ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0071 - Glenlake Dr. to Narrow Ridge Dr. Connector

DISTRICT: 10

ZONING FROM: SF-1-CO

ZONING TO: SF-1-CO

ADDRESS: 9812 Glenlake Drive

SITE AREA: 0.079 acres (3, 441 sq. ft.)

PROPERTY OWNER: Travis County Emergency Service District 4

AGENT: Travis County Emergency Service District 4

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

STAFF RECOMMENDATION:

The staff recommendation is to grant single-family residence (large lot) – conditional overlay (SF-1-CO) combining district zoning, to modify a condition of zoning, specifically to remove Part 2. 2 of the Conditional Overlay established in Ordinance No. 941201-B. ***Please refer to Exhibit D (Redlined Ordinance No. 941201-B).***

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

December 1, 2026:

November 17, 2026: *APPROVED THE APPLICANT'S REQUEST FOR A POSTPONEMENT TO DECEMBER 1, 2026.*

[A. FLORES; B. GREENBERG - 2ND] 6-0 – R. PUZYCKI, L. OSTA LUGO, S. BOONE, C. TSCHOEPE, T. MAJOR – ABSENT.

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 0.79 acres located at 9812 Glenlake Drive. The site is currently developed with an emergency access road, is zoned single-family residence (large lot) -conditional overlay (SF-1-CO) combined district zoning and Glenlake Drive is a Level 1 roadway per the Austin Strategic Mobility Plan (ASMP). The property is located within Panther Hollow and Turkey Creek Watershed, which are both in the rural water supply. The surrounding land uses include single family residential (SF-1-CO; I-SF-2; RR; I-RR). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting single-family residence (large lot) -conditional overlay (SF-1-CO) combined district zoning to allow for the existing access road to be widened and straightened in order to be brought to compliance with state and city code. “In 2024, the community asked ESD 4 to improve the driveway and the difficult dip in the driveway where it connects to Narrow Ridge Dr, it was at that time that they discovered the 1984 Ordinance would need amending to proceed with the permit and construction. ***“Please refer to Exhibit C (Applicant’s Summary Letter).***

The staff is recommending SF-1-CO as it aligns with the existing surrounding zonings and other departments have reviewed the removal of the prohibited access. This will provide opportunities for neighborhood and the Fire Station to use the access roadway as a typical access point for the neighborhood. The residents will also be allowed to use this as a secondary ingress/egress to the neighborhood, as Glenlake is currently a dead-end road. The Conditional Overlay will continue to limit the number of units allowed, similar to the other properties in this neighborhood.

BASIS OF RECOMMENDATION:

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

The single-family residence (large lot) 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.

The conditional overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

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

The staff recommendation of SF-1-CO combined district zoning would serve this neighborhood and the surrounding residential area. The addition of a second ingress/egress to

the neighborhood would promote compatibility with the adjacent single family homes in the area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-1-CO	Emergency Access Road
North	I-SF-2; I-RR	Single Family Residential
South	SF-1-CO; RR	Single Family Residential
East	RR	Single Family Residential
West	I-SF-2; I-RR	Single Family Residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Panther Hollow and Turkey Creek Watershed (Water Supply Rural)

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS: Leander Independent School District

River Place Elementary School Four Points Middle School Vandergrift High School

COMMUNITY REGISTRY LIST:

Canyon Creek Homeowners Association
Friends of Austin Neighborhoods
Glenlake Neighborhood Association
Lake Austin Collective
Long Canyon Homeowners Association
Long Canyon Phase II & III Homeowners Association
River Place Residential Community Homeowners Association
Steiner Ranch Master Homeowners Association
Westminster Glen Estates
2222 Coalition of Neighborhood Associations

AREA CASE HISTORIES: There are no cases in the area.

RELATED CASES:

C14-94-0083 – The request is to change the zoning from LA and DR to SF-1-CO. The conditional overlay had two conditions: 1) Residential development on the Property shall not exceed a density of 22 dwelling units. 2) No access shall be permitted to River Place Subdivision from the connection of Glenlake Drive. Ordinance No. 941201-B was approved on December 1, 1994.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:
Project Name and Proposed Use: 9812 GLENLAKE DRIVE. C14-2026-0071. Project: Glenlake Dr. to Narrow Ridge Dr. Connector. 0.079 acres from SF-1-CO to SF-1-CO.

Existing: single-family detached housing (1 unit). Proposed: single-family detached housing (1 unit). Applicant seeks to improve the adjacent roadway.

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.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
0	**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 located over the Edwards Aquifer Recharge Zone. The site is in the Turkey Creek and Panther Hollow Watersheds of the Colorado River Basin, which are classified as Water Supply Rural Watersheds 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 fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

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.

