

ZONING CHANGE REVIEW SHEETCASE: C14-2021-0150 – Manchaca SouthDISTRICT: 5ZONING FROM: SF-3TO: MF-2ADDRESS: 1902 Keilbar Lane, 7603 and 7515 Manchaca RoadSITE AREA: 1.127 acresPROPERTY OWNER: Manchaca South, LLC
(Laura Burkhart)AGENT: RubyAnne Designs
(Michael Winningham)CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence – low density (MF-2) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
November 2, 2021:CITY COUNCIL ACTION:
Not yet scheduledORDINANCE NUMBER:ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area consists of three platted lots, is located at the intersection of Manchaca Road and Keilbar Lane, and zoned family residence (SF-3) district. There are offices and a church and school that access Manchaca Road to the north (LO-CO). Keilbar Lane contains undeveloped land, single family residences and manufactured homes on lots annexed into the City limits in the mid-1980s. There are single family residences and manufactured homes to the east and on the cul-de-sac (DR), and undeveloped lots on the south side of Keilbar (SF-6; SF-3). There is a detached condominium community further south that takes access to Manchaca Road (MF-2-CO). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant has requested multifamily residence – low density (MF-2) district zoning in order to build additional residential units on the property.

BASIS OF RECOMMENDATION:

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

The multi-family residence – low density (MF-2) district is intended to accommodate multifamily use with a maximum density of 23 units per acre, depending on unit size and has a maximum height of 40 feet. This district is appropriate for multifamily residential areas located near single family neighborhoods or in an area for which low density multifamily use is desired.

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

Staff recommends MF-2 zoning for the property based on the following considerations: 1) location at the intersection of Menchaca Road, an arterial road and Keilbar Lane, a local street, 2) it is suitable for additional residential development, 3) MF-2 zoning would be compatible with the adjacent offices to the north, the existing residences on Keilbar and the existing and planned residential development to the south (SF-6, MF-2), and 4) MF-2 zoning is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. Under the Staff recommendation of MF-2 zoning, it is estimated that up to 20 units could be achieved on this 1.127 acre property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	One single family residence; One manufactured home
<i>North</i>	LO-CO	Offices; Religious assembly / Private primary educational facility
<i>South</i>	SF-6; MF-2-CO	Undeveloped; 32 unit detached condominiums on 7.4 acres (known as Stinson Oaks)
<i>East</i>	DR; SF-3	Manufactured homes; Single family residences
<i>West</i>	SF-2; SF-3	Single family residences

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: Williamson – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Cunningham Elementary School

Covington Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1343 – Oak Hill Trails Association 1363 – SEL Texas
 1424 – Preservation Austin 1429 – Go!Austin/Vamos!/Austin (GAVA)-78745
 1443 – Shiloh Oaks Neighborhood Association 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA)
 1550 – Homeless Neighborhood Association 1559 – Palomino Park HOA
 1596 – TNR BCP Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0129 – Menchaca South – 1902 Keilbar Ln, 7603 and 7515 Menchaca Rd	DR to SF-3	To Grant	Apvd (10-14-2021).
C14-2021-0035 – McLaurin Rezone – 1512 Damon Rd	DR to SF-3	To Grant	Apvd (6-10-2021).
C14-2018-0139 – 1903 Keilbar	DR to SF-6	To Grant	Apvd (2-7-2019).
C14-2018-0089 – 1905 Keilbar	DR to SF-6	To Grant	Apvd (11-1-2018).
C14-2013-0037 – 7509 Manchaca Office Park – 7509 Manchaca Rd	W/LO-CO to LO	To Grant LO-CO w/CO for 2,000 trips/day	Apvd LO-CO as Commission recommended (6-6-2013).
C14-2012-0066 – Stinson & Ramsey – 7709 and 7731 Manchaca Rd	DR to MF-2	To Grant MF-2-CO w/CO limited to 17 u.p.a.	Apvd as Commission recommended (9-27-2012).
C14-2010-0165 – Milestone Manchaca – 7337 Manchaca Rd	DR to MF-2	To Grant MF-2-CO with CO limiting density to MF-1	Apvd MF-2-CO as Commission recommended (12-9-2010).
C14-06-0096 – Legacy Oaks Christian School – 7915 Manchaca Rd	DR; SF-2; SF-3 to GO-CO	To Grant GO-CO with CO limiting building height to 45’; prohibiting club or lodge; family home; group homes (all types); medical offices	Apvd GO-CO as Commission recommended (7-27-2006).

