

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0006 – Wynne Lane Single Family

DISTRICT: 5

ZONING FROM: MH

TO: SF-3

ADDRESS: 7500 Wynne Lane

SITE AREA: 0.56 acres (24,651 sq. ft.)

PROPERTY OWNER: Jon Conner

AGENT: Thrower Design, LLC (A. Ron Thrower)

CASE MANAGER: Ricky Barba (512-974-7740, Ricky.Barba@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

April 4th, 2023: APPROVED SF-3 DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT [R. Johnson; J. Flores – 2ND] (10-0) C. Acosta – ABSENT]

March 21, 2023: Approved an applicant's Postponement request to April 4th, 2023
[J. Kiolbassa ; A. Flores – 2ND] (9-0) C. Acosta – OFF THE DAIS; L. Stern, S. Boone- ABSENT]

CITY COUNCIL ACTION:

April 20, 2023: Grant neighborhood postponement to May 4, 2023, (R. Alter, A. Alter 2nd, 11-0)

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject lot is within the Brownleaf Estates subdivision, undeveloped and zoned mobile home residence (MH) district. Brownleaf Estates and Greenleaf Estates, the adjacent subdivision to the south are manufactured home subdivisions and were zoned mobile home

residence (MH) districts in the mid-1980s. Many of the lots within this subdivision 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 resubdivide the lot into three lots and build a single-family residence and an accessory dwelling unit on each lot. The proposal would allow for the development of one single-family residence, in addition to a second detached unit that would not exceed 1,100 square feet or a floor-to-area ratio of 0.15:1, whichever is smaller. The detached unit would be limited to two stories, or 30 feet in height, and if a second-story would be constructed for the unit, it would not be permitted to exceed 550 square feet in size.

BASIS OF RECOMMENDATION:

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.

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

The requested SF-3 zoning would allow for up to two residential units on the property. 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.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MH	Undeveloped
<i>North</i>	MH; SF-3	Manufactured home; Two family residence; Undeveloped
<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

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: South Boggy Creek – Suburban

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 HOA 742 – Austin Independent School District 1228 – Sierra
 Club, Austin Regional Group 1363 – SEL Texas
 1424 – Preservation Austin 1429 – Go!Austin/Vamos!/Austin (GAVA)-78745
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA) 1550 – Homeless Neighborhood
 Association 1578 – South Park Neighbors 1616 – Neighborhood Empowerment
 Foundation
 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0060 – 7507 Wynne Ln	MH to SF-3	To Grant	Apvd (6-6-2019).
C14-2017-0110 – 7505 Wynne Ln	SF-2 to SF-3	To Grant	Apvd (11-2-2017).
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 Rezoning	SF-6-CO to SF-6-CO, to change a condition of zoning and remove the CO that limits height	To Grant	Apvd (8-2-2012).

	to 20 feet		
C14-2008-0001 – Reno – 1000 & 1002 Reno Dr.	MH to SF-3	To Grant	Apvd (3-6-2008).
C14-2007-0184 – Soule Residence Rezoning – 7406 Forest Wood Rd	DR to SF-2	To Grant	Apvd (11-29-2007).
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 was annexed into the City limits on November 15, 1984.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Sherwood Road	Level 1	58'	50'	20'	No	No	No
Wynne Lane	Level 1	58'	52'	22'	No	No	No

ADDITIONAL STAFF COMMENTS:Inclusive Planning

Project Name and Proposed Use: 0.56 acres from MH to SF-3. Resubdivide vacant lot into three single family lots, with each lot to include a house and an ADU.

Yes	<u>Imagine Austin Decision Guidelines</u>
	<u>Complete Community Measures</u>
	<u>Imagine Austin Growth Concept Map:</u> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <u>Name(s) of Activity Center/Activity Corridor/Job Center:</u>

	<u>Mobility and Public Transit:</u> Located within 0.25 miles of public transit stop and/or light rail station.
	<u>Mobility and Bike/Ped Access:</u> Adjoins a public sidewalk, shared path, and/or bike lane.
	<u>Connectivity, Good and Services, Employment:</u> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<u>Connectivity and Food Access:</u> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<u>Connectivity and Education:</u> Located within 0.50 miles from a public school or university.
Y	<u>Connectivity and Healthy Living:</u> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	<u>Connectivity and Health:</u> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Y	<u>Housing Affordability:</u> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	<u>Housing Choice:</u> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<u>Mixed use:</u> Provides a mix of residential and non-industrial uses.
	<u>Culture and Creative Economy:</u> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<u>Culture and Historic Preservation:</u> Preserves or enhances a historically and/or culturally significant site.
	<u>Creative Economy:</u> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<u>Workforce Development, the Economy and Education:</u> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<u>Industrial Land:</u> Preserves or enhances industrial land.
4	<u>Total Number of "Yes's"</u>

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

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.

