

**Zoning Ordinance Approval  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 82  
AGENDA DATE: Thu 12/15/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0142 - Corners II Shopping Center - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2919 Manchaca Road (West Bouldin Creek Watershed) from limited office (LO) district zoning and neighborhood commercial (LR) district zoning to neighborhood commercial-conditional overlay (LR-CO) combining district zoning. First reading approved on November 17, 2005. Vote: 7-0. Applicant: Lily Saad. Agent: Monica Moore. City Staff: Robert Heil, 974-2330.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **SECOND / THIRD READINGS SUMMARY SHEET**

**ZONING CASE NUMBER:** C14-05-0142 – Corners II Shopping Center

**REQUEST:**

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 2919 Manchaca Road (West Bouldin Creek Watershed) from limited office (LO) and neighborhood commercial (LR) district zoning to neighborhood commercial – conditional overlay (LR-CO) combining district zoning.

**DEPARTMENT COMMENTS:**

The property is a commercial and office center, zoned Limited Office (LO). A portion of the parking lot is zoned Neighborhood Commercial (LR). The request is to rezone the entire property to LR-CO, limiting trips to no more than 2000 per day.

Along with a laundry mat, a religious study center, and other office uses, the site contains a large building, currently vacant which used to house the offices of the County Constable. The property owner seeks rezoning to allow for a wider range of clients for the building, possibly including a retail meal-preparation business.

The site is located at the intersection of Manchaca, an arterial, and Lightsey, a collector, and is primarily surrounded by commercial and multi-family uses. Three single family lots with one single family home and one duplex are directly to the south.

The property lies within the proposed South Lamar Neighborhood Planning Area, which will beginning its plan in October.

**OWNER/APPLICANT:** Lily Saad

**AGENT:** Monica Moore

**DATE OF FIRST READING:** November 17, 2005 (7-0 on consent).

**CITY COUNCIL HEARING DATE:** December 15, 2005.

**CITY COUNCIL ACTION:** Approved LR-CO on first reading.

**ORDINANCE NUMBER:**

**ASSIGNED STAFF:** Robert Heil, e-mail: robert.heil@ci.austin.tx.us

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2919 MANCHACA ROAD FROM LIMITED OFFICE  
3 (LO) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO  
4 NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO)  
5 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 limited office (LO) district and neighborhood commercial  
11 (LR) district to neighborhood commercial-conditional overlay (LR-CO) combining district  
12 on the property described in Zoning Case No. C14-05-0142, on file at the Neighborhood  
13 Planning and Zoning Department, as follows:

14  
15 Lot 1, Cenisa Addition, and Lot 1, Corners III Subdivision, subdivisions in the City  
16 of Austin, Travis County, Texas, according to the map or plat of record in Plat  
17 Book 83, Page 101B, and Book 85, Page 51D, respectively, of the Plat Records of  
18 Travis County, Texas (the "Property"),

19  
20 locally known as 2919 Manchaca Road, in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".

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

25  
26 A site plan or building permit for the Property may not be approved, released, or  
27 issued, if the completed development or uses of the Property, considered cumulatively with  
28 all existing or previously authorized development and uses, generate traffic that exceeds  
29 2,000 trips per day.

30  
31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the neighborhood commercial (LR)  
33 base district and other applicable requirements of the City Code.

1  
2 **PART 3. This ordinance takes effect on \_\_\_\_\_, 2005.**  
3

4  
5 **PASSED AND APPROVED**  
6

7 §  
8 §  
9 §

\_\_\_\_\_, 2005

10 **Will Wynn**  
11 **Mayor**  
12

13  
14 **APPROVED:**

**David Allan Smith**  
**City Attorney**

**ATTEST:**

**Shirley A. Brown**  
**City Clerk**  
15  
16



**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0142

**ZAP Date:** October 4, 2005

**ADDRESS:** 2919 Manchaca Blvd.

**OWNER/APPLICANT:** Danly Properties  
(Lily Saad)

**AGENT:** Danly Properties  
(Monica Moore)

**ZONING FROM:** LO and LR

**TO:** LR-CO

**AREA:** 1.550 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of Neighborhood Commercial – Conditional Overlay (LR-CO). The Conditional Overlay would limit trips generated by the site to no more than 2000 vehicle trips per day.

