

## SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-06-0144 – Rancho Alto 1

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the southwest corner of Frate Barker Road and Rancho Alto Road (Bear Creek Watershed; Slaughter Creek Watershed) 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 neighborhood commercial (LR) district zoning for Tract 2, with conditions. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum.

DEPARTMENT COMMENTS:

The Ordinance incorporates the conditions imposed by the City Council at First Reading.

OWNER/APPLICANT: Intermandeco GP, LLC (Issam Karanouh).

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

DATE OF FIRST READING: February 15, 2007, approved SF-2 district zoning for Tract 1 and LR district zoning for Tract 2 with conditions, on First Reading (7-0).

CITY COUNCIL HEARING DATE: January 31, 2008

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-06-0144 – Rancho Alto 1

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

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

**OWNER:** Intermandeco GP, LLC  
(Issam Karanouh)

**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 – 2<sup>ND</sup>] (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 – 2<sup>ND</sup>] (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:**

	<b>ZONING</b>	<b>LAND USES</b>
<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:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
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:**

<b>Name</b>	<b>ROW</b>	<b>Classification</b>
Frate Barker Road	70 feet	Two lane minor arterial
Rancho Alto Road	60 feet	Collector

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

**ACTION:** Approved SF-2 district zoning for Tract 1 and LR district zoning for Tract 2 with a Restrictive Covenant

for the Traffic Impact Analysis as recommended by the Zoning and Platting Commission, on First Reading (7-0).