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on 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.

PARD / Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, single family with SF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 ft. or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

In the event that demolition or relocation of existing buildings is proposed, the applicant is responsible for requesting demolition or relocation permits at the appropriate stage of the development process. The City Historic Preservation Office will review all proposed building demolitions and relocations. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Please be aware of the tenant notification requirements in 25-1-712 for any demolition of multifamily buildings with five or more occupied units.

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Sherwood Road. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Sherwood Road according to the Transportation Plan with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Wynne Lane. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Wynne Lane according to the Transportation Plan with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

Austin Water Utility

No comments on zoning change.

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 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.

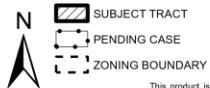
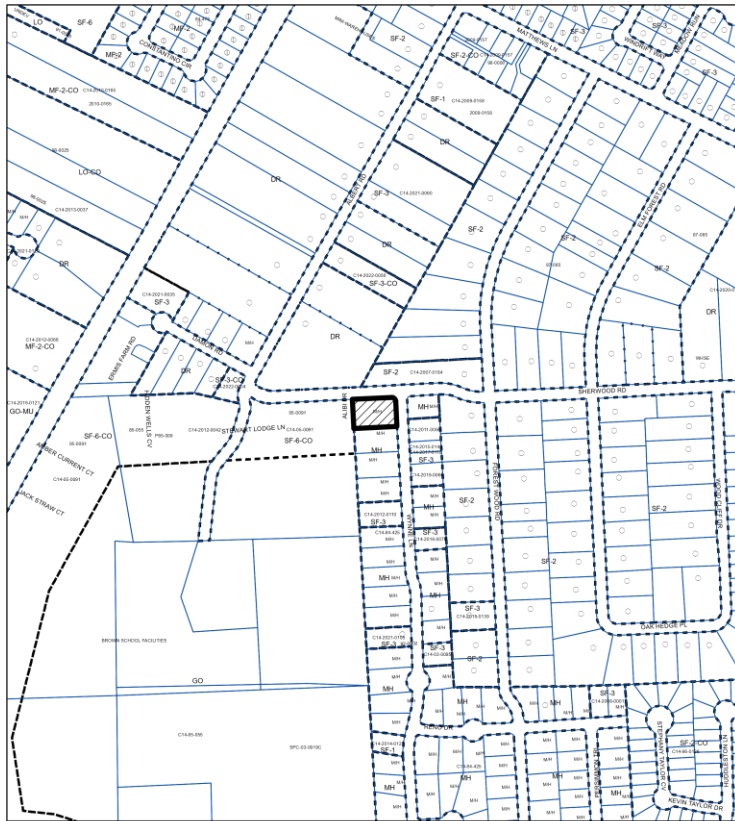
INDEX OF EXHIBITS TO FOLLOW:

