

ZONING CHANGE REVIEW SHEETCASE: C14-2019-0134 – 10302 Old Manchaca RoadDISTRICT: 5ZONING FROM: SF-2TO: SF-3ADDRESS: 10302 Old Manchaca RoadSITE AREA: 0.3388 acres (14,758 square feet)PROPERTY OWNER: John NoellCASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments.*

If the requested zoning is granted, then 34 feet of right-of-way from the existing centerline should be dedicated for Old Manchaca Road according to the Transportation Plan prior to Third Reading.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**November 5, 2019:**CITY COUNCIL ACTION:**December 5, 2019:**ORDINANCE NUMBER:ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is located at the northwest corner of Old Manchaca Road and Gail Road and is a portion of a lot within the Ford Oaks Annex subdivision. It contains one single family residence facing Old Manchaca and is zoned single family residence – standard lot (SF-2) district. There are single family residences to the north (SF-2), an archery and karate studio, and single family residences on large lots across Old Manchaca Road to the east (SF-2; I-RR; I-SF-2), an auto repair business and single family residences across Gail Road to the south (SF-2; SF-3-CO; DR), and single family residences and a couple of manufactured homes to the west (SF-2). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial Exhibit) and B (Recorded Plat).***

The Applicant has requested family residence (SF-3) district zoning in order to retain the existing residence as an accessory dwelling unit and build a single family residence on the west portion of the property.

BASIS OF RECOMMENDATION:

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

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The requested SF-3 zoning would allow for one single family residence, plus a second detached unit on the property. Staff recommends the Applicant's request because the property meets the intent of the SF-3 district as it fronts onto a collector residential street and is located within an existing single family neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	One single family residence
<i>North</i>	SF-2	Single family residences
<i>South</i>	SF-2	Auto repair; Single family residences
<i>East</i>	SF-2; I-RR; I-SF-2	Indoor sports and recreation; Single family residences on large lots
<i>West</i>	SF-2	Single family residences; A couple of manufactured homes

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Kocurek Elementary School

Bailey Middle School

Akins High School

NEIGHBORHOOD ORGANIZATIONS:

242 – Slaughter Lane Neighborhood Association

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

1214 – Bauerle Ranch Homeowners Association 1228 – Sierra Club, Austin Regional Group

1343 – Oak Hill Trails Association
 1528 – Bike Austin
 1531 – South Austin Neighborhood Alliance (SANA)
 1596 – TNR BCP - Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation
 1624 – Southwest Gate Addition Neighborhood Association

1363 – SEL Texas
 1530 – Friends of Austin Neighborhoods
 1559 – Palomino Park HOA

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0007 – Drew Lane Zoning – 2507 Mitchell Ln	SF-2-CO to SF-2, as amended	To Grant SF-2-CO, w/CO for max 16 units	Apvd SF-2 (4-17-2014).
C14-2011-0070 – Bergstrom Duplex Rezoning – 2508 Mitchell Ln	DR; SF-2 to SF-3-CO	To Grant SF-3-CO w/CO limiting development of Lot 27 to 1 duplex use and all SF-2 uses (east lot), and Lot 26 to 1 two-family residence use and all SF-2 uses (west lot).	Apvd. SF-3-CO as Commission recommended (8-25-2011).
C14-02-0171 – Page Rezoning – 10318 Old Manchaca Rd	SF-2 to SF-3-CO	To Deny SF-3-CO	Apvd SF-3-CO w/CO prohibiting duplex use (2-13-2003).
C14-99-2059 – Bauerle Development – 2700-3300 Squirrel Hollow	I-RR to SF-2	To Grant RR for Tract 1 and SF-2 for Tract 2 with conditions of the TIA	Approved RR-CO for Tract 1 and SF-2-CO for Tract 2 with the CO for the conditions of the TIA and restricting access to Squirrel Hollow to emergency access (2-1-2001).

RELATED CASES:

The property was annexed into the City's full-purpose jurisdiction on November 15, 1984 (C7a-83-017 A).

