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**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2010-0351C **ZAP COMMISSION DATE:** May 3, 2011

PROJECT NAME: Texas Neuro Rehabilitation Center

ADDRESS: 1106 W. Dittmar Road

AREA: 67.53 acres

APPLICANT: Universal Health Services/Texas Neuro Rehab Center (Thomas Phillips)
3801 S. Capitol of Texas Highway, Ste. 275
Austin, Texas 78704
(512) 891-1100

AGENT/ENGINEER: Cunningham-Allen (Bryan Barry)
3103 Bee Caves Road, Suite 202
Austin, TX 78746
(512) 327-2946

CASE MANAGER: Sue Welch Telephone: 974-3294
Sue.Welch@ci.austin.tx.us

PROPOSED DEVELOPMENT: The applicant is proposing an expansion to an existing hospital facility for the Texas Neuro Rehab Center to the dining and office areas. Hospital Services (General) use is the use of a site for the provision of medical, psychiatric, or surgical services on an in-patient basis, and includes ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, and visitors. Hospital Services (General) is a conditional use permit in GO. This site currently includes a hospital, administrative and medical offices, occupational and physical therapy, living and educational facilities for short- and long-term patients (Congregate Living and Group Home), and support services for those uses. The current project proposes a new dining facility and renovation of the existing cafeteria for office use. No new beds are proposed.

EXISTING ZONING: GO Hospital Services (General) is a conditional use permit in GO. Congregate Living and Group Home uses are allowed in GO.

APPLICANT'S REQUESTS: The applicant is requesting approval of a conditional use permit for Hospital Services (General) for the expansion of the dining facility and office areas.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit with conditions. The site plan will comply with all requirements of the Land Development Code prior to its release.

Staff recommends approval of the site with the previous conditions of approval:

Texas Neuro Hospital has also agreed to a site plan note stating detention facilities use is prohibited and permitted used by this CUP only apply to individuals seeking treatment on voluntary basis.

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2**ZONING AND PLATTING COMMISSION ACTION:**

04-20-04: SPC-03-0019C Texas Neuro Rehab Center: Approved Staff's Recommendation (7-0) w/note that detention facilities use prohibited and permitted used by this CUP only apply to individuals seeking treatment on voluntary basis.

04/06/04: Postponed to 04/20/04 (ZAP) [J.M; J.D 2nd] (7-0) K.J – Absent. Commission directed staff to look into the possibility of a restrictive covenant. Public hearing remained open.

PLANNING COMMISSION: C14-85-055/C14P-85-009: 5-14-85 (Approved 6-0)

Conditional use permit for a Hospital Services (General) use was reviewed concurrently with zoning case. This was for additions to the existing Brown Treatment Center, a psychiatric hospital and residential treatment facility.

PROJECT INFORMATION: 67.53 Acres

SITE: 1 (Limits of Construction)	Existing Use: Hospital		Proposed Use: Hospital
EXISTING ZONING	GO		
WATERSHED	South Boggy (Suburban) Watershed		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Suburban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	Dittmar		
	Allowed	Existing	Proposed
IMPERVIOUS COVERAGE	80%	18.5%	18.9%
BUILDING COVERAGE	60%	5%	5%
BUILDING HEIGHT	60'	28'	14' (1 story)
FLOOR TO AREA RATIO	1:1	.024:1	.026:1
PARKING	required	196	271

LEGAL DESCRIPTION: Abs Survey I9 Cannon W. 67.385 acres (C8i-01-0306)

SUMMARY COMMENTS ON SITE PLAN:

Land Use: Texas Neuro Rehab Center provides inpatient and outpatient rehabilitation services for neurological conditions. The applicant is requesting approval of a Conditional Use Permit for the expansion of the existing hospital for a new dining facility and renovation of the existing cafeteria to office use (located internal to the site). **No new beds are proposed.**

This site is currently being used as a specialty hospital for patients who are disabled and recovering from head trauma injuries. This site currently includes a hospital, administrative and medical offices, living and educational facilities for short- and long-term patients, and support services for those uses. The campus has a combination of Hospital Services (General), Congregate Living and Group Home uses. The hospital has 48 beds, 92 beds for congregate living and 8 beds for Group Home. The previous site plan included a new building of 29,045 sq. ft. for convalescent services; however, this building was not built and is not being proposed.

