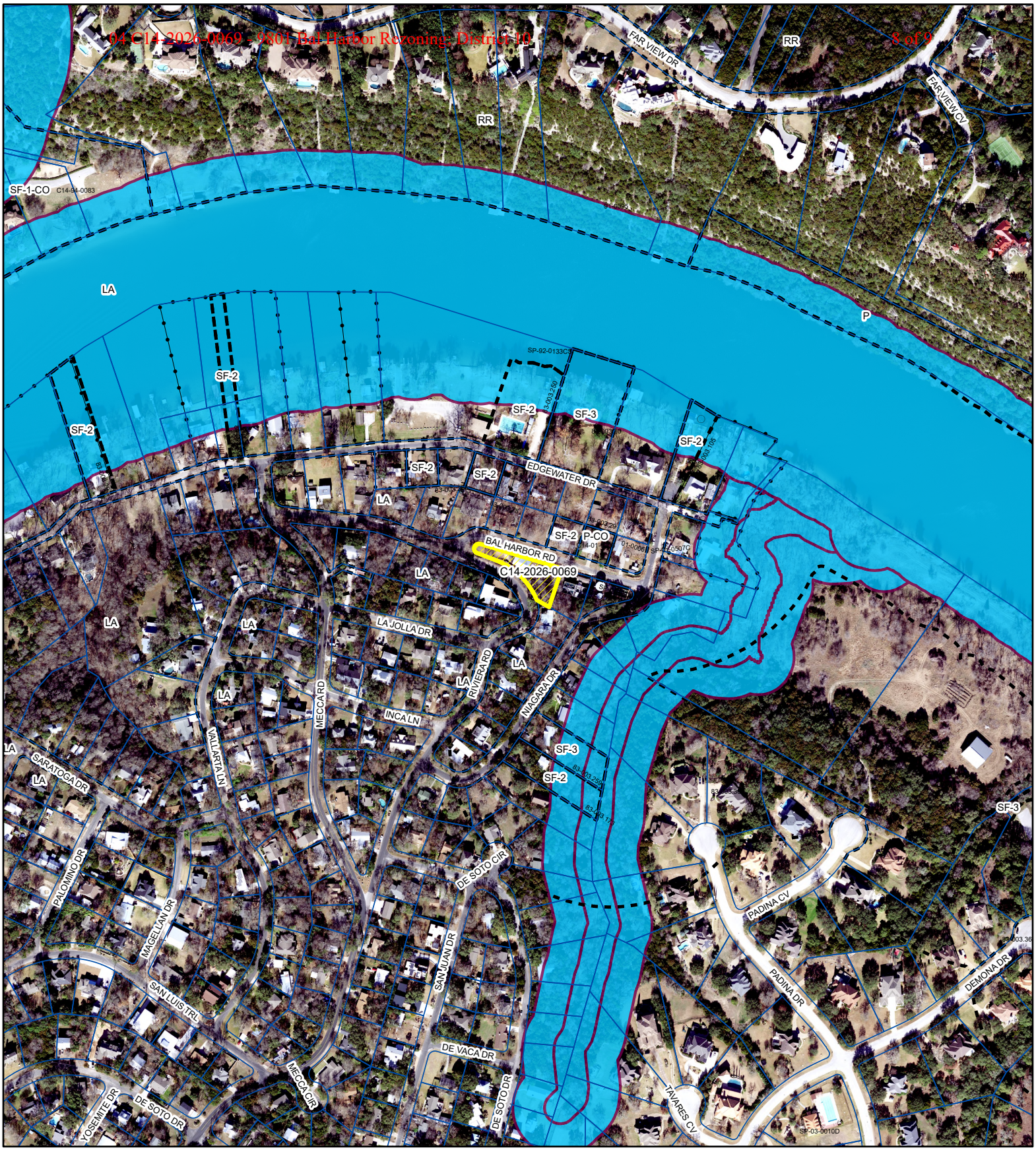
Exhibit A

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Created: 10/2/2026



N

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

1" = 400'

9801 Bal Harbor Rezoning

ZONING CASE#: C14-2026-0069
LOCATION: 9801 Bal Harbor Rd
SUBJECT AREA: 0.40 Acres
MANAGER: Cynthia Hadri

Exhibit B

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Created: 10/6/2026

GARRETT BROWN ARCHITECTURE LLC
PO BOX 40748 | Austin, Texas 78704
Texas Registration No. 26583

November 17, 2026

Cynthia Hadri
Planner Senior
Austin Planning
City of Austin

RE: Rezoning Request – 9801 Bal Harbor Road (LA to SF-2)

Dear Ms. Hadri:

On behalf of the property owners, I am submitting this letter in support of the request to rezone the property located at 9801 Bal Harbor Road from Lake Austin (LA) to Single-Family Residence Standard Lot (SF-2).

The property is an existing single-family residential lot that is smaller than the minimum lot size required under LA zoning. Additionally, the property's configuration and frontage along two streets, combined with the current LA setback requirements, significantly limit the area available for future development. The owners are requesting SF-2 zoning to provide greater flexibility for future residential improvements, including the potential construction of a detached garage with an apartment above.

Several other properties in the surrounding neighborhood have also been rezoned to SF-2. The requested zoning change would provide a zoning designation more consistent with the property's existing lot size and surrounding residential character, while allowing greater flexibility for future residential improvements.

Thank you for your time and consideration. Please feel free to contact me if any additional information is needed.

Sincerely,

Garrett Brown
Founder & Principal Architect
Garrett Brown Architecture, LLC
Authorized Agent for Property Owners

Exhibit C