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

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Glenlake Dr. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated according to the ASMP 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)**
Glenlake Drive (County Rdwy)	Level 1	58’	83’	42’	No	No	No

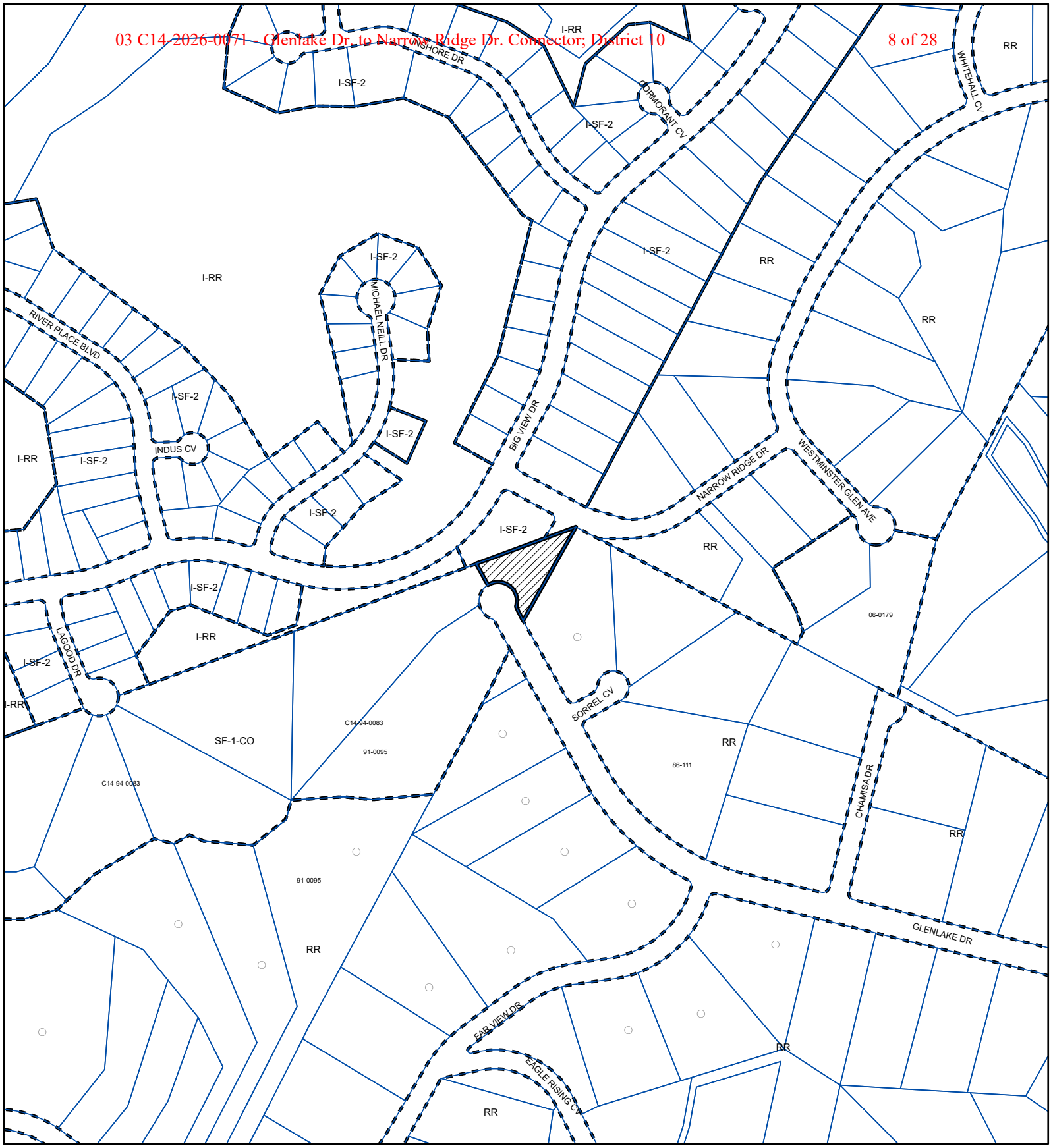
Austin Water Utility:

No comment to zoning change request.

Lowering of waterline not approved with this review. This work cannot be reviewed and approved as a site plan exemption. A correction to the original plan should be utilized to perform this work.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

A. Zoning Map
B. Aerial Map
C. Applicant's Summary Letter
D. Redlined Ordinance No. 941201-B
Correspondence from Interested Parties



