

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-06-0147 – Rancho Alto 4

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

February 6, 2007

January 22, 2008

**ADDRESS:** 1701-1805 O'Callahan Drive and 1700 McClannahan Drive

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

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

**ZONING FROM:** I-SF-2

**TO:** SF-2

**AREA:** 1.540 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning. 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 WITH A RESTRICTIVE COVENANT FOR THE TRAFFIC IMPACT ANALYSIS; BY CONSENT.*

*[J. MARTINEZ; T. RABAGO – 2<sup>ND</sup>] (9-0)*

January 22, 2008: *APPROVED SF-2 DISTRICT ZONING WITH A RESTRICTIVE COVENANT FOR THE TRAFFIC IMPACT ANALYSIS; BY CONSENT.*

*[J. MARTINEZ; J. GOHIL – 2<sup>ND</sup>] (9-0)*

### **ISSUES:**

Due to notification errors, the subject case and C14-06-0149 – Rancho Alto 6 are being brought back to the Zoning and Platting Commission and the City Council.

### **DEPARTMENT COMMENTS:**

The subject property consists of 11 platted lots within Phase I of the Rancho Alto subdivision under construction. The property was annexed into the City limits on December 31, 2005 and 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. Please refer to Exhibits B and C (Preliminary Plan and Recorded Plat). 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.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-SF-2	Single family residences under construction
<i>North</i>	I-SF-2	Single family residences under construction in the Rancho Alto subdivision
<i>South</i>	I-SF-2	Single family residences under construction in the Rancho Alto subdivision
<i>East</i>	County	Manufacturing; Automotive repair; Manufactured home park; Service station; Shopping center; Cocktail lounge
<i>West</i>	I-RR; I-SF-2	Undeveloped; Single family residences under construction in the Rancho Alto subdivision

**AREA STUDY:** N / A

**TIA:** Is required – Please refer to A Attachment A

**WATERSHED:** Bear 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 I was recorded on February 10, 2006 (C8-04-0188.1A). 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	Classification
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 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>

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



MANHACA ROAD

MANHACA ROAD

MANUFACTURING

CONSTRUCTION

SUBDIVISION

UNDEVELOPED

UNDEVELOPED

COUNTY

UNDEVELOPED

PAVELICH PASS

ISF-2

I-RR

ISF-2

RANCHO ALTO ROAD

TELECOMM TOWER

NORTH

EXHIBIT A

SHOP

BAR

GRAND

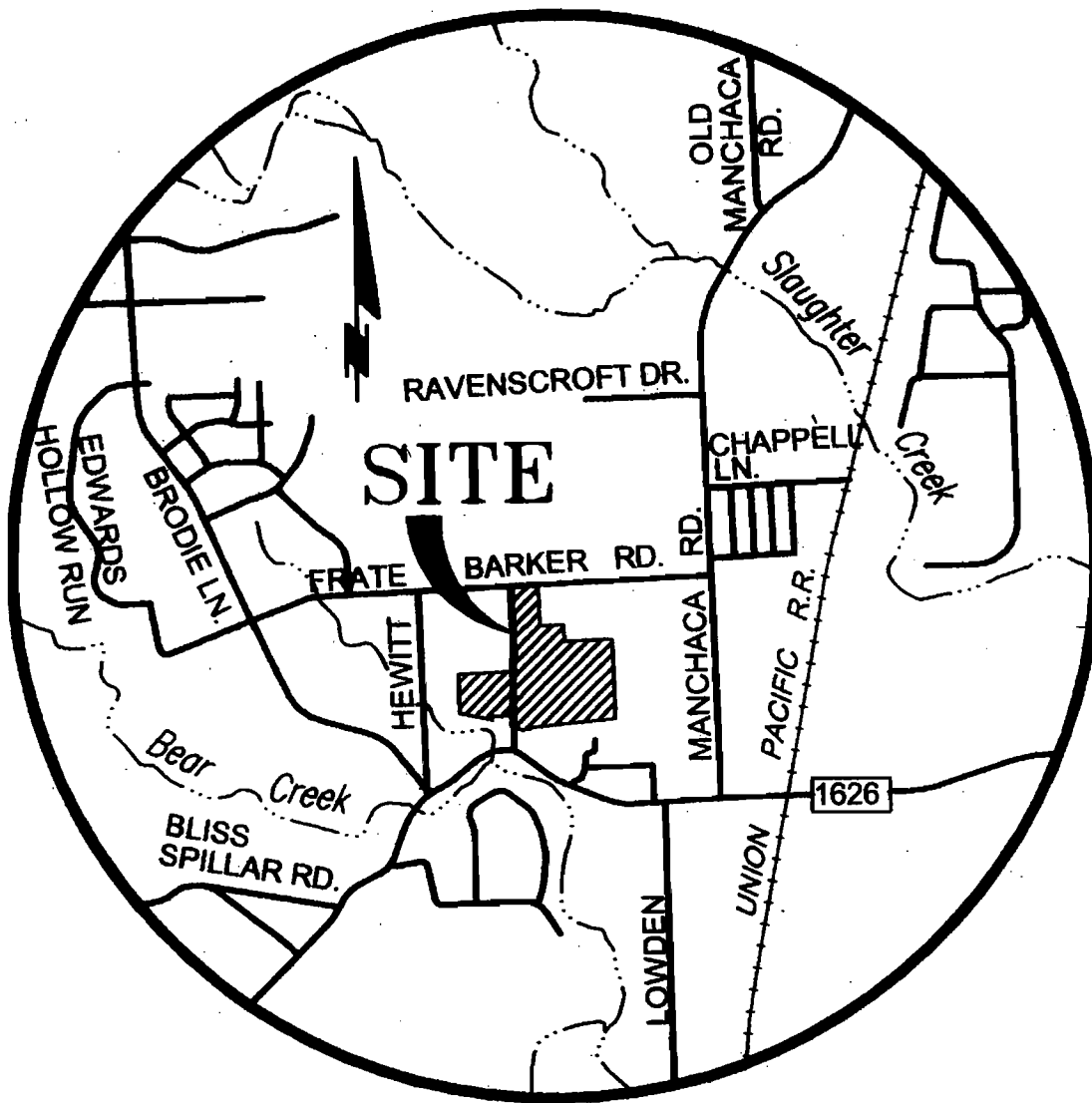
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LOCATION MAP

