

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0093 (Persimmon Trail)

DISTRICT: 5

ADDRESS: 7901 Persimmon Trail

ZONING FROM: MH

TO: SF-3

SITE AREA: .2453 acres (10,685.21 sq. ft.)

PROPERTY OWNER: Shane Hauptli and Carol Short

AGENT: Keepers Land Planning (Ricca Keepers)

CASE MANAGER: Beverly Villela (512-978-0740, Beverly.Villela@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends SF-3, Family Residence District, zoning. See the *Basis of Recommendation* section below.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

August 6, 2024:

CITY COUNCIL ACTION:

TBD

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is an undeveloped lot within the Greenleaf Estates subdivision. The Greenleaf Estates and the Brownleaf Estates, the adjacent subdivision to the north, are manufactured home subdivisions and were zoned mobile home residence (MH) district in the mid-1980s. Some of the lots contain one or more manufactured homes, and other lots have single family residence or two-family residence uses. In this case, the applicant has requested SF-3 zoning to build a family residence.

Staff is recommending the Family Residence (SF-3) district zoning.

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. Up to three units are permitted under single-family residential development standards.

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

The staff supports the applicant’s request because the property is in an area that is developed with a mixture of manufactured homes, single family residences, and two-family residences. The SF-3 zoning district would be compatible and consistent with the surrounding uses and there are existing SF-3 and SF-2-CO zoned properties located to the north and east that are currently developed with single-family residential uses. In addition, many of the manufactured homes in this area 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	Manufactured Home
<i>South</i>	MH	Manufactured Home
<i>East</i>	SF-2-CO	Single-Family Residences
<i>West</i>	MH	Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: South Boggy Creek (Suburban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin I.S.D.

Casey Elementary School

Bedichek Middle School

Akins High School

COMMUNITY REGISTRY LIST:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

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
C14-2023-0059 (7800 Persimmon Trail)	MH to SF-3	To Grant SF-3 (07/11/2023)	Approved SF-3 as Commission Recommended (08/31/2023)
C14-2021-0105 Wynne Lane Rezoning: 7702 Wynne Lane)	SF-2 to SF-3	To Grant SF-3 (08/03/2021)	Approved SF-3 as Commission Recommended (09/02/2021)
C14-2019-0139 (Forest Wood Road: 7708 Forest Wood Rd)	SF-2 to SF-3	To Grant SF-3 (12/03/2019)	Approved SF-3 as Commission Recommended (01/23/2020)
C14-2019-0060 (7507 Wynne Lane)	MH to SF-3	To Grant SF-3 (05/07/2019)	Approved SF-3 as Commission Recommended (06/06/2019)
C14-2016-0076 (7605 Wynne Lane Rezoning)	MH to SF-3	To Grant SF-3 (09/06/2016)	Approved SF-3 as Commission Recommended (10/13/2016)
C14-2014-0122 (LeBoeuf Rezoning: 7900 Wynne Ln)	MH to SF-1	To Grant SF-3 (09/02/2014)	Approved SF-3 as Commission Recommended (09/25/2014)

RELATED CASES:

The property is platted as Lot 8, Block C of the Greenleaf Estates Section 2 subdivision, recorded on February 15, 1970 (C8-69-047).

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 7901 PERSIMMON TRAIL. C14-2024-0093. Project: Persimmon Trail. 0.2453 acres from MH to SF-3. Existing: mobile home. Proposed: single family residential (2 units). No demolition is proposed. Note that application indicates the following proposed residential units: 1 two-bedroom unit and 1 three-bedroom unit.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	

	Imagine Austin Growth Concept Map: 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. Names of Activity Centers/Activity Corridors/Job Centers *:
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.3 miles to Dittmar Recreation Center, and Dittmar Neighborhood Park
	Connectivity and Health *: 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.)
	Housing Choice *: 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
2	Number of “Yes’s”

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.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments on zoning change.

PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, single family zoning with SF-3, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land

will be determined using the criteria in City Code Title 25, Article 14, as amended. 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 § 25-1-609, as amended.

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

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the North and East property line, the following standards apply:

- No structure may be built within 15 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 15 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

This tract is already developed, and the proposed zoning change is a footprint within the existing development

FYI This site is in the Hazardous Pipeline Overlay.

Austin Transportation and Public Works Department – Engineering Review

TPW 1. The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Persimmon Trail	Level 1	58'	50'	16'	No	No	No

TIA:

Is not required.

