

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0070, Rathgeber Village, Phase One (Part II)

PC Date: June 12, 2007

CC Date: June 21, 2007

ADDRESS: 4800 Manor Road

OWNERS/APPLICANTS: Catellus Austin Land, LP (Gregory J. Weaver)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: PUD

TO: GO-MU

AREA: 0.133 acres

SUMMARY STAFF RECOMMENDATION: GO-MU

PLANNING COMMISSION RECOMMENDATION:

June 12, 2007: Approved Staff recommendation of GO-MU (9-0, consent).

DEPARTMENT COMMENTS:

The proposed zoning is general office-mixed use (GO-MU) combining district zoning. The rezoning is requested so that the site may be developed with a mix of community support facilities. The project, Rathgeber Village, currently intends to house the following support service groups: the Austin's Children Shelter, CASA (Court-Appointed Special Advocates), People's Community Clinic, Family Elder Care, and the Scottish Rite Learning Center.

This case is related to pending zoning case, C14-06-0132. This request is being made so that this site can be combined with the C14-06-0132 site so that both sites can be utilized for the same development explained above. That case also requested GO-MU-CO. That request was recommended by Staff and the Planning Commission and it has been approved by the City Council on 1st reading. The conditional overlay for that case limited development of the site to uses that generate no more than 2000 vehicle trips per day site. That trip limit is not necessary for this site since it is not large enough to generate that many trips under GO-MU zoning.

This site and the other companion rezoning site are currently undeveloped. This site is zoned planned unit development (PUD). The other site is zoned family residence (SF-3) and PUD. This site and the other are surrounded by a mix of residential and commercial zoning. Not all of the land around the subject tract and the companion rezoning site has been developed.

Significantly, to the south and west is the Robert Mueller Municipal Airport site, being developed with a range of mixed uses. The proposed rezoning supports the redevelopment plans for the RMMA site.

Staff recommends approval of the request for GO-MU. Rezoning of the property is compatible with existing neighborhoods and the RMMA redevelopment plans.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped
<i>North</i>	SF-3 (North of pending companion rezoning site: MF-2, MF-3, and GR)	Undeveloped (Proposed Rathgeber Village development) (North of pending companion rezoning site:

		Apartments on MF-2; GR & MF-3 are undeveloped)
<i>South</i>	PUD	Developing Mueller Airport site
	ZONING	LAND USES
<i>East</i>	PUD-NP (Across Manor Rd: PUD-NP & SF-3-NP)	PUD: Developing Mueller Airport site (Across Manor Rd: PUD-NP is undeveloped; SF-3-NP: Single Family Homes)
<i>West</i>	PUD	Developing Mueller Airport site

AREA STUDY: The site lies within the Mueller PUD.

TIA: A traffic impact analysis was waived for this case because this site is not large enough to generate 2,000 or more vehicle trips per day under the requested zoning. [LDC, 25-6-117]

WATERSHED: Tannehill Branch Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Pecan Springs – Springdale Neighborhood Association
- Austin Neighborhood Council
- Mueller Neighborhood Coalition
- Keep the Land
- PODER (People in Defense of Earth and her Resources)
- East MLK NPCT
- Anberly Airport Association
- Austin Independent School District
- Mueller Master Community, Inc
- Home Builders Association of Greater Austin
- Taking Action Inc.

SCHOOLS: This site is served by AISD schools of Jordan Elementary, Dobie Middle, and LBJ High.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-012 (Portion of 4800 Manor Road)	SF-3 and PUD to GO-MU-CO (CO being 2000 trip limit)	07/25/06: Approved Staff rec. of GO-MU-CO (7-0-1; Dealey abstained, Cavazos not yet arrived)	08/24/06: Approved PC rec. of GO-MU-CO on 1 st reading (6-0; Kim off dais)
C14-06-0057 (4605 Manor Road)	SF-3-NP to GR-MU-NP (Staff Rec: LR-MU-NP-CO with the CO being 2000 trip limit)	05/23/06: Approved GR-MU-CO-NP (CO being 2000 trip limit, no more than 80% residential, no more than 80% non-residential, 85% imp. cover max., use prohibitions) (8-0; Stegeman absent)	06/22/06: Approved GR-MU-CO-NP on all 3 rdngs. (7-0)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Manor Road	98'	45'	Arterial	No	Yes	No

