

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0093 – The Grove

P.C. DATE: 10/11/2011 - Postponed by staff
10/25/2011 - Postponed by neighborhood
12/13/2011 – approved LO-CO, MF-2-CO and MF-3-CO

ADDRESS: 3707 Manchaca Road

OWNER/APPLICANT: FHB Forest Apartments, LP

AGENT: WGA Austin (Scott Wuest)

ZONING FROM: LO and MF-2

TO: MF-3

AREA: 9.21 acres (401,187 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of MF-3-CO (Multifamily Medium Density – Conditional Overlay) combining district zoning. The conditional overlay on the property will limit the allowable density to a maximum of 208 units.

PLANNING COMMISSION RECOMMENDATION: 12/13/11 - The Planning Commission approved the agreement as made by the applicant and the South Lamar/Barton Oaks Neighborhood Associations of LO-CO, MF-2-CO and MF-3-CO (8-0; Anderson absent).

DEPARTMENT COMMENTS: This property is currently zoned LO (Limited Office) and MF-2 (Multifamily Low Density) district zoning and is developed with 184 multifamily units. The applicant applied to rezone the property to MF-3 for the addition of 24 additional units on the southeast corner of the property.

ISSUES: After discussions with adjacent neighborhood associations, the applicant and the South Lamar Neighborhood Association/Barton Oaks Neighborhood Association have agreed to a conditional overlay and terms of a private restrictive covenant:

Conditional Overlay:

1. The maximum height for the existing 184 units on the property shall not exceed 30 feet or two stories.
2. The maximum height for the proposed defined development area on the property shall not exceed 36 feet or three stories, and shall not exceed 24 units.
3. The maximum height for any existing buildings, or for any future buildings other than the one mentioned in item 2 above, shall not exceed 30 feet or two stories, upon the 9.21 acre tract.
4. The maximum number of units on the property shall be limited to 208 units or 22.58 units per acre.
5. A vegetative buffer area of 30 feet in width and 240 feet in length shall be maintained along the southeast property line.
6. The only permitted LO (Limited Office) uses will be religious assembly, urban farm and local utility services.

Restrictive Covenant:

1. There shall be no more than 114 one bedroom units, 94 two bedroom units, and no three bedroom units upon the entire 9.21 acre tract.
2. The 3707 Manchaca ownership group agrees to a community benefit proposal as agreed to by the applicant and neighborhood association representatives, which shall be completed and funded prior to receipt of a construction permit for the new units.
3. The applicant agrees to meet defined drainage agreements and conditions as determined by the applicant and neighborhood association representatives.

The applicant has agreed to the terms as described above and has requested to amend the rezoning application to conform to these conditions (LO and MF-2 to LO-CO, MF-2-CO and MF-3-CO). As the conditional overlay will include the LO (Limited Office) zoned portion of the property and thus adjust and retain a legal, non-conforming use on the property, staff must recommend the original zoning request of MF-3-CO. However, staff does not oppose the agreement between the applicant and neighborhood associations.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO, MF-2	Multifamily
<i>North</i>	LO-MU, SF-3	Multifamily, Single Family
<i>South</i>	LO, MF-3, SF-3	Duplex, Nursing Home
<i>East</i>	MF-2-CO, SF-6	Multifamily, Single Family
<i>West</i>	LO, LR	Multifamily

TIA: Waived**WATERSHED:** West Bouldin Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

South Lamar Neighborhood Association
 Barton Oaks Neighborhood Association
 South Central Coalition
 Austin Neighborhoods Council
 Coachlight Condos HOA

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-71-021	"A" Residence district to "BB" residence district. [SF-3 to MF-2]		Approved 4/5/1973

BASIS FOR RECOMMENDATION

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

MF-2 – Multifamily Residence Low Density district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single family neighborhoods or in an area for which low-density multifamily use is desirable.

MF-3- Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

The proposed project will be a single building, 24 unit addition to an existing multifamily development, and is consistent with surrounding zoning and uses, sited in a central location on an arterial roadway between two major core transit corridors.

2. *Granting of the request should result in an equal treatment of similarly situated properties.*

The requested zoning is compatible with adjacent multifamily projects of similar zoning districts and densities. The zoning change is intended for increased density site development standards within an existing multifamily development.

EXISTING CONDITIONS

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.

Numerous 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.

