

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



**AGENDA ITEM NO.: Z-6  
AGENDA DATE: Thu 08/04/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0087 - 4611 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 4611 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-conditional overlay (LO-CO) combining district zoning. Applicant: Ruth Framel. Agent: Thrower Design (Ron Thrower). City Staff: Wendy Walsh, 974-7719.

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

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

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0087

**Z.P.C. DATE:** July 5, 2005

**ADDRESS:** 4611 Manchaca Road

**OWNER:** Ruth Framel

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

**ZONING FROM:** SF-3     **TO:** LO

**AREA:** 0.494 acres (21,519 square feet)

### **SUMMARY STAFF RECOMMENDATION:**

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

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

July 5, 2005: *APPROVED LO-CO DISTRICT ZONING AS AGREED BETWEEN THE APPLICANT AND NEIGHBORHOOD; BY CONSENT. THE CONDITIONAL OVERLAY IS FOR A MAXIMUM BUILDING COVERAGE OF 35%; MAXIMUM IMPERVIOUS COVER OF 60%; MAXIMUM HEIGHT OF 35 FEET FROM THE GROUND LEVEL; MAXIMUM HEIGHT IS 2 STORIES; MAXIMUM FLOOR-TO-AREA RATIO OF 0.11 TO 1; LIMIT THE NUMBER OF DAILY VEHICLE TRIPS TO 300; AND, PROHIBIT THE FOLLOWING USES: COLLEGE AND UNIVERSITY FACILITIES; CONVALESCENT SERVICES; CULTURAL SERVICES; HOSPITAL SERVICES (LIMITED); MEDICAL OFFICES (EXCEEDING 5,000 SQUARE FEET); AND COMMUNICATIONS SERVICES.*

*[J. MARTINEZ; J. GOHIL – 2<sup>ND</sup>] (7-0) M. WHALEY-HAWTHORNE – ABSENT; T. RABAGO – ARRIVED LATE*

### **ISSUES:**

The Applicant and the Western Trails Neighborhood Association have agreed to the following Conditional Overlay that is similar to that approved on the LO-CO district zoning case directly to the north at 4607 Manchaca Road (C14-04-0152). The Conditional Overlay limits the floor-to-area ratio to the existing building square footage plus a 400 square foot addition; medical offices as the only LO use and all NO, Neighborhood Office uses; all NO development standards and a 300 daily vehicle trip limit.

### **DEPARTMENT COMMENTS:**

The subject rezoning area consists of one 1,800 square foot single family residence that 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 child care facility, church, offices and a medical office to the north (LO; LO-CO), 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 (SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant proposes to rezone the lot to the limited office (LO) district to accommodate the redevelopment to an 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:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	One single family residence
<i>North</i>	LI-CO; LO	Medical office - rehabilitation center for children; Offices; Church; Child care facility
<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  
 384 – Save Barton Creek Association      385 – Barton Springs Coalition  
 428 – Barton Springs / Edwards Aquifer Conservation District  
 511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 943 – Save Our Springs Alliance      950 – Southwood Neighborhood Association

**SCHOOLS:**

Joslin Elementary School

Porter Middle School

Crockett High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-04-0152 – 4607 Manchaca Road	SF-3 to LO	Granted as requested	Approved LO-CO with the CO limiting the F.A.R. to the existing building square footage; medical

			offices as the only LO use and all NO, Neighborhood Office uses; all NO development standards and 300 vehicle trips (1-13-05).
C14-04-0093 – Woodlawn Baptist Church	SF-3 to GO-CO, as amended	Case expired	Not applicable

**RELATED CASES:**

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

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bicycle Plan
Manchaca Road	75 feet	40 feet	Arterial	Yes	Yes	Yes, Priority 1 bike route