There is a wooden privacy fence along the rear of the single family residences across Dittmar Road, which will screen any car lights leaving the facility. The east-side boundary mobile home residences will be screened with an existing vegetative buffer that will remain. The proposed building is more than 90 feet away from the mobile home residences and will be only one story.

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A portion of this property is within the hazardous pipeline overlay area. Due to the proximity of the hazardous pipeline, this use requires occupant evacuation assistance. The applicant was required with the previous plan to develop a performance-based analysis of the new additions to show that the occupants of the new buildings can be evacuated in a period of time such that they are not subject to the hazardous conditions anticipated by a pipeline leak or fire. The Fire Department has reviewed and approved this report and a resolution was approved by City Council on March 11, 2004. The Fire Department has reviewed and approved this new building and revision, and has no objections.

Transportation: A traffic impact analysis was waived for this project. The proposed development only slightly exceeded the limits for a required TIA. The proposed development is a specialty hospital for patients who are disabled and recovering from head trauma injuries. As a result of the integrated residential and treatment facilities, the estimated trip generation is not expected to approximate that of a conventional hospital and nursing home facilities. Proposed driveway access will be from the existing driveway along West Dittmar Road. Driveway access to the north of the property will be for emergency access only (Sherwood Lane). Dittmar Road has been upgraded to a two-lane, divided roadway with bike lanes and sidewalks on both sides. A portion of the right-of-way for the expansion/reconstruction of Dittmar Road was dedicated by the landowners.

Environmental: The site is in the South Boggy Creek watershed, which is classified as suburban. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The creek transects the southern portion of the site. An Integrated Pest Management Plan is required for this site. The use of vegetative filter strips is proposed to remove pollutants from the run-off.

SURROUNDING CONDITIONS:

Zoning/ Land use: Hospital Services (General)

North: undeveloped, SF-3 residents and Sherwood Lane

East: MH, mobile homes

South: Dittmar Road, then SF-3 single family residences

West: GO, undeveloped, and then railroad tracks

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Dittmar Road	70'	2@40'	Collector

NEIGHBORHOOD ORGANIZATIONS:

- Austin Independent School District
- Austin Monorail Project
- Austin Neighborhood Association
- Far South Austin Community Association
- Homeless Neighborhood Association
- Home Builders Association of Greater Austin
- League of Bicycling Voters
- Real Estate Council of Austin
- Sierra Club, Austin Regional Group
- Super Duper Neighborhood Objectors and Appealers Organization

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4**CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states:

A. "The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A Conditional Use Site Plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases. The campus style setting provides a buffer area for near adjacent residents.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay or an adopted neighborhood plan.

C: A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of safety or convenience.
3. **adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

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D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.



Section 25-5-146 (Conditions of Approval) states:

- (A) To make a determination required for approval under Section 25-5-145 (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:
- (1) a special yard, open space, buffer, fence, wall, or screen;
 - (2) landscaping or erosion;
 - (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
 - (4) signs;
 - (5) characteristics of operation, including hours;
 - (6) a development schedule; or
 - (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



SITE PLAN



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**



CASE#: SPC-2010-0351C
 ADDRESS: 1106 W. Dittmar
 GRID:
 MANAGER: Sue Welch

OPERATOR:

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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-  Subject Tract
-  Base Map

Texas NeuroRehab Center-Dining Facility

CASE#: SPC-2010-0351C
ADDRESS: 1106 W Dittmar Road
MANAGER: Sue Welch

1" = 400'

