



Thursday, February 15, 2007

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 47

Subject: C14-06-0144 – Rancho Alto 1 – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the southeast corner of Frate Barker Road and Rancho Alto Road (Bear Creek and Slaughter Creek Watersheds) from interim-rural residence (I-RR) district zoning and interim-single-family residence-standard lot (I-SF-2) district zoning to single-family residence-standard lot (SF-2) district zoning for Tract 1 and community commercial (GR) district zoning for Tract 2. Staff Recommendation: To grant single-family residence-standard lot (SF-2) district zoning for Tract 1 and neighborhood commercial (LR) district zoning for Tract 2 with conditions. Zoning and Platting Commission Recommendation To grant single-family residence-standard lot (SF-2) district zoning for Tract 1 and neighborhood commercial (LR) district zoning for Tract 2 with conditions Applicant Rancho Alto Ventures, Ltd (Doyle Wilson) Agent Carlson, Brigrance & Doering, Inc. (Steven P Cates) City Staff Wendy Walsh, 974-7719

**Additional Backup
Material**

(click to open)

Staff_Report

For More Information:

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0144

Z.A.P. DATE: January 23, 2007
February 6, 2007

ADDRESS: Southeast corner of Frate Barker Road and Rancho Alto Road

OWNER: Rancho Alto Ventures, Ltd
(Doyle Wilson)

AGENT: Carlson, Brigrance & Doering, Inc.
(Steven P. Cates)

ZONING FROM: I-RR; I-SF-2 **TO:** SF-2 for Tract 1 (32.131 acres) &
GR for Tract 2 (2.281 acres)

TOTAL AREA: 34.412 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning for Tract 1 and neighborhood commercial (LR) district zoning for Tract 2. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 31, 2007, as provided in Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

January 23, 2007: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO FEBRUARY 6, 2007, BY CONSENT.*

[J. MARTINEZ; S. HALE – 2ND] (8-0) J. PINNELLI – ILL

February 6, 2007: *APPROVED SF-2 DISTRICT ZONING FOR TRACT 1 AND LR DISTRICT ZONING FOR TRACT 2, WITH A RESTRICTIVE COVENANT FOR THE TRAFFIC IMPACT ANALYSIS; BY CONSENT.*

[J. MARTINEZ; T. RABAGO – 2ND] (9-0)

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property consists of an unplatted tract and all of Phase II of the Rancho Alto subdivision under construction situated at the southeast corner of Frate Barker and Rancho Alto Roads. The property was annexed into the City limits on December 31, 2005; the corner is zoned interim – rural residence (I-RR) district with the remainder zoned interim – single family residence (I-SF-2) district. Rancho Alto is surrounded by land in the County, including single family residences on large lots to the west and south, and commercial uses and a manufactured home park along Manchaca Road to the east. Olympic Heights

subdivision is located across Frate Barker Road to the north (I-SF-4A). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and A-2 (Vicinity Map).

Consistent with the approved preliminary plan that was submitted prior to annexation and the recorded plat, the Applicant requests single family residence (SF-2) zoning on Tract 1 and community commercial (GR) zoning on Tract 2. Please refer to Exhibits B and C (Preliminary Plan and Recorded Plat).

For Tract 1, SF-2 zoning is appropriate given the size and setbacks of the platted lots, and is consistent with other related cases in Rancho Alto which are zoned I-SF-2. For Tract 2, the Staff is recommending neighborhood commercial (LR) district zoning given that it borders on the Olympic Heights and Rancho Alto neighborhoods, and would primarily serve these neighborhoods.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR; I-SF-2	Undeveloped; Single family residences within Phase II of the Rancho Alto subdivision under construction
<i>North</i>	I-SF-4A	Park, Detention pond and Single family residences within the Olympic Heights subdivision
<i>South</i>	County	Telecommunications tower; Single family residences on large lots; Agricultural uses; Office complex
<i>East</i>	I-RR; County	Detention pond serving the Rancho Alto subdivision (I-RR); In County. Manufacturing; Automotive repair; Manufactured home park; Service station; Shopping center; Cocktail lounge
<i>West</i>	County	Single family residences on large lots

AREA STUDY: N / A

TIA: Is required – Please refer to A Attachment A

WATERSHEDS: Bear Creek; Slaughter Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