		(all sizes); off-site accessory parking; residential treatment; restaurant (limited); and urban farm; prohibits access to Baxter Springs Rd.; and 4) 2,000 vehicle trips/day limit.	
C14-98-0025 – Manchaca Road Zoning – 7509 Manchaca Rd	DR; SF-3 to LO; W/LO	To Grant LO-CO for Tracts 1 & 2; W/LO for Tract 3, with CO limiting vehicle trips to 2,000, and signage limited to an informational sign located on a berm not to exceed 10' in height	Apvd as Commission recommended (6-25-1998).

RELATED CASES:

The property was annexed into the City limits in November 1984 (C7A-83-017 A, Ord. 841115-L).

The property is platted as Lot 1, Block 1, Hazel I. Smith Subdivision, recorded in September 1993 (7603 Menchaca Road, C8-93-0055.0A); Lot 1, Noble J. Smith Subdivision, recorded in October 1971 (7515 Menchaca Road, C8S-71-226); and Lot 1, Max Keilbar Subdivision Annex, recorded in April 1971 (1902 Keilbar Lane, C8S-71-085).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Menchaca Road	132 feet	92 feet	Level 3	Yes	Shoulder	Yes
Keilbar Lane	50 feet	18 feet	Level 1	No	None	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the northeast corner of Menchaca Road and Keilbar Lane, on a 1.127 acre property consisting of three single family lots with single family houses. The site is not located within the boundaries of a small area plan. The property is not located

along an Activity Corridor or Center although Menchaca Road is a major arterial corridor. Surrounding land uses includes a private Christian school and a small office complex to the north; to the south is undeveloped land and single-family housing; to the west is single family housing; and to the east is single family housing.

Request: Upzone the property from SF-3 to MF-2 to build an undefined number of multifamily units.

