



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-12
AGENDA DATE: Thu 12/16/2004
PAGE: 1 of 1

SUBJECT: C14-04-0152 - 4607 Manchaca Road - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 4607 Manchaca Road (Williamson Creek Watershed) from family residence (SF-3) district zoning to limited office (LO) district zoning. Zoning and Platting Commission Recommendation: To grant limited office (LO) district zoning. Applicant: Jolico Family Ltd. (Liliana R. Cohen). Agent: Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0152

Z.P.C. DATE: October 19, 2004

ADDRESS: 4607 Manchaca Road

OWNER AND APPLICANT: Jolico Family Ltd.
(Liliana R. Cohen)

AGENT: Bennett Consulting
(Jim Bennett)

ZONING FROM: SF-3

TO: LO

AREA: 0.991 acres (43,167.96 square feet)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant limited office (LO) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

October 19, 2004: *APPROVED STAFF'S RECOMMENDATION OF LO DISTRICT ZONING.*
[B.B; T.R. 2ND] (8-0) J.M – OFF THE DAIS

ISSUES:

Two adjacent property owners have provided written comments expressing their concern with LO district zoning, as attached to the back of the staff report.

DEPARTMENT COMMENTS:

The subject rezoning area consists of one single family residence, takes direct access to Manchaca Road and is zoned family residence (SF-3) district. This segment of Manchaca Road between Redd Street and Forest Hill Drive consists of a service station, child care facility, church and offices to the north (zoned LO), and single family residences to the east and south (SF-3). The west side of Manchaca Road is developed with two churches, an elementary school and single family residences (zoned SF-3, with a pending rezoning application for Woodlawn Baptist Church and adjacent residential properties at the southwest corner of Manchaca and Cimarron Trail for general office (GO) base district zoning. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View); A-2 (City of Austin Neighborhood Planning Areas and A-3 (Future Neighborhood Planning Area – South Manchaca).

The applicant proposes to rezone the lot to the limited office (LO) district to accommodate the redevelopment to medical office use. Staff recommends LO district zoning in the context of its location on an arterial roadway and compatibility with the office and civic uses to the north and west, and the single family residences to the northeast, south and to the west.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	One single family residence
<i>North</i>	LO; LR; SF-3	Offices; Church; Child care facility; service station; single family residences
<i>South</i>	SF-3	Single family residences
<i>East</i>	SF-3	Single family residences; Undeveloped
<i>West</i>	SF-3	Single family residences; Church; Park; Elementary school

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
 378 – Western Trails Neighborhood Association
 385 – Barton Springs Coalition
 428 – Barton Springs / Edwards Aquifer Conservation District
 511 – Austin Neighborhoods Council
 943 – Save Our Springs Alliance

384 – Save Barton Creek Association
 627 – Onion Creek Homeowners Assocn.
 950 – Southwood Neighborhood Assocn.

SCHOOLS:

Joslin Elementary School

Bedichek Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0093 – Woodlawn Baptist Church	SF-3 to GO-CO, as amended	Pending completion of the Neighborhood Traffic Analysis	Pending

RELATED CASES:

There are no related subdivision or site plan cases on the subject property.

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Manchaca Road	70 feet	50 feet	Arterial	25,350

- There are existing sidewalks along Manchaca Road.
- Manchaca Road is classified in the Bicycle Plan as a Priority 2 bike route.
- Capital Metro bus service is available along Manchaca Road.

CITY COUNCIL DATE: December 2, 2004

ACTION: Postponed by the Council to
December 16, 2004 (7-0)

