

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2017-0009 – 11444 Manchaca Road    **Z.A.P. DATE:** April 4, 2017  
April 18, 2017

**ADDRESS:** 11444 Manchaca Road

**DISTRICT: 5**

**OWNER/APPLICANT:** 720 Lamar Place, L. C. **AGENT:** Husch Blackwell LLP  
(Guy Oliver) (Nikelle S. Meade)

**ZONING FROM:** I-RR                      **TO:** GR                      **AREA:** 0.8980 acres  
(39,116 square feet)

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant community commercial (GR-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

April 4, 2017: APPROVED A POSTPONEMENT REQUEST BY STAFF TO APRIL 18, 2017  
[B. GREENBERG; A. AGUIRRE – 2ND] (10-0) 1 VACANCY ON THE  
COMMISSION

April 18, 2017:

**ISSUES:**

Correspondence from an adjacent resident is attached at the back of the Staff report.

**DEPARTMENT COMMENTS:**

The subject lot is undeveloped, zoned interim – single family residence (I-SF-2) and situated along Manchaca Road south of Marcus Abrams Boulevard. It has been used for automotive sales and was annexed into the City limits in December 2016. There is a commercial center containing a service station, food sales, alternative financial services and three vacant lease spaces (the latter approved for liquor sales use) to the north (GR-CO; CS-1-CO); a restaurant and roller rink to the south (I-RR), and the Olympic Heights single family residential subdivision and a stormwater pond is adjacent to the west (I-SF-4A). Commercial and retail uses front Manchaca Road (I-RR). To the east, there are two townhome developments at the Manchaca Road / Melibee Trail intersection (SF-6-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes community commercial (GR) district zoning in order to provide permanent zoning for the existing automotive sales use.

Staff believes the rezoning request is appropriate in terms of its location on an arterial roadway and the presence of other commercial uses on this stretch of Manchaca Road. Commercial uses would serve the residences in proximity to this property and there is adequate separation from residential development.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-SF-2	Automotive sales
<i>North</i>	GR-CO; CS-1-CO; I-SF-4A	Service station; Food sales; Alternative financial services; Vacant lease spaces; 20-foot wide landscaped area on both sides of Marcus Abrams Boulevard
<i>South</i>	I-RR	Vacant auto repair; Roller skating rink; Religious assembly
<i>East</i>	SF-6-CO; I-SF-2	Two townhome developments; Single family residences in the Canterbury Trails subdivision
<i>West</i>	I-RR; I-SF-4A	Water quality/detention pond; Single family residences within the Olympic Heights subdivision

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Slaughter Creek – Suburban

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**SCHOOLS:**

Baranoff Elementary School

Bailey Middle School

Akins High School

**NEIGHBORHOOD ORGANIZATIONS:**

217 – Tanglewood Forest Neighborhood Association

627 – Onion Creek Homeowners Assoc. 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

1363 – SEL Texas 1398 – Commander, Watch

1528 – Bike Austin 1530 – Friends of Austin Neighborhoods

1559 – Palomino Park HOA 1596 – TNR BCP – Travis County Natural Resources

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2016-0130 – 11410 Manchaca Rd	GR-CO to CS-1	To Grant CS-1-CO w/CO maintaining the provisions for restaurant (general) use, and the list of prohibited and conditional uses from the 2010 zoning ordinance	Apvd CS-1-CO as ZAP rec (5-4-2017).
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 for all LR uses and indoor entertainment, requires a service station to be located at least 50' from the west property line, establishes that a drive-in services use requires a CUP site plan, and limits trips to 2,000/day.	Apvd GR-CO as ZAP rec (11-4-2010).
C14-06-0101 – Ravenscroft – 11401-11499 Blk Manchaca Rd	I-RR to SF-6	To Grant SF-6-CO w/CO limited to 26 units and 300 trips per day, with a RC for the Neighborhood Traffic Analysis	Apvd SF-6-CO with CO limited to 18 units, 5.388 u.p.a. and 300 trips per day, with a RC for the Neighborhood Traffic Analysis (9-28-2006).
C14-06-0102 – Ravenscroft – 11301-11351 Blk Manchaca Rd	I-RR to SF-6	To Grant SF-6-CO w/CO limited to 70 units and 698 trips per day, with a RC for the Neighborhood Traffic Analysis	Apvd SF-6-CO with CO limited to 78 units, 9.72 u.p.a. and 698 trips per day, with a RC for the Neighborhood Traffic Analysis (9-28-2006).
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	Apvd GR-CO with the CO for: 1) limits the development to the following GR uses: restaurant (general); business support services; retail sales (general); and personal

