

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0076 – 7605 Wynne Lane Rezoning **Z.A.P. DATE:** September 6, 2016

ADDRESS: 7605 Wynne Lane

DISTRICT: 5

OWNER/APPLICANT: Jimmy Salas and Violeta Orduna

ZONING FROM: MH

TO: SF-3

AREA: 0.3187 acres
(13,883 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 6, 2016:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is within the Brownleaf Estates subdivision and is undeveloped. 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 family residence (SF-3) district zoning in order to build a single family residence, duplex or two-family residential use on the lot on the lot. Staff supports the Applicant's request because the property is located in an area that is developed with a mixture of manufactured homes and single family residences. The SF-3 zoning district would be compatible and consistent with the surrounding uses, and there are existing SF-2 and SF-3 zoned properties located to the north, south and west 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	Undeveloped
<i>North</i>	MH; SF-2	Manufactured homes; Undeveloped; Single family residence
<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
C14-2015-0140 – Latta Rezoning – 7505 Wynne Ln	MH to SF-2	To Grant	Apvd (12-10-2015).
C14-2014-0122 – LeBoeuf Rezoning – 7900 Wynne Ln	MH to SF-1	To Grant	Apvd (9-25-2014).
C14-2012-0110 – Arriaga and	MH to SF-3	To Grant	Apvd (11-1-2012).

Maldonado Project – 7600 Wynne Ln			
C14-2011-0056 – Najar – 7503 Wynne Ln	MH to SF-3	To Grant	Apvd (07-28-2011).
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 7, Block A of the Brownleaf Estates subdivision, recorded in January 1967 (C8-66-003). 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:

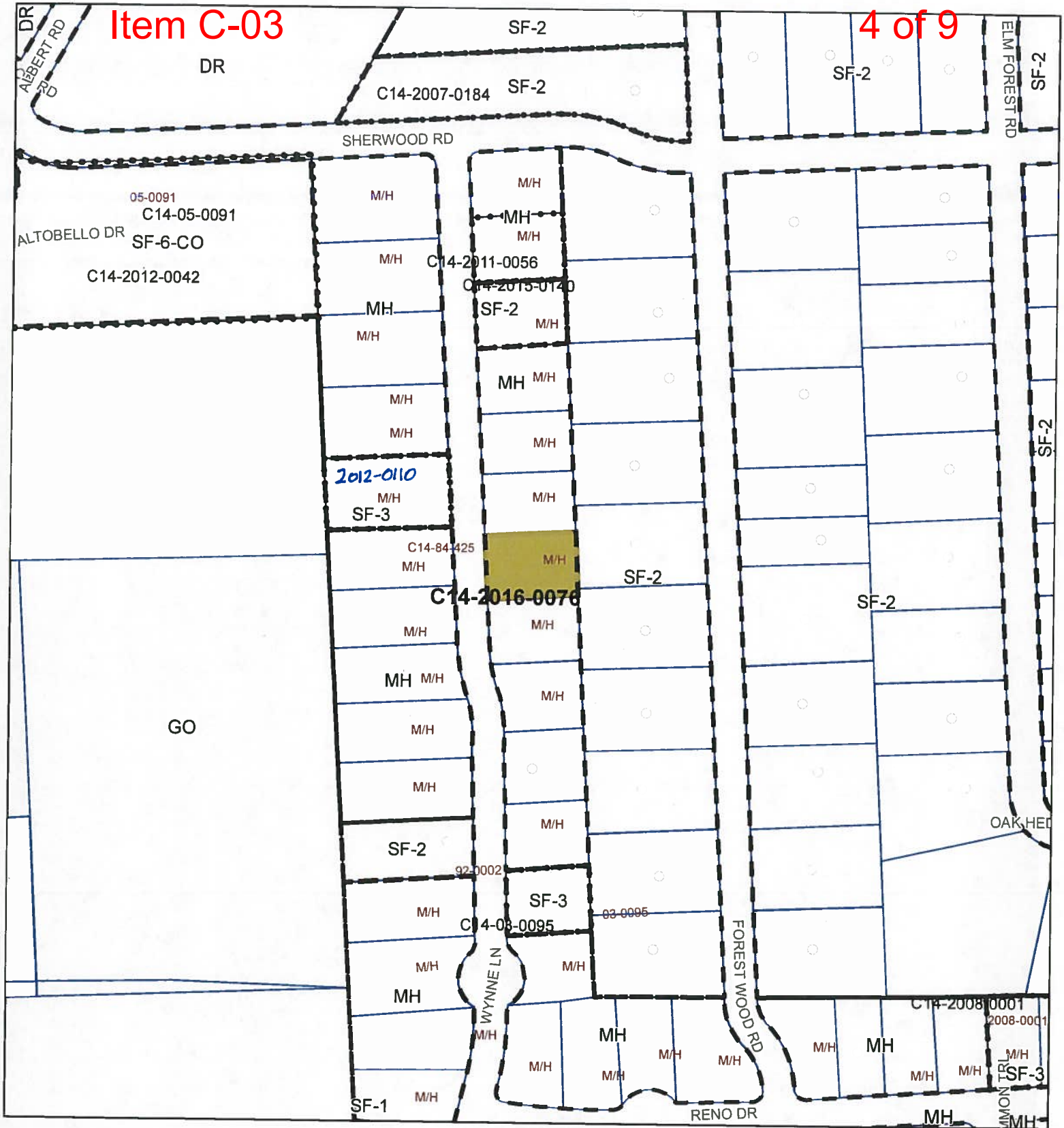
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Wynne Lane	50 feet	22 feet	Local	No	No	No