N

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2026-0071

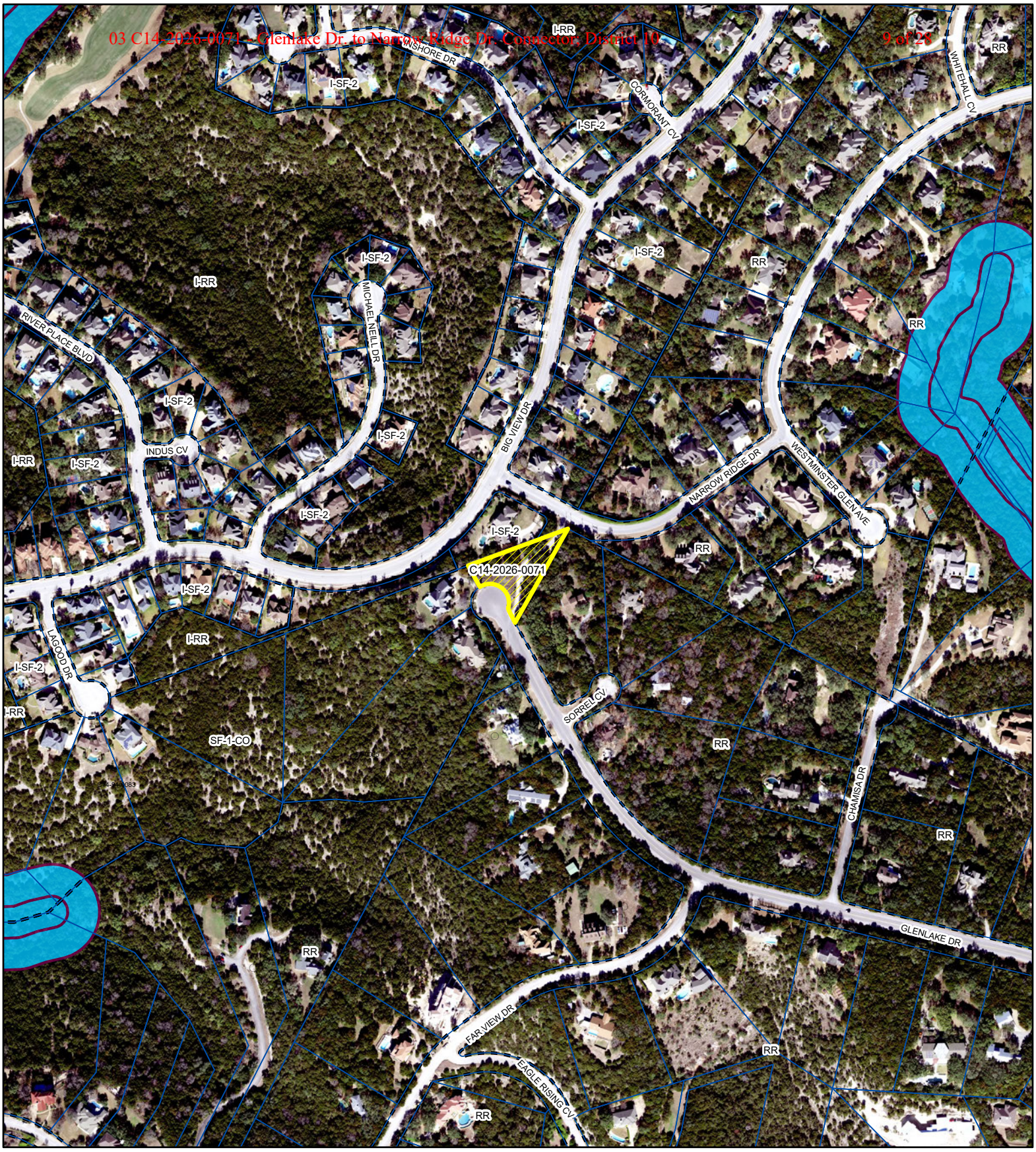
Exhibit A

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.

Austin

Created: 10/6/2026



N

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

1" = 400'

Glenlake Dr. to Narrow Ridge Dr. Connector

ZONING CASE#: C14-2026-0071
LOCATION: 9812 Glenlake Dr
SUBJECT AREA: 0.079 Acres
MANAGER: Cynthia Hadri

Exhibit B

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.

Austin

Created: 10/7/2026

Travis County Emergency Services District 4

14312 Hunters Bend Rd., Austin Texas 78725

City of Austin
Zoning and Patting Commission
301 W 2nd St,
Austin, TX 78767

November 10, 2026

Re: Rezoning request for the property located at 9812 Glenlake Dr. aka as 911 Dr.

Commissioners-

Travis County Emergency Service District 4 (ESD 4) respectfully submits the attached application requesting that the City remove one of the conditions found in COA Ordinance 941201-B. More specifically, condition 2, which prohibits the construction of a roadway connecting Glenlake Neighborhood to the River Place neighborhood. We seek no change to condition 1.

ESD 4 has owned 9812 Glenlake Dr. since 1994 and recognized early on that without such a connecting road:

1) Glenlake Dr. is a mile-long, dead-end road without a second means of egress; leaving hundreds of homes without effective evacuation routes.
2) The response time needed to provide fire apparatus, EMS units and police/sherif assets to our residents is far too long, often facing significant delays.

To address those challenges, ESD 4 constructed a private drive on the property in 2001. Over time we formally dedicated the driveway to public use, and residents have come to value and routinely utilize the driveway.

In 2024 the community asked ESD 4 to improve the driveway and the difficult dip in the driveway where it connects to Narrow Ridge Dr. The district agreed and started the permitting process with Travis County Transportation & Natural Resources. It was at that time we discovered the 1984 Ordinance would need amending to proceed with the permit and construction.

ESD 4 will fund significant widening, lengthening and improvements as required by all road codes & criteria, to ensure the roadway's acceptance in the COA /TC road maintenance programs.

Thank you for your time and consideration. Please contact me if you have questions about this application or if you need additional information.

