

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0148 – KC 5-1

Z.A.P. DATE: January 19, 2016

ADDRESS: 8701 Manchaca Road

DISTRICT AREA: 5

OWNER: KC 5 Dittmar, LLC
(John P. Cummings)

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: LR-CO

TO: GR

AREA: 1.006 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 19, 2016: *APPROVED GR-CO DISTRICT ZONING LIMITED TO LR USES EXCEPT MEDICAL OFFICES GREATER THAN 5,000 S.F. AND 50 FEET IN HEIGHT [T. WEBER; B. EVANS – 2ND] (10-0) 1 VACANCY ON THE COMMISSION*

NOTE: PRIOR TO COUNCIL, THE APPLICANT WILL LOOK INTO RIGHT-IN, LEFT-OUT TURNING MOVEMENTS ON DITTMAR ROAD.

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

DEPARTMENT COMMENTS:

The subject rezoning area consists of an undeveloped, unplatted lot located at the southeast corner of Manchaca Road and Dittmar Road, with frontage also on Pannier Lane. The property is zoned neighborhood commercial – conditional overlay (LR-CO) combining district zoning by way of a 1985 case and represents a portion of one of several tracts covering approximately 108 acres and extending between Dittmar Road and Slaughter Lane. The Conditional Overlay limits this property to the more restrictive of two stories or 35 feet in height. There are single family residences across Dittmar Road to the north (SF-2-CO), undeveloped property and single family residences in the Laurelwood Estates subdivision to the east (LR; SF-3), a hospital services (limited) use, child care facility/private primary school and undeveloped property to the south (GO-CO; LO-MU-CO), and a service station with food sales and automotive washing, offices and a church across Manchaca Road to the west (LR-CO; GR-CO; GO-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the community commercial (GR) district to accommodate the development of medical office uses. The GR district permits commercial uses as well as medical offices exceeding 5,000 square feet in size (gross floor area), and a maximum building height of 60 feet. Staff recommends the Applicant's request given its location on two arterial roadways, more restrictive commercial zoning on Pannier Lane will be retained, and it is compatible with the GO-CO zoning and hospital services (limited) use to the south that has access to Manchaca and Pannier.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR-CO	Undeveloped
<i>North</i>	SF-2-CO	Single family residences within the Waterloo subdivision
<i>South</i>	GO-CO; LO-MU-CO	Hospital services (limited); Child care facility/private primary school; Undeveloped; Stable
<i>East</i>	LR-CO; SF-3	Undeveloped; Single family residences within the Laurelwood Estates subdivision
<i>West</i>	LR-CO; GR-CO; LR; GO-CO	Service station/Food sales/Automotive washing; Offices; Church

AREA STUDY: N / A

TIA: Is not required

WATERSHEDS: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 217 – Tanglewood Forest Neighborhood Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Assoc. 742 – Austin Independent School District
 943 – Save Our Springs Alliance 1228 – Sierra Club, Austin Regional Group
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas
 1424 – Preservation Austin 1429 – Go!Austin/Vamos!Austin (GAVA)-78745
 1447 – Friends of the Emma Barrientos MACC 1528 – Bike Austin
 1530 – Friends of Austin Neighborhoods

SCHOOLS:

Casey Elementary School

Paredes Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0088 – Pannier 1.4 – 8721	LR-CO to GO-CO	To Grant GO-CO w/CO for 2,000	Apvd GO-CO as Commission

Manchaca Road		trips/day	recommended (10-18-2012).
C14-02-0042 – 9007 Manchaca Rd.	DR to LR	To Grant LO-MU-CO w/CO for 2,000 trips and 15' vegetative buffer w/i 25' setback	Apvd LO-MU-CO w/ CO for 2,000 trips/day (10-03-2002).
C14-01-0099 – Jackson Estates – 8807 Manchaca Rd.	DR to LR	To Grant LO-MU-CO w/CO for 2,000 trips/day	Apvd LO-MU-CO as Commission recommended (10-11- 2001).
C14-98-0140 – Laurelwood Estates – In the vicinity of Manchaca and Dittmar Rds.	LR-CO to SF-3	To Grant	Apvd (11-19-1998).
C14-97-0011 – Southwest Church of Christ – 8900 Manchaca Rd.	DR to GO; NO	To Grant GO-CO w/conds. for Tract 1; NO for Tract 2	Apvd GO-CO for Tract 1 w/CO for NO uses; NO-CO w/CO for preservation of oak trees w/i 25' of westernmost boundary for Tract 2; CO for 2,000 trips across Tracts 1 & 2 (4-24- 1997).

RELATED CASES:

The subject property was identified as a portion of Tract 1 and part of several tracts totaling 107.95 acres zoned in November 1993 (C14-85-022 – Franklin Federal Bancorp). Tract 1 was rezoned to LR-CO with the CO limiting height to two stories or 35 feet, whichever is more restrictive. There are no related subdivision or site plan applications on the subject property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	ADT
FM 2304/Manchaca Road	Varies	MAD-6	Major Arterial	29,000
West Dittmar Road	Varies	MAD-2	Major Arterial	4,319
Pannier Lane	Varies	Varies	Collector	N/A

Manchaca Road is classified in the Bicycle Plan as Bike Route No. 27. Dittmar Road is classified in the Bicycle Plan as Bike Route No. 84. Pannier Lane is not classified in the Bicycle Plan.