217 – Tanglewood Forest Neighborhood Association
 384 – Save Barton Creek Association 385 – Barton Springs Coalition
 428 – Barton Springs / Edwards Aquifer Conservation District
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 959 – Villages Neighborhood Association

SCHOOLS:

Menchaca Elementary School Paredes Middle School Charles Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0104 – Olympic Heights West	I-RR to SF-4A	To Grant SF-2-CO for Tract 1 (12.5 acres) and SF-4A-CO for Tract 2; for Tract 1 the CO is for a 150' building setback along the north property line, a 100' setback along the west property line with a 25' vegetative buffer adjacent to a single family use, a 120' building setback along the southeast property line; 1,500 trips across Tracts 1 & 2.	Approved SF-2-CO for Tract 1 and SF-4A-CO for Tract 2, as ZAP recommended (8-31-06).
C14-00-2073 – Pickard Tract, et al.	Unzoned to SF-2; SF-3; MF-2	Expired	Not Applicable

RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on December 31, 2005.

The Preliminary Plan was approved by the Zoning and Platting Commission on May 3, 2005 (C8J-04-0188). Rancho Alto Phase II was recorded on September 7, 2006 (C8-04-0188 2A). The subject case represents one of nine cases that have been filed to provide permanent zoning to the Rancho Alto subdivision that is presently under construction (C14-06-0144 through C14-06-0152).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Frate Barker Road						
Rancho Alto Road						

