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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2015-0010 – 11310 Manchaca Road

**Z.A.P. DATE:** May 5, 2015

**ADDRESS:** 11310 Manchaca Road

**DISTRICT AREA:** 5

**OWNER:** KC 4 Manchaca LP  
(John P. Cummings, Jr.)

**APPLICANT:** Wolfpack Group, LLC  
(Louis Wolfson, III)

**AGENT:** Drenner Group, PC (Dave Anderson)

**ZONING FROM:** LR-CO; LO-CO

**TO:** LR-MU-CO for Tract 1 (2 acres)  
LO-MU-CO for Tract 2 (4.03 acres)

**TOTAL AREA:** 6.03 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant neighborhood commercial – mixed use – conditional overlay (LR-MU-CO) combining district zoning for Tract 1 and limited office – mixed use – conditional overlay (LO-MU-CO) combining district zoning for Tract 2. On Tract 1, the Conditional Overlay prohibits drive-in services as an accessory use to commercial uses.

If the Applicant's request for LR-MU-CO and LO-MU-CO district zonings are granted, then it is recommended that a Restrictive Covenant which includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 8, 2003, as provided in Attachment A, accompany the zoning change.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

May 5, 2015:

**ISSUES:**

The Applicant has met with representatives of the Hillcrest and Olympic Heights subdivisions to discuss the rezoning case.

A resolution from Council in support of an application to the Texas Department of Housing and Community Affairs for an award of low income housing tax credits on the subject property was approved on February 12, 2015. Please refer to Attachment B.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of two unplatted, undeveloped tracts at the southwest corner of Manchaca Road and Ravenscroft Drive. Since early 2003, Tract 1 has neighborhood commercial – conditional overlay (LR-CO) zoning and is surrounded by limited office – conditional overlay (LO-CO) zoning. There is undeveloped property at the northwest corner that also has LR-CO/LO-CO zoning in a similar configuration since early 2003. The tracts are located at the entrance to the Hillcrest subdivision to the west (generally SF-2), and the Olympic Heights subdivision is to the south (I-SF-4A). There are townhomes across Manchaca Road to the east (SF-6-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested the addition of the mixed use (-MU) combining district to both tracts so that the property may be developed with 90 multi-family residential units (approximately 15 units per acre), to be known as LaMadrid Apartments. The addition of the mixed use to the existing zonings would add flexibility in terms of site development, and introduce the ability to construct residential uses and support the Council resolution.

As information, the addition of the –MU district to the LR and LO districts allows for development at MF-2 / MF-3 densities (23-36 units per acre) to occur, depending on unit mix. The Conditional Overlay will continue to prohibit drive-in services as an accessory use to a commercial use on Tract One, and the conditions from the Traffic Impact Analysis prepared with the 2002 zoning case will be captured in a Restrictive Covenant, according to current practice. Staff thinks that the addition of –MU at the intersection of a major arterial and collector street is appropriate for higher density residential as well as commercial and office uses. As information, the closest multi-family residential development is approximately 3,250 feet (more than 6/10ths of a mile) to the northeast, at the intersection of Manchaca Road and Old Manchaca Road.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LR-CO; LO-CO	Undeveloped
<i>North</i>	LR-CO; LO-CO; SF-2	Undeveloped (site is cleared); Single family residences in the Hillcrest subdivision
<i>South</i>	GR-CO; I-SF-4A	Undeveloped; Single family residences in the Olympic Heights subdivision
<i>East</i>	I-SF-2; SF-6-CO	Single family residences in the Canterbury Trails subdivision; Townhomes in the Ravenscroft Townhomes subdivision (78 units in 23 buildings)
<i>West</i>	RR; SF-2; SF-4A	Pond; Single family residences in the Hillcrest subdivision

**AREA STUDY:** N/A

**TIA:** Completed in 2002-03; addition of -MU is a reduction in vehicle trips – Please refer to Attachment A

**WATERSHED:** Slaughter Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**SCHOOLS:**

Menchaca Elementary School

Bailey Middle School

Akins High School

**NEIGHBORHOOD ORGANIZATIONS:**

217 – Tanglewood Forest Neighborhood Association

627 – Onion Creek Homeowners Association 742 – Austin Independent School District

