

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0119 – Manchaca Storage

Z.A.P. DATE: August 19, 2014

ADDRESS: 9507 Manchaca Road

OWNER/APPLICANT: Laurelwood Business Park Group (David Beseda)

ZONING FROM: CS-CO

TO: CS-CO, to change a condition of zoning

AREA: 4.637 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay: 1) limits height to 40 feet or three stories and 2) limits the number of daily vehicle trips to 2,000.

ZONING & PLATTING COMMISSION RECOMMENDATION:

August 19, 2014: *APPROVED CS-CO DISTRICT ZONING, TO CHANGE A CONDITION OF ZONING, AS STAFF RECOMMENDED, BY CONSENT*

[P. SEEGER; S. COMPTON – 2ND] (5-0) C. BANKS; G. ROJAS – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is undeveloped and has general commercial services – conditional overlay (CS-CO) combining district. The property is accessed by way of a 15-foot wide driveway from Manchaca Road, an arterial roadway. The Missouri – Pacific railroad forms the eastern boundary line and is lined on both sides by small Mesquite trees. The lot is surrounded by commercial businesses, including fast food restaurants, two auto parts stores and an electronics store along Manchaca Road (GR-CO), and apartments further north (MF-2-CO). To the northeast and adjacent to the railroad is a 35,100 square foot indoor recreation use (CS-CO), and a detention pond to the south (GR-CO). There is a recent condominium development to the east (MF-2-CO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to change the conditional overlay (CO) to increase the maximum height of a building or structure from 2 stories and 35 feet to 3 stories and 40 feet in order to build a heated and cooled convenience storage use. Staff recommends the Applicant's change to the CO given its incremental nature, as well as adjacency to a major arterial and railroad, and surrounding zoning and land uses that are consistent and compatible. The Conditional Overlay will also continue to limit the number of daily vehicle trip to 2,000.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO	Undeveloped
<i>North</i>	GR-CO; MF-2-CO	Retail sales of auto parts; Auto washing; Indoor sports and recreation; Apartments
<i>South</i>	GR-CO	Fast food restaurants; Electronics store; Pharmacy; Undeveloped
<i>East</i>	N/A; MF-2-CO	Missouri-Pacific Railroad tracks; Condominiums
<i>West</i>	LR-CO; LO-CO; SF-1; SF-2	Convenience store; Retail sales; Four-plexes; Duplexes; Single family residences

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

26 – Far South Austin Community Association
 97 – Castlewood-Oak Valley Neighborhood Association
 217 – Tanglewood Forest Neighborhood Association
 242 – Slaughter Lane Neighborhood Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 658 – Texas Oaks North Neighborhood Association
 742 – Austin Independent School District 943 – Save Our Springs Alliance
 997 – Tanglewood Oaks Owners Association 1037 – Homeless Neighborhood Association
 1075 – Bike Austin
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1228 – Sierra Club, Austin Regional Group 1236 – The Real Estate Council of Austin, Inc.
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas
 1424 – Preservation Austin 1447 – Friends of the Emma Barrientos MACC

SCHOOLS:

Kocurek Elementary School

Bailey Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0063 – Slaughter Lane Commercial – 1701-1715 West Slaughter Ln	GR to CS	To Grant CS-CO w/CO for 2,000 trips and prohibiting campground, monument retail sales	Apvd CS-CO as Commission recommended (8-22-2014).

