

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2018-0018 – 4101 Manchaca Condos      **Z.A.P./ P.C. DATE:** March 27, 2018

**ADDRESS:** 4101 Manchaca Road

**DISTRICT AREA:** 5

**OWNER/APPLICANT:** Two Pura Vida Design/Charlotte Aceituno

**AGENT:** Two Pura Vida Design/Charlotte Aceituno

**ZONING FROM:** Family residence (SF-3)

**TO:** Multi-Family residence – Low density (MF-2)

**AREA:** .4813 acres (20,965 square feet)

**STAFF RECOMMENDATION:**

General office – Mixed use (GO-MU)

**DEPARTMENT COMMENTS:** The subject property is a .48 acre, platted lot located on Manchaca Road approximately 700 feet north of West Ben White Boulevard (HWY 71/290) in the South Lamar Neighborhood Planning Area. It is currently zoned family residence (SF-3) and contains a single family structure and detached garage/workshop. It has been zoned residential since it was annexed into the City of Austin in Nineteen Hundred and Fifty-One. The South Lamar Neighborhood Planning Area's Neighborhood plan is suspended so there is no Future Land Use Map (FLUM) use associated with this tract.

Manchaca Road is a major arterial with Capital Metro transit service (Route 3 & 103) and between S. Lamar Boulevard and W. Ben White Boulevard is predominately commercial (office) and multi-family in nature with many single family structures repurposed for office uses. Much of the surrounding properties were zoned Office in the 1980s. The surrounding zoning and uses are LO/office to the north, LO and GR-MU with office and personal services to the south, SF-3 with a single family residence to the east and LO-MU and LO with offices across Manchaca road to the west.

The applicant intends to develop the site with 6 residential uses. Zoning staff is recommending mixed use zoning (GO-MU) which addresses the applicant's intended use but would be consistent with the surrounding office zoning and uses. It also ensures Sub Chapter E development standards consistent with adjacent properties as they redevelop.

**ISSUES:** The applicant supports the staff recommendation. There are no other known issues at this time.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	SF-3	Vacant
North	LO	Office
East	SF-3	Single Family
South	LO	Multifamily and Office
West	P-NP	Parkland

**NEIGHBORHOOD PLANNING AREA:** South Lamar (Suspended)**TIA or NTA:** N/A**WATERSHED:** West Bouldin Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Neighborhood Empowerment  
 Foundation

Preservation Austin  
 Sierra Club Austin Regional Group  
 South Central Coalition  
 South Lamar Neighborhood  
 Association

**SCHOOLS:** Crockett High School, Covington Middle School, Joslin Elementary**CASE HISTORIES FOR SURROUNDING PROPERTIES**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2014-0150 4102 Manchaca	SF-3 to LO-MU	Approved SF-3 to LO-MU-CO Trip limits, uses, unit limit	Approved SF-3 to LO-MU-CO Trip limits, uses, unit limit 8-13-2015
C14-84-356 4103 Manchaca	SF-3 to LO	LO	Approved LO, 3-16-1985
C14-80-221 4025 Manchaca	IA to O-1	O-1	Approved O-1, 2-26-1981

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Manchaca Road	83'	46'	Major Arterial	Yes		Yes, 3, 103, 486

**ACTION:**

**ORDINANCE READINGS:**      1st                          2nd                          3rd

**ORDINANCE NUMBER:**

**CASE MANAGER:** Andrew Moore

**PHONE:** 512-974-7604

**EMAIL:** [andrew.moore@austintexas.gov](mailto:andrew.moore@austintexas.gov)

Additional Department Comments

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

SF-3 to MF-2

This zoning case is located on a property is approximately 0.48 acres in size, which is located on the east side of Manchaca Road. This property is located within the boundaries of the South Lamar Combined Neighborhood Planning Area, which does not have an adopted neighborhood plan. Surrounding uses includes office to the north and south, residential to the east, and an office use to the west. The developer proposes to remove the existing house off the site to make way for the proposed construction of a 6 unit condo project.

## Imagine Austin

The Imagine Austin Growth Concept Map identifies this property as being within one of the five **'Activity Center for Redevelopment in Sensitive Environmental Area'** as identified on the Imagine Austin Growth Concept Map, found in the Image Austin Comprehensive Plan. Page 106 of the Imagine Austin Comprehensive Plan states, *"Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State of the art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, "Ensure that redevelopment in the Edwards Aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer."*

While this property is located within an Activity Center for Redevelopment in a Sensitive Environmental Area, based on the comparable use and scale of this project relative to other nearby residential and commercial uses in this area, this case falls below the scope of Imagine Austin, and consequently the plan is neutral on this proposed rezoning.