		uses, prohibit drive-in services as an accessory use to a commercial use, and 2,000 trips per day.	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 (7-28-2005).
C14-02-0065 – 14.44 Joint Venture – Manchaca Rd at Ravenscroft Dr	RR to GR	To Grant GR-CO with conditions and restricted to LR development regulations	Apvd LR-CO for Tract 1; LO-CO for Tract 2. CO is for the conditions of the TIA and prohibits drive-in services as accessory to commercial on Tract 1 (4-10-2003).

**RELATED CASES:**

The property was annexed into the City limits on December 15, 2016 and assigned I-SF-2 district zoning. The rezoning area is platted as Olympic Heights Outlot #2, recorded in August 2007 (C8J-06-0230.0A). Ten feet of right-of-way along Manchaca was dedicated with the plat. An administrative site plan was approved for the construction of additional concrete paving and the installation of a small modular office in May 2014 (SP-2013-0248D). Please refer to Exhibits B and B-1.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Manchaca Road (FM 2304, TxDOT maintained)	128 feet	50 feet	Major Arterial	No	Yes	No

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a Wide Shoulder is recommended for Manchaca Road.

There is a project to reconstruct Manchaca Road to a "5 lane urban roadway" from Ravenscroft Drive to FM 1626 (1.142 miles). The project is anticipated to be ready to let in the Summer-Fall 2018 timeframe (Project No. 2689-01-023).