December 16, 2004

ORDINANCE READINGS: 1st

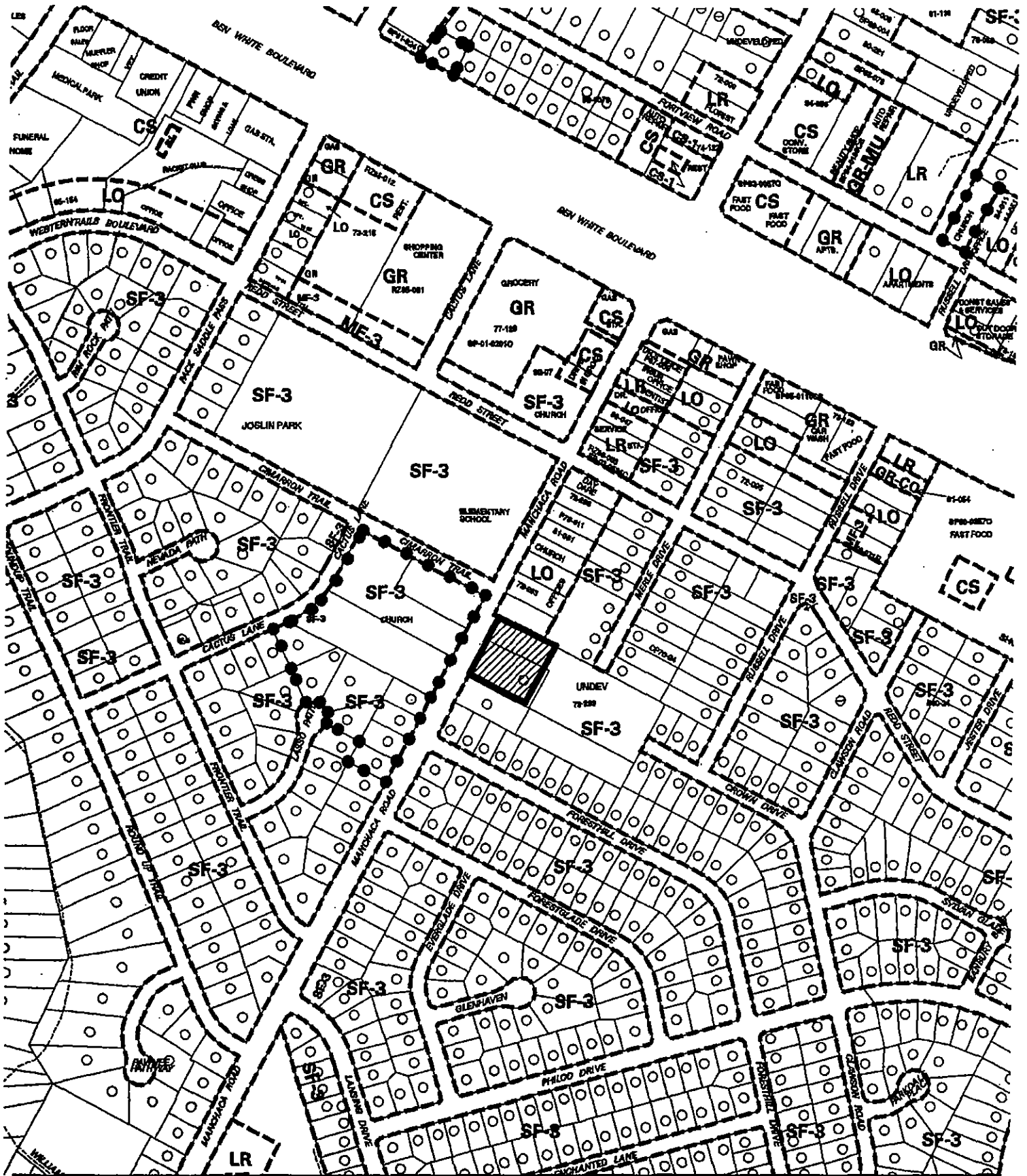
2nd





3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719



 <p>1" = 400'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: W. WALSH</p>	<p align="center">ZONING Exhibit A</p> <p>CASE #: C14-04-0152</p> <p>ADDRESS: 4807 MANCHUCA RD</p> <p>SUBJECT AREA (acres): 0.881</p> <p>DATE: 04-10</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p align="center">G18</p>
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City of Austin Neighborhood Planning Areas

[illegible]