943 – Save Our Springs Alliance 1214 – Bauerle Ranch Homeowner’s Association

1228 – Sierra Club, Austin Regional Group

1340 – Austin Heritage Tree Foundation

1359 – Hillcrest Homeowners Association

1363 – SEL Texas

1398 – Commander, Watch (Olympic Heights)

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2010-0038 – Rezoning 1.56 acres at 11410 Manchaca Rd	I-RR to GR-CO, as amended	To Grant GR-CO w/CO allowing all LR uses and indoor entertainment, requires that a service station be located a min. of 50’ from the west property line, establishes that a land use which includes a drive-in services use requires a CUP site plan and limits trips to 2,000/day.	Apvd GR-CO as Commission recommended (11-04- 2010).
C14-06-0101 – Ravenscroft – 11401-11499 Block of Manchaca Rd	I-RR to SF-6	To Grant SF-6-CO w/ CO limited to 26 units and 300 trips/day, with a RC for the Neighborhood Traffic Analysis	Apvd SF-6-CO w/CO limited to 18 units, 5.388 u.p.a. and 300 trips per day, with a RC for the Neighborhood Traffic Analysis (09-28-2006).
C14-06-0102 – Ravenscroft – 11301-11351 Block of Manchaca Rd	I-RR to SF-6	To Grant SF-6-CO w/ CO limited to 70 units and 698 trips/day, with a RC for the	Apvd SF-6-CO w/CO limited to 78 units, 9.72 u.p.a. and 698 trips per day, with a

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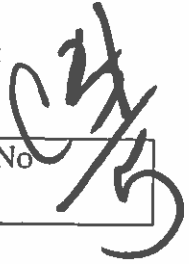
		Neighborhood Traffic Analysis	RC for the Neighborhood Traffic Analysis (09-28-2006).
C14-05-0009 – Brazos Zoning – 11410 Manchaca Rd	I-RR to GR	To Grant GR-CO w/CO allowing business support services, general retail sales (general), personal improvement services and restaurant (general) and all LR uses, prohibit drive-in services as an accessory use to a commercial use, and 2,000 trips/day.	Apvd GR-CO w/the CO for: 1) limits the development to the following GR uses: restaurant (general); business support services; retail sales (general); and personal improvement services, and all LR uses; 2) prohibits drive-in service as an accessory use to a commercial use; 3) 2,000 trips per day; 4) requires the application of compatibility standards. The Restrictive Covenant limits the personal improvement services use to health and fitness clubs (07-28-2005).

**RELATED CASES:**

The property was annexed into the City limits on December 26, 2001 (C7a-01-007). There are no related subdivision or site plan applications on the subject property. Zoning for the subject property as well as the LR-CO/LO-CO property across Ravenscroft Drive to the north was approved by Council on April 10, 2003 (C14-02-0065 and C14-02-0066 – 14.44 Joint Venture). For both cases, the Conditional Overlay is for the conditions of the Traffic Impact Analysis and prohibits drive-in services as accessory to commercial on Tract 1. Please refer to Exhibit B.

**EXISTING STREET CHARACTERISTICS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Manchaca Road / FM 2304	120 feet	90 feet	Major Arterial (27,000 vpd)	No	Yes, Route No. 27	No



Ravenscroft Drive	Varies	Varies	Collector (3,861 vpd)	Yes	Route No. 88	No
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**CITY COUNCIL DATE:** June 11, 2015

