

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0032 – Design Ecology Office

P.C. DATE: April 14, 2015

ADDRESS: 3714 Manchaca Road

DISTRICT: 5

OWNER/APPLICANT: 3802 Manchaca LLC

AGENT: 3802 Manchaca LLC (Kristopher S. Cummings)

ZONING FROM: MF-4

TO: LO-MU

AREA: .38 acres (16,663 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

Staff is recommending limited office – mixed use (LO-MU) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

April 14, 2015: Recommended LO-MU combined district zoning by consent [N. Zarigoza / R. Hatfield] (10-0).

DEPARTMENT COMMENTS:

The subject property is an “L” shaped tract of land that is developed with a 1,098 sq. ft., one-story, residential structure and a detached garage or shed located behind the residential structure. There is driveway access onto Manchaca Road and there are many large trees located throughout the property.

The Applicant is requesting limited office – mixed use (LO-MU) combining district zoning for the opportunity to convert the residential structure to an office for a landscape architecture firm and to retain the ability to use the property for residential use in the future.

Staff is recommending LO-MU because it is consistent with current zoning patterns of LO and LO-MU along this stretch of Manchaca Road between Ben White Boulevard and Lamar Boulevard. The proposed office use is compatible with the variety of existing office uses, multi-family uses and condominium developments. While there are many trees of protected size on the property, the Applicant has obtained building permits to make the necessary improvements to the existing residential structure and to demolish the garage and reconstruct a new workshop just west of the existing garage. The permits have been issued with specific instruction to protect the critical root zones of the trees.

ISSUES: None at this time.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4	Vacant – most recently used as Single-Family Residential

<i>North</i>	LO	Multifamily – Shady Oaks Apartments
<i>South</i>	LO	Landscape Architect Office
<i>East</i>	LO & GO	Multi-Family & Condominium Residential
<i>West</i>	MF-2	Multi-Family - Residential

NEIGHBORHOOD PLANNING AREA: South Lamar

TIA: not required

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

The Real Estate Council of Austin, Inc.	1236
Friends of Emma Barrientos MACC	1447
South Central Coalition	498
Austin Independent School District	742
SEL Texas	1363
Save Our Springs Alliance	943
Perry Grid 614	1107
Preservation Austin	1424
Austin Neighborhoods Council	511
Sierra Club, Austin Regional Group	1228
Austin Heritage Tree Foundation	1340
South Lamar Neighborhood Assn.	926
Barton Oaks Neighborhood Association	1293
Manchaca Village Neighborhood Association	722

SCHOOLS: Joslin Elementary, Covington Middle, Crockett High

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-95-0162 – Rivertree Apartments; 3628 Manchaca Rd.	LO to LO-MU	11/28/1995 – Apvd LO-MU.	11/30/1995 – Apvd LO-MU
C14-95-0178 – Blackwell Properties; 3607 Manchaca Rd.	SF-3 to LO-MU	1/9/1996 – Apvd LO-MU.	3/21/1996 – Apvd LO-MU.
C14-2001-	LO, GR to SF-	2/27/2001 – Apvd SF-4A.	3/29/2001 – Apvd SF-4A.

