

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0060 – 7507 Wynne Lane

DISTRICT: 5

ZONING FROM: MH

TO: SF-3

ADDRESS: 7507 Wynne Lane

SITE AREA: 0.3248 acres (14,148 square feet)

PROPERTY OWNERS: Jeffrey L. and Donatella I. Dickerson

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 7, 2019:

CITY COUNCIL ACTION:

June 6, 2019:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject lot is within the Brownleaf Estates subdivision, undeveloped and zoned mobile home residence (MH) 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. Many of the lots within this subdivision 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 with the opportunity for an accessory dwelling unit 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:

	ZONING	LAND USES
<i>Site</i>	MH	Undeveloped
<i>North</i>	MH; SF-3	Manufactured home; Two family residence; Undeveloped
<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

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: South Boggy Creek – Suburban

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	1363 – SEL Texas
1424 – Preservation Austin	1429 – Go!Austin/Vamos!/Austin (GAVA)-78745
1528 – Bike Austin	1530 – Friends of Austin Neighborhoods
1531 – South Austin Neighborhood Alliance	1550 – Homeless Neighborhood Association
1578 – South Park Neighbors	1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0110 – 7505 Wynne Lane	SF-2 to SF-3	To Grant	Apvd (11-2-2017).
C14-2016-0076 – 7605 Wynne Lane Rezoning	MH to SF-3	To Grant	Apvd (10-13-2016).
C14-2014-0122 –	MH to SF-1	To Grant	Apvd (9-25-2014).

LeBoeuf Rezoning – 7900 Wynne Ln			
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 was annexed into the City limits on November 15, 1984.

EXISTING STREET CHARACTERISTICS:

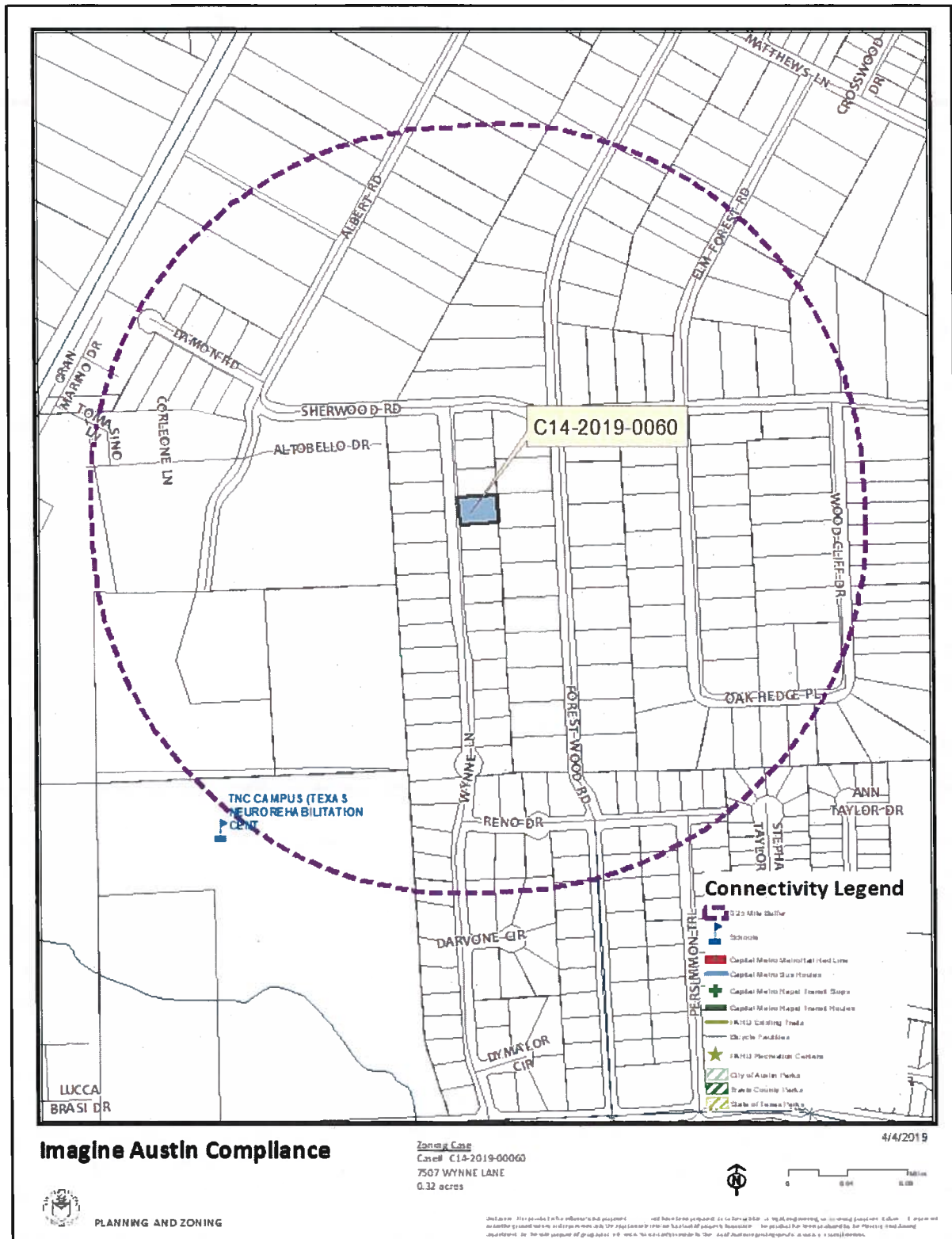
Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Wynne Lane	50'	22'	Local	No	No	No