CITY COUNCIL DATE: February 15, 2007**ACTION:**

ORDINANCE READINGS: 1st

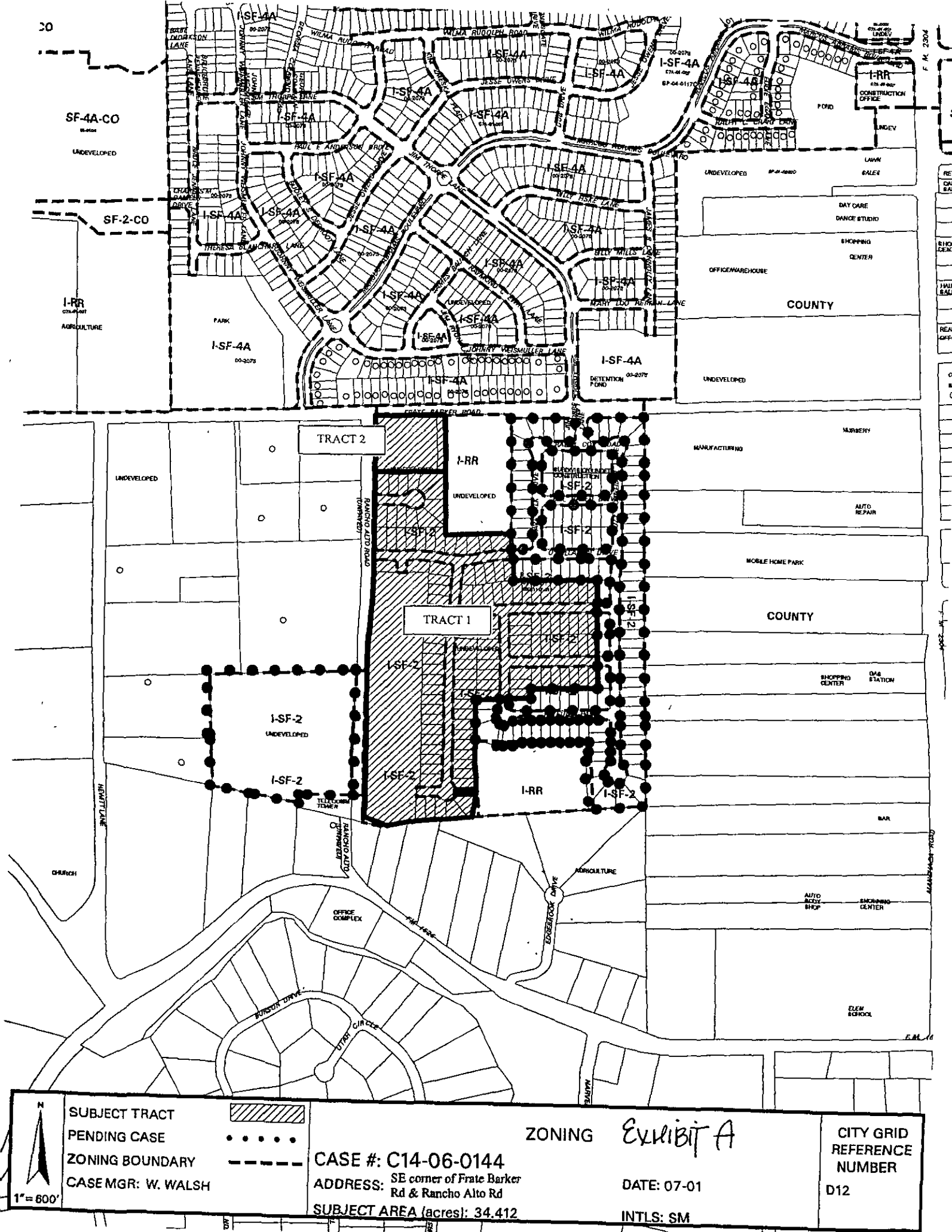
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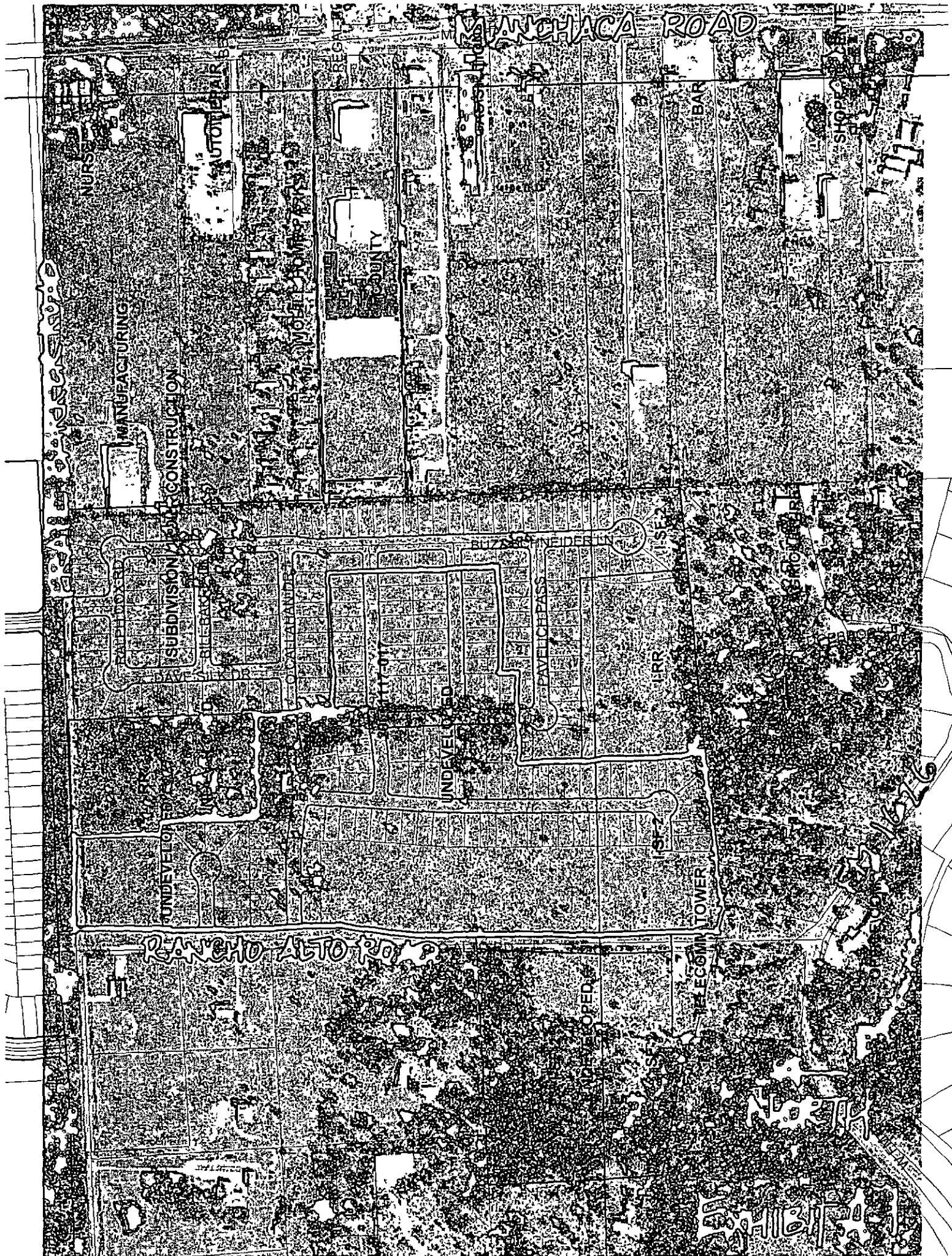