**ACTION:**

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

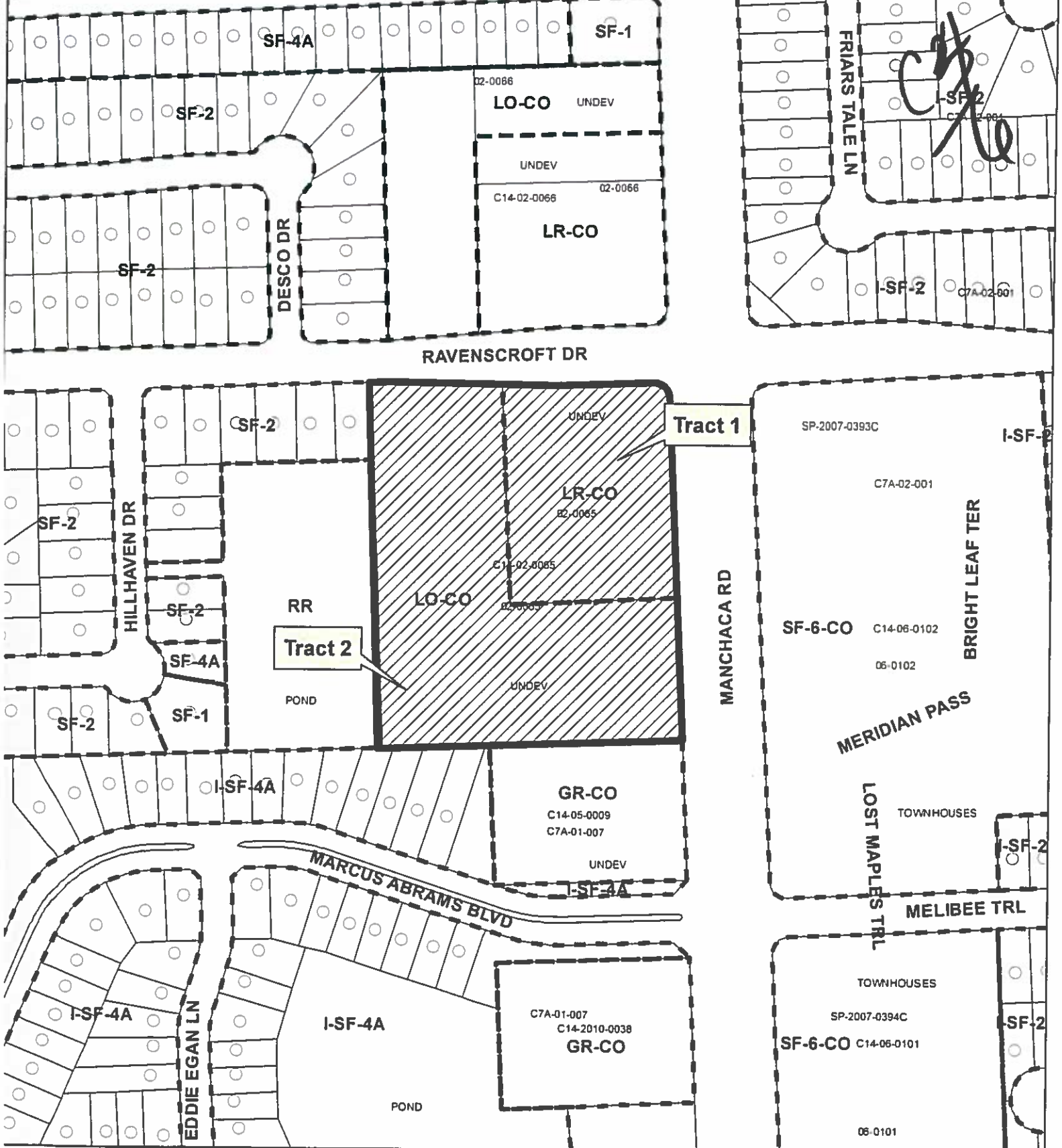
2<sup>nd</sup>




3<sup>rd</sup>

**ORDINANCE NUMBER:**

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

**PHONE:** 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING** *EXHIBIT A*  
 CASE#: C14-2015-0010

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 specific accuracy or completeness.





ORDINANCE NO. 030410-15

*(Handwritten initials)*

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT MANCHACA ROAD AT RAVENSCROFT DRIVE FROM RURAL RESIDENCE (RR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT FOR TRACT ONE AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT FOR TRACT TWO.**

**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 districts on the property described in **Zoning Case No. C14-02-0065**, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From rural residence (RR) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

A 2.0 acre tract of land, more or less, out of the Walker Wilson League No. 2 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: From rural residence (RR) district to limited office-conditional overlay (LO-CO) combining district.

A 4.03 acre tract of land, more or less, out of the Walker Wilson League No. 2 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as Manchaca Road at Ravenscroft Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**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, generates traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic



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Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated March 22, 2002, or as amended and approved by the Director of the Watershed Protection and Development Review Department. Development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department dated January 8, 2003. The TIA shall be kept on file at the Watershed Protection and Development Review Department

2. Drive-in service is prohibited as an accessory use to commercial uses on Tract One.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 3.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on April 21, 2003.