**CITY COUNCIL DATE:** August 4, 2005

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

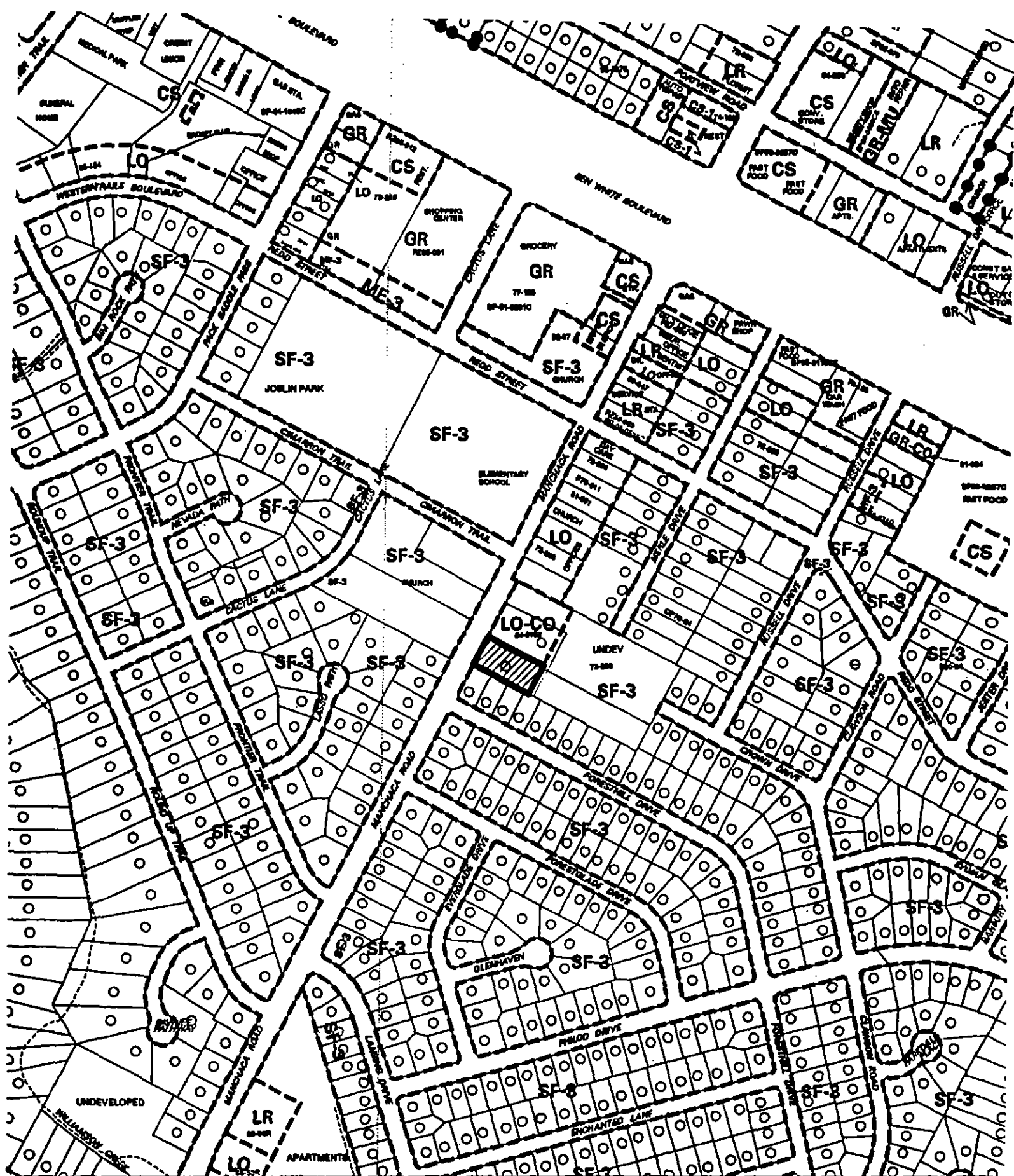
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

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

**PHONE:** 974-7719



 1" = 400'	<b>SUBJECT TRACT</b> 	<b>ZONING Exhibit A</b>		<b>CITY GRID REFERENCE NUMBER</b> G18
	<b>PENDING CASE</b> 			
	<b>ZONING BOUNDARY</b> 	<b>CASE #:</b> C14-05-0087	<b>DATE:</b> 05-06	
	<b>CASE MGR:</b> W. WALSH	<b>ADDRESS:</b> 4611 MANCHUCA RD	<b>INTLS:</b> SM	
<b>SUBJECT AREA (acres):</b> 0.494				



**SUMMARY STAFF RECOMMENDATION:**

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

**BACKGROUND**

The subject rezoning area consists of one 1,800 square foot single family residence that 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 child care facility, church, offices and a medical office to the north (LO; LO-CO), 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 (SF-3).

