

A U S T I N C I T Y C O U N C I L  
**AGENDA**



Thursday, August 24, 2006

Back Print

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 81**

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**Subject:** C14-06-0132 - Rathgeber Village - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 4800 Manor Road (Tannehill Branch Watershed) from family residence (SF-3) district zoning and planned unit development (PUD) district zoning to general office-mixed use (GO-MU) combining district zoning. Staff Recommendation: To grant general office-mixed use (GO-MU) combining district zoning. Planning Commission Recommendation: To grant general office-mixed use (GO-MU) combining district zoning. Applicant: Catellus Austin, LLC (Greg Weaver). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Robert Heil, 974-2330.

**Additional Backup Material**

(click to open)

**Staff Report**

**For More Information:**

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-06-0132 Rathgeber Village

**P.C. Date:** July 25, 2006

**ADDRESS:** 4800 Manor Road

**OWNERS/APPLICANTS:** Catellus Austin LLC (Greg Weaver) &  
Charitable Holdings (Richard Slaughter)

**AGENT:** Alice Glasco Consulting (Alice Glasco)

**ZONING FROM:** SF-3 and PUD

**TO:** GO-MU-CO

**AREA:** 17.550 acres

**SUMMARY 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.

**PLANNING COMMISSION RECOMMENDATION:**

**July 25, 2006:** APPROVED STAFF'S RECOMMENDATION OF GO-MU ZONING;  
BY CONSENT. [J.REDDY, K.JACKSON 2<sup>ND</sup>] (7-0-1) M.DEALEY – ABSTAINED;  
P.CAVAZOS – NOT YET ARRIVED

**DEPARTMENT COMMENTS:**

The site is currently undeveloped and zoned family residence (SF-3) and planned unit development (PUD). 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.

The proposed zoning is general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. The conditional overlay would limit total daily vehicle trips to no more than 2000. The site is planned to be developed with a mix of needed community support facilities.

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

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3 and PUD	Undeveloped
<i>North</i>	MF-2, MF-3 and GR	Apartments and undeveloped
<i>South</i>	PUD	Developing Mueller Airport site
<i>East</i>	SF-3-NP, MF-3, PUD-NP	Single Family Homes, Apartments & undeveloped
<i>West</i>	SF-3	Undeveloped