A: Zoning Map

A-1: Aerial Map

B: Recorded Plat

Correspondence Received



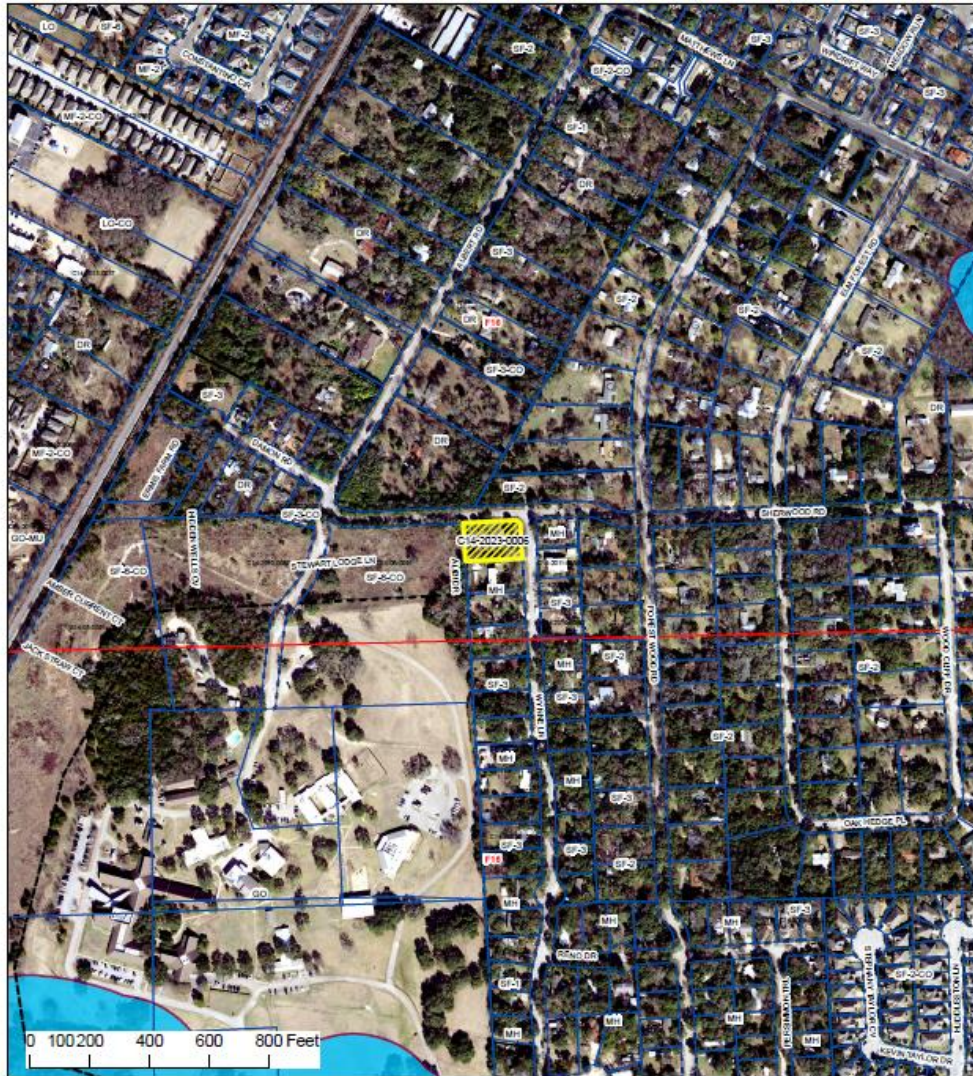
ZONING

ZONING CASE#: C14-2023-0006

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.





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

Wynne Lane Single Family

ZONING CASE#: C14-2023-0006
 LOCATION: 7500 Wynne Lane
 SUBJECT AREA: 0.56 Acres
 GRID: F16
 MANAGER: Nancy Estrada



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

Created: 2/22/2023

7500 Wynne Lane Zoning Case (Draft)

C14-2023-0006 - Up to 6 Units (7500 Wynne – SF3)

Don't Put Horse before the Cart

Matthews Lane Neighborhood Association
April 2023

Stop putting
the horse
before Cart



Facts:
There have
been no
significant
Infrastructure
Improvements

- There has **NOT BEEN ANY** infrastructure improvements, for roads, stormwater, drainage, and residential water systems. Sherwood and Wynne streets are not equipped for sidewalks, cars, and pedestrians simultaneously – extremely unsafe as well as not to code.
- There are **well documented** Local Flooding issues reported via 311 as well as steep fluvial runs downstream to north of this site.
- There is a dangerous **90 turn** west of this site without any lights, signs or any capital budgeting forecasted for next two years – only feasibility studies
- **Brownleaf Deed Restrictions** limit tract to two units and will be enjoined.

Dangerous and Insufficient infrastructure Support

Dangerous
Sharp 90
Degree Curve

This is a narrow 1 ½ car with limited sight visibility that is dangerous for family members, cars, cyclists and walkers.



- | | | | |
|-----------------------|-----------|---------------------|--------|
| 1. Sherwood & Albert | 19 ft. | 4. Sherwood & Wynne | 20 Ft. |
| 2. Blind Curve at Max | 30 ft. | | |
| 3. Albert Rd | 20 ft. 6" | | |

Traffic Congestion Examples

Example of
large number
of vehicles
from 7606
Albert One Unit



TBD

Nearby Developments In Progress



April 4, 2023

7900 Congress Avenue
5900 Congress Avenue
7901 Peaceful Hill Lane
7731 Menchaca Road
8401 South First
1300 W. Dittmar
9001 W. Dittmar
1609 Matthews
7601 Cooper Lane
7507 Cooper Lane

-

1200 Multi Family Units
285 Apartment Units
33 Townhome Units
312 Apartment Units
290 Apartment Units
232 Units – Mixed + Senior Living
20 Units – Multi Family
10 Units – Multi Family
30 Units – Single Family
98 Units – Single Family

