

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2019-0139– Forest Wood Road**DISTRICT:** 5**ZONING FROM:** SF-2**TO:** SF-3**ADDRESS:** 7708 Forest Wood Rd.**SITE AREA:** 0.5709 acres (24,868.93 sq. ft.)**PROPERTY OWNER/AGENT:**

Michael Lubitz

**CASE MANAGER** Mark Graham (512-974-3574, [mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov) )**STAFF RECOMMENDATION:****Staff recommends zoning change to (SF-3) Family Residence District.***For a summary of the basis of staff's recommendation, see case manager comments on page 2.***ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:****December 3, 2019****CITY COUNCIL ACTION:****January 23, 2020****ORDINANCE NUMBER:****ISSUES**

There is a second dwelling unit on the property. The current owner estimates that the second unit was built in the 1970's, and noted it has a separate driveway and carport. Applicant stated that he has attempted other processes to get the secondary dwelling unit grandfathered. He was unable to document the construction. Applicant noted that the former owners were elderly and did not have documents due in part to a fire in the primary dwelling unit.

**CASE MANAGER COMMENTS:**

Applicant is requesting a zone district change from (SF-2)Single Family Residential to (SF-3)Family Residence zone district. The 0.571 acre (24,868.93 square foot) property is currently zoned SF-2 for one dwelling unit. Changing the zoning to SF-3 would permit a second dwelling

unit or duplex on one lot. The property survey submitted with the application shows that there are two existing buildings on the property. The owner confirmed that there are two dwellings.

### **BASIS OF RECOMMENDATION:**

Staff recommends that the property be zoned to (SF-3) Family Residence zone district.

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

The purpose of the requested zone change to SF-3 is to permit a second dwelling unit on one lot. SF-3 allows 2 dwelling units per lot whereas SF-2 permits only one dwelling unit per lot. Both the current and proposed districts require a minimum lot area of 5,750 square. The subject property is more than four times that size.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impact to the neighborhood character.*

The land use with two dwelling units on the property has existed for close to fifty years by the applicant's estimate. The large residential lot could support more dwelling units based on minimum land requirements. The change from SF-2 to SF-3 zone district maintains a comparable land use pattern. The proposed zone change corrects an existing non-conforming condition and does not result in any detrimental impact to neighborhood character.

- 3. Zoning should allow for reasonable use of the property*

The current zoning is for a standard sized lot, yet the lot is large enough to meet the minimum standards for four lots. Allowing an additional dwelling unit is a reasonable use of the property.

### **EXISTING ZONING AND LAND USES:**

	Zoning	Land Uses
Site	SF-2	2 Single-family dwellings
North	SF-2	Single family dwelling
South	SF-2	Single family dwelling
East	SF-2	Single family dwelling
West	MH; SF-3	Mobile Homes, Single family dwelling

**NEIGHBORHOOD PLANNING AREA:** No Future Land Use Map

**TIA:** Not required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.

**WATERSHED:** South Boggy Creek - Suburban

**OVERLAYS:** None

**SCHOOLS:**

Casey Elementary

Bedichek Middle

Akins High

**NEIGHBORHOOD ORGANIZATIONS**

Austin Independent School District  
Austin Lost and Found Pets, Austin  
Neighborhoods Council  
Bike Austin  
Friends of Austin Neighborhoods  
Go Austin (Vamos Austin) 78745,  
Homeless Neighborhood Association  
Matthews Lane Neighborhood Assn.

Neighborhood Empowerment Foundation  
Onion Creek Homeowners Assoc.  
Preservation Austin  
SELTexas  
Sierra Club  
Austin Regional Group  
South Austin Neighborhood Alliance  
(SANA)

**AREA CASE HISTORIES:**

Number	Request	Commission	City Council
C14-2011-0056 Najar 7503 Wynne Ln.	MH to SF-3	To Grant	Apvd (07-28-2011)
C14-2015-0140 Latta Rezoning 7505 Wynne Ln.	MH to SF-2	To Grant	Apvd (12-10-2015)
C14-2019-0060 7507 Wynne Ln	MH to SF-3	To Grant	Apvd (6-6-2019)
C14-2012-0110 Arriaga and Maldonado Project 7600 Wynne Ln.	MH to SF-3	To Grant	Apvd (11-1-2012)
C14-2016-0076 7605 Wynne Ln.	MH to SF-3	To Grant	Apvd (10-13-2016)