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

If 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 extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

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

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	Class	Sidewalk?	Bus Route?	Bike Route?
Valley View	54	40	Local	No	No	No
Manchaca Road	80	MAU 4	Arterial	Yes	Yes	Yes

Site Plan:

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

The site appears to be over 5 acres, therefore the principal roadway would be ICR, Internal Circulation Route.

The site is subject to compatibility standards. Along the north property line, the following standards apply:

·No structure may be built within 25 feet of the property line. Also because the site abuts SF-3 zoning, a 25 foot front setback is required.

·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.

CITY COUNCIL DATE: 11/3/2011
11/10/2011
1/12/2012

ACTION: Postponed by staff
Postponed by staff

ORDINANCE READINGS: 1st

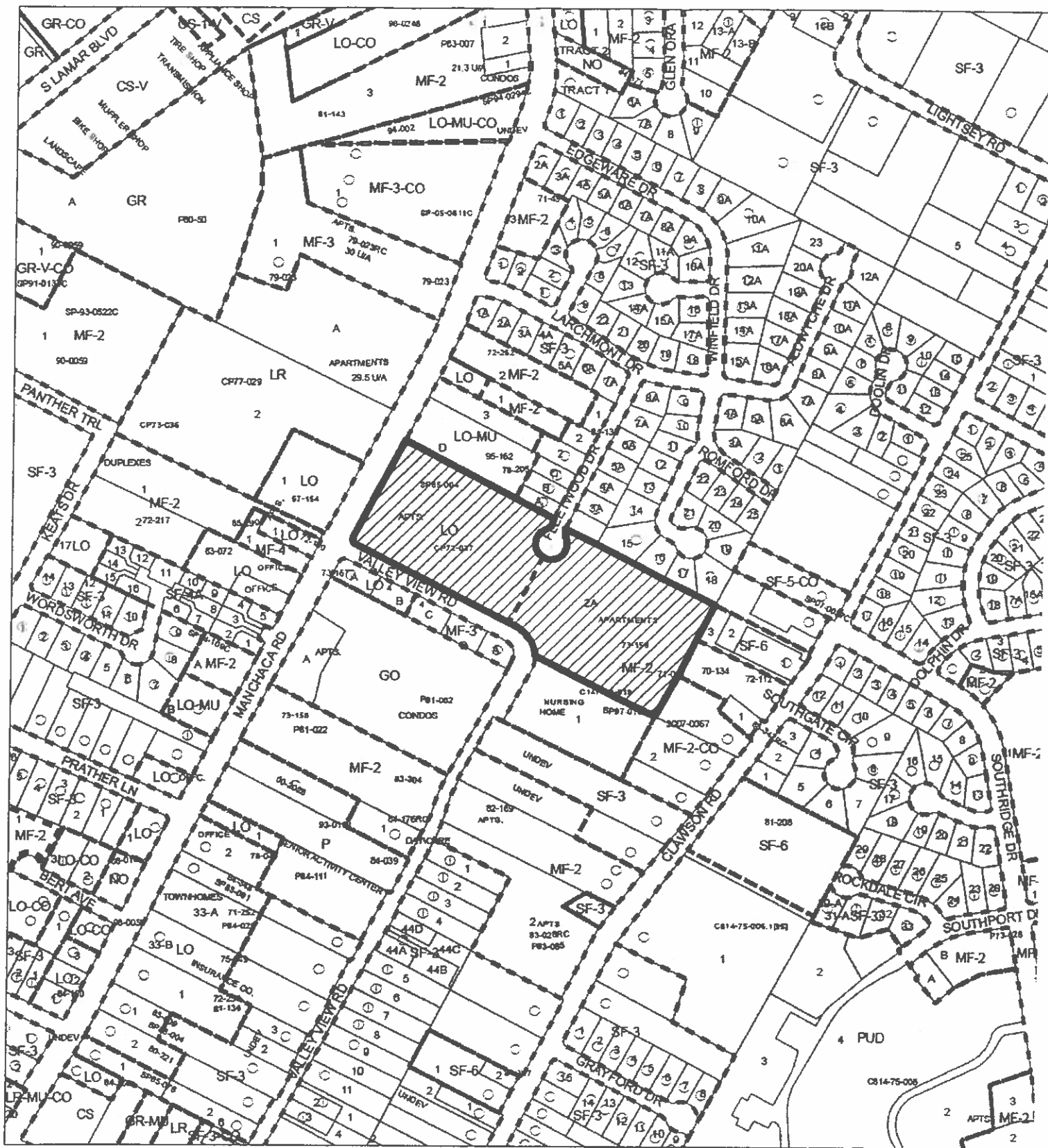
2nd

3rd

ORDINANCE NUMBER:

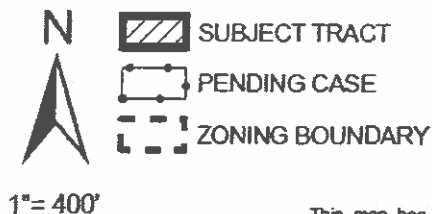
CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@austintexas.gov



ZONING

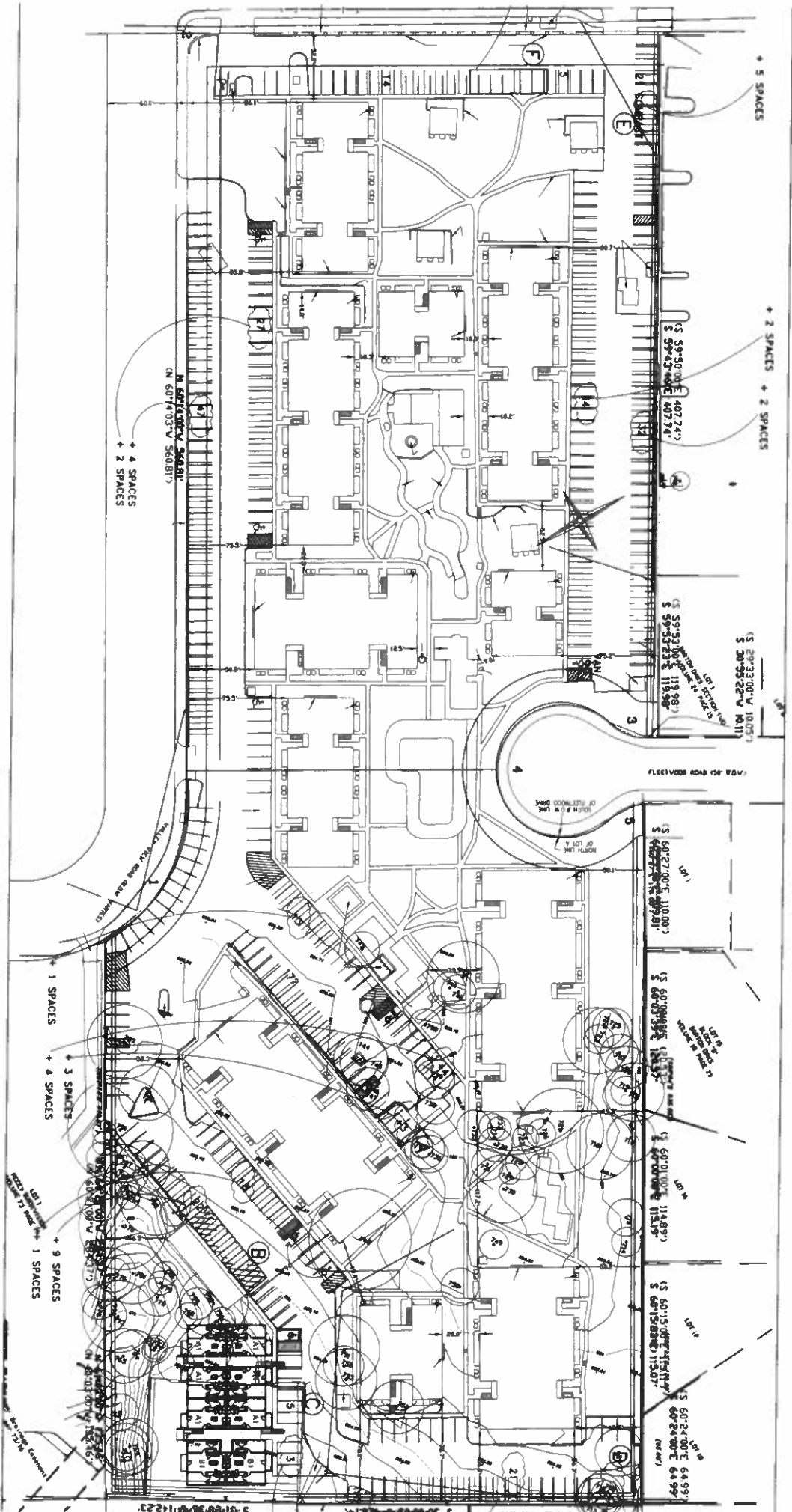
ZONING CASE#: C14-2011-0093
 LOCATION: 3707 MANCHACA RD
 SUBJECT AREA: 9.8106 ACRES
 GRID: G19
 MANAGER: STEPHEN RYE



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.