Austin Water Utility

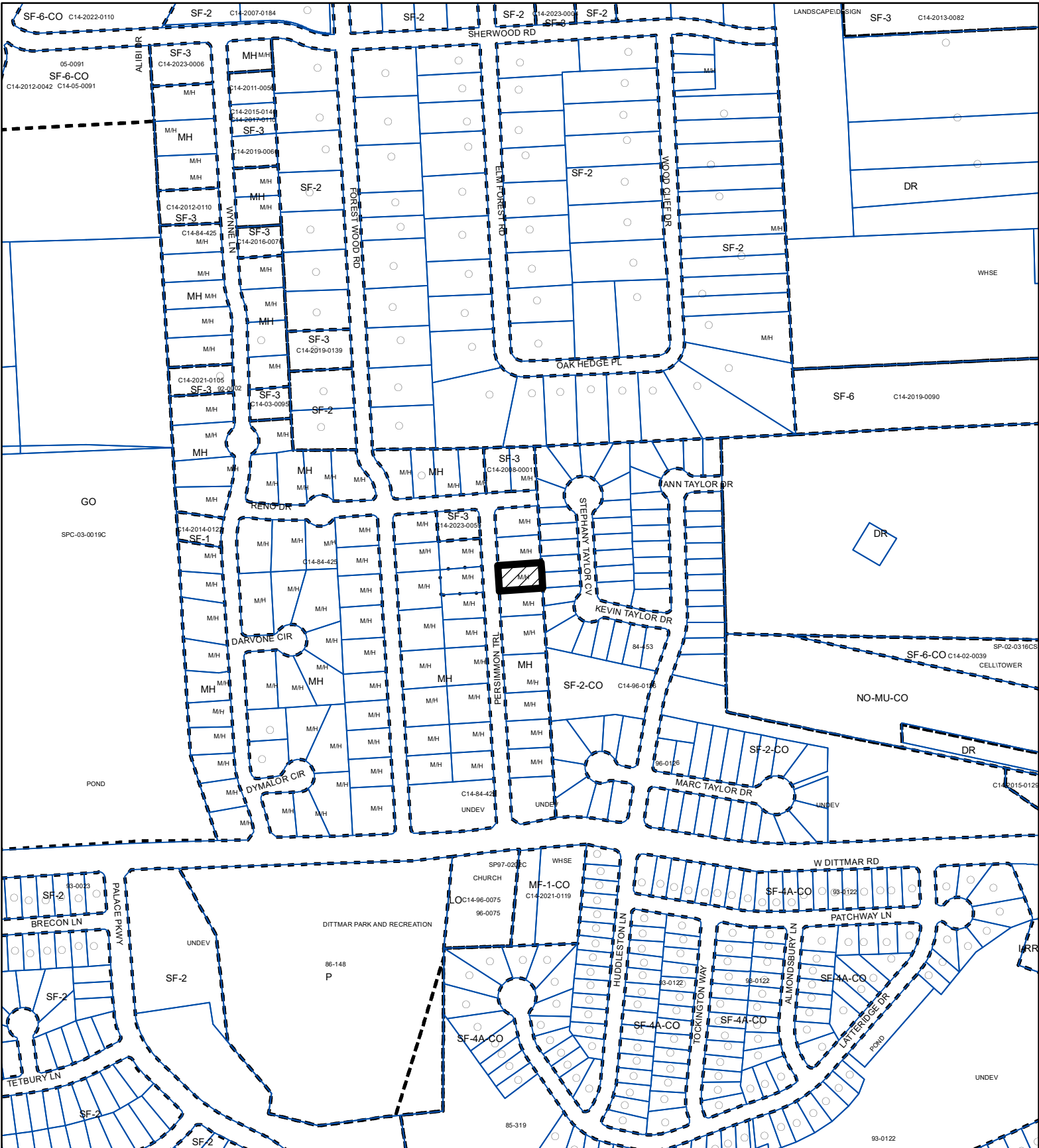
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- Exhibit A: Zoning Map
- Exhibit A-1: Aerial Map
- Exhibit B: Applicant’s Summary Letter