Connectivity

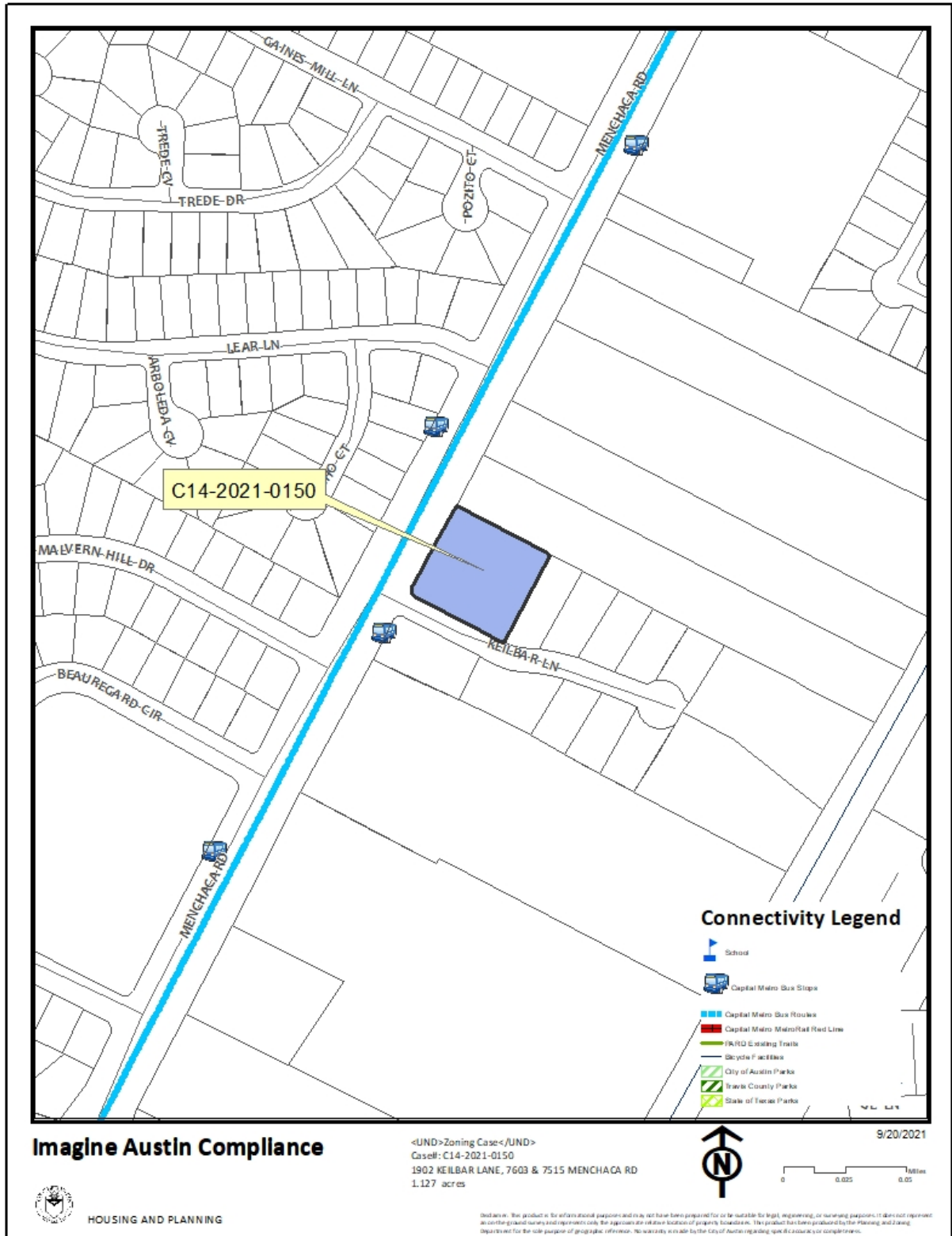
Public sidewalks and unprotected bike lanes are located on both sides of Menchaca Road. There are no public sidewalks located along Keilbar Lane, which is a narrow unimproved road. A Cap Metro Transit stop is located less than 200 feet away on Menchaca Road. Mobility options are average while connectivity options are fair due to the distance to commercial and civic uses, which are beyond a quarter of a mile.

Imagine Austin

The property is not located by an existing Activity Center or Activity Corridor. The following policies apply to this request:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on nearby residential uses in the area, providing more infill housing, and existing mobility strengths in the area (public sidewalks, a public transit stop, and bike lanes) this project appears to support the policies of the Imagine Austin Comprehensive Plan.



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 Williamson 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.

Impervious Cover

Within the Williamson Creek watershed, the maximum impervious cover allowed by the *MF-2 zoning district* would be 60%, which is based on the more restrictive watershed regulations.

PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-2 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

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 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 property zoned SF-5 or more restrictive.
- 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.

- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- 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.

The site is subject to compatibility standards. Height compatibility is triggered by the SF-3 properties located west across the street from Menchaca Road.

- 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.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

ATD Engineering Review

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

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.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

