



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-8
AGENDA DATE: Thu 06/10/2004
PAGE: 1 of 1

SUBJECT: C14-04-0054 - Manchaca Heights - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 11003 Manchaca Road (Slaughter Creek Watershed) from interim-rural residence (I-RR) district zoning to single family residence small lot (SF-4A) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence small lot - conditional overlay (SF-4A-CO) combining district zoning. Applicant: Samuel Alexander. Agent: Waterloo Development, Inc. (Chris Blackburn). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0054

Z.P.C. DATE: May 4, 2004

ADDRESS: 11003 Manchaca Road

OWNER AND APPLICANT: Samuel Alexander

AGENT: Waterloo Development, Inc.
(Chris Blackburn)

ZONING FROM: I-RR

TO: SF-4A

AREA: 20.651 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant single family residence small lot – conditional overlay (SF-4A-CO) combining district zoning. The Conditional Overlay limits development of the property to less than 2,000 motor vehicle trips per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

May 4, 2004: *APPROVED STAFF'S ALTERNATE RECOMMENDATION OF SF-4A-CO; BY CONSENT.*

[J.G; J.D 2ND] (5-0) J.M; J.P; C.H – ABSENT

ISSUES:

The applicant has contacted the concerned property owner who requested the postponement at the May 27, 2004 City Council meeting.

DEPARTMENT COMMENTS:

The subject property is developed with one single family residence and was formerly operated as a driving range. The property received interim – rural residence (I-RR) district zoning upon annexation into the City limits in December, 2002. There is a single family residential subdivision to the northwest (SF-2-CO; RR-CO), a large lot subdivision with residences and businesses (County) directly north and single family residential subdivisions directly south of the property (SF-4A and SF-2). Slaughter Creek generally follows the north property line and there is corresponding 100-year floodplain within this area. Access to the property is taken to Manchaca Road, a major arterial roadway. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant proposes to zone the property to single family residence – small lot (SF-4A) as the first step in developing a 60-unit single family residential subdivision. A conceptual subdivision layout is provided as Exhibit B. Staff recommends SF-4A zoning based its consistency with the adjacent land use and zoning to the south within the Hillcrest subdivision and compatibility with other single family residential subdivisions to the north and east. A Conditional Overlay for a 2,000 daily vehicle trip limitation, which 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	Vacant driving range; Single family residence
<i>North</i>	SF-2-CO; RR-CO; County	Single family residences on standard lots; Slaughter Creek; Single family residences on large lots; Two warehouses; Church
<i>South</i>	SF-4A; SF-2; SF-1	Detention pond; Single family residences
<i>East</i>	I-RR; I-SF-2	Slaughter Creek; Single family residences; Undeveloped; Landscaping company
<i>West</i>	RR-CO; RR; SF-2-CO	Slaughter Creek; Single family residences

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

217 – Tanglewood Forest Neighborhood Association 384 – Save Barton Creek Association
 385 – Barton Springs Coalition
 428 – Barton Springs / Edwards Aquifer Conservation District
 627 – Onion Creek Homeowners Association 943 – Save Our Springs Alliance
 948 – South by Southeast Neighborhood Organization 959 – Villages Neighborhood Association

SCHOOLS:

Menchaca Elementary School

Paredes Middle School

Bowie High School

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION / PLANNING COMMISSION	CITY COUNCIL
C14-02-0066	RR to GR	To Grant LR-CO for Tract One; LO-CO for Tract Two, with conditions	Approved LR-CO for Tract One; LO-CO for Tract Two. CO is for TIA conditions and prohibits drive-in service as an accessory to commercial uses on Tract One (04-10-03).
C14-99-2059	RR to SF-2	To Grant staff recommendation of RR-CO and SF-2-CO, with conditions	Approved RR-CO; SF-2-CO. CO is for TIA conditions and prohibits vehicular access to Squirrel Hollow, except

			for emergency access (2-01-01)
--	--	--	--------------------------------

RELATED CASES:

The subject property is a Legal Tract by way of a Land Status Determination prepared in April 2001. The property was annexed into the Full-Purpose Jurisdiction on December 31, 2002 and assigned interim – rural residence (I-RR) district zoning.

