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1

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0088 – Pannier 1.4

**Z.A.P. DATE:** September 18, 2012

**ADDRESS:** 8721 Manchaca Road

**OWNER:** Pannier 2007, Ltd.  
(John P. Cummings)

**AGENT:** Jim Bennett Consulting  
(Jim Bennett)

**ZONING FROM:** LR-CO

**TO:** GO-CO **AREA:** 1.43 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general office – conditional overlay (GO-CO) combining district zoning. The Conditional Overlay limits the number of vehicle trips to no more than 2,000 per day.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

September 18, 2012:

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject rezoning area consists of one undeveloped, platted lot located at the southeast corner of Manchaca Road and Pannier Lane. The property is zoned neighborhood commercial – conditional overlay (LR-CO) combining district zoning by way of a 1985 case and represents a portion of one of several tracts covering approximately 108 acres and extending between Dittmar Road and Slaughter Lane. The Conditional Overlay limits the property to the more restrictive of two stories or 35 feet in height. There is undeveloped property to the north (LR-CO), single family residences in the Laurelwood Estates subdivision to the east (SF-3; SF-3-CO), a single family residence and undeveloped property to the south (LO-MU-CO), and a service station with food sales and automotive washing, offices and a church across Manchaca Road to the west (LR-CO; GR-CO; GO-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the general office – conditional overlay (GO-CO) district to accommodate the development of medical office uses. The GO district permits medical offices exceeding 5,000 square feet in size (gross floor area), and a maximum building height of 60 feet. Staff recommends the Applicant's request given its location on an arterial roadway, and the creation of a transition from commercial zoning to the north to more restrictive office zoning to the south that has its only frontage on Manchaca Road. The Conditional Overlay limits development to less than 2,000 vehicle trips per day.

C3  
2**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LR-CO	Undeveloped
<i>North</i>	LR-CO	Undeveloped
<i>South</i>	LO-MU-CO	One single family residence; Undeveloped; Stable
<i>East</i>	SF-3	Single family residences within the Laurelwood Estates subdivision
<i>West</i>	LR-CO; GR-CO; GO-CO; MF-2-CO	Service station/Food sales/Automotive washing; Offices; Church

**AREA STUDY:** N / A**TIA:** Is not required**WATERSHEDS:** South Boggy Creek;  
Slaughter Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association  
 217 – Tanglewood Forest Neighborhood Association    511 – Austin Neighborhoods Council  
 627 – Onion Creek Homeowners Assoc.    742 – Austin Independent School District  
 786 – Home Builders Association of Greater Austin    943 – Save Our Springs Alliance  
 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:**

Casey Elementary School

Paredes Middle School

Akins High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-02-0042 – 9007 Manchaca Rd.	DR to LR	To Grant LO-MU-CO with CO for 2,000 trips and 15' vegetative buffer w/i 25' setback	Approved LO-MU-CO with CO for 2,000 trips/day (10-03-2002).
C14-01-0099 – Jackson Estates – 8807 Manchaca Rd.	DR to LR	To Grant LO-MU-CO	Approved LO-MU-CO

C14-98-0140 – Laurelwood Estates – In the vicinity of Manchaca and Dittmar Rds.	LR-CO to SF-3	To Grant	Approved (11-19-98).
C14-97-0011 – Southwest Church of Christ – 8900 Manchaca Rd.	DR to GO; NO	To Grant GO-CO w/conds. for Tract 1; NO for Tract 2	Approved GO-CO for Tract 1; NO-CO for Tract 2 (4-24-97).

**RELATED CASES:**

The subject property was identified as a portion of Tract 1 and part of several tracts totaling 107.95 acres zoned in November 1993 (C14-85-022 – Franklin Federal Bancorp). Tract 1 was rezoned to LR-CO with the CO limiting height to two stories or 35 feet, whichever is more restrictive.

The rezoning area is platted as Lot 1 of the Pannier Point Subdivision (C8-2008-0077.0A). Please refer to Exhibit B.

There is an existing site plan on this property with an expiration date of November 17, 2012, for retail/convenience store (SP-2008-0549C).

