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# **ZONING REVIEW SHEET**

**CASE:** C14-2014-0022  
7800 Old Manor Road

**Z.A.P. DATE:** March 18, 2014

**ADDRESS:** 7800 Old Manor Road

**AREA:** 9.906 Acres

**OWNER/AGENT:** Travis County (Roger El Koury)

**FROM:** I-RR

**TO:** P

**SUMMARY STAFF RECOMMENDATION:** Staff supports the public (P) zoning request.

**TIA:** Not required

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**Z.A.P. COMMISSION RECOMMENDATION:**  
March 18, 2014:

## **ISSUES:**

The subject property is owned by Travis County and is partially developed with a STAR Flight emergency medical service facility. The remainder of the property is currently undeveloped. If rezoned to public (P) zoning, a conditional use permit (CUP) will be required for any site plans (new development or redevelopment) of the subject property.

## **DEPARTMENT COMMENTS:**

The subject property is located between Old Manor Road and Springdale Road, east of Manor Road and west of Commercial Park Drive. A STAR Flight facility is located on a 3.461 portion of the property adjacent to Old Manor Road; the remaining 6.445 acres of the property are undeveloped.

Immediately east of the STAR Flight facility is the Tex-Mix concrete manufacturing facility, which was rezoned to LI-CO in February, 2014. Further east is a commercial/industrial business park, consisting of several land uses and zoning classifications. Land uses include adult-oriented business, limited warehousing and distribution, construction sales and services, limited manufacturing, personal services, and more. Zoning classifications in the business park include CS-1-CO, LI-CO, and I-SF-2. A Reddy Ice manufacturing and distribution center, zoned I-RR, is located immediately east of the undeveloped portion of the subject property. Further east are more business park properties, zoned LI-CO and I-SF-2. Across Old Manor Road to the south are undeveloped tracts of land that were rezoned from I-RR- to SF-2 and MF-2-CO in December, 2013. West of the subject property is undeveloped property zoned LI-CO. Across Springdale Road to the north is an industrial park that is unzoned (ETJ). Please refer to Exhibits A and B (Zoning Map and Aerial Map).

## **EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	I-RR	Public/Safety services, Undeveloped
North	Unzoned	Light manufacturing, Limited warehousing & distribution
South	SF-2, MF-2-CO	Undeveloped
East	I-RR, CS-1-CO, LI-CO, I-SF-2	Light manufacturing, Adult-oriented business, Limited warehousing & distribution, Construction sales & services, Personal services
West	I-RR	Undeveloped

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0149	I-RR to LI	1-21-2014: APPRVD AS REC.: LI-CO ON CONSENT, (5-0). [R. MC DANIELS- 1 <sup>ST</sup> , S. COMPTON- 2 <sup>ND</sup> ; J. MEEKER, P. SEEGER ABSENT]	2-27-2014: APPRVD AS REC.: LI-CO ON CONSENT.
C14-2013-0070	I-RR to SF-3	11-5-2013: APPRVD AS REC.: SF-2, W/ CONDITIONS (R.C.), ON CONSENT (7-0). [P. SEEGER - 1 <sup>ST</sup> , G. ROJAS - 2 <sup>ND</sup> ]	12-12-2013: APPRVD AS REC.: SF-2, W/ CONDITIONS (R.C.), ON CONSENT (7-0). SPELMAN- 1ST, COLE- 2ND. ORD # 20131212-104
C14-2013-0071	CS-CO-MU-NP, etc.	11-5 2013: APPRVD AS REC.: GR-CO AND MF-2-CO AS REC. BY STAFF, ON CONSENT, (7-0) [P. SEEGER - 1 <sup>ST</sup> , G. ROJAS - 2 <sup>ND</sup> ]	12-12-2013: APPRVD AS REC.: GR & MF-2-CO, W/ CONDITIONS (R.C.), ON CONSENT (7-0). SPELMAN- 1 <sup>ST</sup> , COLE- 2 <sup>ND</sup> . ORD # 20131212-105

**EXISTING STREET CHARACTERISTICS:**

Name	ROW	Pavement	Classification	Daily Traffic
Old Manor Road	53'-70'	27'	Collector	Not Available

**NEIGHBORHOOD ORGANIZATIONS:**

Del Valle Community Coalition  
 Bluebonnet Hills Association  
 LBJ Neighborhood Association

**CITY COUNCIL DATE:** February 27, 2014**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**CASE MANAGER:** Heather Chaffin  
 e-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

**ACTION:****ORDINANCE NUMBER:****PHONE:** 974-2122

C6/13

**STAFF RECOMMENDATION:**

Staff supports the public (P) zoning request.

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Public (P) district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P district designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use. Since the subject property is owned by Travis County and used for Safety services, P zoning is the most suitable zoning category for the site.

1. *Zoning changes should promote the health, welfare, and safety of, and otherwise fulfill the purposes of zoning as set forth in the Texas Local Government Code or the zoning ordinance.*

Public zoning is the most suitable zoning classification for the existing STAR Flight facility, and will allow expansion or addition of other civic land uses to the area and community.