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Manchaca Road	170 feet	77 feet	Minor Arterial	N/A

- There are existing sidewalks along Manchaca Road.
- Manchaca Rd. is classified in the Bicycle Plan as a Priority 1 bike route.
- Capital Metro bus service is available along Manchaca Road.

CITY COUNCIL DATE: May 27, 2004

ACTION: Approved a postponement request by an adjacent property owner to 06/10/04. (6-0, Wynn off the dais)

June 10, 2004

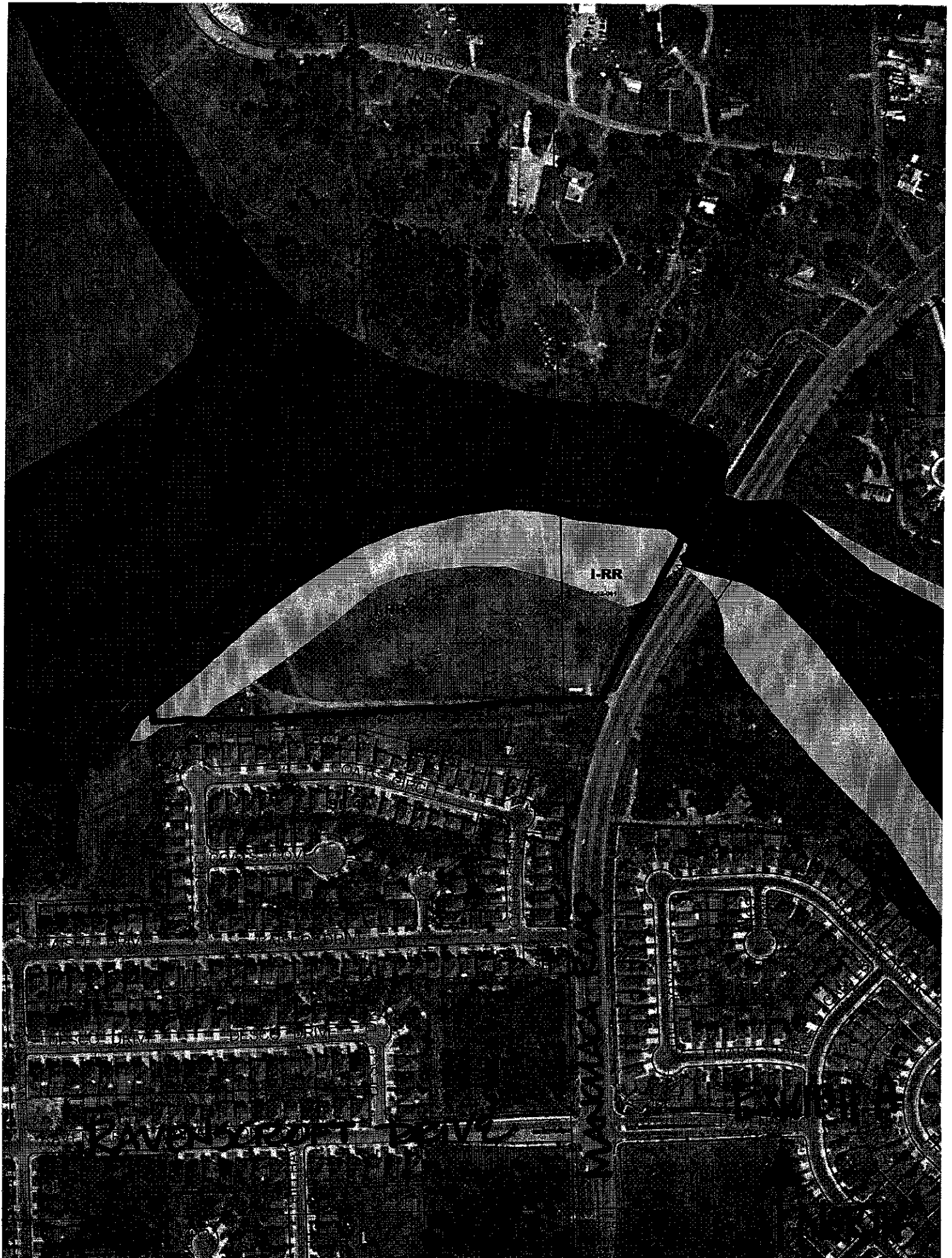
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719





SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant single family residence small lot – conditional overlay (SF-4A-CO) combining district zoning. The Conditional Overlay limits development of the property to less than 2,000 motor vehicle trips per day.