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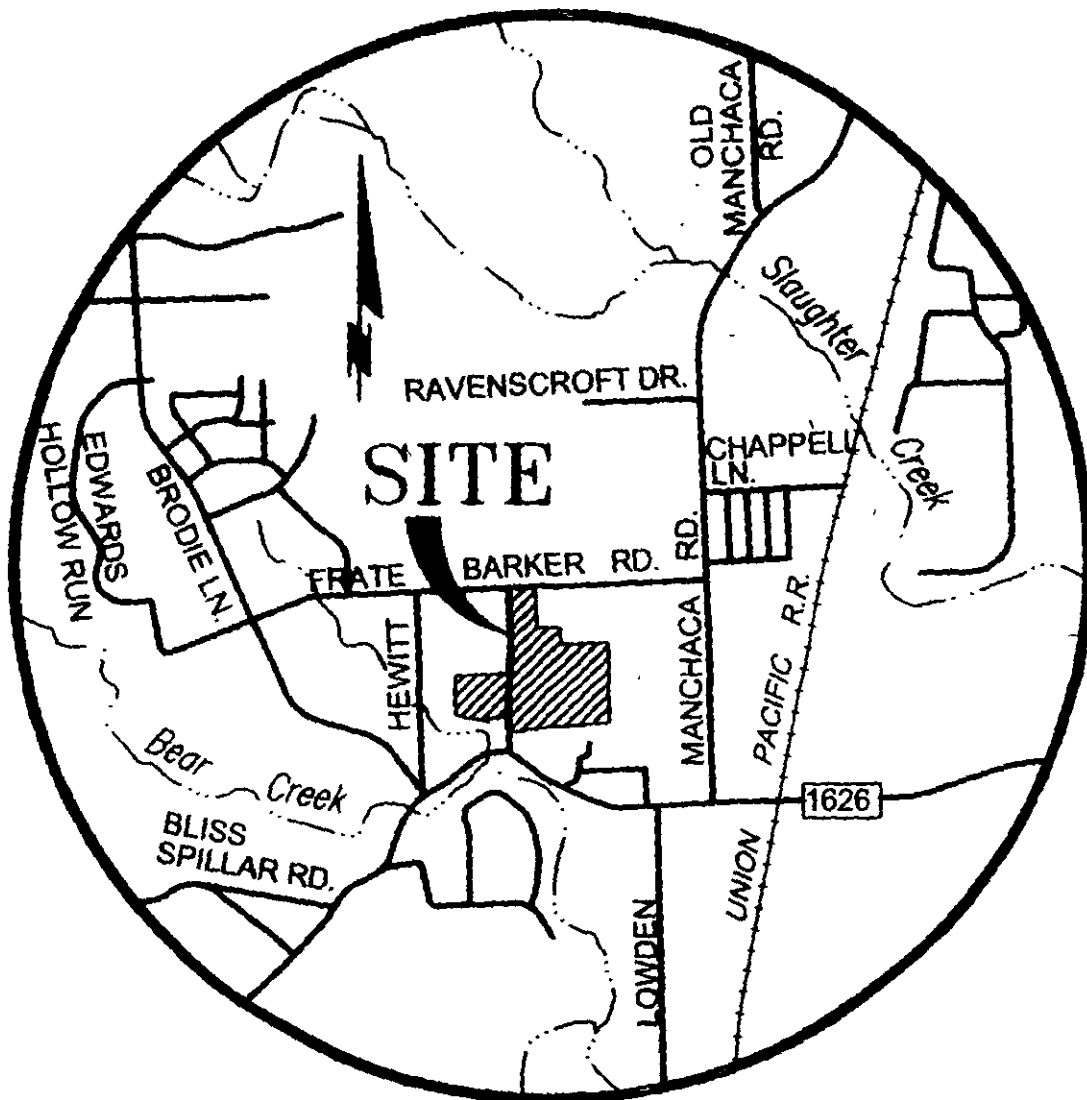
ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719







