

C7/1

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0071
Old Manor Road Development

Z.A.P. DATE: October 15, 2013

ADDRESS: 7701 1/2 Old Manor Road

AREA: Tract 1: 5.02 acres
Tract 2: 13.18 acres

OWNER: Kanton Labaj

AGENT: Hector Avila

FROM: I-RR

TO: Tract 1: CS
Tract 2: MF-3

SUMMARY STAFF RECOMMENDATION:

For Tract 1, Staff recommends Community commercial-conditional overlay (GR-CO) combining district zoning. The conditional overlay would make the property would also be subject to the terms of the attached traffic impact analysis (TIA) memorandum. The Applicant supports the Staff recommendation.

For Tract 2, Staff recommends Multifamily-low density-conditional overlay (MF-2-CO) combining district. The conditional overlay would prohibit Duplex residential land use, and make the property would also be subject to the terms of the attached traffic impact analysis (TIA) memorandum. The Applicant supports the Staff recommendation.

TIA: See attached TIA Memorandum

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

Z.A.P. COMMISSION RECOMMENDATION:

October 15, 2013:

ISSUES:

Area neighbors and property owners have expressed concern about additional duplex residential development in this vicinity. When informed that the Applicant agreed prohibit Duplex residential, neighbors and property owners were satisfied and supportive of the rezoning request. Staff received no opposition to multifamily or commercial land use.

DEPARTMENT COMMENTS:

Tract 1 is located at the intersection of Old Manor Road and Springdale Road/Manor Road, and is slightly north of Pecan Brook Drive. Undeveloped property zoned LO is located between the subject property and Pecan Brook Drive, and the AISD-owned Delco Activity Center is located across Pecan Brook Drive, with GR zoning. West of Tract 1, across Springdale/Manor, is a large tract of undeveloped land, that is unzoned and in the City of Austin ETJ. East of Tract 1 is Tract 2, which also has frontage on Old Manor Road. The northeastern boundary of Tract 2 lies along Crainway Drive, which is only partially

C14-2

constructed. Across Crainway to the northeast is AISD-owned Noak Sports Complex, as well as undeveloped property zoned I-RR. South of the property are properties zoned LO, MF-2, and SF-3. These properties are undeveloped. Southeast of the property are properties zoned SF-3 and I-SF-2 that are developed with duplexes. Please refer to Exhibits A and B (Zoning Map and Aerial Map). Exhibit C shows the proposed rezoning area with Tract 1 and Tract 2 called out.

The proposed rezoning and redevelopment will necessitate re-timing of traffic signals in the area. The attached TIA memorandum will require the property owner to pay for the adjustment. Please see Exhibit D (TIA Memorandum).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	LI-CO	Undeveloped
<i>South</i>	LO, MF-2, SF-3, I-SF-2, GR	Undeveloped, Duplex residential, Delco Activity Center
<i>East</i>	I-RR	Undeveloped, Noak Sports Complex
<i>West</i>	County	Undeveloped

NEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition
 Bluebonnet Hills Association
 LBJ Neighborhood Association
 Austin Independent School District

CITY COUNCIL DATE: November 7, 2013

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
 e-mail: heather.chaffin@austintexas.gov

PHONE: 974-2122

C1/3

STAFF RECOMMENDATION:

Staff recommends SF-2-CO to allow development of single family residences on the subject property. Analysis of the area shows an excess supply of duplex residential development, as well as strong community opposition to duplex development, which would be permitted in SF-3 zoning. Development of the property will also be required to share the cost of re-timing traffic signals.

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

SF-2-CO will allow development of single family residences on the subject property

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

The subject property is located adjacent to a large single family neighborhood, AISD Sports Complex and Walnut Creek Greenbelt. The residential character and low intensity of SF-2 development is compatible with all adjacent land uses.

COMPREHENSIVE PLAN

The zoning case is located on the south side of Old Manor Road and the corner of Manor/Springdale Road, which is a heavily traveled corridor. The property is 18.2 acres in size and is heavily wooded and vacant. The zoning case is not located with the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north and west, the Noak Sports Complex to the east, and the Wilhelmina Delco Center to the south on Pecan Brook Drive. The proposed uses for this property are commercial and multi-family land uses.

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, also identifies this section of Manor/Springdale Road as an Activity Corridor. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor.

Imagine Austin is supportive of developing a variety of land uses to promote 'complete communities', including a variety of housing types and commercial uses, which is demonstrated in the following IACP policies:

- LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

C7/4

- LUT P10. Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- H P1. Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.
- H P5. Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

SITE PLAN

SP 1. The property will be subject to Subchapter E: Design Standards and Mixed Use for development along a Suburban Roadway as the Principal Street. Additional comments will be provided upon submittal of a site development permit application.