BACKGROUND

The subject property is developed with one single family residence and was formerly operated as a driving range. The property received interim – rural residence (I-RR) district zoning upon annexation into the City limits in December, 2002. There is a single family residential subdivision to the northwest (SF-2-CO; RR-CO), a large lot subdivision with residences and businesses (County) directly north and single family residential subdivisions directly south of the property (SF-4A and SF-2). Slaughter Creek generally follows the north property line and there is corresponding 100-year floodplain within this area. Access to the property is taken to Manchaca Road, a major arterial roadway.

The applicant proposes to zone the property to single family residence – small lot (SF-4A) as the first step in developing a 60-unit single family residential subdivision. A conceptual subdivision layout is provided as Exhibit B. Staff recommends SF-4A zoning based its consistency with the adjacent land use and zoning to the south within the Hillcrest subdivision and compatibility with other single family residential subdivisions to the north and east. A Conditional Overlay for a 2,000 daily vehicle trip limitation, which will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The SF-4A, Single-Family Residence Small Lot District is intended as an area for moderate density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards that maintain single-family neighborhood characteristics. The approved Preliminary Plan is consistent with the SF-4A zoning district and development standards.

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

Staff recommends SF-4A zoning based its consistency with the adjacent land use and zoning to the south within the Hillcrest subdivision and compatibility with other single family residential subdivisions to the north and east. A Conditional Overlay for a 2,000 daily vehicle trip limitation, which will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING CONDITIONS**Site Characteristics**

The site is developed with one single family residence and a vacant driving range. The site slopes towards the north and west, towards Slaughter Creek.

Impervious Cover

The maximum impervious cover allowed by the SF-4A zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

Environmental

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

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is flood plain in, or within close proximity of, the project location. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 30%.

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.

Transportation

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

The trip generation under the requested zoning is estimated to be 2,409 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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]

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends serve each lot with City water and wastewater utilities. Water and wastewater utility improvements, offsite main extension, and system upgrades are necessary to serve each lot. The landowner will be responsible for all costs and providing. Also, the water and wastewater utility system serving this site and each lot must be in accordance with the City's utility design criteria. The water and wastewater utility plan must be reviewed and approve by the Austin Water Utility. The utility system construction must be inspected by the City.

Compatibility Standards

SF-4A district zoning would not trigger the application of compatibility standards.

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 11003 MANCHACA ROAD AND CHANGING THE
3 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
4 SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-
5 4A-CO) COMBINING DISTRICT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim rural residence (I-RR) district to single family
11 residence small lot-conditional overlay (SF-4A-CO) combining district on the property
12 described in Zoning Case No.C14-04-0054, on file at the Neighborhood Planning and
13 Zoning Department, as follows:

14
15 A 20.651 acre tract of land, more or less, out of the Walker Wilson Survey No. 2,
16 in Travis County, the tract of land being more particularly described by metes and
17 bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

18
19 locally known as 11003 Manchaca Road, in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "B".

21
22 PART 2. The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively with
27 all existing or previously authorized development and uses, generate traffic that exceeds
28 2,000 trips per day.

29
30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the single family residence small lot
32 (SF-4A) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2004.