Combined Neighborhood Planning Areas

Neighborhood Plan Status





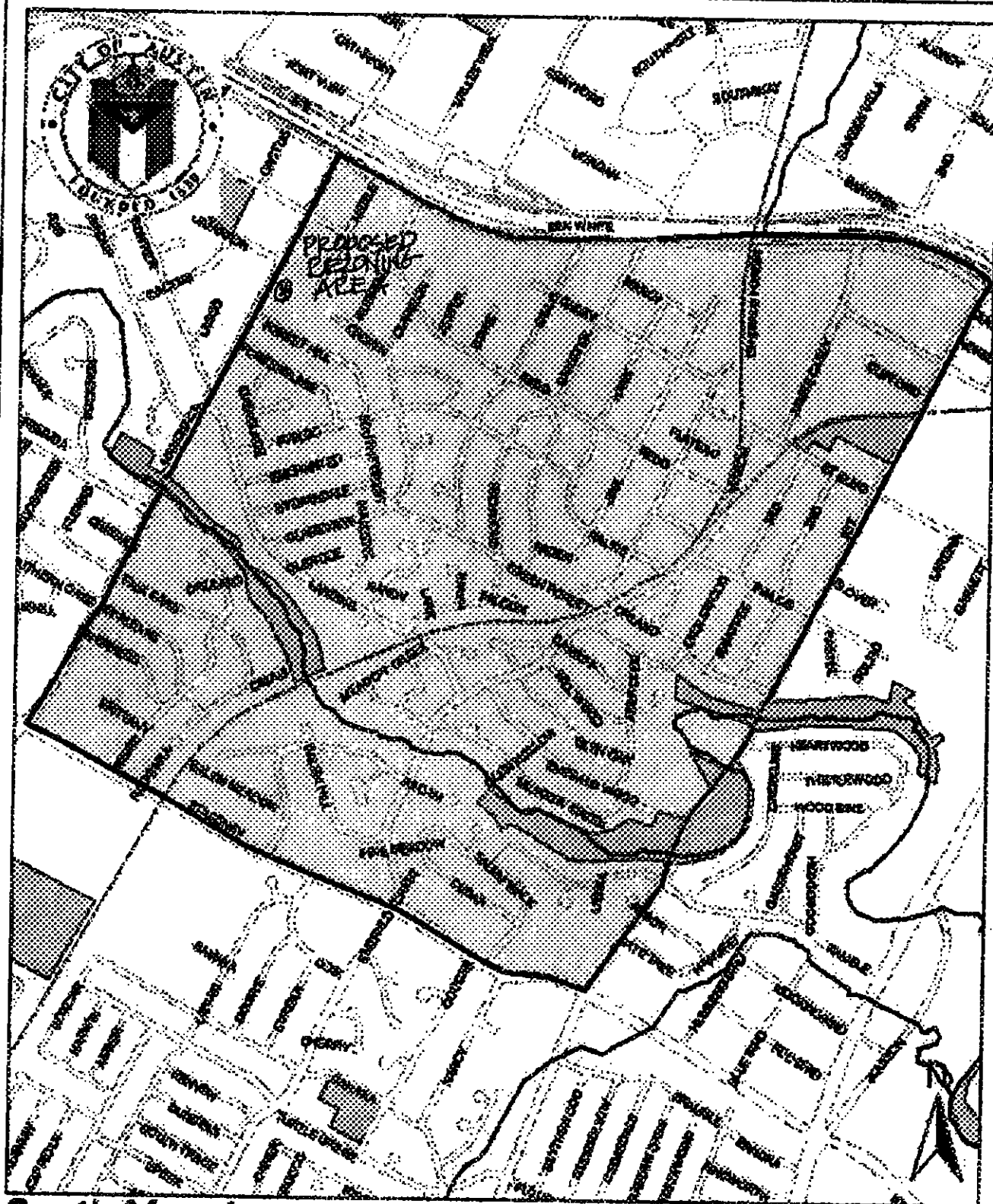
-  Adopted Neighborhood Plan: & Zoning
 Neighborhood Plan Underway
 Future Neighborhood Planning Area
 Non-Neighborhood Planning Area

EXHIBIT A-2



Age Group	Percentage (%)
18-24	5.2
25-34	7.4
35-44	0
45-54	9.0
55-64	10.0
65-74	10.0
75-84	10.0
85+	10.0

This map has been reviewed by the City of Austin for the stated purpose of asking regional planning, and is not warranted for any other use. No warranty is made as to the accuracy or completeness.



South Manchaca Neighborhood Planning Area

EXHIBIT A-3

0.4

0

0.4

0.8 Miles

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant limited office (LO) district zoning.

