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ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0122 – LeBoeuf Rezoning **Z.A.P. DATE:** September 2, 2014

ADDRESS: 7900 Wynne Lane

OWNER/APPLICANT: Edward David LeBoeuf **AGENT:** Bart Koonse

ZONING FROM: MH **TO:** SF-1 **AREA:** 0.6 acres
(26,136 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – large lot (SF-1) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 2, 2014:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is within the Greenleaf Estates subdivision and contains a manufactured home. Greenleaf Estates and Brownleaf Estates, the adjacent subdivision to the north are manufactured home subdivisions and were zoned mobile home residence (MH) district in the mid-1980s. Most of the lots contain one or more manufactured homes, although a few lots have single family residence or two-family residence uses. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested single family residence – large lot (SF-1) district zoning in order to build a single family residence on the lot. The SF-1 zoning district would be compatible and consistent with the surrounding uses, and there is existing SF-2 and SF-3 zoned properties located to the north and east that are currently developed with single family residential uses. In addition, many of the manufactured homes located along Wynne Lane have been enclosed with framed facades making it difficult to recognize them as manufactured homes and not single-family structures.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MH	One manufactured home
<i>North</i>	MH; SF-2; SF-3	Manufactured homes; A few single family residences
<i>South</i>	MH	Manufactured homes
<i>East</i>	MH; SF-3	Manufactured homes; A couple of single family residences
<i>West</i>	GO; SF-6-CO	Neurological treatment center; Undeveloped