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2004

§
§
§

9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____

14 David Allan Smith
15 City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk

C14-04-0054
SF-4A^{CO} district
zoning granted

FIELD NOTES TO
20.651 ACRES

EXHIBIT A

20.651 ACRES OF LAND OUT OF THE WALKER WILSON SURVEY NO. 2, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SAMUEL ALEXANDER BY DEED OF RECORD IN VOLUME 1488, PAGE 211 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 20.651 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found, in the West R.O.W. line of F.M. Highway 2304, also known as Manchaca Road, at the Southeast corner of Lot 6, W. E. Powell Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Plat Volume 51 Page 31 of the Plat Records of Travis County, Texas, for the Northeast corner and PLACE OF BEGINNING hereof;

THENCE along the West R.O.W. line of F.M. Highway 2304 or Manchaca Road, the following two (2) courses:

S 32°02'18" W a distance of 276.65 feet to a brass monument found at an ELL corner of said Highway R.O.W.;

S 58°10'19" E a distance of 10.08 feet to a brass monument found at a RE-ENTRANT corner of said Highway R.O.W., at a point of curve to the left, for a RE-ENTRANT corner hereof;

THENCE continuing along the West R.O.W. line of F.M. Highway 2304 or Manchaca Road, along said curve to the left, the radius of which is 1482.39 feet, the arc of which is 339.19 feet, and the chord bears S 25°27'41" W for a distance of 338.45 feet to a 1/2" capped iron pin set w/ cap marked RDS4094, for the Southeast corner hereof;

THENCE leaving said R.O.W. line, S 87°14'54" W at a distance of 41.33 feet pass 1/2" iron pin found for the Northeast corner of Lot 49, Block A, Great Oaks at Slaughter Creek Phase A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Plat Volume 97 Page 380 of the Plat Records of Travis County, Texas, and continuing along the North line of said Lot 49, for an additional distance of 884.34 feet pass a 1/2" iron pin found at the Southeast corner of a (3.01 Acre) tract set out of the said Alexander tract for homestead purposes, and continuing along the existing South line of the said Alexander tract, same being the north line of said Lot 49, for a total distance of 1346.67 feet to a 1/4 inch capped iron pin

FIELD NOTES TO
20.651 ACRES
Page 2 of 3

set in the East line of Hillcrest Section 2, a subdivision of record in Volume 101, Page 280 of the plat Records of Travis County, Texas, same being at the Northwest corner of Great Oaks at Slaughter Creek Phase A, same being at the Southwest corner of said (3.01 Acre) tract, for the Southwest corner hereof;

THENCE along the East line of Hillcrest Section 2 and the West line of the said (3.01 Acre) tract, N 01°55'48"W 195.09 feet to a ½ inch capped iron pin set in the approximate centerline of a creek, in the existing Southeast line of that certain 18.954 Acre tract remainder of a tract conveyed to J.W. Felps, et ux, by deed recorded in Volume 3615 Page 747 of the Deed Records of Travis County, Texas, for an angle point hereof;

THENCE along the approximate centerline of a creek, and the common dividing line of the said Felps tract, and said Alexander tract, the following three (3) courses:

N 52°05'21" E a distance of 382.86 feet to a ½ inch capped iron pin set

N 32°25'26" E a distance of 222.00 feet to a ½ inch capped iron pin set

N 61°43'09" E a distance of 287.91 feet to a capped iron pin found for an existing Southeasterly corner of that certain (504.6222 Acre) tract of land conveyed to Robert Bauerle, same being at the Southwest corner of that certain (5.66 Acre) tract of land conveyed to Boyce R. Brown, Trustee, by Docket No. 2000053188 of the Official Public Records of Travis County, Texas, for an angle point hereof;

THENCE along the South line of the said Brown tract, and the existing North line of the said Alexander tract, S 89°15'02" E a distance of 415.98 feet to a 1" pipe found at an angle point in the South line of that certain (5.71 Acre) tract of land conveyed to Ron Hoffman by deed recorded in Volume 5411 Page 474 of the Deed Records of Travis County, Texas, for an angle point hereof;