**ABUTTING STREETS:**

Name	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
FM 2304 / Manchaca Road	Varies	MAD-6 (29,000 vpd)	Yes	Yes, Route No. 3	Yes, Route No. 27
Pannier Lane	Varies	Varies	Yes	No	No

**CITY COUNCIL DATE:** October 18, 2012

**ACTION:**

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

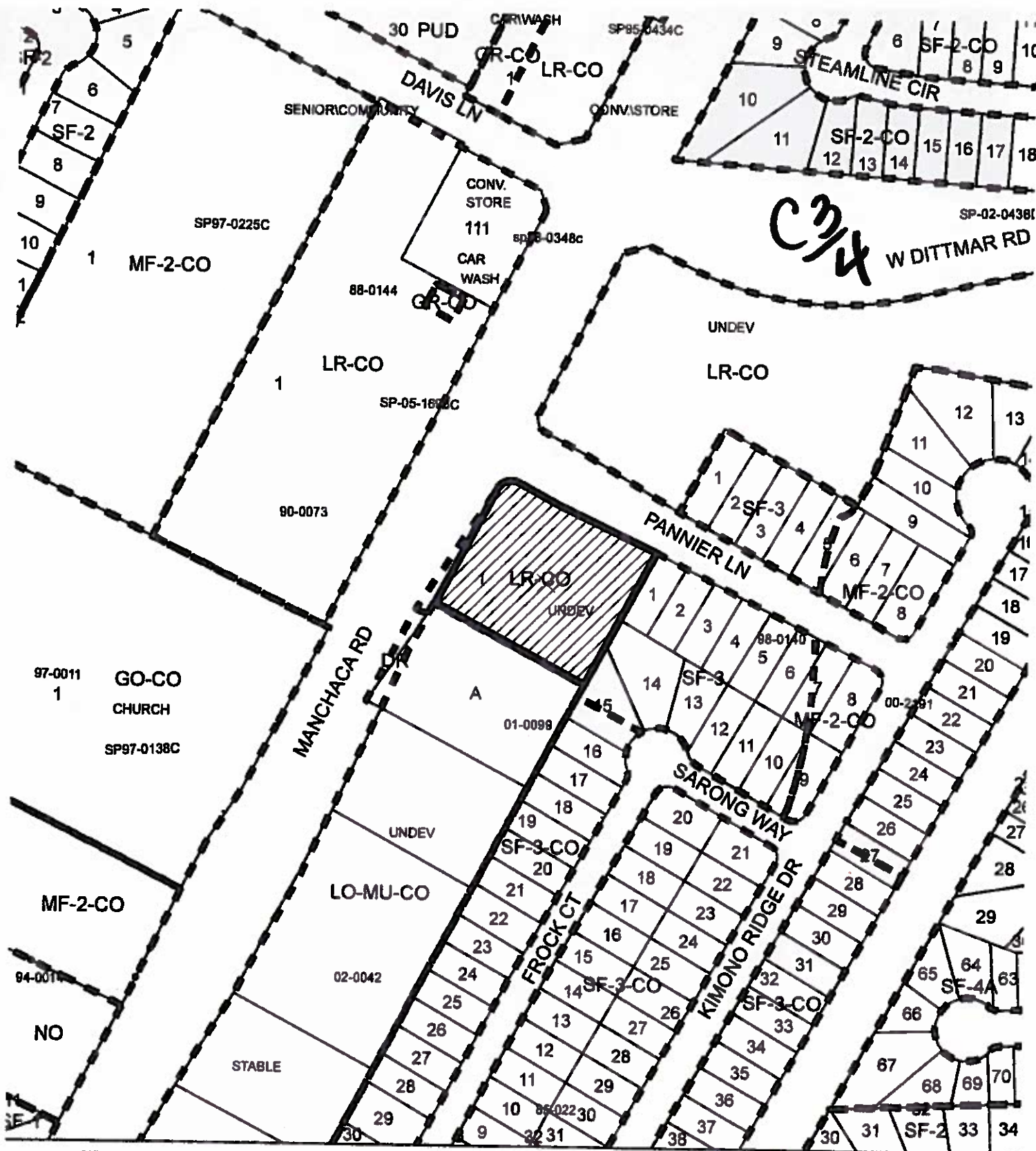
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

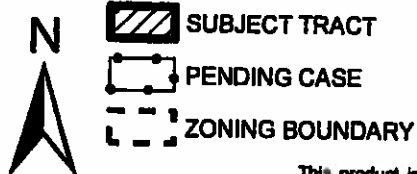
**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 974-7719



**ZONING**  
**ZONING CASE# C14-2012-0088**

*EXHIBIT A*



1"=200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding the accuracy or completeness of the information.