The applicant proposes to rezone the lot to the limited office (LO) district to accommodate the redevelopment to an 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. The site is relatively flat 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 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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

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 which preempt current water quality or Code requirements.

**Transportation**

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

The trip generation under the requested zoning is estimated to be 401 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 of Austin water and wastewater utilities. 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.

### **Compatibility Standards**

This tract is already developed. 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.

The site is subject to compatibility standards. Along the west, east and south 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.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- No parking is allowed within 25 feet of the property line.
- No driveways are allowed within 20 feet of the property line.
- 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.

- 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.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 4611 MANCHACA ROAD FROM FAMILY  
3 RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL  
4 OVERLAY (LO-CO) COMBINING DISTRICT.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
7

8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from family residence (SF-3) district to limited office-conditional  
10 overlay (LO-CO) combining district on the property described in Zoning Case No. C14-05-  
11 0087, on file at the Neighborhood Planning and Zoning Department, as follows:  
12

13 A 0.494 acre tract of land, more or less, out of the Issac Decker League, Travis  
14 County, the tract of land being more particularly described by metes and bounds in  
15 Exhibit "A" incorporated into this ordinance (the "Property"),  
16

17 locally known as 4611 Manchaca Road, in the City of Austin, Travis County, Texas, and  
18 generally identified in the map attached as Exhibit "B".  
19

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

23 1. Development of the Property shall comply with the following regulations.  
24

- 25 A. The maximum building coverage is 35 percent.  
26  
27 B. The maximum impervious cover is 60 percent.  
28  
29 C. The maximum height is 35 feet from ground level.  
30  
31 D. The maximum height is two stories.  
32  
33 E. The maximum floor-to-area ratio (FAR) is 0.11 to 1.0.  
34  
35  
36

1 2. A site plan or building permit for the Property may not be approved, released, or  
2 issued, if the completed development or uses of the Property, considered cumulatively  
3 with all existing or previously authorized development and uses, generate traffic that  
4 exceeds 300 trips per day.

5  
6 3. The following uses are prohibited uses of the Property:

7  
8 College and university facilities

Convalescent services

9 Cultural services

Hospital services (limited)

10 Medical offices (exceeding 5,000 sq. ft.  
11 gross floor area)

Communications services

12  
13 Except as specifically restricted under this ordinance, the Property may be developed and  
14 used in accordance with the regulations established for the limited office (LO) base district  
15 and other applicable requirements of the City Code.

16  
17 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.

18  
19  
20 **PASSED AND APPROVED**

21  
22 §  
23 §  
24 §

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

\_\_\_\_\_  
25 Will Wynn  
26 Mayor

27  
28  
29 **APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

30 David Allan Smith  
31 City Attorney

Shirley A. Brown  
City Clerk

FIELD NOTES FOR  
0.494 ACRE OUT OF THE  
ISAAC DECKER LEAGUE  
TRAVIS COUNTY, TEXAS

**EXHIBIT A**  
**METES AND BOUNDS DESCRIPTION**

DESCRIPTION OF A 0.494 ACRE TRACT OF LAND, BEING OUT OF THE ISSAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CALLED 0.539 ACRE AS CONVEYED TO BRETT AND RUTH M. FRAMEL BY DEED RECORDED IN DOCUMENT No. 2004070859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LESS AND EXCEPT A 6,266 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY STREET DEED RECORDED IN VOLUME 4350, PAGE 783 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the easterly common corner of Lot 20 and Lot 21, Block "A", Park Forest, a subdivision recorded in Book 7, Page 152 of the Plat Records of Travis County, Texas, on the southwest line of a 2.832 acre tract of land conveyed to MTH Homes - Texas, L.P. by deed recorded in Document No. 2002235950 of the Official Public Records of Travis County, Texas;