**AREA STUDY:** The site lies within the Windsor Park Planning area which held its first workshop November 5, 2005.

**TIA:** A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [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

**SCHOOLS: (AISD)**

Jordan Elementary School

Dobie Middle School

LBJ High School

**ABUTTING STREETS:**

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

**CITY COUNCIL DATE:**

**ACTION:**

**August 24, 2006:**

C14-06-0132

**ORDINANCE READINGS:**

1<sup>st</sup>

2<sup>nd</sup>

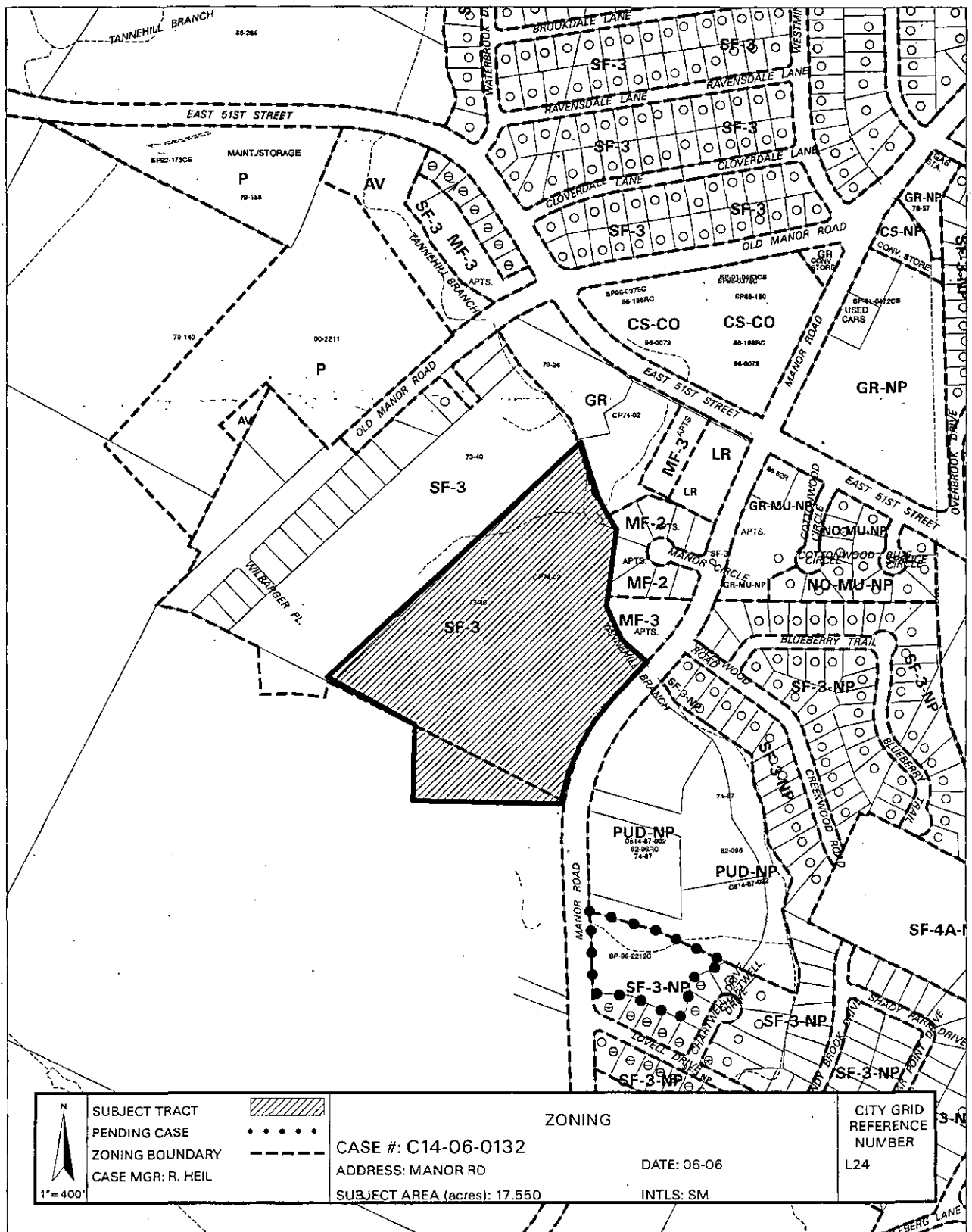
3<sup>rd</sup>

**ORDINANCE NUMBER:**

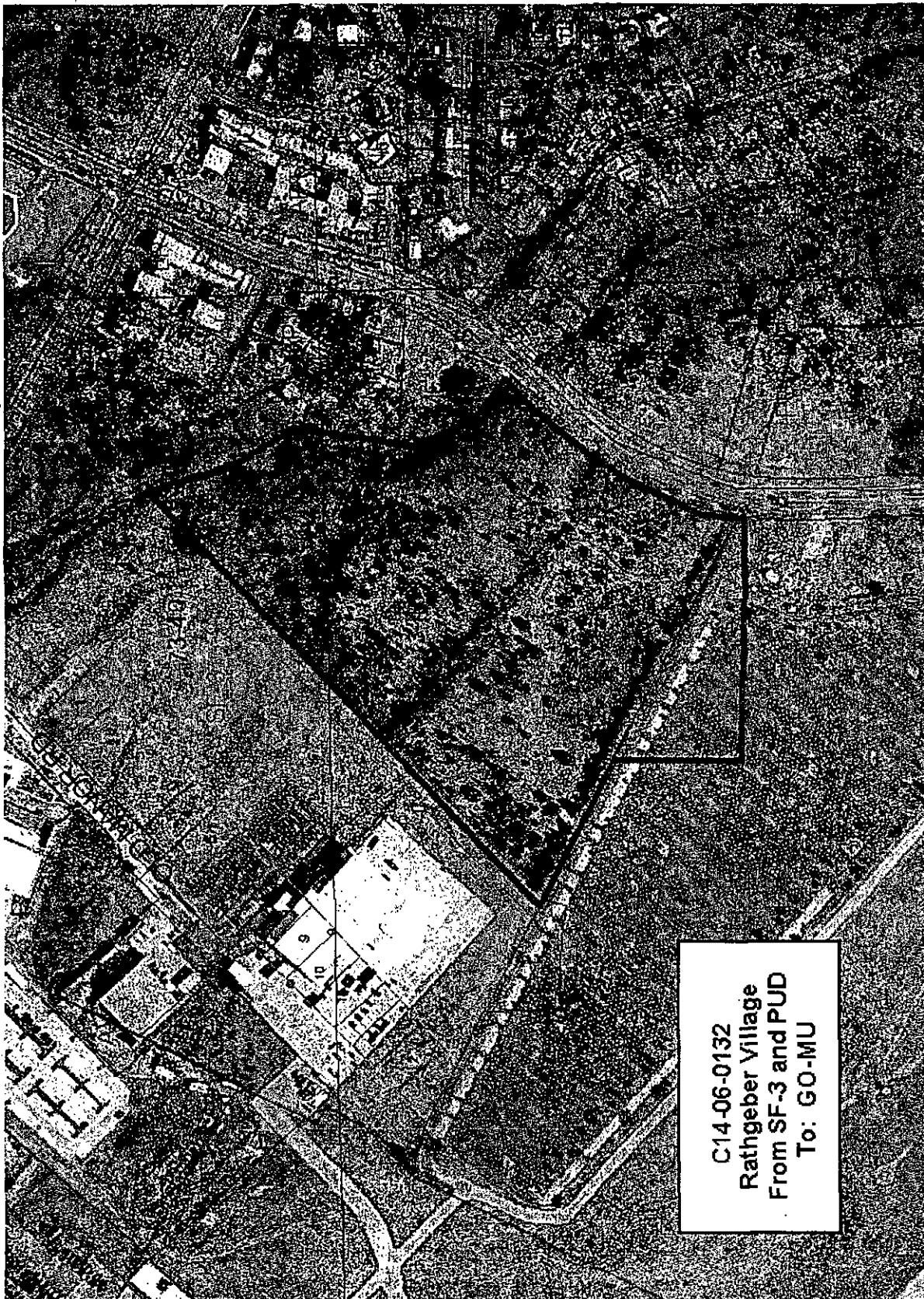
**CASE MANAGER:** Robert Heil

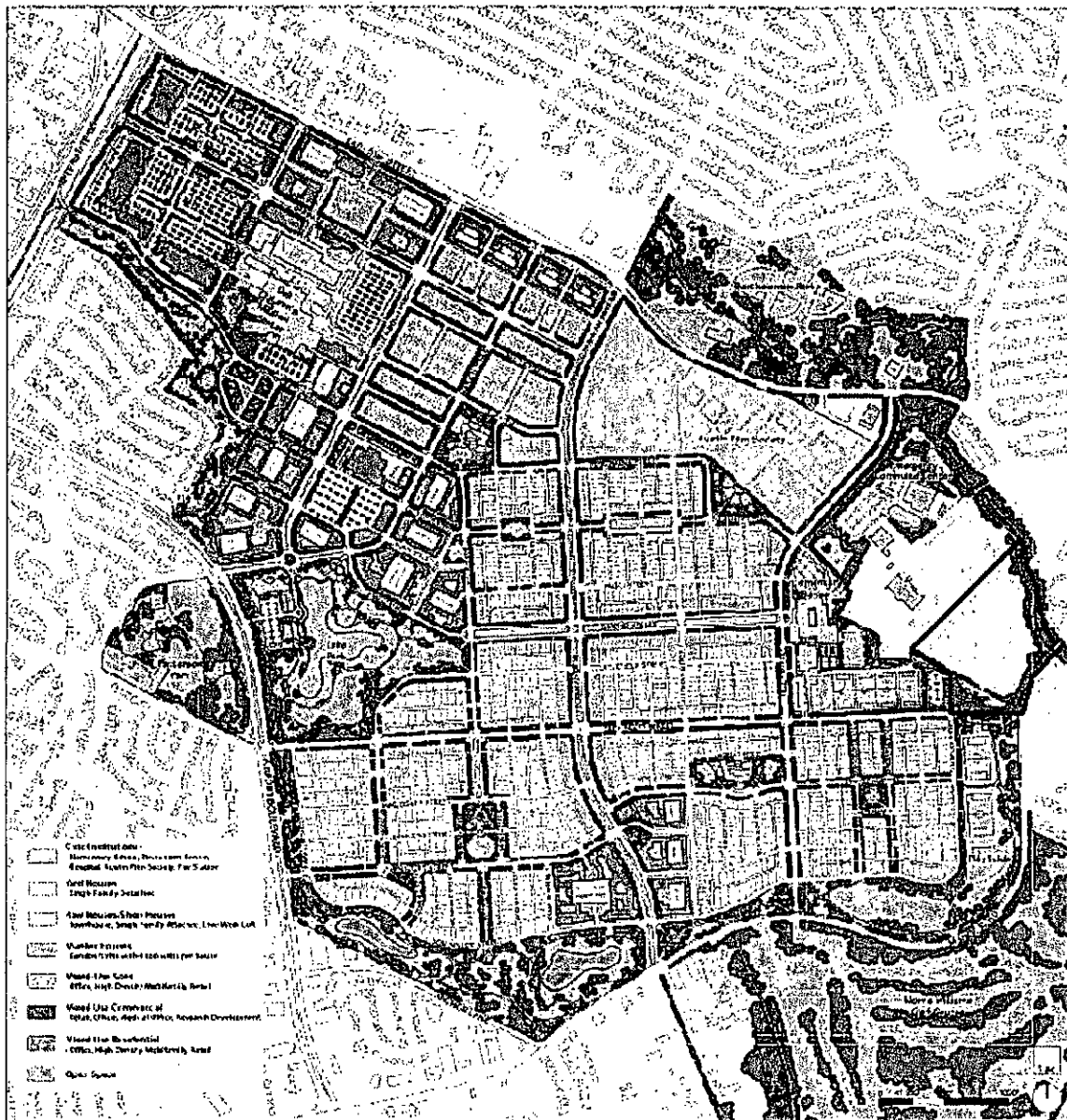
**PHONE:** 974-2330

e-mail address: robert.heil@ci.austin.tx.us



C14-06-0132





This document is a preliminary map and should not be used for any purpose other than to provide a general overview of the proposed land use plan. It is not intended to be a final or official map and should not be used for any purpose other than to provide a general overview of the proposed land use plan. It is not intended to be a final or official map and should not be used for any purpose other than to provide a general overview of the proposed land use plan.

## **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 (ZONING PRINCIPLES)**

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**

The site is currently undeveloped and zoned family residence (SF-3) and planned unit development (PUD). 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.

### **Transportation**

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



The trip generation under the requested zoning is estimated to be 31,045 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

**Existing Street Characteristics:**

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

**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.

**Site Plan**

A portion of this tract is within the RMMA PUD, Section OS-4. The RMMA PUD may need to be amended to reflect the new totals if this section is removed

The site is subject to compatibility standards. Along the west property line is zoned SF-3, 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.
- 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.

### **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.