

ZONING CHANGE REVIEW SHEET

C2
1

CASE: C14-2011-0056 – Najar

Z.A.P. DATE: July 5, 2011

ADDRESS: 7503 Wynne Lane

OWNER: Xochi Najar

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: MH

TO: SF-3

AREA: 0.32 acres
(13,939.20 square feet)

SUMMARY STAFF RECOMMENDATION:

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

ZONING & PLATTING COMMISSION RECOMMENDATION:

July 5, 2011:

ISSUES:

Several residents adjacent to the rezoning area are supportive of the Applicant's request, as shown in correspondence attached at the back of the Staff report.

DEPARTMENT COMMENTS:

The subject property located on Wynne Lane is undeveloped and zoned mobile home residence (MH) district. There are manufactured homes on Wynne Lane to the north, south and west (MH), and single family residences to the east that front on Forest Wood Drive (SF-2).

The Applicant has requested a zoning change to the family residence (SF-3) district in order to develop the property with one or two single family residences. Staff recommends the Applicant's request as SF-3 zoning is compatible with the mix of existing residential zoning and housing types in the neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MH	Undeveloped
<i>North</i>	MH	Manufactured home
<i>South</i>	MH	Manufactured homes within the Brownleaf Estates subdivision
<i>East</i>	SF-2	Single family residences within the Elmwood Estate subdivision

West	MH	Manufactured homes within the Brownleaf Estates subdivision
------	----	---

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
 511 – Austin Neighborhoods Council
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association
 1113 – Austin Parks Foundation
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project
 1236 – The Real Estate Council of Austin, Inc.

627 – Onion Creek Homeowners Association
 1075 – League of Bicycling Voters
 1228 – Sierra Club, Austin Regional Group

SCHOOLS:

Casey Elementary School

Bedichek Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0091 – Lelah's Crossing – 1300 West Dittmar Road	DR; GO to MF-1	To Grant SF-6-CO with CO for limited access to Sherwood Drive as a secondary vehicular access point; prohibit access to Damon Rd., max. of 6 u.p.a. and 20' building height, and limit to 2,000 trips, and RC for the conds. of the Neighborhood Traffic Analysis	Approved SF-6-CO with Restrictive Covenant as ZAP recommended (4-27- 06).
C14-03-0095 – Tolliver Zoning – 7705 Wynne Lane	MH to SF-3	To Grant	Approved SF-3 (8-28- 03).
C14-92-0002 – Lee Zoning Change – 7702 Wynne Lane	MH to SF-2	To Grant	Approved SF-2 (2-13- 92).

C2/3

C14-84-425 – City of Austin Planning – 7803- 8007 Block of Forest Wood Road at Reno Drive	I-RR to MH	To Grant	Approved MH (3-14-85).
---	------------	----------	------------------------

RELATED CASES:

The rezoning area is a portion of Lot 12 of Block A, Brownleaf Estates, a subdivision recorded on January 1967 (C8-66-003). Please refer to Exhibit B.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT	Bike Route	Capital Metro
Wynne Lane	50 feet	18 feet	Local	N/A	No	No
Reno Drive	50 feet	22 feet	Local	67	No	No
Sherwood Road	50 feet	18 feet	Local	N/A	No	No
Forest Wood Road	50 feet	22 feet	Local	910	Yes	No

Capital Metro bus service is not available along Wynne Lane, Reno Drive, Sherwood Road, and Forest Wood Road.

Forest Wood Road is classified in the Bicycle Plan as Bike Route No. 31.

There are no existing sidewalks along Wynne Lane, Reno Drive, Sherwood Road, and Forest Wood Road.