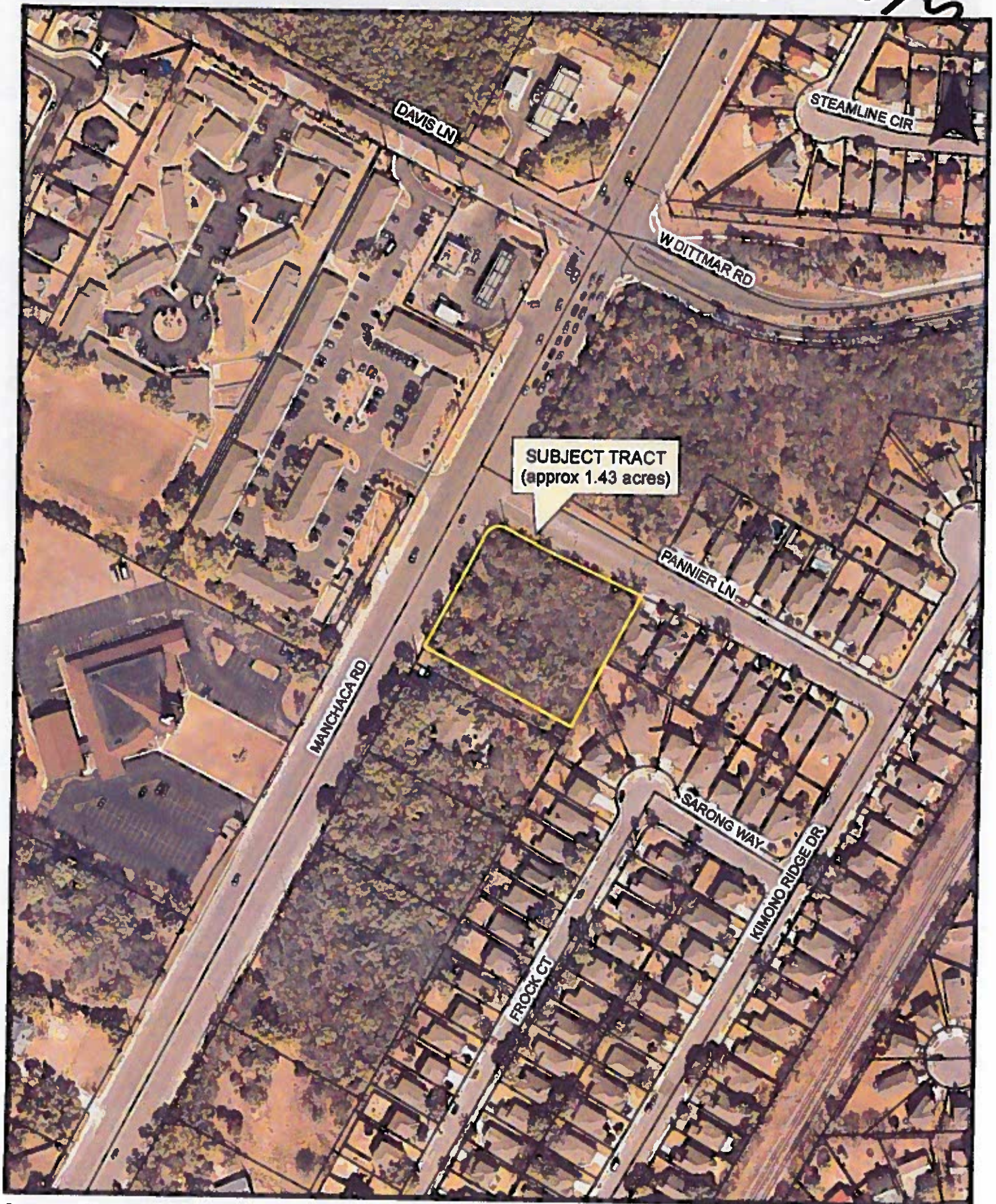


Image Data: 2009

Exhibit A-1

0 100 200 400 Feet

1 inch = 200 feet



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200800236

PROPOSED HIGHWAY

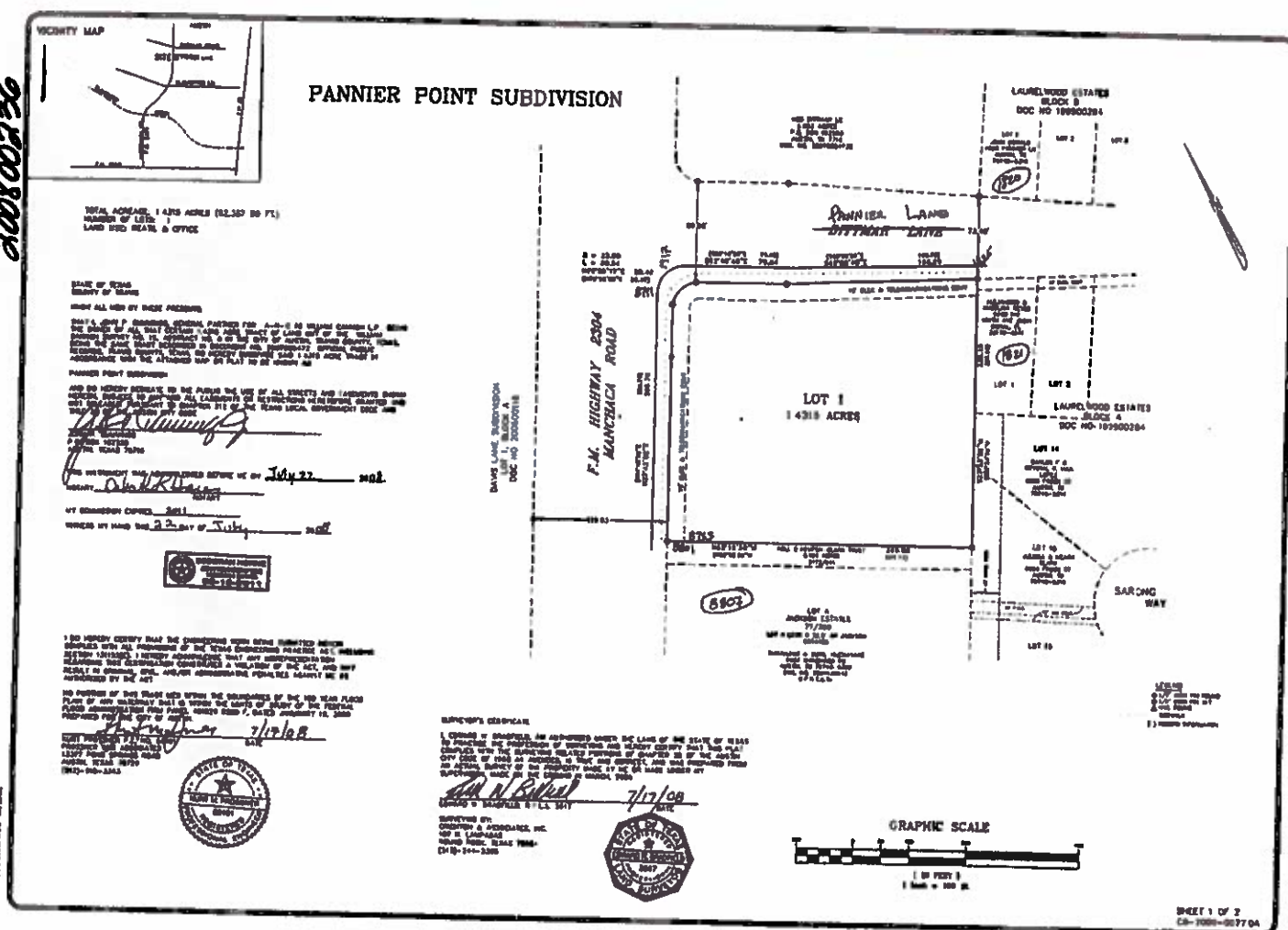


EXHIBIT B  
RECORDED PLAT

C3  
1/7**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general office – conditional overlay (GO-CO) combining district zoning. The Conditional Overlay limits the number of vehicle trips to no more than 2,000 per day.

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

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

The general office (GO) district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends the Applicant's request given its location on an arterial roadway, and the creation of a transition from commercial zoning to the north to more restrictive office zoning to the south that has its only frontage on Manchaca Road. The Conditional Overlay limits development to less than 2,000 vehicle trips per day.

**EXISTING CONDITIONS****Site Characteristics**

The subject property is undeveloped. The site is relatively flat and there appear to be no significant topographical constraints.

**Impervious Cover**

The maximum impervious cover allowed by the GO zoning district is 80%, a consistent figure between the *zoning and 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 Slaughter Creek and South Boggy Creek Watersheds of the Colorado River Basin, which are 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 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.

### **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].

### **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.



**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.

The site is subject to compatibility standards. Along the South and East property lines, 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.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 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, 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.
- 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.

## 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.austintexas.gov](http://www.austintexas.gov)

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: C14-2012-0090

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: September 18, 2012, Zoning and Platting Commission  
October 18, 2012, City Council

*John Lewis, General Partner  
WR LEWIS ENT. CO.*

☒ I am in favor  
☐ I object

Your Name (please print)

*8811 S. FLEET STREET*

Your address(es) affected by this application

*9-11-12*

Date

Signature

Daytime Telephone:

Comments:

*LET THEM BUILD*

*Small Business will*

*Rebuild America*

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

*C3  
10*

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Case Number: C14-2012-0088

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: September 18, 2012, Zoning and Platting Commission  
October 18, 2012, City Council

John W. Blunt Jr.

Your Name (please print)

8700 Manduca Rd #506

Your address(es) affected by this application

John W. Blunt Jr.

Signature

9-10-12

Date

Daytime Telephone: 512-292-3377

Comments:

I support this zoning change.  
It will be good for the neighborhood.

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

C3  
-1