SP 2. The subject property is within 540 feet of properties zoned or used as SF-5 or more restrictive; therefore, compatibility standards will be in effect.

TRANSPORTATION

TR1. A traffic impact analysis (TIA) is required and has been received. The TIA is currently under review. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on the review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

ENVIRONMENTAL

1. The site is not located over the Edwards 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%

2. According to floodplain maps, there is a floodplain within the project boundary. Based upon the close proximity of floodplain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

4. 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

C14/5

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.

5. Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

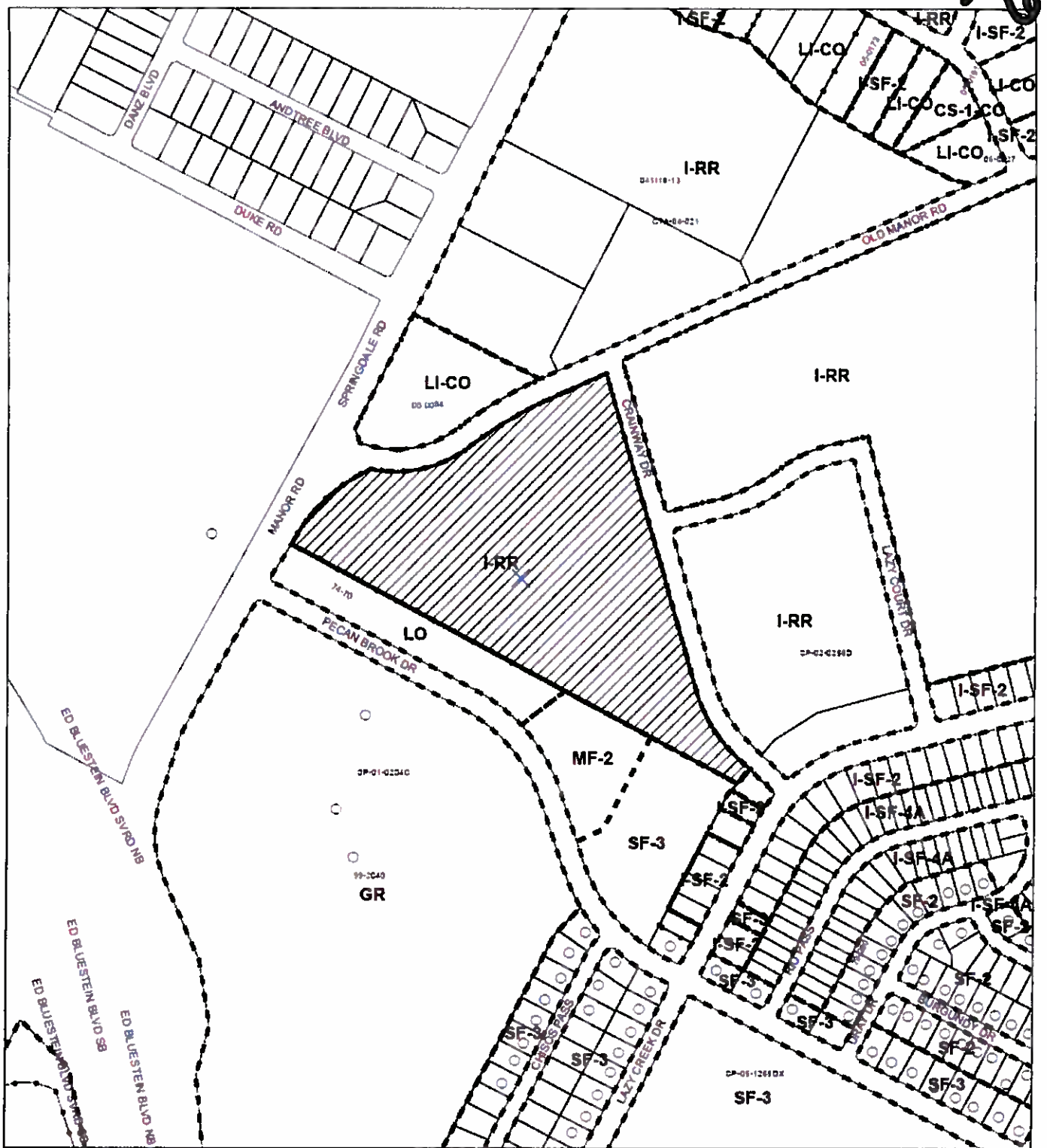
- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.




6. 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.

