

ZONING CHANGE REVIEW SHEETCASE: C14-2021-0151 – AR - JR .85DISTRICT: 5ZONING FROM: I-SF-2ZONING TO: CSADDRESS: 11501 Menchaca RoadSITE AREA: 0.85 acres (37,026 square feet)PROPERTY OWNER: AR & JR Real Estate Holdings (Charles Norris)AGENT: Bennett Consulting (Rodney Bennett)CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay prohibits the following uses: automotive washing (of any type), bail bond services, commercial off-street parking, drop-off recycling collection facility, exterminating services, funeral services, outdoor entertainment, outdoor sports and recreation, pawn shop services, and service station. For a summary of the basis of Staff’s recommendation, see pages 2-3.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
December 7, 2021:CITY COUNCIL ACTION:
January 27, 2022:ORDINANCE NUMBER:ISSUES:

The Applicant is in agreement with the Staff recommendation of GR-CO district zoning.

CASE MANAGER COMMENTS:

The subject four platted lots are located at the southeast corner of Menchaca Road and Chappell Lane, and also have frontage on Easy Street. The property is accessed via one driveway to Menchaca Road, and there is fencing along the east half of Chappell and the entire Easy Street frontage. The lots contain a vacant equipment rental use that occupied an office / warehouse building and a second warehouse structure, both one-story. The property and adjacent commercial properties on Menchaca Road to the south were annexed into the City limits on November 20, 2017 and assigned interim – single family residence - standard lot (I-SF-2) zoning at that time. In May 2008, prior to annexation, a “D” (non-land use) site plan was approved for the equipment rental business (SP-2007-0653D).

There is a walking trail, condominiums and a single family residential subdivision to the north (SF-6-CO; I-SF-2); single family residences, manufactured homes and undeveloped land to the east (County); automotive sales and a commercial building containing a tattoo business, barber shop, and retail sales uses on Menchaca Road to the south (I-SF-2), and commercial uses across Menchaca to the west (GR-CO; CS-1-CO; CS-CO). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant proposes to zone the property to the general commercial services (CS) district so that the existing buildings can be converted to an automotive repair business. As information, an auto repair use is first allowed in the community commercial (GR) district. The site plan application showing the stormwater ponds, buildings and parking area was filed prior to annexation, and thus was allowed to continue in the absence of permanent zoning. The Applicant does not object to the Staff's recommendation of GR-CO, including list of prohibited uses.

BASIS OF RECOMMENDATION:

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. The Conditional Overlay (-CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

The property has access to Menchaca Road, an arterial and frontage on Chappell Lane and Easy Streets, both local streets which serve a residential subdivision.

2. *The proposed zoning should allow for a reasonable use of the property.*
3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

Staff recommends GR-CO zoning given its location at the intersection of an arterial road and a local street, and adjacency to commercial properties within the area. The 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 on an arterial roadway. GR-CO zoning would permit a broad set of commercial uses, including the intended automotive repair use, but also prohibits more intensive uses due to the adjacent residences to the east.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Equipment rental (vacant)
<i>North</i>	SF-6-CO; I-SF-2	Trail; Condominiums; Single family residences in the Canterbury Trails subdivision
<i>South</i>	I-SF-2; County	<i>Along Menchaca:</i> Automotive sales; Personal improvement services, General retail sales; personal services, food sales; <i>Along Easy Street:</i> Single family residences and manufactured homes in Mooreland Addition
<i>East</i>	County	Single family residences and manufactured homes in Mooreland Addition
<i>West</i>	GR-CO; CS-CO; I-RR	Service station; Food sales; Liquor sales; Auto sales; Restaurant (general); Personal improvement services; Private primary educational facility

NEIGHBORHOOD PLANNING AREA: Not ApplicableTRAFFIC IMPACT ANALYSIS: Is not requiredWATERSHED: Slaughter Creek – SuburbanCAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: NoSCHOOLS:

Menchaca Elementary School

Paredes Middle School

Akins High School

COMMUNITY REGISTRY LIST:

627 – Onion Creek Homeowners Association 742 – Austin Independent School District
 1214 – Bauerle Ranch Owners Association, Inc. 1228 – Sierra Club, Austin Regional Group
 1343 – Oak Hill Trails Association 1363 – SEL Texas
 1398 – Olympic Heights 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA) 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
C14-2017-0143 – 11500 Manchaca Rd	I-RR to CS-CO; GR-CO; W/LO- CO	To Grant CS-CO; GR- CO and W/LO-CO w/CO for list of prohibited uses and add'l restrictions regarding access,	Apvd as Commission recommended (2-1-2018).

		buffers and lighting	
C14-2017-0063 – 11630 Manchaca Rd	I-RR to GR	To Grant	Apvd (8-3-2017).
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 manufacturing, drop- off recycling collection, exterminating services, and a Restrictive Covenant to prohibit the use of outdoor sound amplification equipment on the property	Apvd GR-CO as ZAP rec (6-8-2017).
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 – Brazos Zoning – 11410 Manchaca Rd	I-RR to GR	To Grant GR-CO 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.	Apvd GR-CO with the 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).

RELATED CASES:

The property was annexed into the full purpose City limits on November 20, 2017 and assigned I-SF-2 district zoning (C7a-2017-0003). The zoning area is platted as Lots 12-15, Block 1, Mooreland Addition, recorded in 1958 (C8-1958-2338). On May 12, 2008, an administrative “D” site plan was approved for a 4,000 square foot office / warehouse building, a 2,000 square foot warehouse building, water quality, detention, parking, drives and associated improvements (SP-2007-0653D – Safeway Rental Manchaca).

As information, a Development Permit “D” site plan does not include a land use element, in this case because at the time the property was within the Extra-Territorial Jurisdiction. Also, a complete site plan application was filed with the City before the date the annexation 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 existing uses.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Menchaca Road	112 – 121 feet	80 feet	Level 3	Yes	Wide Curb Lane	No
Chappell Lane	47 feet	22 feet	Level 1	No	Shared Lane	No
Easy Street	51 feet	20 feet	Level 1	No	None	No

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

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the southeast corner of Manchaca Road and Chappell Lane on a 0.85 acre parcel that contains a vacant equipment rental center. The site is not located along an Activity Corridor, near an Activity Center, or within the boundaries of a small area plan although Menchaca Road is a major arterial corridor. The Slaughter Lane Station Neighborhood Center is over one linear mile north of this property. Surrounding land uses include a residential subdivision to the north; to the south are commercial uses; to the east are single family houses and to the west is a BBQ restaurant and other commercial and light industrial uses.

Request: Upzone the property from I-SF-2 to CS and change the use from equipment rental to auto repair.