		and vehicle storage	
C14-00-2192 – Fain Rezoning – 1801 ½ W Slaughter Ln	GR-CO to GR-CO to allow a wording change from “structure” to “building” for 0.0548 acres to allow a telecommunication tower up to 120 feet tall.	To Grant GR-CO with a requirement for cobra arm – style mounting.	Approved GR-CO with CO for 35 feet in height (2-8-2001).
C14-00-2111 – Solera – 1200 W Slaughter Ln	DR to MF-2	To Grant MF-2-CO	Approved MF-2-CO with CO for 12.18 u.p.a. and conditions of the TIA (10-26-2000).
C14-94-0129 – Slaughter Lane Development – Slaughter Creek Dr	DR; SF-2 to LI	To Grant CS-CO	Approved CS-CO with CO prohibiting vehicle storage on Tract 2; and the following uses on Tracts 1 and 2: adult oriented uses; all restaurant uses; financial services; food sales; general retail sales (convenience) and medical offices; 2,000 trips per day (12-15-1994).
C14-85-022 – Franklin Federal Bancorp – Manchaca Rd at W Slaughter Ln	I-RR to SF, MF, Office and Commercial districts	To Grant LR (Tracts 1 and 3); MF-2 (Tracts 2 and 6); SF-3 (Tract 4); LO (Tract 5)	Approved LR-CO (Tract 1); MF-2-CO (Tracts 2 and 5); SF-3-CO (Tract 3); LO-CO (Tract 4); GR-CO (Tract 6) and CS-CO (Tract 7) (11-18-1993).

RELATED CASES:

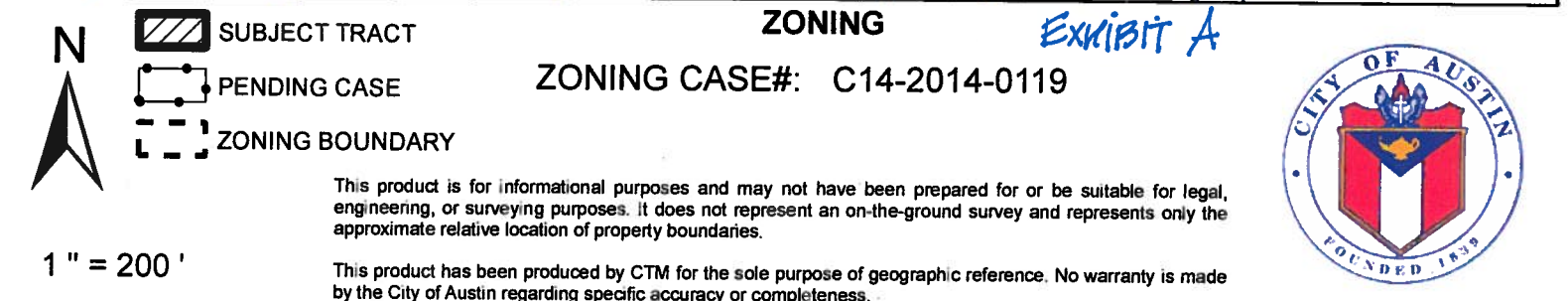
The property is platted as Block A, Lot 3 of the Laurelwood Commercial Section Four Subdivision, recorded in April 2001 (C8-95-0231.02.1A). Please refer to Exhibit B.

On December 7, 2006, the property was rezoned to CS-CO with the Conditional overlay for a 35 foot height and two story limit, and a maximum of 2,000 daily vehicle trips (C14-06-0198 – Laurelwood Commercial Section 4). Please refer to Exhibit C.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Manchaca Road	115 feet	94 feet	Arterial	Yes	Yes	Yes

CITY COUNCIL DATE: September 25, 2014**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 512-974-7719

