

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0138 – The Overlook at
Saddle Creek

Z.A.P. DATE: September 18, 2007

ADDRESS: 10633 Manchaca Road

OWNER: HMAP Development, Ltd.
(Mark Musemeche)

AGENT: Chris Maxwell-Gaines, P.E.
(Chris Maxwell-Gaines)

ZONING FROM: I-RR

TO: LR

AREA: 1.548 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant neighborhood commercial – mixed use – conditional overlay (LR-MU-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

ZONING & PLATTING COMMISSION RECOMMENDATION:

September 18, 2007: *APPROVED STAFF'S RECOMMENDATION FOR LR-MU-CO DISTRICT ZONING; BY CONSENT.*

[K. JACKSON, S. HALE 2ND] (6-0-1) J. SHIEH – ABSTAINED; B. BAKER – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property is undeveloped and includes a 0.627 acre water quality pond and drainage easement along the northwest, west and southeast sides, and is zoned interim-rural residence (I-RR). Although the property has frontage on Manchaca Road, the location of the drainage easement may limit driveway access to Old Manchaca Road. The Saddle Creek Apartments are to the north (MF-2-CO), the Saddlewood Estates subdivision is adjacent to the east (I-SF-2), and Slaughter Creek is to the south. Across Manchaca Road and in the County, there is a church, a few single family residences, an office, a warehouse, an auto sales use and an auto repair use. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and Exhibit A-2 (Location of Drainage Easement).

The Applicant proposes to zone the property to the neighborhood commercial (LR) district in order to develop a project that incorporates office and commercial uses. The Staff recommends LR-MU zoning as it is appropriate along an arterial and a collector street, and the proposed uses would be available to serve the Saddle Creek subdivision as well as capture "pass by" traffic from the nearby residential developments. The mixed use (MU)

overlay will provide the Applicant with additional flexibility to incorporate residential uses into the project. The Conditional Overlay calls for a maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	MF-2-CO; I-RR; N/A (County)	Apartments; Undeveloped – approved site plan for 192 multifamily units; Townhomes under construction
<i>South</i>	I-SF-2; I-RR	Single family residences; Slaughter Creek
<i>East</i>	I-SF-2	Single family residences within the Saddlewood Estates subdivision
<i>West</i>	N/A (County)	Office; Auto sales; Auto repair; Warehouse; Construction sales and services

AREA STUDY: N / A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

NEIGHBORHOOD ORGANIZATIONS:

217 – Tanglewood Forest Neighborhood Association
 385 – Barton Springs Coalition
 428 – Barton Springs / Edwards Aquifer Conservation District
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 773 – Saddlewood Homeowners Association
 786 – Home Builders Association of Greater Austin
 948 – South by Southeast Neighborhood Organization
 959 – Villages Neighborhood Association

SCHOOLS:

Kocurek Elementary School

Bailey Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0122 – Saddle Creek Apartments	I-RR to MF-2	To Grant MF-2-CO	Approved MF-2-CO with CO for 2,000 trips (8-24-06).
C14-04-0054 – Manchaca Heights	I-RR to SF-4A	To Grant SF-4A-CO	Approved SF-4A-CO with the CO for 2,000 trips (6-10-04).

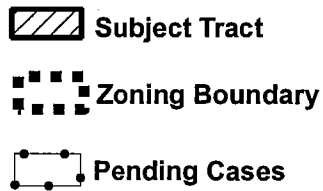
RELATED CASES:

The property was annexed into the City limits on December 31, 2002. There are no pending subdivision or site plan applications on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Manchaca Road	Varies	64 feet	Arterial	Yes	No	Yes
Old Manchaca Road	70 feet	50 feet	Collector	No	Yes	No

CITY COUNCIL DATE: October 18, 2007**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us**PHONE:** 974-7719

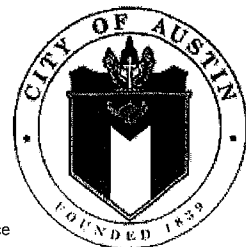

$$1'' = 400'$$

OPERATOR: S. MEEKS

ZONING

Exhibit A

CASE#: C14-2007-0138
ADDRESS: 10633 MANCHACA RD
SUBJECT AREA: 1.548 ACRES
GRID: E13
OPERATOR: W. RHOADES



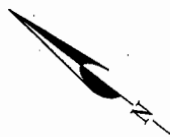
This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 Park Grove, Suite 102 Katy, Texas 77450 Office (281) 829-0034 Fax (281) 829-0233



Scale:
1" = 50'

R = 25.00'
Δ = 66°25'19"
L = 28.98'
Ch = N 79° 07' 56" E
27.39'

WALKER WILSON SURVEY, SURVEY NO. 2,
ABSTRACT 27 TRAVIS COUNTY, TX.