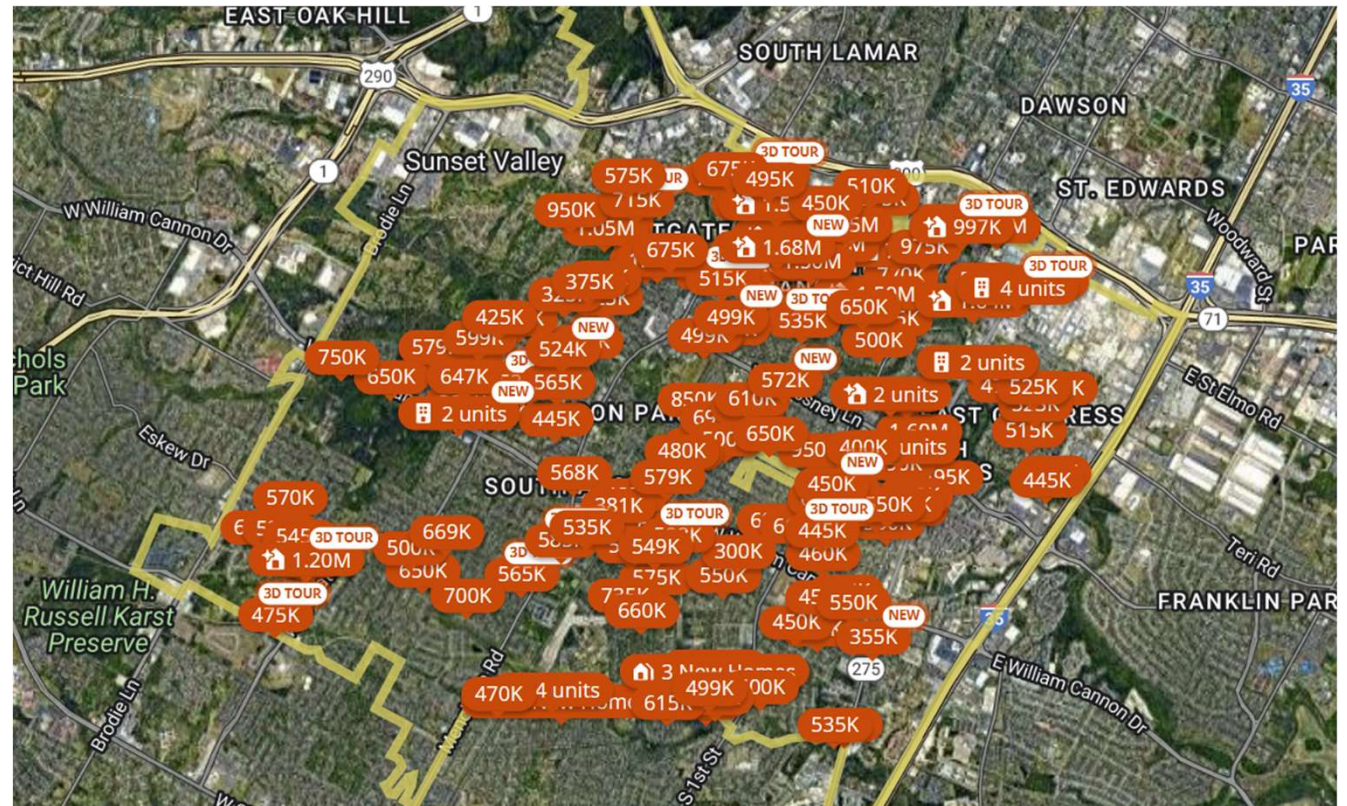
Increase of

2,503 Units

190 + Homes For Sale



March 19, 2023



Current Units for Sale

\$643,170 3 bd 3 ba 1,949 sqft

7601 Cooper Ln #24, Austin, TX 78745

● Active

Est. payment: \$4,745/mo ⓘ [Get pre-qualified](#)



\$789,000
\$643,170
No
Affordability
\$699,000

1501 Damon Rd #1 Austin, TX 78745

\$789,000

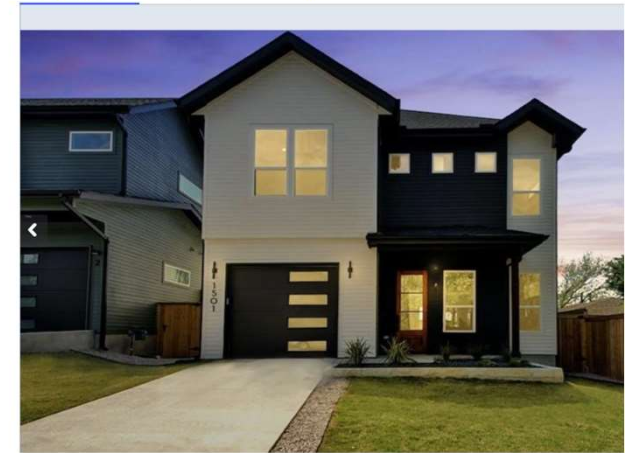
[For Sale](#) [Active](#) [Single Family](#) [4 Beds](#) [3 Full Baths](#) [2,248 Sq. Ft.](#) [0.13 Acres](#) [Updated 5 days ago](#)