Number	Request	Commission	City Council
C14-92-002 Lee Zoning Change 7702 Wynne Ln.	MH to SF-2	To Grnt	Apvd (2-13-1992)
C14-03-0095 Toliver Zoning 7705 Wynne Ln.	MH to SF-3	To Grant	Apvd (8-28-2003)
C14-2014-0122 Leboeuf Rezoning 7900 Wynne Ln.	MH to SF-1	To Grant	Apvd (9/25/2014)
C14-92-0001 Reno 1000 & 1002 Reno Dr.	MH to SF-3	To Grant	Apvd (3-6-2008)

**RELATED CASES:** The property is platted as Lot 8, Elmwood Estates Subdivision

**OTHER STAFF COMMENTS:**

**Comprehensive Planning**

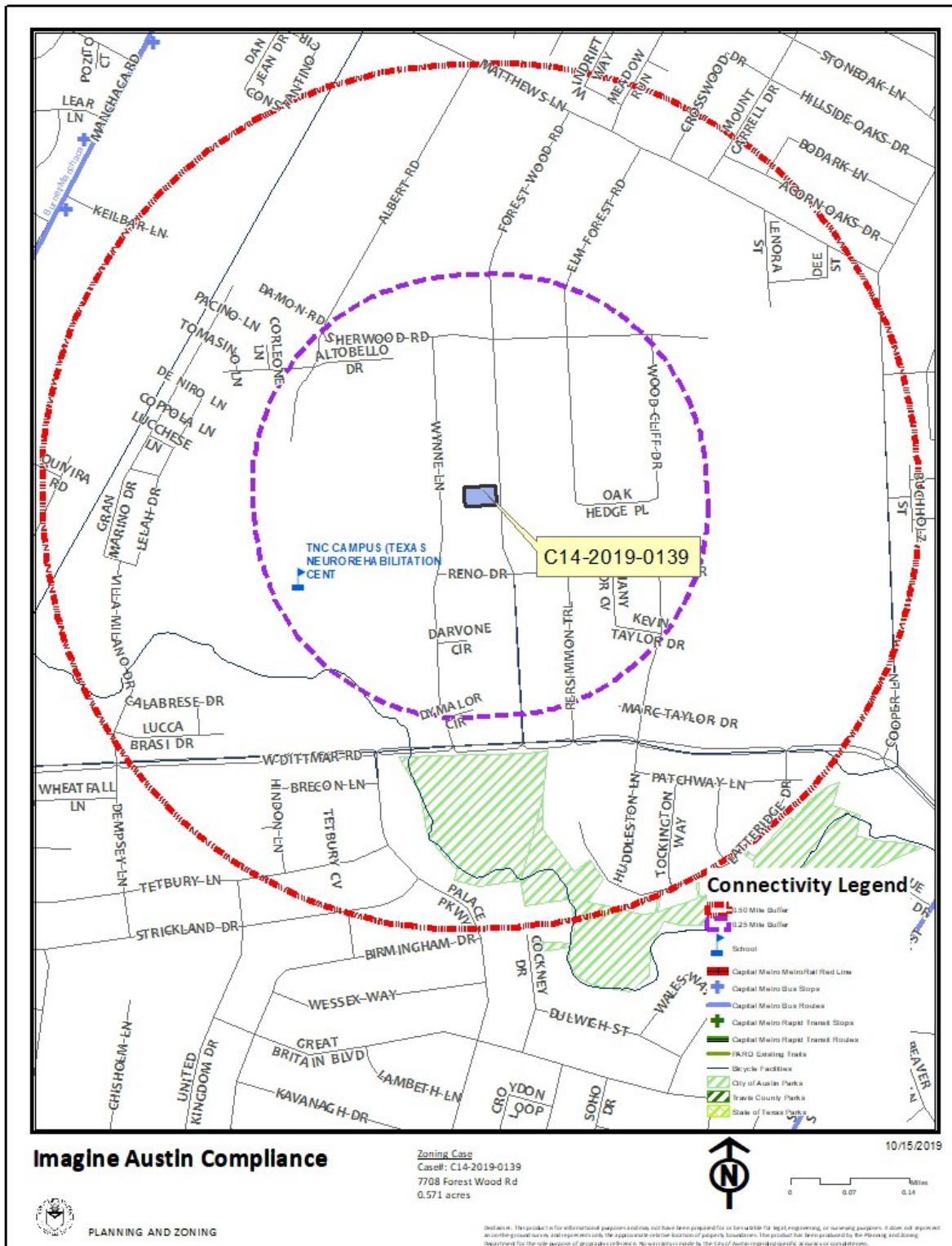
This subject property of this zoning case is located on the west side of Forest Wood Road, on a 0.571 acre property, which contains two houses. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family houses to the north, south and east; to the west are single family houses, mobile and modular homes and a large multi-acre rehabilitation center. The proposal is to upzone the property from SF-2 to SF-3, which would allow for a secondary dwelling unit.

