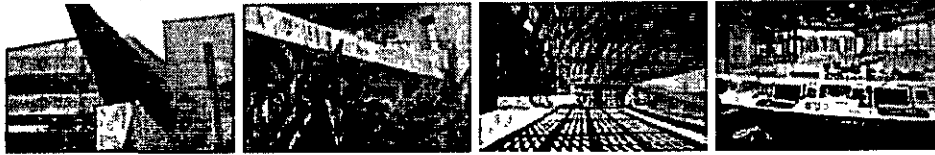


A U S T I N C I T Y C O U N C I L  
**AGENDA**



Thursday, November 02, 2006

+ Back Print

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

**ITEM No. 60**

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**Subject:** C14-06-0143 - Dental Clinic - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 4711 Red Bluff Road (Colorado River Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning. Staff Recommendation: To deny limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To deny limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning. Applicant: Victor Garcia. Agent: Manuel Garcia. City Staff: Robert Heil, 974-2330

**Additional Backup Material**

(click to open)

**Staff Report**

**For More Information:** Robert Heil, 974-2330

**ZONING CHANGE  
AND NEIGHBORHOOD PLAN AMENDMENT  
REVIEW SHEET**

**ZONING CASE:** C14-06-0143 Dental Clinic      **P.C. Date:** September 26, 2006

**NEIGHBORHOOD PLAN AMENDMENT:** NPA.06.0016.01 Govalle

**ADDRESS:** 4711 Red Bluff Road

**OWNER/APPLICANT** Victor Garcia

**AGENT:** Manuel García

**ZONING FROM:** SF-3-NP                      **TO:** LO-MU-NP

**LAND USE FROM:** Single Family              **TO:** Mixed Use

**AREA:** 0.309 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends denial of the zoning request and the proposed neighborhood plan amendment.

**PLANNING COMMISSION RECOMMENDATION:**

**September 26, 2006:** Planning Commission recommended denial of the zoning request and the proposed neighborhood plan amendment. (Vote. 7-0)

**DEPARTMENT COMMENTS:**

The site is currently zoned family residence-neighborhood plan (SF-3-NP), and the request is for limited office-neighborhood plan (LO-NP) to allow for a dental clinic.

The property is part of the Govalle-Johnston Terrace neighborhood plan, which was adopted in March of 2003. The plan calls for single-family residential on the site. The plan amendment requested is from single family to mixed use land use.

There has not been a significant change in the area since the adoption of the neighborhood plan and its associated future land use to warrant a change of zoning or plan amendment. Sufficient underutilized land is available in the neighborhood already zoned appropriately for medical office use.

At a meeting September 19, 2006, the Govalle/Johnston Terrace Neighborhood Planning Team voted to oppose both the zoning request and the neighborhood plan amendment.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3-NP	Single Family Home
<i>North</i>	CS-MU-NP	Welding, Gas Station and Other Commercial uses
<i>South</i>	-	Colorado River
<i>East</i>	SF-3-NP and MF-3-NP	Single Family Homes and multi-family
<i>West</i>	GR-MU-CO-NP	Bait Shop and Warehouses

**AREA STUDY:** The property is part of the Govalle-Johnston Terrace neighborhood plan, which was adopted in March of 2003. The plan calls for single-family residential on the site. The plan amendment requested is from single family to mixed use land use.