ZONING

ZONING CASE#: C14-2024-0093






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Exhibit A

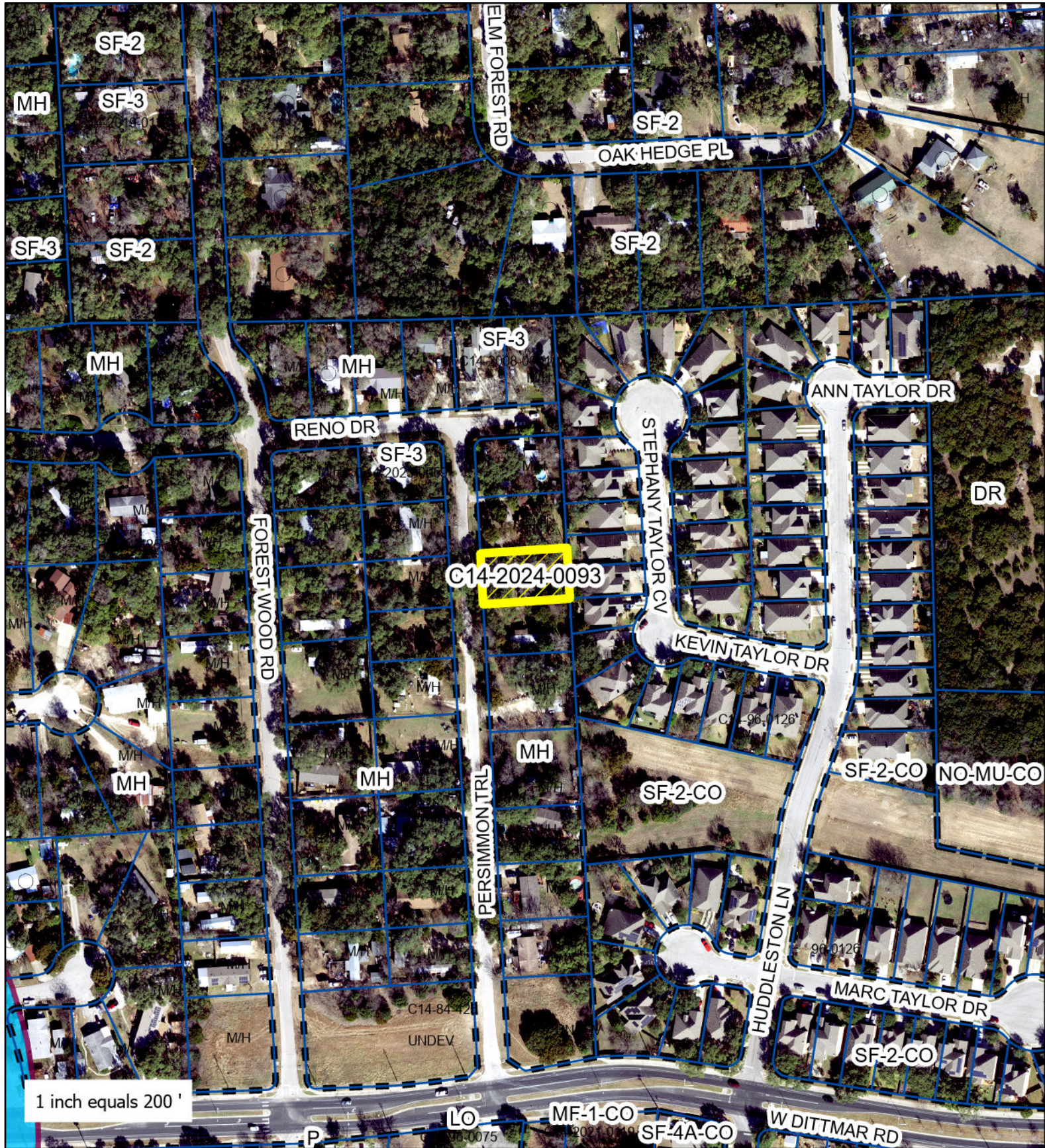
1" = 400'

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.

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







Created: 6/17/2024



1 inch equals 200'



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

Persimmon Trail

ZONING CASE#: C14-2024-0093
 LOCATION: 7901 Persimmon Trail
 SUBJECT AREA: 0.25 Acres
 MANAGER: Beverly Villela





June 5th, 2024

City of Austin
P.O Box 1088
Austin, Texas 78767
Subject Property: 7901 Persimmon Trail Austin Texas 78745

Dear City of Austin,

Please see the attached documentation and application for the requested rezone. We are requesting to rezone 7901 Persimmon Trail from the existing Mobile Homes to Single Family-3 zone. The owner plans to use the property for additional housing in Austin.

Impacts to neighboring lots would be minimal as they are zoned residential. We have included the TIA waiver from transportation in the packet. We look forward to working with you on these lots. Please let me know if you have any questions or need further information.

Sincerely,

Ricca Keepers, MUP