

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0037 – 7509 Manchaca Office Park

Z.A.P. DATE: May 7, 2013

ADDRESS: 7509 Manchaca Road

OWNER: 7509 Manchaca, LLC (Mervin Fatter)

AGENT: Fatter & Evans,
Architect (Mervin Fatter)

ZONING FROM: W/LO-CO

TO: LO

AREA: 2.3677 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office – conditional overlay (LO-CO) combining district zoning. The Conditional Overlay limits development to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

May 7, 2013: *APPROVED LO-CO DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

[P. SEEGER; C. BANKS – 2ND] (7-0)

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property has access to Manchaca Road through adjacent an office development LO-CO), is undeveloped and zoned warehouse/limited office – conditional overlay (W/LO-CO) district. There is a religious assembly and church to the north (MF-2-CO), railroad tracks and single family residences on large lots to the east (DR), manufactured homes and single family residences to the south (DR) and single family across Manchaca Road to the west (SF-2; SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone property to the limited office (LO) district so that a unified office development may be built in conjunction with the adjacent property to the west which is in the site plan review process (LO-CO). Access will be taken to Manchaca Road. Please refer to Exhibit B. Manchaca Road contains a mix of residential, civic and commercial uses, and office zoning would be compatible with the established land use character of these streets.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	W/LO-CO	Undeveloped
<i>North</i>	LO-CO; MF-2-CO	Religious assembly; Private school
<i>South</i>	DR	Manufactured homes and single family residences
<i>East</i>	DR	Railroad tracks; Single family residences
<i>West</i>	LO-CO	Offices; Single family residences (across Manchaca Road)

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Williamson Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 943 – Save Our Springs Alliance 997 – Tanglewood Oaks Owners Association
 1037 – Homeless Neighborhood Organization 1075 – Bike Austin
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1228 – Sierra Club, Austin Regional Group 1224 – Austin Monorail Project
 1236 – The Real Estate Council of Austin, Inc. 1228 – Sierra Club, Austin Regional Group
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas
 1409 – Beyond2ndNature

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0066 – Stinson & Ramsey – 7709 and 7731 Manchaca Rd	DR to MF-2	To Grant MF-2-CO w/CO limited to 17 u.p.a.	Apvd. as Commission recommended (9-27- 2012).
C14-2012-0042 – 1300 W. Dittmar Road Rezoning	SF-6-CO to SF- 6-CO to remove the CO that limits height for a building or structure to 20'	To Grant	Apvd. (8-2-2012).
C14-2010-0165 –	DR to MF-2	To Grant MF-2-CO	Apvd. MF-2-CO as

Milestone Manchaca – 7337 Manchaca Rd.		with CO limiting density to MF-1	ZAP rec. (12-9-2010).
C14-06-0096 – Legacy Oaks Christian School – 7915 Manchaca Rd.	DR; SF-2; SF-3 to GO-CO	To Grant GO-CO with CO limiting building height to 45’; prohibiting club or lodge; family home; group homes (all types); medical offices (all sizes); off-site accessory parking; residential treatment; restaurant (limited); and urban farm; prohibits access to Baxter Springs Rd.; and 4) 2,000 vehicle trips/day limit.	Apvd. GO-CO as ZAP rec. (7-27-2006).
C14-05-0091 – Lelah’s Crossing – 1300 W. Dittmar Rd.	DR; GO to MF-1	To Grant SF-6-CO with a density limitation of 6 u.p.a. and height limit of 20 feet; Restrictive Covenant for the Neighborhood Traffic Analysis	Apvd. SF-6-CO with a Restrictive Covenant for the Neighborhood Traffic Analysis, as ZAP recommended (4- 27-2006).
C14-85-055 (RCA) – Lelah’s Crossing – 1300 W. Dittmar Rd.	To amend the RC to delete the rollback provision to RR, rural residence zoning	To Grant	Apvd. (4-27-2006).
C14-98-0025 – Manchaca Road Zoning – 7509 Manchaca Rd.	DR; SF-3 to LO; W/LO	To Grant LO-CO for Tracts 1 & 2; W/LO for Tract 3, with CO limiting vehicle trips to 2,000, and signage limited to an informational sign located on a berm not to exceed a height of 10’	Apvd. as Commission recommended (6-25- 1998).

RELATED CASES:

The property was annexed into the City limits in November 1984 (C7a-83-017 A, Ord. 841115-L). There is a site plan in process for four office buildings totaling 18,570 square feet, along with associated parking areas and water quality/detention ponds (SP-2012-0246C).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT
Manchaca Road/FM 2304	114 feet	MAD-6	Major Arterial	29,000

- Manchaca Road is classified in the Bicycle Plan as Bike Route No. 27.
- Capital Metro bus service (Route No.3) is available along Manchaca Road.
- There are existing sidewalks along Manchaca Road.

CITY COUNCIL DATE: June 6, 2013**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 974-7719



ZONING

EXHIBIT A

ZONING CASE#: C14-2013-0037



-  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.