BACKGROUND

The subject rezoning area consists of one single family residence, takes direct access to Manchaca Road and is zoned family residence (SF-3) district. This segment of Manchaca Road between Redd Street and Forest Hill Drive consists of a service station, child care facility, church and offices to the north (zoned LO), and single family residences to the east and south (SF-3). The west side of Manchaca Road is developed with two churches, an elementary school and single family residences (zoned SF-3, with a pending rezoning application for Woodlawn Baptist Church and adjacent residential properties at the southwest corner of Manchaca and Cimarron Trail for general office (GO) base district zoning.

The applicant proposes to rezone the lot to the limited office (LO) district to accommodate the redevelopment to medical office use. Staff recommends LO district zoning in the context of its location on an arterial roadway and compatibility with the office and civic uses to the north and west, and the single family residences to the northeast, south and to the west.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

LO zoning is intended for office use predominantly serving the neighborhood or community needs, such as professional, semi-professional and medical offices, which may be located within or adjacent to residential neighborhoods. The rezoning area is located along Manchaca Road, an arterial, and is adjacent to other office, civic and residential uses.

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

Staff recommends LO district zoning in the context of its location on an arterial roadway and compatibility with the office and civic uses to the north and west, and the single family residences to the northeast, south and to the west.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is developed with one single family residence and there appear to be no significant topographical constraints on the site.

Impervious Cover

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

Environmental

The site is not located over the Edward's 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.

According to flood plain maps, there is no floodplain 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.

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.

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.

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 rezoning 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.

Transportation

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

The trip generation under the requested zoning is estimated to be 1,020 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 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 water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are necessary for the land use or to serve the site, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria and specifications. The utility construction must be inspected by the City.

The landowner must pay the City inspection fees. The landowner must pay the tap and impact fee once the landowner makes an application for a City water and wastewater utility tap permit.

Compatibility Standards

The site is subject to compatibility standards, due to SF-3 property within 540 feet. Along the south, east and a portion of the north 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.
- 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.

October 19, 2004

TO: City of Austin - City Zoning and Platting Commission**FROM: Bryan Hebert, President, Western Trails Neighborhood Association****RE: Case #C14-04-0052, proposed rezoning of 4607 Manchaca Road**

I am writing to express my concerns regarding the proposed rezoning of 4607 Manchaca Road, Case #C14-04-0052. I am personally opposed to the rezoning, and I also have reservations in my capacity as president of the Western Trails Neighborhood Association. The association encompasses much of the neighborhood on the west side of Manchaca Road directly across from the proposed rezoning. My chief concerns are as follows:

(1) The association received notice of the proposed rezoning application, but did not receive notice of tonight's meeting. It was only today that I confirmed that the proposed rezoning would be on tonight's Zoning and Platting Commission agenda. Unfortunately, I am unable to attend the hearing in person.

(2) The Western Trails Neighborhood Association seven-member Board of Directors is unanimously opposed to the proposed rezoning. The Western Trails Neighborhood Association is not scheduled to meet until this Thursday, October 21, 2004. As such, I am unable to present this matter to the association membership for the purpose of taking an official position on the proposed rezoning before tonight's Zoning and Platting Commission hearing.

(3) The neighborhood association is generally concerned with any attempts to decrease the number of residential properties in the area and increase the number of office and commercial properties. Our desire is to preserve the residential character of our neighborhood and surrounding neighborhoods. In fact, we have registered formal opposition to an unrelated rezoning application for property located on the west side of Manchaca Road directly across the street from 4607 Manchaca Road.

I am submitting this letter as a formal record of my personal opposition and to express my concerns on behalf of the Western Trails Neighborhood Association. Should the application be approved by the Zoning and Platting Commission and proceed to a vote of the City Council, I hope to be able to speak formally on behalf of the association.

Sincerely,



Bryan Hebert

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.ci.austin.tx.us/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: C14-04-0152

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

October 19, 2004 Zoning and Platting Commission

Karen S. McKee
Your Name (please print)

☒ I am in favor
☐ I object

1908 Forest Hill Dr Austin TX 78745
Your address(es) affected by this application

Karen J. McKee 10/17/04
Signature Date

Daytime Telephone: 512-462-9089

Comments: Please see attached

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

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

October 17., 2004

To Whom It May Concern:

I am writing regarding Case Number C14-04-0152 concerning a proposed zoning change. The property in question is located behind my house and has already had major changes that basically make this rezoning hearing seemingly null and void.