WATER UTILITY

WW1. 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. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

376



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

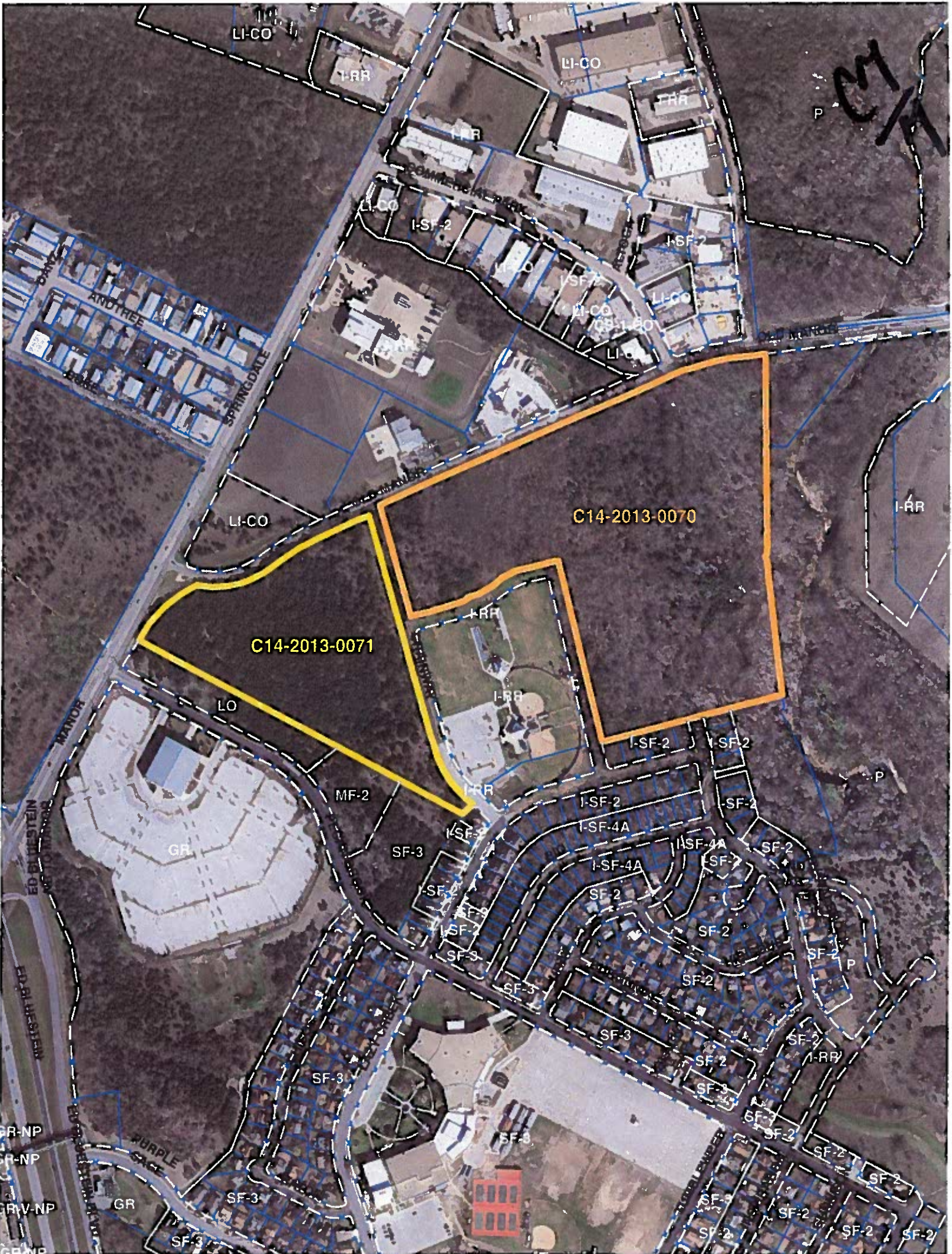
ZONING CASE
C14-2013-0071

1" = 400'

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 specific accuracy or completeness.





