

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-15  
AGENDA DATE: Thu 07/28/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0084 - Manor Commercial - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 7700 Old Manor Road (Walnut Creek Watershed) from interim-rural residence (I-RR) district zoning to limited industrial services-conditional overlay (LI-CO) combining district zoning. Zoning and Platting Commission Recommendation: To be considered on August 2, 2005. Applicant: Daniel W. Herd. Agent: Bury & Pittman (Jim Gallegos). City Staff: Robert Heil, 974-2330.

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

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

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0084

**Zoning & Platting Commission Date:** July 19, 2005

**ADDRESS:** 7700 Old Manor Road.

**OWNER/APPLICANT:** Daniel W. Herd

**AGENT:** Bury & Pittman  
(Jim Gallegos)

**ZONING FROM:** I-RR

**TO:** LI-CO

**AREA:** 3.020 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of Limited Industrial Services- Conditional Overlay (LI-CO) combining district zoning. The Conditional Overlay would limit the vehicle trips to less than 2000 per day.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**July 19, 2005:** *CONTINUED TO 08/02/05 (ZAP) [M.W, T.R 2<sup>ND</sup>] (7-0) J.M, J.P – ABSENT*

**August 2, 2005:**

**DEPARTMENT COMMENTS:**

Due to the Zoning and Platting Commission of July 19, 2005, staff requests a postponement of City Council consideration of this case until the August 18, 2005 meeting.

The property is a vacant site and zoned Interim Rural Residence. The site is surrounded by undeveloped land. The nearest developed properties is a small industrial park. Much of the surrounding property lies outside the Austin city limits and is unzoned. There are no physical constraints would make development of the site for light industrial uses either difficult or inappropriate.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-RR	Undeveloped
<i>South</i>	Unzoned (County) & LO	Undeveloped
<i>East</i>	Unzoned (County)	Undeveloped
<i>West</i>	Unzoned (County)	Undeveloped & Industrial Park (North West)

**AREA STUDY:** The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

**TIA:** N/A

**WATERSHED:** Walnut Creek      **DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No      **HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- LBJ Neighborhood Association
- North East Action Group
- Taking Action Inc.
- Austin Neighborhoods Council
- Austin Independent School District

**SCHOOLS: (AISD)**

Winn Elementary School      Dobie Middle School      LBJ High School

**ABUTTING STREETS:**

<b>NAME</b>	<b>ROW</b>	<b>PAVEMENT</b>	<b>CLASSIFICATION</b>
Springdale Road	114'	70'	Arterial
Old Manor Road	70'	30'	Collector