LOCATION MAP

EXHIBIT A-2

RANCHO ALTO

SCALE 1" = 100'



- [illegible]

NOTE: SEE SHEET 3 FOR LOCATION OF
MOSQUITOES CITY CHANGING
APPROXIMATELY EVERY YEAR.
LARGE MOSQUITOES AND SMALLER MOSQUITOES
IN WATERSHED ARE BEING

DATE FEBRUARY 17 2005
OWNER: ARS HOLDINGS
DEVELOPER: RANCHO ALTO VENTURES, LTD.
ATTN: DOYLE WILSON
4776 WHITTAKER VALLEY WALK
AUSTIN, TEXAS 78746
PHONE: (512) 817-8825
FAX (512) 347-8083

DREYER AND SURVETOR
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST

TOTAL ACREAGE 78.543 ACRES
SURVEY THE WALKER WILSON SURVEY NO. 2
TOTAL NO. OF LOTS: 380
NO. OF BLOCKS: 11
NO. OF P.U.E. WATER QUALITY ESST.& D.E. LOTS: 1
NO. OF SINGLE FAMILY LOTS: 358
NO. OF COMMERCIAL LOTS: 1
TOTAL LINEAR FOOTAGE OF STREETS 13,673 LF

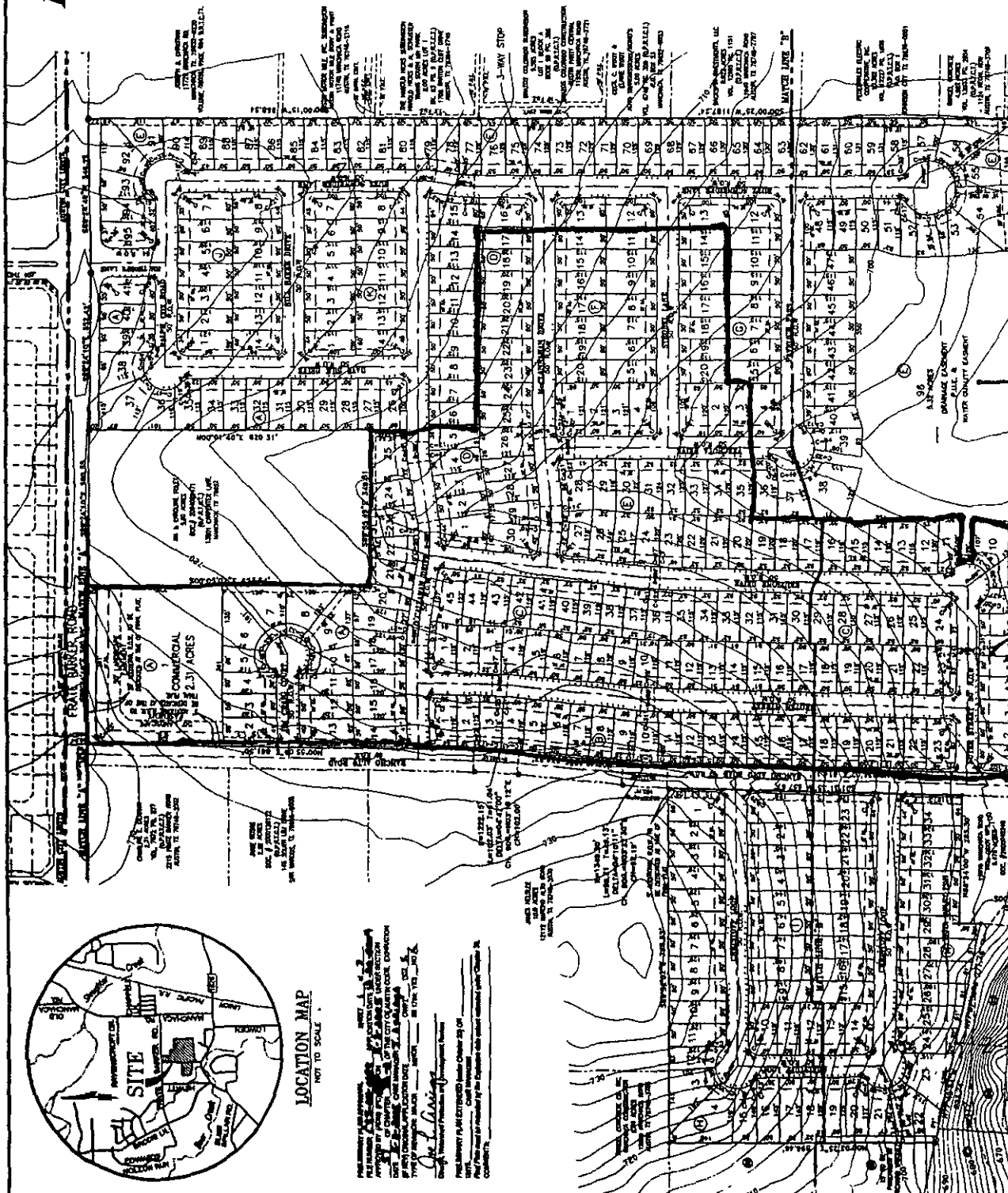
NOTES:

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STUDY & CARES



PLANS DATE: DECEMBER 20, 2004
CITY FILE NUMBER: C45-04-07181

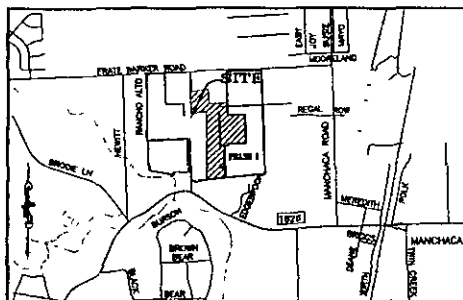


ZONING
AREA

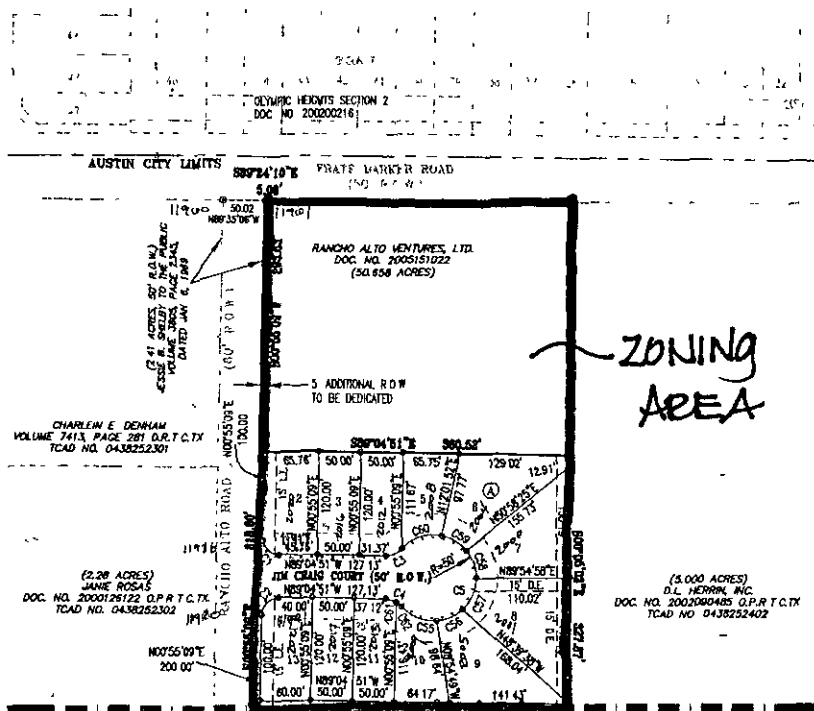
EXHIBIT B
Approved
PRELIMINARY
PLAN

20060028/

RANCHO ALTO PHASE II

LOCATION MAP
NOT TO SCALE

SCALE 1"=100'



