

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0105 – Wynne Lane Rezoning

DISTRICT: 5

ZONING FROM: SF-2

TO: SF-3

ADDRESS: 7702 Wynne Lane

SITE AREA: 0.42 acres
(18,295 square feet)

PROPERTY OWNER: R. Scott Schaefer

AGENT: Thrower Design, LLC
(Victoria Haase)

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:

August 3, 2021:

CITY COUNCIL ACTION:

September 3, 2021:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject lot is within the Brownleaf Estates subdivision and contains a single family residence. 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. Some of the lots contain one or more manufactured homes, and other lots have single family residence or two-family residence uses. ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial Exhibit) and B (Recorded Plat).***

The Applicant has requested family residence (SF-3) district zoning in order to build an accessory dwelling unit on the west portion of the property. The existing residence would be retained.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

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

Staff supports the Applicant's request because the property is located in an area that is developed with a mixture of manufactured homes, single family residences and two-family residences. The SF-3 zoning district would be compatible and consistent with the surrounding uses, and there are several existing SF-2 and SF-3 zoned properties located to the north, south and east 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> | SF-2 | Single family residence |
| <i>North</i> | MH; SF-3 | Single family residences and Manufactured homes |
| <i>South</i> | MH; SF-1 | Single family residences and Manufactured homes |
| <i>East</i> | MH; SF-3 | Manufactured homes; A couple single family residences |
| <i>West</i> | GO | Hospital services (general) |

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
 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA)
 1550 – Homeless Neighborhood Association
 1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|---|--------------|------------|--------------------|
| C14-2019-0139 – Forest Wood Road – 7708 Forest Wood Rd | SF-2 to SF-3 | To Grant | Apvd (01-23-2020). |
| C14-2019-0060 – 7507 Wynne Lane | MH to SF-3 | To Grant | Apvd (6-6-2019). |
| 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). |
| C14-2008-0001 – 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). |

RELATED CASES:

The property is platted as Lot 3, Block B of the Brownleaf Estates subdivision, recorded in January 1967 (C8-66-003).

The property was rezoned from MH, mobile home residence to SF-2 in February 1992 (C14-92-0002 – Lee Zoning Change).

EXISTING STREET CHARACTERISTICS:

| Name | Existing ROW | ASMP Required ROW | Pavement | ASMP Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|------------|--------------|-------------------|----------|---------------------|-----------|---------------|-------------------------------|
| Wynne Lane | 50 feet | 50 feet | 25 feet | 1 (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.

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the west side of Wynne Lane, on a 0.42 acre lot that contains a house. The property is not located in an area with an adopted neighborhood plan. Surrounding land uses include single family housing to the north, south and east; and to the west is a neurological rehabilitation hospital. The request is to change the zoning on the lot to SF-3 to permit the construction of an accessory dwelling unit on the property and retain the existing house.

