ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0140 – Latta Rezoning

ADDRESS: 7505 Wynne Lane

DISTRICT: 5

OWNER/APPLICANT: La Picharow, LLC (Glenn Latta)

ZONING FROM: MH

TO: SF-2

AREA: 0.3187 acres

(13,883 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

November 17, 2015: TO GRANT SF-2 DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT

[A. DENKLER; B. EVANS – 2ND] (10-0) 1 VACANCY ON THE COMMISSION

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is within the Brownleaf Estates subdivision and contains a manufactured home. Brownleaf Estates and Greenleaf Estates, the adjacent subdivision to the south are manufactured home subdivisions and were zoned mobile home residence (MH) district in the mid-1980s. Most of the lots contain one or more manufactured homes, although a few lots have single family residence or two-family residence uses. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested single family residence – standard lot (SF-2) district zoning in order to build a single family residence on the lot. The SF-2 zoning district would be compatible and consistent with the surrounding uses, and there is existing SF-2 and SF-3 zoned properties located to the south that are currently developed with single family residential uses. In addition, many of the manufactured homes located along Wynne Lane 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:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>MH</td>
<td>One manufactured home</td>
</tr>
<tr>
<td>South</td>
<td>MH; SF-3; SF-2</td>
<td>Manufactured homes; A couple single family residences</td>
</tr>
<tr>
<td>East</td>
<td>SF-2</td>
<td>Single family residences in the Elmwood Estates subdivision</td>
</tr>
<tr>
<td>West</td>
<td>MH; SF-3</td>
<td>Manufactured homes; A couple single family residences</td>
</tr>
</tbody>
</table>

AREA STUDY: N/A

TIA: Is not required

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Casey Elementary School  Bedichek Middle School  Akins High School

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
39 – Matthews Lane Neighborhood Association
511 – Austin Neighborhoods Council  627 – Onion Creek Homeowners Association
742 – Austin Independent School District  1228 – Sierra Club, Austin Regional Group
1340 – Austin Heritage Tree Foundation  1363 – SEL Texas
1424 – Preservation Austin
1429 – Go!Austin/Vamos!/Austin (GAVA)-78745
1447 – Friends of the Emma Barrientos MACC  1528 – Bike Austin
1530 – Friends of Austin Neighborhoods

CASE HISTORIES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2014-0122 – LeBœuf Rezoning – 7900 Wynne Ln</td>
<td>MH to SF-1</td>
<td>To Grant</td>
<td>Apvd (9-25-2014).</td>
</tr>
<tr>
<td>C14-2012-0110 – Arriaga and Maldonado Project – 7600 Wynne Ln</td>
<td>MH to SF-3</td>
<td>To Grant</td>
<td>Apvd (11-1-2012).</td>
</tr>
<tr>
<td>C14-2012-0042 – 1300 W. Dittmar Rd</td>
<td>SF-6-CO to SF-6-CO, to change</td>
<td>To Grant</td>
<td>Apvd (8-2-2012).</td>
</tr>
</tbody>
</table>
Rezoning
a condition of zoning and remove the CO that limits height to 20 feet

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Status</th>
<th>Approval Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2008-0001 – Reno – 1000 &amp; 1002 Reno Dr.</td>
<td>MH to SF-3</td>
<td>To Grant</td>
<td>Apvd (3-6-2008).</td>
</tr>
<tr>
<td>C14-03-0095 – Tolliver Zoning – 7705 Wynne Ln.</td>
<td>MH to SF-3</td>
<td>To Grant</td>
<td>Apvd (8-28-2003).</td>
</tr>
</tbody>
</table>

**RELATED CASES:**

The property is platted as Lot 11, Block A of the Brownleaf Estates subdivision, recorded in January 1967 (C8-68-003). 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:**

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bike Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wynne Lane</td>
<td>50 feet</td>
<td>25 feet</td>
<td>Local</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Wynne Lane.

**CITY COUNCIL DATE:** December 10, 2015

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades

**PHONE:** 512-974-7719

**e-mail:** wendy.rhoades@austintexas.gov
BROWNLEAF ESTATES

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, [Name], do solemnly swear that I will faithfully execute the office of [Title] and will, to the best of my ability, preserve, protect, and defend the Constitution and laws of the State of Texas.

