

ZONING CHANGE REVIEW SHEET**CASE:** C14-2017-0034 – 3718 Manchaca Road **P.C. DATE:** May 9, 2017**ADDRESS:** 3718 Manchaca Road**AREA:** 0.829 acres (36111 s.f.)**OWNER/APPLICANT:** Margaret and Robert Anderson**ZONING FROM:** Limited Office (LO) **ZONING TO:** Limited Office- Mixed Use (LO-MU)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends Limited Office – Mixed Use (LO-MU)

DEPARTMENT COMMENTS:

The subject tract is located on Manchaca Road between South Lamar Boulevard and West Ben White Boulevard approximately .4 miles north of the Manchaca and Ben White intersection. There is an existing office use on the property. This part of Manchaca Road is a mix of low rise/low to medium density multifamily apartments and condominium developments and single family structures being used for office or civic purposes. Manchaca Road is considered a major arterial roadway.

To the north is office (LO-MU) and multifamily use (LO), east across Manchaca Road are condominiums (GO), to the south is office (LO) and small-lot single family (SF-4), and to the west are apartments (MF-2) (please see zoning map and aerial). As noted in the Case Histories, the majority of the office and commercial zoning along this roadway has been in place for decades. The applicant uses the existing structure for an office and is requesting or rezoning to Limited Office – Mixed Use (LO-MU) for future planning purposes.

The property is served by both local (3) and express (103) CapMetro bus service.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Office
<i>North</i>	LO-MU; LO & MF-2;	Office, multifamily
<i>South</i>	LO, SF-4A	Office, single family-small lot
<i>East</i>	GO	Multifamily/Condominium
<i>West</i>	MF-2	Multifamily

AREA STUDY: South Lamar Neighborhood Planning Area**TIA:** Waived**WATERSHED:** West Bouldin Creek**DESIRED DEVELOPMENT ZONE:** YES**CAPITOL VIEW CORRIDOR:** NO**HILL COUNTRY ROADWAY:** NO

NEIGHBORHOOD ORGANIZATIONS:
HOMELESS NEIGHBORHOOD ASSOCIATION
SAVE OUR SPRINGS ALLIANCE
FRIENDS OF AUSTIN NEIGHBORHOODS

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BIKE AUSTIN
 AUSTIN HERITAGE TREE FOUNDATION
 AUSTIN NEIGHBORHOODS COUNCIL
 SOUTH LAMAR NEIGHBORHOOD ASSN.
 MANCHACA VILLAGE NEIGHBORHOOD ASSOCIATION
 PERRY GRID 614
 PRESERVATION AUSTIN
 TNR BCP - TRAVIS COUNTY NATURAL RESOURCES
 SOUTH CENTRAL COALITION
 SIERRA CLUB, AUSTIN REGIONAL GROUP
 SELTEXAS

AUSTIN INDEPENDENT SCHOOL DISTRICT SCHOOLS:

Joslin Elementary School, Covington Middle School, Crockett High School

RELATED CASE HISTORIES:

SITE

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-83-072 3718 Manchaca Rd.	A to O-1 (First Area and Height)	O-1	Approved O-1 (9-22-83)

NEIGHBORING PROPERTIES

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-72-110 3712 Manchaca Rd.	A to O-1 (First Area and Height)	O-1	Approved O-1 (7-13-72)
C14-83-181 3802 Manchaca Rd.	A to O-1 (First Area and Height)	O-1	Approved O-1 (11-3-83)
C14-01-0004 3806-3808 Manchaca Rd.	LO & GR to SF-4A	SF-4A	Approved SF-4A (3-29-01)
C14-2015- 0032 3714 Manchaca Rd.	MF-4 to LO- MU	LO-MU	Approved LO-MU (5-14-15)

CITY COUNCIL DATE:

Scheduled for consideration June 8, 2017

ORDINANCE READINGS:

1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore

PHONE: 512-974-7604

e-mail address: andrew.moore@austintexas.gov

BASIS FOR RECOMMENDATION

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

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The LO (Limited Office) district is intended for small office use predominantly serving neighborhood or community needs; such as professional, semi-professional or medical offices. MU (mixed use) allows a residential use in addition to the base district zoning.

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

Staff recommends LO-MU (Limited Office – Mixed Use) district zoning in the context of its location on an arterial roadway as it would provide for a reasonable re-use of the property to occur in relation to the office zoning and multifamily uses located in the surrounding area.

DEPARTMENTAL COMMENTS

Transportation Planning - Natalia Rodriguez - 512-974-3099

TR1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR3. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

TR4. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Manchaca Road.

TR6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Manchaca Road	82 ft.	44 ft.	Arterial	Yes	Yes, shared lane	Yes

NPZ Environmental Review - Pamela Abee-Taulli 512-974-1879

Environmental review has no comments. Approved.

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

LO to LO-MU

This zoning case is located on the west side of Manchaca Road, and consists of a house being used as an office situated on a .829 acre parcel. This property is located within the boundaries of an area that does not have an adopted neighborhood plan. Surrounding land uses includes single family housing to the north and south, and multi-family apartment complexes to the east and west, and a Montessori School to the west. The proposed use office/housing.

Connectivity: There is a public sidewalk located along Manchaca Road and a public transit stop located less than 100 ft. from the subject property. The Walkscore for this site is 65/100, meaning almost some errands may be accomplished on foot.