Connectivity

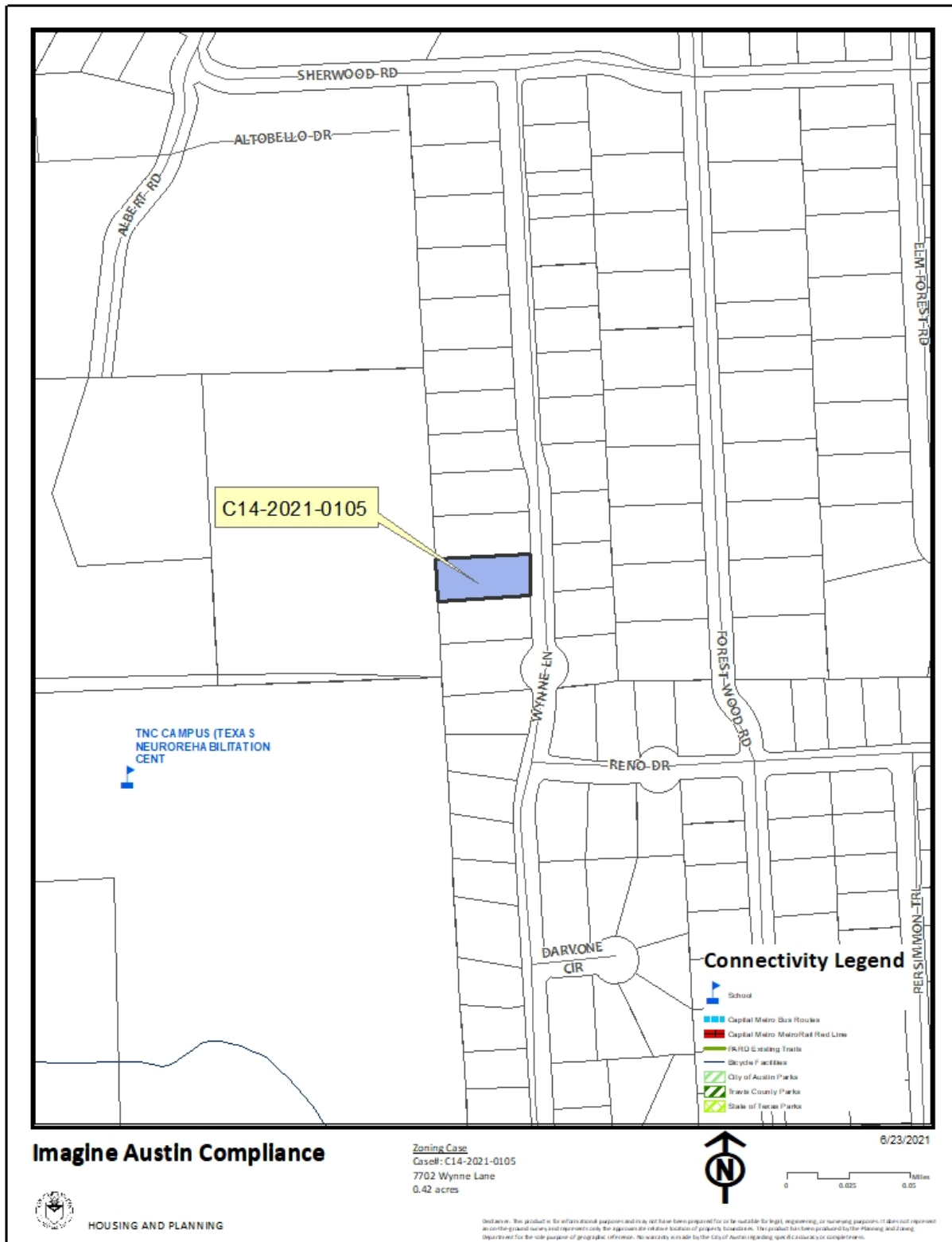
There are no public sidewalks located along Wynne Lane, nor a public transit stop within a half a mile of the area. Mobility and connectivity options are below average in this area.

Imagine Austin

The property is not located along an Activity Corridor or within an Activity Center. The following Imagine Austin policies are applicable to this case:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities **for transit, bicycle, and pedestrian travel** and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

Based upon the comparative scale of this site relative to other residential uses in the area, which furthers consistency along the block and adds an additional residential unit to the property, but the lack of mobility and connectivity options in the area, this request partially supports the Imagine Austin Comprehensive Plan.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

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.

PARD – Planning & Design Review

Parkland dedication will be required for any new residential units proposed by this development, single-family with SF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land

acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

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

Single family, two-family residence or duplex residential use will require Residential review when plans are submitted.

Site plans will be required for any new development other than single-family or duplex residential.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted April 11, 2019, identified sufficient right-of-way for Wynne Lane. A traffic impact analysis is not required for this case.

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.