**CITY COUNCIL DATE:** May 4, 2017

**ACTION:**

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

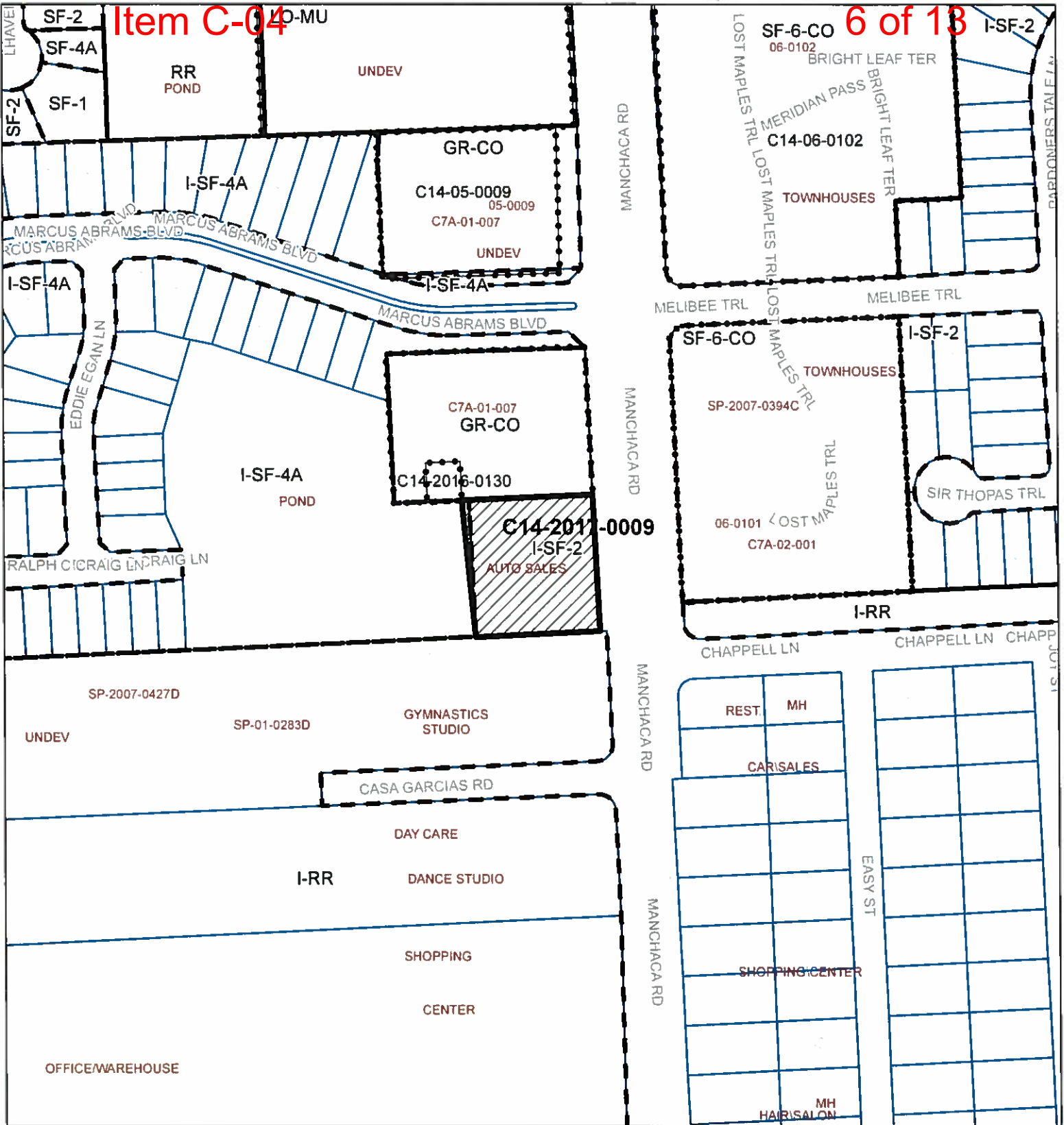
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

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

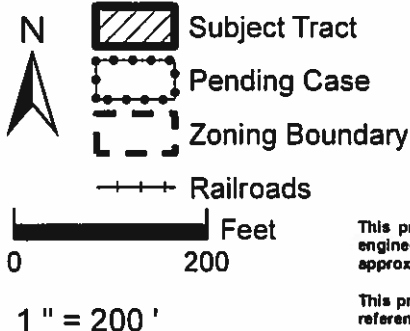
**PHONE:** 512-974-7719



# ZONING

Case#: C14-2017-0009

EXHIBIT A



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017





## ZONING





EXHIBIT A-1

ZONING CASE#: C14-2017-0009  
 LOCATION: 11444 MANCHACA RD  
 SUBJECT AREA: .898 ACRES  
 GRID: D12, E12  
 MANAGER: WENDY RHOADES