In witness whereof, I have hereunto subscribed my name and affixed my hand.

[Signature]

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, [Name], a Notary Public in and for [County], Texas, do personally appear, and being duly sworn, do depose and say:

That I, [Name], do solemnly swear that I will faithfully execute the office of [Title] and will, to the best of my ability, preserve, protect, and defend the Constitution and laws of the State of Texas.

In witness whereof, I have hereunto subscribed my name and affixed my hand.

[Signature]

STATE OF TEXAS
COUNTY OF TRAVIS

APPROVED FOR ACCEPTANCE

On the 15th day of January, 1967, the [Title] of [Name], recorded in the office of the County Clerk of [County], Texas, and is hereby approved for acceptance.

I, [Name], do hereby certify that the foregoing is a true copy of the plat recorded in the office of the County Clerk of [County], Texas.

[Signature]

STATE OF TEXAS
COUNTY OF TRAVIS

ACCEPTED AND AUTHORIZED FOR RECORD

By the Planning Commission of the City of Austin, Texas, on the 15th day of January, 1967.

[Signature]

FILED FOR RECORD

At the office of the County Clerk of [County], Texas, on the 15th day of January, 1967.

[Signature]

STATE OF TEXAS
COUNTY OF TRAVIS

The plat of [Name] is hereby accepted and approved for recording in the office of the County Clerk of [County], Texas.

[Signature]

STATE OF TEXAS
COUNTY OF TRAVIS

[Name], County Clerk, of the County of [County], Texas, do hereby certify that the plat of [Name] is true and complete, and is a true copy of the plat as recorded in the office of the County Clerk of [County], Texas.

[Signature]

STATE OF TEXAS
COUNTY OF TRAVIS

[Name], County Clerk, of the County of [County], Texas, do hereby certify that the plat of [Name] is true and complete, and is a true copy of the plat as recorded in the office of the County Clerk of [County], Texas.
SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – standard lot (SF-2) 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 single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

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

3. *Zoning should be consistent with approved and existing residential densities.*

   The SF-2 zoning district would be compatible and consistent with the surrounding uses, and there is existing SF-2 and SF-3 zoned properties located to the south that are currently developed with single family residential uses. In addition, many of the manufactured homes located along Wynne Lane have been enclosed with framed facades making it difficult to recognize them as manufactured homes and not single-family structures.

EXISTING CONDITIONS

Site Characteristics

The subject lot is developed with one manufactured home and has moderate vegetative over. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district is 45%, which is based on the more restrictive zoning regulations.

Comprehensive Planning

This zoning case is located on the east side of Wynne Lane on a property that is approximately 0.31 acres in size and contains a manufactured home. The property is not located in an area that has a neighborhood plan. Surrounding land uses includes residential uses to the north and west, and residentially zoned lots to the south and east. The proposed use is single family.
Imagine Austin
The comparative scale of this site relative to other residential uses on the block, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

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:

<table>
<thead>
<tr>
<th>Development Classification</th>
<th>% of Gross Site Area</th>
<th>% of Gross Site Area with Transfers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family (minimum lot size 5750 sq. ft.)</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>Other Single-Family or Duplex</td>
<td>55%</td>
<td>60%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>60%</td>
<td>70%</td>
</tr>
<tr>
<td>Commercial</td>
<td>80%</td>
<td>90%</td>
</tr>
</tbody>
</table>

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.

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan
If rezoned, the site shall be subject to the following BASE DISTRICT REQUIREMENTS for SF-2 zoning. The minimum lot size is 5,750 square feet, and the building shall maintain a minimum 25 foot setback from the front or west property line in a SF-2 zoning district. The interior side yards shall maintain minimum 5 foot setbacks from the north and south property
lines. The rear yard setback shall maintain a minimum of 10 feet from the east property line. Maximum height is 35 feet, maximum building coverage is 40% and maximum impervious cover is 45%.

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.

**Transportation**

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 Section 25-6-113].

**Water / Wastewater**

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. City records indicate an active septic system on the lot which will have to be abandoned with the redevelopment and connection to sewer requirement now that serve is available. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.