**TIA:** 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]

**WATERSHED:** Colorado River

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- East Town Lake Citizens Neighborhood Association
- El Concilio
- Austin Neighborhood Council
- River Bluff Neighborhood Association
- Govalle/Johnston Terrace Neighborhood Planning Team
- SPEAK (Sentral Plus East Austin Koalition)
- PODER (Peple in Defense of Earth and her Resources)

**SCHOOLS: (AISD ISD)**

Brooke 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</b>	<b>Bike</b>
Red Bluff Road	58'	40'	Collector	Yes	No	No

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

November 2, 2006

**ORDINANCE READINGS:**

1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

C14-06-0143

**ORDINANCE NUMBER:**

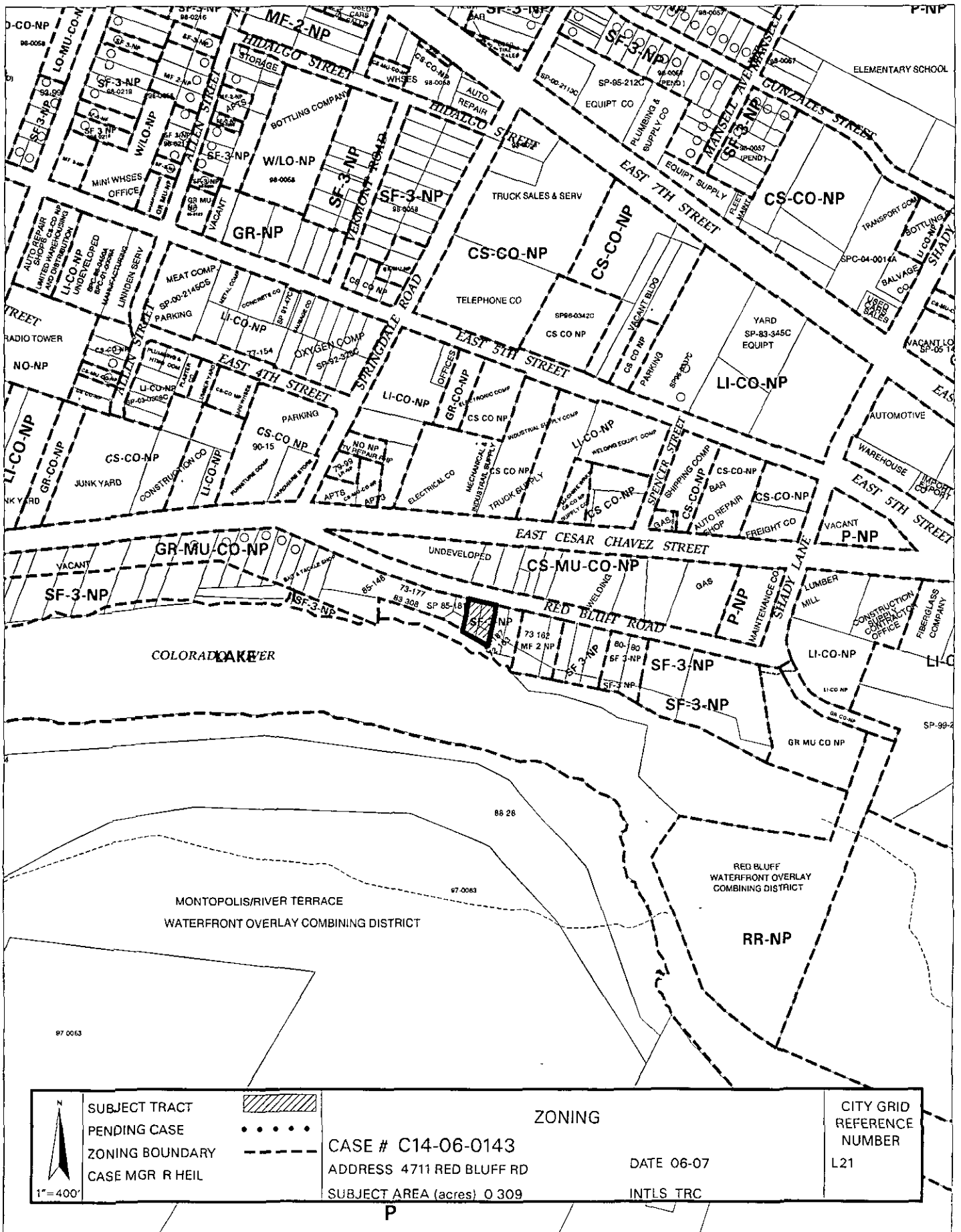
**ZONING CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