Imagine Austin

The property is located just outside the boundaries of an ‘**Activity Centers for Redevelopment in Sensitive Environmental Areas**’ as identified on the Imagine Austin’s Growth Concept Map, found in the Image Austin Comprehensive Plan (IACP) but is not located within the Edwards Aquifer Recharge Zone.

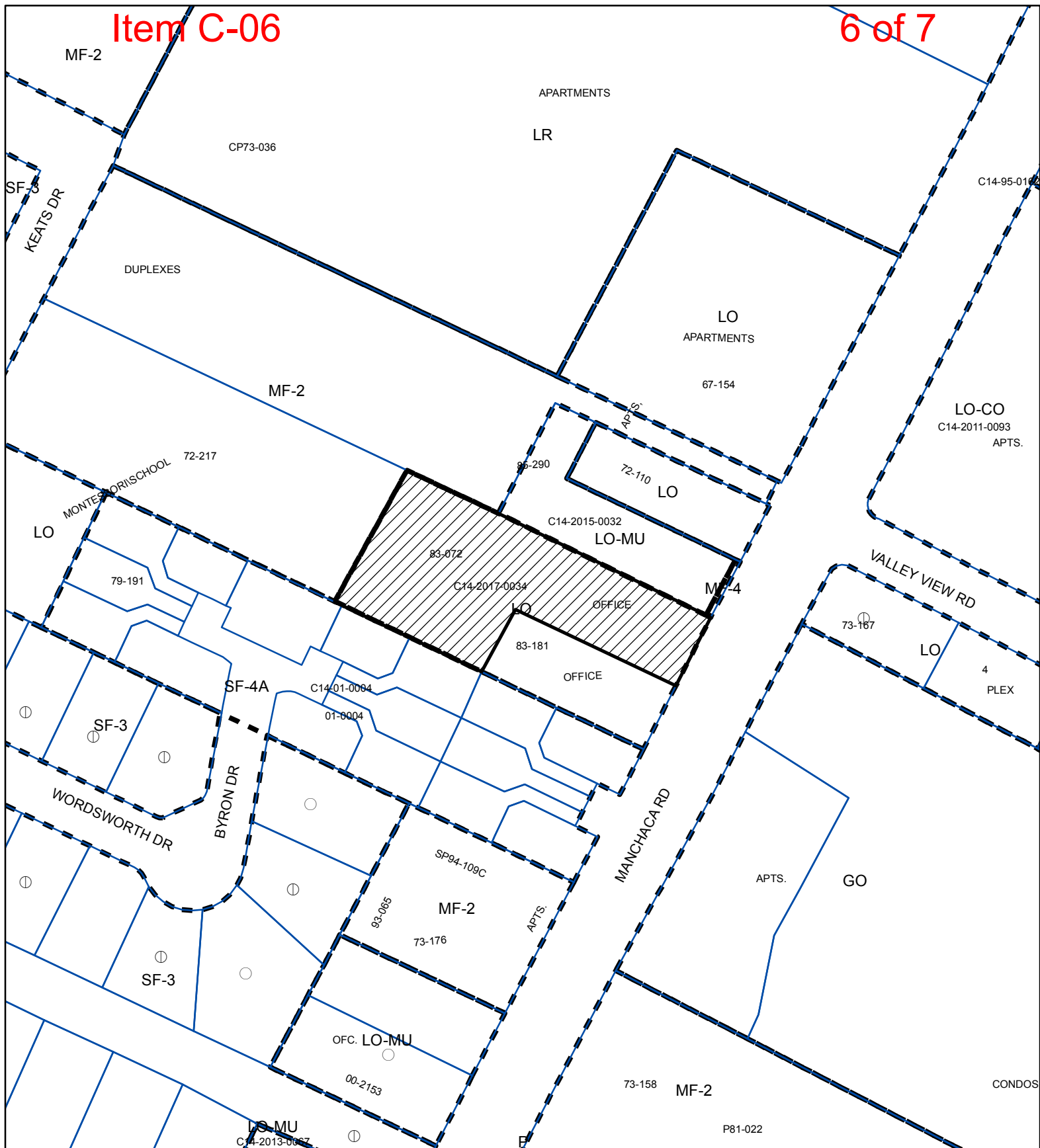
Analyzing the comparative scale of the site relative to other nearby office and residential uses, and the project area not being located along an existing Activity Corridor or within an Activity Center as identified on the Imagine Austin Growth Concept Map, this case falls below the scope of Imagine Austin, which is broad in scope and consequently the plan is neutral on the proposed rezoning.

NPZ Site Plan Review - Lynda Courtney 512-974-2810

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. 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.
- SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP 4. FYI – This site is located within the South Lamar Combined NPA. Additional comments may be generated during the site plan review process.

NPZ Austin Water Utility Review - Neil Kepple 512-972-0077




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 a water service extension requests may be required. Due to capacity problems in the area a wastewater service extension request will be required for new development. Water and wastewater utility plans must be reviewed and approved by Austin Water 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 fees once the landowner makes an application for Austin Water utility tap permits.



ZONING

Zoning Case: C14-2017-0034



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY






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$$1'' = 125'$$



ZONING

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

1' = 400'

ZONING CASE#: C14-2017-0034
LOCATION: 3718 Manchaca Road
SUBJECT AREA: .8296 ACRES
GRID: G19
MANAGER: ANDREW MOORE



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.