

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0080 – 3101 Manchaca Road

P.C. DATE: August 22, 2017

ADDRESS: 3101 Manchaca Road

AREA: 0.207 acres (9,016 s.f.)

OWNER/APPLICANT: Goodman-Lee, LLC (Daniel Carl)

AGENT: Metcalf Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)

ZONING FROM: Family Residence (SF-3) **ZONING TO:** Limited Office- Mixed Use (LO-MU)

SUMMARY STAFF RECOMMENDATION:

Staff recommends Limited Office – Mixed Use (LO-MU)

PLANNING COMMISSION RECOMMENDATION:

AUGUST 22, 2017: TO GRANT LIMITED OFFICE – MIXED USE (LO-MU) ON CONSENT, VOTE 11-0 [J. SCHISSLER 1ST, K. MCGRAW 2ND, ABSENT - T. NUCKOLS, P. SEEGER].

DEPARTMENT COMMENTS:

The subject tract is located on the east side of Manchaca Road at the intersection with Glen Allen Street between South Lamar Boulevard and West Ben White Boulevard approximately .2 miles south of the Manchaca and South Lamar intersection. There is an existing duplex on the property. This part of Manchaca Road is a mix of low rise/low to medium density multifamily apartments and condominium developments and single family structures being used for office or civic purposes. Manchaca Road is considered a major arterial roadway. Glen Allen is a neighborhood

To the north is single family (SF-3) and has a current rezoning application to LO-MU (C14-2017-0079), east are townhouse/condos and apartments (MF-2), to the south across Glen Allen Street are an office LO and multifamily (MF-2), to the west across Manchaca Road are condominiums (GO-MU-CO) (please see zoning map and aerial).

As noted in the Case Histories, the majority of the office and commercial zoning along this roadway has been in place for some time and more recently mixed use zoning has occurred.

The applicant intends to keep the existing structures for an office use. The property is served by both local (3) and express (103) CapMetro bus service.

ISSUES: None at this time

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Duplex
<i>North</i>	SF-3	Single Family (C14-2017-0079 rezone to LO-MU)
<i>South</i>	LO & MF-2	Office and Multifamily
<i>East</i>	MF-2	Townhouses
<i>West</i>	GO-MU-CO	Condo/Multifamily (under construction)

AREA STUDY: South Lamar Neighborhood Planning Area

TIA: Waived

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: YES

CAPITOL VIEW CORRIDOR: NO

HILL COUNTRY ROADWAY: NO

NEIGHBORHOOD ORGANIZATIONS:

BARTON OAKS NEIGHBORHOOD ASSOCIATION
HOMELESS NEIGHBORHOOD ASSOCIATION
SAVE OUR SPRINGS ALLIANCE
FRIENDS OF AUSTIN NEIGHBORHOODS
BIKE AUSTIN
AUSTIN HERITAGE TREE FOUNDATION
AUSTIN NEIGHBORHOODS COUNCIL
SOUTH LAMAR NEIGHBORHOOD ASSN.
PRESERVATION AUSTIN
TNR BCP - TRAVIS COUNTY NATURAL RESOURCES
SOUTH CENTRAL COALITION
SIERRA CLUB, AUSTIN REGIONAL GROUP
SELTEXAS

AUSTIN INDEPENDENT SCHOOL DISTRICT SCHOOLS:

Zilker Elementary School, O'Henry Middle School, Austin High School

RELATED CASE HISTORIES:

NEIGHBORING PROPERTIES

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2014-0173 3100 Manchaca Rd.	LO to GO-MU	GO-MU-CO	GO-MU-CO Approved (12-11-2014)
C14-05-0142 2919 Manchaca Rd.	LR & LO to LR	LR-CO (limited to 2000 trips)	Approved LR-CO (12-05-2005)
C14-84-126 3001 Manchaca Rd.	A to O-1 (First Area and Height)	O-1	Approved O-1 (10-18-1984)

CITY COUNCIL DATE: Scheduled for September 28, 2017

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore **PHONE:** 512-974-7604

e-mail address: andrew.moore@austintexas.gov

BASIS FOR RECOMMENDATION

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

The LO (Limited Office) district is intended for small office use predominantly serving neighborhood or community needs; such as professional, semi-professional or medical offices. MU (mixed use) allows a residential use in addition to the base district zoning.

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

Staff recommends LO-MU (Limited Office – Mixed Use) district zoning in the context of the location on an arterial roadway as it would provide for a reasonable re-use of the property to occur in relation to the retail and office zoning and multifamily uses located in the surrounding area.

DEPARTMENTAL COMMENTS

DSD Transportation Planning - Ivan Naranjo - 512-974-7649

TR1. No additional right-of-way is needed at this time.

TR2. 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 trips per day. [LDC, 25-6-113].

TR3. According to the Austin 2014 Bicycle Plan approved by Austin City Council in 2014, a protected bike lane is recommended for Manchaca Road.

TR4. Capital Metro bus service (Route 3) is available along Manchaca Road.

TR5. There are existing sidewalks along Manchaca Road but not along Glen Allen.

TR6. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 2013-0620-056.

TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	ATD
Manchaca Rd.	Varies	MAU 4	Major Arterial	17,575
Glen Allen St.	60'	40'	Collector	N/A

DSD Environmental Review - Mike McDougal 512-974-6380

City Council – September 28, 2017

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. 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.
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.
7. 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.

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

This zoning case is located on the northeast corner of Manchaca Road and Glen Allen. The property is approximately 0.21 acres in size and contains a single family house. This case is also located within the boundaries of the South Lamar Neighborhood Planning area, which does not have an adopted neighborhood plan. Surrounding land uses includes a single family house to the north, an office to the south, an apartment and a condo complex to the west, and residential uses to the east. The proposed use is an undefined commercial use.