**PASSED AND APPROVED**

April 10, 2003

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*Gustavo L. Garcia*

Gustavo L. Garcia  
Mayor

APPROVED:

*Sedora Jefferson*  
\_\_\_\_\_  
Sedora Jefferson  
City Attorney

ATTEST:

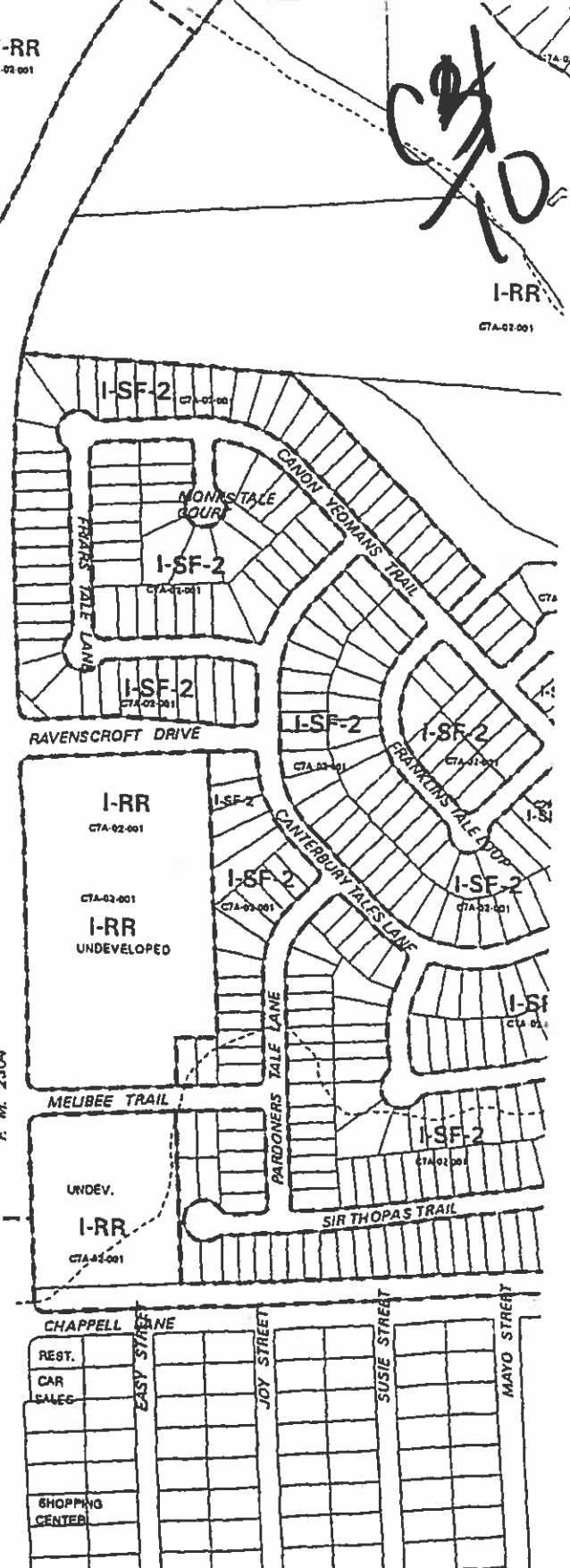
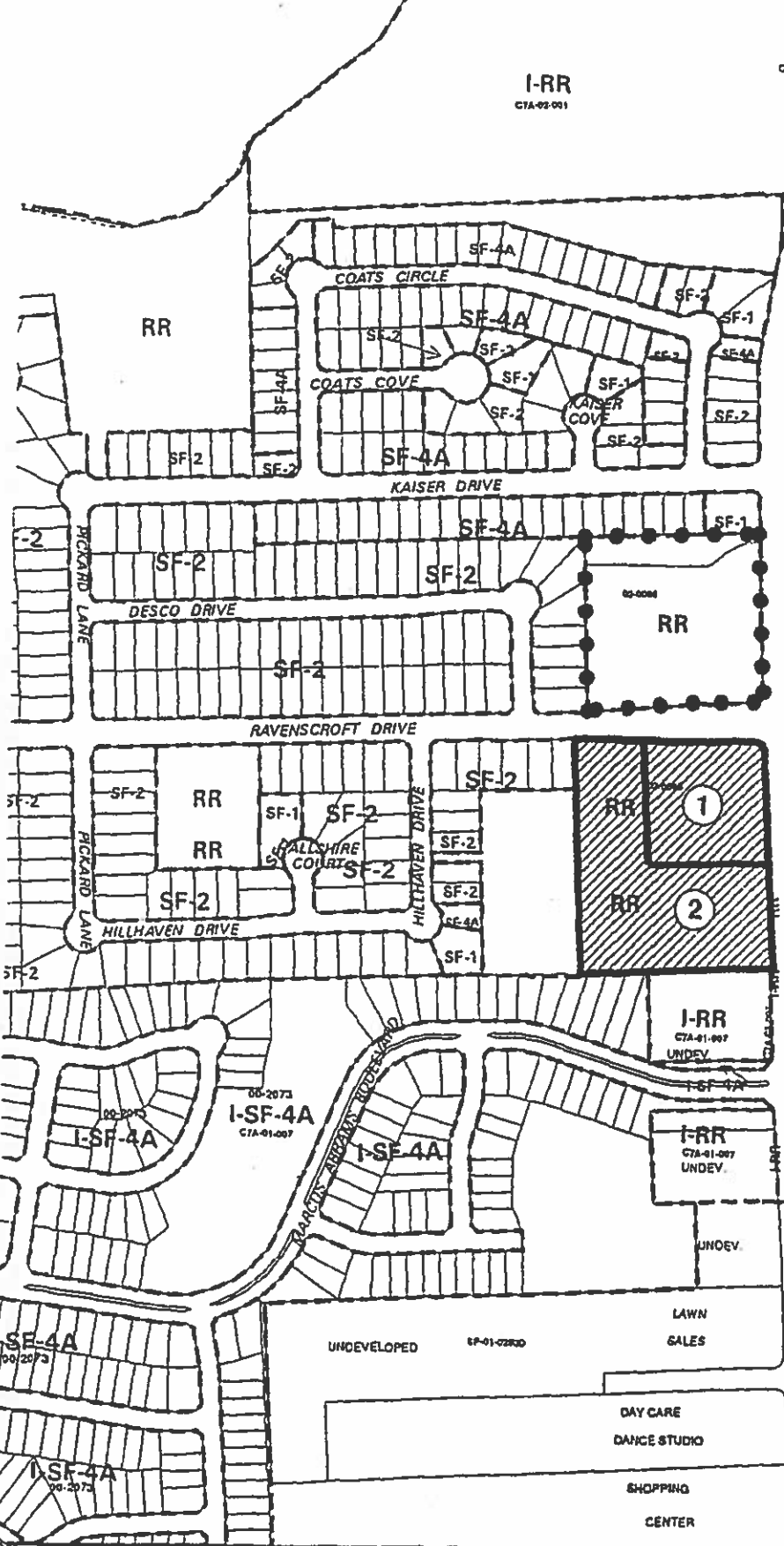
*Shirley A. Brown*  
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Shirley A. Brown  
City Clerk