- 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: October 13, 2016**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

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

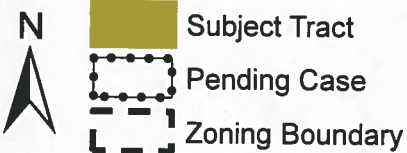
PHONE: 512-974-7719



ZONING

Case#: C14-2016-0076

EXHIBIT A



0 200 Feet

1" = 200'

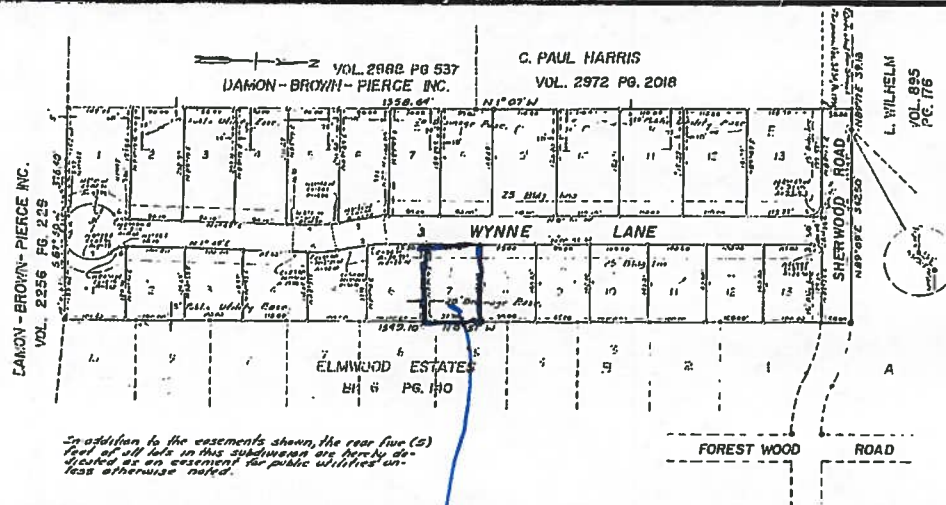
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/26/2016





