ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0042 -- Red Bluff Rezoning DISTRICT: 3

ZONING FROM: CS-MU-CO-NP

TO: CS-MU-CO-NP, to change a condition of zoning

ADDRESS: 4713 East Cesar Chavez

SITE AREA: 1.0882 Acres

PROPERTY OWNERS:
Red Bluff Partners, LLC
(Andrew Ashmore)

AGENT:
Armbrust & Brown, PLLC
(Amanda Morrow)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:
Staff supports the Applicant's request for rezoning from CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning. The proposed change would remove a prohibition of vehicular access to Red Bluff Road. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:
September 25, 2018:

CITY COUNCIL ACTION:
October 18, 2018:

ORDINANCE NUMBER:

ISSUES:

The rezoning request is to remove a prohibition of access to Red Bluff Drive. No other changes to the existing zoning are proposed.

CASE MANAGER COMMENTS:

The subject property is located on the southeast corner of East Cesar Chavez Street and Red Bluff Road and is currently zoned CS-MU-CO-NP. The property is currently developed with automotive repair land use. Immediately east of the site is a restaurant and a mix of light industrial uses that are also zoned CS-MU-CO-NP. Across East Cesar Chavez Street is property zoned CS-MU-CO-NP, LI-CO-NP, and CS-CO-NP. These properties are occupied with a mix of uses, including, from west to east, apartments, single family, restaurant, art studio, and retail sales. South of the rezoning tract, across Red Bluff Road, is property zoned GR-MU-CO-NP that is currently developed with automotive repair use; southeast of the site is land zoned SF-3-NP that is developed with duplex and single family residential. The subject tract is located in the Red Bluff subdistrict of the Waterfront Overlay and will be required to comply with additional site development regulations beyond the base zoning requirements. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

The existing zoning on the subject tract was created as part of the Govalle Neighborhood planning process in 2003 (Ordinance # 030327-11a). The property, as well as the properties to the east, was rezoned from LI to CS-MU-CO-NP. The following conditions were placed on the tracts:

- Vehicular access to Red Bluff Road is prohibited. All vehicular access to the properties shall be from East Cesar Chavez Street.
- The following uses are prohibited land uses: Adult oriented businesses, Campground, Kennels, Laundry services, Pawn shop services, Residential treatment, and Vehicle storage.
- The following uses are conditional land uses: Agricultural sales and services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type) Building maintenance services, Commercial off-street parking, Construction sales and services, Equipment sales, Equipment repair services, Limited warehousing and distribution, and Drive-in service as an accessory use to commercial uses.

The Applicant is proposing a mixed use project with 12 residential units, as well as offices, retail, and a restaurant on the ground floor. The only modification proposed by the Applicant with this rezoning is to remove the prohibition of vehicular access to Red Bluff Road. The property directly across Red Bluff Drive is under the same ownership as the rezoning tract, and is being developed with a hotel. The site plan for the hotel site is currently under review, and has a TIA that identifies needed improvements in the area that are triggered by the proposed hotel. This rezoning request does not trigger the requirement for a TIA because it will generate less than 2,000 vehicular trips per day; however, the TIA for the hotel allowed Transportation Staff to verify that access to Red Bluff Road is appropriate.

BASIS OF RECOMMENDATION:

Staff supports the Applicant's request to remove the conditional overlay that prohibits vehicular access to Red Bluff Road. A TIA is under review for the property immediately to the south; this TIA has allowed City Staff to evaluate this portion of Red Bluff Road in depth. Transportation Review Staff from DSD and ATD agree that vehicular access from this site to Red Bluff Road is appropriate. Additionally, this will allow the site to have access from two driveways (one on Red Bluff, one on Cesar Chavez) which allows for traffic to be less concentrated and allows more evacuation routes in case of emergency.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-MU-CO-NP	Automotive repair services
North	CS-MU-CO-NP, LI-CO-NP, CS-CO-NP	Multifamily residential, Single family residential, Restaurant, Art studio, Retail sales
South	GR-MU-CO-NP, SF-3-NP	Automotive repair services, Duplex residential, Single family residential
East	CS-MU-CO-NP	Restaurant, Automotive repair, limited warehousing and distribution
West	N/A	N/A