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the east side of Wynne Lane. The undeveloped property is approximately 0.32 acres in size and is not located in an area with an adopted neighborhood plan. Surrounding land uses include single family housing to the north, south and east; to the west are residential uses, undeveloped land and a neurological rehabilitation center. The proposed use is residential.

Imagine Austin

The property is not located along an Activity Corridor or within an Activity Center. Based upon the comparative scale of this site relative to other residential uses in the area, which furthers consistency along the block, this case falls below the scope of Imagine Austin, and consequently the plan is neutral on the 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.

At this time, site specific information is unavailable regarding 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

No additional comments at this time.

Austin Water Utility

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. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

The site is currently served by an On-Site Sewage Facility for wastewater. With the change of use, the owner must connect the site to city wastewater service through the cutover process. For more information pertaining to the wastewater cutover process, contact Reyna Holmes at 512-972-0202. The cutover process may also initiate a required review by the Industrial Waste Division and/or the Cross Connection Division depending on building usage.

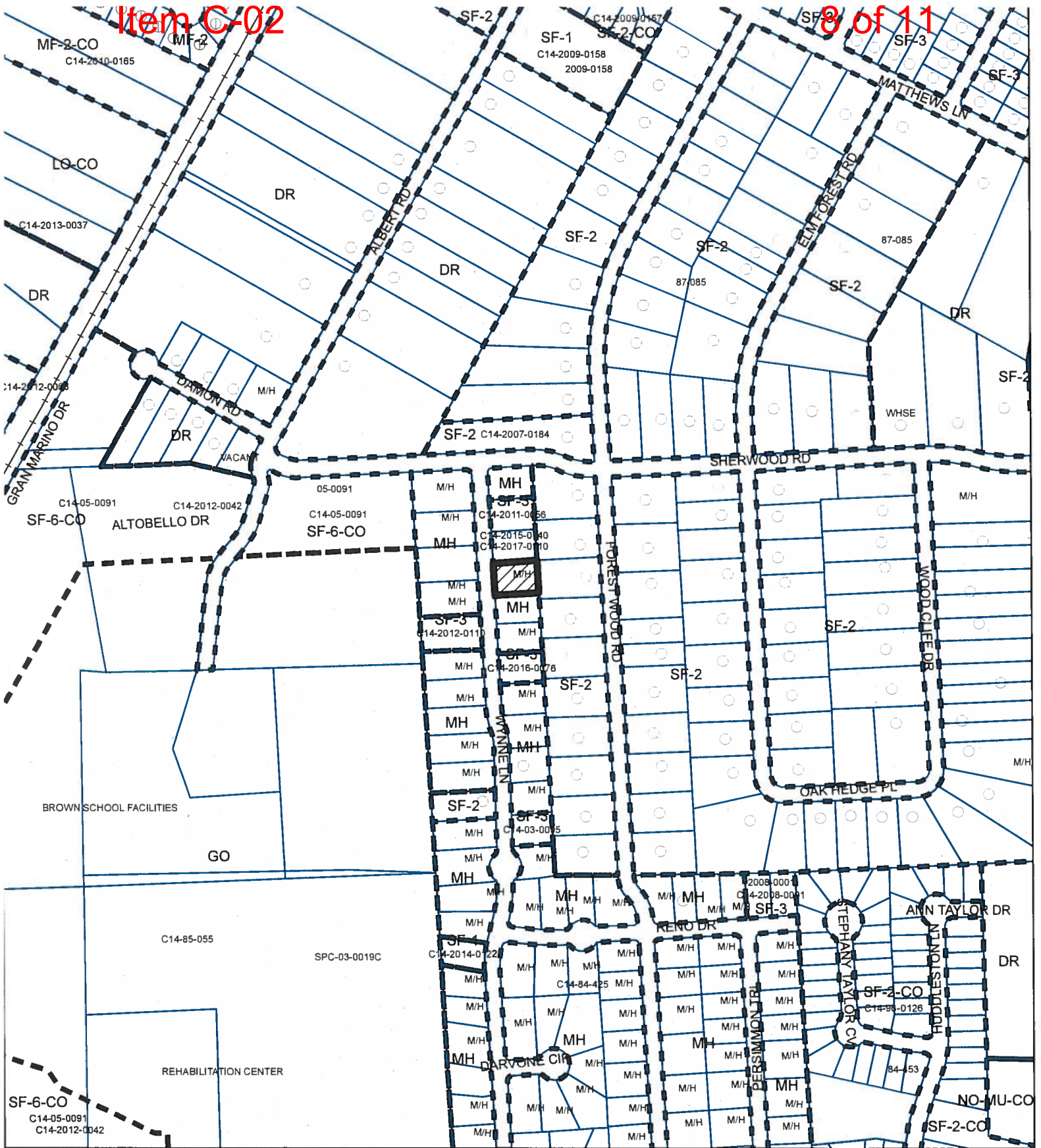
INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