FIELD NOTES TO
20.651 ACRES
Page 3 of 3

THENCE along the South line of said Hoffman tract, and the existing North line of said Alexander tract, N 80°08'00" E at a distance of 114.98 feet pass a 1" pipe found at the Southeast corner of said (5.71 Acre) tract, same being the Southwest corner of that certain (5.18 Acre) tract of land conveyed to Ron Hoffman by deed recorded in Volume 6758 Page 1683 of the Deed Records of Travis County, Texas, and continuing along the same course for a total distance of 290.33 feet to a ½ inch capped iron pin set for the Southeast corner of the said Hoffman (5.18 Acre) tract, same being at the Southwest corner of that certain (5.21 Acre) tract of land conveyed to Thomas R. Dawkins by deed recorded in Volume 11561 Page 2070 of the Real Property Records of Travis County, Texas, for an angle point hereof;

THENCE continuing along the existing Northeast line of said Alexander tract, S 53°57'31" E a distance of 320.01 feet to the PLACE OF BEGINNING, containing 20.651 acres of land, more or less.

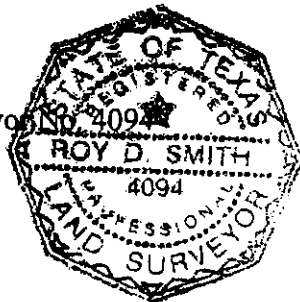
SURVEYED: November 13, 2000
Field Notes Revised: April 16, 2004

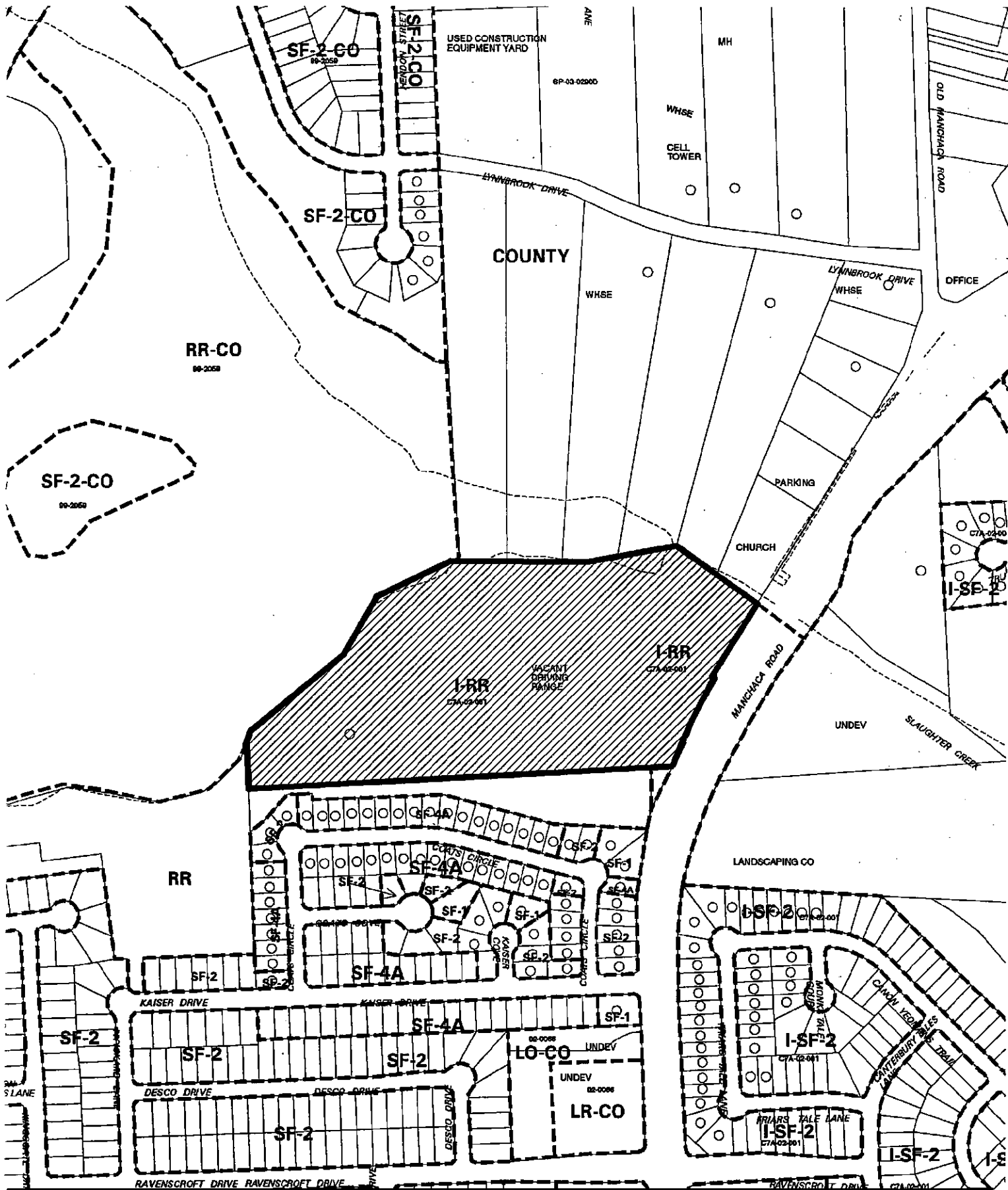
ROY D. SMITH SURVEYORS, P.C.