The new owner has already extended the driveway at the structure, so it is now a small parking lot. The structure is already set-up for LO zoning.

Even though I am not pleased to look out and see concrete, instead of trees, I do not have a major problem with the zoning change. I do, however, have a problem with the process. If these hearings are truly set-up for neighborhood input, why was this hearing not held before the cement was poured. It seems as though we should have been informed before the structure was set up for a small business.

In keeping with the spirit of the neighborhood, I would like to have been informed of the proposed changes, before the reconstruction started. One morning, the concrete trucks were pouring at 6 am. Situations like this make me feel as though the new owner really does not care what the neighborhood thinks.

In conclusion, I am not opposed to the zoning change. I guess my problem is feeling as though the neighborhood was an afterthought.

Sincerely,

A handwritten signature in cursive script that reads "Karen J. McKee".

Karen J. McKee

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 4607 MANCHACA ROAD FROM FAMILY**
3 **RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE (LO) DISTRICT.**
4

5 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
6

7 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
8 change the base district from family residence (SF-3) district to limited office (LO) district
9 on the property described in Zoning Case No. C14-04-0152, on file at the Neighborhood
10 Planning and Zoning Department, as follows:
11

12 A 0.991 acre tract of land, more or less, out of the Issac Decker League in Travis
13 County, the tract of land being more particularly described by metes and bounds in
14 Exhibit "A" incorporated into this ordinance,
15

16 locally known as 4607 Manchaca Road, in the City of Austin, Travis County, Texas, and
17 generally identified in the map attached as Exhibit "B".
18

19 **PART 2.** This ordinance takes effect on _____, 2004.
20

21
22 **PASSED AND APPROVED**
23

24 §
25 §
26 _____, 2004 § _____
27

28 Will Wynn
29 Mayor
30

31 **APPROVED:** _____ **ATTEST:** _____
32 David Allan Smith Shirley A. Brown
33 City Attorney City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

FIELD NOTES OF 0.991 ACRE OF LAND BEING OUT OF AND A PART OF THAT CERTAIN 3 ACRES OF LAND OUT OF THE ISSAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS, DESCRIBED IN EXHIBIT A IN A WARRANTY DEED TO SARAH JO HASH OF RECORD IN DOC. 2003245697 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.991 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the East r-o-w line of Manchaca Road, as described in a Street Deed in V. 4350 Pg. 783, being a point on the South line of the above said 3 acre tract, being the Northwest corner of the Shawn Jeanette Hash Ochoa 0.49 acre tract of record in Doc. 2001215427, Official Public Records of Travis County, Texas, same being the Southwest corner of the herein described tract and the PLACE OF BEGINNING hereof

THENCE, along the current East r-o-w line of Manchaca Road, N 30° 00' 39" E, 209.14 ft. to a ½" iron rod found on the North line of the said 3 acres, tract, for the Northwest corner hereof, same being a point on the South line of Lot 1 Block A of Ford Place Number One, a Subdivision of record in Book 4 Pg. 26 P.R.T.C.T.

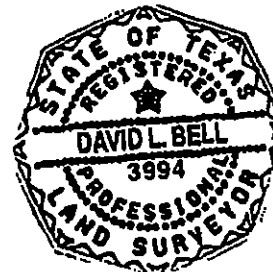
THENCE, along the North line of the 3 acres, and the South line of Block A of said Ford Place S 60° 09' 40" E, 206.90 ft. to a ½" iron rod set for the Northeast corner hereof

THENCE over and across the 3 acres, same being the Northwest line of the Hash Revocable Living Trust Tract of record in Vol. 10988 Pg. 130, Real Property Records of Travis County, Texas, S 30° 16' 21" W, 209.15 ft. to a ½" iron rod found on the South line of the 3 acres, being the Northeast corner of the above mentioned 0.49 acre tract, for the Southeast corner hereof