AREA STUDY: N/A

TIA: Is not required

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Casey Elementary School

Bedichek Middle School

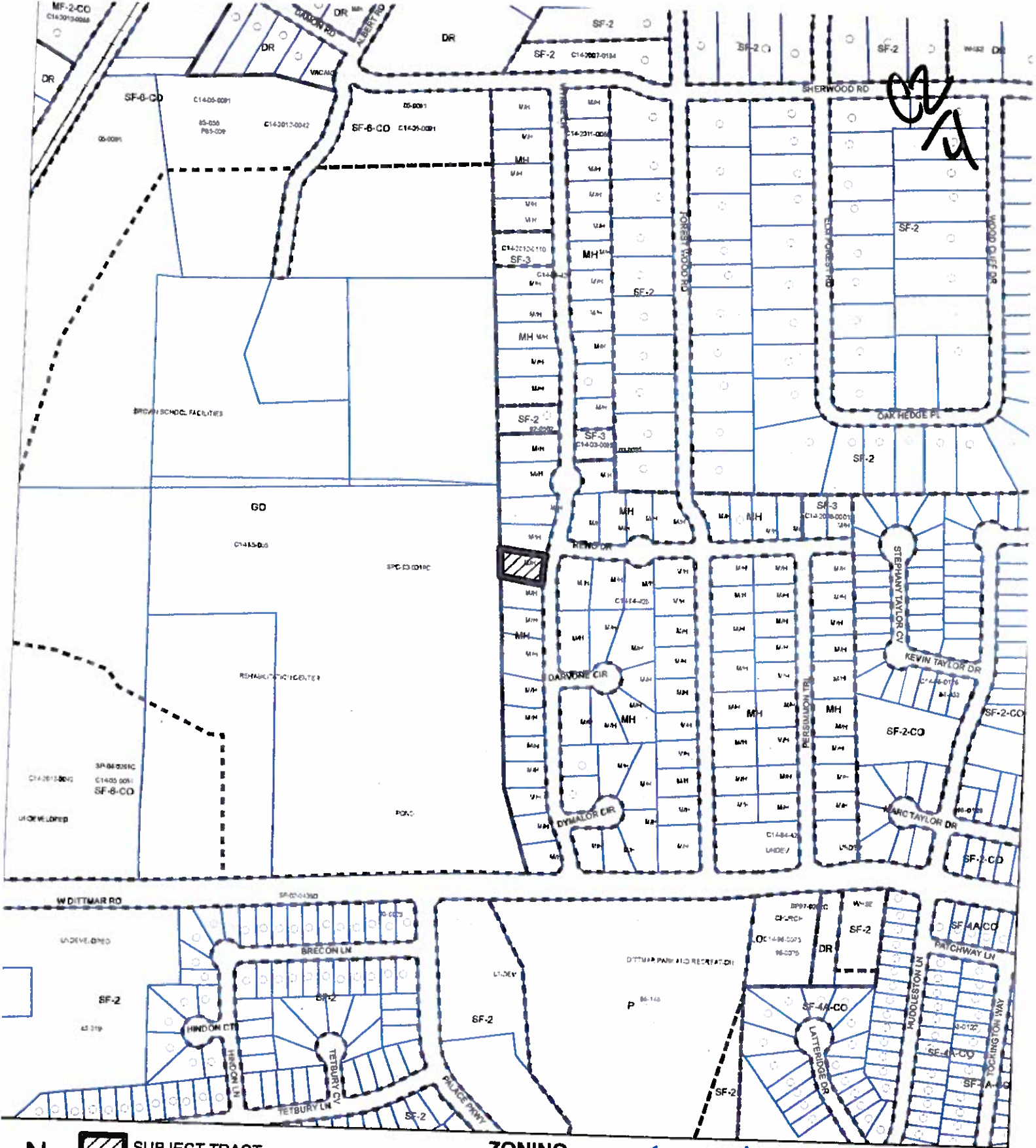
Akins High School

NEIGHBORHOOD ORGANIZATIONS:

- 26 – Far South Austin Community Association
- 39 – Matthews Lane Neighborhood Association
- 511 – Austin Neighborhoods Council
- 627 – Onion Creek Homeowners Association
- 742 – Austin Independent School District
- 1037 – Homeless Neighborhood Association
- 1075 – Bike Austin
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1228 – Sierra Club, Austin Regional Group
- 1236 – The Real Estate Council of Austin, Inc.
- 1340 – Austin Heritage Tree Foundation
- 1363 – SEL Texas
- 1424 – Preservation Austin
- 1429 – Go!Austin/Vamos!/Austin (GAVA)-78745
- 1447 – Friends of the Emma Barrientos MACC




CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0110 – Arriaga and Maldonado Project – 7600 Wynne Lane	MH to SF-3	To Grant	Apvd (11-1-2012).
C14-2012-0042 – 1300 W. Dittmar Rd. Rezoning	SF-6-CO to SF-6-CO, to change a condition of zoning and	To Grant	Apvd (8-2-2012).



0122



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

EXHIBIT A

ZONING CASE#: C14-2014-0122

1" = 400'

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 CTM 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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The Staff recommendation is to grant single family residence – large lot (SF-1) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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.

The property in question meets the minimum size requirements for development in an SF-1 district.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*
3. *Zoning should be consistent with approved and existing residential densities.*

The SF-1 zoning district would be compatible and consistent with the surrounding uses, and there is existing SF-2 and SF-3 zoned properties located to the north and east that are currently developed with single family residential uses. In addition, many of the manufactured homes located along Wynne Lane have been enclosed with framed facades making it difficult to recognize them as manufactured homes and not single-family structures.

EXISTING CONDITIONS**Site Characteristics**

The subject lot is developed with one manufactured home and has moderate vegetative over. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *SF-1 zoning district* is 40%, which is based on the more restrictive *zoning* regulations.

Comprehensive Planning

This zoning case is located on the west side of Wynne Lane on a property that is approximately 0.6 acres in size, which contains a manufactured home. The property is not

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located in an area that has a neighborhood plan. Surrounding land uses includes manufactured homes to the north, south, east, and undeveloped land to the west. The proposed use is a single family residence.

Imagine Austin

The comparative scale of this site relative to other residential uses on the block, as well as the site not being located along an Activity Corridor or within an Activity Center, falls outside the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% 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%

According to flood plain maps there is no flood plain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

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V/a**Site Plan**

If rezoned, the site shall be subject to the following BASE DISTRICT REQUIREMENTS for SF-1 zoning. The minimum lot size is 10,000 square feet, and the building shall maintain a minimum 25 foot setback from the front or east property line in a SF-1 zoning district. The interior side yards shall maintain minimum 5 foot setbacks from the north and south property lines. The rear yard setback shall maintain a minimum of 10 feet from the west property line. Maximum height is 35 feet, maximum building coverage is 35% and maximum impervious cover is 40%.

FYI – This site is subject to the Hazardous Pipeline Ordinance. Development in a restricted pipeline area is regulated by LDC Section 25-2-516. The Fire Department will need to review and approve a site plan.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

Water / Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.