

## **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 – 2<sup>ND</sup>] (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:**

	<b>ZONING</b>	<b>LAND USES</b>
<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      627 – 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:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
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:** 1<sup>st</sup>

2<sup>nd</sup>




3<sup>rd</sup>

**ORDINANCE NUMBER:**

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

**PHONE:** 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

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

*Exhibit A*



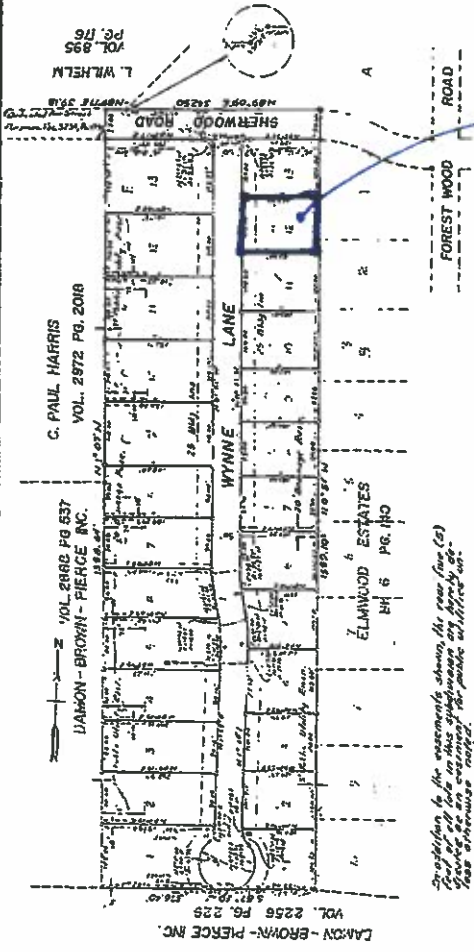
1" = 400'

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	10.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'
2	10.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'
3	10.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'
4	10.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'
5	10.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'
6	10.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'
7	10.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'
8	10.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'
9	10.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'
10	10.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'	1.00'

## LEGEND

- 1. 10.00' RADIUS
- 2. 10.00' RADIUS
- 3. 10.00' RADIUS
- 4. 10.00' RADIUS
- 5. 10.00' RADIUS
- 6. 10.00' RADIUS
- 7. 10.00' RADIUS
- 8. 10.00' RADIUS
- 9. 10.00' RADIUS
- 10. 10.00' RADIUS

I HEREBY CERTIFY THAT ABOVE CITY OF AUSTIN  
1225 W. 10TH ST. AUSTIN, TEXAS 78703

SURVEYED AND PREPARED BY  
S. A. GARZA C.E.  
CONSULTING ENGINEER  
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, 11.07 acre tract of land out of lot 2, Elmwood Sub. in the City of Austin, County of Travis, State of Texas, do hereby certify that the 11.07 acre tract of land out of lot 2, Elmwood Sub. in the City of Austin, County of Travis, State of Texas, is hereby subdivided into 11.07 acres, and do hereby dedicate to the public the streets and easements shown herein.

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

### STATE OF TEXAS COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul Harris, known to me to be the person whose name is subscribed to the foregoing instrument, and he 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 September, A.D. 1962.

### APPROVED FOR ACCEPTANCE

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

John A. Adams  
Director  
Department of Planning

### ACCEPTED AND AUTHORIZED FOR RECORD

By the Planning Commissioners of the City of Austin, Texas on this the 19 day of September, A.D. 1962.

### FILED FOR RECORD

At the County Clerk's office, on the 19 day of September, A.D. 1962.

### STATE OF TEXAS COUNTY OF TRAVIS

I, Miss Emily Limberg, Clerk of the County Court within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing, with its exhibits of subdivision, was filed for record in my office on this the 19 day of September, A.D. 1962, and that the same has been duly entered in the minutes of said Court, and that the same is hereby certified to the public.



17845

## 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.

Emily Limberg  
County Clerk  
Travis County, Texas

John A. Adams  
Director  
Department of Planning

CG 66-3

EXHIBIT B  
RECORDED  
PLAT

**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.



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

Jsh non	7406 Forest Wood, 78745
Billy W Rogers	7502 WYNNE LANE
Juan Carlos Amador <del>Francis</del>	7504 Wynne Ln 78745
Maria I. Arceaga	7505 Wynne Ln 78745
George Mays <del>George</del>	7605 SHERWOOD RD
Rebeca Ortiz <del>Julius</del>	7501 Wynne Ln. Austin Tx 78745