OPERATOR: D. SUSTAITA

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



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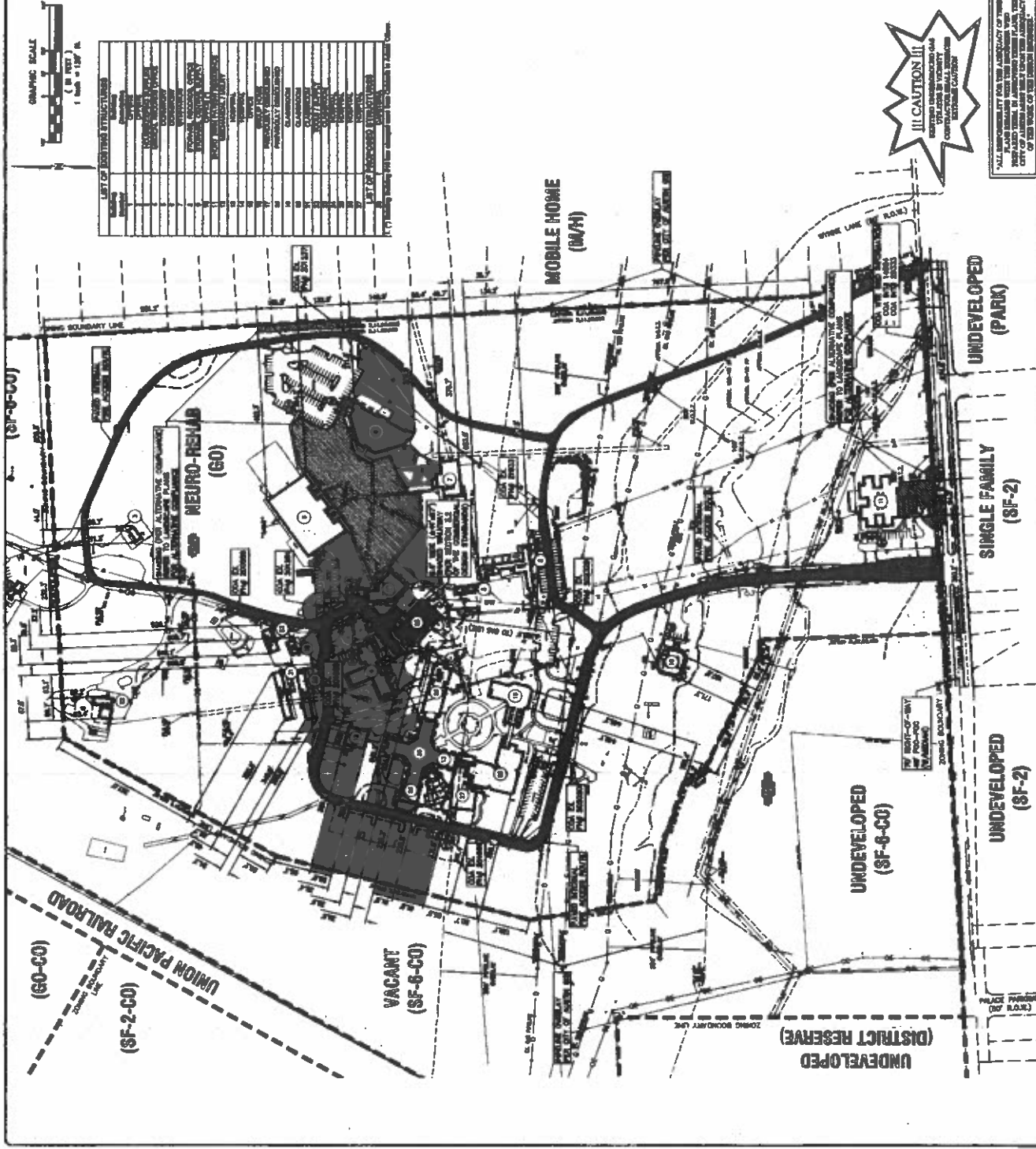
!!! WARNING !!!

THIS SERVICE ASSURES NO TIME WASTED BY THE
ACCURACY OF THE LOCATION OF UNLOCATED UTILITY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING
AND AVOIDING ALL BOMBED UTILITIES BY CALLING THE
DAILY LOCATOR SERVICE AT (800) 344-6577 AT LEAST 48 HOURS
BEFORE THE CONSTRUCTION.

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!!! CAUTION !!!
 AVOID EXHAUSTION GAS
 CONTAMINATION IN VICINITY
 OF SUBSTATION. SMALL RESIDUES
 EXTREMELY CAUTIOUS

* TONIGHT FROM 8 TO 9 PM EST, AD
ADVENTURE IS BACK AT THE SCIENCE AND ALSO
THE WORLD SERIES CHAMPIONSHIP IN FULL CREDITED
CRA MONROE WILL BE ON STATION EVERY
WEEK OF ADVENTURE WITH YOU AT THE MONROE TV.



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