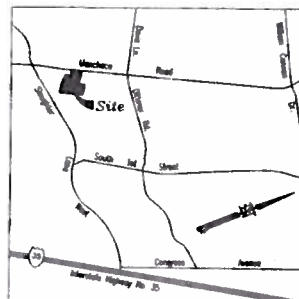




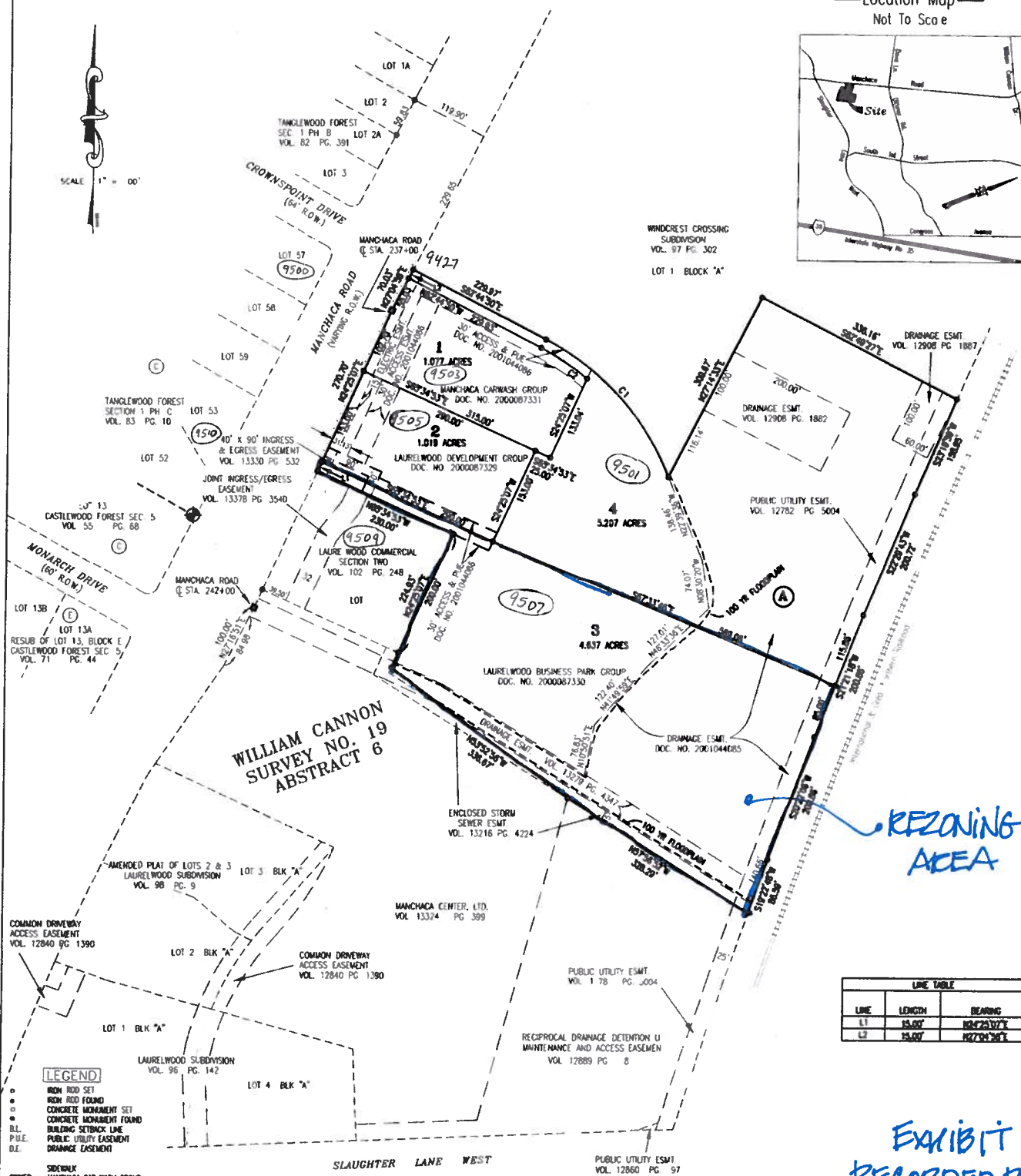
LAURELWOOD COMMERCIAL SECTION FOUR



—Location Map—
Not To Scale



WINDCREST CROSSING
SUBDIVISION
VOL. 97 PG. 302
LOT 1 BLOCK "A"



**WILLIAM CANNON
SURVEY NO. 19
ABSTRACT 6**

**REZONING
AREA**

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N82°25'07"E
L2	15.00'	N82°25'07"E

**EXHIBIT B
RECORDED PLAT**

SHEET 1 OF 2

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT

OWNER: MANCHACA CAR WASH GROUP
LAURELWOOD BUSINESS PARK GROUP
LAURELWOOD DEVELOPMENT GROUP

ACREAGE: 11.840 ACRES
SURVEY: WILLIAM CANNON SURVEY NO. 19, ABSTRACT 6
NO. OF LOTS: 4
F.L.M.A. MAP NO. 48453C-0606C DATED: 06-16-93
TARRANT COUNTY, TEXAS