MATCH-LINE AT SHEET NO. 2 OF 5

PLAT DATE: MAY 11, 2006

OWNER:
RANCHO ALTO VENTURES, LTD.
BY INTERMEDIATE LTD.
ITS GENERAL PARTNER
BY INTERMEDIATE OF LLC
ITS GENERAL PARTNER
ISSAM KARAKOUH,
MANAGER
1401 BURNHAM DRIVE
PLANO, TEXAS 75083

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PH (512) 280-5160 FAX (512) 280-5165

TOTAL ACREAGE 23.433 ACRES
SURVEYS
WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27
NO. OF SINGLE FAMILY LOTS 125
NUMBER OF BLOCKS 7
F.E.M.A. MAP NO. 48453C 0280 F
TRAVIS COUNTY, TEXAS DATED JANUARY 19 2000


LEGEND

- IRON ROD FOUND
- IRON ROD SET
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- WW ESMT WASTEWATER EASEMENT
- APPROXIMATE SIDEWALK LOCATION
- 1 LOT NUMBER
- (A) BLOCK NUMBER
- R.O.W. RIGHT-OF-WAY
- TCAD TRAVIS COUNTY APPRAISAL DISTRICT NO.
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- DOC NO. DOCUMENT NUMBER
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS OF TRAVIS CO. TX
- R.P.R.T.C.TX REAL PROPERTY RECORDS OF TRAVIS CO. TX
- D.R.T.C.TX DEED RECORDS OF TRAVIS CO. TX

RIGHT-OF-WAY LINEAR FOOTAGE

JIM CRAG COURT	50' ROW	208'
BROTON STREET	50' ROW	91'
ERUZIONE DRIVE	50' ROW	1,212'
SUTER STREET	50' ROW	157'
O'CALLAHAN DRIVE	50' ROW	726'
McCLANNAHAN DRIVE	50' ROW	766'
STROBEL LANE	50' ROW	496'
VERCHOTA DRIVE	50' ROW	433'
TOTAL		4,089'

SHEET 1 OF 5



Carlson, Brigrance & Doering, Inc.
 Civil Engineering & Surveying
 5501 West William Cannon Drive • Austin, Texas 78749
 PH (512) 280-5160 • FAX (512) 280-5165
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CITY FILE # CB-04-0188.2A

12932

MATCH-LINE AT SHEET NO. 1 OF 5



 Carlson, Brigrance & Doering, Inc
Civil Engineering • Surveying
6801 West William Carson Drive • Austin, Texas 78749
PH (512) 280-6100 • FAX (512) 280-6165

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Date: January 31, 2007
To: Wendy Walsh, Case Manager
CC: Scott Feldman, P.E. Alliance Transportation Group
Reference: Rancho Alto TIA, C14-06-0144-0152

The Transportation Review Section has reviewed the Traffic Impact Analysis for Rancho Alto, dated September 2006, prepared by Scott Feldman, P.E., Alliance Transportation Group, Inc., and offers the following comments:

TRIP GENERATION

Rancho Alto is a 70.249-acre development located in south Austin at the southeast corner of Frate Barker Road and Rancho Alto Road.

The property is currently undeveloped and zoned Interim Rural Residence (I-RR). The applicant has requested a zoning change to Single Family Residence (SF-2) and Community Commercial (GR). The estimated completion of the project is expected in the year 2010.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 6,746 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Adjusted Trip Generation				
LAND USE	Size	ADT	AM Peak	PM Peak
Single Family	283du	2,708	208	273
Shopping Center	22,156sf	2,394	64	153
Fast Food with Drive Thru	3,000sf	1,228	81	52
Total New Trips		6,330	353	478

ASSUMPTIONS

1. Traffic growth rates provided by TXDOT were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	2.5%

ATTACHMENT A

2. In addition to these growth rates, background traffic volumes for 2006 included estimated traffic volumes for the following projects:

- C8J-04-0168.0A Shady Hollow Gardens
- C8J-04-0188 Rancho Alto Subdivision
- C8-05-0141 Dakota Springs
- SP-05-1241C Primrose School for Shady Hollow