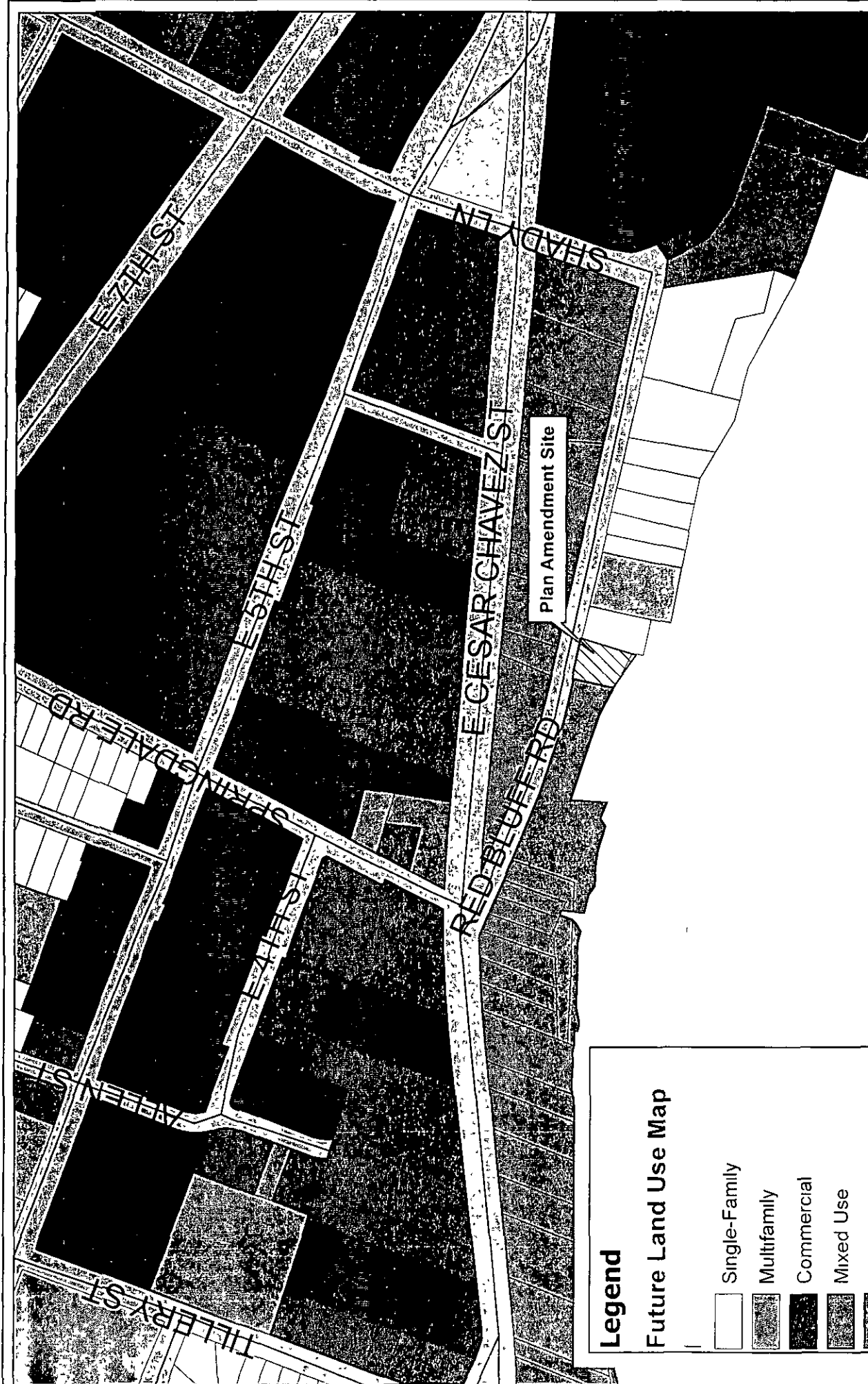
**PHONE:** 974-2330

**PLAN AMENDMENT MANAGER:** Adrienne Dumas  
e-mail address: adrienne.dumas@ci.austin.tx.us

**PHONE:** 974-xxxx

C14-06-0143



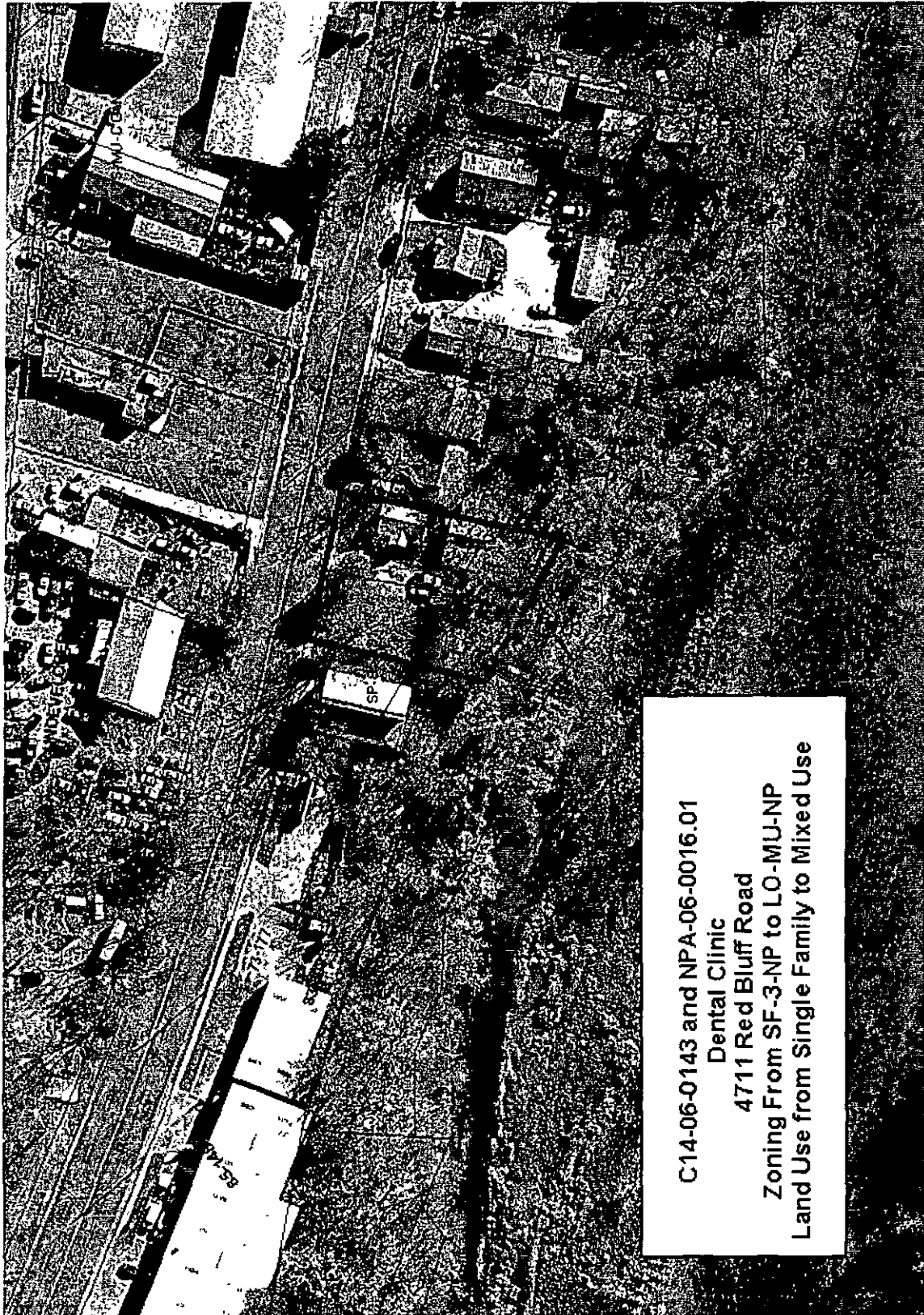


**Legend**

**Future Land Use Map**

	Single-Family
	Multifamily
	Commercial
	Mixed Use
	Office
	Industry
	Civic
	Recreation & Open Space
	Transportation

# **Future Land Use Map: Govalle-Johnston Terrace Neighborhood Plan** **Plan Amendment Case NPA-06-0016.01**



**SUMMARY STAFF RECOMMENDATION****BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1 Zoning decisions should support already adopted neighborhood plans.*

There has not been a significant change in the area since the adoption of the neighborhood plan and its associated future land use to warrant a change of zoning or plan amendment. Sufficient underutilized land is available in the neighborhood already zoned appropriately for medical office use.