CITY COUNCIL DATE: June 21, 2007

ACTION:

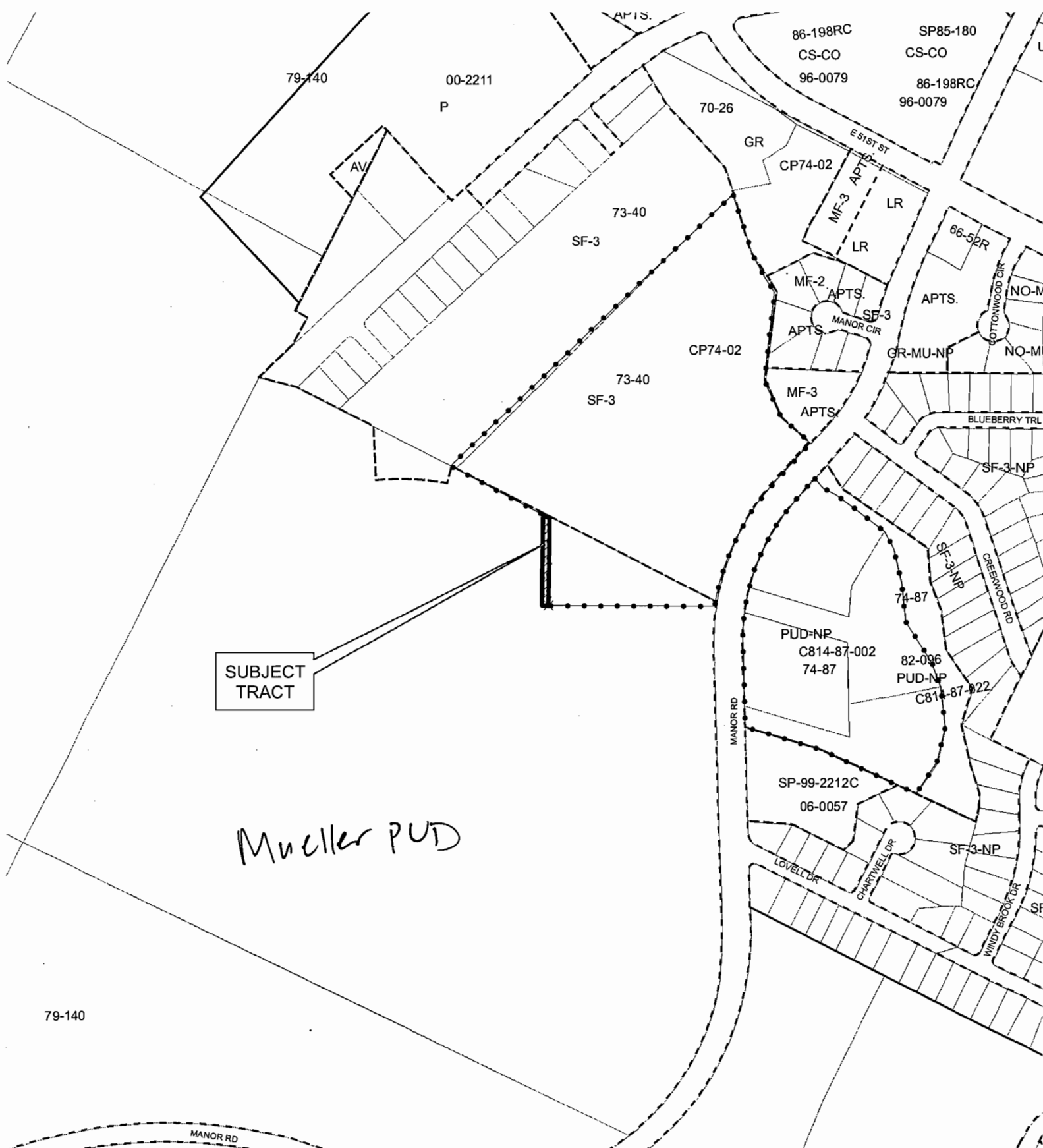
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Tina Bui