EXHIBIT A-2

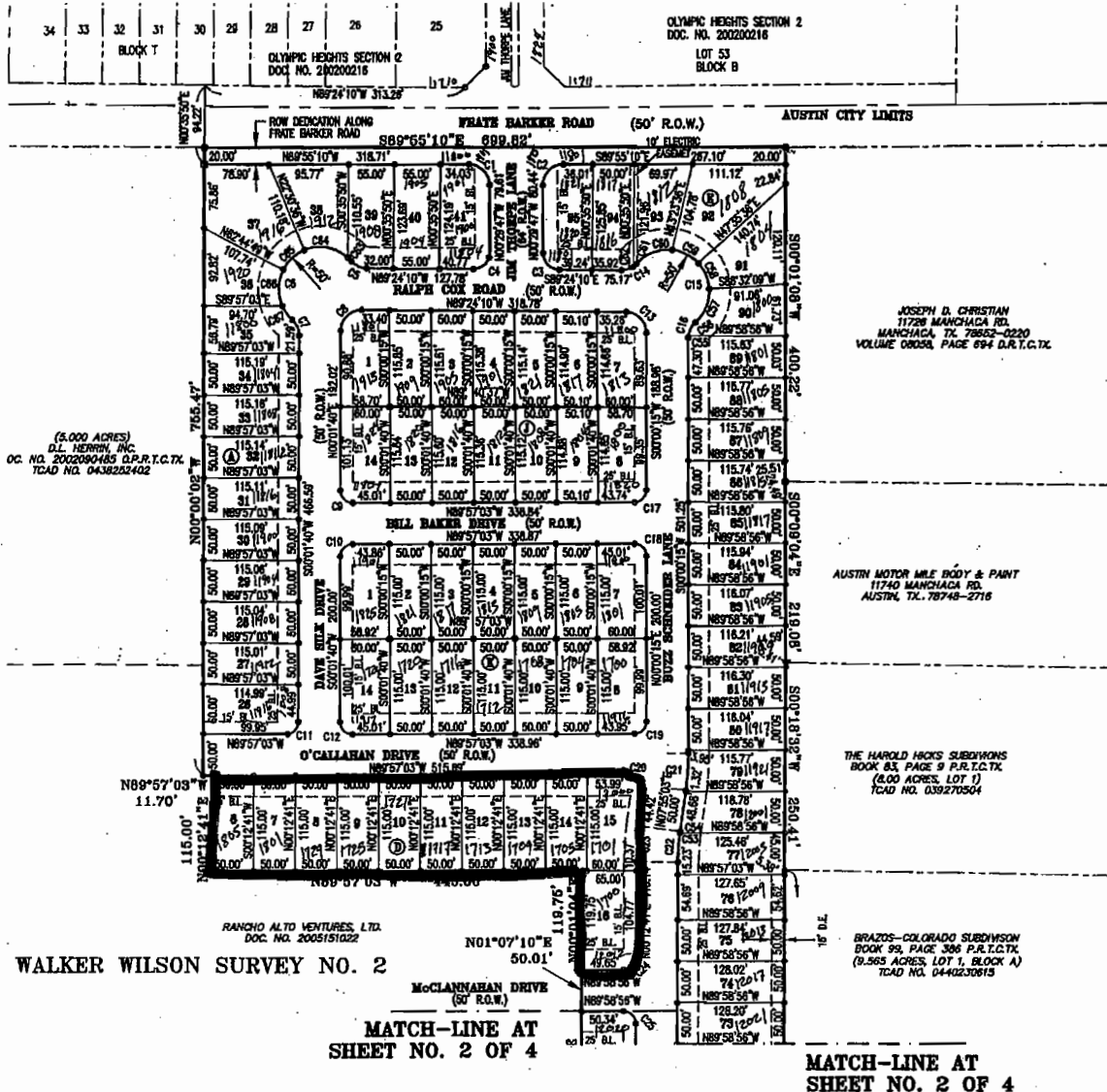






00600039

# RANCHO ALTO PHASE I



SCALE: 1"=100'

(5,000 ACRES)  
D.L. HENRY, INC.  
OC NO. 2002690485 D.P.R.T.C.T.X.  
TCAD NO. 0438282402

JOSEPH D. CHRISTIAN  
11728 MANCHACA RD.  
MANCHACA, TX 78652-0220  
VOLUME 08058, PAGE 594 D.P.R.T.C.T.X.