The applicant agrees with the conditional overlay.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**October 4, 2005: *APPROVED STAFF'S RECOMMENDATION OF LR-CO ON CONSENT (5-0).***

**DEPARTMENT COMMENTS:**

The property is a commercial and office center, zoned Limited Office (LO). A portion of the parking lot is zoned Neighborhood Commercial (LR). The request is to rezone the entire property to LR-CO, limiting trips to no more than 2000 per day.

Along with a laundry mat, a religious study center, and other office uses, the site contains a large building, currently vacant which used to house the offices of the County Constable. The property owner seeks rezoning to allow for a wider range of clients for the building, possibly including a retail meal-preparation business.

The site is located at the intersection of Manchaca, an arterial, and Lightsey, a collector, and is primarily surrounded by commercial and multi-family uses. Three single family lots with one single family home and one duplex are directly to the south.

The property lies within the proposed South Lamar Neighborhood Planning Area, which will beginning its plan in October.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LO	Laundry Mat, Religious Study Center, other Offices
<i>North</i>	CS	Restaurants, Roofing Company, Other Retail
<i>South</i>	MF and SF-3	Apartments and some Single Family Homes
<i>East</i>	MF-2	Apartments, (& Duplexes on Cody Court)
<i>West</i>	CS, GR	Commercial, Parking and Undeveloped

**AREA STUDY:** The property lies within the proposed South Lamar Neighborhood Planning Area, which will beginning its plan in October.

**TIA:** N/A

**WATERSHED:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- Barton Springs/ Edwards Aquifer Conservation Dist.
- South Central Coalition
- Austin Neighborhoods Council
- 7Austin Independent School District
- South Lamar Neighborhood Assn.
- Save Our Springs Alliance

**SCHOOLS: (AISD)**

Zilker Elementary School

O. Henry Middle School

Austin High School

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bus Route</b>	<b>Bike Route</b>
Manchaca Road	90'	40'	Arterial	Yes	# 12	#27
Lightsey Road	90'	Varies	Collector	No	No	No