David Bailey
District Administrator
TC ESD 4

Exhibit C

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 941201-B

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 51.78 ACRES OF LAND, SAVE AND EXCEPT 0.48 ACRES OF LAND, OUT OF THE CHARLES CLARK SURVEY NO. 612, THE DAY LAND AND CATTLE COMPANY SURVEY NO. 1, THE I. G. & N. RAILROAD COMPANY SURVEY NO. 42, AND THE W. R. HOBBS SURVEY NO. 456, FROM "LA" LAKE AUSTIN RESIDENCE DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "SF-1-CO" SINGLE-FAMILY RESIDENCE (LARGE LOT) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY IDENTIFIED ON THE MAP ATTACHED AND INCORPORATED INTO THIS ORDINANCE AS "EXHIBIT A," IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "LA" Lake Austin Residence district and "DR" Development Reserve district to "SF-1-CO" Single-Family Residence (Large Lot) district-Conditional Overlay combining district on the property described in File C14-94-0083, as follows:

> 51.78 acres of land, Save and Except 0.48 acres of land, out of the Charles Clark Survey No. 612, the Day Land and Cattle Company Survey No. 1, the I. G. & N. Railroad Company Survey No. 42, and the W. R. Hobbs Survey No. 456, said 51.78 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes, ***[hereinafter referred to as the "Property"]***

locally known as the Property identified on the map attached and incorporated into this ordinance as "Exhibit A," in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Residential development on the Property shall not exceed a density of 22 dwelling units.

2. No access shall be permitted to River Place Subdivision from the connection of Glenlake Drive.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "SF-1" Single-Family Residence (Large Lot) base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

Exhibit D

PASSED AND APPROVED:

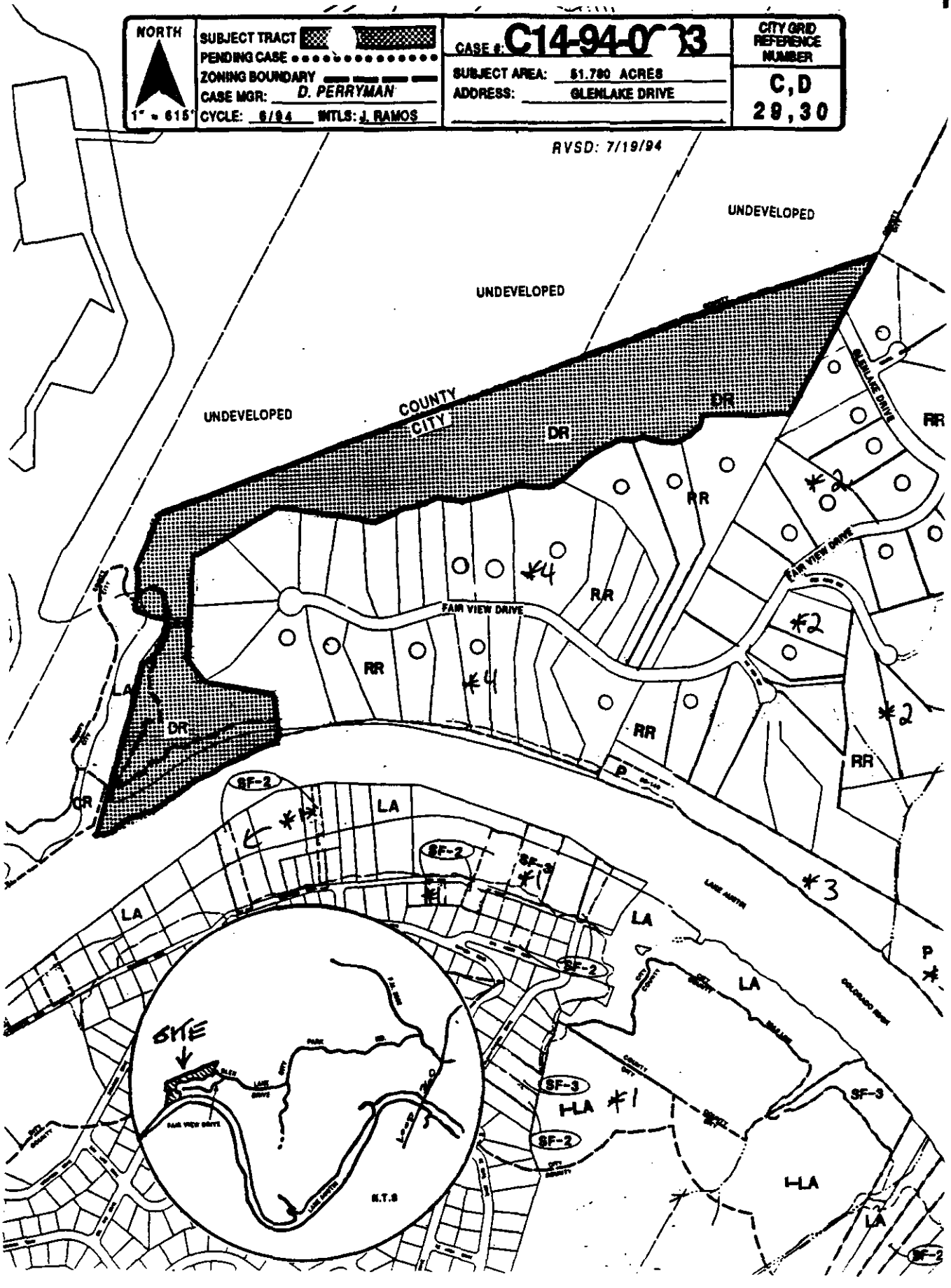
§
§
§
December 1, 1994 §

Bruce Todd
Mayor

APPROVED: _____
Michael J. Cosentino
Acting City Attorney

ATTEST: _____
James E. Aldridge
City Clerk

1Dec94
ME/jj


NORTH
1" = 615'
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: D. PERRYMAN
CYCLE: 6/94 INTLS: J. RAMOS
CASE #: C14-94-0033
SUBJECT AREA: 51.780 ACRES
ADDRESS: GLENLAKE DRIVE
CITY GRID REFERENCE NUMBER
C,D
29,30
RVSD: 7/19/94
UNDEVELOPED
UNDEVELOPED
UNDEVELOPED
COUNTY
CITY
DR
RR
LA
SF-2
SF-3
HLA
P
FAIR VIEW DRIVE
GLENLAKE DRIVE
LAKE AUSTIN
COLORADO RIVER
SITE
*1
*2
*3
*4

"EXHIBIT A"

51.78 ACRES
SAVE & EXCEPT 0.48 ACRES
51.30 NET ACRES

FN 028
JOB NO. 018-50
APRIL 10, 1992

DESCRIPTION OF 51.78 ACRES, SAVE & EXCEPT 0.48 ACRES, LEAVING 51.30 NET ACRES OF LAND OUT OF THE CHARLES CLARK SURVEY NO. 612, THE DAY LAND AND CATTLE COMPANY SURVEY NO. 1, THE I.G. & N. RAILROAD COMPANY SURVEY NO. 42, AND THE W.R. HOBBS SURVEY NO. 456, ALL IN TRAVIS COUNTY, TEXAS; SAID 51.30 ACRE TRACT OF LAND BEING ALL OF THAT TRACT DESCRIBED AS 51.3097 ACRES IN A DEED TO CHAS. SCHREINER BANK AND RECORDED IN VOLUME 10807, PAGE 805 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS; SAID 51.30 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found for the northeast corner of the said Chas. Schreiner Bank tract, same being a southeasterly corner of the First River Place Reserve Ltd. tract described in Volume 11379 Page 379 of the Travis County Real Property Records, also being the southwest corner of the Consolidated Fed. Bank, FSB tract as described in Volume 10914 Page 113 of the Travis County Real Property Records, also being the northwest corner of Glenlake Phase One, a subdivision of record in Book 77 Page 233 of the Travis County Plat Records, also being the beginning point of a boundary line agreement as described in Volume 8116 Page 119 (Segment I) and Volume 8171 Page 43 (Segment I) of the Travis County Real Property Records;

THENCE with the easterly line of the said Chas. Schreiner Bank tract, same being the westerly line of the said Glenlake Phase One, the following six (6) courses and distances:

1) S31°41'33"W a distance of 350.44 feet to an iron rod found for an angle point,

2) S27°01'47"W a distance of 109.57 feet to a calculated point for an angle point,

3) S28°52'33"W a distance of 95.84 feet to an iron rod found for an angle point,

4) S29°41'07"W a distance of 135.27 feet to a nail found for an angle point,

5) S31°06'11"W a distance of 126.54 feet to an iron rod found for an angle point, and

6) S30°34'21"W a distance of 140.82 feet to an iron rod found for the most easterly southeast corner of the said Chas. Schreiner Bank tract, same being the northeast corner of River Pointe Subdivision, a subdivision of record in Book 86 Page 98B of the Travis County Plat Records;

THENCE departing the said west line of Glenlake Phase One, and with the southeasterly line of the said Chas. Schreiner Bank tract, same being the north and west lines of the said River Pointe Subdivision, the following twenty-six (26) courses and distances:

1) S87°25'34"W a distance of 194.37 feet to an iron rod found for an angle point,

2) N82°13'13"W a distance of 91.07 feet to an iron rod found for an angle point,

3) S88°58'37"W a distance of 165.60 feet to an iron rod found for an angle point,

4) S16°03'39"W a distance of 63.12 feet to an iron rod found for an angle point,

5) S53°53'52"W a distance of 131.20 feet to an iron rod found for an angle point,

6) N83°00'14"W a distance of 158.71 feet to an iron rod found for an angle point,

7) N64°22'04"W a distance of 48.16 feet to an iron rod found for an angle point,

8) S63°46'28"W a distance of 57.19 feet to an iron rod found for an angle point,

9) N73°40'39"W a distance of 64.44 feet to an iron rod found for an angle point,

10) S61°19'04"W a distance of 224.99 feet to an iron rod found for an angle point,

11) S48°26'17"W a distance of 155.61 feet to an iron rod found for an angle point,

12) S75°53"33"W a distance of 113.10 feet to an iron rod found for an angle point,

13) N87°32'37"W a distance of 173.72 feet to an iron rod found for an angle point,

14) S74°36'00"W a distance of 281.74 feet to an iron rod found for an angle point,

15) N80°48'06"W a distance of 120.50 feet to an iron rod found for an angle point,

16) S66°16'59"W a distance of 63.80 feet to an iron rod found for an angle point,