N



1" = 100'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

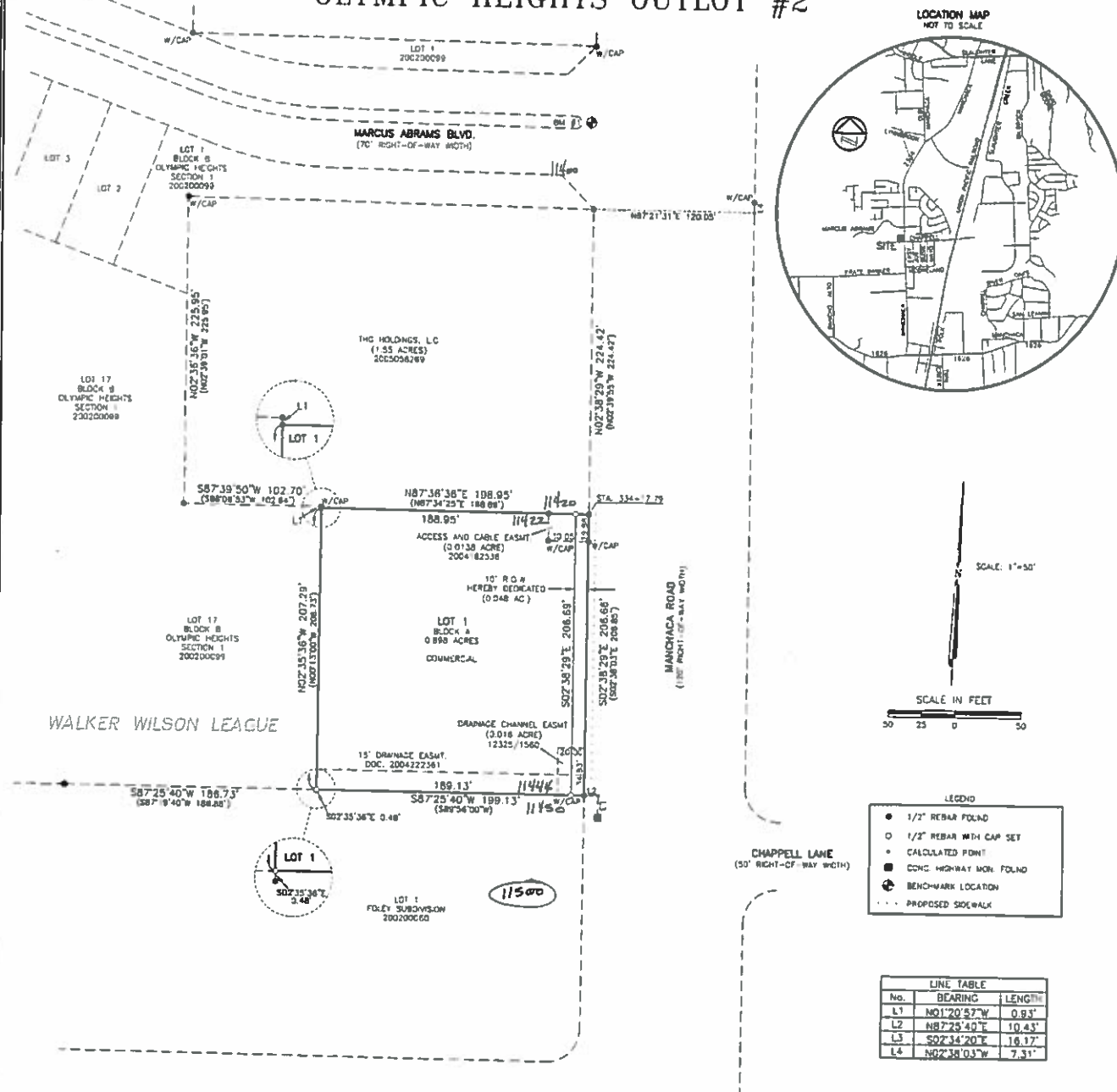


Item C-04

## OLYMPIC HEIGHTS OUTLOT #2

200700233

8 of 13

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS,

THAT 723 LAMAR PLACE, L.C., BEING OWNER OF 0.948 ACRES IN THE WALKER WILSON LEAGUE, IN TRAVIS COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2005175313 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 0.948 ACRES PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

OLYMPIC HEIGHTS OUTLOT #2

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND AND THE 23<sup>rd</sup> DAY OF July, 2007 A.D.BY: My Linda Murray  
OWNER, MANAGERBEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUY OLIVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 23<sup>rd</sup> DAY OF July, 2007 A.D.My Linda Murray  
NOTARY PUBLIC, STATE OF TEXASMy Linda Murray  
PRINTED NAME  
My Commission Expires 06/20/2010

## SURVEYOR'S CERTIFICATION:

I, CLARK O. DANIEL JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETES THE SURVEYING RELATED PORTIONS OF CHAPTER 23 OF THE AUSTIN CITY CODE OF 1989 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND OCTOBER 10, 2005.