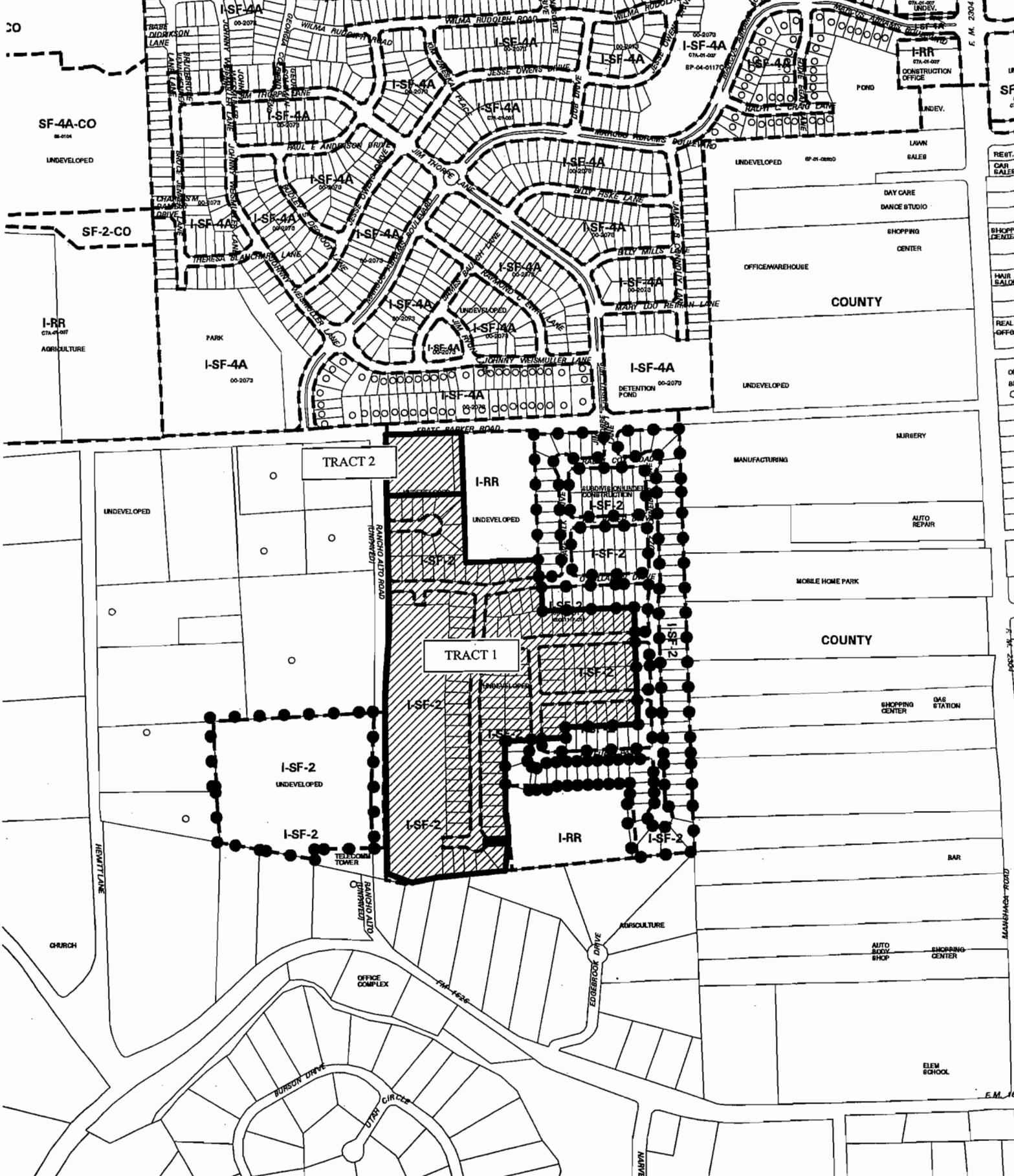
January 31, 2008


**ORDINANCE READINGS:** 1<sup>st</sup> February 15, 2007 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us

**PHONE:** 974-7719