3707 Manchaca "The Grove"



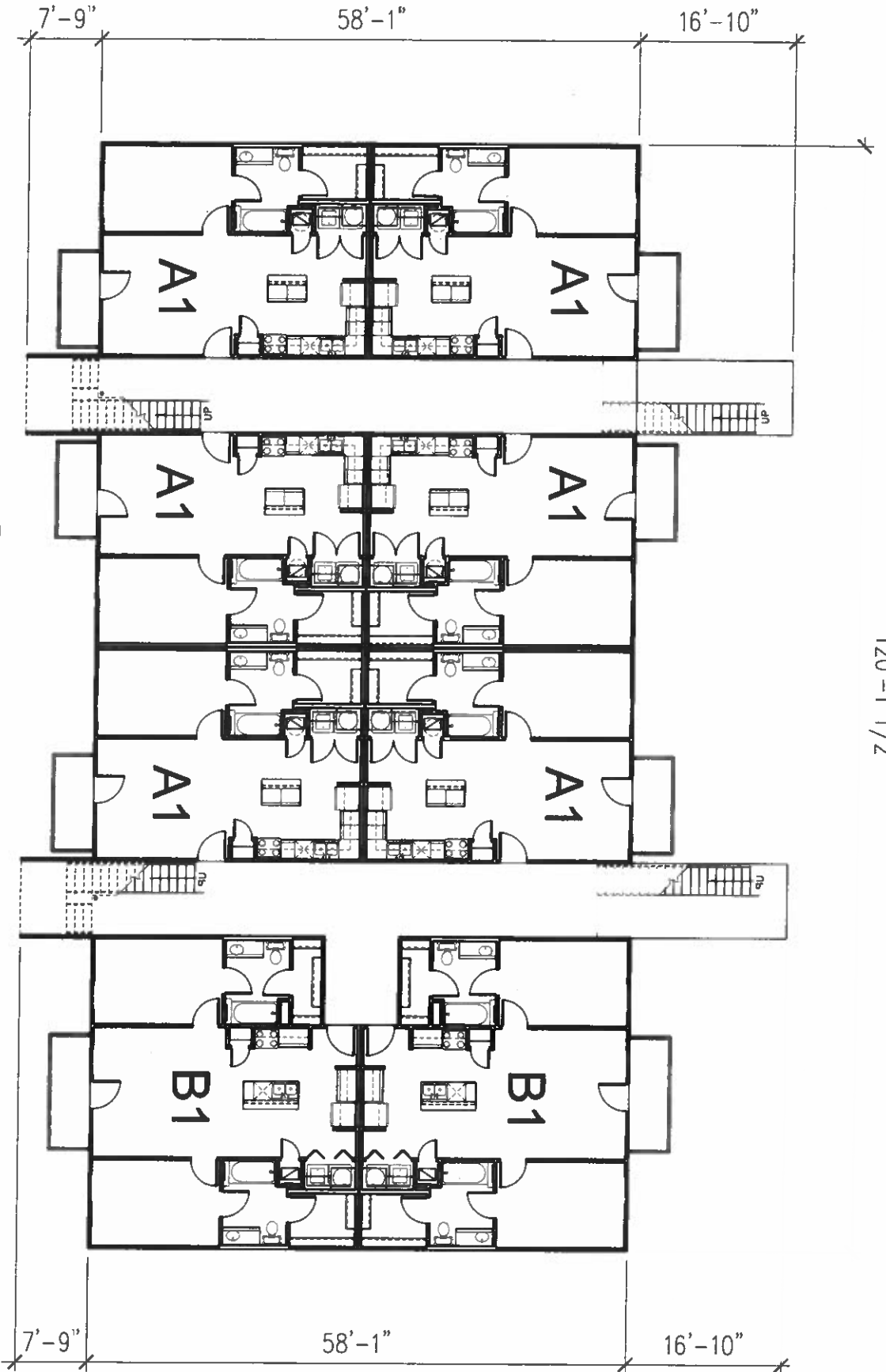
1 SITE PLAN

NTS

Mark Hart Architecture,
5801 Mojave Drive Austin TX 787
Phone: 512-680-7905 / Email: mhart@markhartar