Connectivity

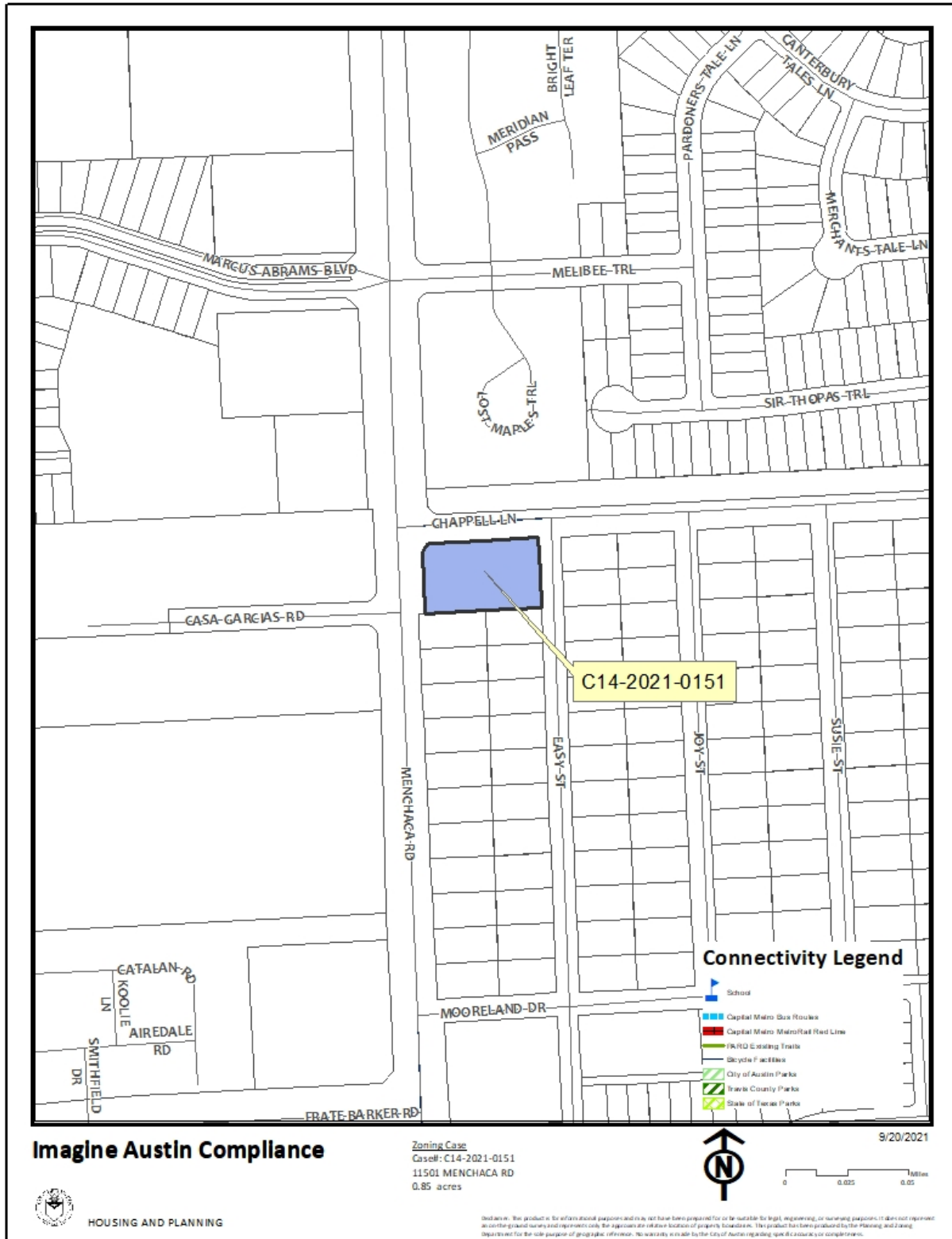
This section of Menchaca Road has no curb and gutters, public sidewalks, public transit stops, or bike lanes and mainly consists of a variety of auto-centric commercial and light industrial uses. Mobility options are below average while connectivity options are fair due to the variety of commercial and residential uses along and just off Menchaca Road.

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.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

Based on the comparative scale of the site relative to other commercial uses located along this major arterial corridor but mobility weaknesses in this area, this project partially supports 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. There is a regional water quality / detention facility that will serve this site, therefore onsite drainage facilities will not be provided.

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.

Impervious Cover

Within the Slaughter Creek watershed, the maximum impervious cover allowed by the *GR zoning district is 80% (90% with transfers)*, which is based on the more restrictive *watershed regulations*. The amount of impervious cover shown on the approved site plan for this property is approximately 64.9 percent.

PARD – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for commercial zoning, with a proposed automotive repair use, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

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.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

COMPATIBILITY STANDARDS

The site is subject to compatibility standards due to proximity of I-SF-2 zoning to the northeast approximately 168 feet to the northeast. The following standards apply:

- 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 zoned SF-5 or more restrictive.
- 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.

WILDLAND-URBAN INTERFACE

This site is within the Wildland / Urban Interface and will need additional related review at the time of site plan application. Please reference

<https://www.austintexas.gov/departments/wildland-urban-interface-code> for additional information. Or, work directly with the fire reviewers during the site plan process.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for Menchaca Road and 50 feet of right-of-way for Chappell Lane. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for Menchaca Road and 25 feet of right-of-way from the existing centerline should be dedicated for Chappell Lane according to

the Transportation with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

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.

