

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0140 – Latta Rezoning

Z.A.P. DATE: November 17, 2015

ADDRESS: 7505 Wynne Lane

DISTRICT: 5

OWNER/APPLICANT: La Picharow, LLC (Glenn Latta)

ZONING FROM: MH

TO: SF-2

AREA: 0.3187 acres
(13,883 square feet)

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:

November 17, 2015: *TO GRANT SF-2 DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT*

[A. DENKLER; B. EVANS – 2ND] (10-0) 1 VACANCY ON THE COMMISSION

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is within the Brownleaf Estates subdivision and contains a manufactured home. Brownleaf Estates and Greenleaf Estates, the adjacent subdivision to the south 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 – standard lot (SF-2) district zoning in order to build a single family residence on the lot. The SF-2 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 south 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	Manufactured homes
<i>South</i>	MH; SF-3; SF-2	Manufactured homes; A couple single family residences
<i>East</i>	SF-2	Single family residences in the Elmwood Estates subdivision
<i>West</i>	MH; SF-3	Manufactured homes; A couple single family residences

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

1228 – Sierra Club, Austin Regional Group

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

1528 – Bike Austin

1530 – Friends of Austin Neighborhoods

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0122 – LeBoeuf Rezoning – 7900 Wynne Ln	MH to SF-1	To Grant	Apvd (9-25-2014).
C14-2012-0110 – Arriaga and Maldonado Project – 7600 Wynne Ln	MH to SF-3	To Grant	Apvd (11-1-2012).
C14-2012-0042 – 1300 W. Dittmar Rd	SF-6-CO to SF- 6-CO, to change	To Grant	Apvd (8-2-2012).

Rezoning	a condition of zoning and 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 Brownleaf Estates subdivision, recorded in January 1967 (C8-68-003). 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: December 10, 2015 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719



87-085

DR

ALBERT RD

DR

SF-2

SF-2

SF-2

SF-2

C14-2007-0184

SHERWOOD RD

05-0091

SF-6-CO

C14-2012-0042

C14-05-0091

M/H

M/H

MH

M/H

M/H

M/H

C14-2012-0110

SF-3

C14-04-423

M/H

M/H

MH M/H

M/H

M/H

SF-2

92-0002

MH

M/H

C14-2011-0056

M/H

M/H

M/H

M/H

MH M/H

M/H

M/H

M/H

M/H

SF-3

C14-03-0095

SF-2

SF-2

GO

FOREST WOOD RD

WELM FOREST RD

N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

Zoning Case: C14-2015-0140

EXHIBIT A

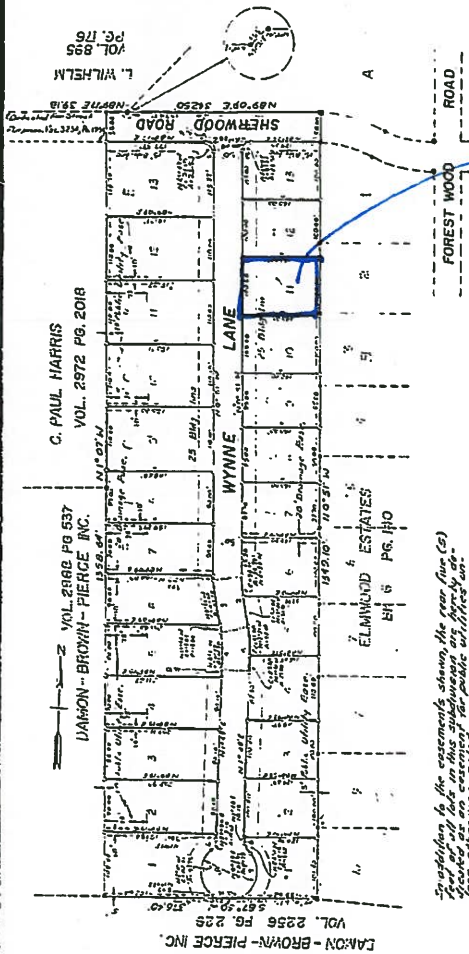
1" = 200'

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.







BROWNLEAF ESTATES

[illegible]

LEGEND

- IRON PIN FOUND
• IRON PIN SET
• CMC MOW. FOUND

I HEREBY CERTIFY THAT AUSTIN CITY CODE CHAPTER 2277 OF NBC HAS BEEN COMPLETED

SURVEYED AND PREPARED BY

S. A. GABZA OF

S. A. DALLA G.
CONSUMING ENGINEER

TCXAS

D. L. Ladd
REGISTERED / PROFESSIONAL ENGINEER

SEPTIC TANK NOTE

Each house in this subdivision shall be connected to a septic tank of a design approved by the City-County Health Unit.

EXHIBIT B
RECORDED
PLAT

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

[illegible]

STATE OF TEXAS
COUNTY OF TRAVIS

Before my, the undersigned withdrew, a Homer Paine in and for Travis County, Texas on this day personally appeared me the undersigned, who are acknowledged to the foregoing instrument and its contents and considerations therein expressed

GIVEN under my hand and seal of office, this the 19 day of September A.D. 1960

APPROVED FOR ACCEPTANCE

On the 9th day of January, A.D. 1967.

ACCEPTED AND AUTHORIZED FOR RECORD

By the Planning Commission of the City of Austin, Texas on this the 9th day of January, A.D. 1967.

FILED FOR RECORD

At 11¹⁰ o'clock A.M. on the 16th County, Texas.

STATE OF TEXAS
COUNTY OF TRAVIS

[illegible]

"In opposing this plot by the Commissioner's Court of Travis County, Texas, it is understood that the building of all streets, alleys, and other public thoroughfares shall be the responsibility of the owner and manager of the premises abutting on such streets, alleys, and other public thoroughfares. By this plot, in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, and the Commissioner's Court of Travis County, Texas, the owner of the premises abutting on the streets, alleys, and other public thoroughfares shown on this plot, or any druggist or contractor in connection therewith,"

STATE OF TEXAS
COUNTY OF TRAVIS

I, Miss Enolia Limberg, Clerk of the County Court within and for the County and State aforesaid do hereby certify, that on the 31st day of March, A.D. 1927, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing of this plat, and that said order has been duly entered in the Minutes of said Court in Book No. 3, Pages 342.

WITNESS my hand and seal of the County Court of said County this 9th day of January, A.D. 1927.

Emilie Landberg
Emilie Lindberg, Clerk, County Court
Travis County, Texas

By Staff Harris
Deputy

48.66-3

SUMMARY STAFF RECOMMENDATION:

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

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

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

3. Zoning should be consistent with approved and existing residential densities.

The SF-2 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 south 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-2 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

Comprehensive Planning

This zoning case is located on the east side of Wynne Lane on a property that is approximately 0.31 acres in size and contains a manufactured home. The property is not located in an area that has a neighborhood plan. Surrounding land uses includes residential uses to the north and west, and residentially zoned lots to the south and east. The proposed use is single family.

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 below 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 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. The site is in the Desired Development Zone.

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 Gross Site Area</i>	<i>% of Gross Site Area 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 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.

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan

If rezoned, the site shall be subject to the following BASE DISTRICT REQUIREMENTS for SF-2 zoning. The minimum lot size is 5,750 square feet, and the building shall maintain a minimum 25 foot setback from the front or west property line in a SF-2 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 east property line. Maximum height is 35 feet, maximum building coverage is 40% and maximum impervious cover is 45%.

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 Section 25-6-113].

Water / Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. City records indicate an active septic system on the lot which will have to be abandoned with the redevelopment and connection to sewer requirement now that serve is available. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.