**NPZ Environmental Review – Atha Phillips 512-974-6303**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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 974-1876.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

**DSD Transportation Review – Mark Kere – 512-974-2964**

TR1. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6- 113]

TR2. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Manchaca Rd	83'	46'	Major Arterial	yes		3 Burnet, Manchaca 103 Manchaca flyer 484 Night owl Lamar/South First

**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, water and or wastewater service extension requests may be required. 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.

**NPZ Site Plan Review – Jonathan Davila 512-974-2414**

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

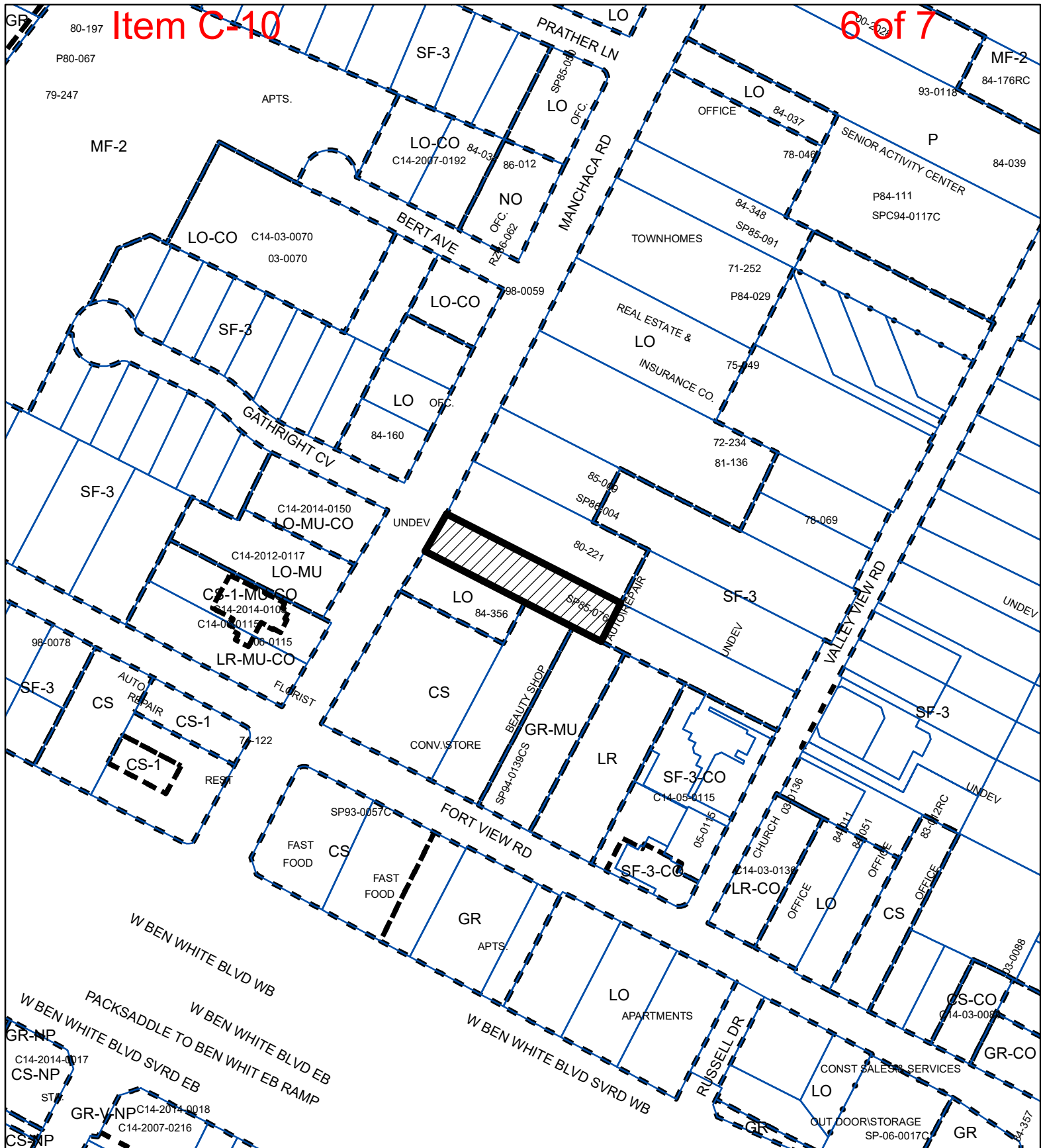
SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

**Compatibility Standards**

SP 3. The site is subject to compatibility standards. Along the East 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.



## ZONING

ZONING CASE#: C14-2018-0018



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

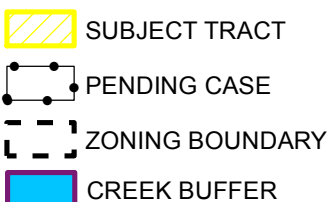
1" = 200'

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ZONING CASE#: C14-2018-0018  
LOCATION: 4101 MANCHACA ROAD  
SUBJECT AREA: 0.4812 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.