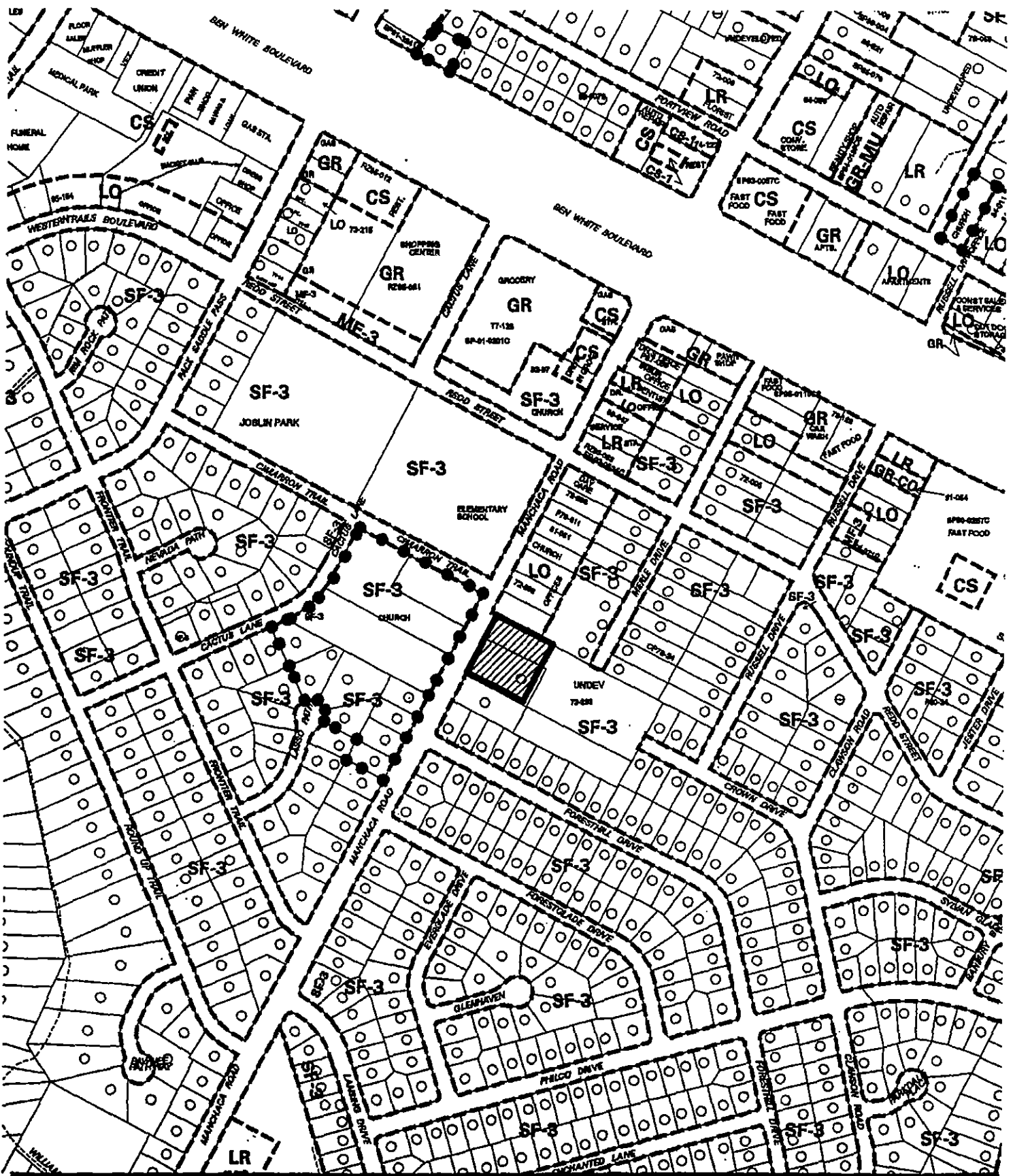
THENCE along the dividing line of the 3 acres and the 0.49 acre, N 60° 09' 40" W, 205.94 ft. to the PLACE OF BEGINNING and containing 0.991 acre of land

D. J. Bell 7-13-04

PREPARED IN THE OFFICE OF B&G SURVEYING
1404 W. NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
(512) 458 - 6969



6/24/2004
Job#: B0619604



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER G19
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0152	DATE: 04-10	
	CASE MGR: W. WALSH	ADDRESS: 4807 MANCHUCA RD	INTLS: SM	
SUBJECT AREA (acres): 0.991				