

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

**A G E N D A**

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**Wednesday, August 09, 2006** [Back](#)  [Print](#)**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 14**

**Subject:** C14-06-0138 - 4711 East Riverside - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 4711 East Riverside Drive (Country Club Creek Watershed) from general office (GO) district zoning to general office-mixed use (GO-MU) combining district zoning. Planning Commission Recommendation: To grant general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. Applicant: TSB Resources (Terry Blankenship). Agent: Minter Joseph and Thornhill P.C. (John M. Joseph). City Staff: Robert Heil, 974-2330.

**Additional Backup Material**

(click to open)

☐ **Staff Report****For More Information:** Robert Heil, 974-2330.

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-06-0138

**PC. DATE:** July 25, 2006

**ADDRESS:** 4711 East Riverside Drive

**OWNER/APPLICANT:** TSB Resources (Terry Blankenship)

**AGENT:** Minter Joseph and Thornhill (John M. Joseph)

**ZONING FROM:** GO

**TO:** GO-MU

**AREA:** 5.372 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the request for GO-MU. The conditional overlay would:

- Limit daily vehicle trips to no more than 2000
- Prohibit the multi-family residential use.

The applicant and neighborhood support this conditional overlay. They will also sign a private restrictive covenant to address additional issues outside the scope of this zoning case.

**PLANNING COMMISSION RECOMMENDATION:**

**July 25, 2006:** Approved staff's recommendation on consent (9-0).

**DEPARTMENT COMMENTS:**

The site is an undeveloped tract currently zoned GO. The request is to add the Mixed Use overlay to allow the development of townhouses and condominiums.

Staff recommends approval of the request for GO-MU. The conditional overlay would:

- Limit daily vehicle trips to no more than 2000
- Prohibit the multi-family residential use.

The applicant and neighborhood support this conditional overlay. They will also sign a private restrictive covenant to address additional issues outside the scope of this zoning case.

The East Riverside/Oltorf Neighborhood Plan executive committee support the zoning change, and any needed changes to the neighborhood plan future land use map.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO	Undeveloped
<i>North</i>	MF-3	Apartments
<i>South</i>	MF-2	Apartments
<i>East</i>	MF-2	Apartments
<i>West</i>	GR-MU	Undeveloped

**AREA STUDY:** The site falls within the Riverside Neighborhood Plan, currently underway.

**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:** Country Club Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No **HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

- Southeast Austin Neighborhood Alliance (189)
- Crossing Garden Home Owners Association (299)
- Terrell Lane Interceptor Association (300)
- Barton Springs / Edwards Aquifer Conservation District (428)
- Austin Neighborhoods Council (411)
- Montopolis Area Neighborhood Alliance (634)
- Riverside Farms Road Neighborhood Association (934)
- P.O.D.E.R. (People Organized in Defense of Earth and her Resources (972)

**SCHOOLS: (AISD)**

Allison Elementary School    Martin Middle School    Johnston 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>
Riverside Drive	126'	Varies	Arterial	Yes	Yes	Priority 2
Cromwell Cir.	80'	50'	Collector	No	No	No

C14-06-0138

**CITY COUNCIL DATE:** **ACTION:**

August 8, 2006:

**ORDINANCE READINGS:**

1<sup>st</sup>

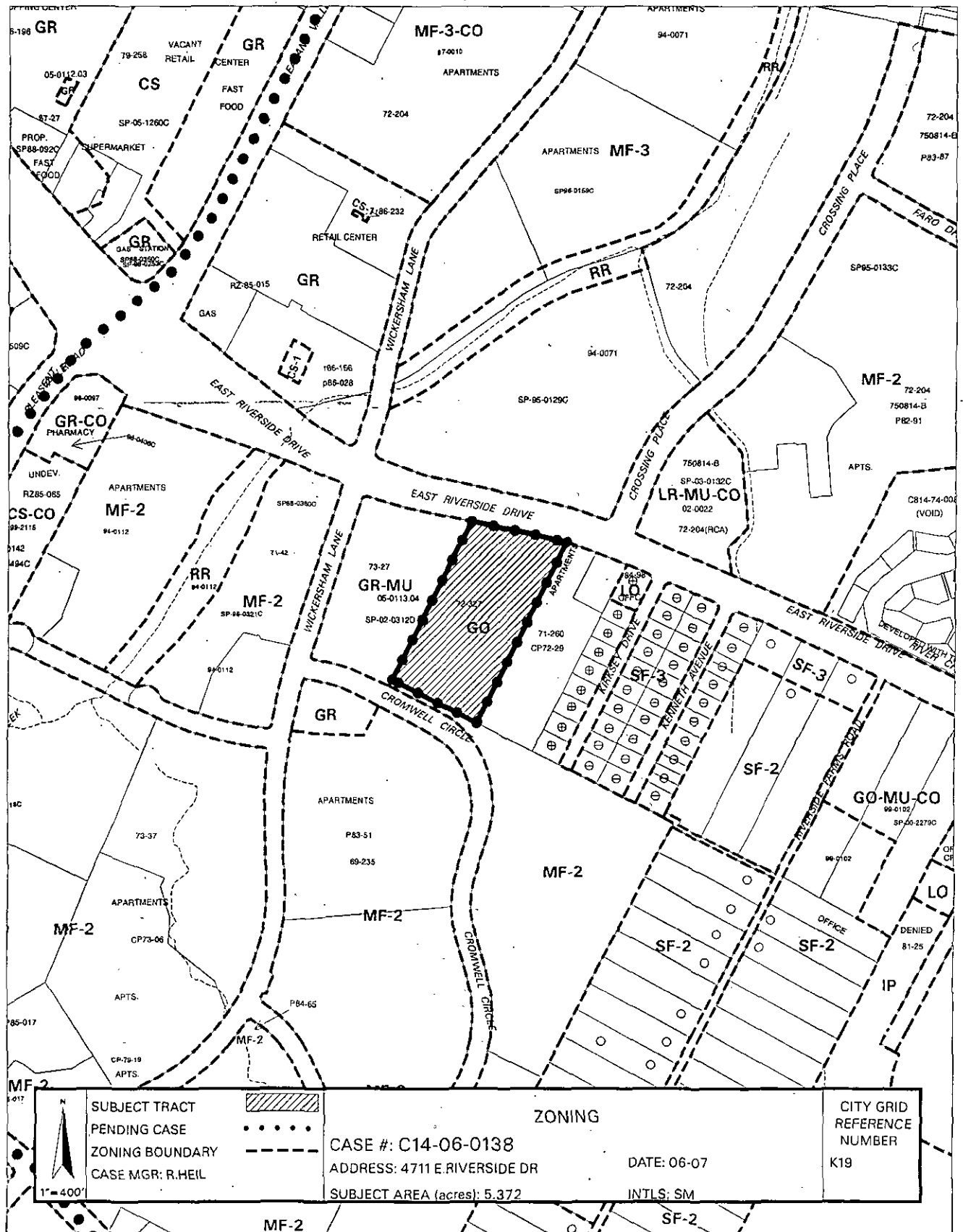
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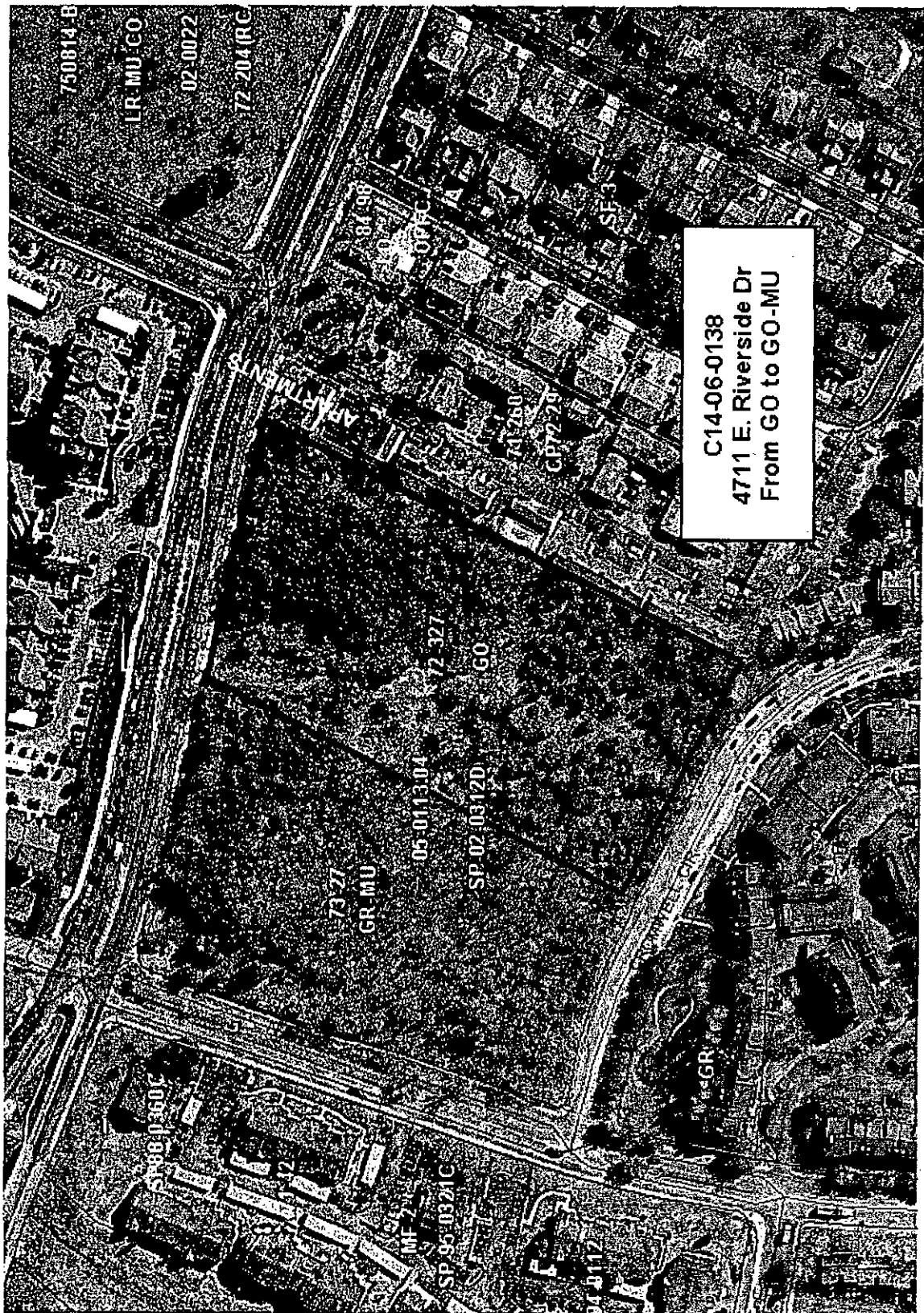
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330