Next open house: Sunday 3/26 12:00 PM - 2:00 PM [Get directions](#)

[22 Photos](#)

[Map & Location](#)

[Street View](#)



Rocket Homes

<https://www.rockethomes.com> > homes > 7505-wynne-ln...

7505 Wynne Ln Unit 1, Austin, TX, 78745 | MLS #1944459

7505 Wynne Ln Unit 1, Austin, TX, 78745 is a 1600 sq. foot 3 bed, 3 bath house for sale. Price: \$699000. View property details, photos, and neighborhood ...

Current Nieghborhood Layout

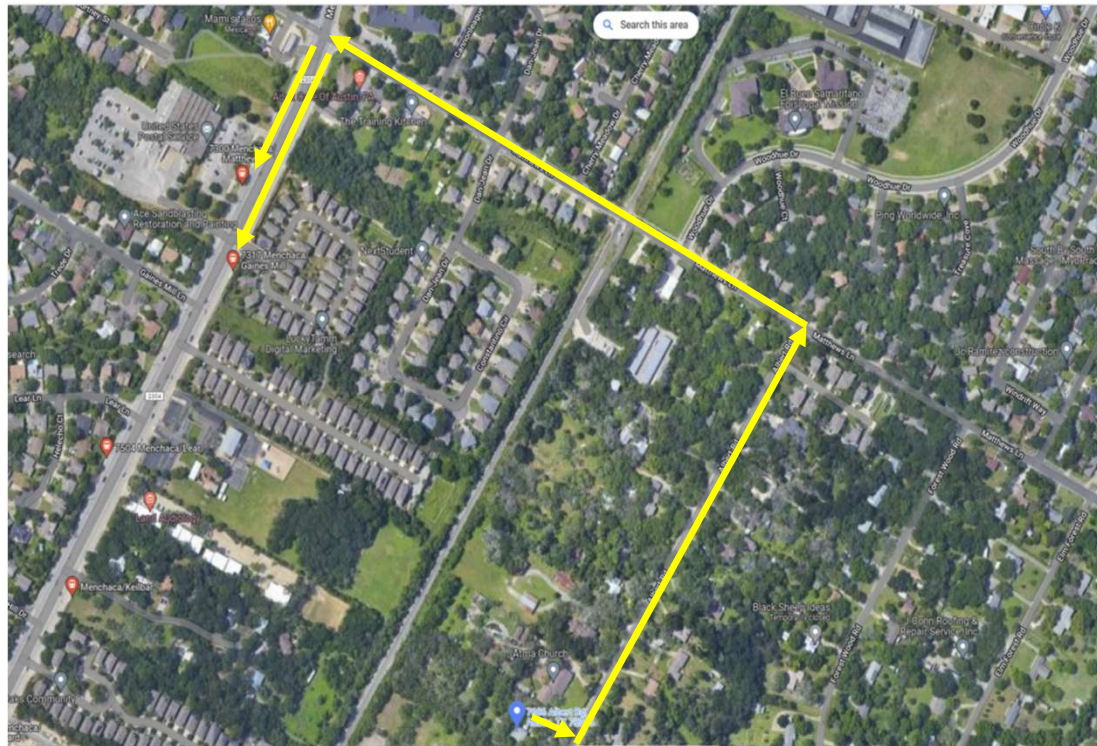


February 6, 2023

Zoning Type Lots	Counts
DR	29
MH	100
SF1	2
SF2	109
SF2-CO	3
SF3	15
SF3-CO	2
SF5-CO	1

Nearest Transit is actually .8 Miles

Transportation
from
proposed site



Nearest Imagine Austin Corridor is .70 miles



Image Austin
Corridor from
proposed site



Nearby Proposed Developments

Current
Planned High
Density
Developments



The number of high density development that lead to reduction in environmentally sensitive spaces.

Lack of proper planning for high density developments leading to dangerous obstructions and high energy equipment placements

Ongoing
Inconsistent and
On-Demand
electrical work
stoppages



Unplanned/unscheduled
Transformer Upgrades



Dangerous
placement
of electrical
poles