

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0018 – Rancho Alto 5 Zoning **Z.A.P. DATE:** March 4, 2008

ADDRESS: 12000 – 12120 Rancho Alto Road; 2100 – 2140 O’Callahan Drive;
12000 – 12032 Herb Brooks Drive; and 2101 – 2133 Craig Patrick Way

OWNER: Rancho Alto Ventures, Ltd.
(Doyle Wilson)

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

ZONING FROM: I-SF-2

TO: SF-2

AREA: 10.121 acres

SUMMARY STAFF RECOMMENDATION:

The Staff’s recommendation is to grant single family residence – standard lot (SF-2) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

March 4, 2008: *APPROVED SF-2 DISTRICT ZONING; BY CONSENT*
[J. MARTINEZ, J. GOHIL-2ND] (6-0) K. JACKSON, R. EVANS – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property consists of the fifth section of the Rancho Alto subdivision situated on the west side of Rancho Alto Road. The property was annexed into the City limits on December 31, 2007 and zoned interim – single family residence standard lot (I-SF-2) district. The Rancho Alto subdivision is surrounded by land in the County, including single family residences on large lots to the west and north, 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 and the final plat that were submitted prior to annexation, the Applicant requests permanent single family residence standard lot (SF-2) zoning for 50 lots within Rancho Alto Section 5. Please refer to Exhibit B (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 were recently zoned SF-2.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Under construction for single family residences
<i>North</i>	County	Single family residences on large lots
<i>South</i>	SF-2	Single family residences under construction in the Rancho Alto subdivision
<i>East</i>	I-SF-2; SF-2; I-RR	Single family residences under construction and detention pond in the Rancho Alto subdivision
<i>West</i>	County	Single family residences on large lots

AREA STUDY: N / A**TIA:** Is not required**WATERSHED:** Bear Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

428 – Barton Springs / Edwards Aquifer Conservation District

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

786 – Home Builders Association of Greater Austin

959 – Villages Neighborhood Association

1075 – League of Bicycling Voters

1037 – Homeless 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	Approved SF-2-CO for Tract 1 and SF-4A-CO for Tract 2, as ZAP recommended (8-31-06).

		the southeast property line; 1,500 trips across Tracts 1 & 2.	
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, 2007 (C7a-07-017). Nine other zoning cases that provided permanent zoning for the Rancho Alto subdivision (a 2.281-acre LR tract at the southeast corner of Frate Barker Road and Rancho Alto Road; SF-2 for Phases I through IV) were approved on January 31, 2008 (C14-06-0144 through C14-06-0152).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Rancho Alto Road	70 feet	30 feet	Collector	No	No	No

CITY COUNCIL DATE: April 10, 2008**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

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

PHONE: 974-7719



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

ZONING CASE#:
ADDRESS:

SUBJECT AREA:

GRID:

MANAGER:

ZONING
C14-2008-0018

2100-2140
O'CALLAHAN DR; 12000-12032 HERB BROOKS
DR; 2101-2133 CRAIG PATRICK WAY

10.121 ACRES

D12

W. RHOADES

EXHIBIT A



1" = 400'

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.