BROWNLEAF ESTATES

CURVE DATA

1	2	3	4	5	6	7	8
1- 89°21'	1- 107°20'	1- 107°20'	1- 210°00'	1- 20°00'	1- 92°01'	1- 107°00'	1- 90°00'
R= 150.00'	R= 200.00'	R= 200.00'	R= 100.00'	R= 100.00'	R= 100.00'	R= 100.00'	R= 100.00'
T= 157.73'	T= 43.35'	T= 43.35'	T= 31.41'	T= 49.45'	T= 131°	T= 71.15'	T= 15.66'
C= 33.19'	C= 05.12'	C= 05.12'	C= 01.35'	C= 01.45'	C= 01.15'	C= 01.15'	C= 01.15'
A= 23.33'	A= 05.15'	A= 05.15'	A= 01.08'	A= 01.90'	A= 11.62'	A= 01.15'	A= 01.15'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONC. MON. FOUND
- SCALE: 1"=100'

I HEREBY CERTIFY THAT AUSTIN CITY CODE CHAPTER 227 OF 1966 HAS BEEN COMPLIED WITH

SURVEYED AND PREPARED BY
S. A. GARZA C.E.
CONSULTING ENGINEER
510 SCARBOROUGH BLVD.
AUSTIN 1 TEXAS

S. A. Garza
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.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, R. F. Matheny, owner of that certain 11.797 acre tract of land out of Lot 2, Fitzhugh Subdivision of the William Cannon League, Travis County, Texas as conveyed by deed recorded in Volume 2972, Page 2018 of the Public Records of Travis County, Texas do hereby subdivide said tract in accordance with the attached plat, said subdivision to be known as BROWNLEAF ESTATES, and do hereby dedicate to the public the streets and easements shown hereon.

WITNESS my hand this the 19 day of September, A.D. 1966

R. F. Matheny
R. F. MATHENY

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 R. F. Matheny known to me to be the person whose name is subscribed to 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 19 day of September, A.D. 1966

Notary Public
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY
TEXAS

APPROVED FOR ACCEPTANCE

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

David A. Osborne
DAVID A. OSBORNE, Director
Department of Planning

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 11:15 o'clock P.M. on the 10 day of January, A.D. 1967 Miss Emily Limberg, Clerk, County Court, Travis County, Texas.

Emily Limberg
Emily Limberg, Clerk, County Court, Travis County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

I, Miss Emily Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 10 day of January, A.D. 1967 at 11:15 o'clock P.M. and duly recorded on the 10 day of January, A.D. 1967 at 11:50 o'clock P.M. in the Public Records of said County in Book 33 at Page 33.

WITNESS my hand and seal of the County Court of said County on the date last written above.

Emily Limberg
Emily Limberg, Clerk, County Court, Travis County, Texas

"In approving this plat by the Commissioner's 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 Commissioner's Court of Travis County, Texas, and the Commissioner's 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 Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that on the 9th day of January, A.D. 1967, the Commissioner's Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the Minutes of said Court in Book 33 at Page 33.

WITNESS my hand and seal of the County Court of said County this the 9th day of January, A.D. 1967.

Emily Limberg
Emily Limberg, Clerk, County Court
Travis County, Texas

David A. Osborne
DAVID A. OSBORNE, Director
Department of Planning

C8-66-3

RECORDED
PLAT
EXHIBIT B

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 family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The property in question meets the minimum size requirements for development in an SF-3 district.

2. *The proposed zoning should promote consistency, and orderly planning.*

The SF-3 zoning district would be compatible and consistent with the surrounding uses because there is existing SF-2 and SF-3 zoning located to the south and southeast that is currently developed with single family residential uses.

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.

3. *The proposed zoning should allow for a reasonable use of the property.*

The SF-3 zoning district would allow for a fair and reasonable use of the lot. SF-3 zoning is appropriate for this location because it will be consistent with the residential character of the area.

EXISTING CONDITIONS**Site Characteristics**

The subject lot is undeveloped 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-3 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

Comprehensive Planning

This zoning case is located on east side of Wynne Lane. The undeveloped property is approximately 0.30 acres in size and is not located in an area with an adopted neighborhood plan. The surrounding uses are residential. The proposed use is a residential.

Imagine Austin

Based on the comparative scale of this site relative to other nearby residential uses in this area, 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.

Numerous 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: SF-3 zoning. The building shall maintain a minimum 25 foot setback from the front or east property line in a SF-3 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 40% and maximum impervious cover is 45%.

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, 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.