

## ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0187 – Manchaca Road - Calvo

DISTRICT: 5

ADDRESS: 11530 Manchaca Road

ZONING FROM: I-RR

ZONING TO: CS-1 for Tract 1 (0.25 acres - 10,890 square feet); CS for Tract 2 (4.651 acres)

TOTAL SITE AREA: 4.901 acres

PROPERTY OWNER: Manchaca Holdings, LLC (Antonio Calvo)

AGENT: Land Answers, Inc. (Jim Wittliff)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

### STAFF RECOMMENDATION:

**The Staff recommendation is to grant commercial-liquor sales – conditional overlay (CS-1-CO) combining district zoning on Tract 1, and general commercial services – conditional overlay (CS-CO) combining district zoning on Tract 2. On Tracts 1 and 2, the Conditional Overlay prohibits the following uses: adult-oriented businesses, automotive repair services, bail bond services, campground, drop-off recycling collection center, kennels, outdoor entertainment, outdoor sports and recreation, and service station. For a summary of the basis of Staff's recommendation, see pages 2-3.**

### ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**April 5, 2022: MOTION BY COMMISSIONER SMITH, SECONDED BY COMMISSIONER BOONE TO GRANT STAFF'S RECOMMENDATION OF CS-1-CO COMBINING DISTRICT ZONING FOR TRACT 1; CS-CO COMBINING DISTRICT ZONING FOR TRACT 2 FAILED ON A VOTE OF 5-4. THOSE VOTING NAY WERE VICE-CHAIR KIOLBASSA AND COMMISSIONERS GREENBERG, DENKLER AND KING. C. ACOSTA – OFF THE DAIS; R. WOODY – ABSENT**

**ITEM FORWARDED TO COUNCIL WITHOUT A RECOMMENDATION DUE TO LACK OF AN AFFIRMATIVE VOTE.**

### CITY COUNCIL ACTION:

**May 5, 2022:**

### ORDINANCE NUMBER:

ISSUES:

The Applicant is in agreement with the Staff recommendation. On Monday, March 28<sup>th</sup>, the Applicant had an in-person meeting to discuss the case with the Canterbury Trails HOA.

CASE MANAGER COMMENTS:

The subject platted lot is located at the south corner of Menchaca Road and Casas Garcias Road, a 50-foot wide by 455-foot long privately maintained, public road dedication which continues as a 50-foot access easement that functions as a private driveway. The property is accessed via three driveways to Menchaca Road. For zoning purposes, the lot is divided into two tracts: there is an existing 4,060 square foot, two-story office building (2,030 sf on each floor) on Tract 1, and there are two sizeable warehouses and several portable buildings on Tract 2 which was formerly used as a private (primary) educational facility. The property and adjacent commercial properties on Menchaca Road to the north and to the south extending to Frate Barker Road were annexed into the City limits in December 2016 and assigned interim – rural residence (I-RR) zoning at that time. In March 2008 with a revision in August 2013, prior to annexation, a “D” (non-land use) site plan was approved for an 11,520 square foot warehouse building (SP-2007-0427D; SP-2013-0023D – Jackie’s Gymnastics).

There is a restaurant, commercial kitchen, and moving company to the north (GR-CO; CS-CO; W/LO-CO); a vacant equipment rental building, automotive sales and a commercial building containing a tattoo business, barber shop, and retail sales uses across Menchaca Road to the east (GR-CO; I-SF-2); commercial uses to the south (County); and a moving company and single family residences to the west (W/LO-CO; I-SF-4A). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant proposes to create two zoning tracts along with Conditional Overlays applicable to both tracts that prohibit more intensive commercial uses. Tract 1 covers the existing office building and is proposed for commercial – liquor sales (CS-1) district zoning. The intent is to convert the building and an outside seating area to the service of onsite alcoholic beverages, which is a cocktail lounge use. As information, a conditional use permit (CUP) for the cocktail lounge will also be required prior to establishing the use. The CUP is a type of site plan application that requires review by the Zoning and Platting Commission.

Tract 2 covers several warehouse and portable buildings on the property and is proposed for general commercial services (CS) district 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 on an arterial roadway. As information, the closest residences are located approximately 240 feet in the Mooreland Addition across Menchaca Road (County) and more than 320 feet to the northeast, in the condominiums adjacent to Canterbury Trails subdivision (I-SF-2). There are several cocktail lounges on Menchaca Road between Slaughter Lane and FM 1626, and all are located

outside of the City limits. The closest cocktail lounge to the subject property is approximately 0.59 miles to the south.

