

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0079 – 3003 & 3005 Manchaca Road

P.C. DATE: August 22, 2017

ADDRESS: 3003 & 3005 Manchaca Road

AREA: 0.53 acres (23,086 s.f.)

OWNER/APPLICANT: Goodman-Lee, LLC (Daniel Carl) & Aziz and Nneka Laurent (3005 Manchaca Rd)

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. SCHISLER 1ST, K. MCGRAW 2ND, ABSENT - T. NUCKOLS, P. SEEGER].

DEPARTMENT COMMENTS:

The two subject tracts are located on the east side of Manchaca Road between South Lamar Boulevard and West Ben White Boulevard approximately .2 miles south of the Manchaca and South Lamar intersection. There is one existing single family house on each lot. 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.

To the north is a retail strip center (LR-CO), east are townhouse/condos and apartments (MF-2), to the south is single family (SF-3) and has a current rezoning application to LO-MU (C14-2017-0080), to the west across Manchaca Road are retail and condominiums (GR-V & GR-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.

The original zoning case was amended August 2, 2017 to include 3005 Manchaca Road. Zoning staff is supportive of all three residential tracts being rezoned to allow a mix of uses.

ISSUES: None at this time

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Residence
<i>North</i>	LR-CO	Retail – strip mall

<i>South</i>	SF-3	Residence
<i>East</i>	MF-2	Multifamily
<i>West</i>	GR-V & GO-MU-CO	Retail shopping center & 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 - Katie Wettick - 512-974-3529

TR1. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a Bike Lane is recommended for Manchaca Road.

TR2. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Manchaca Road	100 ft	45ft	Major Arterial (MAU 4)	Yes (both sides)	No	Route 3 Burnet/Manchaca

DSD Environmental Review - Mike McDougal 512-974-6380

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.

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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

SF-3 to LO-MU

This zoning case is located on the east side Manchaca Road. The property is approximately .25 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 small commercial shopping center to the north, a single family house to the south, 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 the street and a public transit stop within a brief walk to 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.

DSD Site Plan Review - Ramon Rezvanipour (512) 974-3124

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.

- SP 2. 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.
- SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

- SP 4. The site is subject to compatibility standards. Along the south property line, the following standards apply:
- No structure may be built within 18 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 18 feet of the property line.
 - A landscape area at least 18 feet wide is required along 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.
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
 - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
 - A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.

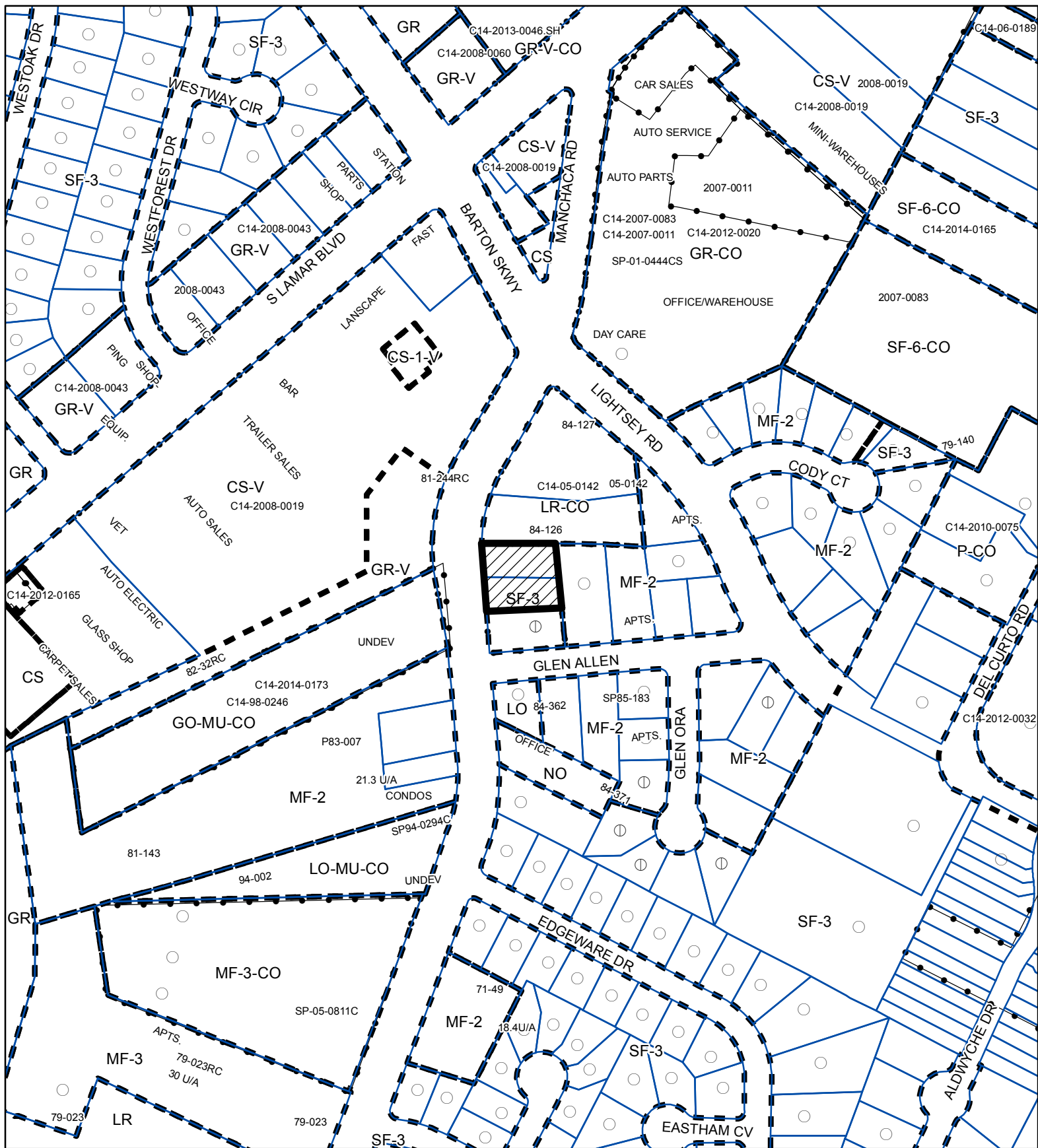
Additional design regulations will be enforced at the time a site plan is submitted.




- SP 5. FYI – This site is located within the South Lamar Combined Neighborhood Planning Area. Additional comments may be generated during the site plan review process.

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

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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1" = 250'



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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER

3003 MANCHACA ROAD ZONING

ZONING CASE#: C14-2017-0079

LOCATION: 3003 MANCHACA ROAD

SUBJECT AREA: .53 ACRES

GRID: G50

MANAGER: ANDREW MOORE



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.