PHONE: 974-2755

EMAIL: tina.bui@ci.austin.tx.us



PLANNED UNIT DEVELOPMENT



Subject Tract



Zoning Boundary



Pending Cases

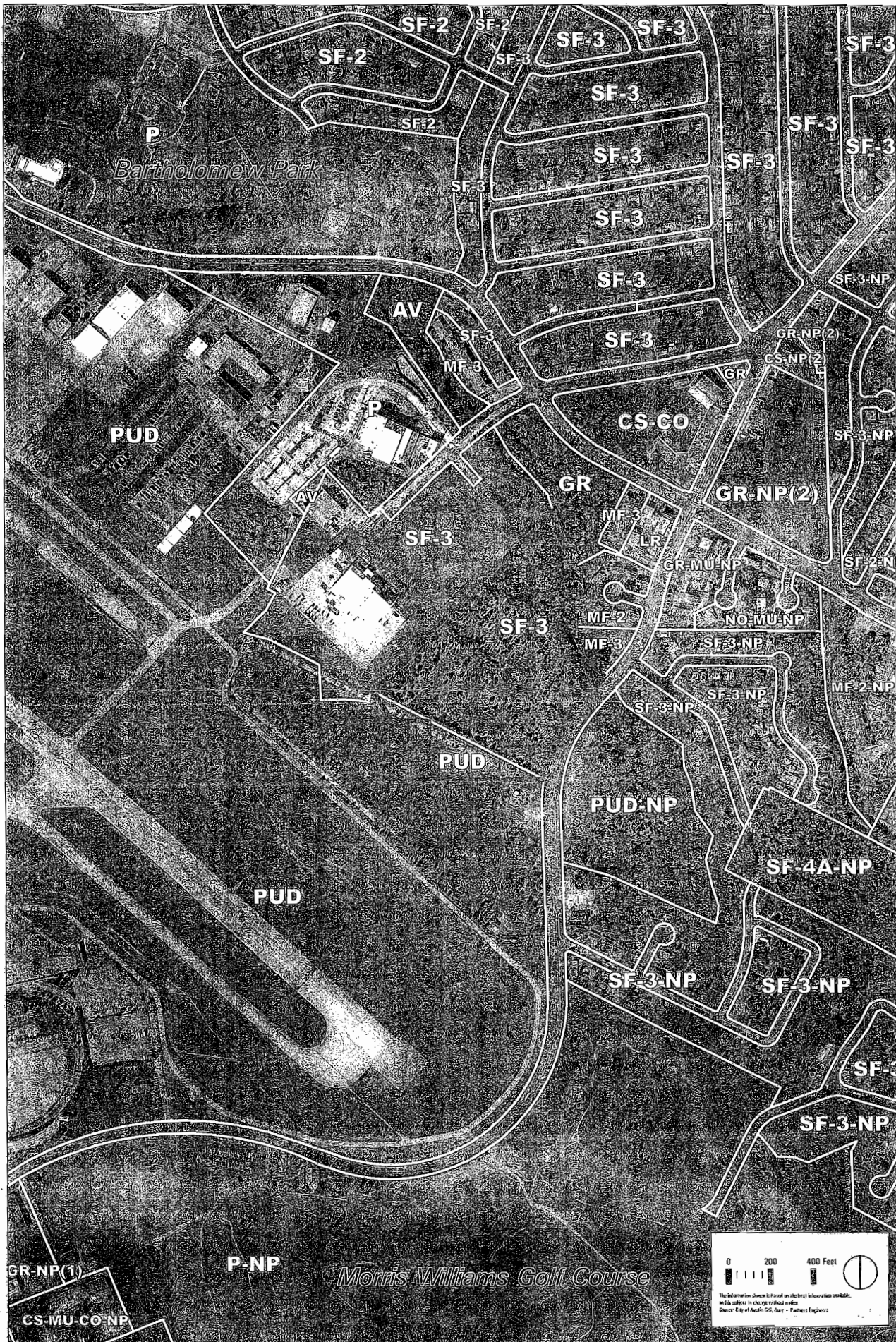
ZONING CASE#: C14-2007-0070
 ADDRESS: 4800 MANOR RD
 SUBJECT AREA: 0.133
 GRID: L24
 MANAGER: T. BUI

