ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0001 – Reno **Z.A.P. DATE:** February 19, 2008

ADDRESS: 1000 and 1002 Reno Drive

OWNER: Santiago Arana **AGENT:** Carlos Arana

ZONING FROM: MH **TO:** SF-3 **AREA:** 0.47 acres (20,473 square feet)

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:

February 19, 2008: *APPROVED SF-3DISTRICT ZONING, AS STAFF RECOMMENDED; BY CONSENT.*

[C. HAMMOND, J. SHIEH] (5-0) K. JACKSON – ARRIVED LATE; J. MARTINEZ, T. RABAGO - ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of two platted lots located on Reno Drive and are zoned mobile home residence (MH) district. The lots are within Greenleaf Estates subdivision and adjacent (but not by way of a street connection) to Elm Wood Estates on the north (SF-2), Taylor Estates on the east (SF-2-CO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to rezone the lots to the family residence (SF-3) district to accommodate the development of two single family residences. SF-3 zoning is compatible with the existing residential type and character of the Greenleaf Estates neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MH	One manufactured home
North	SF-2	Single family residences within Elm Wood Estates
South	MH	Manufactured homes within Greenleaf Estates Section 2
East	SF-2-CO	Single family residences within Taylor Estates
West	MH	Manufactured homes within Greenleaf Estates Section 2

AREA STUDY: N/A **TIA:** Is not required

WATERSHED: South Boggy Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
39 – Matthews Lane Neighborhood Association
300 – Terrell Lane Interceptor Association
428 – Barton Springs/Edwards Aquifer Conservation District
511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
742 – Austin Independent School District
786 – Home Builders Association of Greater Austin
1037 – Homeless Neighborhood Organization

SCHOOLS:

Casey Elementary School Bedichek Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0095 – Tolliver Zoning	MH to SF-3	To Grant SF-3	Approved SF-3 (8-28-03).
C14-02-0002 – Lee Zoning Change	MH to SF-2	To Grant SF-2	Approved SF-2 (2-13-92).
C14-96-0126 – Cedar Khayat Properties	I-RR to GR; SF-3	To Grant SF-2-CO	Approved SF-2-CO with CO prohibiting vehicle access to Cooper Lane and driveway access to Dittmar Road; 2,000 trips, r-o-w dedication on Cooper and Dittmar (4-24-97).

RELATED CASES:

The two lots are platted as Lots 5 and 6 of Block D, Greenleaf Estates Section 2, recorded in February 1970 (C8-69-047). 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:

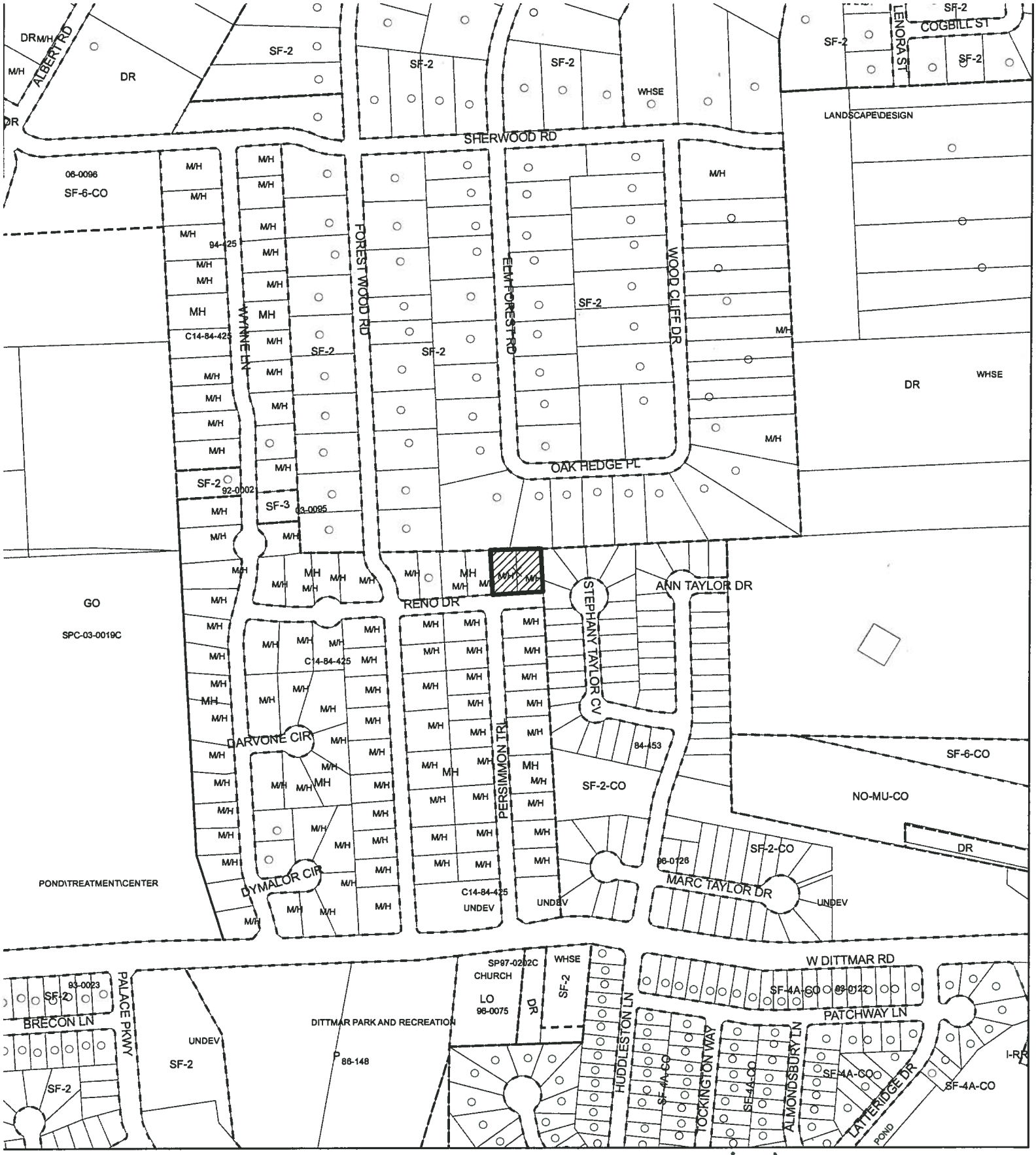
Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Reno Drive	50 feet	20 feet	Local	No	No	No, not within 1/4 mile; available along William Cannon and South 1st Street

CITY COUNCIL DATE: March 6, 2008 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@ci.austin.tx.us



ZONING

EXHIBIT A

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

ZONING CASE#:	**C14-2008-0001**
ADDRESS:	**1000 & 1002 RENO DR**
SUBJECT AREA:	**0.47 ACRES**
GRID:	**F15**
MANAGER:	**W. RHOADES**

