

**ZONING CHANGE REVIEW SHEET**CASE: C14-2023-0066DISTRICT: 5ZONING FROM: LOZONING TO: GRADDRESS: 6905 West Gate BoulevardSITE AREA: 1.33 acres  
(57934.8 sq. ft.)PROPERTY OWNER: First Texas Dollar Partner LLC (Michael Hankins)AGENT: Lentworth Consulting LLC (Ignacio Gonzales, Jr.)CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.govSTAFF RECOMMEDATION:**The staff recommendation is to grant community commercial (GR) district zoning.**ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**9/5/2023:**CITY COUNCIL ACTION:ORDINANCE NUMBER:ISSUES:

There are currently no issues.

CASE MANAGER COMMENTS:

The subject rezoning area is on the intersection of West William Cannon and West Gate Boulevard and is currently zoned limited office (LO) District. There are single family residences to the south (SF-3), across the street to the west (GR), to the North (LO-NP), and to the east (LO-CO). The proposed zoning is consistent with the Imagine Austin Comprehensive Plan as it is on West William Cannon Activity Corridor and would provide services to the surrounding community.

***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The applicant has filed a request to rezone the property to community commercial (GR) district in order to open an Animal Dermatology Clinic which is intended to make a positive change on the existing building and property in the area. The clinic will only be for dogs and cats and will not require any outside facilities.

BASIS OF RECOMMENDATION:

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

The community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways. The GR zoning district allows for pet services on the property.

2. *Zoning should allow for a reasonable use of the Property.*

Staff recommends the Applicant’s request because the lot meets the intent of the GR district as it is accessible on major traffic ways. A rezoning would be consistent with that of the established parcels to the west and northwest of the Property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Office
<i>North</i>	LO-NP	Office
<i>South</i>	SF-3	Single Family Residences
<i>East</i>	LO-CO SF-3	Offices Single Family Residences
<i>West</i>	GR	Community Commercial – Bowling Alley

NEIGHBORHOOD PLANNING AREA: N/A

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

WATERSHED: Williamson Creek – Suburban

SCHOOLS: Austin Independent School District

Cunningham Elementary School      Covington Middle School      Crockett High School

COMMUNITY REGISTRY LIST:

Austin Independent School District  
Austin Lost and Found Pets  
Austin Neighborhoods Council  
Brodie Lane Homeowners Assoc.  
Cherry Creek Village Neighborhood  
Cherry Creek Westgate  
East Oakhill Neighborhood Assoc.

First Texas Dollar Partners  
Friends of Austin Neighborhoods  
Go Austin Vamos Austin 78745  
Homeless Neighborhood Association  
Neighborhood Empowerment Foundation  
Onion Creek Homeowners Assoc.  
Palomino Park HOA

Preservation Austin  
 SELTexas  
 Save Our Springs Alliance  
 Shiloh Oaks Neighborhood Association  
 Sierra Club Austin Regional Group

South Austin Neighborhood Alliance  
 (SANA)  
 TNR BCP – Travis County Natural  
 Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0166 2716 West William Cannon Drive	GR-NP to CS-2- NP	Approved CS-1-NP	Approved CS-1-NP as Commission recommended (2/9/2016)
C14-2021-0161 3101 West William Cannon Drive	LO-CO to MF-4	Forwarded to Council without a recommendation due to lack of an affirmative vote (3/1/2022)	Case withdrawn by applicant, no action taken (12/1/2022)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 6905 WEST GATE BLVD. C14-2023-0066. 1.33 acres from LO to GR. Vet Dermatology Clinic

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers: West William Cannon Activity Corridor</b>
Y	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)

	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
5	<b>Total Number of “Yes’s”</b>

### Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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. The site is in the Desired Development Zone.

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 Gross Site Area</i>	<i>% of Gross Site Area 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 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.

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 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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

#### PARD – Planning & Design Review

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2023, new commercial uses are subject to parkland dedication requirements at the time of site plan and subdivision.

#### Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made if a site plan is submitted.