The Applicant's rezoning would permit the commercial uses that existed prior to annexation and prohibit more intensive uses allowed in the CS and CS-1 zoning districts.

#### BASIS OF RECOMMENDATION:

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

Tract 1: The commercial – liquor sales (CS-1) zoning district is intended for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

Tract 2: The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

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 Manchaca Road, an arterial.*

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 CS-CO and CS-1-CO zonings given its location on an arterial road and adjacency to commercial properties in all directions. 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. CS-CO and CS-1-CO zonings would permit a broad set of commercial uses, including the intended cocktail lounge and warehouse structures, but also prohibits more intensive uses due to the proximity to residential uses to the east and west.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Office; Warehouse
<i>North</i>	GR-CO; CS-CO; W/LO-CO	Restaurant (general); Food preparation; Moving company; Auto sales; Water quality / detention pond
<i>South</i>	County	Restaurant; Food sales; Liquor sales; Indoor sports and recreation; Personal improvement services; Auto repair

<i>East</i>	GR-CO; County	Equipment rental (vacant); Automotive sales; Personal improvement services, General retail sales; Personal services, Food sales
<i>West</i>	W/LO-CO; I-SF-4A	Moving company; Single family residences and amenity center within the Olympic Heights subdivision

NEIGHBORHOOD PLANNING AREA: Not Applicable

TRAFFIC IMPACT ANALYSIS: Is not required

WATERSHED: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Baranoff Elementary School

Bailey Middle School

Akins High School

COMMUNITY REGISTRY LIST:

627 – Onion Creek Homeowners Association      742 – Austin Independent School District  
 943 – Save Our Springs Alliance      1214 – Bauerle Ranch Owners Association, Inc.  
 1228 – Sierra Club, Austin Regional Group      1343 – Oak Hill Trails Association  
 1363 – SEL Texas      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
C14-2021-0151 – AR – JR .85 – 11501 Menchaca Rd	I-SF-2 to CS	To Grant GR-CO w/CO prohibiting alternative financial svcs, auto washing, bail bond svcs, commercial off-street parking, drop-off recycling collection facility, exterminating svcs, funeral svcs, hotel- motel, outdoor entertainment, outdoor sports & recreation, pawn shop svcs, pedicab storage & dispatch, and service station	Apvd as Commission recommended (1-27-2022).



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, buffers and lighting	Apvd as Commission recommended (2-1-2018).
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 of 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 of 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 December 15, 2016 and assigned I-RR district zoning (C7a-2016-0007). The zoning area is platted as Lot 1, Jackie's Gymnastics Subdivision, recorded in May 1993 (C8-92-0234.0A). In April 1992, TXDOT acquired 10 feet of right-of-way for the expansion of Manchaca Road along the property's frontage.

On March 5, 2008 with a revision on August 28, 2013, administrative “D” site plans were approved for a 11,520 square foot building, and the construction of parking, drives, and associated improvements (SP-2007-0427D; SP-2013-0023D – Jackie’s Gymnastics).

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)
Casa Garcias Road	50 feet	30 feet	Level 1	No	None	No
Menchaca Road	125 feet	80 feet	Level 3	Yes	Wide Curb Lane	No

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

#### OTHER STAFF COMMENTS:

##### Inclusive Planning

This zoning case is located on the southwest corner of Menchaca Road and Casa Gracias Road. The property is approximately 4.901 acres in size, and has an office/warehouse on it that is used by several small businesses. This area is not located within the boundaries of neighborhood planning area but is located along a major arterial (which is not designated as an Activity Corridor). Surrounding land uses includes retail and a restaurant to the north; the south and east are commercial, and retail uses; and to the west are office/warehouse businesses. The proposal is to retain the office/warehouse but add cocktail lounge as a permitted use.

##### **Connectivity**

This section of Menchaca Road has no curb and gutters, public sidewalks, public transit stops, or bike lanes. The area mainly consists of a variety of auto-centric commercial and light industrial uses. Mobility options in the area 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 and retail uses located along this major arterial corridor but mobility weaknesses in this area, the proposal only 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.

### 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 *CS and CS-1 zoning districts is 80% (90% with transfers)*, which is based on the more restrictive *watershed* regulations. The amount of impervious cover shown on the 2.93 acre approved site plan for this property is approximately 12.93 percent.

