

ZONING CHANGE REVIEW SHEET**CASE:** C14-2017-0110 – 7505 Wynne Lane**Z.A.P. DATE:** September 19, 2017**ADDRESS:** 7505 Wynne Lane**DISTRICT:** 5**OWNER/APPLICANT:** La Picharow, LLC
(Glenn Latta)**AGENT:** Talia, Inc.
(Hachem Dadouch)**ZONING FROM:** SF-2**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 19, 2017:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is within the Brownleaf Estates subdivision, undeveloped and zoned single family residence – standard lot (SF-2) district. 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 (MH; SF-2; SF-3). 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>	SF-2	Undeveloped
<i>North</i>	SF-3; MH	Single family residence with accessory dwelling unit; Manufactured home
<i>South</i>	MH; SF-3	Undeveloped; Manufactured homes
<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:

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
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1550 – Homeless Neighborhood Association 1578 – South Park Neighbors

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0076 – 7605 Wynne Lane Rezoning	MH to SF-3	To Grant	Apvd (10-13-2016).
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 (C8-66-003). 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). The property owner requested and Council approved SF-2 zoning on December 10, 2015 (C14-2015-0140 – Latta Rezoning)

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 12, 2017**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

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

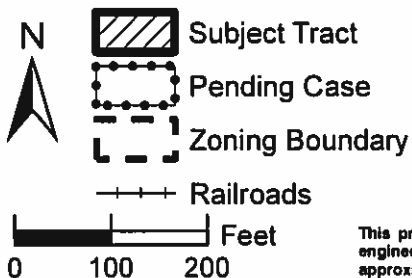
PHONE: 512-974-7719



ZONING

EXHIBIT A

Case#: C14-2017-0110



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: 8/17/2017



1" = 150'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER

7505 WYNN LANE

ZONING CASE#: C14-2017-0110

LOCATION: 7505 WYNN LANE

SUBJECT AREA: .32 ACRES

GRID: F16

MANAGER: WENDY RHOADES

Exhibit A-1

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) 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) zoning district is intended as an area for moderate density single family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

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

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 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 would be 45%, which is based on the more restrictive zoning regulations.

Comprehensive Planning

This rezoning case is located on the east side of Wynne Lane on a property that is approximately 0.31 acres in size, but is presently undeveloped. The property is not located in an area that has a neighborhood plan. This property was rezoned from MH to SF-2 in December 2015. Surrounding land uses includes residential uses to the north, east and west, and an undeveloped residentially zoned lot to the south. The proposed use is residential.

Based on 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 and Compatibility Standards

Rezoning from SF-2 to SF-3 does not trigger the application of compatibility standards.

The applicable building standards are outlined below:

Breakdown by square footage for living area/garage/patio/porch is required on duplex residential site plans.

Setbacks for duplex residential:

- Anything that juts more than 5 feet into a setback must be fireproofed. Standard side setback is 5 feet with a maximum allowable 2 foot overhang. The overhang cannot have any openings, soffit vents, windows, etc.
- Setbacks between buildings is 10 feet (5 feet on each side). Any encroachment into this setback must be fireproofed.
- Nothing can encroach into a 2 foot setback.

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 wastewater service 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.