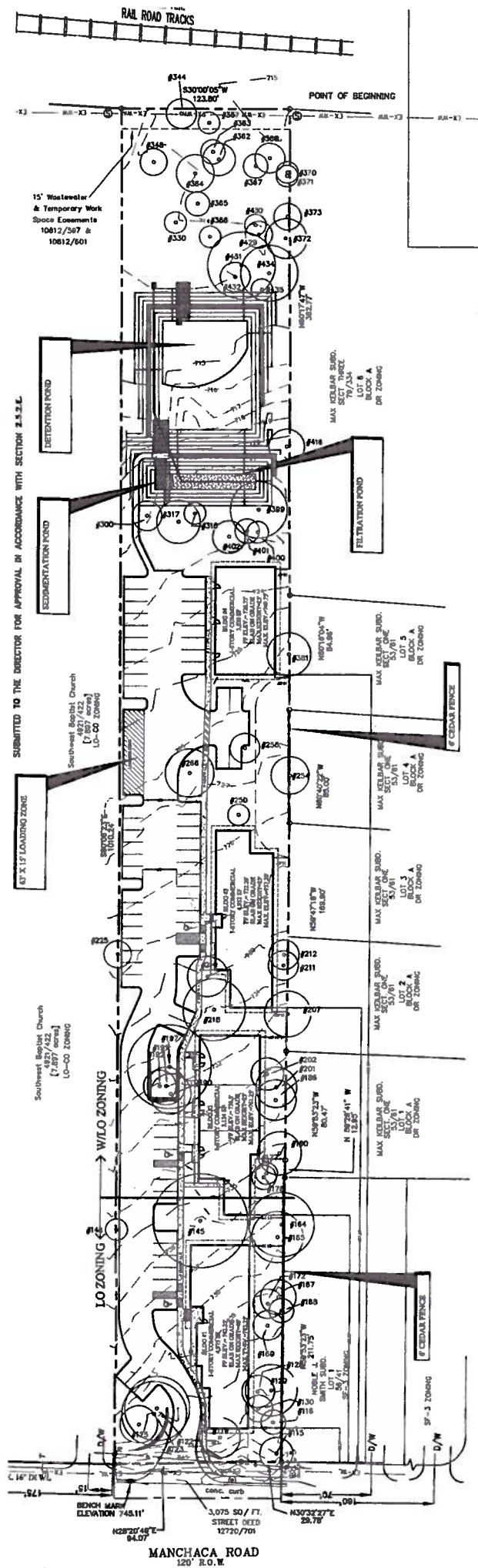


EXHIBIT B
PROPOSED SITE PLAN

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office – conditional overlay (LO-CO) combining district zoning. The Conditional Overlay limits development to less than 2,000 vehicle trips per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The LO, Limited Office district is a designation for offices and selected commercial uses predominantly serving neighborhood or community needs, and is located in or adjacent to residential neighborhoods.

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

Manchaca Road contains a mix of residential, civic and commercial uses, and office zoning would be compatible with the established land use character of these streets.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and is generally flat.

Impervious Cover

Within the suburban portion of the Williamson Creek watershed, the maximum impervious cover allowed by the LO zoning district would be 70%, which is based on the more restrictive zoning regulations.

Comprehensive Planning

The zoning case is located on the east side of Manchaca Road, approximately 200 feet north of Kelibar Lane and is not located within the boundaries of a neighborhood planning area. The 2.26 acre property contains a house and is heavily wooded. Surrounding land uses includes the Strickland Christian School to the north, single family houses to the south along Kelibar Lane, railroad tracks to the east, and single family houses to the west on Manchaca Road. Manchaca Road is a heavily travelled north-south arterial road that includes a variety of retail, office, multi-family, offices and single family houses.

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘complete communities’ across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107, found in Chapter 4 of the IACP it states, “While most new development will be absorbed by centers and corridors, development will happen in other

areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.” The property is also located within the boundaries of the Barton Springs Overlay Zones, which is intended to protect the image and character of the neighborhoods in the district, and reduce the negative effects of urbanization by restricting the scale and intensity of retail development. The Barton Springs Overlay Zone applies to the portion of the Barton Springs Zone which is within the City’s zoning jurisdiction

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses infill development, including over environmentally sensitive land:

- **LUT P4.** Protect neighborhood character by **directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites.** Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses** in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **LUT P22** Protect Austin’s natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **N P1.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property being located along a major arterial road, and the Imagine Austin policies referenced above, which encourages complete communities and infill development, staff believes that the proposed neighborhood office/storage use is supported by the Imagine Austin Comprehensive Plan, as long as environmental ordinances are considered and enforced.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson 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. 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 flood plain 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.

Numerous 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 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 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

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, utility relocations and or abandonments required by the proposed land use. 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. 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

There is a site development permit application (SP-2012-0246C) currently in process for this property.

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

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: C14-2013-0037

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 7, 2013, Zoning and Platting Commission

June 6, 2013, City Council

Stone Walltop - Milastone Comm Bldgs.

Your Name (please print)

7709 Manchaca Rd.

Your address(es) affected by this application

Signature

Signature

Date

5/3/13

Daytime Telephone:

Comments:

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810