#### PARD – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for CS and CS-1, warehousing and cocktail lounge respectively, 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 new development is subject to Subchapter E. Design Standards and Mixed-Use. Additional comments will be made when the site plan is submitted.

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.

- The site is subject to compatibility standards. Along the north, east, and west property lines, 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, 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.
- 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 with 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.

### **NIGHTCLUBS / COCKTAIL LOUNGES**

Cocktail Lounges are conditionally permitted in the CS-1 zoning district.

Define area of cocktail lounge by shaded area on site plan. Refer to certified field notes and define boundaries of CS-1 zoning footprint. Neither a cocktail lounge nor restaurant with alcohol sales is allowed within 300 feet of a church, public school, or public hospital except as provided by the Texas Alcoholic Beverage Code [25-2-808; 4-9-4].

FYI: A person may not sell or engage in the business of selling an alcoholic beverage at a place of business located within 300 feet of a church, public school, or public hospital except as provided by the Texas Alcoholic Beverage Code [4-9-4].

Please show all uses within 200 feet and within 300 feet of the property lines to support the conditional use determination by land use commission.

FYI: Please be aware of regulations pertaining to cocktail lounges within LDC 25-2-808 and 25-5-146. A cocktail lounge must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless:

- The lounge is within an enclosed shopping center; or,
- The Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan.

### **WAREHOUSE USES**

Zoning application notes “warehousing” as the proposed use for the CS Zoning portion of the property. Applicant should provide clarification and select a use listed in the code. The proposed CS zoning only permits Limited Warehousing and Distribution use. General Warehouse and Distribution use is not permitted. Below are the Code definitions for each use:

- **GENERAL WAREHOUSING AND DISTRIBUTION** use is open-air storage, distribution, or handling of materials or equipment. This use includes monument or stone yards, grain elevators, and open storage yards [Section 25-2-5(3)].

- LIMITED WAREHOUSING AND DISTRIBUTION use is the use of a site for provision of wholesaling, storage, or warehousing services within an enclosed structure. This use includes wholesale distributors, storage warehouses, and moving or storage firms [Section 25-2-5(5)].

#### Austin Transportation Department

##### *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.

The parking space ratio for a cocktail lounge use is as follows:

- 1 space for every 100 square feet if the cocktail lounge is less than 2,500 sf;
- 1 space for every 50 square feet if the cocktail lounge is between 2,500 and 10,000 sf (as info, the existing two-story building is 4,060 sf (2,030 sf on each floor)
- 1 space for every 25 square feet if the cocktail lounge is over 10,000 square feet