I-RR  
C7A-02-001

I-RR  
C7A-02-001

I-RR  
C7A-02-001

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 1" = 400'	SUBJECT TRACT 	<b>ZONING EXHIBIT C</b>	CITY GRID REFERENCE NUMBER D12-13
	PENDING CASE 		
	ZONING BOUNDARY 		
	CASE MGR: W. WALSH		
CASE #: C14-02-0065 ADDRESS: MANCHACA ROAD SUBJECT AREA (acres): 6.030		DATE: 03-02 INTLS: SM	



*Handwritten initials/signature*

**Date:** January 8, 2003  
**To:** Glenn Rhoades, Case Manager  
**CC:** Members of the Zoning and Platting Commission  
 Lynn Ann Carley, WHM Transportation Engineering  
 Carol Kaml, Fiscal Surety Officer  
**Reference:** 14.44 Joint Venture, Zoning Cases C14-02-006~~4~~<sup>6</sup>, C14-02-0065

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) dated March 22, 2002 for the 14.44 Joint Venture development and has the following summary and comments.

### TRIP GENERATION

14.44 Joint Venture is a proposed shopping center project planned for the northwest and southwest corners of Manchaca Road (FM 2304) and Ravenscroft Drive.

Based on the standard trip generation rates established by the Institute of Transportation Engineers, the development will generate approximately 6,925 average daily trips (ADT). Of these, 170 trips will occur during the morning peak-hour and 627 will occur in the evening peak-hour. After adjusting for pass-by traffic, total trip generation is 4,571, with 113 trips in the AM peak and 414 in the PM peak.

Table 1. Adjusted Trip Generation

LAND USE	Size	ADT	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Shopping Center	30,000 SF	2,074	32	20	90	98
Shopping Center	40,000 SF	2,496	37	24	109	117
<b>Total</b>		<b>4,571</b>	<b>69</b>	<b>44</b>	<b>199</b>	<b>215</b>

### ASSUMPTIONS

1. No adjustments were made for internal traffic or transit use. A 34% reduction was allowed for pass-by traffic.
2. A compound annual growth rate of 5% was applied to traffic counts for area roadways.
3. Background traffic for 2003 included estimated traffic volumes for the unbuilt sections of the following projects:

Olympic Heights Subdivision, Hillcrest Subdivision Section 4, Foley Development.

*ATTACHMENT A*

## TRANSPORTATION SYSTEM DESCRIPTION

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**Manchaca Road (FM 2304)** - The existing roadway north of Ravenscroft Drive has been upgraded to a four lane major arterial with a center turn lane. South of Ravenscroft it is a two lane undivided roadway that has not been upgraded. At this time TxDOT has not allocated any funds for the upgrade of the substandard section. Manchaca Road is listed in the 2025 Austin Metropolitan Area Transportation Plan (AMATP) as a divided, four lane major arterial. Traffic volume is 16,863 vehicles per day (October 2001). The TIA assumes that two driveways will take access to Manchaca Road.

**Ravenscroft Drive** - This is a neighborhood collector with a 44 ft. pavement width. The TIA assumes two driveways taking access onto Ravenscroft Drive. Traffic volume on this street is 2,397 vehicles per day (May 2001). The Texas Department of Transportation (TxDOT) has indicated that a signal is planned for the Manchaca/Ravenscroft intersection within the next year.

**Kaiser Drive** - This street intersects Manchaca Road north of the site. It is a neighborhood collector with a 44 ft. pavement width.

**Melibee Trail** - This is a residential collector street which intersects Manchaca Road south of the site. It has a 40 ft. pavement width.

**Chappell Lane** - This is a substandard residential street which intersects Manchaca Road south of the site. It has a 20 ft. pavement width.

**Frate Barker Road** - This is a 24 ft. wide roadway which intersects Manchaca Road south of the site. A signal was recently installed at the Frate Barker and Manchaca Road intersection by TxDOT.

**Alternative Modes** - Adjacent to the site there are sidewalks along Ravenscroft Drive. There are no sidewalks along Manchaca Road. The Austin Bicycle Plan lists Manchaca Road as a Priority One Route. The site is not on a Capital Metro bus route.

## TRAFFIC ANALYSIS

### Intersections

The impact of site generated traffic on the existing area roadways and intersections was analyzed. Two time periods were analyzed, the existing conditions in 2001 and conditions in 2003 after the addition of site and non-site (background) traffic. Nine intersections were analyzed, two of which are or will be signalized. The table below summarizes the overall level of service (LOS) at each intersection. The 2003 LOS assumes that all improvements recommended in the TIA are implemented.

Intersection	2001		2003	
	AM	PM	AM	PM
Manchaca Road / Kaiser Drive	A	A	A	A
Manchaca Road / Ravenscroft Drive	C	A	B	B
Manchaca Road / Melibee Trail	A	A	F	E
Manchaca Road / Chappell Lane	A	A	B	B
Manchaca Road / Frate Barker Rd.	C	A	B	B
Manchaca Road / Driveway A			A	A
Manchaca Road / Driveway B & C			A	A
Manchaca Road / Driveway D			A	A

At the Manchaca Road and Melibee Trail intersection, LOS falls into the unacceptable range (F and E) in 2003. No mitigation was proposed for this intersection. The preponderance of new traffic affecting this intersection in 2003 is from other sites, particularly the Olympic Heights residential development, whose primary entrance will form the eastbound approach. In addition, signalization is not feasible at this time, due to the close proximity of the proposed signal at Ravenscroft Drive.

