

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2014-0168 – Manchaca Storage

**Z.A.P. DATE:** November 18, 2014

**ADDRESS:** 9507 Manchaca Road

**OWNER/APPLICANT:** Laurelwood Business Park Group (Robert Russel Moore)

**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 52 feet or four stories and 2) limits the number of daily vehicle trips to 2,000.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

November 18, 2014: *APPROVED CS-CO DISTRICT ZONING, AS STAFF  
RECOMMENDED, BY CONSENT*

*[P. SEEGER; G. ROJAS – 2<sup>ND</sup>] (5-0) S. COMPTON; R. MCDANIEL – 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 3 stories and 40 feet (recently approved by Council on September 25, 2014) to 4 stories and 52 feet in order to build a heated and cooled convenience storage use. The proposed increase in height is driven by the Applicant's desire for a different building design and the building's location of more than 200 feet from the lot's frontage on Manchaca Road. Staff recommends the Applicant's change to

the CO given its 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:**

|              | <b>ZONING</b>            | <b>LAND USES</b>   |
|--------------|--------------------------|--|
| <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; Sage Meadow 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  
 742 – Austin Independent School District  
 943 – Save Our Springs Alliance  
 1075 – Bike Austin  
 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:**

| <b>NUMBER</b>                               | <b>REQUEST</b> | <b>COMMISSION</b>                                   | <b>CITY COUNCIL</b>                         |
|---|----------------|---|---|
| C14-2013-0063 – Slaughter Lane Commercial – | GR to CS       | To Grant CS-CO w/CO for 2,000 trips and prohibiting | Apvd CS-CO as Commission recommended (8-22- |

|   |  |   |  |
|---|--|---|--|
| 1701-1715 West Slaughter Ln   |  | campground, monument retail sales and vehicle storage                             | 2014).   |
| 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). On September 25, 2014, the property was rezoned again to modify the Conditional Overlay to a maximum of 40 feet in height and three stories (C14-2014-0119 – Manchaca Storage). 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:** December 11, 2014**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:** 512-974-7719



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.





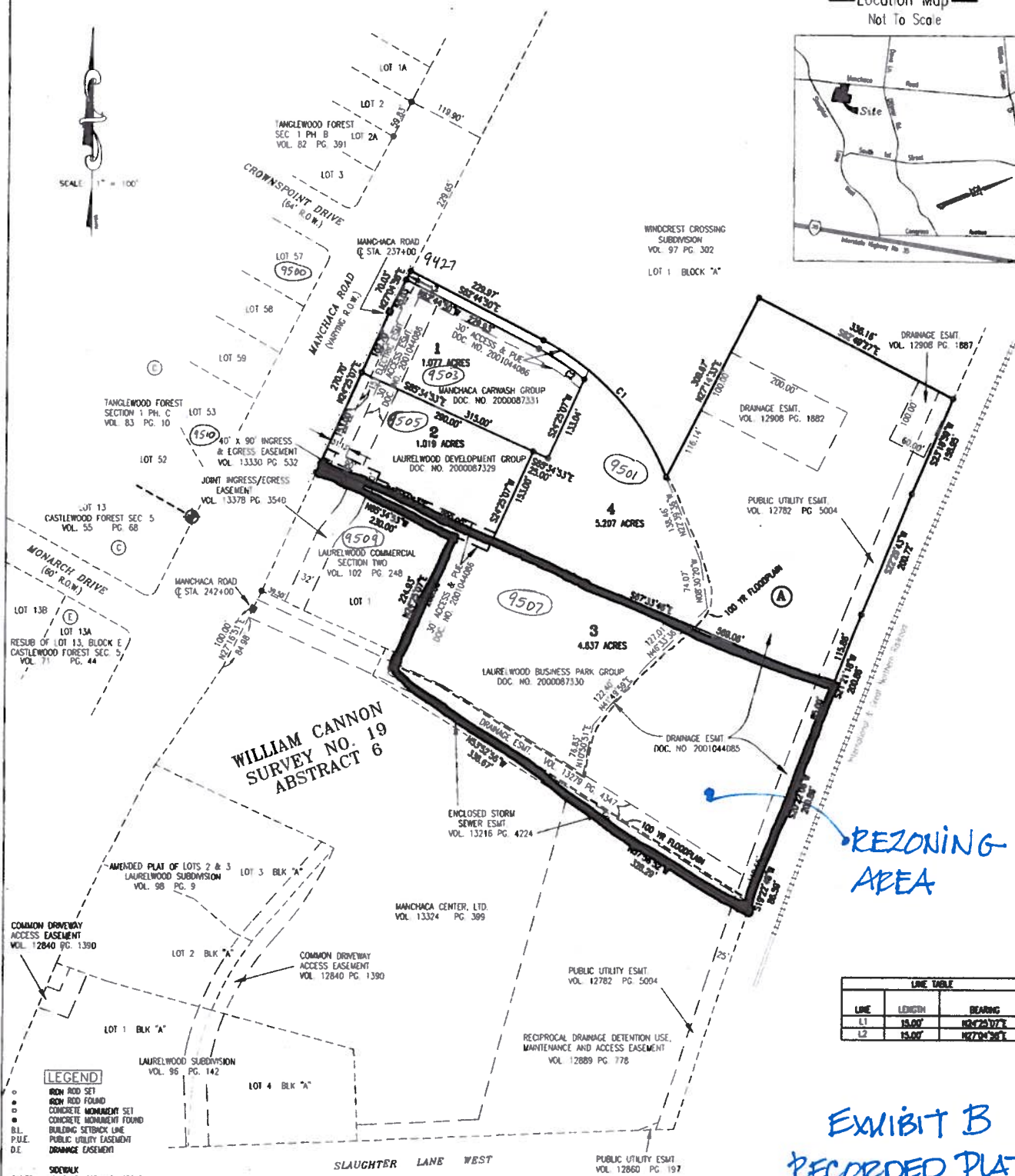


# LAURELWOOD COMMERCIAL SECTION FOUR

—Location Map—  
Not To Scale



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



**EXHIBIT B**  
**RECORDED PLAT**

SHEET 1 OF 2



Carlson, Brigrance & Doering, Inc.  
Civil Engineering • Surveying  
3401 Grainger Lane West • Austin, Texas 78748  
PH: (512) 280-5160 • FAX: (512) 280-5165

**ORDINANCE NO. 20140925-128**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9507 MANCHACA ROAD FROM 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 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. C14-2014-0119**, on file at the Planning and Development Review 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:

- A. 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.
- B. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 40 feet.
- C. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed three stories.

*EXHIBIT C*  
*SEPTEMBER 2014 ORDINANCE*



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 October 6, 2014.

**PASSED AND APPROVED**

\_\_\_\_\_, September 25, 2014

§  
§  
§



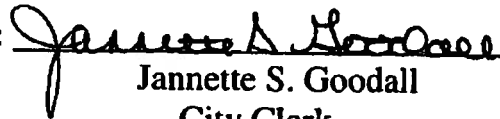
Lee Leffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Jannette S. Goodall  
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 52 feet or four 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.*

The proposed increase in height is driven by the Applicant's desire for a different building design and the building's location of more than 200 feet from the lot's frontage on Manchaca Road. Staff recommends the Applicant's change to the CO given its 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 rezoning 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), undeveloped 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 40 ft. tall and three stories, 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<br>(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.