THENCE, along the common line of Park Forest and said 2.832 acre tract, N 60°23'32"W, passing the westerly common corner of said 2.832 acre tract and a tract being the balance of a 0.961 acre tract of land conveyed to Travis Madison Hash and Sarah Jo Hash, Co-Trustees by deed recorded in Volume 10988, Page 133 of the Real Property Records of Travis County, Texas and continuing with the common line of Park Forest and said Hash tract for a total distance of 42.89 FEET to a 1/2" bolt found at the west corner of said Hash tract, for the south corner and POINT OF BEGINNING of the tract herein described;

THENCE, along the common line of Park Forest and the tract herein described, N 60°16'00"W, a distance of 206.46 FEET to a 1/2" iron rod with a cap stamped "SNS" found in the southeasterly line of Manchaca Road, at the north corner of Lot 24, Block "A", Park Forest, being the south corner of the aforementioned 6,266 square foot tract, for the west corner of the tract herein described;

THENCE, along the southeasterly line of Manchaca Road with the common line of said 6,266 square foot tract and the tract herein described, N 29°54'00"E, a distance of 104.34 FEET to a 1/2" iron rod with a cap stamped "SNS" found at the west corner of a tract of land called 1.038 acres as conveyed to Sarah Jo Hash by deed recorded in Document No. 2003245697 of the Official Public Records of Travis County, Texas, for the north corner of the tract herein described;

THENCE, departing the southeasterly line of Manchaca Road and said 6,266 square foot tract and along the common line of said tract called 1.038 acres and the tract herein described, S 60°16'09"E, a distance of 206.16 FEET to a 1/2" iron rod with a cap stamped "SNS" found at the north corner of the aforementioned Hash tract being the balance of 0.961 acre, for the east corner of the tract herein described;

THENCE, departing the southwest line of said 1.038 acre tract and along the common line of said tract being the balance of 0.961 acre and the tract herein described, S 29°44'00"W, a distance of 104.35 FEET to the POINT OF BEGINNING and containing 0.494 acre of land, more or less.

See SNS Engineering "Plat of Survey" No. 04334-REV-2, page 2 of 2 attached hereto and made a part hereof.