A-1: Aerial Map

B: Recorded Plat

Correspondence Received



ZONING

EXHIBIT A

ZONING CASE#: C14-2019-0060



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



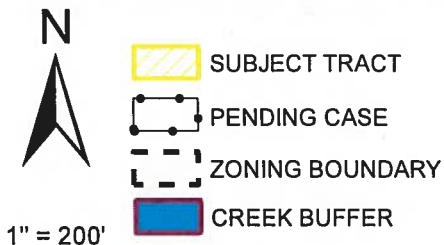
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7507 Wynne Ln.

Exhibit A-1



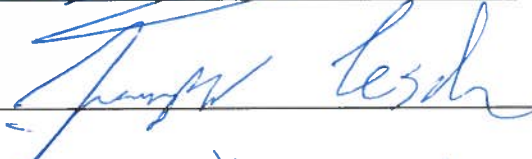
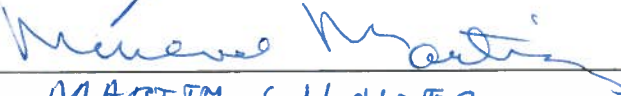
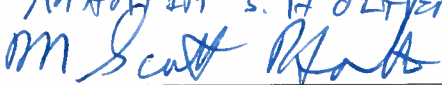
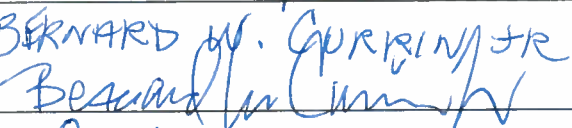

ZONING CASE#: C14-2019-0060
 LOCATION: 7507 Wynne Lane
 SUBJECT AREA: .3248 ACRES
 GRID: F16
 MANAGER: WENDY RHOADES



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.

Date: 3/16/19BROWNLEAF ESTATES

We the undersigned of Greenleaf estates neighborhood support the zoning change request located at 7507 Wynne Lane. The request change is from MH to SF3 Family residence.

Signature	Address
	7506 WYNNE LN AUSTIN TX 78745
Martin Maldonado	7600 Wynne Ln Austin TX 78745
	7504 Wynne Ln Austin TX 78745
	7604 Forest Wood Rd Austin TX 78745
	7503 Wynne Lane Austin TX
MARTIN S. HOLTER 	78704 7504 FOREST WOOD ROAD
BERNARD W. GURRING JR 	7500 FORESTWOOD ROAD 78745
	* 7602 Forest Wood Rd 78745