LOT 1, IN BLOCK A, OF SADDLE CREEK SUBDIVISION
DOCUMENT NO. 199900220,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

POINT OF
BEGINNING

F. M. 2304
(Public Right of Way - Width Varies)

N 45° 55' 17" E
70.62'

S 45° 55' 17" E
92.12'

1.548 ACRES

(67,414 Sq. Ft.)

(Document No. 1999111147 OPRTC)

(Amended) (Document No. 2000054580 OPRTC)

Water Quality Pond No. 1

Drainage Easement

N 47° 00' 00" E
116.22'

TRACT II
0.627 ACRES
(Document No. 2000054580 OPRTC)
(Correction) (Document No. 2006123966 OPRTC)

MARK REYNOLDS
4.720 ACRES
(VOL. 12625, PG. 970 OPRTC)

OLD MANCHACA ROAD
(Public 70' R. O. W.)

S 03° 21' 33" E
15.03'

Lot 1

Lot 2

Lot 3

Block A

SADDLEWOOD ESTATES, SECTION ONE
DOCUMENT NUMBER 200000043
OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS

LOCATION OF
DRAINAGE EASEMENT

Lender: Countrywide Real Estate Finance, Inc.

NOTE: All bearings are referenced deeds of record unless otherwise noted.

Tract subject to terms, conditions and provisions of and maintenance assessments and fees relative to the Water Quality Pond No. 1 Maintenance Agreement by and between HMAP Development, Ltd., and Saddle Creek Associates, as recorded in Document No. 20000046143 of the Official Public Records of Travis County, Tx.

Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown.

This survey was prepared from existing plat maps and deeds of record and has not been prepared from an actual on the ground survey.

LEGAL DESCRIPTION

TRACT II: EASEMENT ESTATE ONLY IN AND TO THAT 0.627 ACRE TRACT OUT OF A 1.55 ACRE TRACT OF LAND LOCATED IN THE WALKER WILSON SURVEY NO. 2, ABSTRACT 27, TRAVIS COUNTY, TEXAS, CREATED BY DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF WATER QUALITY POND NO. 1 FOR SADDLE CREEK SUBDIVISION, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT #1999111147, AS AMENDED IN DOCUMENT #2000054580, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER ESTABLISHED IN THAT WATER QUALITY POND NO. 1 MAINTENANCE AGREEMENT ENTERED INTO BY AND BETWEEN HMAP DEVELOPMENT, LTD., AND SADDLE CREEK ASSOCIATED, LTD., RECORDED IN DOCUMENT #2000046143, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID EASEMENT ESTATE BEING FURTHER SET OUT IN THAT CORRECTION AGREEMENT AND GRANT OF EASEMENTS REGARDING THE MAINTENANCE OF A WATER QUALITY POND FOR SADDLE CREEK SUBDIVISION, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2006123966 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (METES & BOUNDS ATTACHED TO SEPARATE DRAWING)

PLAT OF PROPERTY FOR:

ORIX Austin Saddle Creek, LLC

at 10633 Manchaca Rd. Austin, Tx.

Date: 6/14/06 Revised: 1/29/2007

This Property does not lie within the designated 100 year flood plain.

Panel No. 48453C0260 F

Zone: X Date: 1/19/2000

Located by graphic plotting only, not responsible for actual location.

This survey was performed in accordance with Title Commitment

Provided by: Chicago Title Insurance Company

GF# 002604382 (12/1/2006)

Job # 179-001-1

I hereby certify that the above
plat correctly represents the
facts found at the time of the
survey made on the ground
under my supervision, and
there are no apparent
encroachments at the time of
this survey, unless shown or
noted otherwise.



EXHIBIT A-2

MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant neighborhood commercial – mixed use – conditional overlay (LR-MU-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The LR, Neighborhood Commercial district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states: "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment." The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

The property has frontage on Manchaca Road, an arterial, although due to the presence of a drainage easement, driveway access may be limited to Old Manchaca Road, a collector street.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

The Staff recommends LR-MU zoning as it is appropriate along an arterial and a collector street, and the uses would be available to serve the Saddle Creek subdivision as well as capture "pass by" traffic from the nearby residential developments. The Conditional Overlay calls for a maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped, and contains a drainage easement and area along the west and south sides of the property. The property slopes to the southwest, towards Slaughter Creek.

Impervious Cover

The maximum impervious cover allowed by the LR district would be 80%. This figure is consistent between the watershed impervious cover listed below and the zoning district's allowable impervious cover.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter 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.

At this time, site specific information is unavailable regarding existing trees and 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.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be

limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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

The site is subject to compatibility standards. Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as SF-5 or more restrictive, or within 540 feet from a lot zoned SF-5 or more restrictive. The adjacent lots to the South are zoned SF-2.

- No structure may be built within 25 feet of the property line shared with the SF-2 sites.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection. Additional design regulations will be enforced at the time a site plan is submitted.

This site will be subject to Subchapter E: Design Standards at time of development.

Additional design regulations will be enforced at the time a site plan is submitted.