LI-CO

I-RR

LI-CO

I-RR

M

I-RR

LI-CO

I-SF-2

I-SF-2

DANNY

ANDREE

SPRINGDALE

I-SF-2

I-SF-2

LI-CO

LI-CO

LI-CO

LI-CO

LI-CO

LI-CO

LI-CO

C14-2013-0070

I-RR

C14-2013-0071

I-RR

I-RR

LO

I-SF-2

SF-2

P

MANOR

MF-2

I-RR

I-SF-2

SF-2

ED BLUESTEIN

GR

SF-3

I-SF-3

I-SF-4A

SF-2

ED BLUESTEIN

I-SF-2

I-SF-4A

I-SF-4A

SF-2

ED BLUESTEIN

SF-2

SF-2

SF-2

SF-2

SF-2

P

ED BLUESTEIN

SF-3

SF-3

SF-3

SF-2

SF-2

SF-2

I-RR

ED BLUESTEIN

ED BLUESTEIN

PURPLE SAGE

SF-3

SF-3

SF-3

SF-2

SF-2

SF-2

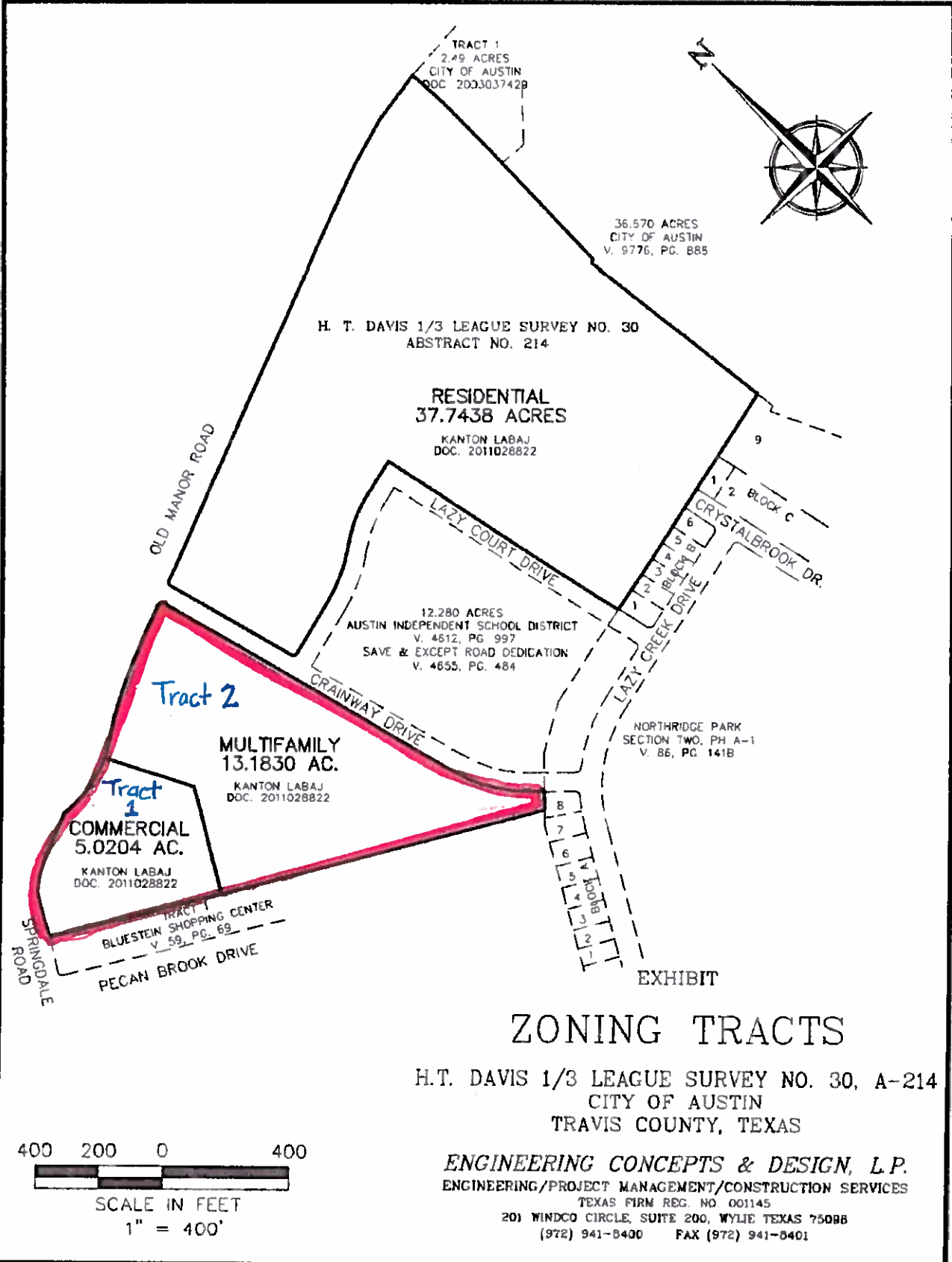
SF-2

SF-2

SF-2

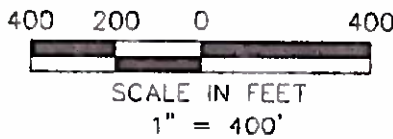
ED BLUESTEIN

CM/A



ZONING TRACTS

H.T. DAVIS 1/3 LEAGUE SURVEY NO. 30, A-214
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75088
(972) 941-8400 FAX (972) 941-0401

DATE: 8-8-2012

Named Projects\Austin Manor\dwg\Exhibit Zoning.dwg