3707 Manchaca "The Grove"

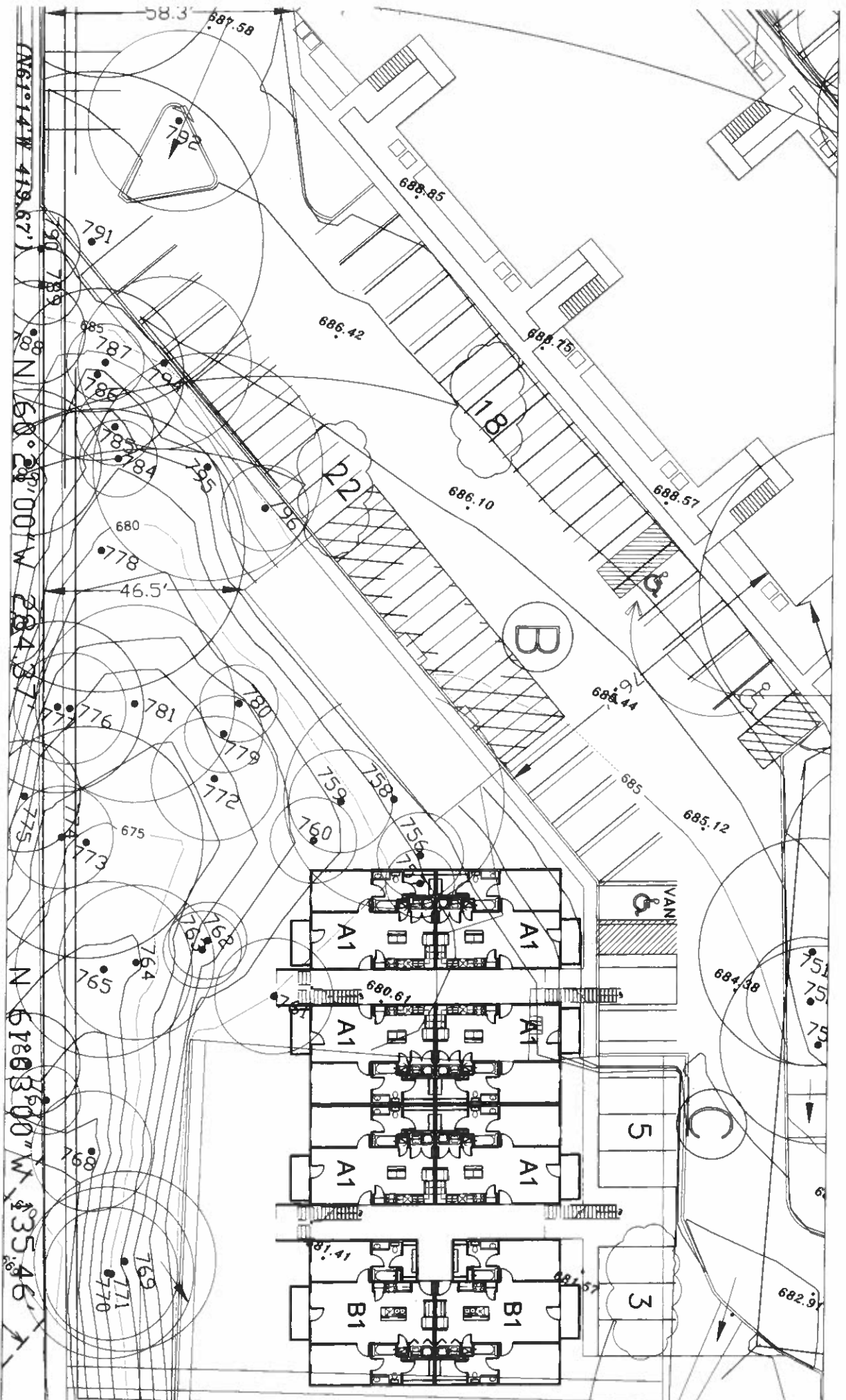
120'-1 1/2"



