



Zoning Request ZC-26-01	1005-07 Columbia & 1401 Marlon SF-6 to SF-4.5
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Summary

Request:	Zoning change from SF-6 to SF-4.5		
Applicant:	Lindsey Oskoui 7401 B Hwy 71 W, Ste 160 Austin, TX 78735	Property Owner:	Samuel Saldana & Araceli Saldana 184 Live Oak Drive Cedar Creek, TX 78612

Notification

Application:	March 17, 2026	Neighborhood Meeting:	March 24, 2026
Published:	March 29, 2026	# of Participants	0
Posted:	March 27, 2026	Personal:	March 27, 2026
Response:	None as of the date of this report		

Property Description

Legal Description:	O E Metcalf Lots 17a, 17b, & 17c, Blk 1		
Location:	Southeast corner of the Columbia Ave & Marlon St intersection		
Acreage:	0.60 acres	PDD/DA/Other:	N/A
Existing Zoning:	Single Family-6 (SF-6)	Proposed Zoning:	Single Family-4.5 (SF-4.5)
Existing Use:	Vacant	Proposed Use:	Single Family Homes
Existing Occupancy:	Restrictions Do Not Apply	Occupancy:	Same
Preferred Scenario:	Neighborhood Low	Proposed Designation:	Same
CONA Neighborhood:	Westover	Sector:	2
Utility Capacity:	Available	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Duplex Residential (D)	Duplex Residential	Neighborhood Medium
South of Property:	Single Family-6 (SF-6)	Single Family	Neighborhood Low
East of Property:	Single Family-6 (SF-6)	Vacant	Neighborhood Low
West of Property:	Single Family-6 (SF-6)	Single Family	Neighborhood Low

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
Staff: Will Rugeley, AICP	Title: Planner	Date: May 13, 2026



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Commission Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Speakers in favor or opposed Lindsey Oskoui (Applicant – In Favor)			
Recommendation from the Planning and Zoning Commission meeting held April 14, 2026: A motion was made by Chair Case, seconded by Commissioner Johnson to recommend approval of the request. The motion passed with a 9-0 vote.			
For: 9 (Agnew, Bryan, Burlison, Case, Costilla, Dunn, Hardy, Johnson, Van Oudekerke) Against: 0 Absent: 0			
<u>Discussion Topics:</u> The following topics were discussed: (a) Whether or not homes previously existed on the subject properties. Staff confirmed that homes previously existed; however, they have since been removed through approved demolition permits; (b) the properties proximity to a creek and their history, if any, of flooding. Staff reported that although the properties are located near a creek, there is no known history of flooding, and the sites are not within a designated floodplain; (c) what safeguards would be taken to protect the properties against flooding. Staff explained that stormwater analysis and related safeguards will be addressed during the technical plan and plat review process; (d) the properties location atop the Edwards Aquifer Recharge Zone and impervious cover limitations. Staff noted that impervious cover will be limited to levels below what zoning will otherwise allow.			

History

The property owner is requesting a zoning change from Single Family-6 (SF-6) to Single Family-4.5 (SF-4.5) to allow the property to be replatted into up to three similarly sized lots for the construction of single-family homes. The reduced setbacks in the SF-4.5 district are better suited to the site’s grading constraints and will facilitate its development.

Additional Analysis

See additional analysis below.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map. Goal HN-2 of the adopted Comprehensive Plan states, "Promote diverse housing choices and attainability at all affordability levels to accommodate household size, preference, and characteristics over residents' life span".
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area. There is no small area plan or neighborhood character study for the area.
<u>X</u>			Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council. The proposed zoning map amendment implements policies listed in the adopted Comprehensive Plan.
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect. There is no development agreement affecting the subject property.
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified. The Land Development Code describes Single Family - 4.5 (SF-4.5) as "intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use." The SF-4.5 zoning district allows residential and civic uses.
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area. The proposed zoning change is consistent with the existing neighborhood density and development pattern.
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district. The current zoning on the property is Single Family-6 (SF-6), and it's surrounded by residential uses only. The applicant is proposing residential building types that will be consistent with the neighborhood's existing fabric.
<u>X</u>			Whether there are substantial reasons why the property cannot be used according to the existing zoning. The reduced setbacks in the SF-4.5 district are better suited to the site's grading limitations and the location of existing electric power poles, enabling more feasible development of the property.
<u>X</u>			Whether there is a need for the proposed use at the proposed location. A need exists for the proposed homes at this location because the property is surrounded by established residential development, making additional single-family housing a compatible and appropriate infill use.

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development.</p> <p><i>The property currently has access to water, wastewater, electric, and other City services applicable to properties within the City Limit.</i></p>
<u>X</u>			<p>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property.</p> <p><i>Existing residential uses surround the subject property; therefore, the proposed zone change would be consistent with the surrounding residential uses.</i></p>
		<u>N/A</u>	<p>For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5.</p> <p><i>This request is not for a Neighborhood Density District.</i></p>
<u>X</u>			<p>The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management.</p> <p><i>Development of this property will be required to comply with all regulations applicable to properties within the Edwards Aquifer Recharge Zone per Chapter 6, Article 3 of the Land Development Code</i></p>
<u>X</u>			<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare.</p> <p><i>There are no other factors which are anticipated to substantially impact public health, safety, morals, or general welfare.</i></p>