## **SUMMARY STAFF RECOMMENDATION**

Staff recommends approval of the request for GO-MU. The conditional overlay would:

- Limit daily vehicle trips to no more than 2000
- Prohibit the multi-family residential use.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses and development intensities.*

GO zoning on the subject tract would provide an appropriate transition between the higher intensity uses to the east and less intense uses to the west. Mixed Use, which would allow for residential uses would be appropriate for the site.

2. *Zoning should be consistent with an adopted study or neighborhood plan.*

The East Riverside neighborhood plan draft land use plan calls for this property to remain as an "Office" land use. However, that plan has yet to be adopted and is still under discussion. The East Riverside/Oltorf Neighborhood Plan executive committee support the zoning change, and any needed changes to the neighborhood plan future land use map.

## **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 Country Club 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%

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.

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.

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.

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.

### **Transportation**

The Austin Metropolitan Area Transportation Plan calls for a total of 200 feet of right-of-way for Riverside Drive. Dedication of additional right-of-way may be required during the subdivision or site plan process. [LDC, Sec. 25-6-51 and 25-6-55]

The trip generation under the requested zoning is estimated to be 9,386 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
Riverside Drive	126'	Varies	Arterial	Yes	Yes	Priority 2
Cromwell Cir.	80'	50'	Collector	No	No	No

### **Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.