ROY D. SMITH

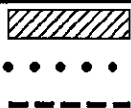
Reg. Professional Land Surveyor
1214 West 5th Street
Austin, Texas 78703

2487FN.doc





SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: W. WALSH



CASE #: C14-04-0054
 ADDRESS: 11003 MANCHACA RD
 SUBJECT AREA (acres): 20.651

ZONING

Exhibit B

DATE: 04-05

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 D13

UNDEVELOPED

TO: WENDY WALSH

ANCA E. NEAGU, P.E.

2040 Coats Circle P Austin, TX 78748 P aneagu@hotmail.com P (512) 789-0792

May 27, 2004

City of Austin Neighborhood Planning
& Zoning Department
505 Barton Springs Road/ P.O. Box 1088
Austin, Texas 78767-8835

Ref. Case # C14-04-0054
20.651 Acres
11003 Manchaca road
Austin, Texas 78748

To Whom It May Concern:

In reference to the potential development of the subject tract acreage as referenced above, we would like to express our concerns of possible negative impacts from any development adjacent to my residence.

One of our concerns is that traffic will drastically increase on Manchaca Road, causing accidents or queuing traffic while inconveniencing current residents already experiencing problems onto Manchaca Road from Kaiser Road. In addition, new development will most likely move the flood plain closer to our residences.

The new construction will cause the property values to decrease. The location of my residence next to a green space was an incentive for me to purchase property on Coats Circle.

Nobody came to talk to us about what is going to happen to the adjacent property. We would like to have more time to talk about all the possible changes. At least two more months would be necessary for us to discuss and understand the changes that will occur.

Thank you for your time and consideration.

Sincerely,
Anca Neagu, P.E.

Anca Neagu

WATERLOO DEVELOPMENT, INC.

P.O. Box 27335
Austin, Texas 78755

Phone: 512-346-3482
Fax: 512-346-6239

May 28, 2004

Ms. Anca Neagu, P.E.
2040 Coats Circle
Austin, Texas 78748

Re: Letter dated May 27, 2004 to the City of Austin Neighborhood Planning and Zoning Department regarding Zoning Case # C14-04-0054.

Dear Ms. Neagu:

I have received a copy of your letter as referenced above regarding the proposed development located at 11003 Manchaca Road that was faxed to Wendy Walsh with the City of Austin Neighborhood Planning and Zoning Department.

I was somewhat surprised at the letter, considering that there was no opposition to the project at the previously held Zoning and Platting Commission meeting on May 4th. Although I am listed with a phone number as the contact on the notices that were sent out by the City of Austin, I received no telephone calls from you, though I did receive several from your neighbors in support of the project once they understood it was for single family development.

I would be happy to visit with you regarding the proposed project and attempt to alleviate any concerns you might have. Please contact me at your convenience so that we may set up a time to meet.

Sincerely,



Chris Blackburn
President

Cc: Wendy Walsh
City of Austin Neighborhood Planning and Zoning Department