OPERATOR: S. MEEKS

1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

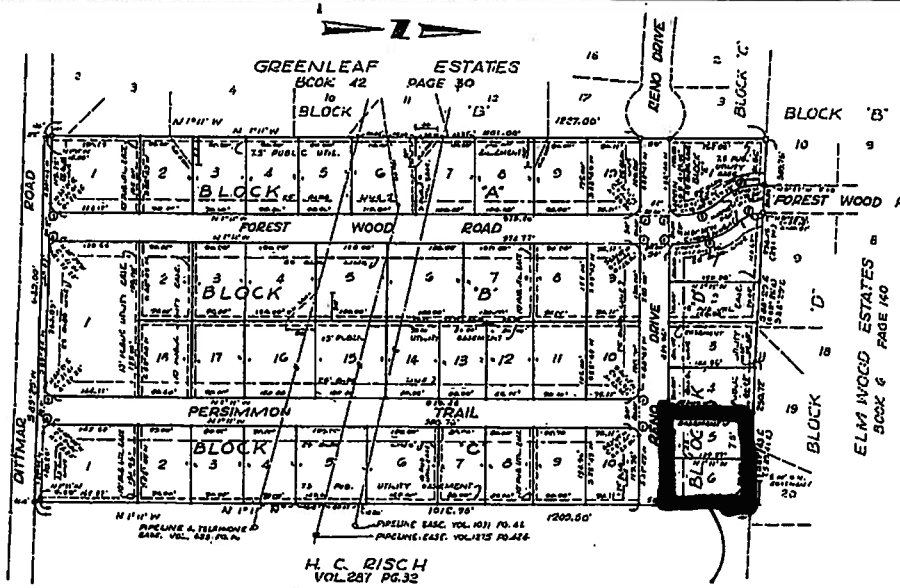
CITY OF AUSTIN · FOUNDED 1839


SE-6-CO
NO-MU-CO
TAYLOR
HUDDLESTON
CLIFF
STEPHANY TAYLOR
FOREST
PERSIMMON
FOREST WOOD
RAVONE
WYNNE
N
Exhibit A

Feb. 16-70 RC CH 9 1260 #7 5th

25-7182

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PLAT RECORD, TRAVIS COUNTY, TEXAS



GREENLEAF ESTATES SECTION 2

PROPOSED REZONING AREA

CURVE DATA

①	②	③	④	⑤	⑥	⑦
I-30°00'	31°36'	41°26'	41°56'	41°56'	68°33'	31°05'
R-15.00'	100.32'	130.32'	106.71'	34.71'	15.00'	15.00'
T-13.00'	40.35'	53.34'	40.09'	20.34'	14.72'	15.29'
C-21.21'	75.43'	113.36'	74.88'	33.16'	21.01'	21.41'
A-23.36'	77.19'	113.41'	76.57'	43.01'	23.28'	23.85'

LEGEND
- IRON PIN SET
- IRON PIN FOUND
- CONC. MON SET
- CONC. MON FOUND

SCALE: 1" = 100'

SEPTIC TANK NOTE : Each house shall be connected to a septic tank of a design approved by the City-County Health Unit.

Note: For agreements regarding Shell & Humble pipeline easements see Vol. 3814 Pg. 1486 & Vol. 3814 Pg. 1488 Travis County Deed Records.

WHEREAS, PHILLIPS PIPE LINE COMPANY is the present owner of a Right of Way Contract covering 75 acres of land out of the Wm. Cannon League, Travis County, Texas, which is recorded in Volume 726, Pages 90 and 91 of the Travis County, Texas, Deed Records;

WHEREAS, LOUISE E. WISIAN AND ANNIE M. GREEN propose to subdivide a 17.87 acre tract of land out of the Wm. Cannon League, Travis County, Texas, into Greenleaf Estates, Section 2 Subdivision, as set forth and platted above;

NOW, THEREFORE, PHILLIPS PIPE LINE COMPANY hereby agrees and consents to the filing and recording of Greenleaf Estates, Section 2 Subdivision, and to the dedication to the public of the streets and easements as set forth and platted above; provided, however, that such agreement and consent is not intended and shall not be construed in any way to subordinate the rights of Phillips Pipe Line Company under its easement to the rights of the City of Austin or the public; but Phillips hereby agrees that, (1) in connecting its future operations under its easement Phillips will do its best to avoid excavating within the streets of the aforementioned subdivision, and but in the manner shown on the plat attached hereto, and if for any reason Phillips is unable to avoid excavating on operations damaging said streets, the excavation or other damage done will be repaired either by Phillips or its contractor at Phillips' own cost and expense or, upon agreement of the City and Phillips as to the cost thereof, by the City of Austin or Phillips' choice and (2) if it is ever necessary for Phillips to construct an additional pipeline across said subdivision or to repair, replace or remove the existing pipeline or pipelines of more than one, Phillips will give the City of Austin at least ten (10) days' notice of its intention to do such work unless there is a break or rupture of a pipeline which requires emergency repairs, in which event notice of the work will be given to the City at the earliest practicable time.

EXECUTED this 4 day of February, 1970.

ATTEST:
Kenneth Thompson
Assistant Secretary

PHILLIPS PIPE LINE COMPANY
By C. E. Green
Vice President

STATE OF OKLAHOMA }
COUNTY OF WASHINGTON } ss.

