

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2017-0110 – 7505 Wynne Lane

**Z.A.P. DATE:** September 19, 2017

**ADDRESS:** 7505 Wynne Lane

**DISTRICT:** 5

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

**AGENT:** Talia, Inc.  
(Hachem Dadouch)

**ZONING FROM:** SF-2

**TO:** SF-3

**AREA:** 0.3187 acres  
(13,883 square feet)

### **SUMMARY STAFF RECOMMENDATION:**

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

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

September 19, 2017: *APPROVED SF-3 DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

*[B. EVANS; S. LAVANI – 2<sup>ND</sup>] (10-0) D. BREITHAUPT – ABSENT*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject lot is within the Brownleaf Estates subdivision, undeveloped and zoned single family residence – standard lot (SF-2) district. 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 (MH; SF-2; SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested family residence (SF-3) district zoning in order to build a single family residence, duplex or two-family residence on the lot. Staff supports the Applicant's request because the property is located in an area that is developed with a mixture of manufactured homes and single family residences. The SF-3 zoning district would be compatible and consistent with the surrounding uses, and there are existing SF-2 and SF-3 zoned properties located to the north, south and west 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:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	SF-3; MH	Two family residence; Manufactured home
<i>South</i>	MH; SF-3	Undeveloped; Manufactured homes
<i>East</i>	SF-2	Single family residences in the Elmwood Estates subdivision
<i>West</i>	MH; SF-3	Manufactured homes; A couple single family residences

**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:**

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  
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods  
 1550 – Homeless Neighborhood Association 1578 – South Park Neighbors

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2016-0076 – 7605 Wynne Lane Rezoning	MH to SF-3	To Grant	Apvd (10-13-2016).
C14-2014-0122 – LeBoeuf Rezoning – 7900 Wynne Ln	MH to SF-1	To Grant	Apvd (9-25-2014).
C14-2012-0110 – Arriaga and Maldonado Project – 7600 Wynne Ln	MH to SF-3	To Grant	Apvd (11-1-2012).

C14-2012-0042 – 1300 W. Dittmar Rd Rezoning	SF-6-CO to SF-6-CO, to change a condition of zoning and remove the CO that limits height to 20 feet	To Grant	Apvd (8-2-2012).
C14-2008-0001 – Reno – 1000 & 1002 Reno Dr.	MH to SF-3	To Grant	Apvd (3-6-2008).
C14-03-0095 – Tolliver Zoning – 7705 Wynne Ln.	MH to SF-3	To Grant	Apvd (8-28-2003).
C14-92-0002 – Lee Zoning Change – 7702 Wynne Ln.	MH to SF-2	To Grant	Apvd (2-13-1992).

**RELATED CASES:**

The property is platted as Lot 11, Block A of the Brownleaf Estates subdivision, recorded in January 1967 (C8-66-003). 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). The property owner requested and Council approved SF-2 zoning on December 10, 2015 (C14-2015-0140 – Latta Rezoning)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Wynne Lane	50 feet	22 feet	Local	No	No	No

- 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.

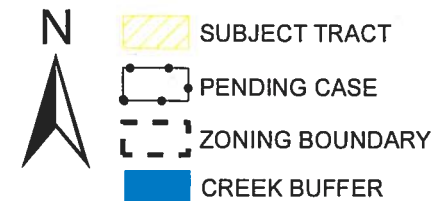
**CITY COUNCIL DATE:** October 12, 2017**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719







1" = 150'

**7505 WYNN LANE**  
 ZONING CASE#: C14-2017-0110  
 LOCATION: 7505 WYNN LANE  
 SUBJECT AREA: .32 ACRES  
 GRID: F16  
 MANAGER: WENDY RHOADES

*Exhibit A-1*



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.



STATE OF TEXAS  
COUNTY OF TRAVIS

**KNOW ALL MEN BY THESE PRESENTS:**

That I, R. F. Matthews, owner of said certain 11.3031 acre tract of land out of Lot 2 Fishings Sub-  
division in the City and County of Maricopa, Arizona, do hereby certify that the said certain 11.3031  
acre tract is in accordance with the Official Record of Maricopa County, Arizona, do hereby subdivide  
and subdivide the said certain 11.3031 acre tract into the several lots and subdivisions as shown on the  
Map attached to this instrument and do hereby declare to the public the correct and permanent shown herein  
as the correct and permanent.

WITNESS my hand this the 19 day of October A.D. 1922

STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned with authority, on May 24, 1964, personally appeared \_\_\_\_\_ 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.

Q E -

GIVEN under my hand and seal of office, this the 19 day of September A.D. 1966

APPROVED FOR ACCEPTANCE  
On the 9th day of January, A.D. 1947

On the 9<sup>th</sup> day of January, A.D. 1967.

ACCEPTED AND AUTHORIZED FOR RECORD

By the Planning Commission of the City of Austin, Texas on the 9th day of January, A.D. 1967.

FILED FOR RECORD

At 11 o'clock A.M. on the 10 day of ~~January~~ Miss Emily Limbry, A.D. 1907 Miss Emily Limbry, Clerk, County Court, Travis County, Texas.