Capital Metro bus service (Route No. 3) is available along Manchaca Road. However, Capital Metro bus service is not available along Dittmar Road and Pannier Lane.

There are existing sidewalks along Manchaca Road, Dittmar Road, and Pannier Lane.

CITY COUNCIL DATE: February 11, 2016

ACTION:

ORDINANCE READINGS: 1st

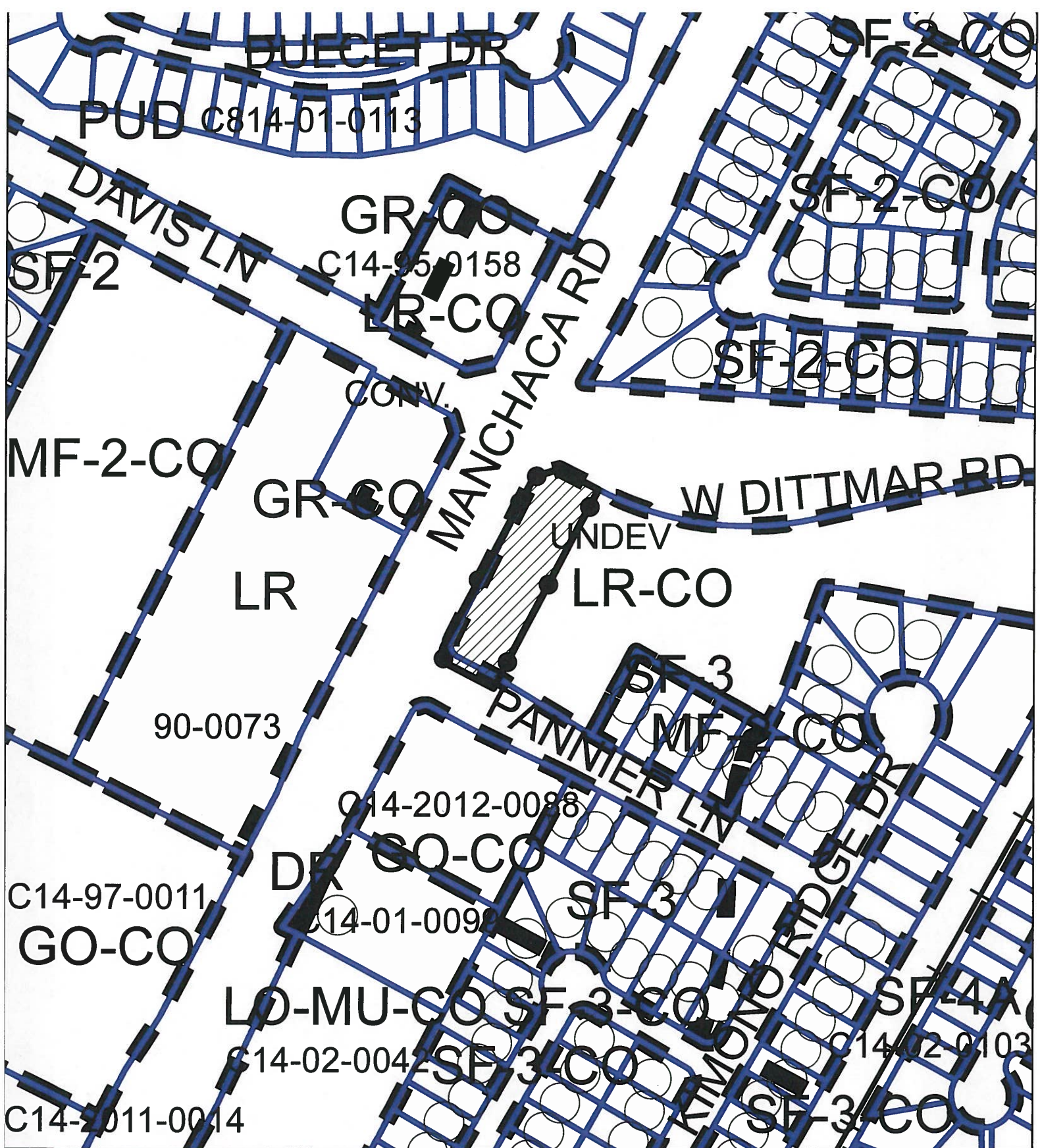
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

ZONING

Zoning Case: C14-2015-0148

Exhibit A



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.



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways.

The property has direct access to West Dittmar Road and Manchaca Road, both of which are major arterial roadways and Pannier Lane, a collector street.

- 2. Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*
- 3. Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends the Applicant's request given its location on two arterial roadways, more restrictive commercial zoning on Pannier Lane will be retained, and it is compatible with the GO-CO zoning and hospital services (limited) use to the south that has access to Manchaca and Pannier.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and heavily treed. The site is relatively flat and there appear to be no significant topographical constraints.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district is 80%, based on the more restrictive *watershed* regulations.

Comprehensive Planning

This rezoning case is located on the east side of Manchaca Road, and abuts Dittmar Road to the north, and Pannier Lane to the south. The property is undeveloped, heavily wooded, approximately one acre is size, and is not located within the boundaries of adopted neighborhood planning area. Surrounding land uses single family housing to the north and east, a hospital services (limited) use to the south, and a gas station and mortgage office to the west.

Imagine Austin

Based on the comparative scale of this site relative to other commercial, medical offices, and general office located along this heavily travelled corridor, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this 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.

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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

Site Plan and Compatibility Standards

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

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.

Transportation

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

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].

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.