

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2010-0165 – Milestone Manchaca  
Rezoning

**Z.A.P. DATE:** November 16, 2010

**ADDRESS:** 7337 Manchaca Road

**OWNER:** Lehman Otto Life Estate  
(Charlie Lehman)

**AGENT:** Thrower Design  
(Ron Thrower)

**ZONING FROM:** DR

**TO:** MF-2

**AREA:** 5.754 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant multi-family residence low density (MF-2) district zoning.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

November 16, 2010: *TO GRANT MULTI-FAMILY RESIDENCE LOW DENSITY – CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT ZONING WITH THE CO LIMITING DENSITY TO THAT OF MF-1 ZONING (17 UNITS PER ACRE).*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject tract contains one vacant single family residence and several outbuildings, and is zoned development reserve (DR). The tract has frontage on Manchaca Road, a major arterial roadway. There is property under construction for a 128-unit condominium development to the north which take access to Manchaca Road (LO; SF-6), a duplex subdivision to the northeast which accesses Matthews Lane (MF-2); the Union Pacific Railroad tracks and large single family residential lots which access Albert Road to the east (DR); a church and school facility to the south (LO-CO) and single family residences in the Southwest Oaks Phase II subdivision across Manchaca Road to the west (SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the multi-family residence (low density) (MF-2) district so that it may be developed with multi-family residential uses. In the context of the surrounding land uses and roadway, MF-2 zoning is appropriate. The property has access to Manchaca Road, an improved arterial roadway and MF-2 zoning is adjacent on the northeast. Furthermore, MF-2 zoning would be in proximity to commercial developments located north of the Manchaca Road / Matthews Lane intersection.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	Vacant single family residence
<i>North</i>	LO; SF-6; MF-2	Undeveloped; Under construction for a 128-unit condominium development (Villages of Manchaca); Duplexes
<i>South</i>	LO-CO; W/LO-CO; SF-3; DR	Church/school; Single family residence
<i>East</i>	DR	Across the railroad tracks: Single family residences
<i>West</i>	SF-3	Single family residences; Post office

**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  
 511 – Austin Neighborhoods Council  
 627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 786 – Home Builders Association of Greater Austin  
 943 – Save Our Springs Alliance  
 997 – Tanglewood Oaks Owners Association  
 1037 – Homeless Neighborhood Association  
 x1075 – League of Bicycling Voters  
 1113 – Austin Parks Foundation  
 1200 – Super Duper Neighborhood Objectors and Appealers Organization  
 1224 – Austin Monorail Project  
 1228 – Sierra Club, Austin Regional Group  
 1236 – The Real Estate Council of Austin, Inc.

**SCHOOLS:**

Cunningham Elementary School      Covington Middle School      Crockett High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-98-0025 – Manchaca Road Zoning – 7509 Manchaca Road	DR; SF-3 to LO; W/LO	To Grant LO-CO for Tracts 1 and 2; W/LO for Tract 3, with the CO limiting vehicle trips to 2,000, and signage limited to an informational sign located on a berm not to exceed a height of	Approved as Commission recommended (6-25-98).

		10 feet	
C14-91-0085 – Capital Pediatric Group – 7331 Manchaca Road	DR to LO	To Grant	Approved (12-5-91).

**RELATED CASES:**

The subject property was annexed into the City limits on November 15, 1984 and assigned DR district zoning.

There are no subdivision or site plan applications on the property.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Manchaca Road	140 feet	85 feet	Major Arterial, Undivided with 31,168+ vpd (7100 Block, south of William Cannon)	Yes, both sides	Priority 1	Yes, #3 (Burnet and Manchaca Local)

**CITY COUNCIL DATE:** December 9, 2010

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us

**PHONE:** 974-7719









**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant multi-family residence low density (MF-2) 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 multi-family residence low density (MF-2) district is intended to accommodate multifamily use with a maximum density of 23 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near single family neighborhoods or in an area for which low density multifamily use is desired.

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

In the context of the surrounding land uses and roadway, MF-2 zoning is appropriate. The property has access to Manchaca Road, an improved arterial roadway and MF-2 zoning is adjacent on the northeast. Furthermore, MF-2 zoning would be in proximity to commercial developments located north of the Manchaca Road / Matthews Lane intersection.

**EXISTING CONDITIONS****Site Characteristics**

The site is undeveloped, has scattered vegetation and slopes gently towards the railroad tracks, to the east.

**Impervious Cover**

Within the Williamson Creek watershed, the maximum impervious cover allowed by the MF-2 zoning district would be 60%, which is based on the more restrictive watershed regulations.

**Environmental**

The site is not located over the Edwards 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. 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%

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.

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.

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.

### **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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

**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.



7400 Albert Road  
Austin, Texas 78745  
October 25, 2010

RE: Case Number C14-2010-0165

City of Austin  
Planning & Development Review Dept.  
Mr. Stephen Rye  
One Texas Center, 5<sup>th</sup> Floor  
505 Barton Springs Road,  
Austin, TX

Dear Mr. Rye:

I am responding to your notice of filing of application for rezoning.

I am strongly opposed to rezoning to MF-2 for case number C14-2010-0165 because development of a multifamily residence at 7337 Manchaca Road does not fit with the neighborhood of single-family residences.

The traffic signal at Manchaca Road and Mathews Lane becomes extremely congested during the morning from 7 a.m. to 9 a.m. The greater traffic flow will cause a danger to the school children that attend the private school adjacent to the project location.

The development of multifamily residence at this location may cause reduction in value of the single-family with estate size lots on Albert Road.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis Vallejo", with a stylized, flowing script.

Luis Vallejo

## 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](http://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: C14-2010-0165**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: Nov. 13, 2010, Zoning & Platting Commission  
Dec. 9, 2010, City Council**

Ramiro Guzman

Your Name (please print)

7312 GARNES MILL LN.

Your address(es) affected by this application

Ramiro B Guzman

Signature

Date

Daytime Telephone: 512 217 4337

Comments: There are accidents almost every day at that intersection that new division will only make it worse.

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810