CITY COUNCIL DATE: July 28, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

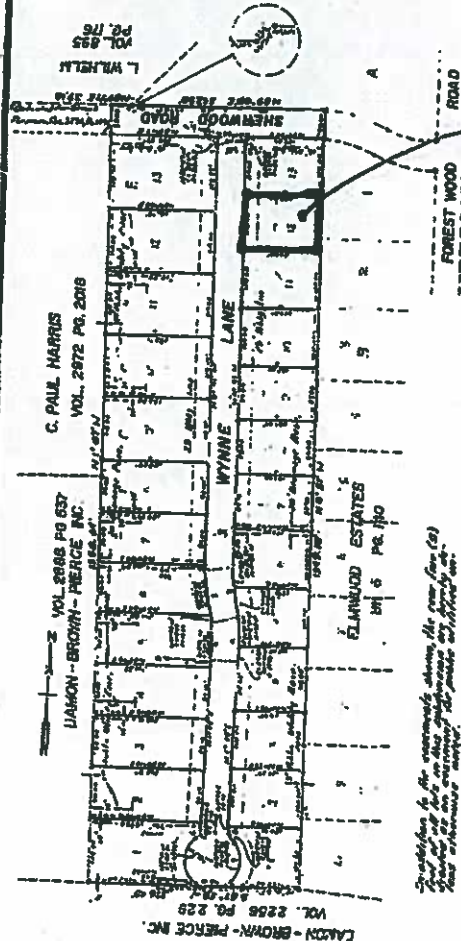
3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719





BROWNLEAF ESTATES

REZONING AREA

CURVE DATA

LEGEND

- 1. 100' RADIUS CURVE
- 2. 100' RADIUS CURVE
- 3. 100' RADIUS CURVE
- 4. 100' RADIUS CURVE
- 5. 100' RADIUS CURVE
- 6. 100' RADIUS CURVE
- 7. 100' RADIUS CURVE
- 8. 100' RADIUS CURVE
- 9. 100' RADIUS CURVE
- 10. 100' RADIUS CURVE
- 11. 100' RADIUS CURVE
- 12. 100' RADIUS CURVE

1. 100' RADIUS CURVE
2. 100' RADIUS CURVE
3. 100' RADIUS CURVE
4. 100' RADIUS CURVE
5. 100' RADIUS CURVE
6. 100' RADIUS CURVE
7. 100' RADIUS CURVE
8. 100' RADIUS CURVE
9. 100' RADIUS CURVE
10. 100' RADIUS CURVE
11. 100' RADIUS CURVE
12. 100' RADIUS CURVE

SURVEYED AND PREPARED BY
S. A. GARZA C.E.
COLUMBIA SURVEYING
AND ENGINEERING INC.

REGISTERED PROFESSIONAL ENGINEER

SECTIC TANK NOTE
Each house on this subdivision shall be connected to a septic tank of a design approved by the City of Austin, Texas.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Harris, owner of the above described land, do hereby certify that the same is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area, and that the same is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area, and that the same is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area.

Paul Harris
Owner

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day of August, 2018, personally appeared Paul Harris, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Paul Harris
Notary Public in and for the State of Texas

APPROVED FOR ACCEPTANCE
On the 9th day of January, A.D. 1920.

Paul Harris
Notary Public in and for the State of Texas

ACCEPTED AND AUTHORIZED FOR RECORD
By the Attorney General of the State of Texas, on this the 9th day of January, A.D. 1920.

FILED FOR RECORD
At Austin, Texas.

STATE OF TEXAS
COUNTY OF TRAVIS

That the above described land, being a part of the Paul Harris Survey, is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area, and that the same is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area, and that the same is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area.

Paul Harris
Owner

STATE OF TEXAS
COUNTY OF TRAVIS

That the above described land, being a part of the Paul Harris Survey, is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area, and that the same is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area, and that the same is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area.

Paul Harris
Owner

STATE OF TEXAS
COUNTY OF TRAVIS

That the above described land, being a part of the Paul Harris Survey, is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area, and that the same is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area, and that the same is being conveyed to the City of Austin, Texas, for the purpose of creating a public park and recreation area.

Paul Harris
Owner

6/22

EXHIBIT B
RECORDED

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.*

Staff recommends the Applicant's request as SF-3 zoning is compatible with the mix of existing residential zoning and housing types in the neighborhood.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is undeveloped and relatively flat. 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.

Environmental

The site is not located over the Edwards 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:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% 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 flood plain maps there is no floodplain within or adjacent to the project boundary.

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 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 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.

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]

Water and Wastewater

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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

Site Plan and Compatibility Standards

There are no Site Plan Review comments for this zoning case.

$$C^2/9$$

We, the undersigned, hereby support the zoning change request located at 7503 Wynne Lane. The requested change is from MH to SF-2 Residence District.

Address

7406 Forest Wood, 78745

7502 WYNNE LANE

7804 Wynne Ln 78745

7505 Wynne Ln 78745

7605 SHERWOOD RD

7501 Wynne Ln. Acosta Tx 78745