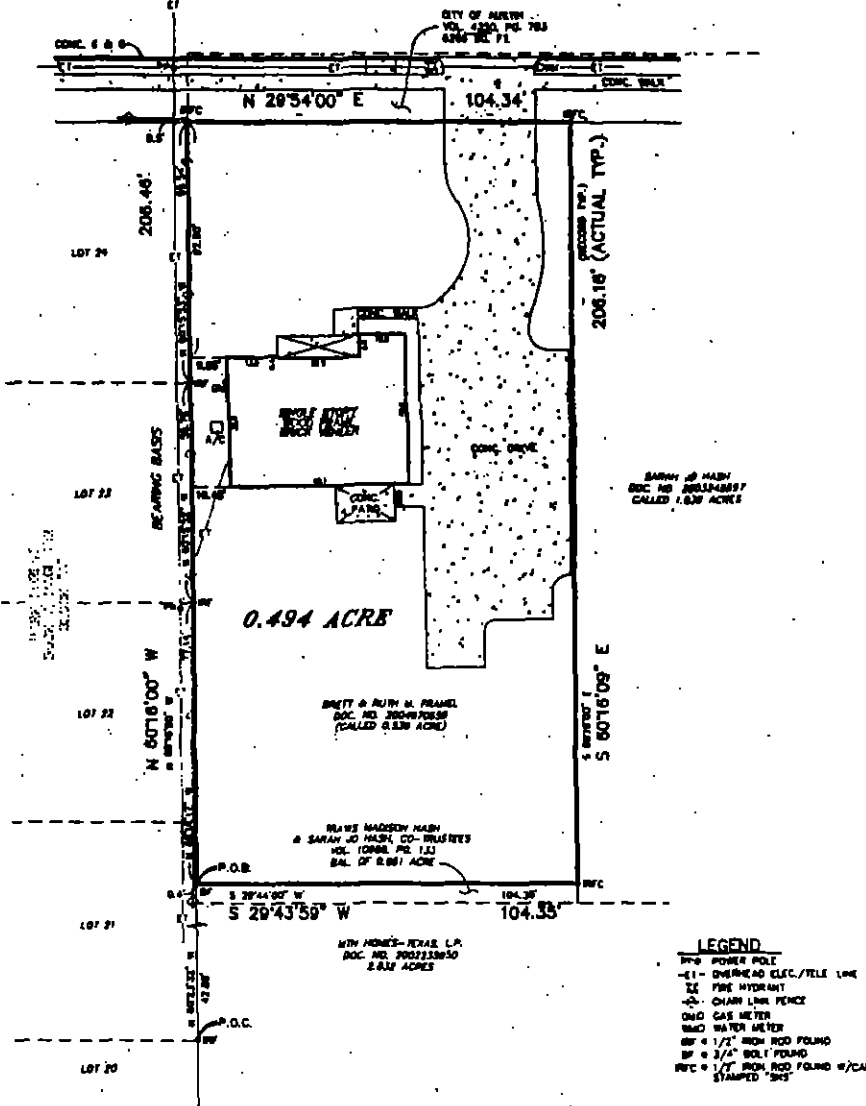


Mary P. Hawkins  
Registered Professional Land Surveyor No. 4433  
State of Texas



# MANCHACA ROAD

PAGE 2 OF 2



EASEMENTS RECORDED IN VOL. 1784, PG. 548, VOL. 1786, PG. 18, VOL. 2128, PG. 104, VOL. 2128, PG. 106 AND VOL. 2254, PG. 284, DEED RECORDS, DO NOT TRAVERSE THE PROPERTY.

\* ISAAC DECKER LEAGUE (FIELD NOTES ATTACHED)

## PLAT OF SURVEY

Survey No. **04334-REV-2**

SCALE: 1" = 30'

