

Thursday, November 16, 2006

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

ITEM No 67

Subject: NPA-06-0016 01 - Dental Clinic - Conduct a public hearing and approve an ordinance amending Ordinance No. 20030327-012, the Govalle/Johnston Terrace Combined Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, by amending the future land use map from single-family to mixed use for the property located at 4711 Red Bluff Road (Colorado River Watershed). Staff Recommendation: To deny mixed use designation. Planning Commission Recommendation: To deny mixed use designation. Applicant: Victor Garcia Agent Manuel Garcia. City Staff: Adrienne Domas, 974-6355.

Additional Backup Material

(click to open)

- ☐ Ordinance
- ☐ Staff Report

For More Information:

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 20030327-012, WHICH ADOPTED THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE A LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 4711 RED BLUFF ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 20030327-012 adopted the Govalle/Johnston Terrace Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 20030327-012 is amended to change a single family land use designation to mixed-use on the future land use map attached as Exhibit "A" and incorporated in this ordinance, and described in File NPA-06-0016.01 at the Neighborhood Planning and Zoning Department, for property located at 4711 Red Bluff Road.

PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006

§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

**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 Garcia

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:

	ZONING	LAND USES
<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 (People in Defense of Earth and her Resources)

SCHOOLS: (AISD ISD)

Brooke Elementary School Martin Middle School Johnston High School

ABUTTING STREETS:

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

CITY COUNCIL DATE:

ACTION:

November 2, 2006

ORDINANCE READINGS:

1st

2nd

3rd

C14-06-0143

ORDINANCE NUMBER:

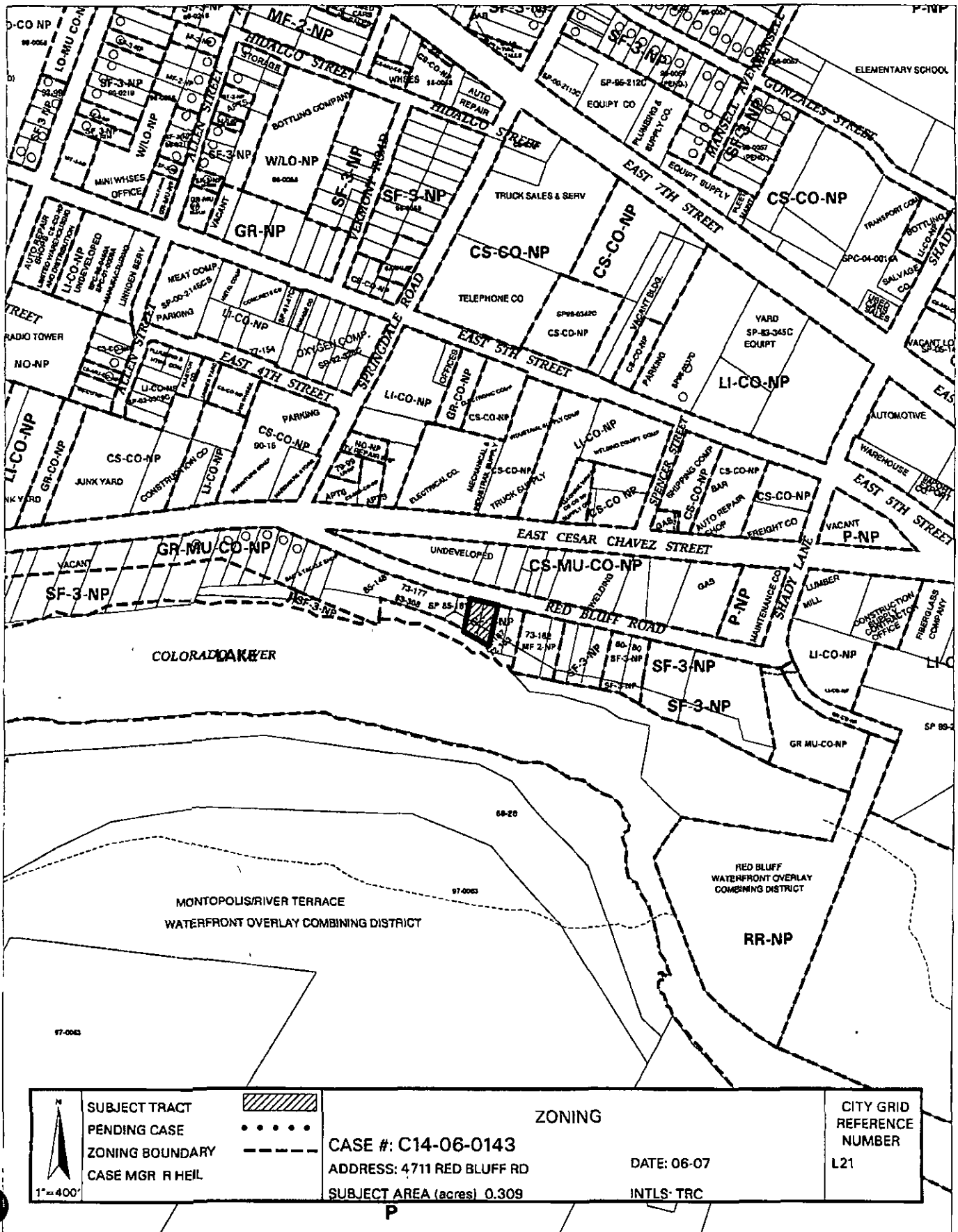
ZONING CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