**Connectivity**

There are no existing public sidewalks, bike lanes, or public transit stops along this portion of Forest Wood Road, which is a narrow rural road.

**Imagine Austin**

Based on the comparative scale of this site relative to other nearby residential uses in this area (although there is a lack of mobility and connectivity options in the area), this project appears to support the Imagine Austin Comprehensive Plan.



**Environmental**

1. 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.
2. 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%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. 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**

No comments

**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]

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 64 feet of right-of-way for Forest Wood Rd. It is recommended that 32 feet of right-of-way from the existing centerline should be dedicated for Forest Wood Rd according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Forest Wood Rd.	50'	25'	Level 2	None	Shared Lane	None

**Austin Water Utility**

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 Austin Water 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.

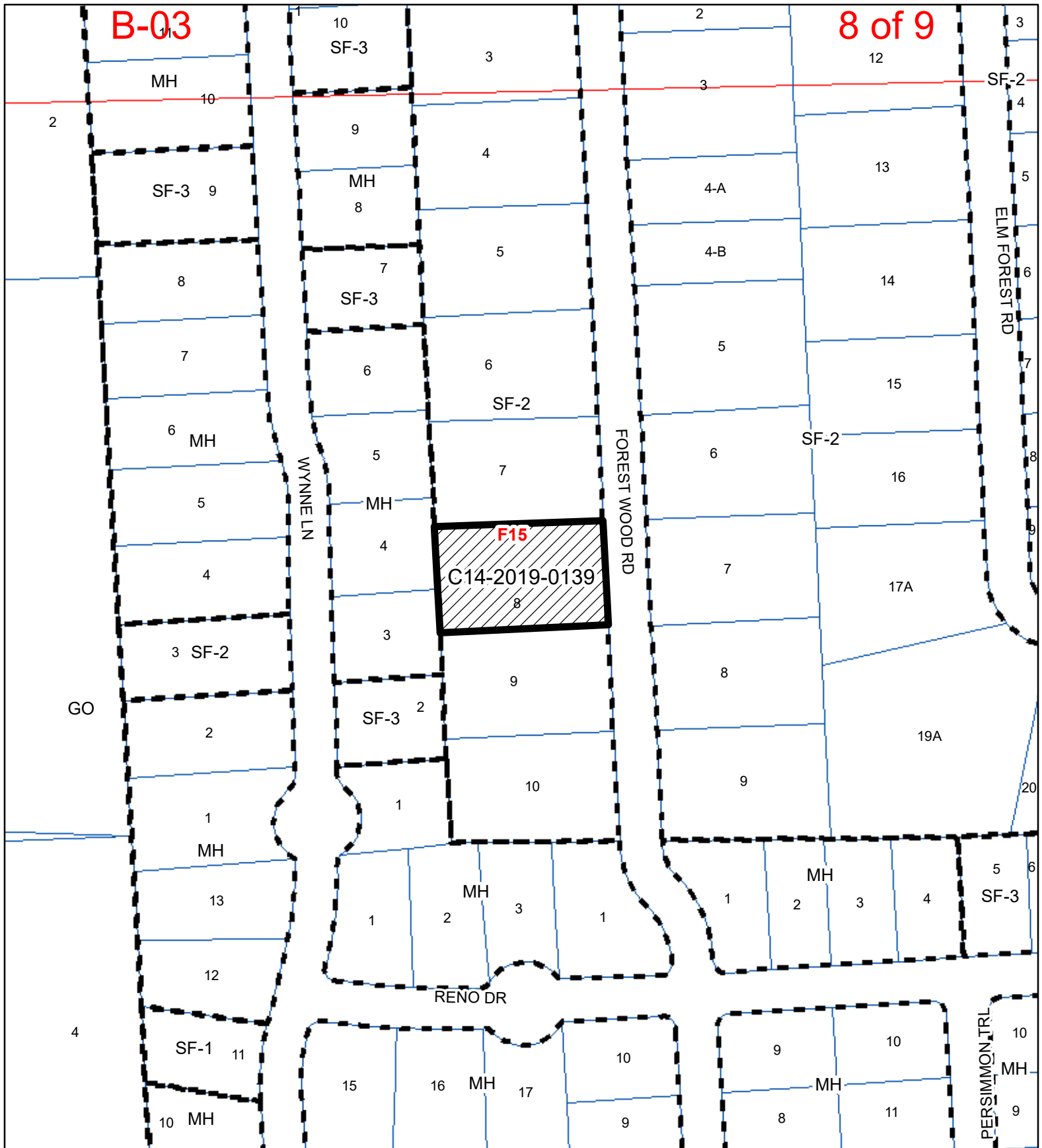
**INDEX OF EXHIBITS TO FOLLOW**

Exhibit A: Zoning Map





Exhibit B: Aerial Map

**B-03**

**8 of 9**



1" = 150'