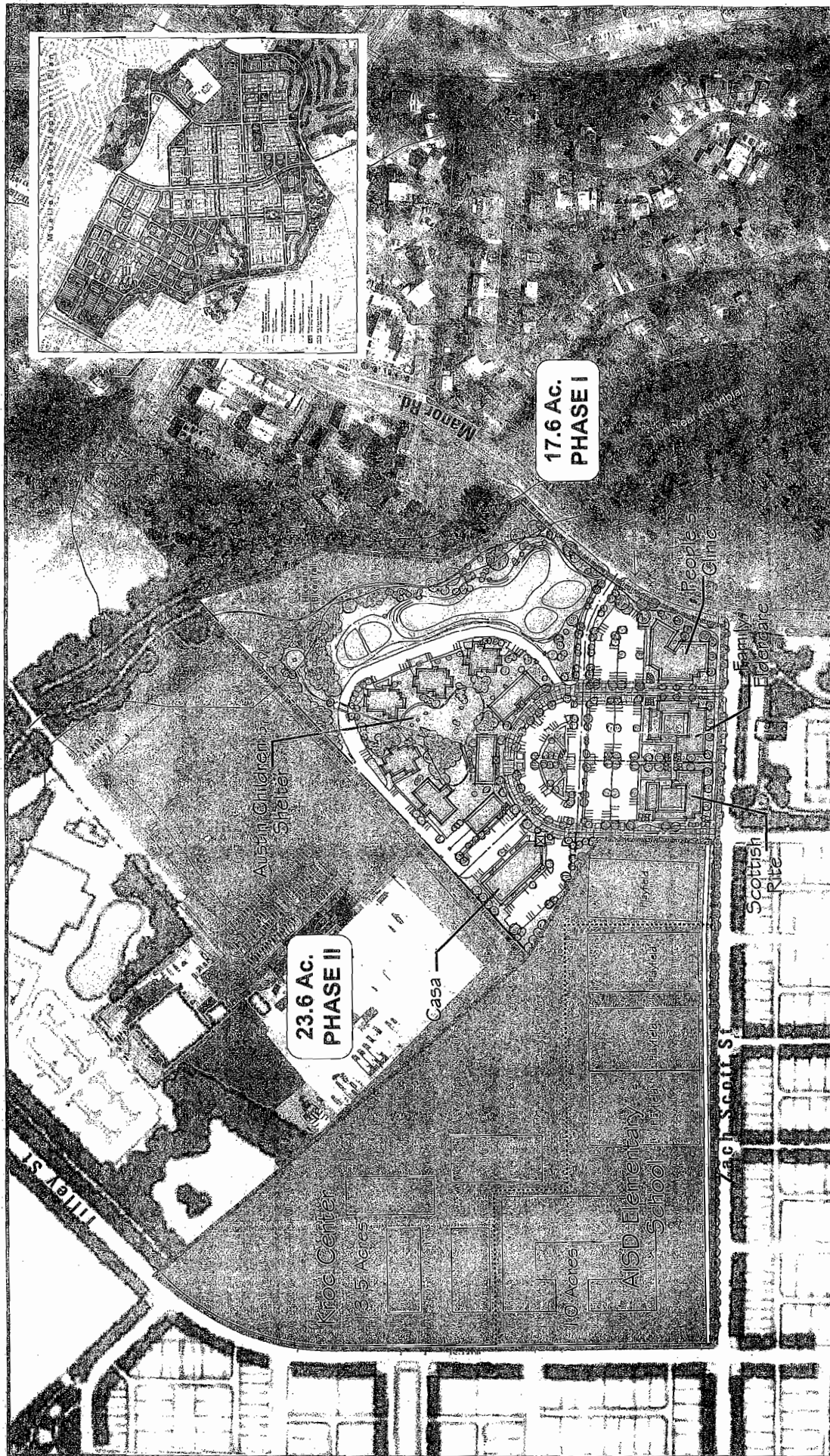


1" = 400'

OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.





The information shown is based on the best information available and is subject to change without notice.
 Note: All uses indicated in Rathgeber Village are proposed.



Rathgeber Village

Preliminary Master Plan



EXHIBIT "B"
 June 28, 2008
 Proposed uses are correct at time of printing.

Aerial Information: Date of Photo 8/04 CCA / RMAA Land Plan - December 1, 2003
 100 Year Floodplain: Source FEMA 1996

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the request for GO-MU-CO. The conditional overlay would limit total daily vehicle trips to no more than 2000.