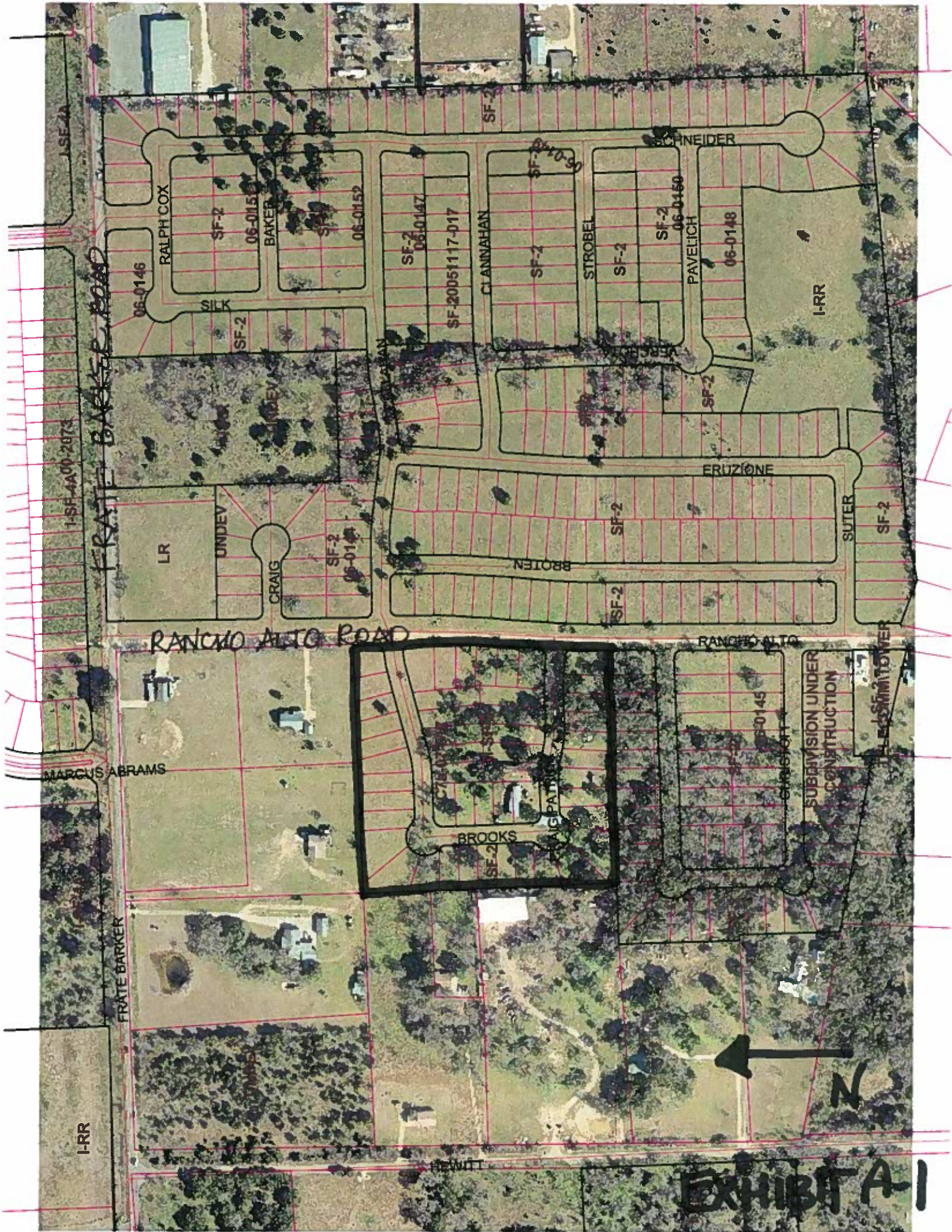