**TRANSPORTATION**

1. Additional right-of-way may be required at time of subdivision or site plan.
2. 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].
3. There are no existing sidewalks along Old Manor Road.
4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, there are no bicycle facilities existing and/or recommended along Old Manor Road.
5. Capital Metro bus service is not available within 1/4 mile of this property.

**SITE PLAN**

If rezoned to public (P) zoning, a conditional use permit (CUP) site plan will be required for new development or redevelopment of the subject property.

**COMPREHENSIVE PLAN**

This zoning case is located on the north side of Old Manor Road and contains the existing Travis County STAR Flight helicopter medical transport/rescue facility. The Travis County STAR Flight facility is the only 24/7 aerial emergency medical service in Texas that performs highly specialized emergency response services, including, emergency medical transport, water rescue, search and rescue, high angle rescue, fire suppression, and law safety assistance and is operated by Travis County. The property is approximately 9.9 acres in size and is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes an office/warehouse to the north, vacant land to the south and west, and a cement factory to the east. The proposed use is to continue to utilize the site for helicopter rescue facility but have the property be classified under the correct zoning designation.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies Old Manor Road as being located just off an Activity Corridor (Springdale Road), but not located along a corridor or center.

The comparative scale of this site relative to other nearby industrial and office/warehouse uses falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

CSA

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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%

2. According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

4. Trees may be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

5. Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

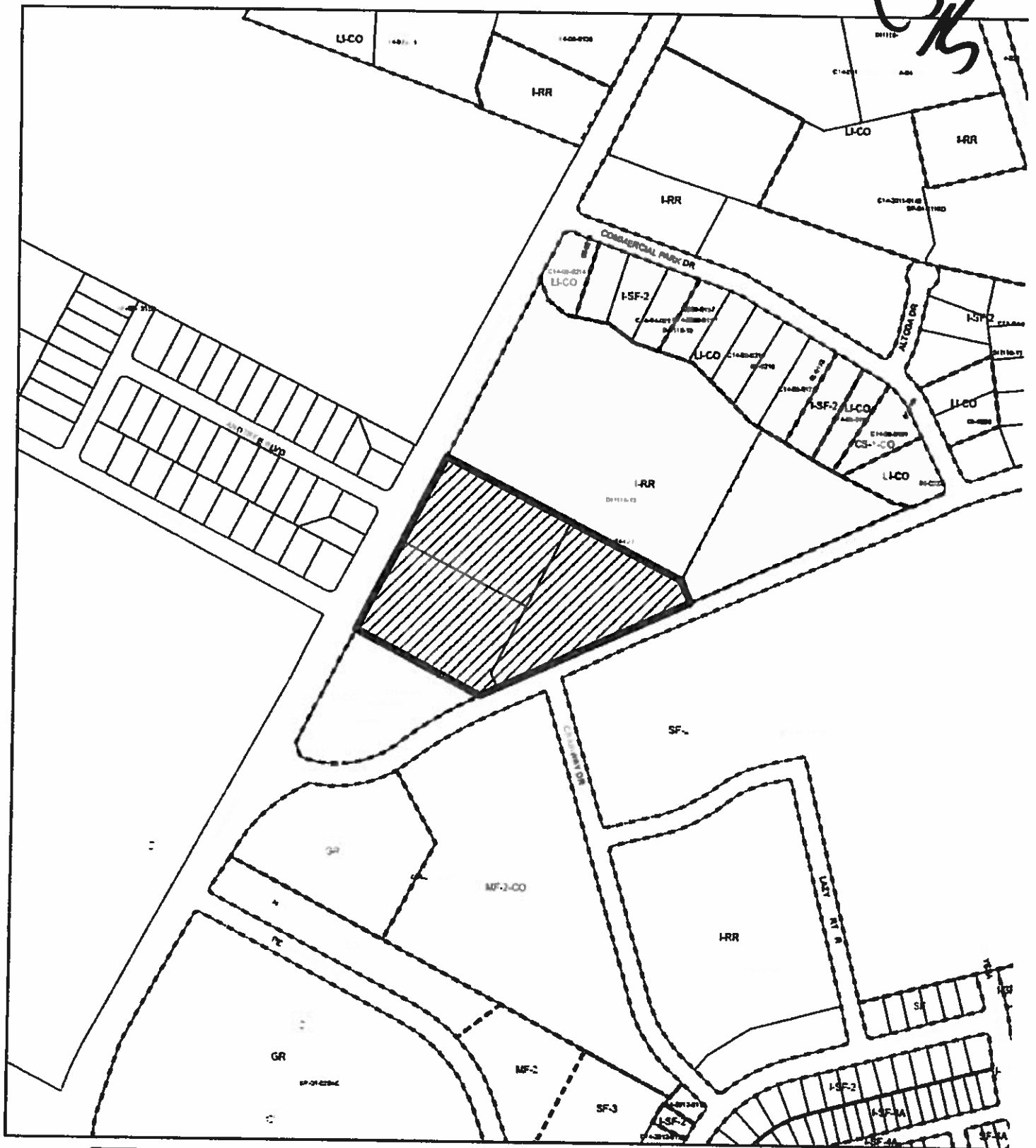
- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

6. At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

WATER UTILITY

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

05/15



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2014-0022

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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