0004 – Heritage Walk; 3806 Manchaca Rd.	4A		
C14-03-0070 – The Human Potential Counseling Center; 2007 Bert Ave	SF-3 to NO	5/20/2003 – Apvd LO-CO; Counseling Services is the only LO use permitted. All NO uses are permitted.	7/17/2003 – Apvd LO-CO; prohibiting Arts & Crafts Studio (limited), Club or Lodge, Cultural Services, Communications Services, Convalescent Services, Hospital Services (limited).
C14-2006- 0115 – Jenkins 20/21; 4208 Manchaca Road	LR, SF-3 to LR- MU-CO	6/27/2006 – Apvd LR-MU-CO; limiting vehicle trips to 2,000 per day.	9/28/2006 – Apvd LR-MU-CO; limiting vehicle trips to 2,000 per day.
C14-2007- 0192 – Habibi’s Hutch Day Care; 2006 Bert Ave.	SF-3 to LO	12/10/2007 – Apvd LO.	1/10/2008 – Apvd LO-CO; prohibiting Communication Services, Club or Lodge, Convalescent Services, Cultural Services, Hospital Services (limited).
C14-2011- 0093 – The Grove; 3707 Manchaca Rd.	LO & MF-2 to MF-3	12/13/2011 – Apvd LO-CO, MF-2-CO and MF-3-CO; limiting building height and number of units, prohibiting uses and requiring a vegetative buffer.	1/23/2012 - Apvd LO-CO, MF-2- CO and MF-3-CO; limiting building height and number of units, prohibiting uses and requiring a vegetative buffer.
C14-2012- 0117 – Harlan Rezoning; 4200 Manchaca Rd.	SF-3 to LO-MU	12/19/2012 – Apvd LO-MU.	12/19/2012 – Apvd LO-MU.
C14-2013- 0067 – 3906 Manchaca Rd.	SF-3 to LO	8/13/2013 – Apvd LO-MU.	8/22/2013 – Apvd LO-MU.
C14-2014- 0103 – Radio Coffee & Bar, 4204 Manchaca Rd.	LR-MU to CS-1	9/23/2014 – Apvd CS-1-CO; Cocktail lounge is a conditional use, permitted GR uses and site development standards; restrictions on outdoor music and sound.	10/16/2014 – Apvd CS-1-MU- CO; GR site development standards and permitted uses; conditional uses are food preparation, hospital services (general), and plant nursery; RC for hours of operation, outdoor amplified music and sound.
C14-2014- 0150 –	LO-MU & SF-3 to GR-MU –	2/10/2015 – To deny the applicant’s request for GR-MU	Scheduled for public hearing on 4/16/2015.

Whiddon .85; 4102 Manchaca Rd.	amended to LO- MU for the SF-3 tract.	and to maintain the existing SF-3 and LO-MU zonings (6-1, R. Hatfield – nay).	
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RELATED CASES:

The subject property is platted as Tract 1 Less East 5.0' of the Mrs. A. J. Lasseter Subdivision, Vol 60, Pg. 97 of the Plat Records of Travis County.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Manchaca Road	50'	MAU-4	Arterial	14,170

CITY COUNCIL DATE:

May 14, 2015;

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

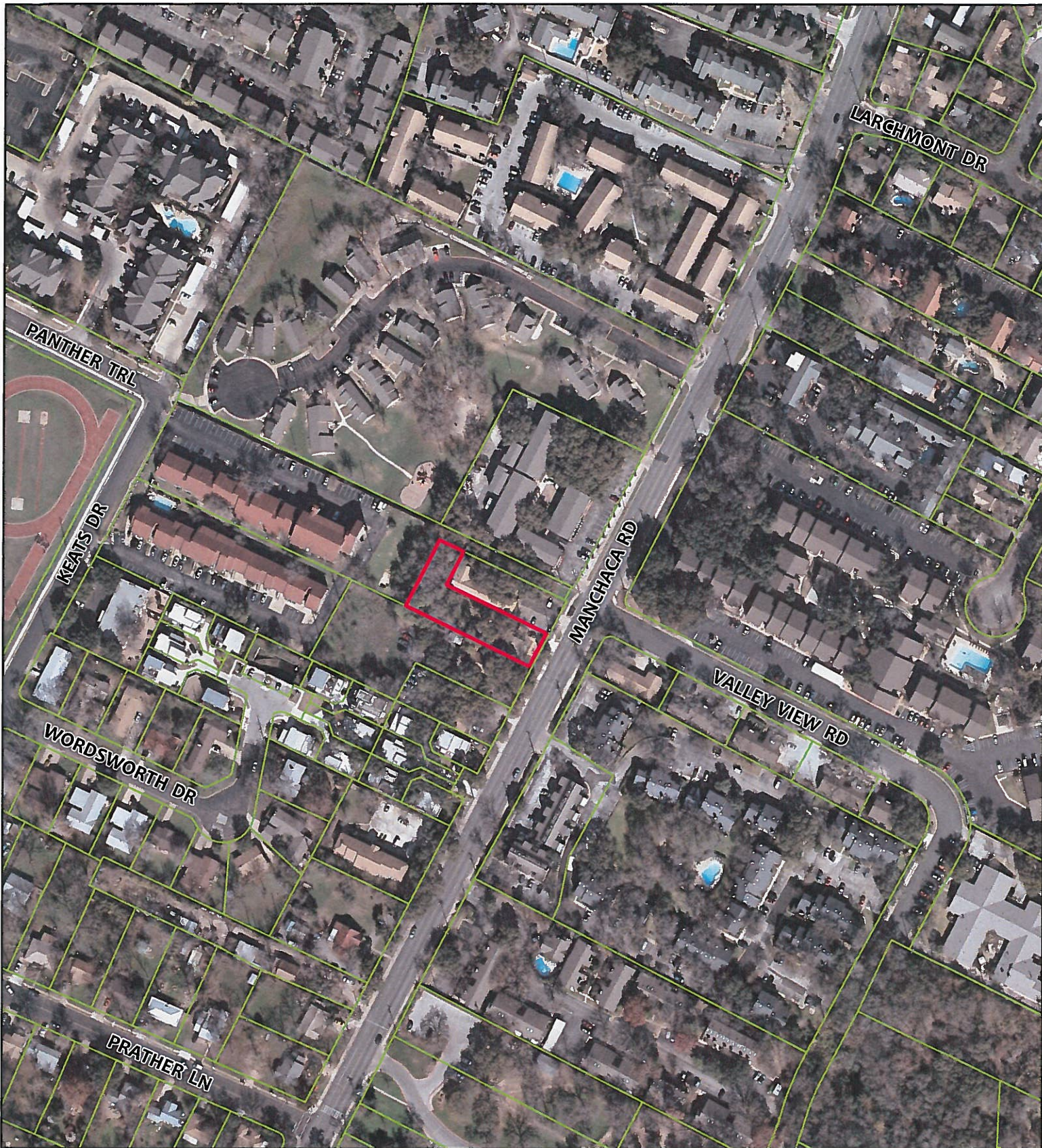
ORDINANCE NUMBER:

CASE MANAGER: Tori Haase

PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov





1' = 400'



Subject Property

AERIAL - EXHIBIT B

ZONING CASE#: C14-2015-0032
ZONING CHANGE: MF-4 to LO-MU
LOCATION: 3714 Manchaca Rd
SUBJECT AREA: .38 ACRES
MANAGER: TORI HAASE



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.

STAFF RECOMMENDATION

Staff is recommending limited office – mixed use (LO-MU) combining district zoning.

BASIS FOR RECOMMENDATION

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

The limited office (LO) district is intended for office uses that serve the neighborhood or community needs and that is located in or adjacent to residential neighborhoods. Site development regulations are to ensure that the use is compatible and complementary in scale and appearance with the residential environment. The applicant's request to change the zoning to LO will allow the office use for a landscape architect firm that could ideally serve the surrounding neighborhood. The scale of the development will be appropriate and proportionate to the existing office and multi-family development in the immediate area.

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

Most properties in the surrounding area of the subject property that front Manchaca Road have LO base district zoning. The Applicant's request will allow the same uses that the existing LO zoned properties have and therefore will be compatible.

3. *The proposed zoning should promote consistency and orderly planning.*

Many properties on this portion of Manchaca Road between Ben White Boulevard and Lamar Boulevard have LO district zoning or LO-MU combined district zoning. The zoning change to LO-MU will be consistent with the surrounding properties that have a variation of Office base district zoning and will also promote orderly planning by creating a buffer between the intensity of traffic on Manchaca Road and less intense residential uses of both multi-family and single-family zoned properties.

EXISTING CONDITIONS

Site Characteristics

The subject property is an "L" shaped tract of land that is developed with a 1,098 sq. ft., one-story, wood-framed, residential structure and a one-story, detached garage or shed located behind the residential structure. There is driveway access onto Manchaca Road and there are many large trees located throughout the property. There does not appear to be any significant topographical constraints on site.

Impervious Cover

The maximum impervious cover allowed by the LO-MU zoning district would be 70%, which is based on the zoning regulations of the LO zoning district.

Comprehensive Planning – Kathleen Fox, 512-974-7877

This property is located within the boundaries of the South Lamar Neighborhood Planning area, which does not have an adopted neighborhood plan.