The rezoning area is the south 89.69 feet of Lot 3, Ford Oaks Annex, a subdivision recorded in June 1954 (C8-54-020).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Old Manchaca Road	52 feet	18 feet	Level 2 (Collector)	No	Shared Lane	No
Gail Road	51 feet	20 feet	Level 1 (Local)	No	None	No

OTHER STAFF COMMENTS:Comprehensive Planning

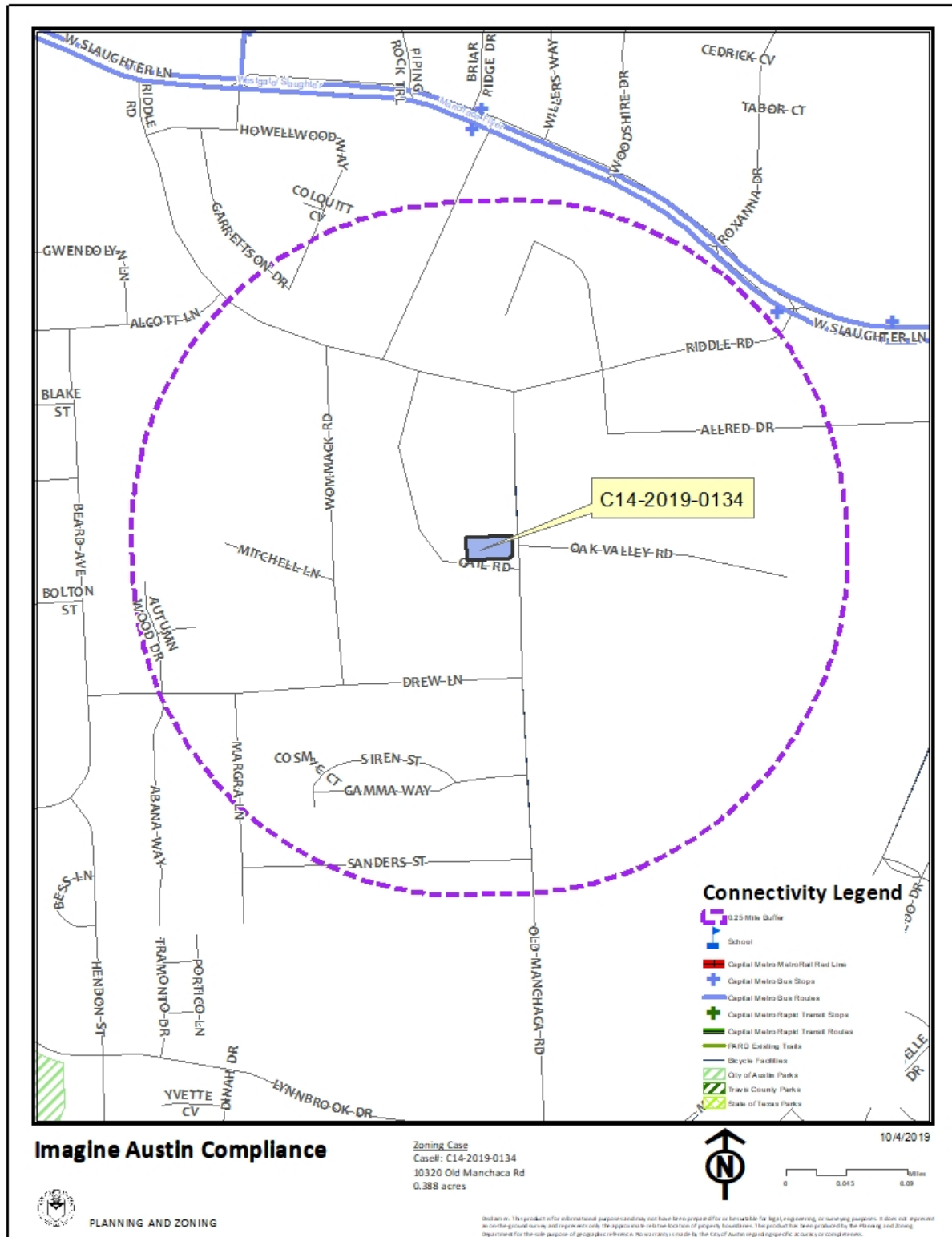
This rezoning case is located on the northwest corner of Old Manchaca Road and Gail Road, on a 0.3388 acre property, which contains a single family residence. The property is adjacent to the Slaughter Lane Neighborhood Center but is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family housing, an office and an archery training center to the north; to the south is a transmission shop and single family housing; to the east is single family housing on large lots and a bar, and to the west is single family housing. The proposal is to rezone the property from SF-2 to SF-3, which would allow for the construction of a secondary dwelling unit.

Connectivity

There are no existing public sidewalks, bike lanes, or public transit stops along this portion of Old Manchaca Road and Gail Road, which are narrow rural roads. The mobility and connectivity options in the area are limited but there are some retail and commercial options within a half-mile radius.

Imagine Austin

Based on the comparative scale of this site relative to other nearby residential uses in this area (although there is a lack of mobility options), this project appears to support the Imagine Austin Comprehensive Plan.



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.

At this time, site specific information is unavailable regarding 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 and Compatibility Standards

Rezoning from SF-2 to SF-3 does not trigger the application of compatibility standards.