**CITY COUNCIL DATE:** December 15, 2005

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 10/04/05 2<sup>nd</sup>

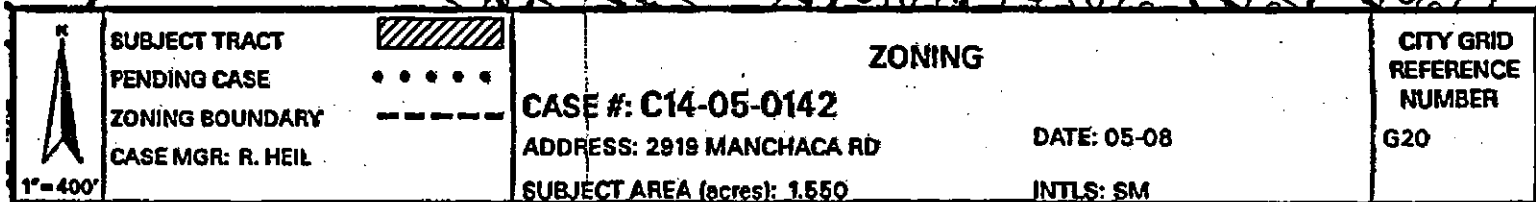
3<sup>rd</sup>

**ORDINANCE NUMBER:**

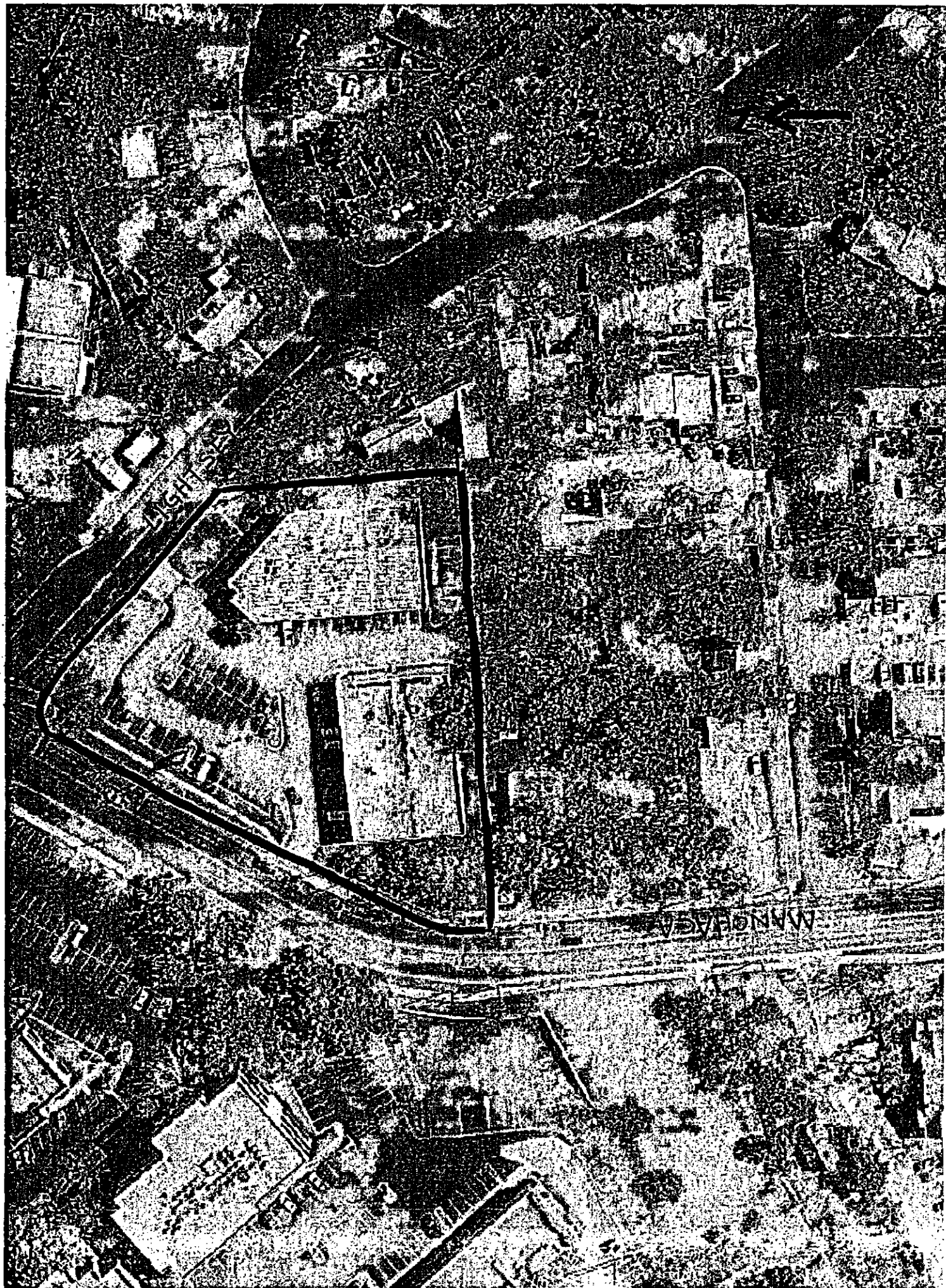
**CASE MANAGER:** Robert Heil

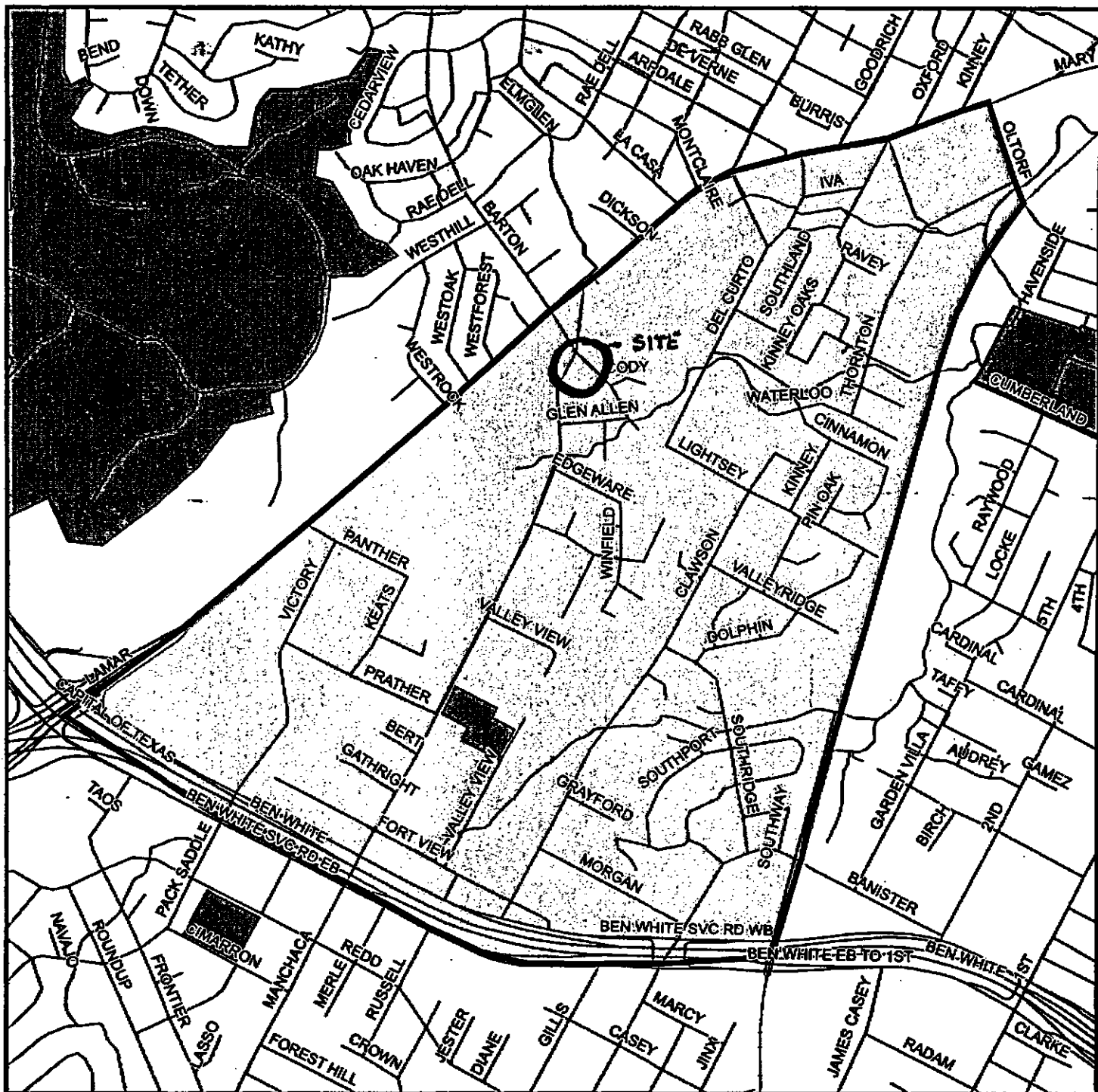
**PHONE:** 974-2330

e-mail address: robert.heil@ci.austin.tx.us









## South Lamar Neighborhood Planning Area

### Legend



South Lamar Boundary



City-owned Parks

— Roads

~~~~~ Creeks

— Railroads



1,500 750 0 1,500 Feet



**SUMMARY STAFF RECOMMENDATION**

C14-05-0142

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

Neighborhood Commercial district zoning (LR) would provide an appropriate transition between the more intense CS zoning along Lamar and residential zoning in the interior of the neighborhood.

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

Neighborhood Commercial district zoning (LR) is the designation for a commercial use that provides business and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use compatible and complementary in scale and appearance with the residential environment.

**EXISTING CONDITIONS**

The property is a commercial and office center, zoned Limited Office (LO). A portion of the parking lot is zoned Neighborhood Commercial (LR). The request is to rezone the entire property to LR-CO, limiting trips to no more than 2000 per day.

Along with a laundry mat, a religious study center, and other office uses, the site contains a large building, currently vacant which used to house the offices of the County Constable. The property owner seeks rezoning to allow for a wider range of clients for the building, possibly including a retail meal-preparation business.

There are no significant site constraints which would make development under LR site development standards problematic.

**Transportation**

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

The trip generation under the requested zoning is estimated to be 3,353 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]

**Existing Street Characteristics:**

| Name          | ROW | Pavement | Classification | Sidewalks | Bus Route | Bike Route |
|---------------|-----|----------|----------------|-----------|-----------|------------|
| Manchaca Road | 90' | 40'      | Arterial       | Yes       | # 12      | #27        |
| Lightsey Road | 90' | Varies   | Collector      | No        | No        | No         |

**Environmental**

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.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**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 adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

**Site Plan**

This tract is already developed and the proposed zoning change is within the existing development. A change of use within the existing structure would not trigger compatibility development regulations. However, any new construction on this site

would be subject to compatibility development regulations due to the existing SF-3 zoned property to the south, and would be subject to the following requirements:

- 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.