AUSTIN MOTOR MILE BODY & PAINT  
11740 MANCHACA RD.  
AUSTIN, TX 78748-2716

THE HAROLD HICKS SUBDIVISION  
BOOK 83, PAGE 9 P.R.T.C.T.X.  
(2.00 ACRES, LOT 1)  
TCAD NO. 039270504

BRAZOS-COLORADO SUBDIVISION  
BOOK 99, PAGE 386 P.R.T.C.T.X.  
(3.565 ACRES, LOT 1, BLOCK A)  
TCAD NO. 0446230615

WALKER WILSON SURVEY NO. 2

MATCH-LINE AT  
SHEET NO. 2 OF 4

MATCH-LINE AT  
SHEET NO. 2 OF 4

PLAT DATE: NOVEMBER 1, 2005

**OWNERS:**

RANCHO ALTO VENTURES, LTD.  
BY: INTERMANDECO, LTD.  
ITS: GENERAL PARTNER  
BY: INTERMANDECO GP, LLC  
ITS: GENERAL PARTNER  
1401 BURNHAM DRIVE  
PLANO, TEXAS 75093  
PH: (972) 964-9050 FAX: (972) 964-0131

**ENGINEER AND SURVEYOR:**

CARLSON, BRIGANCE & DOERING, INC.  
3401 SLAUGHTER LANE WEST  
AUSTIN, TEXAS 78748  
PH: (512) 280-5160 FAX (512) 280-5165

TOTAL ACREAGE: 30.224 ACRES

**SURVEYS:**

WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27

TOTAL NUMBER OF LOTS: 128  
NO. OF SINGLE FAMILY LOTS: 127  
NO. OF D.E., P.U.E. AND  
WATER QUALITY EASEMENT LOTS: 1  
NUMBER OF BLOCKS: 7

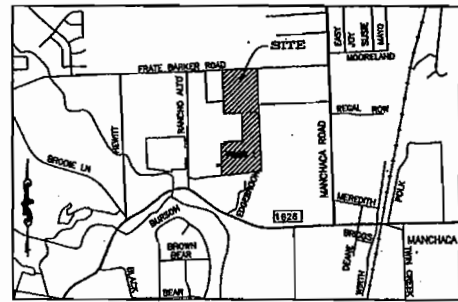
**LEGEND**

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ▼ 60-D NAIL FOUND
- CONCRETE MONUMENT 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
- ① 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.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS CO. TX.
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS CO. TX.
- D.R.T.C.T.X. DEED RECORDS OF TRAVIS CO. TX.
- ( ) RECORD DEED INFORMATION

**RIGHT-OF-WAY LINEAR FOOTAGE**

JIM THORPE LANE	64' ROW	165'
RALPH COX ROAD	50' ROW	419'
DAVE SILK DRIVE	50' ROW	563'
BUZZ SCHNEIDER LANE	50' ROW	1,696'
BILL BAKER DRIVE	50' ROW	419'
O'CALLAHAN DRIVE	50' ROW	559'
McCLANAHAN DRIVE	50' ROW	90'
STROBEL LANE	50' ROW	90'
PAVELICH PASS	50' ROW	585'
VERCHOTA DRIVE	50' ROW	86'

TOTAL 4,672'



LOCATION MAP  
NOT TO SCALE

EXHIBIT C  
RECORDED PLAT

SHEET 1 OF 4

F.E.M.A. MAP NO. 48453C 0260 F  
TRAVIS COUNTY, TEXAS DATED: JANUARY 19, 2000

FILING DATE: MARCH 22, 2005  
CITY FILE # CBJ-04-0188.1A

C B D

**Carlson, Brigrance & Doering, Inc.**

Civil Engineering & Surveying

3401 Slaughter Lane West • Austin, Texas 78748

PH: (512) 280-5160 • FAX: (512) 280-5165

PATH - J:\AutoCad 2004 Land Projects\4083\dwg\PLAT.dwg



**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.



**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. 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.*

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.*

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.

### **EXISTING CONDITIONS**

#### **Site Characteristics**

The subject property is under construction, relatively flat and there appear to be no significant topographical constraints on the site.

#### **Impervious Cover**

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 Watershed of the Colorado River Basin, which is classified as a Suburban Watershed 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 utility service. 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 utility 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 proposed SF-2 zoning does not trigger the application of compatibility standards.