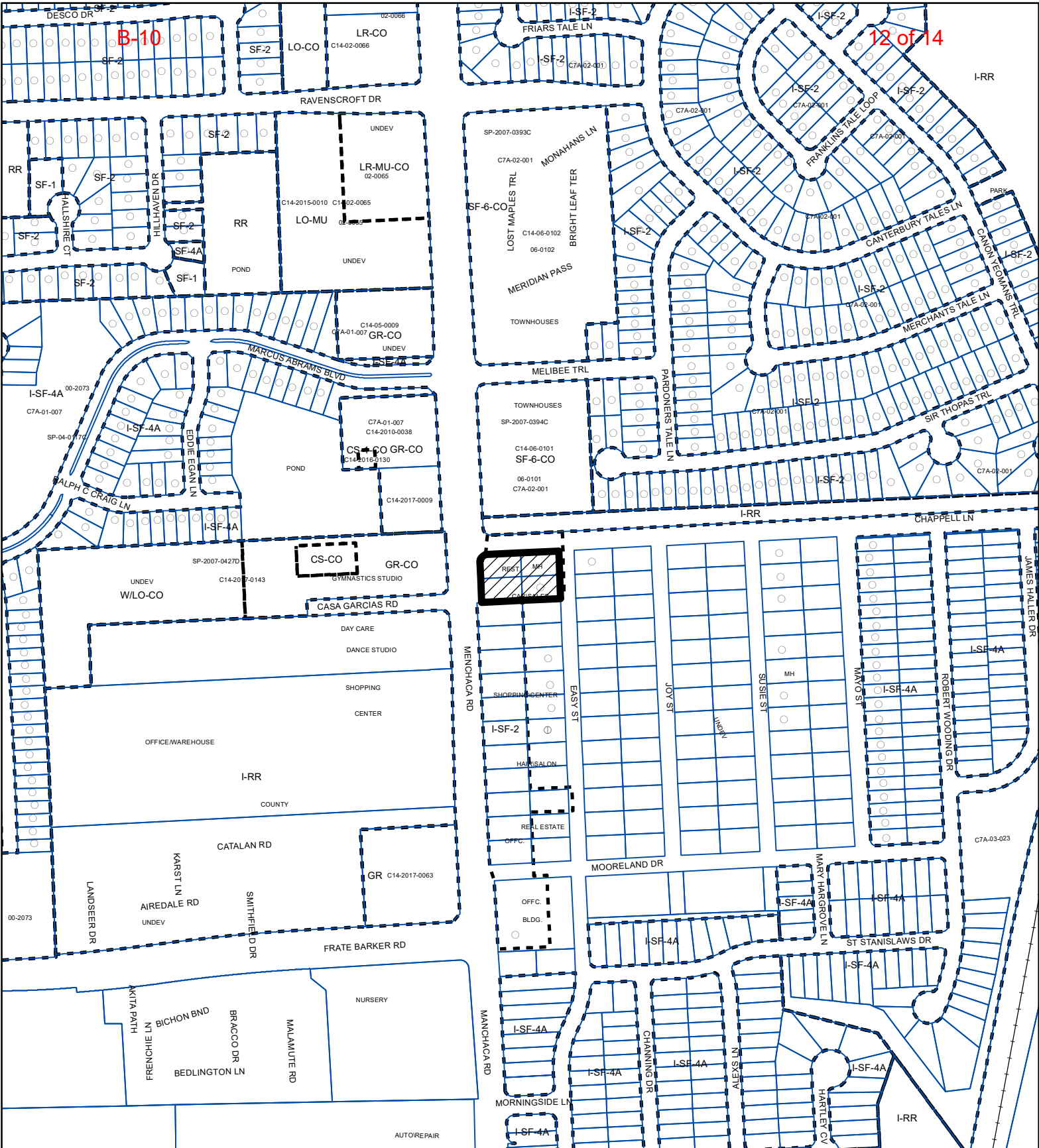
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

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:




Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Correspondence Received



12 of 14



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A - 1

ZONING CASE#: C14-2021-0151

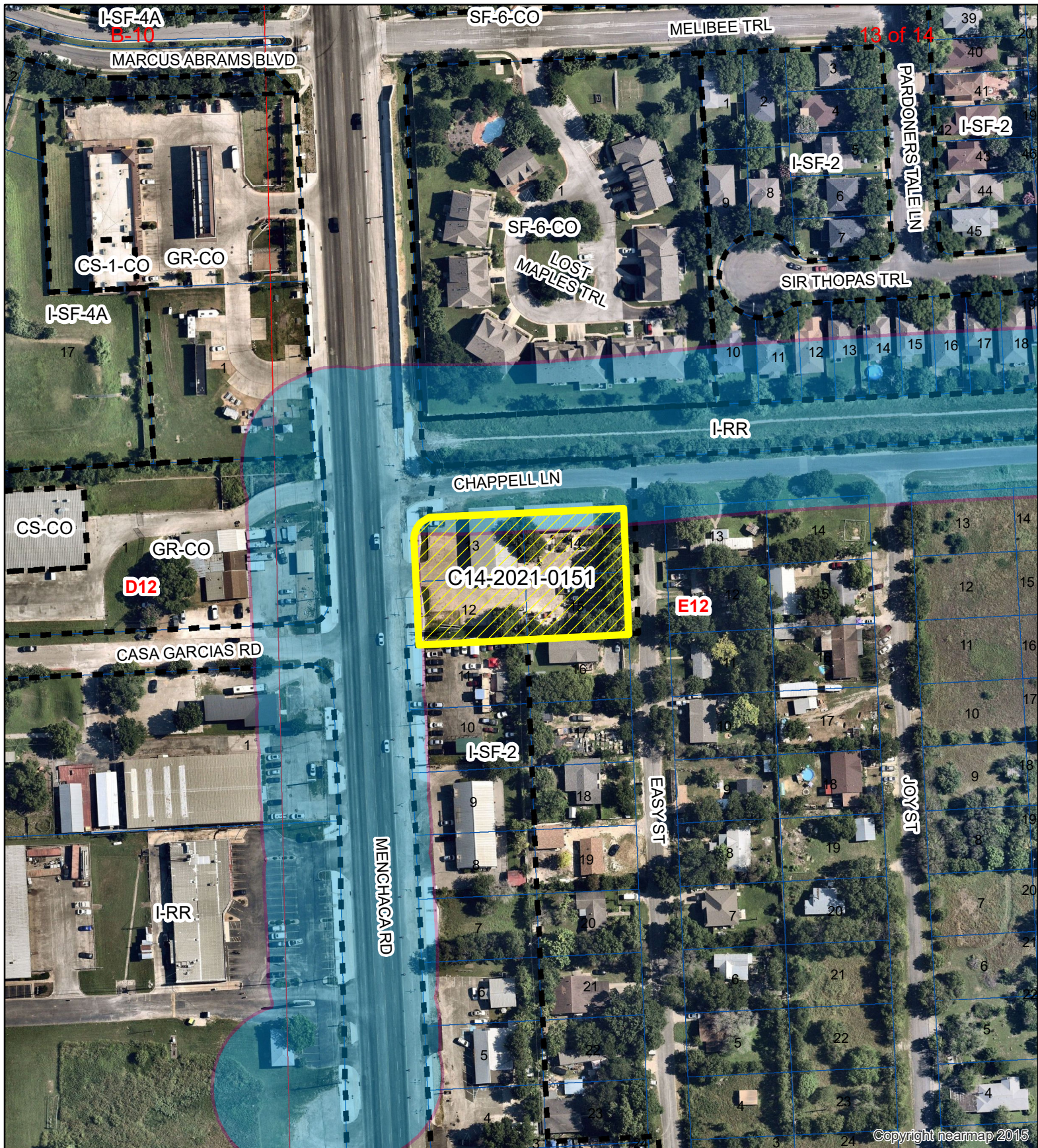


1" = 400'

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1" = 150'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

AR - JR .85

Exhibit A - 1

ZONING CASE#: C14-2021-0151
 LOCATION: 11501 Menchaca Rd
 SUBJECT AREA: .85 Acres
 GRID: E12
 MANAGER: Wendy Rhoades



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From:
To: [Rhoades, Wendy](#)
Subject: C14-2021-0151/Carl Daywood
Date: Monday, October 4, 2021 6:50:23 PM

*** External Email - Exercise Caution ***

Ms. Rhoades

Re: 11501 Menchaca Rd.

I support the zoning change to CS-General Commercial Services District

I own: 11517 & 11519 Menchaca Rd. Next door to the subject property.

Carl Daywood, President
Carl Daywood, Realtors
w-512-474-8845
C-512-626-8845

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