#### 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.

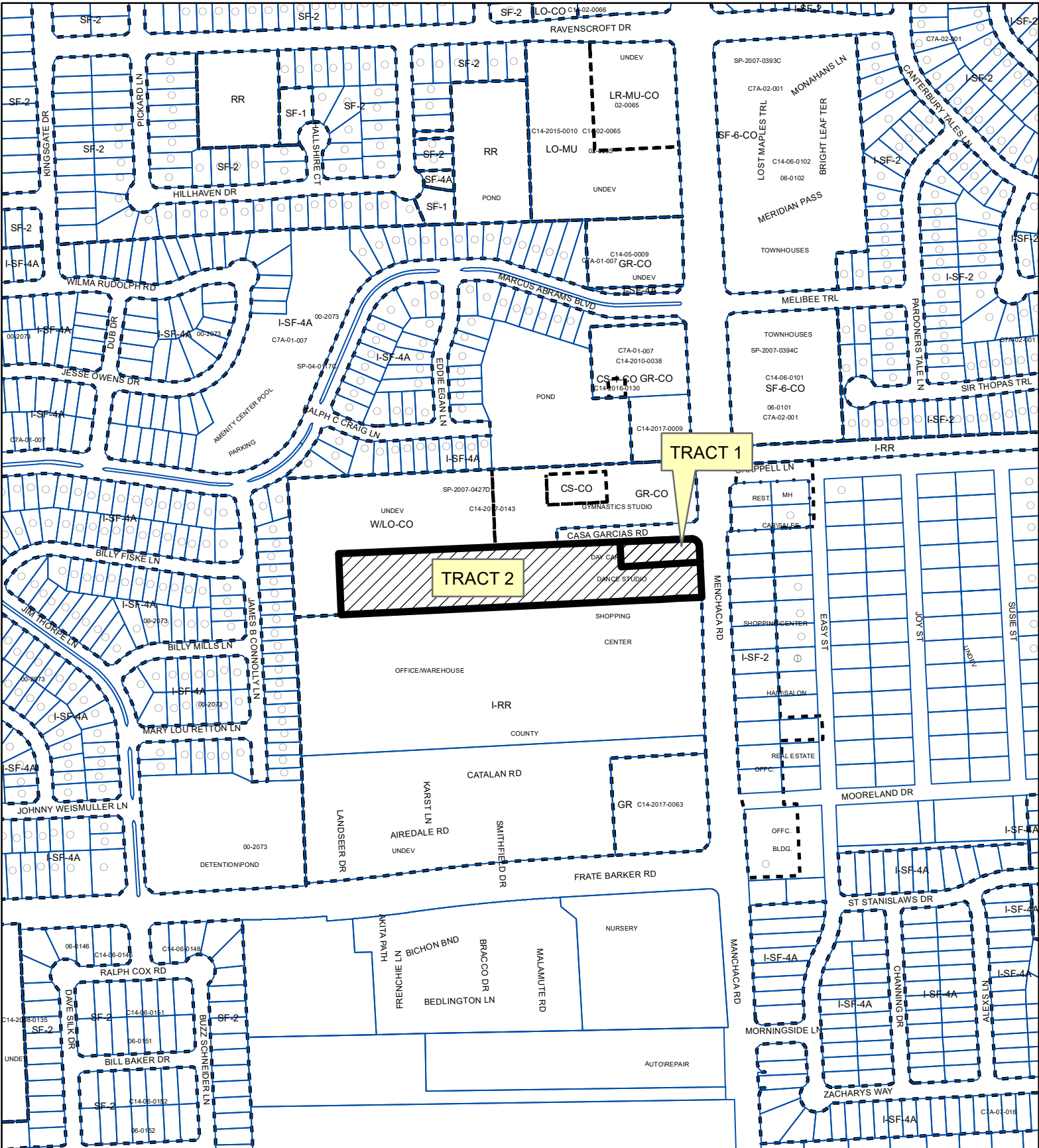
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).




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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

**Exhibit A**

**ZONING CASE#: C14-2021-0187**

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.

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: 12/13/2021**







**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** C14-2021-0187, 11530 Menchaca Rd  
**Date:** Monday, January 3, 2022 5:06:25 PM

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\*\*\* External Email - Exercise Caution \*\*\*

We received a notice in the mail about the application for the rezoning 11530 Menchaca Rd to allow a cocktail lounge (aka bar) and warehouse. Tract 1 (closest to Menchaca) is proposed for the cocktail lounge.

We are writing you today requesting that City staff not recommend the rezoning of 11530 Menchaca Rd for the reasons listed below.

- The proposed use is not compatible with the single-family and multi-family residences nearby.
- There are plenty of bars on Menchaca (Indian Roller, Brick's Pub & Grill, Armadillo Den, Moontower Saloon, Lustre Pearl South, South Austin Beer Garden, Giddy Ups).
- The bars on Menchaca do not have enough parking. A bar at this location would have no overflow parking because street parking along Casa Garcias Rd is already used by customers of Valentina's Tex Mex BBQ.
- The potential increase in noise for nearby residences. We already hear music from establishments on both FM 1626 and Menchaca Rd.
- The 0.5 mile stretch of Menchaca Rd between the traffic signal at Ravenscroft and the traffic signal at Frate Barker has too many unprotected exits onto Menchaca Rd.
  - Commercial and Residential Exits from the West side of Menchaca: 13
  - Commercial and Residential Exits from the East side of Menchaca: 9
- There are already too many accidents and near misses for vehicles using an unprotected exit (no traffic signal) from any of the businesses and neighborhoods on Menchaca at any time of the day. Slaughter Ln is already a high crash roadway. Let's not make Menchaca Rd one, too.

Thank you for considering not recommending this rezoning.

J Esquivel, 1609 Sir Thopas Trl, Austin, TX 78748

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** case: C14-2021-0187  
**Date:** Friday, January 14, 2022 12:58:36 PM

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\*\*\* External Email - Exercise Caution \*\*\*

I am an owner of a townhouse across Manchaca Rd from this tract.

Please. NO liquor stores/sales on this property.

Thank you.