Rezoning of the property is compatible with existing neighborhoods and the RMMA redevelopment plans. The site is planned to be developed with a mix of needed community support facilities.

BASIS FOR LAND USE RECOMMENDATION

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

General Office (GO) district is the designation for an office or commercial use that serves neighborhood and community needs. A building in a GO district may contain one or more different uses. The purpose of the mixed use (MU) combining district is to allow office, retail, commercial and residential uses to be combined on a single development.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

General Office-mixed use zoning (GO-MU) is appropriate adjacent to the existing zoning and land uses, and would be compatible with the redevelopment plan of the Robert Mueller Airport site.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

The development of the civic and medically related uses on the site promotes clearly identified goals of providing medical and social support to the citizens of Austin.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped and zoned PUD, planned unit development. It is surrounded by a mix of residential and commercial zoning. Not all of the land around the subject tract has been developed.

Significantly, to the south and west is the Robert Mueller Municipal Airport site, being developed with a range of mixed uses. The proposed rezoning supports the redevelopment plans for the RMMA site.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-

year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113].

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Manor Road	98'	45'	Arterial	No	Yes	No

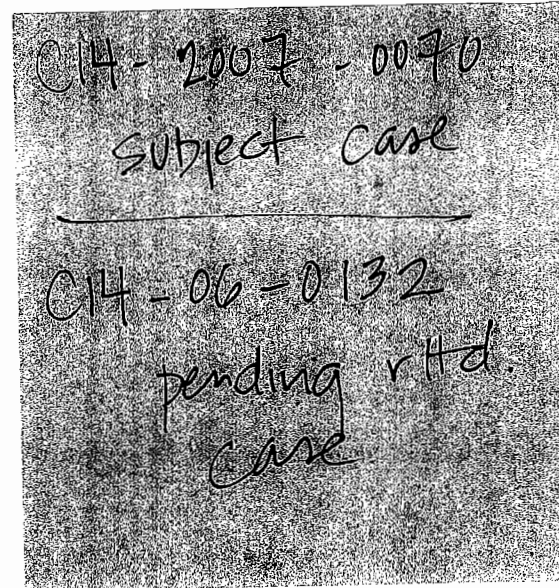
Water and Wastewater

The landowner intends to serve the site and each lot with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension system upgrades, utility adjustments, and utility relocation. Also, 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 design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Alice Glasco Consulting

5117 Valburn Court, Suite A
Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax



May 17, 2007

Greg Guernsey, Director
Neighborhood Planning and Zoning Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Rathgeber Village Approx. 25-Foot Strip Zoning

Dear Greg:

On September 28, 2006, the City Council postponed zoning Case C14-06-0132 for Rathgeber Village, Phase 1, indefinitely on order to allow for additional land - an approximate 25-foot strip - to be conveyed from the City to Catellus for Rathgeber Village. The strip of land was finally conveyed on May 3rd, 2007, thus allowing Catellus to proceed with the rezoning of the referenced strip of land.

I have filed a new zoning application for the newly transferred land, which comprises 5,793.48 square feet. The rezoning is from PUD to GO-MU. We would appreciate it if you could schedule the pending case (C14-06-0132) for second and third readings (ordinance is ready) on the same city council agenda as the new case.