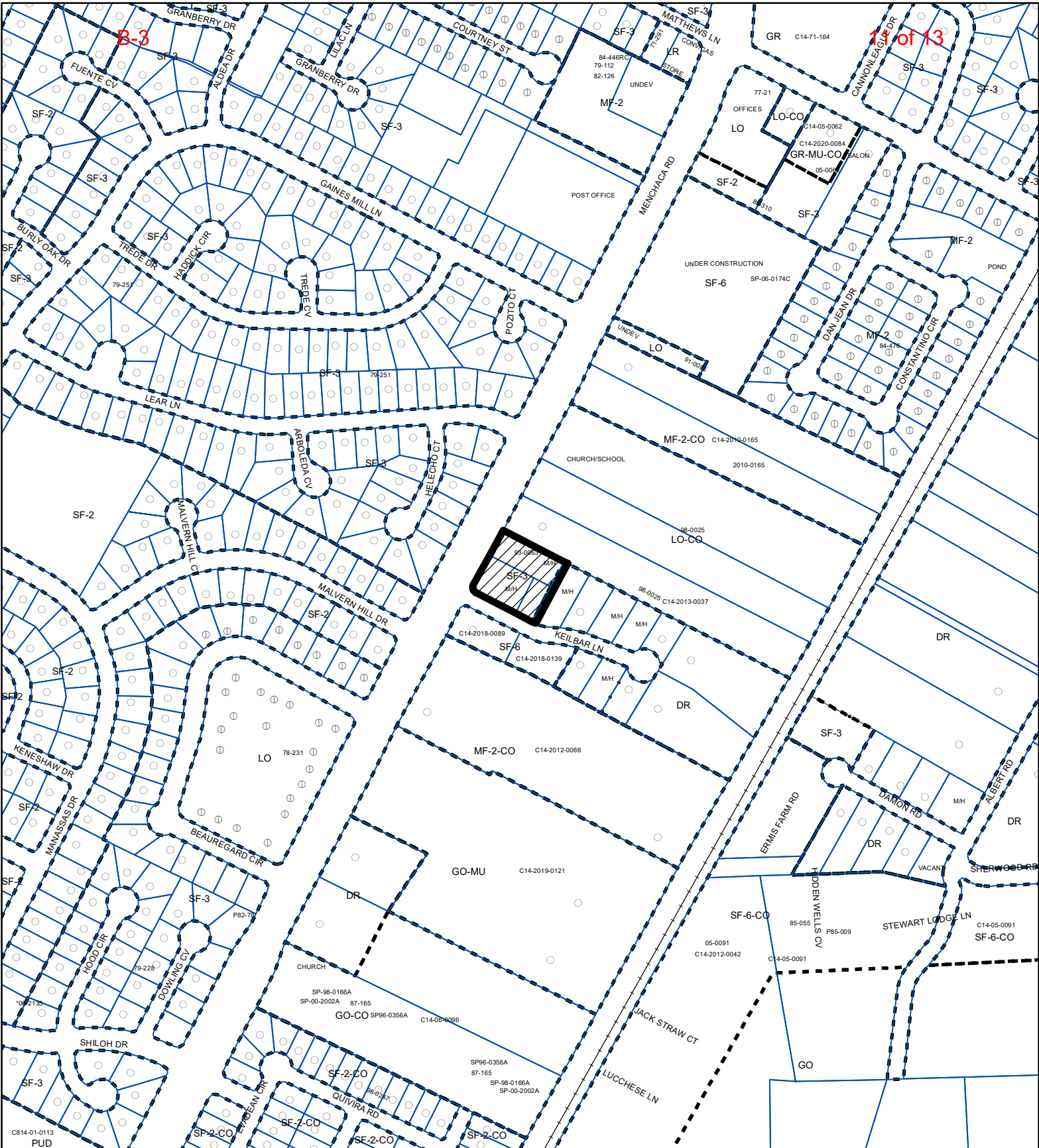
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND CORRESPONDENCE TO FOLLOW:

A: Zoning Map

A-1: Aerial Map

Correspondence Received



Legend:

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

Scale: 1" = 400'