Imagine Austin

The property is located just outside the boundaries of an 'Activity Centers for Redevelopment in Sensitive Environmental Areas' as identified on the Imagine Austin's Growth Concept Map, found in the Image Austin Comprehensive Plan (IACP) but is not located within the Edwards Aquifer Recharge Zone.

Analyzing the comparative scale of the site relative to other nearby office and residential uses, and the project area not being located along an existing Activity Corridor or within an Activity Center as identified on the Imagine Austin Growth Concept Map, this case falls below the scope of Imagine Austin, which is broad in scope and consequently the plan is neutral on the proposed rezoning.

Environmental – Mike McDougal, 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Transportation – Ivan Naranjo, 512-974-7649

1. No additional right-of-way is needed at this time.
2. 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, 25-6-113]

3. Manchaca Road is classified in the Bicycle Plan as Bike route No. 27.
4. Capital Metro bus service (Bus Route No. 484 SB) is available along Manchaca Road.
5. There are existing sidewalks along Manchaca Road.
6. The Public Works Dept. may provide additional comments regarding mobility enhancement and bicycle/pedestrian facilities.

Water and Wastewater

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 the Austin Water Utility 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.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Rosemary Avila, 512-974-2784

1. Site plans will be required for any new development other than single-family or duplex residential.
2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
4. The site is subject to compatibility standards. Along the south property line, the following standards apply:
 - No structure may be built within 25 feet of the property line.
 - 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.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along 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.

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:

<http://www.austintexas.gov/development>.

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: C14-2015-0032

Contact: Tori Haase, 512-974-7691

Public Hearing: Apr 14, 2015, Planning Commission
May 14, 2015, City Council

Yolanda Delgado
Your Name (please print)

3809 Manchaca Rd. # D

Your address(es) affected by this application

Yolanda Delgado
Signature

4-7-15

Date

Daytime Telephone: 512-444-8334

Comments: I object to this proposed change

I have lived at the address above

since 1993 and the quality of life

has been excellent, serene & quietly

livable. All this changed about five

years ago as a result of the creeping

commercialization of Manchaca Rd.

between S. Lamar and Ben White Blvd.

The latest resett has been choking traffic

and a conflicted use of an affordable housing

area. Stop dis

placing middle

and lower income

families!

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0032
Contact: Tori Haase, 512-974-7691
Public Hearing: Apr 14, 2015, Planning Commission
May 14, 2015, City Council

Ronald Sunko Jr.

Your Name (please print)

Austin, TX

3737 Kcats Dr. Apt #204

Your address(es) affected by this application

78704

RS Sunko Jr

Signature

Date

Daytime Telephone: *(512)-415-9373*

4-8-15

☐ I am in favor
☒ Object

Comments: *I full like this project*

would cause too much congestion

in the highbor hood. The

city of Austin already

has many choices of residences.

Why build complexes right on

top of each other. I think

that all residents have a

right to adequate living space.

This will crowd the 78704 zip code

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

area and

cause it to

lose its unique

character. C14-

Call in reference to case # 14-0032

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Case Number: C14-2015-0032

Contact: Tori Haase, 512-974-7691

Public Hearing: Apr 14, 2015, Planning Commission
May 14, 2015, City Council

Samuel Avery Smith
Your Name (please print)

3723 KENNESAW DR #102 ZB783
Your address(es) affected by this application

Samuel Avery Smith
Signature

4-1-2015
Date

Daytime Telephone: *737-333-1773*

Comments: *I am sick and tired of the infrastructure not fitting the population above - I.E. worst traffic in the city. First things first - a handle business at hand.*

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

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

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Case Number: C14-2015-0032

Contact: Tori Haase, 512-974-7691

Public Hearing: Apr 14, 2015, Planning Commission
May 14, 2015, City Council

Torin Byott
Your Name (please print)

3803 Byron 78704
Your address(es) affected by this application

[Signature]
Signature

4.13.15
Date

Daytime Telephone: _____

Comments: tearing down multi-family housing when this "city" is already having a housing shortage is a stupid idea.
typical, shortsighted, selfish Austin.

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

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