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### Roadways

A roadway capacity analysis was performed on the two lane section of Manchaca Road adjacent to the site. The existing flow rate is 1,670 vehicles per hour which equates to a LOS of E. With the addition of site and background traffic for build-out conditions, the projected flow rate is 2,146 vehicles per hour which also corresponds to a LOS of E.

### Neighborhood Analysis

Because the applicant proposes access to a neighborhood street (Ravenscroft Drive), traffic conditions were analyzed on the residential portion of Ravenscroft (west of the site driveways). The existing traffic volume is 2,397 vehicles per day. Traffic resulting from future connections to adjacent subdivisions is projected to add 815 vehicles per day. Site generated traffic is projected to add 228 vehicles per day. Based on these forecasts, the total traffic volumes expected on Ravenscroft after site build-out is 3440 vehicles per day. The maximum desirable operating levels for streets 40 feet or wider as defined by Land Development Code is 4,000 vehicles per day.

## **RECOMMENDATIONS**

1) The applicant shall, prior to third reading of the zoning application, post fiscal surety for the following improvements:

- a) Ravenscroft Drive and Manchaca Road intersection-- northbound approach. \$1,766 (8.2% pro-rata share) for restriping to provide one left turn lane, one right turn lane, and two through lanes; and restriping to provide left turn lane for driveway D. The restriping for turn lanes is considered an interim improvement until the intersection is fully upgraded. If, at time of subdivision, the substandard portion of Manchaca Road has not been upgraded to five lanes to match the cross-section north of Ravenscroft Drive, then fiscal posting will be required for a portion of this improvement, in accordance with City of Austin and TxDOT standards.
- b) Ravenscroft Drive and Manchaca Road intersection-- westbound and eastbound approaches. \$398 (8.2% pro-rata share) for restriping to provide for one left turn lane and one through/right turn lane.
- c) Kaiser Lane and Manchaca Road intersection-- southbound approach. \$419 (11.5% pro-rata share) for striping to provide one left turn lane and one right turn lane.
- d) Melibee Trail and Manchaca Road intersection-- westbound approach. \$255 (7.0% pro-rata share) for striping to provide one left turn lane and one through/right turn lane.

2) The applicant shall, prior to third reading of the zoning application, dedicate 57 feet of right-of-way from the centerline of Manchaca Road in accordance with the Austin Metropolitan Area Transportation Plan.

3) The applicant shall, at time of first site plan application, post fiscal surety for the following improvement:

- C2/14
- a) Ravenscroft Drive and Manchaca Road intersection. \$9,020 (8.2% pro-rata share) for the installation of a traffic signal. Note: No fiscal posting shall be required if a signal has been installed at this location prior to site plan application.
  - 4) TxDOT must approve the number and locations of driveways taking access to Manchaca Road prior to site plan approval. The installation of traffic signals requires approval of TxDOT and/or the City of Austin and must meet the required traffic signal warrants.
  - 5) Development of this site shall be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip characteristics, traffic distributions, roadway conditions, and other traffic related characteristics.
  - 6) For information: three copies of the final TIA incorporating all corrections and revisions must be submitted prior to final reading of the zoning case.

This TIA was also reviewed by the Texas Department of Transportation. If you have questions or require additional information, contact Steve Prather at 974-2158, [steven.prather@ci.austin.tx.us](mailto:steven.prather@ci.austin.tx.us)

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*George Zapalac*

George Zapalac  
Development Services Manager  
Watershed Protection and Development Review

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**RESOLUTION NO. 20150212-026**

*C#15*

**WHEREAS**, Wolfpack Group, LLC ("Applicant") has proposed a development for affordable rental housing at the southwest corner of Ravenscroft Lane and Manchaca Road to be called the LaMadrid Apartments ("Development") in the City of Austin; and

**WHEREAS**, Applicant has advised that it intends to submit application No. 15185 to the Texas Department of Housing and Community Affairs ("TDHCA") for 2015 Competitive 9% Low Income Housing Tax Credits for the Development;

**NOW, THEREFORE,**

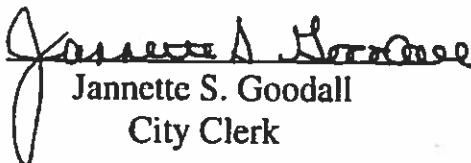
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City of Austin, acting through its governing body, the Austin City Council, hereby confirms that it supports the proposed application No. 15185.

