

ZONING CHANGE REVIEW SHEET

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: *APPROVED SF-3 DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT.*

[P. SEEGER; S. BALDRIDGE – 2ND] (7-0)

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
<i>West</i>	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
- 511 – Onion Creek Homeowners Association
- 742 – Austin Independent School District
- 786 – Home Builders Association of Greater Austin
- 1037 – Homeless Neighborhood Association
- 1075 – League of Bicycling Voters
- 1113 – Austin Parks Foundation
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1224 – Austin Monorail Project
- 1228 – Sierra Club, Austin Regional Group
- 1236 – The Real Estate Council of Austin, Inc.

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	Approved SF-6-CO with Restrictive Covenant as ZAP recommended (4-27- 06).

		RC for the conds. of the Neighborhood Traffic Analysis	
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).
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 platted as 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



ZONING

EXHIBIT A

ZONING CASE#: C14-2011-0056
 LOCATION: 7503 WYNNE LN
 SUBJECT AREA: 0.32 ACRES
 GRID: F16
 MANAGER: WENDY RHOADES

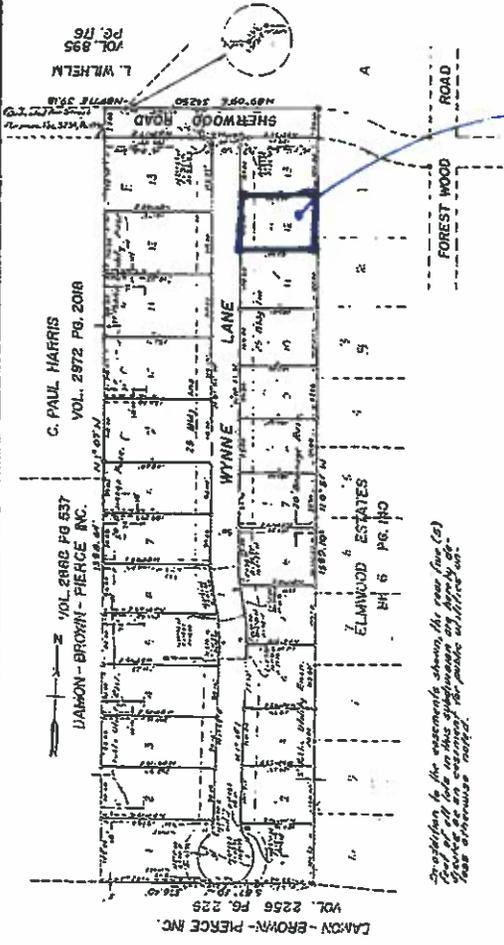


-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





BROWNLEAF ESTATES

CURVE DATA

1	1. 101.00'	2. 11.00'	3. 11.00'	4. 11.00'	5. 11.00'	6. 11.00'	7. 11.00'	8. 11.00'
2	1. 101.00'	2. 11.00'	3. 11.00'	4. 11.00'	5. 11.00'	6. 11.00'	7. 11.00'	8. 11.00'
3	1. 101.00'	2. 11.00'	3. 11.00'	4. 11.00'	5. 11.00'	6. 11.00'	7. 11.00'	8. 11.00'
4	1. 101.00'	2. 11.00'	3. 11.00'	4. 11.00'	5. 11.00'	6. 11.00'	7. 11.00'	8. 11.00'
5	1. 101.00'	2. 11.00'	3. 11.00'	4. 11.00'	5. 11.00'	6. 11.00'	7. 11.00'	8. 11.00'
6	1. 101.00'	2. 11.00'	3. 11.00'	4. 11.00'	5. 11.00'	6. 11.00'	7. 11.00'	8. 11.00'
7	1. 101.00'	2. 11.00'	3. 11.00'	4. 11.00'	5. 11.00'	6. 11.00'	7. 11.00'	8. 11.00'
8	1. 101.00'	2. 11.00'	3. 11.00'	4. 11.00'	5. 11.00'	6. 11.00'	7. 11.00'	8. 11.00'

LEGEND

- 1. 20' WIDE DRIVE
- 2. 10' WIDE DRIVE
- 3. 5' WIDE DRIVE
- 4. 5' WIDE DRIVE
- 5. 5' WIDE DRIVE
- 6. 5' WIDE DRIVE
- 7. 5' WIDE DRIVE
- 8. 5' WIDE DRIVE

I HEREBY CERTIFY THAT THESE CITY CODE COMPLIANT LOTS OF NEARLY EQUAL AREA COMPLY WITH

SURVEYED AND PREPARED BY
S. A. GARZA C.E.
 CONSULTING ENGINEER
 500 GERRARDSON BLVD.
 AUSTIN 1
 17845
REGISTERED PROFESSIONAL ENGINEER

SEPTIC TANK NOTE
 Each house in this subdivision shall be connected to a septic tank of a design approved by the Travis County Health Dept.

STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:
 That I, Paul Harris, owner of that certain 11.00' wide tract of land out of Vol. 2972 Pg. 2018 of the Public Records of Travis County, Texas, do hereby certify that the above described land is a 20' wide strip of land, and that the same is separately owned and separately conveyed to the several owners of the several lots shown on Subdivision Plat ESTABLISHED and do hereby declare to the public the correct and accurate shown herein.

WITNESS my hand this 19 day of February, A.D. 1962

Paul Harris
 Owner

STATE OF TEXAS COUNTY OF TRAVIS

Before me, the undersigned authority of Travis County, Texas, on this 19 day of February, A.D. 1962, personally appeared Paul Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the 19 day of February, A.D. 1962

Paul Harris
 Notary Public in and for
 Travis County, Texas

APPROVED FOR ACCEPTANCE

On the 19 day of February, A.D. 1962.

Paul Harris
 Director
 Department of Planning

ACCEPTED AND AUTHORIZED FOR RECORD

By the Planning Commission of the City of Austin, Texas on this the 9th day of January, A.D. 1962.

Paul Harris
 Director

FILED FOR RECORD

A.D. 1962 at 11:00 A.M. on the 20 day of February, A.D. 1962 at Austin, Texas.

Paul Harris
 Director

STATE OF TEXAS COUNTY OF TRAVIS

I, Miss Emily Limberg, Clerk of the County Court within and for the State and County of Travis, Texas, do hereby certify that the above described land is a 20' wide strip of land, and that the same is separately owned and separately conveyed to the several owners of the several lots shown on Subdivision Plat ESTABLISHED and do hereby declare to the public the correct and accurate shown herein.

WITNESS my hand and seal of the County Court of Travis County, Texas, on this the 19 day of February, A.D. 1962.

Emily Limberg
 Clerk

In opening this plat by the Commissioner of the County Court of Travis County, Texas, it is understood that the typology of all streets in the subdivision is 20' wide and that the responsibility of the owner and engineer of the plat is to provide for the same. It is further understood that the typology of all streets in the subdivision is 20' wide and that the responsibility of the owner and engineer of the plat is to provide for the same. It is further understood that the typology of all streets in the subdivision is 20' wide and that the responsibility of the owner and engineer of the plat is to provide for the same.

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Emily Limberg
 Clerk

CG-66-3

EXHIBIT B
 RECORDED
 PLAT

10-67 RC #14 (2/11) # 1150

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.