CLARK O. DANIEL JR. P.P.S. 5881  
SURVEYED BY  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
2807 MANCHACA ROAD  
BUILDING ONE  
AUSTIN, TEXAS 78704  
(512) 443-1124

## ENGINEER'S CERTIFICATION

I, KEITH E. PARKMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLETES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 23 OF THE AUSTIN CITY CODE OF 1989, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C0 260 F, DATED JANUARY 15, 2000, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

KEITH E. PARKMAN, P.E. 88601  
ENGINEERING BY:  
KLOTZ ASSOCIATES, INC.  
901 S. WOPAC BLVD., SUITE 230  
AUSTIN, TEXAS 78746  
(512) 328-5771

## BENCHMARK LIST

BM #1: A TRIANGLE CUT ON TOP OF CURB AT THE EAST END OF MEDIAN OF MARCUS ABRAMS DRIVE, AT THE INTERSECTION OF MARCUS ABRAMS DRIVE AND MANCHACA ROAD  
ELEV = 888.91'  
VERTICAL DATUM IS NAVD 88/CGED '89 FROM THE TRAVIS COUNTY/L.C.R.A. COOPERATIVE MARK NETWORKChaparral  
Professional Land Surveying, Inc.  
Surveying and Mapping  
2807 Manchaca Rd., Building 1  
Austin, Texas 78704  
512-443-1124PROJECT NO.  
425-005  
DRAWING NO.  
425-005-P2  
PLOT DATE:  
07/03/07  
PLOT SCALE:  
1"=50'  
DRAWN BY:  
CODSHEET  
01 OF 02

C93-06-0730 DA

EXHIBIT B  
RECORDED PLAT



## LEGEND

[illegible]