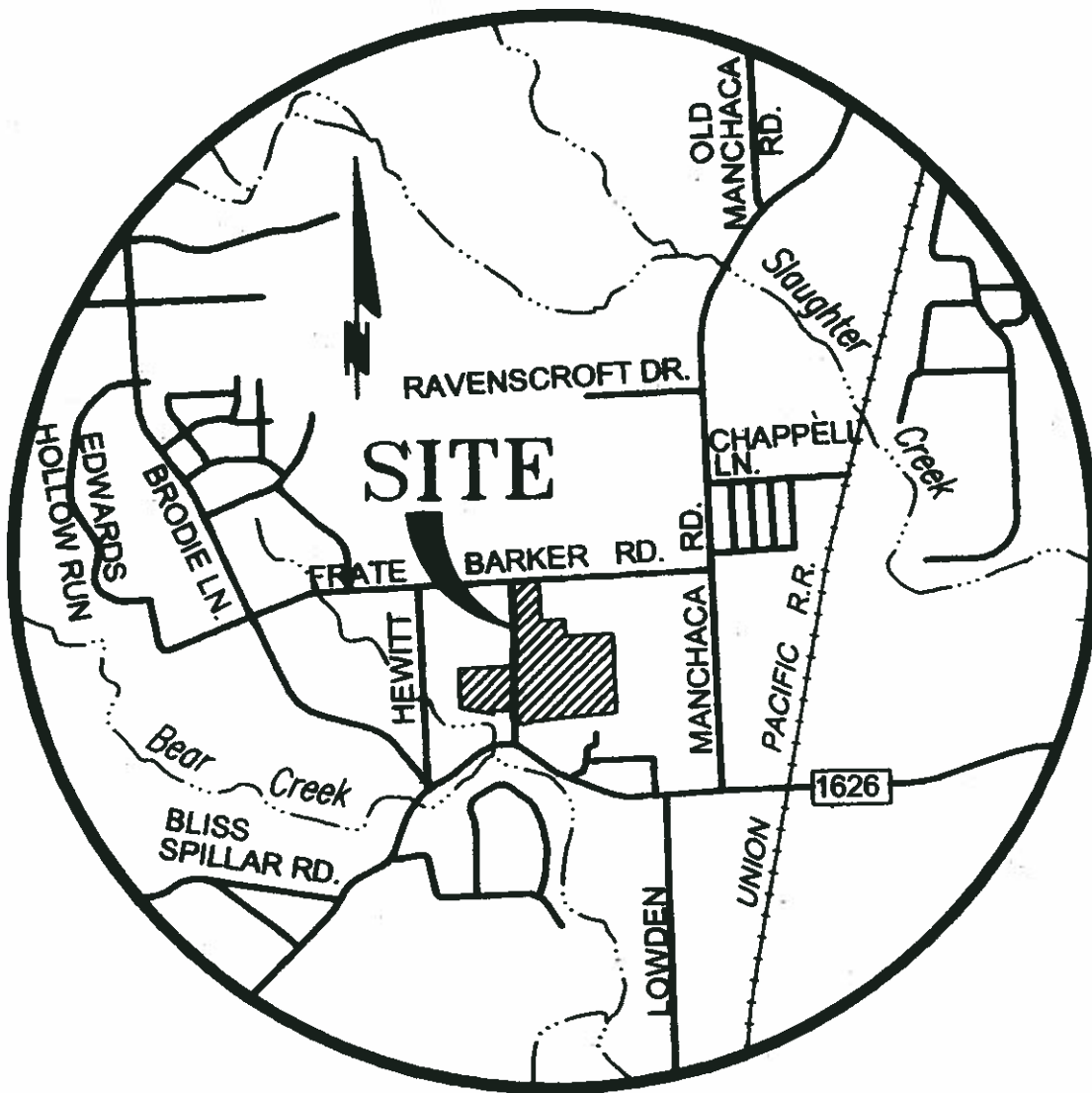