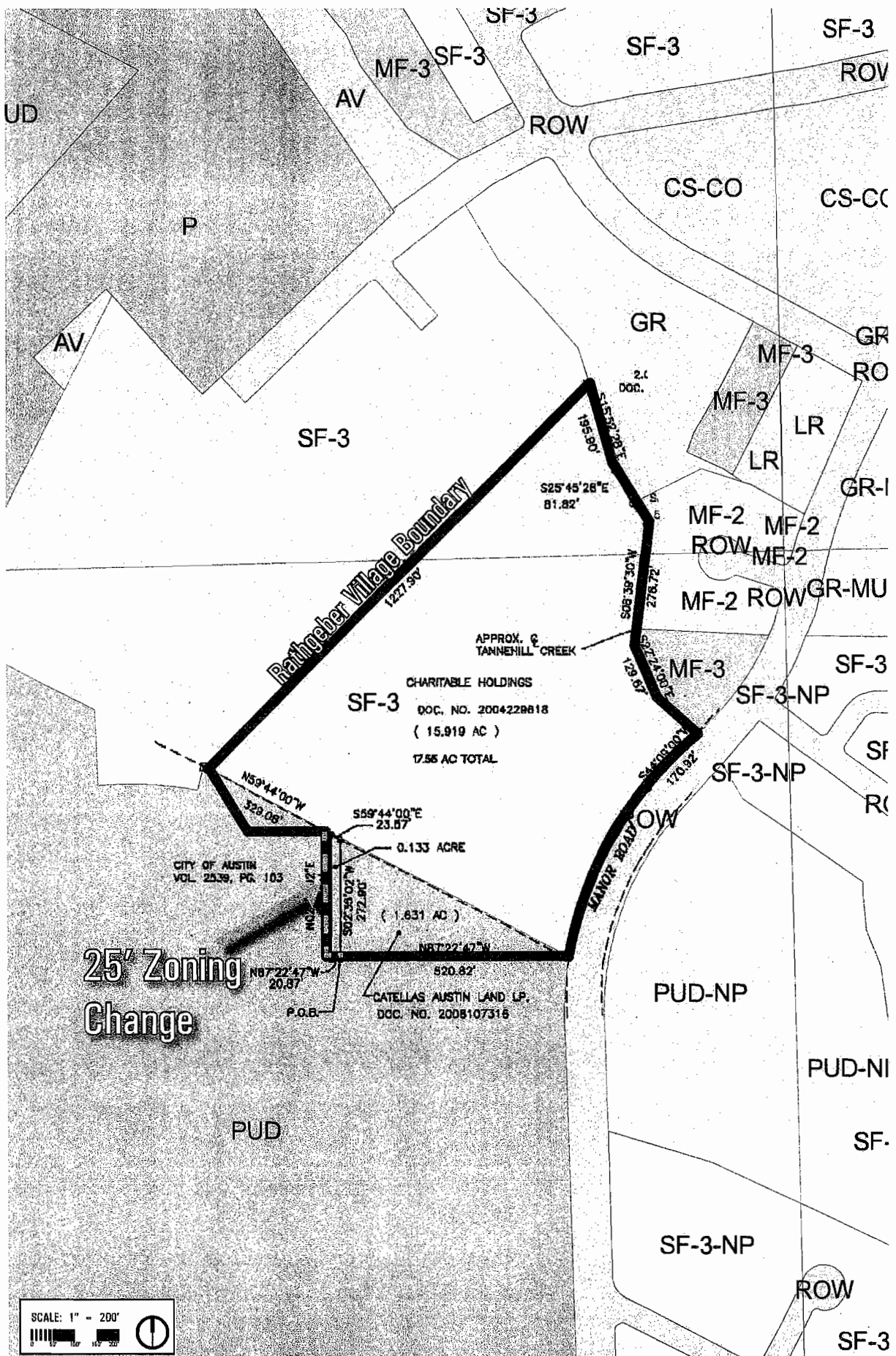
Please let me know if you have any questions or need additional information. Your support and assistance is appreciated immensely.

Sincerely,

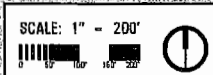
Handwritten signature of Alice Glasco.

Alice Glasco, President
AG Consulting

Cc: Jerry Rusthoven, Zoning Division Manager
Attachments



**25' Zoning
Change**



RATHGEBER VILLAGE Vicinity Zoning



MARCH 12, 2006

The information shown is based on the best information available and is subject to change without notice.



AUSTIN CHILDREN'S SHELTER

P.O. Box 684213 AUSTIN, TEXAS 78768-4213 PHONE 512 499-0090 FAX 512 499-0438

www.austinchildrenshelter.org

March 13, 2006

Mr. Chris Riley, Chair and Members of the Planning Commission
C/O Neighborhood Planning and Zoning Department
505 Barton Springs Road, Suite 500
Austin, Texas 78704

*Submitted in
regard to r1td
case C14-06-0132
but subject case
C14-2007-0070 is related.*

Dear Mr. Riley:

The Austin Children's Shelter is one of several non-profit facilities seeking rezoning of property (Rathgeber Village, Phase I from SF-3, Family Residence to GO - MU, General Office, Mixed Use). Approval of our rezoning request will allow construction of a new facility which will enable the staff and Board of Directors to fulfill the agency's mission to provide emergency shelter, high quality care, and hope for the future to the abused, abandoned, and neglected children in our community. The agency has been in operation for over twenty years and has relocated several times over the years in order to adapt to the changing needs of clients and the broader community in which the Shelter is located.