3. Reductions were taken for pass-by for the following uses:

Table 3. Summary of Pass-By Reductions		
Land Use	AM	PM
Shopping Center	34%	34%

4. No reductions were taken for internal capture or transit

EXISTING AND PLANNED ROADWAYS

Brodie Lane – This roadway is currently classified as a two lane minor arterial with plans to be upgraded to a divided section by the year 2030

Frate Barker Road – This roadway is currently classified as a two lane minor arterial The 2030 Campo plan calls for this road to be upgraded to a four lane undivided minor arterial

Manchaca Road – Manchaca Road is a two lane undivided major arterial and is planned to be upgraded to a four lane divided major arterial by the year 2030. The 2004 traffic volumes for this facility were 14,000 vehicles per day within the vicinity of the site.

Rancho Alto Road – Rancho Alto Road is classified as a collector and currently exists as a gravel roadway With the construction of the Rancho Alto Subdivision, associated with this zoning case, the roadway will be upgraded to City of Austin standards.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 4 intersections, 2 of which are or will be signalized Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built

Table 4. Level of Service				
Intersection	2006 Existing		2010 Site + Forecasted	
	AM	PM	AM	PM
Manchaca Road and Frate Barker Road*	C	F	C	C
Frate Barker Road and Rancho Alto Road	A	A	A	A
Frate Barker Road and Marcus Abrams Boulevard	A	A	A	A
Frate Barker Road and Brodie Lane**	A	A	C	C
Site Driveway and Rancho Alto Road			A	A
Site Driveway and Frate Barker Road			A	A

* = SIGNALIZED ** = SIGNAL FULLY FUNDED BY TRAVIS COUNTY

RECOMMENDATIONS

1) Prior 3rd Reading at City Council fiscal is required to be posted for the following improvements:

Intersection	Improvement	Total Cost	Pro Rata Share (%)	Pro Rata Share (\$)
Manchaca Road and Frate Barker	Eastbound left turn lane	\$56,177	16.8%	\$9,437.74
	Northbound left turn lane	\$60,337	19.8%	\$11,946.67
	Southbound right turn lane	\$56,177	15.5%	\$8,707.44

- 2) Intersection of site street and Frate Barker Road is required to be submitted prior to 1st Reading at City Council
- 3) Driveway alignment and minimum widths are recommended as stated in the TIA
- 4) Two copies of the final TIA are required to be submitted prior to 3rd Reading at City Council
- 5) Final approval from Travis County is required prior to 1st Reading
- 6) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics

If you have any questions or require additional information, please contact me at 974-2788



Emily M. Barron
Sr Planner ~ Transportation Review Staff
Watershed Protection and Development Review

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning for Tract 1 and neighborhood commercial (LR) district zoning for Tract 2. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 31, 2007, as provided in Attachment A.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

For Tract 1. The GR, Community Commercial district is intended for an office or other commercial use that serves neighborhood and community needs and is generally accessible from major traffic ways. *This property is accessible from South First Street and FM 1626, both of which are arterial roadways*

The LR, Neighborhood Commercial district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states: "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment."

For Tract 2. The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements

2. *Zoning changes should promote an orderly and compatible relationship among land uses*

For Tract 1, SF-2 zoning is appropriate given the size and setbacks of the platted lots, and is consistent with other related cases in Rancho Alto which are zoned I-SF-2. *For Tract 2,* the Staff is recommending neighborhood commercial (LR) district zoning given that it borders on the Olympic Heights and Rancho Alto neighborhoods, and would primarily serve these neighborhoods.

EXISTING CONDITIONS

Site Characteristics

The subject property is under construction for single family residences. It is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 80%, based on the more restrictive watershed regulations. The maximum impervious cover allowed by the LR zoning district would be 80% which is a consistent figure between the watershed and zoning regulations. The maximum impervious cover allowed by the SF-2 zoning district would be 45%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Bear Creek and Slaughter Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. 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 Net Site Area</i>	<i>% 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 flood plain maps, there is no floodplain within, or adjacent to the project boundary

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be

recommended based on review of the TIA [LDC, Sec. 25-6-142] Comments are provided in Attachment A

Water and Wastewater

The landowner intends to serve each lot with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

Compatibility Standards

The site is subject to compatibility standards. Along the east property line of Tract 2 (proposed for GR zoning), 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 5 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.

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