DATE 11/10/20 BY 11/10/20

## APPENDIX Q: NET SITE AREA

Leaf Chute Size Area =	0.000	As	0.000	As	0.000	As
the By-products						
the 1st rate Quality Size (P1023)	0.000	As	0.000	As	0.000	As
the 2nd rate Quality Size (P1022)	0.000	As	0.000	As	0.000	As
the 3rd rate Quality Size (P1021)	0.000	As	0.000	As	0.000	As
the 4th rate Quality Size (P1020)	0.000	As	0.000	As	0.000	As
the 5th rate Quality Size (P1019)	0.000	As	0.000	As	0.000	As
the 6th rate Quality Size (P1018)	0.000	As	0.000	As	0.000	As
the 7th rate Quality Size (P1017)	0.000	As	0.000	As	0.000	As
the 8th rate Quality Size (P1016)	0.000	As	0.000	As	0.000	As
the 9th rate Quality Size (P1015)	0.000	As	0.000	As	0.000	As
the 10th rate Quality Size (P1014)	0.000	As	0.000	As	0.000	As
the 11th rate Quality Size (P1013)	0.000	As	0.000	As	0.000	As
the 12th rate Quality Size (P1012)	0.000	As	0.000	As	0.000	As
the 13th rate Quality Size (P1011)	0.000	As	0.000	As	0.000	As
the 14th rate Quality Size (P1010)	0.000	As	0.000	As	0.000	As
the 15th rate Quality Size (P1009)	0.000	As	0.000	As	0.000	As
the 16th rate Quality Size (P1008)	0.000	As	0.000	As	0.000	As
the 17th rate Quality Size (P1007)	0.000	As	0.000	As	0.000	As
the 18th rate Quality Size (P1006)	0.000	As	0.000	As	0.000	As
the 19th rate Quality Size (P1005)	0.000	As	0.000	As	0.000	As
the 20th rate Quality Size (P1004)	0.000	As	0.000	As	0.000	As
the 21st rate Quality Size (P1003)	0.000	As	0.000	As	0.000	As
the 22nd rate Quality Size (P1002)	0.000	As	0.000	As	0.000	As
the 23rd rate Quality Size (P1001)	0.000	As	0.000	As	0.000	As
the 24th rate Quality Size (P1000)	0.000	As	0.000	As	0.000	As
the 25th rate Quality Size (P0999)	0.000	As	0.000	As	0.000	As
the 26th rate Quality Size (P0998)	0.000	As	0.000	As	0.000	As
the 27th rate Quality Size (P0997)	0.000	As	0.000	As	0.000	As
the 28th rate Quality Size (P0996)	0.000	As	0.000	As	0.000	As
the 29th rate Quality Size (P0995)	0.000	As	0.000	As	0.000	As
the 30th rate Quality Size (P0994)	0.000	As	0.000	As	0.000	As
the 31st rate Quality Size (P0993)	0.000	As	0.000	As	0.000	As
the 32nd rate Quality Size (P0992)	0.000	As	0.000	As	0.000	As
the 33rd rate Quality Size (P0991)	0.000	As	0.000	As	0.000	As
the 34th rate Quality Size (P0990)	0.000	As	0.000	As	0.000	As
the 35th rate Quality Size (P0989)	0.000	As	0.000	As	0.000	As
the 36th rate Quality Size (P0988)	0.000	As	0.000	As	0.000	As
the 37th rate Quality Size (P0987)	0.000	As	0.000	As	0.000	As
the 38th rate Quality Size (P0986)	0.000	As	0.000	As	0.000	As
the 39th rate Quality Size (P0985)	0.000	As	0.000	As	0.000	As
the 40th rate Quality Size (P0984)	0.000	As	0.000	As	0.000	As
the 41st rate Quality Size (P0983)	0.000	As	0.000	As	0.000	As
the 42nd rate Quality Size (P0982)	0.000	As	0.000	As	0.000	As
the 43rd rate Quality Size (P0981)	0.000	As	0.000	As	0.000	As
the 44th rate Quality Size (P0980)	0.000	As	0.000	As	0.000	As
the 45th rate Quality Size (P0979)	0.000	As	0.000	As	0.000	As
the 46th rate Quality Size (P0978)	0.000	As	0.000	As	0.000	As
the 47th rate Quality Size (P0977)	0.000	As	0.000	As	0.000	As
the 48th rate Quality Size (P0976)	0.000	As	0.000	As	0.000	As
the 49th rate Quality Size (P0975)	0.000	As	0.000	As	0.000	As

2: UPPER GLS COVER

Aluminum Impregnated Cover:	20%	50%	80%	90%	95%	99%
Impregnation resin allowed to						
dry 24 hours						
Impregnation resin allowed to						
dry 48 hours						
Impregnation resin allowed to						
dry 72 hours						
Impregnation resin allowed to						
dry 96 hours						
Impregnation resin allowed to						
dry 120 hours						
Impregnation resin allowed to						
dry 144 hours						
Impregnation resin allowed to						
dry 168 hours						
Impregnation resin allowed to						
dry 192 hours						
Impregnation resin allowed to						
dry 216 hours						
Impregnation resin allowed to						
dry 240 hours						
Impregnation resin allowed to						
dry 264 hours						
Impregnation resin allowed to						
dry 288 hours						
Impregnation resin allowed to						
dry 312 hours						
Impregnation resin allowed to						
dry 336 hours						
Impregnation resin allowed to						
dry 360 hours						
Impregnation resin allowed to						
dry 384 hours						
Impregnation resin allowed to						
dry 408 hours						
Impregnation resin allowed to						
dry 432 hours						
Impregnation resin allowed to						
dry 456 hours						
Impregnation resin allowed to						
dry 480 hours						
Impregnation resin allowed to						
dry 504 hours						
Impregnation resin allowed to						
dry 528 hours						
Impregnation resin allowed to						
dry 552 hours						
Impregnation resin allowed to						
dry 576 hours						
Impregnation resin allowed to						
dry 600 hours						
Impregnation resin allowed to						
dry 624 hours						
Impregnation resin allowed to						
dry 648 hours						
Impregnation resin allowed to						
dry 672 hours						
Impregnation resin allowed to						
dry 696 hours						
Impregnation resin allowed to						
dry 720 hours						
Impregnation resin allowed to						
dry 744 hours						
Impregnation resin allowed to						
dry 768 hours						
Impregnation resin allowed to						
dry 792 hours						
Impregnation resin allowed to						
dry 816 hours						
Impregnation resin allowed to						
dry 840 hours						
Impregnation resin allowed to						
dry 864 hours						
Impregnation resin allowed to						
dry 888 hours						
Impregnation resin allowed to						
dry 912 hours						
Impregnation resin allowed to						
dry 936 hours						
Impregnation resin allowed to						
dry 960 hours						
Impregnation resin allowed to						
dry 984 hours						

