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ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0066 – Mary Stinson &
James Ramsey

Z.A.P. DATE: August 7, 2012

ADDRESS: 7709 and 7731 Manchaca Road

OWNERS: Mary Stinson; James and Rita Ramsey

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: DR

TO: MF-2

AREA: 7.404 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence (low density) – conditional overlay (MF-2-CO) combining district zoning. The Conditional Overlay limits the density to 17 units per acre (MF-1 density).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

August 7, 2012:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of unplatted property developed with one single family residence and has been zoned development reserve (DR) since its annexation into the City in November 1984. The property has frontage on Manchaca Road and abuts the Union Pacific Rail Road (UPRR) line on its east side. There are single family residences and manufactured homes on Kelibar Lane, a church and school to the north (DR; SF-3), a few single family residences on large lots and a church with school to the south (DR; GO-CO), and single family residences and duplexes across Manchaca Road to the west (SF-2, SF-3, LO). 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 a range of 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 a similarly situated property with MF-2-CO zoning, with the CO limiting density to 17 units per acre is located further north. 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:

	ZONING	LAND USES
<i>Site</i>	DR	Single family residence; Undeveloped
<i>North</i>	DR; SF-3; LO-CO; W/LO-CO	Single family residences; Manufactured homes; Church and school
<i>South</i>	DR; GO-CO	Undeveloped; A few single family residences; Church and school
<i>East</i>	DR; SF-6-CO	Single family residences; Undeveloped (proposed for condominium use)
<i>West</i>	SF-2; SF-3; LO	Single family residences; Duplexes

AREA STUDY: N / A**TIA:** Is not required**WATERSHED:** South Boggy 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 Assoc. 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 997 – Tanglewood Oaks Owners Association 1037 – Homeless Neighborhood Association
 1075 – League of Bicycling Voters
 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. 1340 – Austin Heritage Tree Foundation
 1363 – SEL Texas

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0042 – 1300 W. Dittmar Road Rezoning	SF-6-CO to SF- 6-CO to remove the CO that limits height for a building or structure to 20'	To Grant	Scheduled for August 2, 2012
C14-2010-0165 – Milestone Manchaca – 7337	DR to MF-2	To Grant MF-2-CO with CO limiting density to MF-1	Apvd. MF-2-CO as ZAP rec. (12-9-2010).

Manchaca Rd.			
C14-06-0096 – Legacy Oaks Christian School – 7915 Manchaca Rd.	DR; SF-2; SF-3 to GO-CO	To Grant GO-CO with CO limiting building height to 45'; prohibiting club or lodge; family home; group homes (all types); medical offices (all sizes); off-site accessory parking; residential treatment; restaurant (limited); and urban farm; prohibits access to Baxter Springs Rd.; and 4) 2,000 vehicle trips/day limit.	Apvd. GO-CO as ZAP rec. (7-27-2006).
C14-05-0091 – Lelah's Crossing – 1300 W. Dittmar Rd.	DR; GO to MF-1	To Grant SF-6-CO with a density limitation of 6 u.p.a. and height limit of 20 feet; Restrictive Covenant for the Neighborhood Traffic Analysis	Apvd SF-6-CO with a Restrictive Covenant for the Neighborhood Traffic Analysis, as ZAP recommended (4- 27-2006).
C14-85-055 (RCA) – Lelah's Crossing – 1300 W. Dittmar Rd.	To amend the RC to delete the rollback provision to RR, rural residence zoning	To Grant	Approved (4-27-2006).
C14-98-0025 – Manchaca Road Zoning – 7509 Manchaca Rd.	DR; SF-3 to LO; W/LO	To Grant LO-CO for Tracts 1 & 2; W/LO for Tract 3, with CO limiting vehicle trips to 2,000, and signage limited to an informational sign located on a berm not to exceed a height of 10'	Approved as Commission recommended (6-25- 1998).

RELATED CASES:

The property was annexed into the City limits in November 1984 (C7a-83-017 A, Ord. 841115-L).

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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: September 27, 2012 **ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 974-7719



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SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence (low density) – conditional overlay (MF-2-CO) combining district zoning. The Conditional Overlay limits the density to 17 units per acre (MF-1 density).

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 an orderly and compatible relationship among land 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 a similarly situated property with MF-2-CO zoning, with the CO limiting density to 17 units per acre is located further north. 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 subject property is developed with one single family residence and is otherwise undeveloped. The site is relatively flat and there appear to be no significant topographical constraints.

Impervious Cover

Within the South Boggy 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 South Boggy 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:

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<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 floodplain 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.

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.

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. The water and wastewater utility plan 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.

City records indicate that the site is currently served with an On-Site Sewage Facility. The owner, if wishing to remove the existing structure(s) and connect the site to City wastewater service, must connect the site to city wastewater service through the cutover process. For more information pertaining to the wastewater cutover process, contact Richard Price at 972-0210 or Dan Balboa at 972-0211. The cutover process may also initiate a required review by the Industrial Waste Division and/or the Cross Connection Division depending on building usage.

Currently, wastewater service does not appear to be available to the property by means of gravity service. It is recommended that the Service Extension Request process be initiated to determine how gravity wastewater service can be obtained for the site. For more information pertaining to the Service Extension Request process and submittal requirements contact Phillip Jaeger with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0207. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request review.

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.