Christine Badke

(11208 Bright Leaf Terrace ATX 85375)

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## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:  
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C14-2021-0187**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: April 5, 2022, Zoning and Platting Commission**

THOMAS E DEVER

Your Name (please print)

☐ I am in favor  
☒ I object

2201 MART LON RETO

Your address(es) affected by this application (optional)

[Signature]

Signature

3/25/22

Date

Daytime Telephone (Optional):

Comments:

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

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**Case Number: C14-2021-0187**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: April 5, 2022, Zoning and Platting Commission**

SHARON CARTER

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application (optional)

Scatter

3.26.22

Signature

Date

Daytime Telephone (Optional):

Comments: THERE IS ALREADY AN OVERFLOW OF LIQUOR STORES, BARS AND HONESTLY GAS STATIONS IN THIS AREA. I VOTE "NO".

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

**Wendy Rhoades**

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)



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**Case Number:** C14-2021-0187

**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearing:** April 5, 2022, Zoning and Platting Commission

Bonnie Hall - Gerson

Your Name (please print)

☐ I am in favor  
☒ I object

11008 Canon Yeomans Ct 78748

Your address(es) affected by this application (optional)

Bonnie Hall - Gerson 03/26/22

Signature

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: I am against the proposed  
development if the business will  
be used to serve liquor.  
I am not against the develop-  
-ment of a store that sales liquor.  
There are already at least  
two businesses on Manchaca that  
serve liquor adding to the traffic  
and accidents along Manchaca.

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**Wendy Rhoades**

P. O. Box 1088, Austin, TX 78767

Or email to:

**wendy.rhoades@austintexas.gov**



\*\*\* External Email - Exercise Caution \*\*\*

I have attached my objection to this proposal in lieu of my attendance at the hearing.

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**Case Number:** C14-2021-0187  
**Contact:** Wendy Rhoades, 512-974-7719  
**Public Hearing:** April 5, 2022, Zoning and Platting Commission

Gina Cottone  
Your Name (please print)

11601 Koolie Lane  
Your address(es) affected by this application (optional)

[Signature]  
Signature

4/4/22  
Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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City of Austin, Housing & Planning Department  
**Wendy Rhoades**  
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# Gina Cottone

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**Case Number: C14-2021-0187**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: April 5, 2022, Zoning and Platting Commission**

Tracy Reed

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application (optional)

[Signature]

Signature

04-04-22

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Wendy Rhoades**

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)



**From:**  
**To:** [Rhoades, Wendy](#)  
**Cc:** -  
**Subject:** Case C14-2021-0187  
**Date:** Tuesday, April 5, 2022 10:31:13 AM  
**Attachments:** [SC369022040510090.pdf](#)

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**\*\*\* External Email - Exercise Caution \*\*\***

Ms. Rhoades, we are writing this email in regard to Case C14-2021-0187 for 11530 Menchaca Rd. My employer, Espirion Garcia, is STRONGLY OPPOSED to the plans that are being proposed.

Mr. Garcia's reasons for this are several:

1. The road referenced as Casa Garcia's Rd, **contrary** to your staff's reports on the case summary, is a PRIVATE ROAD. It is owned entirely and maintained by Garcia Road LLC, Travis County Property ID 556619, and Mr. Garcia is the 100% owner of that LLC. I am attaching a document showing the tax listing for this parcel, which he obtained in 2012. We have maintained this road and paid the taxes on it since then. There has never been any maintenance on this road by the City of Austin or any other public entity.
2. While there is an access easement for this stretch of road, it is intended for a smaller amount of traffic. The wear and tear of this proposed use would cause us to incur additional expenses in maintenance. Our current tenants, the BBQ place and the moving company, participate in these maintenance expenses as part of their lease with us. We feel granting this proposed use would adversely affect us.
3. There is already a business that causes us concern on that property, immediately behind the proposed parcel 1. There is a gaming/amusement center that is open all hours of the night. I am attaching a photo of it, called Lucky Fortunes Sweepstakes. We feel the combination of the alcohol and the late hours of this gaming center would lead to issues that would not work for the homes and businesses in this area.