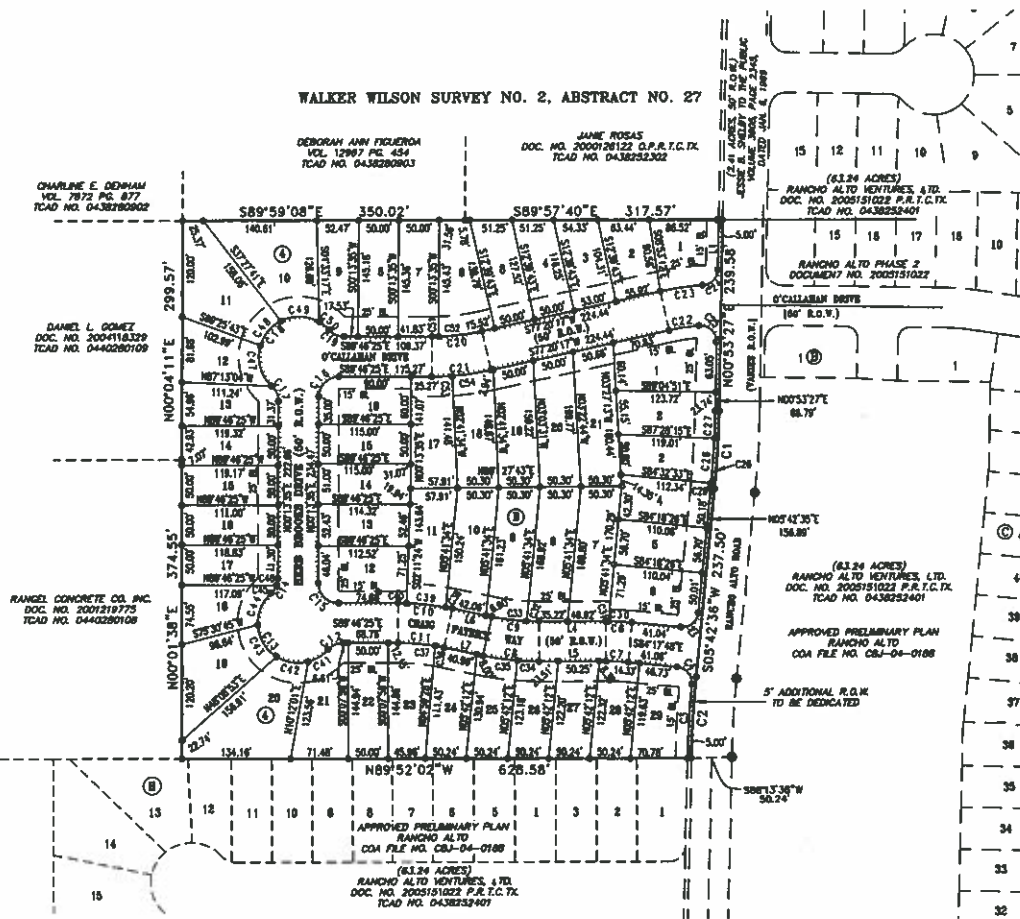
EXHIBIT A-1



LOCATION MAP

200700346

RANCHO ALTO SECTION 5



PLAT DATE: OCTOBER 10, 2007

OWNER:
RANCHO ALTO VENTURES, LTD.
BY: INTERMANDECO, LTD.
ITS: GENERAL PARTNER
BY: INTERMANDECO GP, LLC
ITS: GENERAL PARTNER
ISSAM JOHANNOUN,
MANAGER
1401 BURHAM DRIVE
PLANO, TEXAS 75093

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

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- 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
- Ⓐ BLOCK NUMBER
- R.O.W. RIGHT-OF-WAY
- TCAD NO. TRAVIS COUNTY APPRAISAL DISTRICT NO.
- DOC. NO. DOCUMENT NUMBER

RIGHT-OF-WAY LINEAR FOOTAGE

O'CALLAHAN DRIVE	50' ROW	527'
HERB BROOKS DRIVE	50' ROW	334'
CRAG PATRICK WAY	50' ROW	497'

TOTAL 1,358'

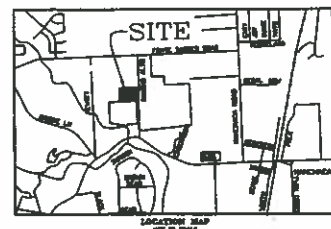
TOTAL ACREAGE: 10.121 ACRES

SURVEYS:
WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27

NO. OF SINGLE FAMILY LOTS: 50
NUMBER OF BLOCKS: 2

F.E.M.A. MAP NO. 48453C 0280 F
TRAVIS COUNTY, TEXAS DATED: JANUARY 19, 2000

SCALE: 1"=100'



SHEET 1 OF 4

Carlson, Brigrance & Doering, Inc.

Civil Engineering & Surveying
5501 West William Canyon • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

PATH - J:\AUTOCAD\2004\PLAT\4126\DWG\PLAT.DWG

C8J-06-0016.1A

EXHIBIT B
RECORDED PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning.

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 SF-2.

EXISTING CONDITIONS**Site Characteristics**

The subject property is under construction for a single family residential subdivision. The site is flat and there appear to be no significant topographical constraints.

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%
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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.

Please note, based on the proposed new boundaries of the Edwards Aquifer recharge and contributing zones to be considered for adoption by the City Council on February 28, 2008, a portion of this site will be included in the new Edwards Aquifer contributing zone and, therefore, be in the Barton Springs Zone if Council approves the new boundaries.

Transportation

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]

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

Water and Wastewater

The landowner intends to serve the site 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 extensions, system upgrades, utility relocations and or abandonments required. 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.

Compatibility Standards

The proposed SF-2 zoning does not trigger the application of compatibility standards.