

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0063 – 11630 Manchaca Road **Z.A.P. DATE:** June 20, 2017

ADDRESS: 11630 Manchaca Road

DISTRICT: 5

OWNER/APPLICANT: Manchaca Partners, Inc. **AGENT:** Lenworth Consulting LLC
(Sufian Emmar) (Nash Gonzales)

ZONING FROM: I-RR **TO:** GR **AREA:** 2.089 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

June 20, 2017: *APPROVED GR DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

[A. AGUIRRE; B. EVANS - 2ND] (10-0) S. LAVANI - ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is undeveloped and zoned interim – rural residence (I-RR) and is situated at the northwest corner of Manchaca Road and Frate Barker Road. There is an approved site plan on the property for a service station and food sales use, with driveways onto both roadways. The lot and adjacent properties to the north were annexed into the City limits in December 2016. There are commercial uses and a church to the north (I-RR); office and commercial uses across Manchaca Road to the east (County), a plant nursery to the south (County), and attached condominiums under construction to the west (I-RR). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes community commercial (GR) district zoning for commercial uses and has expressed an interest in development other than that shown on the approved site plan, which would require permanent zoning. As information, the site plan application for the service station/food sales uses was filed prior to annexation, and thus is allowed to continue in the absence of permanent zoning.

This land use character of this segment of Manchaca Road is predominantly commercial and Staff believes the zoning request is appropriate in terms of its location at the intersection of

two arterial roadways. Commercial uses would also serve the residents of the nearby and recently developed subdivisions.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-RR	Undeveloped; Office; Commercial center (liquor store, food sales, restaurant, hair salon, insurance office); Roller rink; Auto repair shops; Church
<i>South</i>	County	Plant nursery; Auto repair
<i>East</i>	County	Vehicle storage; Roofing company; Hair salon; Church; Insurance office; Tattoo shop; Moving company; Tool and equipment rentals
<i>West</i>	I-RR	Under construction for 97 condominiums in 27 buildings to be known as Smithfield Condominiums (3-4 units/bldg)

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:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0009 – 11444 Manchaca Rd	I-SF-2 to GR	To Grant GR-CO w/CO for prohibited uses: alternative financial services, bail bonds, custom	Apvd GR-CO as ZAP rec (6-8-2017).

		manufacturing, drop-off recycling collection, exterminating services, and a Restrictive Covenant to prohibit the use of outdoor sound amplification equipment on the property	
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 –	I-RR to GR	To Grant GR-CO	Apvd GR-CO with the

Brazos Zoning – 11410 Manchaca Rd		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 per day.	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 (7-28- 2005).
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RELATED CASES:

The property was annexed into the City limits on December 15, 2016 and assigned I-RR district zoning. The rezoning area is platted as Lot 1, Block A, Smithfield Subdivision, recorded in August 2007 (C8J-2015-0139.0A). An administrative “D” site plan was approved for a 9,800 square foot convenience store and 10 gas pumps on February 28, 2017 (SP-2016-0409D – Frate Barker). As information, a Development Permit “D” site plan does not include a land use element, in this case because at the time the location was within the Extra-Territorial Jurisdiction. Also, a complete site plan application was filed with the City before the date the annexations proceedings were instituted, and the Applicant has continuation of land use rights, as outlined in Section 43.002 of the Texas Local Government Code. The City allows for the development of properties to be completed in accordance with the site plan on file, without requiring zoning consistent with the service station/food sales uses. Please refer to Exhibits B and B-1.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Frate Barker Road	120 feet	24 feet	Arterial	No (currently under construction)	Yes, shared lane	No
Manchaca Road	120 feet	50 feet	Arterial	No	Yes, wide curb	No

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

FYI – Manchaca Road is owned and operated by Texas Department of Transportation.

FYI – Frate Barker Road is proposed for improvements through a Travis County CIP project. 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: August 3, 2017

ACTION:

ORDINANCE READINGS: 1st

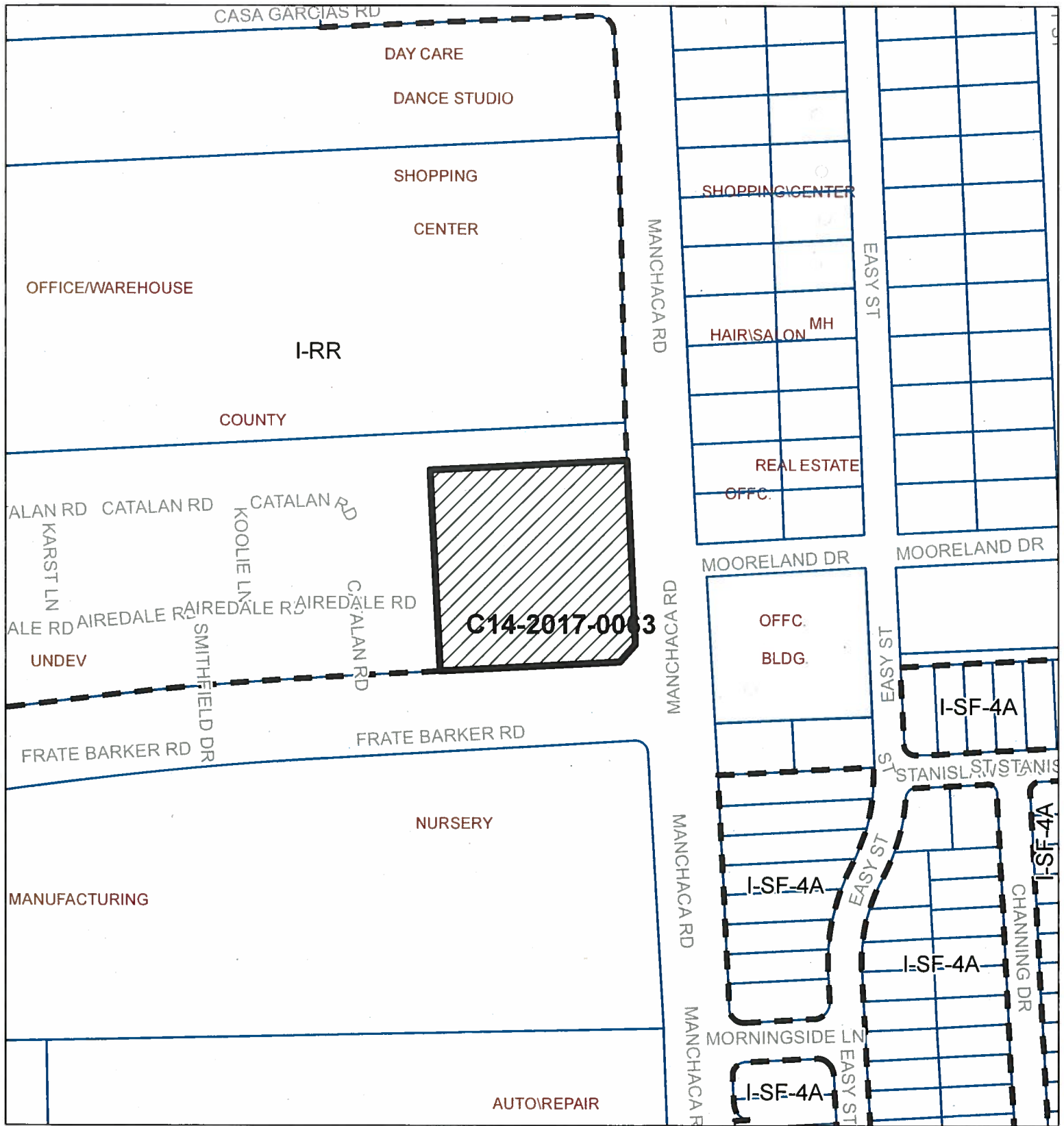
2nd

3rd

ORDINANCE NUMBER:

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

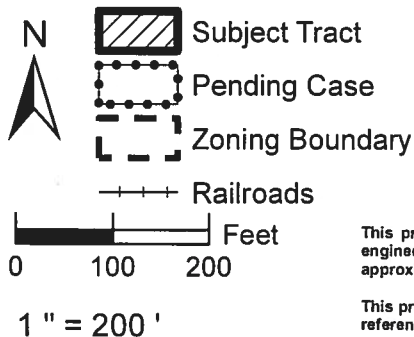
PHONE: 512-974-7719



ZONING

Case#: C14-2017-0063

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: 5/15/2017



N
1" = 200'

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

11630 MANCHACA RD

ZONING CASE#: C14-2017-0063
 LOCATION: 11630 MANCHACA ROAD
 SUBJECT AREA: 2.08 ACRES
 GRID: D12
 MANAGER: WENDY RHOADES

EXHIBIT A1



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.

EXHIBIT B-1
APPROVED
SITE PLAN

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR) district zoning.

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 allow for reasonable use of the property.*

This land use character of this segment of Manchaca Road is predominantly commercial and Staff believes the zoning request is appropriate in terms of its location at the intersection of two arterial roadways. Commercial uses would also serve the residents of the nearby and recently developed subdivisions.

EXISTING CONDITIONS**Site Characteristics**

The subject lot is undeveloped 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 northwest corner of Frate Barker Road and Manchaca Road on an undeveloped 2.08 acre parcel. This property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes: undeveloped land to the north and west, a garden center/nursery to the south, and a truck depot to the east. The proposed use is an undefined commercial use.

Connectivity

There are no public sidewalks or a Cap Metro transit stop located near this property. The Walkscore for this site is 48/100, meaning most errands require a car.

Imagine Austin

The comparative scale of the site relative to a variety of commercial and residential land uses located along Manchaca Road, as well as the site not being located along an Activity Corridor or within an Activity Center falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

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 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.

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.

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.

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

Compatibility Standards

The site is subject to compatibility standards. Along the southeast 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.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- 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 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

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

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

The approved site plan (SP-2016-0409D) filed prior to annexation into the City limits exceeds 2,000 daily trips. Staff does not recommend a conditional overlay of 2,000 trips. In

the event the site plan application is not constructed, a Traffic Impact Analysis shall be required at the time of the new site plan application if triggered per LDC, Section 25-6-113.

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.