Our current facility does not provide the physical resources necessary to meet the needs of our clients. It is located on a busy street (Enfield Road between Lamar and Mopac) which poses a serious threat to the health and safety of the children entrusted to our care. We must construct a facility that is located in an area free from high traffic and one that allows us to build-in adequate security measures.

In order to meet the changing needs of the child welfare population, our agency must offer a wider range of services. These specialized services will require additional space specifically designed to meet unique program needs. Emergency shelter is only one of several program options under consideration. When Texas moves to a privatized system of services for child welfare, we must be able to offer services to families as well as individual children. These services cannot be offered in our current facility. The new facility will have several residential cottages that will house from twelve to 16 children per cottage with support facilities for programs and services administration, general services, and training and recreation.

Thank you for your careful consideration of this request. Our representative, Alice Glasco, has additional information regarding the children's shelter and other non-profit agencies that will be located within Phase I of Rathgeber Village.

Sincerely,

Rosanna Garry, LOSW, LMFT
Deputy Director of Programs & Operations

CC: Alice Glasco, Oliver Smith

Windsor Park Neighborhood Association



14 February 2006

Members of the Planning Commission
C/O Neighborhood Planning and Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Dear Commission Members:

On Saturday, February 11, Dick Rathgeber presented his plan for Rathgeber Village, the development of a campus for non-profit agencies, to the Windsor Park Neighborhood Association during its monthly meeting. The members in attendance had a number of questions about the plan which Mr. Rathgeber answered to their satisfaction.

The Windsor Park Neighborhood Association recently expanded our boundaries to incorporate property along the south side of 51st Street and the west side of Manor Road adjacent to the Mueller redevelopment area, since they were not represented by any other neighborhood organization. The area mentioned above falls within those boundaries. Mr. Rathgeber requested support from the Windsor Park Neighborhood Association for a zoning change that will be required for him to advance with his development.

I want to take this opportunity to let you know that the Windsor Park Neighborhood Association voted unanimously to support the proposed site plan as presented for the project designated as Phase I of the Rathgeber Village

Sincerely,

Ruth Marie

Ruth Marie, President
Windsor Park Neighborhood Association
c/o 5401 Waterbrook
Austin, Texas 78723

Cc: Dick Rathgeber
Alice Glasco

Submitted in
regard to
C14-06-0132
but C14-2007-
6070
is r1td.

Alice Glasco Consulting

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Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax

June 14, 2006

Greg Guernsey, Director
Neighborhood Planning and Zoning Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Rathgeber Village, Phase One Rezoning

Dear Greg:

I represent the owner of Rathgeber Village, Phase One development on the rezoning of a 17.55 -acre tract. The site is currently zoned SF-3 and PUD (Mueller PUD). Our rezoning request is for GO-MU, which allows the following civic uses:

1. Austin Children's Shelter - Residential Cottages (4-5)
Land Use Classification: Congregate Living
Zoning: GO-MU
2. Casa - to house court -appointed advocates for minor children
Land Use Classification: Counseling Services
Zoning: GO-MU
3. People's Clinic
Land Use Classification: Hospital Services (Limited)
Zoning: GO-MU
4. Family Elder Care -
Land Use Classification: Day Care Services (Commercial)
Zoning: GO-MU
5. Scottish Rite Learning Center (dyslexia diagnosis and language therapy)
Land Use Classification: Hospital Services (Limited)
Zoning: GO-MU

Submitted in
regard to
C14-06-0132
but C14-2007-0070
is related

Rathgeber Village, Phase One Rezoning

Attached is a letter of support from the Windsor Park Neighborhood Association. Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Alice Glasco". The signature is written in a cursive style with a large, stylized "A" and a long, sweeping underline.

Alice Glasco

Cc: Jerry Rusthoven, Zoning Division Manager
Robert, Heil, Zoning Planner
Katie Pearl Halloran, Neighborhood Planner
Adam Smith, Manager of Neighborhood Planning

Attachments