1" = 600'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH

CASE #: C14-06-0144

ADDRESS: SE corner of Frate Barker Rd & Rancho Alto Rd

SUBJECT AREA (acres): 34.412

ZONING

Exhibit A

DATE: 07-01

INTLS: SM

CITY GRID REFERENCE NUMBER

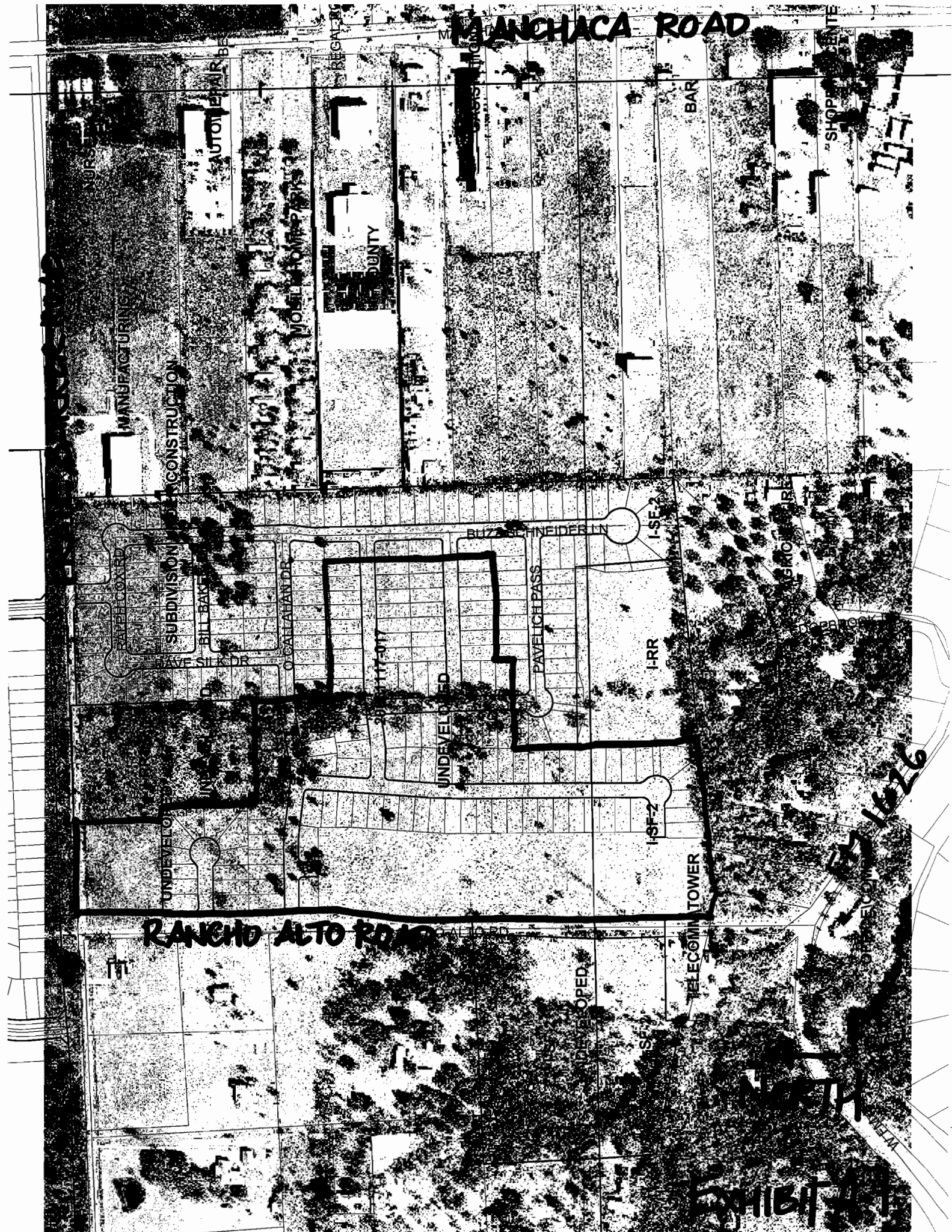
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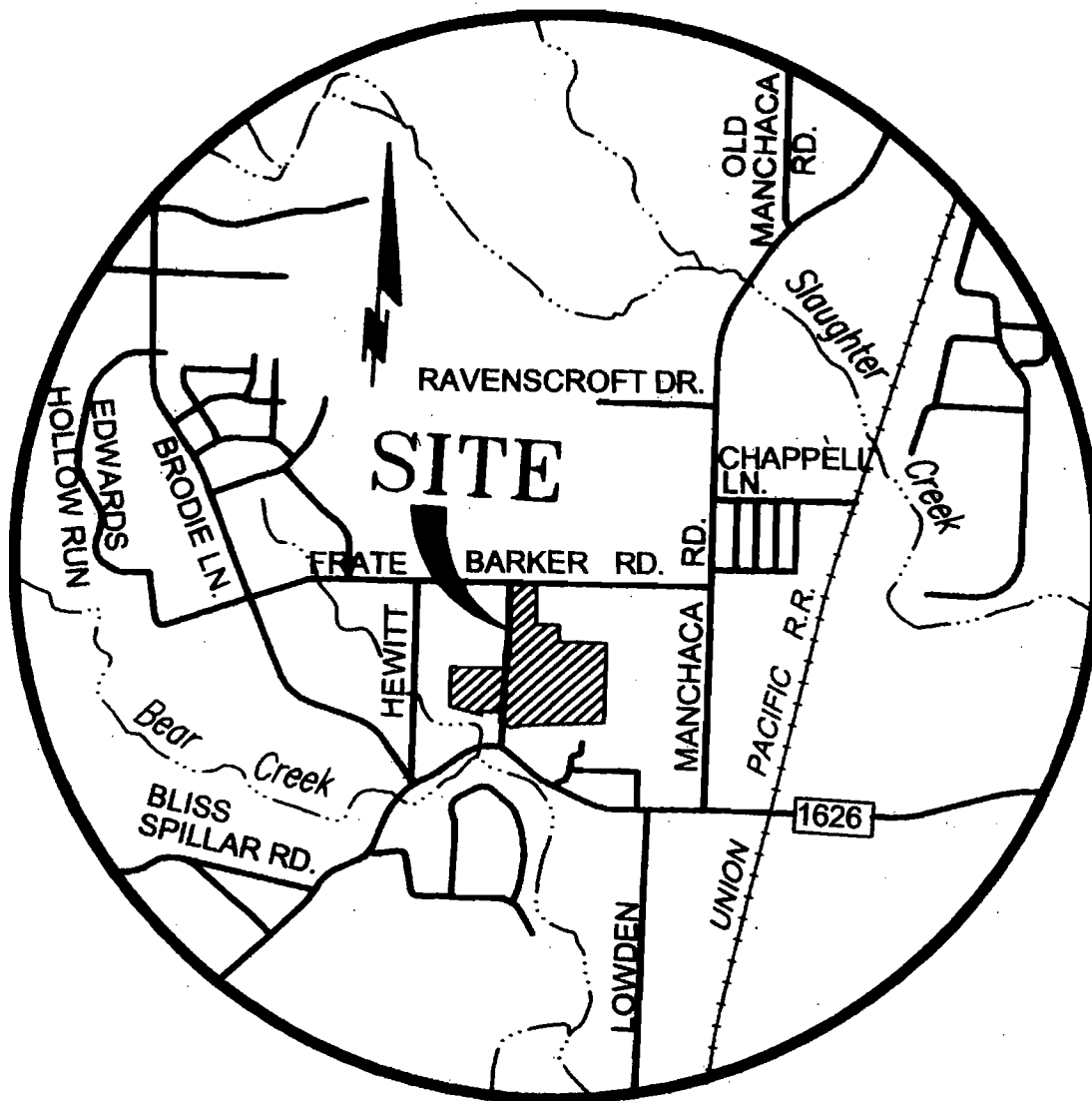
MANCHACA ROAD