**BE IT FURTHER RESOLVED:**

For and on behalf of the City Council, Jannette S. Goodall, City Clerk, is hereby authorized, empowered, and directed to certify this resolution to TDHCA.

**ADOPTED:** February 12, 2015

**ATTEST:**   
Jannette S. Goodall  
City Clerk

*ATTACHMENT B*

### SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant neighborhood commercial – mixed use – conditional overlay (LR-MU-CO) combining district zoning for Tract 1 and limited office – mixed use – conditional overlay (LO-MU) combining district zoning for Tract 2. On Tract 1, the Conditional Overlay prohibits drive-in services as an accessory use to commercial uses.

If the Applicant's request for LR-MU-CO and LO-MU-CO district zonings are granted, then it is recommended that a Restrictive Covenant which includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 8, 2003, as provided in Attachment A, accompany the zoning change.

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

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

*Tract 1:* The neighborhood commercial (LR) district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states: "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment." The mixed use (MU) combining district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

*Tract 2:* The limited office (LO) district is a designation for offices and selected commercial uses predominantly serving neighborhood or community needs, and is located in or adjacent to residential neighborhoods. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

2. *The proposed zoning should allow for a reasonable use of the property.*

3. *Zoning changes should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

4. *Zoning should promote clearly-identified community goals, such as providing for affordable housing or creating employment opportunities.*

Staff thinks that the addition of –MU at the intersection of a major arterial and collector street is appropriate for higher density residential as well as commercial and office uses. As information, the closest multi-family residential development is approximately 3,250



feet (more than 6/10ths of a mile) to the northeast, at the intersection of Manchaca Road and Old Manchaca Road.

## EXISTING CONDITIONS

### Site Characteristics

The rezoning area is undeveloped and there appear to be no significant topographical constraints on the site.

### Impervious Cover

The maximum impervious cover allowed by the *LR-MU* zoning district would be 80%, which is a consistent figure between the zoning and watershed regulations. The maximum impervious cover allowed by the *LO-MU* zoning district would be 70%, which is based on the more restrictive zoning regulations.

### Comprehensive Planning

This rezoning case is located on two tracts of land situated at the south side of Ravenscroft Drive, along Manchaca Road and is not located within the boundaries of a neighborhood planning area. The tract is heavily wooded. The two tracts combined total 6.03 acres. The property is surrounded by single family houses to the north, single family houses and undeveloped land to the south, single family houses and undeveloped land to the west, and townhouses and single family houses to the east. The proposed use is a 90 multifamily apartment complex

### Imagine Austin

The comparative scale of the site relative to other residential uses, as well as the site not being located along an Activity Corridor or within an Activity Center as identified on the Imagine Austin Growth Concept Map falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning. However, the developer of this proposed multifamily project could design this complex so that it is connected to the adjoining residential neighborhood and be an asset to both the city **and support Imagine Austin** by including the following features and options to this project that would support Imagine Austin: (1) add street trees; (2) vary the density and height of the project that abuts the single family neighborhood to the west and north so the massing of this project does not overwhelm the abutting single family neighborhood; and (3) install a shared path along Manchaca Road so residents can readily access retail uses along Manchaca Road and Slaughter Lane without needing to use their automobile.

### 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.

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 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.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### **Site Plan**

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 West, South, and North property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.

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- 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. A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

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

### Transportation

No additional right-of-way is needed at this time.

A revised traffic impact analysis (TIA) was not required for this case because the traffic generated by the proposed zoning is estimated to generate a significant 76.1% reduction in traffic as allowed under the current zoning. Note: The current zoning allows 2,496 trips per day for this site; however, the proposed development is estimated to generate 596 trips per day [LDC, 25-6-113].

### Water / 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 and or lot configurations 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.