

## **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. Residential development standards for LO-MU equate to MF-2 density which would allow a maximum of 19 units (23 units per acre). The LO base zoning district standards would apply for height (40ft/3 stories), building coverage (50%) and impervious cover (70%).

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

**PLANNING COMMISSION RECOMMENDATION:**

*MAY 9, 2017 – APPROVED STAFF RECOMMENDATION OF LO-MU ON CONSENT, VOTE 11-0 [J. SCHISLER 1<sup>ST</sup>, J. VELA 2<sup>ND</sup>, J. THOMPSON, T. WHITE ABSENT].*

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<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

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**CAPITOL VIEW CORRIDOR:** NO

**HILL COUNTRY ROADWAY:** NO

**NEIGHBORHOOD ORGANIZATIONS:**

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

1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Andrew Moore

**PHONE:** 512-974-7604

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

City Council – June 8, 2017

## **BASIS FOR RECOMMENDATION**

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

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:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro (within ¼ mile)</b>
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.

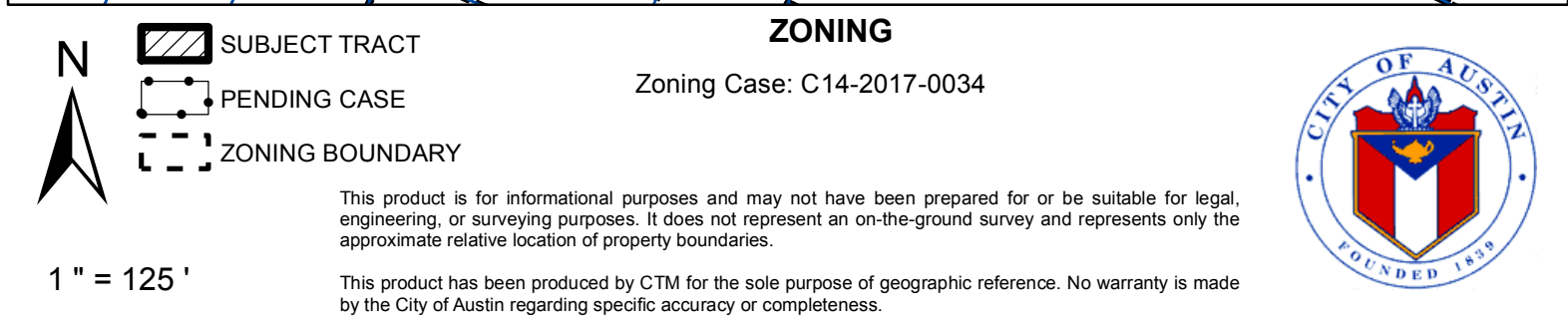
Analyzing the comparative scale of the site relative to other nearby office and residential uses, and the project area not being located along an existing Activity Corridor or within an Activity Center as identified on the Imagine Austin Growth Concept Map, this case falls below the scope of Imagine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

N



1' = 400'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER



## 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: C14-2017-0034

Contact: Andrew Moore, 512-974-7604

Public Hearing: May 9, 2017, Planning Commission  
June 8, 2017, City Council

Your Name (please print)

3803 Byron Dr. 78704

☐ I am in favor  
☒ I object

Your address(es) affected by this application



Signature

6/3/17  
Date

Daytime Telephone: \_\_\_\_\_

Comments:

Have you ever driven down  
Mopac? Have you had  
to turn right into a  
narrow driveway, where the  
cars are stuck when  
they are stuck at  
Mopac?  
This is an unsafe street  
change.

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810