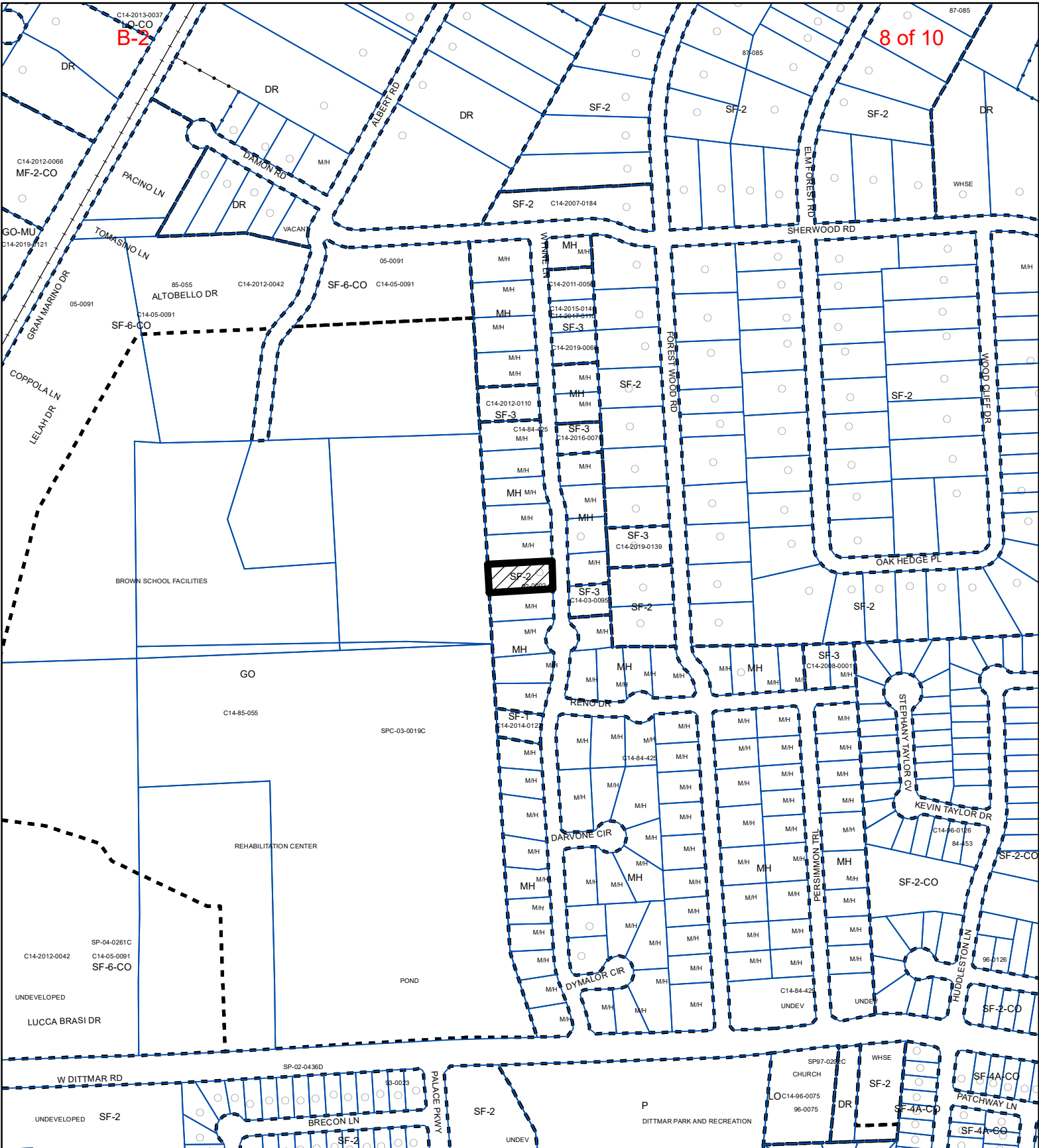
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.




INDEX OF EXHIBITS TO FOLLOW:

A: Zoning Map

A-1: Aerial Map

B: Recorded Plat



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2021-0105

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 6/22/2021



N



1" = 100'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

Wynne Lane Rezoning

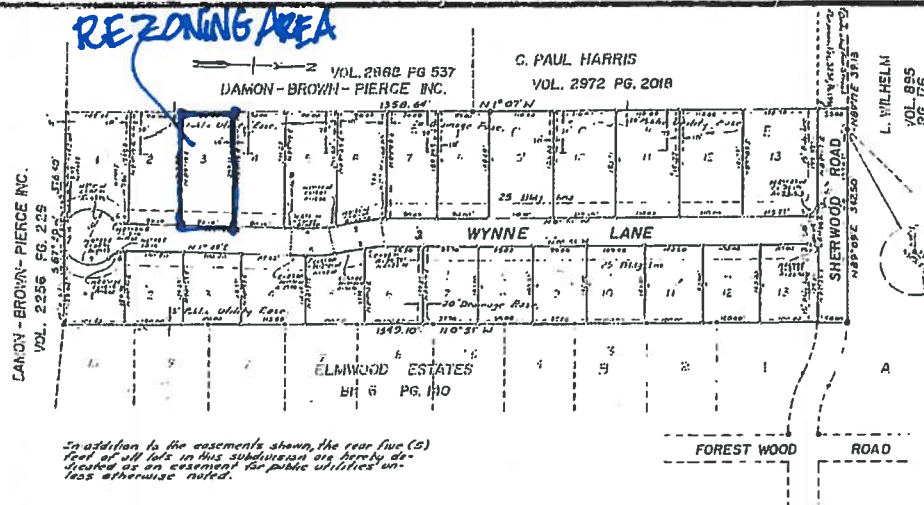
Exhibit A - 1

ZONING CASE#: C14-2021-0105
 LOCATION: 7702 Wynne Ln.
 SUBJECT AREA: 0.42 Acres
 GRID: F15
 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.

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BROWNLEAF ESTATES

CURVE DATA

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| I = 0°57' | I = 16°20' | I = 16°20' | I = 25°50' | I = 31°00' | I = 32°00' | I = 112°00' | I = 99°00' |
| R = 150.00' | R = 260.00' | R = 310.00' | R = 168.00' | R = 210.00' | R = 150.00' | R = 50.00' | R = 150.00' |
| Δ = 10.19' | Δ = 51.35' | Δ = 51.35' | Δ = 101.17' | Δ = 61.25' | Δ = 61.25' | Δ = 91.75' | Δ = 31.21' |
| A = 23.53' | A = 85.15' | A = 85.15' | A = 161.15' | A = 199.00' | A = 116.02' | A = 21.75' | A = 23.54' |

LEGEND

- 180° PIN FOUND
- 180° PIN SET
- 180° PIN FOUND
- 180° PIN SET

I HEREBY CERTIFY THAT AUSTIN CITY CODE CHAPTER 1577 OF 1964 HAS BEEN COMPLIED WITH

SURVEYED AND PREPARED BY
S. A. GARZA C.E.
CONSULTING ENGINEER
500 SCARBOROUGH BLVD.
AUSTIN 1 TEXAS

S. A. Garza
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.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, **R. E. Matheny**, owner of that certain 11.27 acre tract of land out of Lot 2, Fitzhugh Subdivision of the Williams Canyon League, Travis County, Texas, as conveyed by deed recorded in Volume 301 Page 10 of the Deed Records of Travis County, Texas, do hereby subdivide said tract in accordance with the attached plat, said subdivision to be known as **BROWNLEAF ESTATES** and do hereby dedicate to the public the streets and easements shown thereon.

WITNESS my hand this the 19 day of September, A.D. 1967.

R. E. Matheny
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY
TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for Travis County, Texas, on this day personally appeared **R. E. Matheny**, 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. 1967.

R. E. Matheny
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY
TEXAS

APPROVED FOR ACCEPTANCE

On the 9th day of January, A.D. 1967.

David M. Osborne
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. 1967.

FILED FOR RECORD

At 11:00 o'clock A.M. on the 10 day of January, A.D. 1967, Miss Emily Limberg, Clerk, County Court, Travis County, Texas.

By: **Burchard Smith**
Deputy

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 certificate of authentication was filed for record in my office on the 10 day of January, A.D. 1967, at 11:00 o'clock A.M. and duly recorded on the 10 day of January, A.D. 1967, at 11:20 o'clock A.M. in the Plat Records of said County in Book 33 at Page 44.

WITNESS my hand and seal of the County Court of said County on the date last written above.

Miss Emily Limberg, Clerk, County Court, Travis County, Texas.

By: **Burchard Smith**
Deputy

"In approving this plat by the Commissioners' Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares shall be the responsibility of the owner and developer of the tract or tracts covered by this plat, in accordance with plans and specifications prescribed by the Commissioners' Court of Travis County, Texas, and the Commissioners' Court of Travis County, Texas, assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat, or any bridges or culverts in connection therewith."

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 on the 9th day of January, A.D. 1967, the Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the Minutes of said Court in Book 33, Pages 362.

WITNESS my hand and seal of the County Court of said County this the 9th day of January, A.D. 1967.

Emily Limberg
Emily Limberg, Clerk, County Court
Travis County, Texas

By: **Shelton Harris**
Deputy

CB-66-3

EXHIBIT B
RECORDED PLAT