**Site Plan**

At the time of site plan submittal, the SF-3-NP lot located to the east of this tract will trigger compatibility requirements which include setbacks and height limitations.

This site is located in the Waterfront Overlay District, Red Bluff subdistrict. Please see the Land Development Code Section 25-2-691-723 for general regulations and 25-2-740 for regulations specific to the Red Bluff subdistrict.

**Transportation**

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

The trip generation under the requested zoning is estimated to be 170 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 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]

**Existing Street Characteristics:**

Name	ROW	Pavement	Classification	Sidewalks	Bus	Bike
Red Bluff Road	58'	40'	Collector	Yes	No	No

**Environmental**

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. 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.

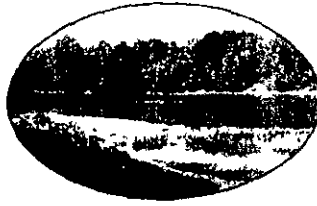
- According to flood plain maps, there is no flood plain within the project area.

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.

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.



RIVER BLUFF NEIGHBORHOOD ASSOCIATION

4907 Red Bluff Road, Austin, Texas 78702-5121

To whom it May Concern:

9/26/06

We, River Bluff Neighborhood Association and the undersigned are in support of the Govalle/Johnston Terrace Neighborhood Plan and are

**opposed** to the zoning change at 4711 Red Bluff Rd. from SF3-NP to mixed use, or any change other than residential.

Gladys Robinson - 4811 Red Bluff Rd.  
Arlene Wallace A-4811 Red Bluff Rd  
Wendell McIntyre 4903 Red Bluff Rd.  
Jessica L. Cable 3519 E. Cesar Chavez  
Juliana E. Johnston 3513 E. CESAR CHAVEZ  
Michael R. Cable 3519 E. Cesar Chavez St  
Daniel L. James 4907 Red Bluff Rd.  
Bill Sweetland 3242 E Cesar Chavez  
Lara Nue Keshew 4803 Red Bluff & 4801 Red Bluff  
5003 E. Cesar Chavez & 4909 B. E.  
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**CITY COUNCIL DATE:**      **ACTION:**