NEIGHBORHOOD PLANNING AREA: Govalle-Johnston Terrace

TIA: N/A

WATERSHED: Colorado River

OVERLAYS: Waterfront Overlay, Red Bluff Subdistrict

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association
El Concilio Mexican-American Neighborhoods
Red Bluff Neighborhood Association
Austin Neighborhoods Council
Del Valle Community Coalition
Claim Your Destiny Foundation
Black Improvement Association
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation
Guadalupe Neighborhood Development Corporation
Southeast Austin Neighborhood Alliance
East Town Lake Citizens Neighborhood Organization
Buena Vista Neighborhood Association
Greater East Austin Neighborhood Association
East Austin Conservancy
AISD
SELTexas
Austin Innercity Alliance
United East Austin Coalition
Del Valle ISD
Preservation Austin
Tejana Bilingual Community
PODER
Tejano Town
Neighbors United for Progress
Sierra Club

Govalle/Johnston Terrace Neighborhood Plan Contact Team
East Riverside/Oltorf Neighborhood Plan Contact Team

AREA CASE HISTORIES:

There have been no rezonings in this area since the creation of the Govalle Neighborhood Plan zoning ordinance in 2003.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
E. Cesar Chavez Street	95'	45'	Minor Arterial	No	Yes, Shared Lane	No
Red Bluff Road	56'	42'	Collector	Yes, South side of street	No	No

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING

Connectivity - There are no public sidewalks along Red Bluff Road and only a partial public sidewalks system on the north side of E. Cesar Chavez in this area. There is a public transit stop located within walking distance to the site. The Lance Armstrong Bikeway is located .37 miles away from this property. The Walkscore for this area is 51/100, Somewhat Walkable, meaning some errands can be accomplished on foot.

Govalle/Johnson Terrace Combined Neighborhood Planning Area - The Govalle/Johnson Terrace Combined Neighborhood Plan (G/JT Plan) Future Land Use Plan identifies this portion of E. Cesar Chavez Street as Mixed Use, which allows for CS-MU zoning. The G/JT Plan also identifies this portion of E. Cesar Chavez as an important gateway into this neighborhood and supports a combination of commercial and residential uses in this area. Mixed Use is defined as an area that is intended for a mix and non-residential uses, including retail and commercial services.

Imagine Austin - The Imagine Austin Growth Concept identifies this section of East Cesar Chavez Street as an Activity Corridor. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites.

Based upon the property being located along a major Activity Corridor, which supports commercial and mixed use; the G/JT Plan, which supports Mixed Use for this area; and the Imagine Austin policies referenced above, which supports a variety of land uses to promote infill and complete communities, the proposed mixed use project appears to support the Plan.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the

Colorado River Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. A few trees will likely 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

SITE PLAN

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
SP2. Site plans will be required for any new development other than single-family or duplex residential.
SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an Sf-5 or more restrictive zoning district will be subject to compatibility development regulations.

TRANSPORTATION
TR1. Staff recommends the removal of the existing conditional overlay prohibiting access to Red Bluff Road.
TR2. After staff discussion, a Traffic Impact Analysis shall be required at the time of the site plan application if triggered and off-site transportation improvements and mitigations may be required. LDC. 25-6-113.
TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.
TR4. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for E Cesar Chavez. Per the Bicycle Program, this section of Cesar Chavez requires curb line 8 feet behind the existing pavement edge line in order to accommodate a protected bike lane. The required improvements shall be reviewed and approved at the time of the site plan application. Please review the Bicycle Master Plan for more information.
TR6. FYI – driveway access and sidewalks shall comply with the City of Austin Land Development Code and Transportation Criteria Manual. Existing non-conforming driveways,

sidewalks, curb ramps, etc. may be required to be removed and/or reconstructed at the time of the site plan application.
Existing Conditions:

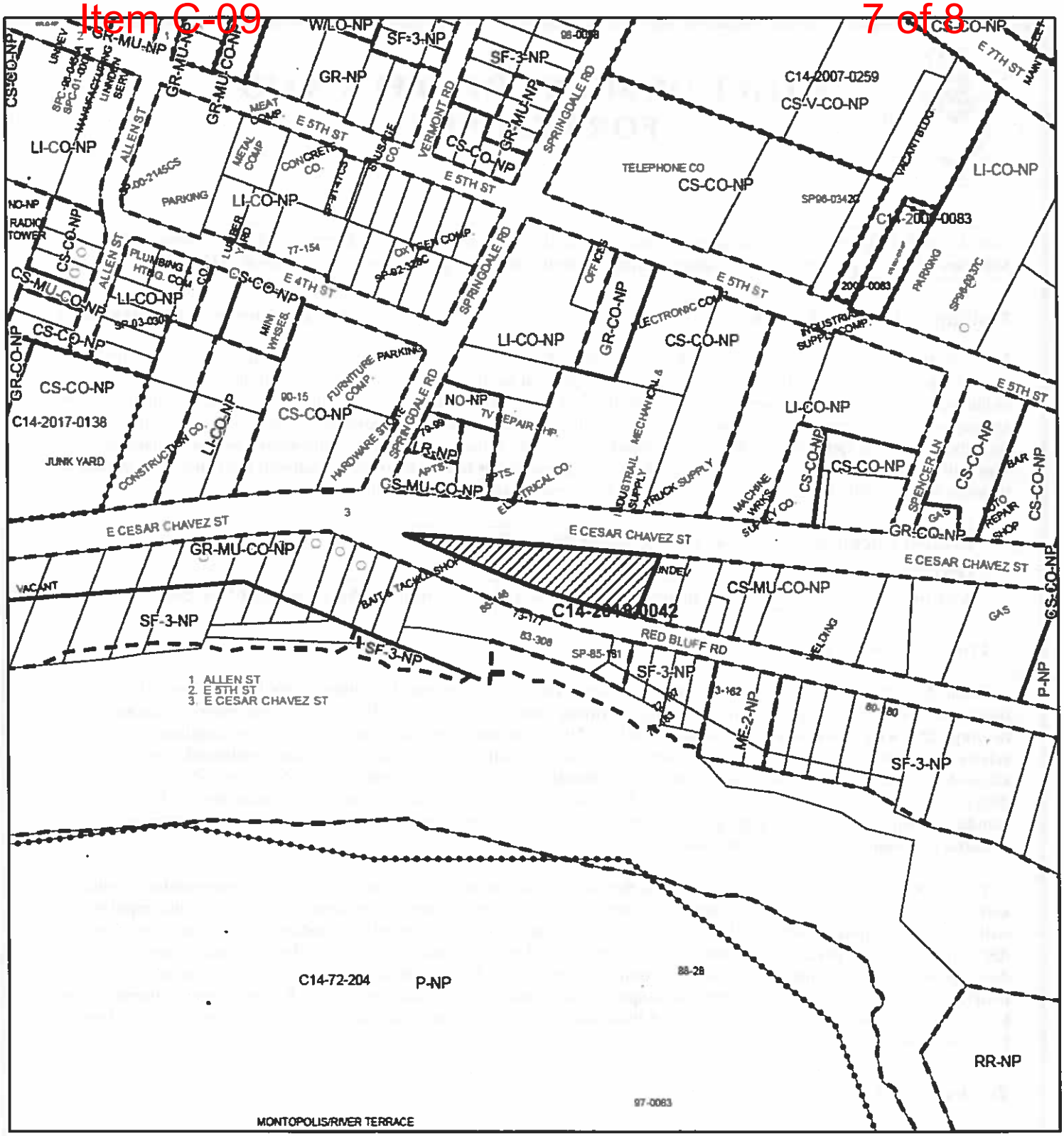
Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
E. Cesar Chavez Street	95'	45'	Minor Arterial	No	Yes, Shared Lane	No
Red Bluff Road	56'	42'	Collector	Yes, South side of street	No	No

WATER UTILITY

1. 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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Exhibit



ZONING

Case#: C14-2018-0042

N

Subject Tract

Pending Case

Zoning Boundary

Railroads

Feet

0 150 300

1 " = 300 '

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N

Subject Tract

Zoning Boundary

ZONING

Case#: C14-2018-0042

0 80 160 Feet

1 inch = 150 feet

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