### THE 1990S: A NEW FRONTIER

**Photo:** A HAZARDOUS CUT ON TOP OF QUINN AT THE EAST END OF HIGHWAY 47 MARKS A DEADLY DRIVE. AT THE INTERSECTION OF QUINN AND 47TH AVENUE, A TRUCK WAS HIT BY A CAR.

WATER AND WASTEWATER SERVICE TO THIS PROJECT IS DEPENDENT UPON THE OBTAINING OF APPROVAL, CONSTRUCTION, COMPLETION, TESTING AND/OR ACCEPTANCE OF THE MANHOLE AND MANHOLE BREAD BASKET BY THE OWNER/DEVELOPER OF MANHOLE BREAD BASKET IS UNDESIRABLE TO COMPLETE THE PROJECT. THE OWNER OF THIS PROJECT, 11441 MANHOLE ROAD, SITE PLAN, SHALL ASSUME THE RESPONSIBILITY TO PROVIDE WATER AND WASTEWATER INFRASTRUCTURE BY ENTERING INTO A SERVICE EXTENSION REQUEST (SER). THE REQUIREMENTS ABOVE MUST BE FULFILLED PRIOR TO AUSTIN WATER UTILITIES' FINALIZATION OF THIS PROJECT.

### UNIT 11Y NOTES

1. ALL MATERIALS, METHODS, TESTING, AND STANDARDS SHALL COMPLY WITH THE LATEST VERSION OF THE CITY OF ALBUQUERQUE SPECIFICATIONS.
2. ALL UTILITIES SHALL BE LOCATED AND DEPTHS SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF ALBUQUERQUE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF ALBUQUERQUE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF ALBUQUERQUE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF ALBUQUERQUE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF ALBUQUERQUE.