17) S76°41'07"W a distance of 150.13 feet to an iron rod found for an angle point,

18) S65°36'03"W a distance of 145.03 feet to an iron rod found for an angle point,

19) N76°23'14"W a distance of 137.84 feet to an iron rod found for an angle point,

20) N82°04'41"W a distance of 227.55 feet to an iron rod found for an angle point,

21) N78°54'26"W a distance of 151.72 feet to an iron rod found for an angle point,

22) S60°40'00"W a distance of 494.58 feet to an iron rod found for an angle point,

23) S03°35'00"W a distance of 545.00 feet to an iron rod found for an angle point,

24) S40°20'00"E a distance of 130.00 feet to an iron rod found for an angle point,

25) S77°05'00"E a distance of 375.00 feet to an iron rod found for an angle point, and

26) S07°00'00"E, passing at a distance of 186.52 feet an iron rod found for reference, in all a total distance of 210.00 feet to a calculated point for the most southerly southeast corner of the said Chas. Schreiner Bank tract, same being the southwest corner of the said River Pointe Subdivision, also being on the northerly shoreline of Lake Austin (Colorado River), also being in the north line of the Steve Topletz, Trustee tract as described in Tract IV, Volume 8675 Page 224

of the Travis County Real Property Records;

THENCE along the said northerly shoreline of Lake Austin, same being the south line of the said Chas. Schreiner Bank tract, also being the said north line of the Topletz tract, the following seven (7) courses and distances:

1) S78°51'02"W a distance of 80.12 feet to a calculated point for an angle point,

2) S71°26'42"W a distance of 236.22 feet to a calculated point for an angle point,

3) S63°16'15"W a distance of 324.81 feet to a calculated point for an angle point,

4) S62°21'43"W a distance of 119.58 feet to a calculated point for an angle point,

5) S83°18'33"W a distance of 73.81 feet to a calculated point for an angle point,

6) S37°10'38"W a distance of 56.71 feet to a calculated point for an angle point, and

7) S64°37'44"W a distance of 206.65 feet to a calculated point for the southwest corner of the said Chas. Schreiner Bank tract, same being the northwest corner of the said Topletz tract, also being a southeast corner of the said First River Place Reserve Ltd. tract, also being the end point of the said boundary line agreement;

THENCE with the west line of the said Chas. Schreiner Bank tract, same being a southeasterly line of the said First River Place Reserve Ltd. tract, also being the line described in the said boundary line agreement, the following thirteen (13) courses and distances:

1) N16°29'29"E a distance of 570.35 feet to a calculated point for an angle point,

2) N34°51'40"E a distance of 68.68 feet to a calculated point for an angle point,

3) N11°14'35"E a distance of 221.72 feet to a calculated point for an angle point,

4) N49°26'37"E a distance of 80.25 feet to a calculated point for an angle point,

5) N50°35'45"E a distance of 59.94 feet to a calculated point for an angle point,

6) N24°57'16"E a distance of 112.83 feet to a calculated point for an angle point,

7) N21°02'59"E a distance of 41.13 feet to a calculated point for an angle point,

8) N45°07'32"W a distance of 35.14 feet to a calculated point for an angle point,

9) N59°20'14"W a distance of 68.81 feet to a calculated point for an angle point,

10) N77°22'56"W a distance of 66.17 feet to a calculated point for an angle point,

11) N78°34'04"W a distance of 65.21 feet to a calculated point for an angle point,

12) N08°02'13"E a distance of 208.60 feet to an iron rod found

for an angle point, and

13) N26°45'12"E a distance of 312.26 feet to an iron rod found for the northwest corner of the said Chas. Schreiner Bank tract, same being an angle point in the said southeasterly line of the First River Place Reserve Ltd. tract, also being an angle point in the said boundary line agreement;

THENCE with the north line of the said Chas. Schreiner Bank tract, same being the said southeasterly line of the First River Place Reserve Ltd. tract, also being the said boundary line agreement, N72°05'33"E, passing at a distance of 891.02 feet (0.12' right) an iron rod found, passing at a distance of 3683.75 feet (0.27' left) an iron rod found, passing at a distance of 3770.02 feet (0.06' right) an iron rod found, in all a total distance of 4010.11 feet to the **POINT OF BEGINNING**, and containing 51.78 acres of land; **SAVE & EXCEPT** the following described 0.48 acres of land, for a net remaining acreage of 51.30 acres of land;

Description of 0.48 acres out of the above described 51.78 acre tract of land, being all of that tract described as 0.4770 acres in the said deed to Chas. Schreiner Bank:

COMMENCING at an iron pipe found for the northeast corner of the said Chas. Schreiner Bank tract, same being the point of beginning of the above described 51.78 acre tract;

THENCE with the north line of the above described 51.78 acre tract, same being the said north line of the Chas. Schreiner Bank tract, also being the said southeasterly line of the First River Place Reserve Ltd. tract, S72°05'33"W a distance of 240.09 feet to a calculated point for the **POINT OF BEGINNING**, from which an iron rod found bears S17°54'58"E a distance of 0.06 feet;

THENCE crossing a portion of the above described 51.78 acre tract, the following three (3) courses and distances:

1) S04°06'55"W a distance of 31.84 feet to a calculated point of curvature,

2) a distance of 141.16 feet along the arc of a curve to the left with a central angle of 31°14'28" and a radius of 258.89 feet and whose chord bears S11°30'20"E a distance of 139.42 feet to an iron rod found for a point of tangency, and

3) S27°07'35"E a distance of 53.10 feet to an iron rod found in the east line of the above described 51.78 acre tract, same being the said east line of the Chas. Schreiner Bank tract, also being the said west line of Glenlake Phase One;

THENCE with the said east line of the above described 51.78 acre tract, same being the said common line between the Chas. Schreiner Bank tract and Glenlake Phase One, the following two (2) courses and distances:

1) S31°41'33"W a distance of 10.25 feet to an iron rod found for an angle point, and

2) S27°01'47"W a distance of 87.87 feet to a calculated point;

THENCE crossing a portion of the above described 51.78 acre tract the following two (2) courses and distances:

1) N27°07'35"W a distance of 109.87 feet to an iron rod found for a point of curvature, and

2) a distance of 184.26 feet along the arc of a curve to the right with a central angle of 31°09'10" and a radius of 338.89 feet and whose chord bears N11°32'58"W a distance of 182.00 feet to a calculated point in the said north line of the above described 51.78 acre tract, same being the said common line between the Chas. Schreiner Bank tract and the First River

Place Reserve Ltd. tract, and from which an iron rod found bears N11°55'04"W a distance of 0.28 feet;

THENCE N72°05'33"E, with the said north line of the above described 51.78 acre tract, same being the said common line between the Chas. Schreiner Bank tract and the First River Place Reserve Ltd. tract, a distance of 86.30 feet to the POINT OF BEGINNING, and containing 0.48 acres of land.

THE STATE OF TEXAS *
* KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS *

That I, Patrick A. Smith, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief, and is prepared from a survey made on the ground, during March 23 to April 3, 1992, under my direction and supervision.

Witness my hand and seal this the 10TH day of APRIL, 1992.

Patrick A. Smith, Registered
Professional Land Surveyor
No. 4280 - State of Texas

STATE OF TEXAS
REGISTERED
PATRICK A. SMITH
4280
PROFESSIONAL
LAND SURVEYOR

Prepared By:
Interstate Surveying Company
4406 Mesquite Spring Cove
Austin, Texas 78735
(512) 892-2950

PO#: _____

Ad ID#: C7M3015O0

Acct #: 512-499-2499

Austin American-Statesman

Acct. Name: City Clerk's Office City of Austin

ORDINANCE NO. 941201-B An ordinance ordering a rezoning and changing the zoning map accompanying Chapter 13-2 of the Austin City Code of 1992 as follows: 51.78 acres of land, save and except .48 acres of land, out of the Charles Clark Survey No. 612, The Day Land and Cattle Company Survey No: 1, The I.G.& N. Railroad Company Survey No. 42, and the W.R. Hobbs Survey No.456, from 'LA' Lake Austin residence district and 'DR' development reserve district to 'SF-1-CO' single-family residence (large lot) district-conditional overlay combining district, locally known as the property identified on the map attached and incorporated into this ordinance as 'Exhibit A', in the City of Austin, Travis County, Texas; Waiving the requirements of Section 2-2-3 of the Austin City Code of 1992; and providing an effective date. Mayor Bruce Todd, Austin, Texas

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Nancy Christofferson

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

Date (s): December 8th, 1994

Class: 9980 Lines: 26 Cost: $53.56

and that the attached is a true copy of said advertisement.

Nancy Christofferson

SWORN AND SUBSCRIBED TO BEFORE ME, this the 3rd day of Jan 1995.

CAROL A. NICKELS
Notary Public, State of Texas
My Commission Expires
JUNE 1, 1996

Carol A. Nickels
Notary Public in and for
TRAVIS COUNTY, TEXAS

Carol A. Nickels
(Type or Print Name of Notary)

My Commission Expires: 6/1/96

City of Austin Planning
and Zoning Department
505 Barton Springs Blvd.
Austin, TX 78704

To Whom it May Concern-

This letter is to express our support for the Zoning Change application submitted by Travis County Emergency Services District 4 (ESD 4) on September 1, 2026. We support the request to improve the existing roadway, locally known as 911 Drive.

Importantly, the purpose of the Zoning Change is only roadway improvement. The proposed Change does not alter the underlying district. Single Family 1 will remain Single Family 1. The Change simply removes a condition that restricts ESD 4's ability to improve 911 Drive.

911 Drive is important to our community. The roadway:

- Significantly reduces response times for emergency service vehicles and crews;
- Provides an alternative emergency evacuation route for many neighborhoods (e.g., River Bend, Glenlake, Greenshores) and Emma Long Park, a critical consideration given the wildfire risk in these areas;
- Maintains a second means of egress for Glenlake Drive, which otherwise would be a mile long, dead-end street.

For over two decades, our communities have come to routinely utilize this roadway. ESD 4 recognizes this and is making a good faith effort to improve the condition and safety of a roadway.

We ask that you approve this application and allow this much needed improvement to proceed.