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

**FOREST WOOD ROAD**

ZONING CASE#: C14-2019-0139  
LOCATION: 7708 FOREST WOOD RD.  
SUBJECT AREA: .5709 Acres  
GRID: F15  
MANAGER: Mark Graham

**Exhibit A**

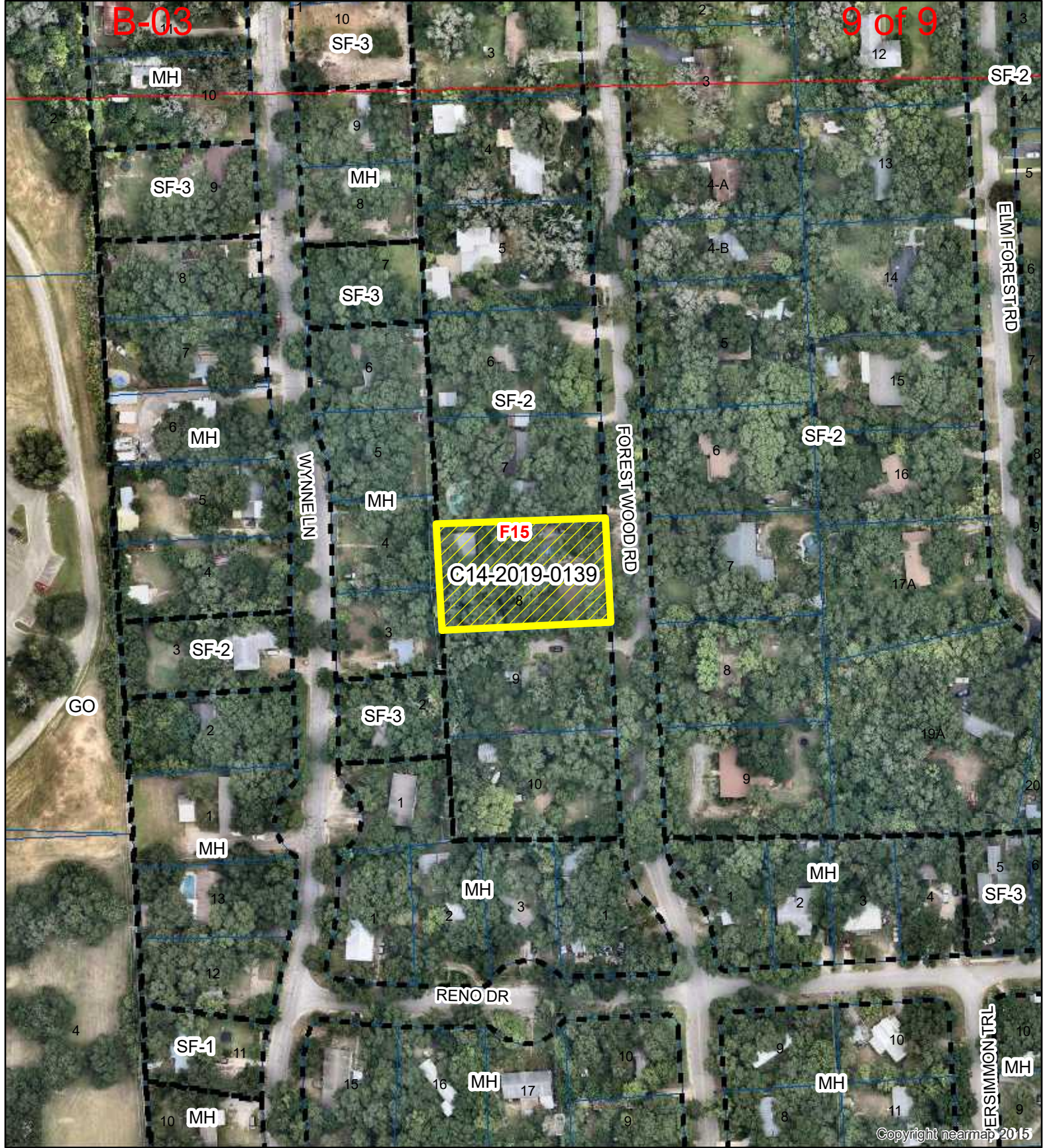


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B-03

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