

## **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: *APPROVED SF-1 DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT*

*[P. SEEGER; C. BANKS – 2ND] (6-0) S. COMPTON – ABSENT*

### **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:**

	<b>ZONING</b>	<b>LAND USES</b>
<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:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
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).

	remove the CO that limits height to 20 feet		
C14-2008-0001 – Reno – 1000 & 1002 Reno Dr.	MH to SF-3	To Grant	Apvd (3-6-2008).
C14-03-0095 – Tolliver Zoning – 7705 Wynne Ln.	MH to SF-3	To Grant	Apvd (8-28-2003).
C14-92-0002 – Lee Zoning Change – 7702 Wynne Ln.	MH to SF-2	To Grant	Apvd (2-13-1992).

**RELATED CASES:**

The property is platted as Lot 11, Block A of the Greenleaf Estates subdivision, recorded in August 1968 (C8-68-040). Please refer to Exhibit B. The City of Austin initiated MH zoning on the property and it was approved by Council in March 1985 (C14-84-425).

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Wynne Lane	50 feet	25 feet	Local	No	No	No

- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Wynne Lane.

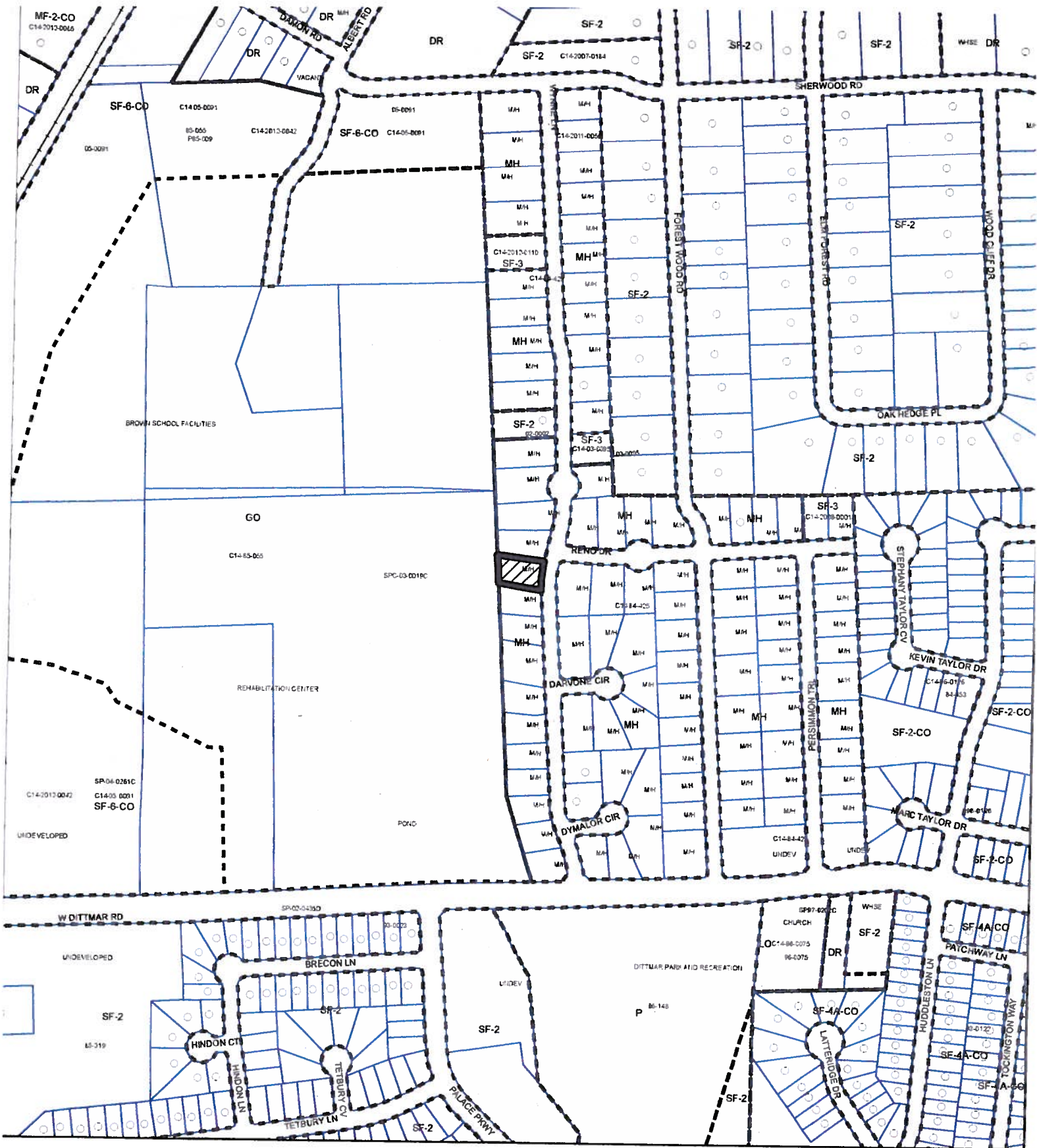
**CITY COUNCIL DATE:** September 25, 2014      **ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719