Thank you,

Lenny Arellano  
CFO, Casa Garcia's

**Jose L. "Lenny" Arellano, Jr.**  
**Chief Financial Officer**  
**Mustang Journey, LLC, Managing**  
**Casa Garcia's Mexican Restaurants**

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## GENERAL INFO

## ACCOUNT

Property ID: 556619  
 Geographic ID: 0438230703  
 Type: R  
 Zoning:  
 Agent: BROWN DAVID JOEL  
 Legal Description: ABS 27 SUR 2 WILSON W ACR .520

Property Use:

## OWNER

Name: GARCIA ROAD LLC  
 Secondary Name:  
 Mailing Address: 404 LA STRADA CIR LAKEWAY TX  
 78734-2645  
 Owner ID: 1562615  
 % Ownership: 100.00  
 Exemptions:

## LOCATION

Address: MENCHACA RD TX 78748

Market Area:

Market Area CD: 1SO3

Map ID: 043927

## PROTEST

Protest Status:

Informal Date:

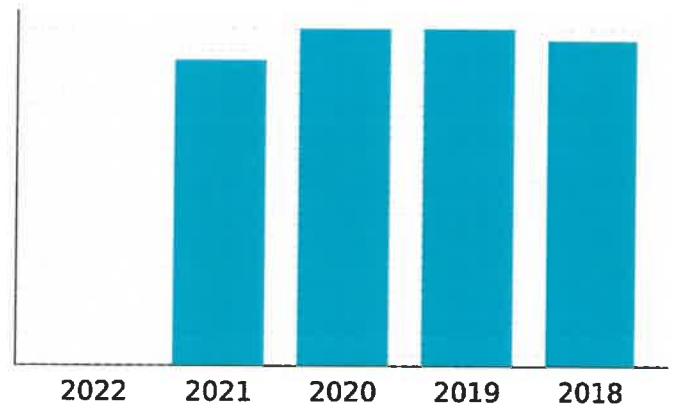
Formal Date:

## VALUES

## CURRENT VALUES

Land Homesite: \$0  
 Land Non-Homesite: \$1,000  
 Special Use Land Market: \$0  
 Total Land: \$1,000  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$13,092  
 Total Improvement: \$13,092  
 Market: \$14,092  
 Special Use Exclusion (-): \$0  
 Appraised: \$14,092  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$14,092

## VALUE HISTORY



Values for the current year are preliminary and are subject to change.

## VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$1,000	\$13,092	\$0	\$14,092	\$0	\$14,092
2020	\$1,000	\$14,531	\$0	\$15,531	\$0	\$15,531
2019	\$1,000	\$14,531	\$0	\$15,531	\$0	\$15,531
2018	\$1,000	\$14,000	\$0	\$15,000	\$0	\$15,000

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.061700	\$14,092	\$14,092	\$149.61
02	CITY OF AUSTIN	0.541000	\$14,092	\$14,092	\$76.24
03	TRAVIS COUNTY	0.357365	\$14,092	\$14,092	\$50.36
0A	TRAVIS CENTRAL APP DIST	0.000000	\$14,092	\$14,092	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$14,092	\$14,092	\$15.76
68	AUSTIN COMM COLL DIST	0.104800	\$14,092	\$14,092	\$14.77

TOTAL TAX RATE: 2.17667

ESTIMATED TAXES WITH CURRENT EXEMPTIONS:

\$306.74

ESTIMATED TAXES WITHOUT EXEMPTIONS:

\$306.74

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: Detail Only

Improvement Value: \$13,092

Main Area: 1

State Code: F3

Gross Building Area: 13,201

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
551	PAVED AREA	AI		0	1994	1994	13,200
1ST	1st Floor	D35		1	1994	1994	1

### Improvement Features


## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.5200	22,651.2	\$0.04	\$1,000	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/20/13	WD	WARRANTY DEED	MUSTIN SHEILA ETAL	GARCIA ROAD LLC				2013032168 TR
7/12/85	MS	MISCELLANEOUS	HARRIS SHIRLEY R & BARTLEY D	MUSTIN SHEILA ETAL				2013032166-67TR
7/12/85	CD	CORRECTION DEED	MUSTIN SHEILA ETAL	MUSTIN SHEILA ETAL		09259	00918	
7/12/85	WD	WARRANTY DEED		MUSTIN SHEILA ETAL		09064	00214	





LUCKY FORTUNE  
*Sweepstakes*

4



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**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: May 5, 2022, City Council**

Tracy Reed

*Your Name (please print)*

☐ I am in favor  
☒ I object

~~1 Our address(es) affected by this application (optional)~~

*[Signature]*

*Signature*

18 April 2022  
Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments:

[illegible]

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## Wendy Rhoades

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