RANCHO ALTO ROAD

ES 16-26

EXHIBIT A-1





LOCATION MAP


EXHIBIT A-2





**LOCATION MAP**  
**SITE TO BE DEVELOPED**

[illegible]

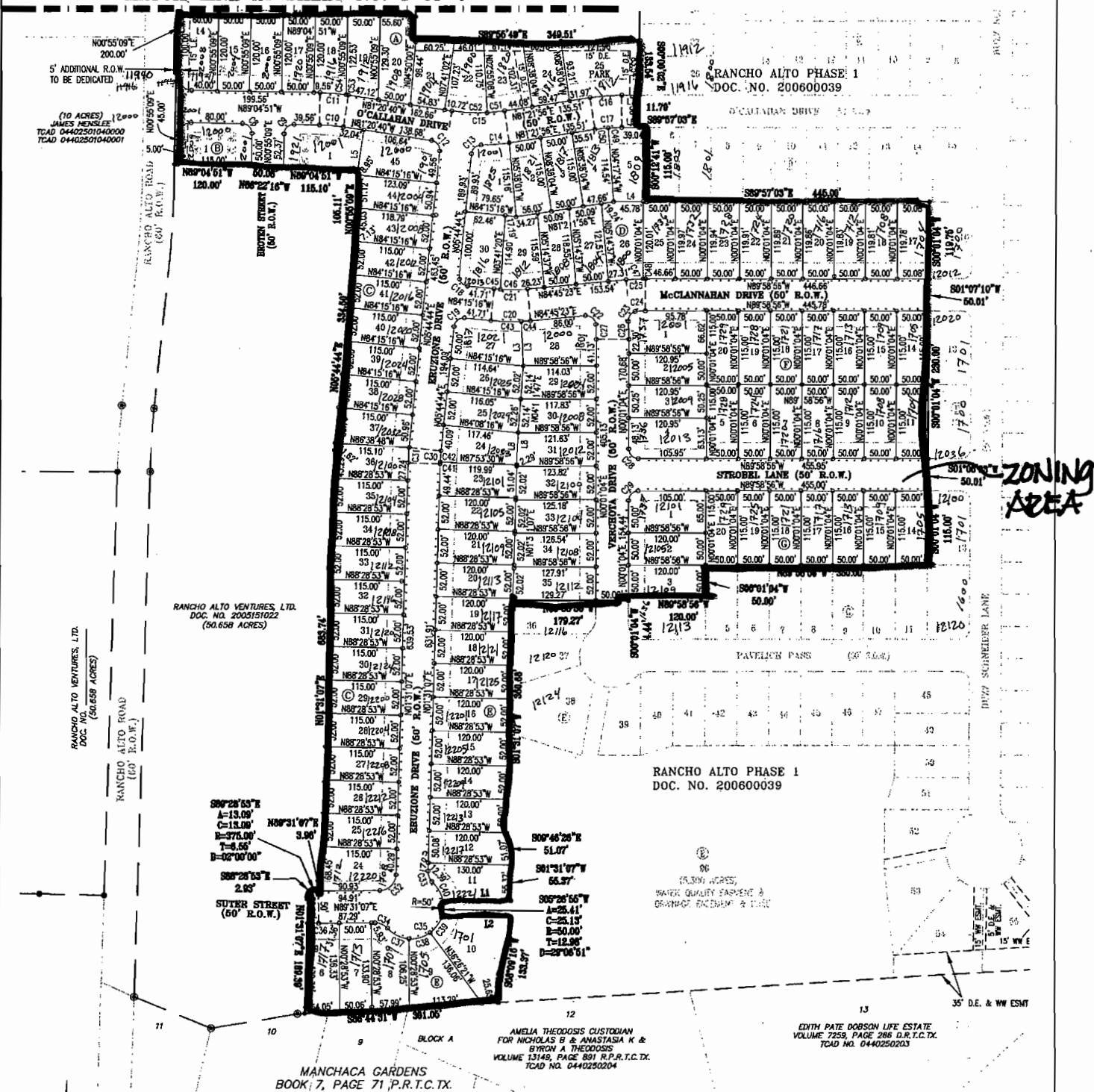
 Carlson, Brigrance & Doering, Inc.  
Civil Engineering • Surveying  
5501 West William Cannon Drive • Austin, Texas 78749  
PH (512) 280-5160 • FAX (512) 280-5165

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2006 00 281

# RANCHO ALTO PHASE II

MATCH-LINE AT SHEET NO. 1 OF 5



SCALE: 1" = 100'

CITY FILE # CB-04-0188.2A

SHEET 2 OF 5



Carlson, Brigrance & Doering, Inc.

Civil Engineering • Surveying  
5601 West William Canyon Drive • Austin, Texas 78749  
PH (512) 280-5160 • FAX (512) 280-5165

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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

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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:

<b>Table 1. Adjusted Trip Generation</b>				
<b>LAND USE</b>	<b>Size</b>	<b>ADT</b>	<b>AM Peak</b>	<b>PM Peak</b>
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
<b>Total New Trips</b>		<b>6,330</b>	<b>353</b>	<b>478</b>

### **ASSUMPTIONS**

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

<b>Table 2. Growth Rates per Year</b>	
<b>Roadway Segment</b>	<b>%</b>
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:

<b>Table 3. Summary of Pass-By Reductions</b>		
<b>Land Use</b>	<b>AM</b>	<b>PM</b>
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:

<b>Table 4. Level of Service</b>				
<b>Intersection</b>	<b>2006 Existing</b>		<b>2010 Site + Forecasted</b>	
	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>
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

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## **RECOMMENDATIONS**

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

<b>Intersection</b>	<b>Improvement</b>	<b>Total Cost</b>	<b>Pro Rata Share (%)</b>	<b>Pro Rata Share (\$)</b>
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 1<sup>st</sup> 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 3<sup>rd</sup> Reading at City Council.
- 5) Final approval from Travis County is required prior to 1<sup>st</sup> 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.

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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.