November 2, 2006

**ORDINANCE READINGS:**      1<sup>st</sup>      2<sup>nd</sup>      3<sup>rd</sup>

C14-06-0143

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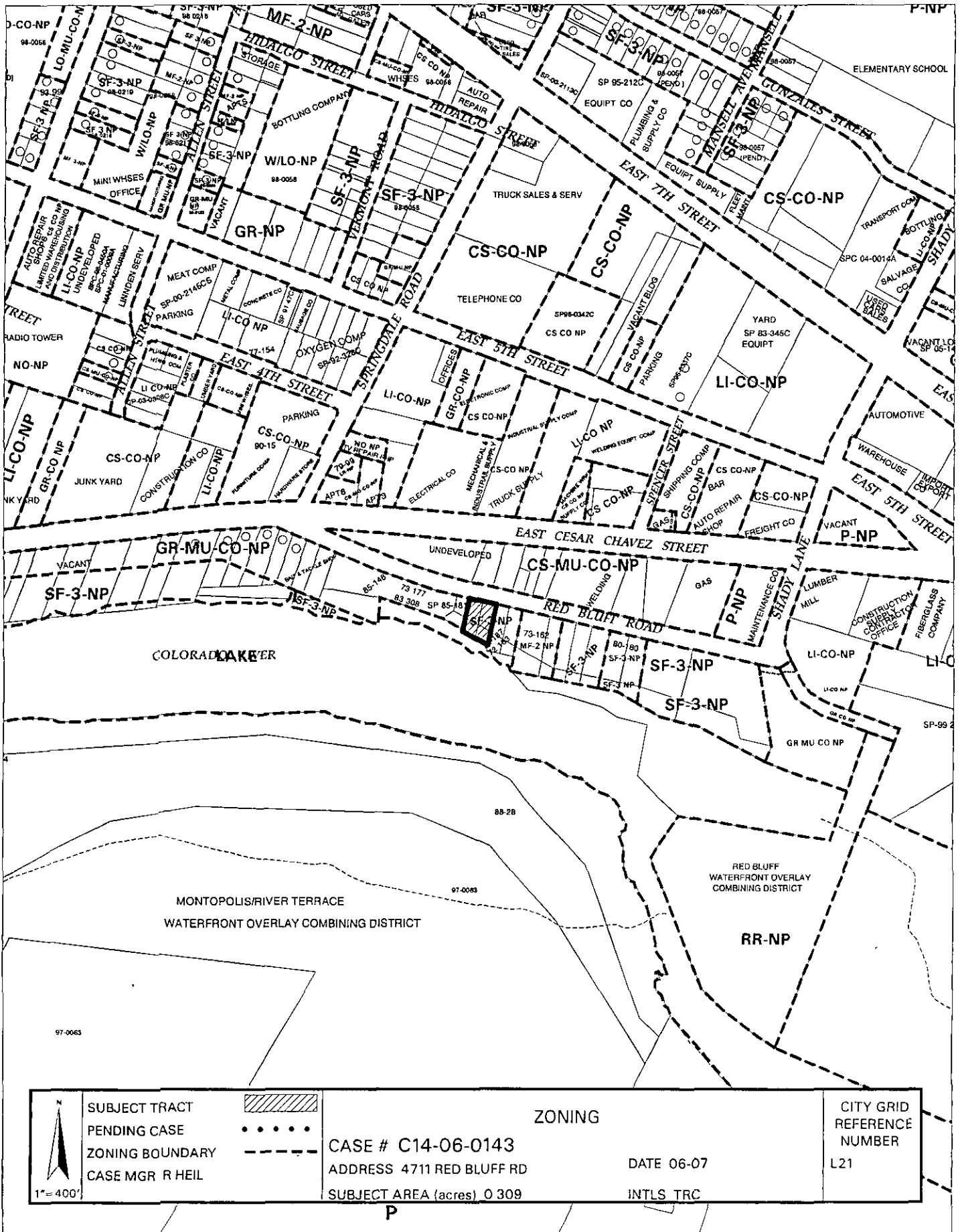
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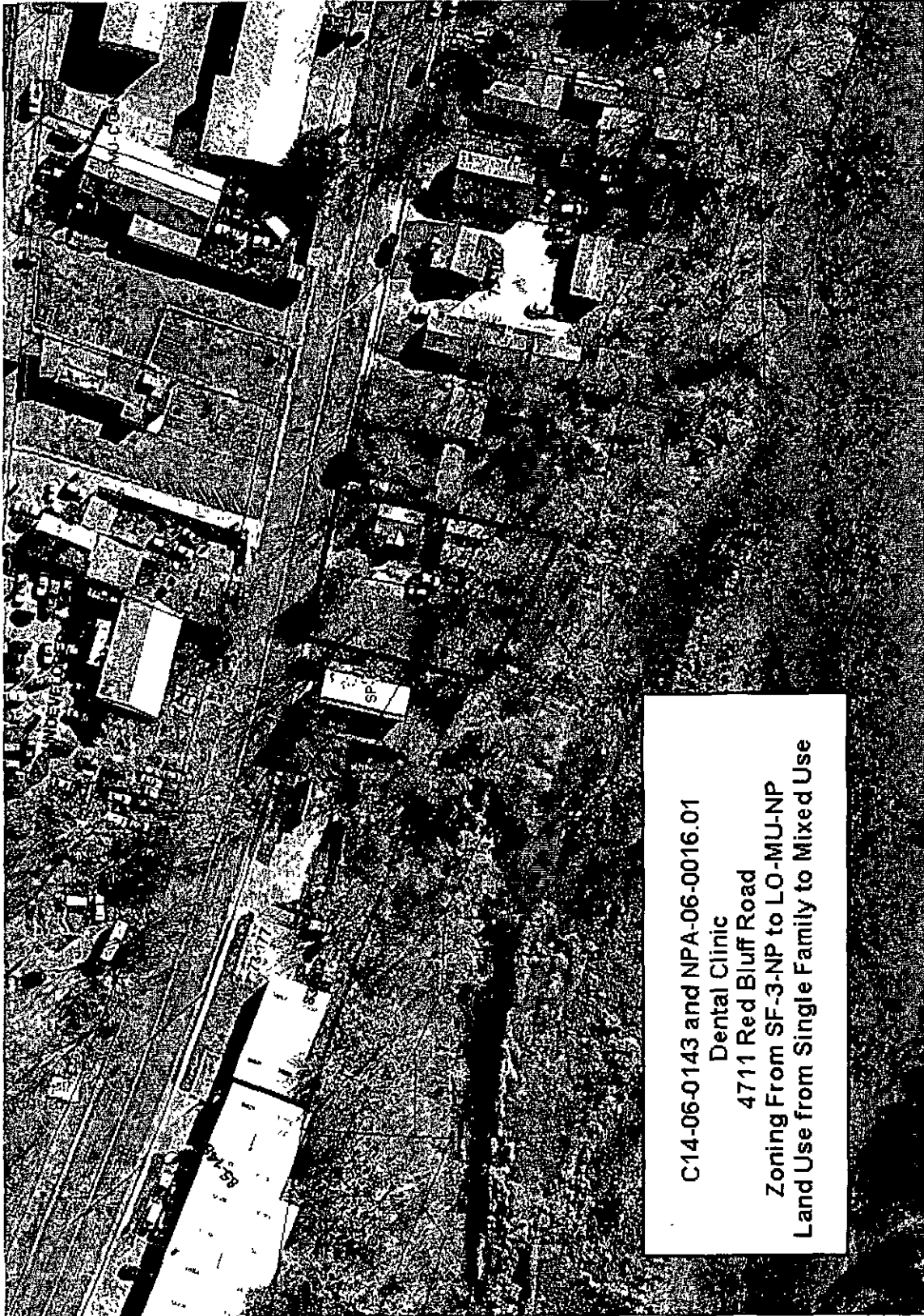
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C14-06-0143





C14-06-0143 and NPA-06-0016.01  
Dental Clinic  
4711 Red Bluff Road  
Zoning From SF-3-NP to LO-MU-NP  
Land Use from Single Family to Mixed Use

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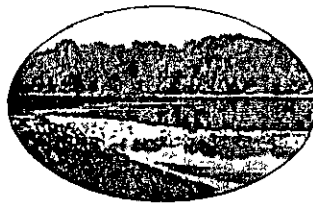
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