1 BUILDING PLAN
3 STORY
TYPE VA
1/16"

Mark Hart Architecture,
5801 Mojave Drive Austin TX 78745
Phone: 512-680-7905 / Email: mhart@markhartar

3707 Manchaca "The Grove"



1 SITE PLAN DETAIL

1/30

Mark Hart Architecture,
5801 Mojave Drive Austin TX 78731
Phone: 512-680-7905 / Email: mhart@markhartar

3707 Manchaca "The Grove"

5

UNITS/FLR 1	UNITS/FLR 2	UNITS/FLR 3	TOTAL UNITS	TOTAL UNIT S.F.
6	6	6	18	12,150
2	2	2	6	5,916
8	8	8	24	18,066

TABULATIONS (BALCONIES, BREEZWAYS, STAIRS)

FLR 1	FLR 2	FLR 3	TOTAL S.F.
7,735	7,463	7,463	22,661

SITE IMPERVIOUS (ADDITIONAL TO EXISTING)

	IMP COVER S.F.
BUILDING	7,735
SIDEWALKS	807
PARKING	3,173
* FIRE LANE GRASSCRETE	560
TOTAL	12,275

* CALCULATED @ 100% IMP.

PARKING REQUIRED FOR NEW BUILDING

UNIT	TYPE	UNIT COUNT	PARKING REQU
A	1 BED	18	18 X 1.5 = 2
B	2 BED	6	6 X 2 = 12
TOTAL			39

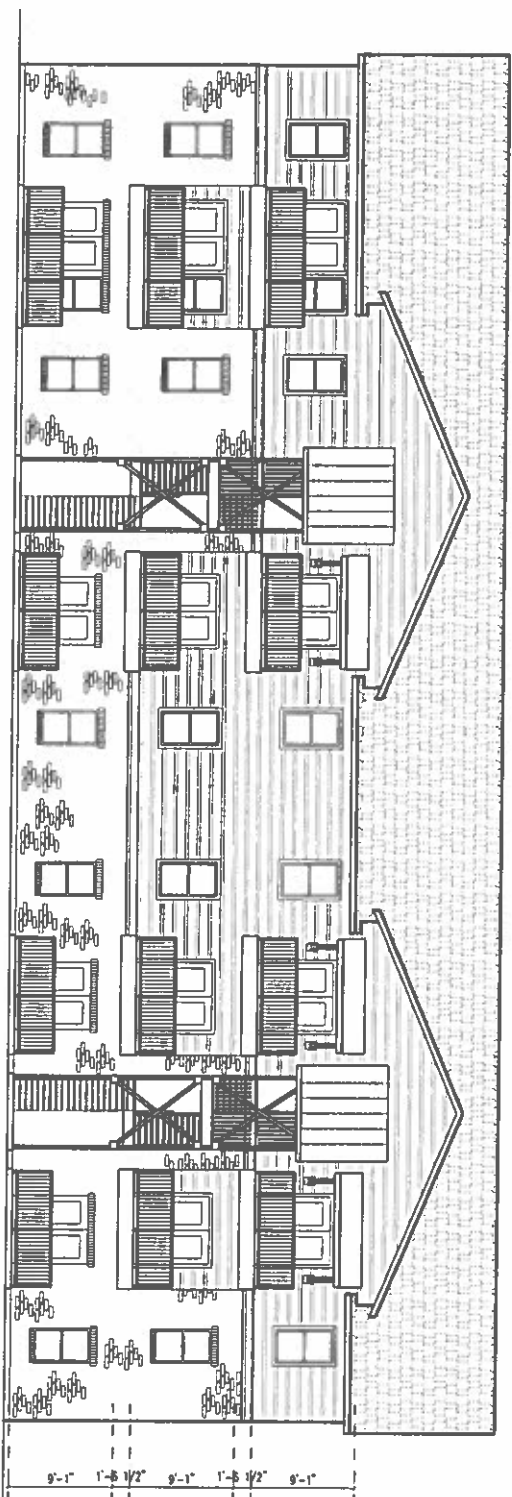
PARKING GAINED ON SITE

LOCATION		
LOC. A	+ 7	NEW SPACES
LOC. B	+ 9	NEW SPACES @ 0.2
LOC. C	+ 6	NEW SPACES
LOC. D	+ 2	NEW SPACES
LOC. E	+ 5	NEW COMPACT SPAC
*LOC. F	- 5	EXISTING CONCRETE
OTHER	+ 20	GENERAL RE-STRIPE
TOTAL PARKING GAINED	+ 44	