# 2212001341

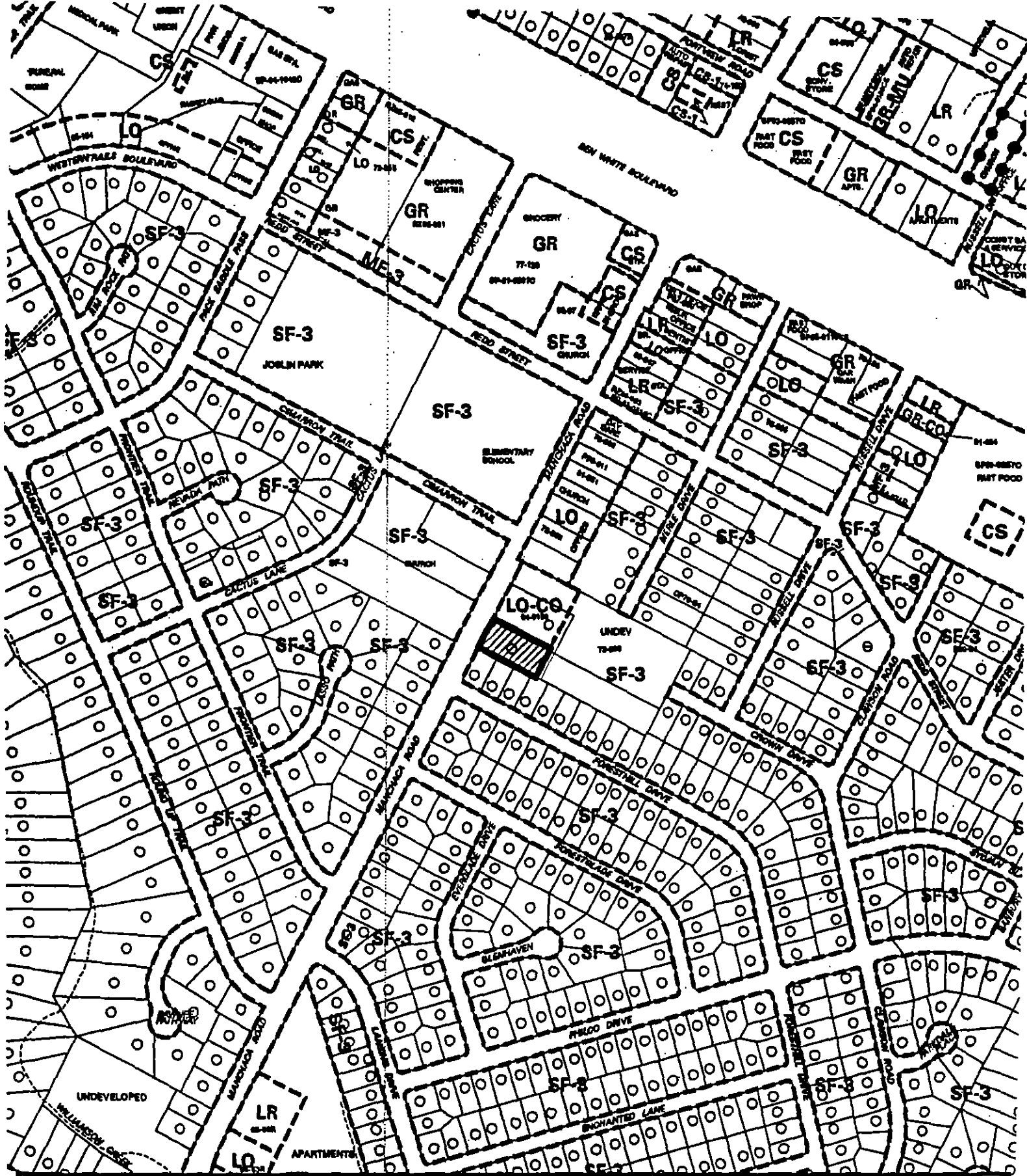
Sub lot is to Town X as Modified by the  
Federal Emergency Management Agency on  
Community Plans No. 48453C 0210F  
Date 03-01-1997

LOT NO.        BLOCK NO.         
ADDITION OR SUBDIVISION 0.494 ACRE OF LAND, MORE OR LESS, OUT OF THE "  
STREET ADDRESS 5611 MANCHACA ROAD CITY AUSTIN COUNTY TRAVIS  
SURVEY FOR LAND AMERICA COMMONWEALTH TRILL OF AUSTIN REFERENCE FRAMEL  
TO  
STATE OF TEXAS, COUNTY OF TRAVIS  
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY OF NOV 2005 AND IS TRUE AND CORRECT, AND THAT  
THERE ARE NO DISCREPANCIES, CONTRADICTIONS, OR ERRORS IN THIS SURVEY, EXCEPT AS SHOWN HEREIN, AND THAT  
I HAVE EXCEPTED AS SHOWN HEREIN AND THIS PROPERTY HAS ACCESS TO A DEDICATED HIGHWAY, EXCEPT AS SHOWN HEREIN.  
**SNS ENGINEERING, INC.**  
12466 Los Indios Trail, Suite 101  
Austin, Texas 78729  
(512) 936-3944 • (512) 250-8885 (Fax) *JM* 305/12, 308/38, 527/26

All corners are 1/2"-diameter iron rod found unless  
otherwise noted. To the best of my skill and  
the survey of the premises surveyed.



*Mary P. Hawkins*  
Date: 03-01-2005



 1" = 400'	<b>SUBJECT TRACT</b> PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	  	<b>CASE #:</b> C14-05-0087 <b>ADDRESS:</b> 4611 MANCHUCA RD <b>SUBJECT AREA (acres):</b> 0.494	<b>DATE:</b> 05-06 <b>INTLS:</b> SM	<b>CITY GRID REFERENCE NUMBER</b> G18
	<b>ZONING EXHIBIT B</b>				