BEFORE ME, Grace Fielding, A Notary Public in and for said County and State, on this 4th day of February, 1970, personally appeared C. E. Green, to me known to be the identical person who subscribed the name of PHILLIPS PIPE LINE COMPANY to the foregoing instrument as its Vice President, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Grace Fielding
Notary Public

My commission expires:
4-1-73

STATE OF TEXAS
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That we; Louise E. Wisian and Annie M. Green, owners of that certain 17.87 acre tract of land out of a 43.89 tract of land in the William Cannon League in Travis County, Texas as conveyed to us by deed recorded in Volume 3261 at Page 1408 of the Deed Records of Travis County, Texas, do hereby subdivide the said 17.87 acre tract of land in accordance with the attached plat entitled GREENLEAF ESTATES SECTION 2 and do hereby dedicate to the public the streets and easements shown hereon. WITNESS our hand, this the 1 day of July A.D. 1969.

Louise E. Wisian
Louise E. Wisian

Annie M. Green
Annie M. Green

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Louise E. Wisian and Annie M. Green known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed. GIVEN under my hand and seal of office, this the 1st day of July A.D. 1969.

Kathleen Johnston (Seal)
Notary Public, Travis County Texas

APPROVED FOR ACCEPTANCE On the 12th day of Feb. A.D. 1970.

Hoyle M. Osborne
Hoyle M. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD
By the Planning Commission of the City of Austin, Texas on this the 12th day of Feby. A.D. 1970.

Secretary

Chairman

FILED FOR RECORD at 10 45 o'clock A M. on the 16 day of Feby A.D. 1970. Miss Emilie Limberg, Clerk, County Court, Travis County, Texas.

By: Dorothy Funk
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS I, Miss Emilie Limberg, Clerk of County Court, in and for the County aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed in my office on the 16 day of Feby A.D. 1970, at 10 45 o'clock A.M. and duly recorded on the 16 day of Feby A.D. 1970 at 11 05 o'clock A M. in the plat records of said County in Book 49 Page 41. WITNESS My hand and seal of office at the County Court of said County, the date last written above.

Dorothy Funk
Deputy

Emilie Limberg
Miss Emilie Limberg, Clerk County Court
Travis County, Texas

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts to be placed in such streets, roads, or public thoroughfares, shall be the responsibility of the owners and / or developers of the tract of land covered by this plat and shall be constructed in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and said Court assumes no obligation to build such streets, roads, and other public thoroughfares or of building any bridges or culverts therewith."

STATE OF TEXAS
COUNTY OF TRAVIS

I, Miss Emilie Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 16 day of Feb. A.D. 1970, The Commissioners 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 3 Page 324.

WITNESS my hand and seal of office this the 16 day of Feb. A.D. 1970.

By L Ramirez
Deputy

Miss Emilie Limberg, Clerk, County Court
Travis County, Texas

I hereby certify that the Austin City Code Chapter 23.21 of 1956 has been complied with.

S. A. GARZA
CONSULTING ENGINEERS
510 SCARBOROUGH BLDG
AUSTIN TEXAS

S. A. Garza
Registered Professional Engineer

C8-69-47

Exhibit B Recorded Plat

For restrictions see Vol. [illegible] Travis County Deed Records
Emilie Limberg, Co. Clk.

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 an orderly and compatible relationship among land uses.*

SF-3 zoning is compatible with the existing residential type and character of the Greenleaf Estates neighborhood.

EXISTING CONDITIONS

Site Characteristics

The subject property is developed with one manufactured home. The site is flat and there appear to be no significant topographical constraints.

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.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development 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. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% with Transfers*
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 flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Tree protection is 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 existing trees and 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

Compatibility and Building Standards

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

The applicable building standands 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.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0001
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
February 19, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

Billy T. Boyar
Your Name *(please print)*

7607 Oak Hedge Pl.
Your address(es) affected by this application

Billy T Boyar — Signature
2/16/08 — Date

Comments: The zoning should be SF-2, like the surrounding neighborhood. Duplexs would lead to traffic congestion. "Minimum land requirements" means that the huge, ancient oak trees on these lots would be cut down, just as they were in the adjacent Kimball-Hill development. Even though huge oaks had been marked with silver numbered tags by the city, the developers thumbed their noses at the city and cut them down anyway - then MOONscaped the

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810