* VERIFY

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5801 Mojave Drive Austin TX 78745
 Phone: 512-680-7905 / Email: mhart@markhartar

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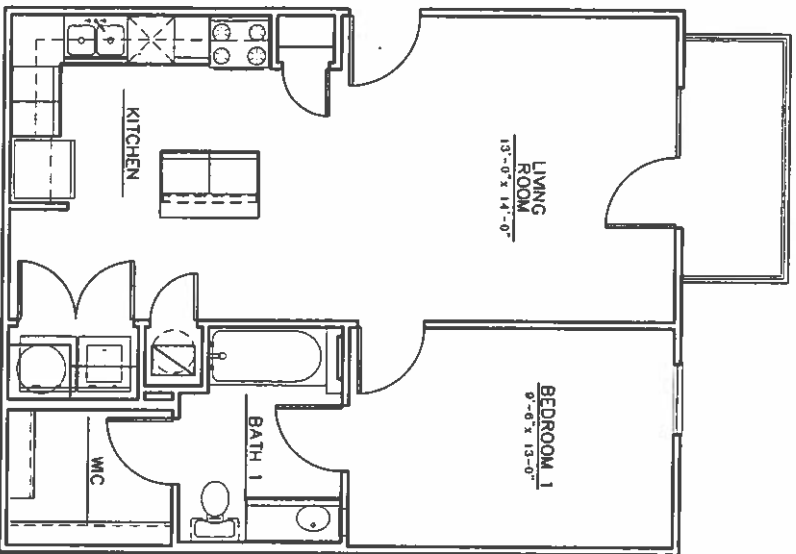


1 BUILDING ELEVATION
3 STORY
TYPE VA
1/8"

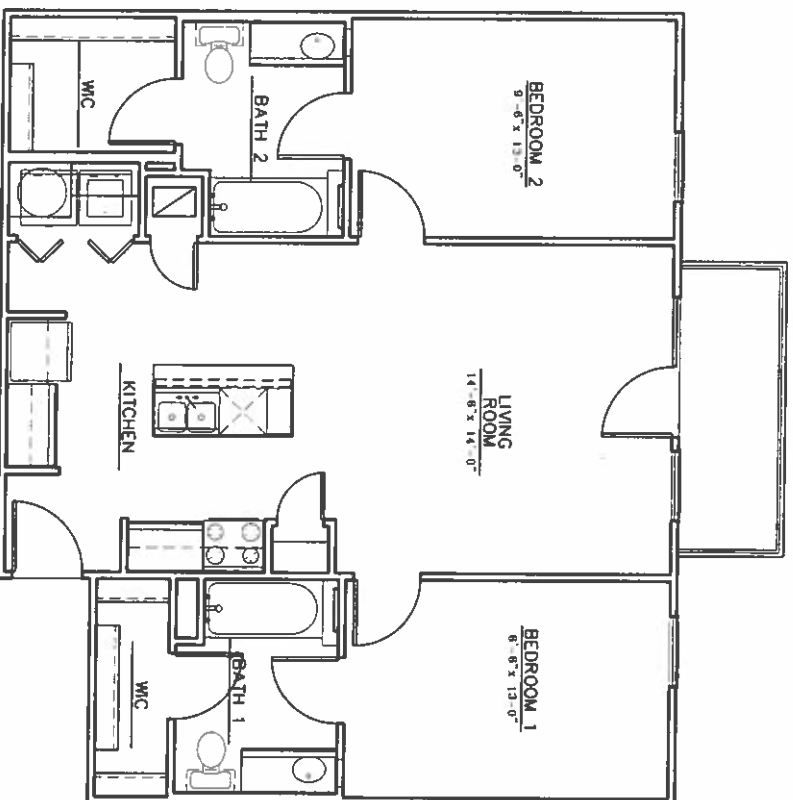
Mark Hart Architecture,
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3707 Manchaca "The Grove"

SCHEMATIC UNIT DESIGN



1 UNIT TYPE A
1 BED AND 1 BATH
675 S.F.
1/8"



2 UNIT TYPE B
1 BED AND 1 BATH
986 S.F.
1/8"

December 13, 2011

**To: City of Austin Planning Commission
Austin City Council**

RE: Zoning Case C14-2011-0093

Dear Commissioners and Councilmen:

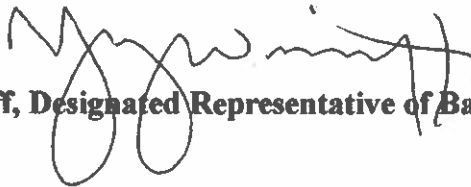
The South Lamar Neighborhood Association (SLNA) and the Barton Oaks Neighborhood Association (BONA) are pleased to provide this Letter of Support for Case #C14-2011-0093, to rezone approximately 9.21 acres at 3707 Manchaca Road, also known as The Grove Apartments, from LO and MF-2 to LO-CO, MF-2, and MF-3, in accordance with the attached Zoning District Map and the proposed Conditional Overlay and Restrictive Covenant conditions listed in the Staff Report for this case.

We appreciate the Property Owner's willingness to work proactively with our neighborhoods to achieve a mutually agreeable rezoning solution.

Sincerely,



Bob Thompson, Designated Representative of South Lamar Neighborhood Association



Jim Wittliff, Designated Representative of Barton Oaks Neighborhood Association



NOVEMBER 1, 2011

October 18, 2011

Revised December 9, 2011

ELB FOREST APARTMENTS LTD.

C/o Mr. Braxton (Traci) Bledsoe

Hughes Capital Management, Inc.

1301 S. Capital of Texas Highway

Suite A-300

Austin, TX 78746

RE: Preliminary Drainage Analysis
The Grove Multifamily Complex Redevelopment
1707 Manchaca Rd
City of Austin, Travis County, Texas

Dear Mr. Bledsoe:

Please accept this letter as a preliminary recommendation for drainage runoff for the above referenced project. This recommendation was prepared by Ward, Cetz & Associates, LLP (WCA) and is based upon the existing topography study and visual inspection of the site. The purpose of this letter is to identify construction methods to help alleviate the adjacent single family homes located on the north property line east of Fleetwood Circle. This letter does not supersede any city, county, or state requirements, codes, or specifications.

According to the topography of the site, a portion of the runoff flowing to the north property line is diverted east and eventually south to the southeast corner of the property via a grass swale. If the intention of this grass swale was to divert all runoff east, then the swale would need to be sized accordingly. Upon visual inspection, the swale has been compromised over the years by natural erosion. In addition, silt has reduced its capacity.

In order to restore the original drainage pattern as designed during the construction of the property, the owner would need to regrade the swale and berm to convey the runoff east. Since the runoff to the berm and swale is minimal, any additional berm height will create a significant increase in capacity. In order to minimize impact to the trees in the area, the regrade of the swale should be limited to 10-15" in width. The berm height should be regraded to be even sloped with the swale. Any portion of the swale that has been compromised should be rebuilt. Soil or another revegetation method should be used in all areas of disturbance to stabilize the soil. The scope of the construction work has been estimated to be a maximum of 20 cubic yards of dirt to be relocated.

If there are any questions, please feel free to contact me at (512) 394-1900 or on my cell at (512) 784-7078.

Sincerely,

Scott M. Wuest, P.E.

Partner

Texas Firm Registration No. 9756

Phone: (512) 394-1900 FAX: (512) 394-1901 Austin, TX 78701

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

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: C14-2011-0093

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Oct 11, 2011, Planning Commission

Nov 3, 2011, City Council

Jason Goerner

Your Name (please print)

3713 A Manchaca

Your address(es) affected by this application

Jason Goerner

Signature

Date

Daytime Telephone: 512-786-6363

Comments:

Crime across the street is
already too much. More people
with low incomes will make it
worse.

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

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

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Case Number: C14-2011-0093

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Oct 11, 2011, Planning Commission
Nov 3, 2011, City Council

Camille Perry

Your Name (please print)

2211 Eva Lane Austin TX 78704

Your address(es) affected by this application

Camille Perry

Signature

Oct. 5 2011

Date

Daytime Telephone: (512) 444-0754

Comments: I attended the South Lamar Neighborhood

Association meeting in September where this was
being discussed. A number of Barton Oaks NA
residents who live near this proposed change were
also in attendance and I heard them voice their
concerns. I am familiar with the nice homes there
and understand their objections. Also, this apartment
complex extends deep into that neighborhood making
this even more inappropriate.

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

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object