STATE OF TEXAS  
COUNTY OF TRAVIS

[illegible]

County, Texas.  
By: Bernard J. Funch  
Deputy

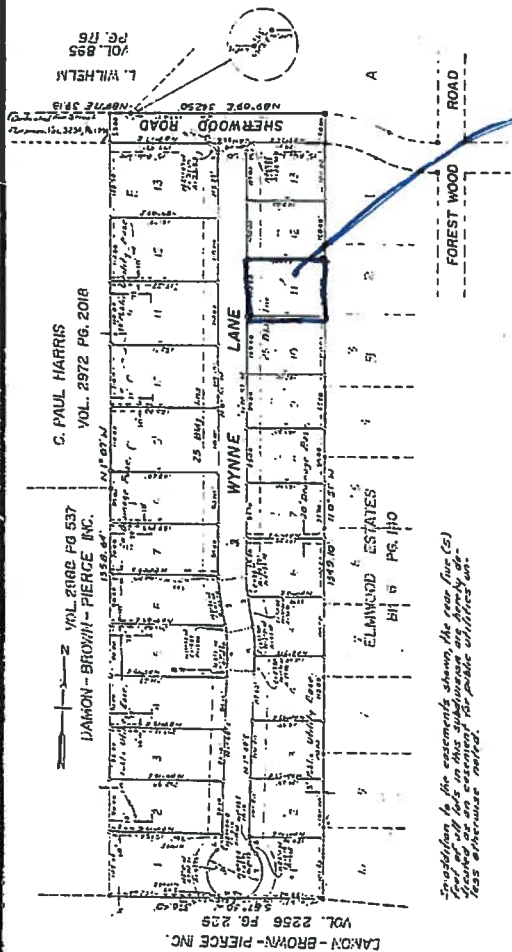
In granting this plat by the Commissioner's Court of Travis County, Texas, it is understood that the building of all streets, alleys, and other public thoroughfares shall be the responsibility of the owner and his heirs, assigns, and assigns, and that the plat is made in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, and the Commissioner's Court of Travis County, Texas assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat, or now existing or to be constructed in connection therewith.

STATE OF TEXAS  
COUNTY OF TRAVIS

I then Emile Lindsey, Clerk of the County Court with me, the County and State officers so hereby certify that on this day of May at the County Courthouse in the County of Lincoln, Kansas the following was read and the filing of the same is hereby certified to the Clerk of the County Court and the Clerk of the State Court as follows: 1917-1918 my husband and I of the County Court said Grand Jury the 9th day of January A.D. 1917.

Emilia Limberg, Clerk, County Court  
Travis County, Texas

18.66-3



# BROWNLEAF ESTATES

CURVE DATA

	1	2
$L$	1092'	1082'
$R$	1500'	2740'
$T$	14.73	4.53

**LEGEND**

180W PIN 23UN  
180W PIN 30F  
CINC NEW. 304b

WISCONSIN FOREST SERVICE

ALL INFORMATION CONTAINED HEREIN

**SURVEYED AND PREPARED BY**

**S. A. GARZA C.E.**

CONSULTING ENGINEER

JUSTIN I  
SIO SCARBOROUGH OLD.

**5745**

**REGISTERED / PROFESSIONAL ENGINEER**

**SEPTIC TANK NOTE**

Each house in this subdivision shall be connected to a septic tank of a design approved by the City-County Health Unit.

EXHIBIT B  
RECORDED PAGE

**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.*

The SF-3 zoning district would be compatible and consistent with the surrounding uses because there is existing SF-2 and SF-3 zoning located to the south and southeast that is currently developed with single family residential uses.

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.

3. *The proposed zoning should allow for a reasonable use of the property.*

The SF-3 zoning district would allow for a fair and reasonable use of the lot. SF-3 zoning is appropriate for this location because it will be consistent with the residential character of the area.

**EXISTING CONDITIONS****Site Characteristics**

The subject lot is undeveloped moderate vegetative over. 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.

### **Comprehensive Planning**

This rezoning case is located on the east side of Wynne Lane on a property that is approximately 0.31 acres in size, but is presently undeveloped. The property is not located in an area that has a neighborhood plan. This property was rezoned from MH to SF-2 in December 2015. Surrounding land uses includes residential uses to the north, east and west, and an undeveloped residentially zoned lot to the south. The proposed use is residential.

Based on 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:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area 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 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 and Compatibility Standards**

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

The applicable building standards 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.

### **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 wastewater service 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.

## 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.austintexas.gov/planning](http://www.austintexas.gov/planning).

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: C14-2017-0110**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: September 19, 2017, Zoning and Platting Commission  
 October 12, 2017, City Council**

*Your Name (please print)*

Yvoni Raquel Najera

*Your address(es) affected by this application*

7503 Wynne Lane

*Signature*

*Date*

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

No, NO

If you use this form to comment, it may be returned to:

City of Austin  
 Planning & Zoning Department  
 Wendy Rhoades  
 P. O. Box 1088  
 Austin, TX 78767-8810

☐ I am in favor  
☒ I object

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Wylene Martinez  
 Your Name (please print)

☐ I am in favor  
☒ I object

7503 Wylene Lane  
 Your address(es) affected by this application

Wylene Martinez 9-11-2017  
 Signature Date

Daytime Telephone: 512-785-4904

Comments:

I strongly object to one  
display or more in this  
lot. would like to keep over  
neighborhood as it is

If you use this form to comment, it may be returned to:

City of Austin  
 Planning & Zoning Department  
 Wendy Rhoades  
 P. O. Box 1088  
 Austin, TX 78767-8810