**CITY COUNCIL DATE:** July 28, 2005      **ACTION:**

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

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330

I-RR  
C14-04-021

COUNTY

041110-13  
I-SF-2  
C14-04-001




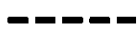
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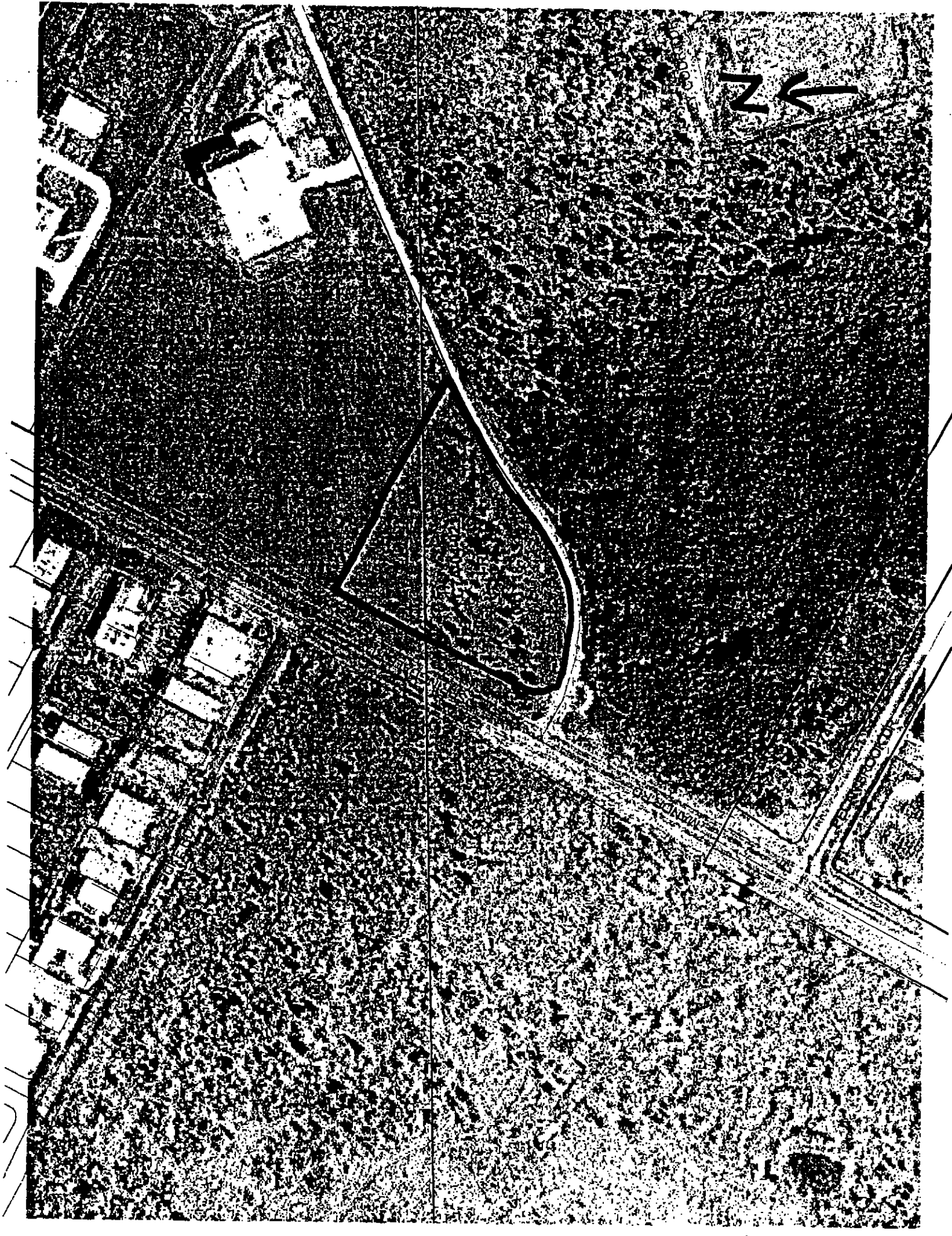
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I-RR  
C14-04-001

SP-05-00000

SP-01-00040

SP-00-00000  
(WITHDRAWN)

 1" = 400'	SUBJECT TRACT		ZONING		CITY GRID REFERENCE NUMBER N26,27
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: R.HEIL				
CASE #: C14-05-0084			DATE: 05-08		
ADDRESS: 7700 OLD MANOR RD.			INTLS: TRC		
SUBJECT AREA (acres): 3.020					



## **SUMMARY STAFF RECOMMENDATION**

C14-05-0084

Staff recommends approval of Limited Industrial Service- Conditional Overlay (LI-CO) combining district zoning. The Conditional Overlay would limit the vehicle trips to less than 2000 per day.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

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

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

The nearest developed land is built out with uses that appear to be roughly consistent with light industrial zoning.

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

Limited Industrial Service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

## **EXISTING CONDITIONS**

The property is a vacant site zoned Interim Rural Residence. The site is surrounded by undeveloped land. The nearest developed properties is a small industrial park. Much of the surrounding property lies outside the Austin city limits and is unzoned. There are no physical constraints would make development of the site for light industrial uses either difficult or inappropriate.

### **Transportation**

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

The trip generation under the requested zoning is estimated to be 8,116 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]

Capital Metro bus service is not available within 1/4 mile of this property.

Springdale Road is classified in the Bicycle Plan as a Priority 1 bike route.

**Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Springdale Road	114'	70'	Arterial
Old Manor Road	70'	30'	Collector

**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. Offsite main extension and system upgrades are required. In order to obtain City utility service, the landowner must obtain City approval of a Service Extension Request. For more information pertaining to the process and submittal requirements, contact Phillip Jaeger, Austin Water Utility, 625 East 10<sup>th</sup> Street, 5<sup>th</sup> Floor Waller Creek Center. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request.

The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and utility adjustment to serve the site and land use. 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 utility construction must be inspected by the City. The landowner must pay the associated City fees.

**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 Walnut 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.

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.