Connectivity

There are public sidewalks on both sides of Manchaca Road but not along Glen Allen. A public transit stop is located within a brief walk from this location. The Walkscore for this site is 73/100, meaning most errands can be accomplished on foot.

Imagine Austin

The comparative scale of this site relative to other commercial uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the

scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed residential rezoning.

NPZ Site Plan Review - Cindy Edmond 512-974-3437

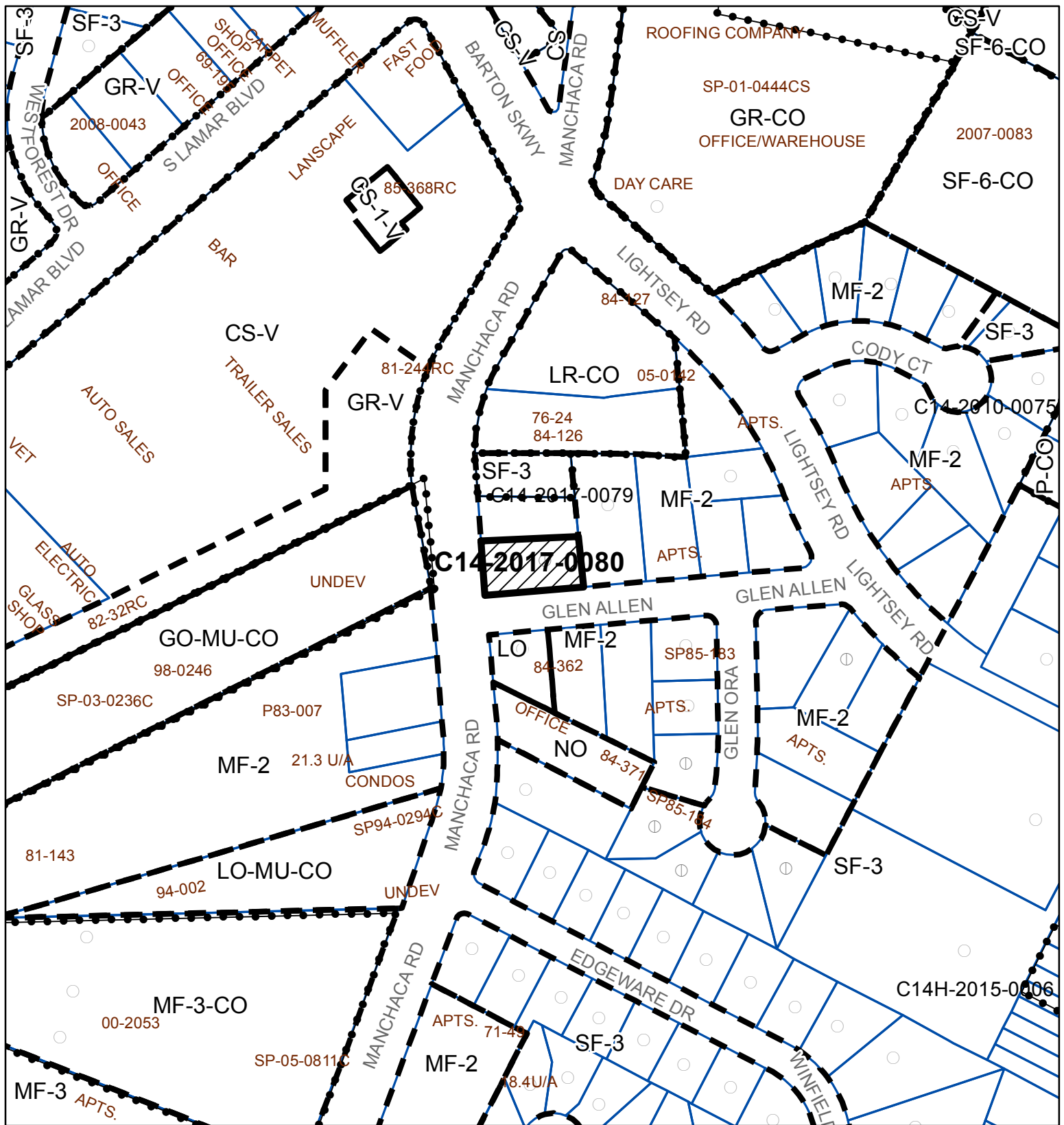
SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP2. Site plans will be required for any new development other than single-family or duplex residential.

SP3. 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.

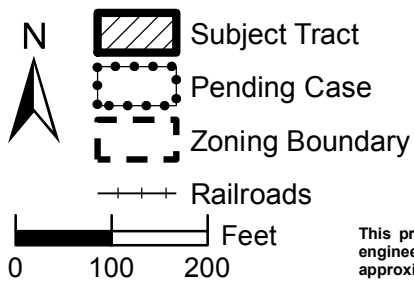
DSD Austin Water Utility Review - Neil Kepple 512-972-0077

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted a water service extension requests may be required. Due to capacity problems in the area a wastewater service extension request will be required for new development. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.



ZONING

Case#: C14-2017-0080



1" = 200'

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.

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Created: 7/11/2017



3101 MANCHACA ROAD ZONING

ZONING CASE#: C14-2017-0080
 LOCATION: 3101 MANCHACA ROAD
 SUBJECT AREA: .21 ACRES
 GRID: G20
 MANAGER: ANDREW MOORE



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CREEK BUFFER

1" = 100'

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.