APPROVED  
APR 9 1974  
[Signature]  
NATIONAL WATER & THE CITY

THE 1980S

1980

1981

1982

1983

1984

1985

1986

1987

1988

1989

1990

1991

1992

1993

1994

1995

1996

1997

1998

1999

2000

2001

2002

2003

2004

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

2025

2026

2027

2028

2029

2030

2031

2032

2033

2034

2035

2036

2037

2038

2039

2040

2041

2042

2043

2044

2045

2046

2047

2048

2049

2050

2051

2052

2053

2054

2055

2056

2057

2058

2059

2060

2061

2062

2063

2064

2065

2066

2067

2068

2069

2070

2071

2072

2073

2074

2075

2076

2077

2078

2079

2080

2081

2082

2083

2084

2085

2086

2087

2088

2089

2090

2091

2092

2093

2094

2095

2096

2097

2098

2099

2100

2101

2102

2103

2104

2105

2106

2107

2108

2109

2110

2111

2112

2113

2114

2115

2116

2117

2118

2119

2120

2121

2122

2123

2124

2125

2126

2127

2128

2129

2130

2131

2132

2133

2134

2135

2136

2137

2138

2139

2140

2141

2142

2143

2144

2145

2146

2147

2148

2149

2150

2151

2152

2153

2154

2155

2156

2157

2158

2159

2160

2161

2162

2163

2164

2165

2166

2167

2168

2169

2170

2171

2172

2173

2174

2175

2176

2177

2178

2179

2180

2181

2182

2183

2184

2185

2186

2187

2188

2189

2190

2191

2192

2193

2194

2195

2196

2197

2198

2199

2200

2201

2202

2203

2204

2205

2206

2207

2208

2209

2210

2211

2212

2213

2214

2215

2216

2217

2218

2219

2220

2221

2222

2223

2224

2225

2226

2227

2228

2229

2230

2231

2232

2233

2234

2235

2236

2237

2238

2239

2240

2241

2242

2243

2244

2245

2246

</

**NOTE ON AMPLIFICATION**

- [illegible]

### TXDOT NOTES

- [illegible]

NOTE: Write

- [illegible]

EXHIBIT B-1  
APPROVED  
ADMINISTRATIVE  
SITE PLAN

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant community commercial (GR-CO) combining district zoning. The Conditional Overlay 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 proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways.

2. *The proposed zoning should promote compatibility with adjacent and nearby uses.*

Staff believes the rezoning request is appropriate in terms of its location on an arterial roadway and the presence of other commercial uses on this stretch of Manchaca Road. Commercial uses would serve the residences in proximity to this property and there is adequate separation from residential development.

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

The subject lot is developed with an automotive sales use and there are no significant topographical constraints on the site. There is a grassy drainage swale within the Manchaca Road right-of-way.

**Impervious Cover**

The maximum impervious cover allowed by the *GR zoning district* is 80%, which is based on the more restrictive *watershed* regulations.

**Comprehensive Planning**

This zoning case is located on the west side of Manchaca Rd. on a 0.90 acre parcel, which is an auto sales business. The property is not located in a neighborhood planning area. Surrounding land uses includes a gas station and convenience store to the north, a restaurant to the south, a detention pond to the west, and a condominium community to the east. The proposal is to obtain commercial zoning for the existing use, which is auto sales.

**Connectivity**

The Walkscore is 44/100, meaning some errands may be accomplished on foot. Public sidewalks are not contiguous and are sparsely available along this section of Manchaca Rd. A CapMetro transit stop is not available within walking distance of this property.

**Imagine Austin**

Based on comparative scale of the site relative to other commercial uses located along this portion of Manchaca Road, and the property not being located within the boundaries of an Imagine Austin Growth Center or along an Activity Corridor, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed zoning.

**Drainage**

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

**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 City of Austin GIS, a Critical Water Quality Zone exists within 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.

No trees are located on this property. 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.

#### **Site Plan**

FYI: Existing development on this property may not comply with the proposed zoning setbacks and height limitations but may be considered “pre-existing legally non-compliant” [LDC 25-2-961] since the property was legally developed before annexation. Any later changes development may maintain any noncompliant setbacks or heights but may not increase any level of noncompliance.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

#### **Transportation**

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 / 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 Austin Water for compliance with City criteria and suitability for operation and maintenance. 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.



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

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: C14-2017-0009

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: April 4, 2017, Zoning and Platting Commission  
May 4, 2017, City Council

Ashley Vashinder  
Your Name (please print)

☐ I am in favor  
☒ I object!!!

1800 Marcus Abrams

Your address(es) affected by this application

Ashley Vashinder 3-27-17

Date

Signature

Daytime Telephone: 512-789-1403

Comments: DO WE HAVE TO DEVELOP EVERY SINGLE SQ. INCH OF ALL LAND??? WE DON'T NEED MORE PEOPLE LIVING OFF MANCHACA.

Zoning & Platting Commission  
April 4, 2017 + MAY 4, 2017  
C14-2017-0009 - WENDY RHODES

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

City of Austin  
Planning & Zoning Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810