ZONING

ZONING CASE#: C14-2021-0150

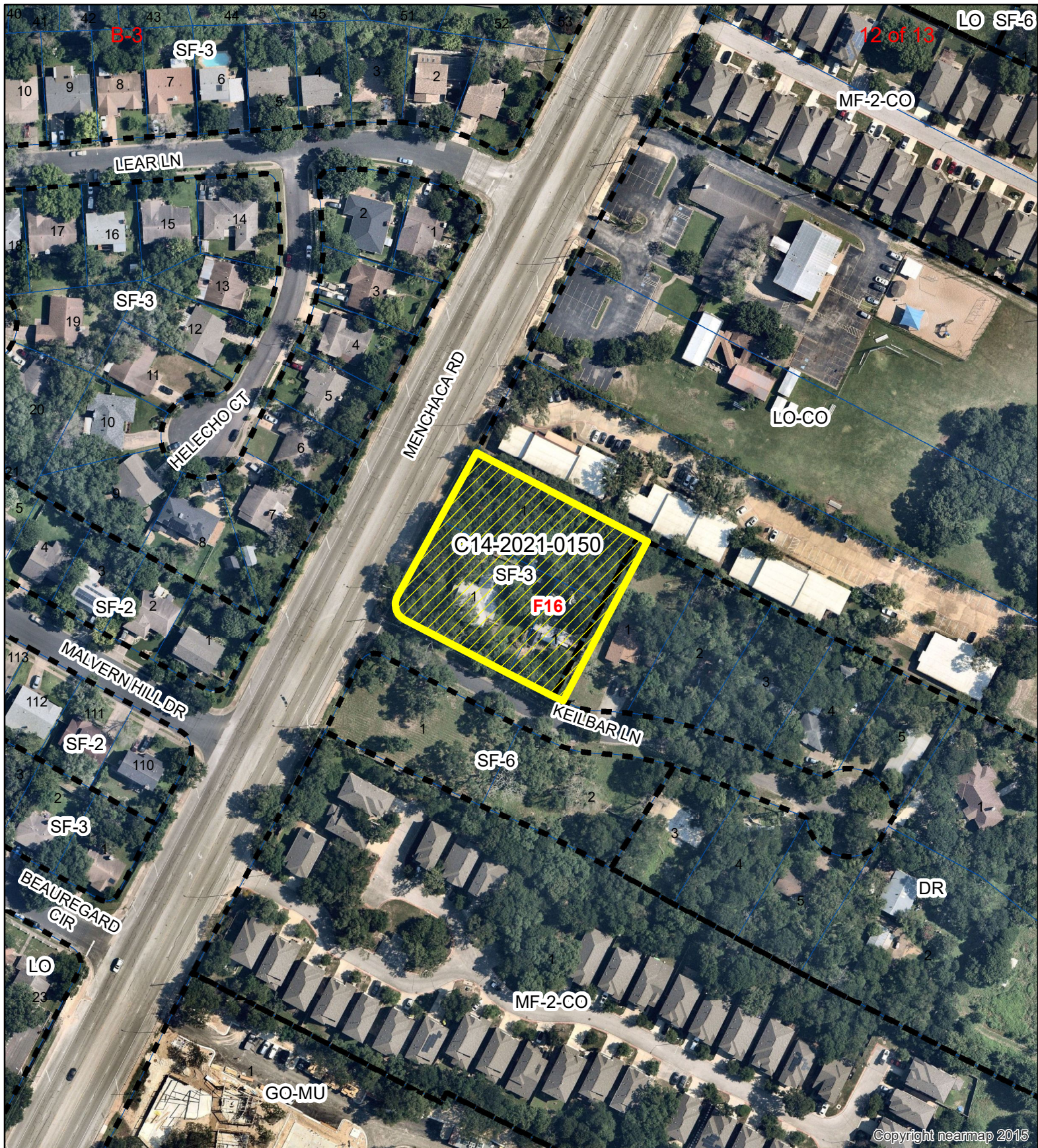
Exhibit A



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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 9/15/2021



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1" = 150'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

MENCHACA SOUTH

Exhibit A -1

ZONING CASE#: C14-2021-0150

LOCATION: 1902 Keilbar Lane, 7603 and 7515 Menchaca Road

SUBJECT AREA: 1.127 Acres

GRID: F16

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.



From:
To: [Rhoades, Wendy](#)
Subject: Rezoning Case Number: C14-2021-0150
Date: Tuesday, October 26, 2021 5:00:29 PM

*** External Email - Exercise Caution ***

Ms. Rhoades,

We Object to the rezoning of the properties at 1902 Keilbar Lane, 4603 and 7515 Menchaca Road to MF-2.

We believe the density and impervious cover are too great, and a three story development in this area is out of place.

We would prefer SF-6. It is more in line with development nearby. Our property is at 1803 Keilbar Lane.

We are concerned with the runoff that would be generated onto Keilbar Lane. Keilbar Lane is a substandard road with no storm drains or gutters. Keilbar Lane runs downhill from Menchaca Rd. to its end at a cul-de-sac.

We are also concerned with over flow parking that will occur. Keilbar Lane has a right of way of 50 feet. Most of that taken up by the road with no room for parking without blocking the road or onto private property.

Sincerely,

Marianne Perez and Ruben Perez

512-633-5845 (cell)

512-282-1436 (landline)

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