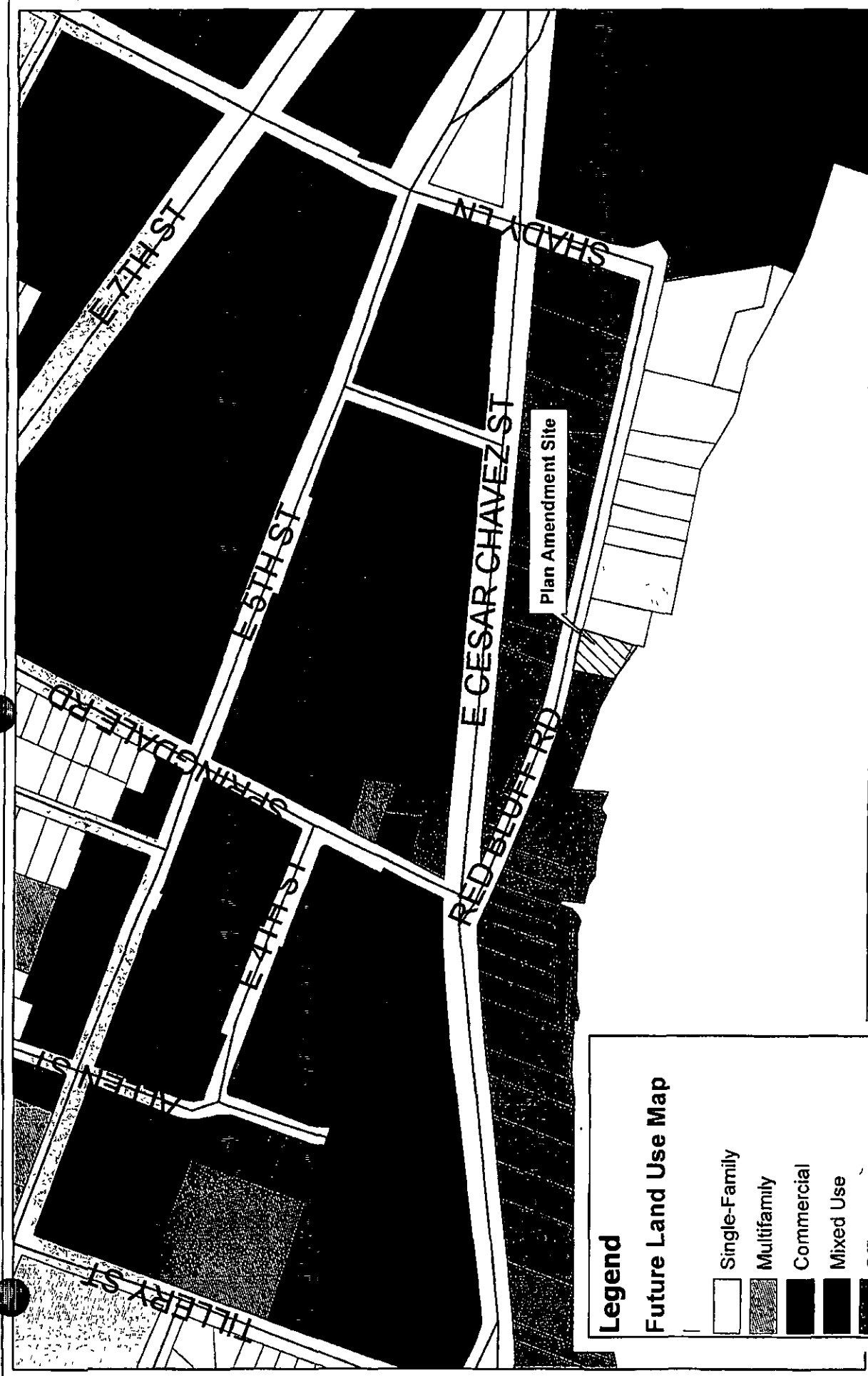
PHONE: 974-2330

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

PHONE: 974-xxxx










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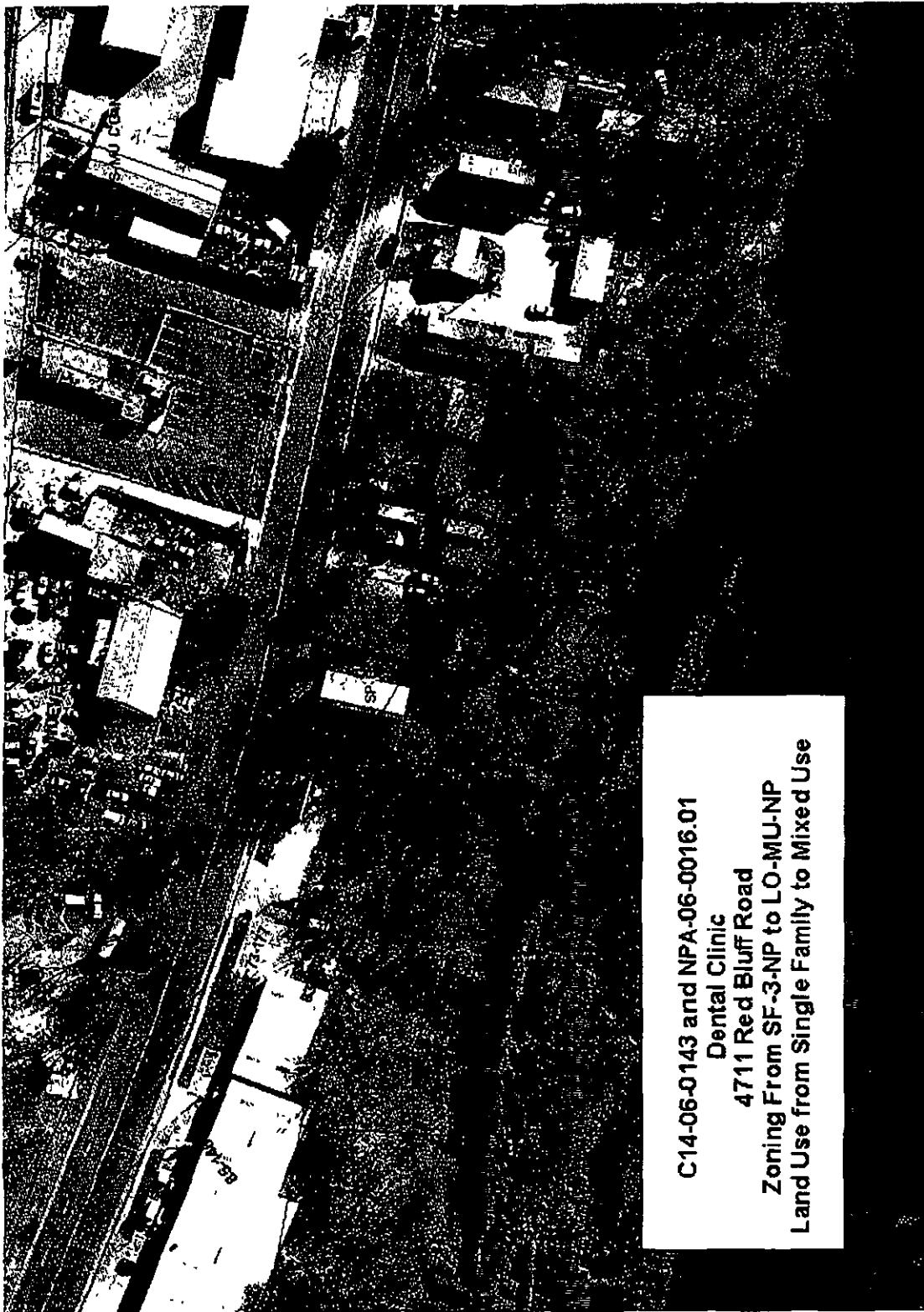


Legend

Future Land Use Map

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

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



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

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.

Gladye Robinson - 4811 Red Bluff Rd.

Arlene Wallace A-4811 Red Bluff Rd

Admiral McIntyre 4903 Red Bluff Rd.

Josie P. Gable 3519 E. Cesar Chavez

Juliana E. Johnston 3513 E. CESAR CHAVEZ

Michael R. Gable 3519 E. Cesar Chavez St

Daniel Holmes 4907 Red Bluff Rd.

Bill Smithard 3242 E Cesar Chavez

Sara Nue Kachew 4803 Red Bluff + 4801 Red Bluff +
5003 E. Cesar Chavez + 4909 B. E. Cesar Chavez