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

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 68 feet of right-of-way for Old Manchaca Road. It is recommended that 34 feet of right-of-way from the existing centerline should be dedicated for Old Manchaca Road according to the Transportation Plan prior to 3rd reading of City Council [LDC 25-6-51 and 25-6-55].

Austin Water Utility

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.

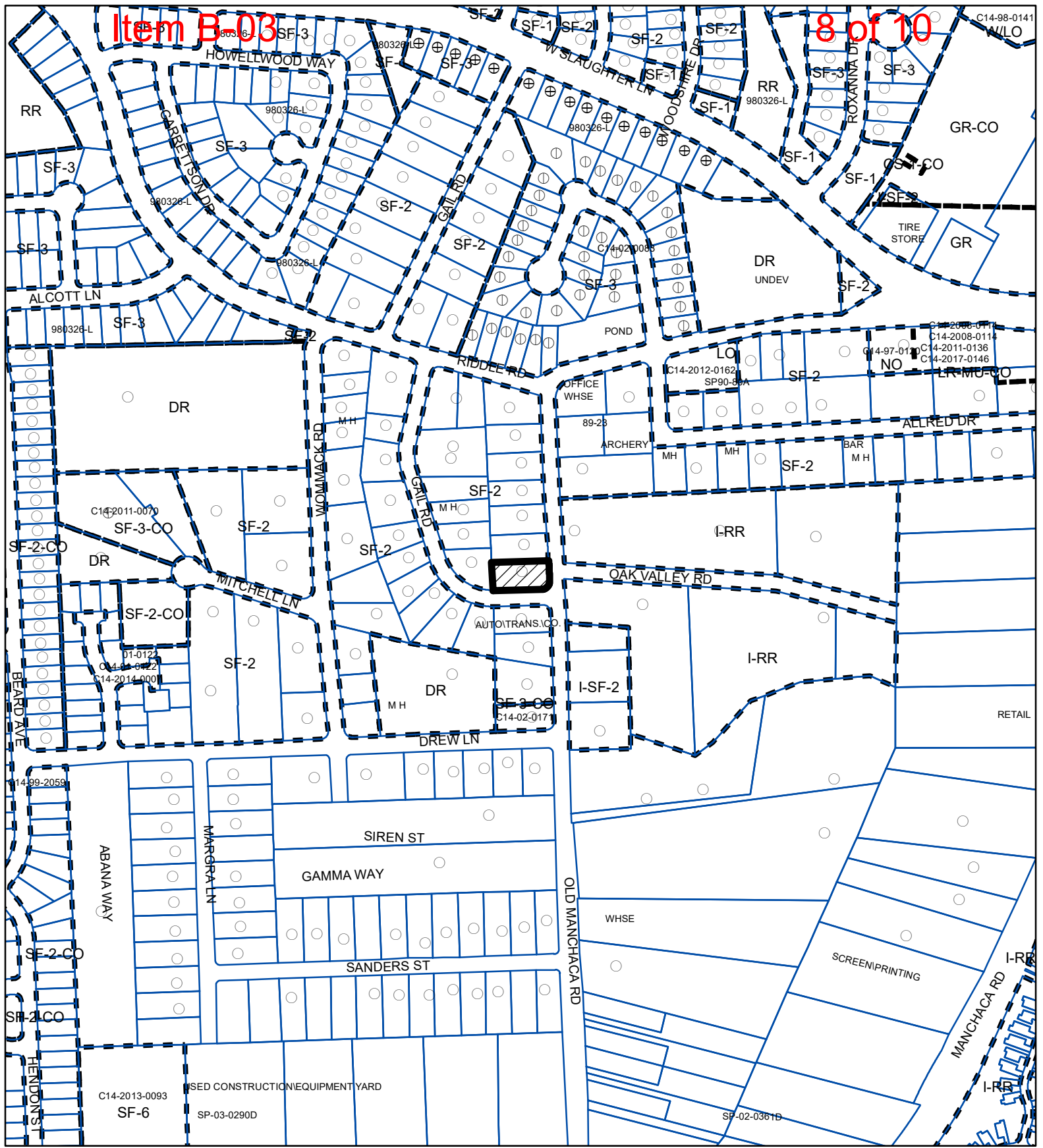
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.




INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

A-1: Aerial Map

B: Recorded Plat



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2019-0134

1" = 400'

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.

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Created: 10/1/2019



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1" = 100'

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

10302 OLD MANCHACA ROAD

Exhibit A - 1

ZONING CASE#: C14-2019-0134
 LOCATION: 10302 OLD MANCHACA ROAD
 SUBJECT AREA: 0.3388 Acres
 GRID: E14
 MANAGER: Wendy Rhoades



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.

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