We are homeowners of 2 properties in Greenshores. This is vital for our emergency vehicles to have this 911 Drive improved. Our Fire Station ESD 4.

Thank you,
Sincerely,
Marsha Woodworth
John Woodworth

September 21, 2026

City of Austin Planning
and Zoning Department
505 Barton Springs Blvd.
Austin, TX 78704

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For over two decades, our communities have come to routinely utilize this roadway. ESD 4 recognizes this and is making a good faith effort to improve the condition and safety of a roadway.

I ask that you approve this application and allow this much needed improvement to proceed.

AE Jones 14

Andrew Jones
[redacted] Pearce Rd.
Austin, TX 78730

City of Austin Planning
and Zoning Department
505 Barton Springs Blvd.
Austin, TX 78704

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We ask that you approve this application and allow this much needed improvement to proceed.

Thank you for your time and consideration,

Eowyn Gorman
Board President
Westminster Glen HOA

Gmail

TCESD4 DBailey [redacted]

911 Cut-through Road (Letter of Support) : Henry & Julia Lydick

1 message

Hank Lydick [redacted] Mon, Sep 21, 2026 at 9:38 AM
To: [redacted]
Cc: Paul Shreve [redacted], [redacted]

City of Austin Planning and Zoning Department
505 Barton Springs Blvd.
Austin, TX 78704

To Whom it May Concern

This letter is to express our support for the Zoning Change application submitted by Travis County Emergency Services District 4 (ESD 4) on September 1, 2026.
We support the request to improve the existing roadway, locally known as 911 Drive.

See TNR Web Map PDF (attached below).

Importantly, the purpose of the Zoning Change is only roadway improvement.
The proposed Change does not alter the underlying district.

Single Family 1 will remain Single Family 1.
The Change simply removes a condition that restricts ESD 4's ability to improve 911 Drive.

911 Drive is important to our community. The roadway:

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• Maintains a second means of egress for Glenlake Drive which otherwise would be a mile long, dead-end street.

For over two decades, our communities have come to routinely utilize this roadway.

ESD 4 recognizes this and is making a good faith effort to improve the condition and safety of a roadway.

We ask that you approve this application and allow this much needed improvement to proceed.

Regards,

Henry and Julia Lydick

[redacted]

Travis County Property Tax ID 768807
Austin, Texas 78730

TNR "NEARMAP" 911 Road.pdf
516K

City of Austin Planning
and Zoning Department
505 Barton Springs Blvd.
Austin, TX 78704

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For over two decades, our communities have come to routinely utilize this roadway. ESD 4 recognizes this and is making a good faith effort to improve the condition and safety of a roadway.

We ask that you approve this application and allow this much needed improvement to proceed.

Sincerely,

Lauren Hawk
[redacted] Beartree Cir
Austin, TX 78730

City of Austin Planning
and Zoning Department
505 Barton Springs Blvd.
Austin, TX 78704

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For over two decades, our communities have come to routinely utilize this roadway. ESD 4 recognizes this and is making a good faith effort to improve the condition and safety of a roadway.

We ask that you approve this application and allow this much needed improvement to proceed.

Kind Regards,

Raegan & Patrick Scott
[redacted] Oak Shores Dr.
Austin, Texas 78730

Susan Linde-Canizales
[redacted] Sorrel Cove
Austin, TX 78730
[redacted]

November 15, 2026

City of Austin, Austin Planning
ATTN: Cynthia Hadri
P.O. Box 1088, Austin, TX 78767

RE: Opposition to Rezoning Application – Zoning Case #C14-2026-0071

Dear Members of the City Council / Zoning Commission,

I am writing to formally express my strong opposition to the proposed rezoning application associated with Zoning Case C14-2026-0071. Specifically, I oppose the request to modify the conditional overlay established by Ordinance Number 941201-B.
The current conditional overlay was put in place for a reason, and it serves a vital role in protecting our community. The proposal to modify this overlay to allow access to the RiverPlace Subdivision from the connection of GlenLake Drive is deeply concerning.
As the owner of the property adjacent to the road, I am deeply concerned about how this change will affect our quality of life. The constant flow of traffic already impacts the use of our home & property, and expanding the road to a two-lane road would only further diminish our ability to enjoy our property and yard. The prohibition of this access point was a key component of the original zoning agreement, and it should remain intact to preserve the safety and quality of life for current residents.
I urge you to deny the application to modify the conditional overlay and to uphold the protections established by Ordinance Number 941201-B.
Thank you for your time and consideration of this matter.

Sincerely,

Susan Linde-Canizales

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2026-0071
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: November 17, 2026, Zoning and Platting Commission

Susan Linde-Canizales

Your Name (please print)

☐ I am in favor
☒ I object

3900 Sorrel Cove, Austin TX 78730

Your address(es) affected by this application (optional)

Susan Linde Canizales 11/15/2026

Signature *Date*

Daytime Telephone (Optional): 512-947-2634

Comments:

If you use this form to comment, it may be returned to:
City of Austin, Austin Planning
Cynthia Hadri
P. O. Box 1088, Austin, TX 78767
Or email to:
cynthia.hadri@austintexas.gov