# **ZONING** *Exhibit A* **ZONING CASE#: C14-2014-0122**

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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.









PG. 537

COUNTY OF TRAVIS That I, Marylin E. Farter, N.D., owner of that certain  
1.98 acre tract of land out of the William Cannon League in Travis County,  
Texas as exemplified by deed recorded in Public Records of said county  
Deed No. 607 of 1955 and also recorded in Public Records of said county  
Deed No. 607 of 1955 do hereby certify that I have sold and conveyed  
in accordance with the attached plat and said subdivision to the GREENLEAF ESTATE, and do hereby dedicate to the public the  
GREENLEAF ESTATE, and do hereby dedicate to the public the  
WINTERS easement lying within section 36 township 36N range 12E  
county Travis state Texas.  
My hand this SEVEN day of MAY, A.D. 1968.

Mervin E Fatter  
MERVIN E. FATTER

STATE OF TEXAS

COUNTY OF TRAVIS Before me, the undersigned authority, a Notary Public in and for Travis County, Texas on this day personally appeared Merlin E. Fetter and he acknowledged to me that he executed the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the 21<sup>st</sup> day of May 1918.

LMWOOD ESTATES  
BK. 6 PG. 140  
LOT 18 BLOCK A

APPROVED FOR ACCEPTANCE

On the 8 day of August, A.D. 1918.

ACCEPTED AND AUTHORIZED FOR RECORD

By the Planning Commission of the City of Austin, Texas on this the 12 day of January, 2020

*John E. Hummer*  
IN THE SECRETARY

FILED FOR RECORD

At 10:45 o'clock A. M. on the 19 day of August, A.D. 1908,  
Miss Emilie Limberg, Clerk, County Court, Travis County, Texas.

By: Trinidad Jackson  
Deputy

STATE OF TEXAS

COUNTY OF TRAVIS I, Miss Emilie Limberg, clerk of the County Court within and for said County and County and Sheriff, do hereby certify that the foregoing instrument of writing is a true and correct copy of the original as the same appears on file in my office on the 10th day of November, A.D. 1968 at Austin, Texas.

Witness my hand and seal of the County Court of said County, Texas, this 10th day of November, A.D. 1968 at Austin, Texas, and duly recorded on the 10th day of November, A.D. 1968 at Austin, Texas.

BOOK 114-33 of Page 30

IN WITNESS my hand and seal of the County Court of said County, Texas, this 10th day of November, A.D. 1968 at Austin, Texas.

Emilie Limberg, clerk, County Court, Travis County, Texas

"In improving this plat by the Commissioners' Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares shall be the responsibility of the Owner and/or Developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners' Court of Travis County, Texas, and the Commissioners' Court of Travis County, Texas assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat, or any bridges or culverts in connection therewith.

STATE OF TEXAS

County of Travis  
 I, Miss Emily Linde, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that on the 1st day of July, A.D. 1968, the undersigned Commissioners of the County Court, after an order authorizing the filing for record of this plat, filed an order authorizing the filing for record of this plat. A copy of said order may be duly entered in the Minutes of said County Court, Book No. 36, pages 363-364.  
 WITNESS my hand and seal of the County Court of said County, this 1st day of July, A.D. 1968.

Emilie L. Lamberger  
EMILIE LAMBERGER, CLERK, COUNTY COURT



*S.A. Barga*  
REGISTERED PROFESSIONAL ENGINEER

**S. A. GARZA**  
CONSULTING ENGINEERS  
510 SCARBROUGH BLDG.  
AUSTIN TEXAS

EXHIBIT B  
RECORDED PLAT

Mr. A. E. V. 51 T. 950  
 Mr. A. E. V. 51 T. 950  
 Mr. A. E. V. 51 T. 950

C8-68-40

**SUMMARY STAFF RECOMMENDATION:**

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

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.



**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.