19 LOT NUMBER
A BLOCK NUMBER
DATE: NOVEMBER 27, 2000

BENCHMARK: CHISELED "X" IN CONCRETE SPILLWAY
ELEVATION = 715.17' msl

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	400.00'	288.37'	130.77'	282.16'	S65°04'48"E	41°18'18"
C2	385.00'	84.02'	42.15'	83.85'	N82°25'07"E	12°30'14"



Carlson, Brigrance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PH (512) 280-9160 • FAX (512) 280-5165

ORDINANCE NO. 20061207-035

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9507 MANCHACA ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district and general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No C14-06-0198, on file at the Neighborhood Planning and Zoning Department, as follows

Lot 3, Block A, Laurelwood Commercial Section Four Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No 200100120, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 9507 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

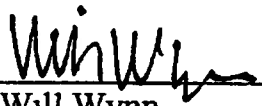
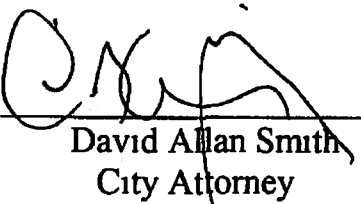
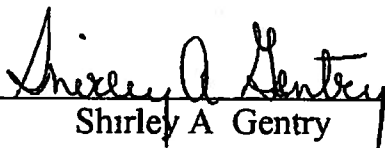
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

- 1 A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day
- 2 The maximum height of a building or structure is 35 feet from ground level
- 3 The maximum height of a building or structure is two stories

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code

PART 3. This ordinance takes effect on December 18, 2006

PASSED AND APPROVED

<u>December 7</u> , 2006	§ § §	<u></u> Will Wynn Mayor
APPROVED: <u></u> David Allan Smith City Attorney	ATTEST:	<u></u> Shirley A. Gentry City Clerk

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay: 1) limits height to 40 feet or three stories and 2) limits the number of daily vehicle trips to 2,000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

The lot takes access from Manchaca Road, an arterial roadway.

2. *Zoning should allow for reasonable use of the property.*

Staff recommends the Applicant's change to the CO given its incremental nature, as well as adjacency to a major arterial and railroad, and surrounding zoning and land uses that are consistent and compatible. The Conditional Overlay will also continue to limit the number of daily vehicle trip to 2,000.

EXISTING CONDITIONS**Site Characteristics**

The site is undeveloped and slopes to the east. The recorded plat shows the 100-year floodplain encompasses the eastern portion of this property, generally coinciding with the existing CS-CO zoning boundaries.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 80% based on the more restrictive watershed regulations.

Comprehensive Planning

This zoning case is located on the east side of Manchaca Road, on an undeveloped parcel that is approximately 4.6 acres in size. This project is not located within the boundaries of a Neighborhood Planning Area. Surrounding land uses includes a recreational building to the north (Soccer Zone), vacant land to the south, an auto parts store to the west, and a railroad track and single family houses to the east. The existing Conditional Overlay prohibits

buildings over 35 ft. tall and limits the number of trips to less than 2,000 per day. The proposed use is storage center.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP), identifies this property as being within the boundaries of a **Neighborhood Center**. Neighborhood Centers have a more local focus, and doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses generally serve the center and surrounding neighborhoods. Based on the comparative scale of this site relative to other surrounding commercial uses along this busy commercial corridor, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Slaughter 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. The site is in the Desired Development Zone.

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 Gross Site Area</i>	<i>% of Gross Site Area 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 location. However, COA GIS shows a critical water quality zone located along the entire eastern boundary of the site. Development is limited in the critical water quality zone per LDC 25-8.

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

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

Transportation

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Manchaca. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for Manchaca Road according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55]. Additional right-of-way may be required at the time of subdivision and/or site plan.

If the requested zoning is granted, it is recommended that joint access be provided for the adjoining lot fronting Manchaca.

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].

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: Manchaca Rd.

Water and Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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 new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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 Manchaca 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.
- 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.

Additional design regulations will be enforced at the time a site plan is submitted.