The site is subject to compatibility standards. Along the northern property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

#### Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for W. William Cannon Drive. It is recommended that 77 feet of right-of-way from the existing centerline

should be dedicated for W. William Cannon Drive according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for West Gate Boulevard. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for West Gate Boulevard according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W. William Cannon Drive	Level 4 - Major Arterial	154'	127'	85'	Yes	Yes	Yes
West Gate Boulevard	Level 3 - Major/Minor	116'	90'	60'	Yes	Yes	Yes
Lazy Oaks Drive	Level 1 - Residential	58'	60'	42'	Yes	Yes	Yes

TIA: It is not required

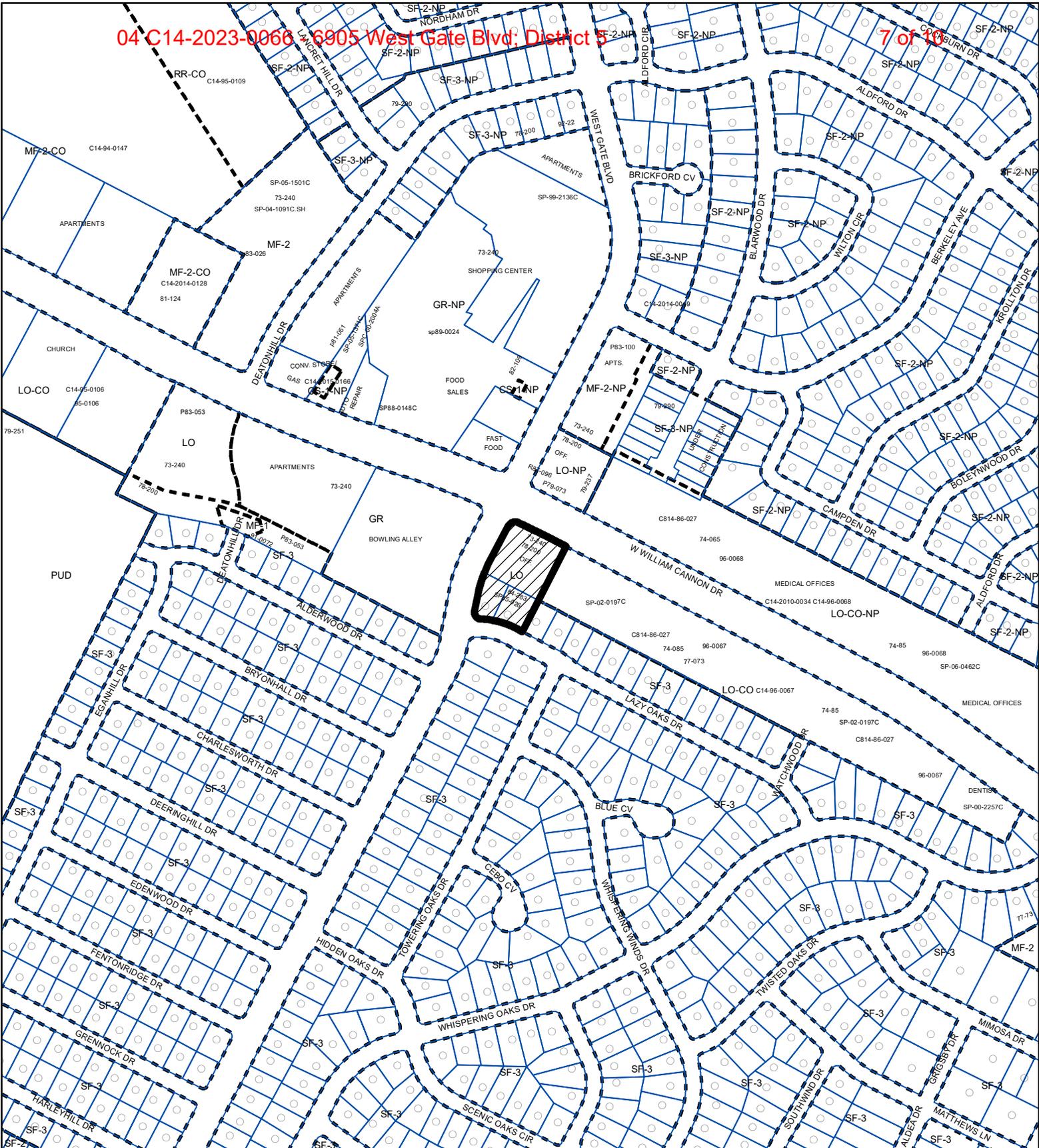
Austin Water Utility

The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- Correspondence from Interested Parties



**ZONING**

ZONING CASE#: C14-2023-0066



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

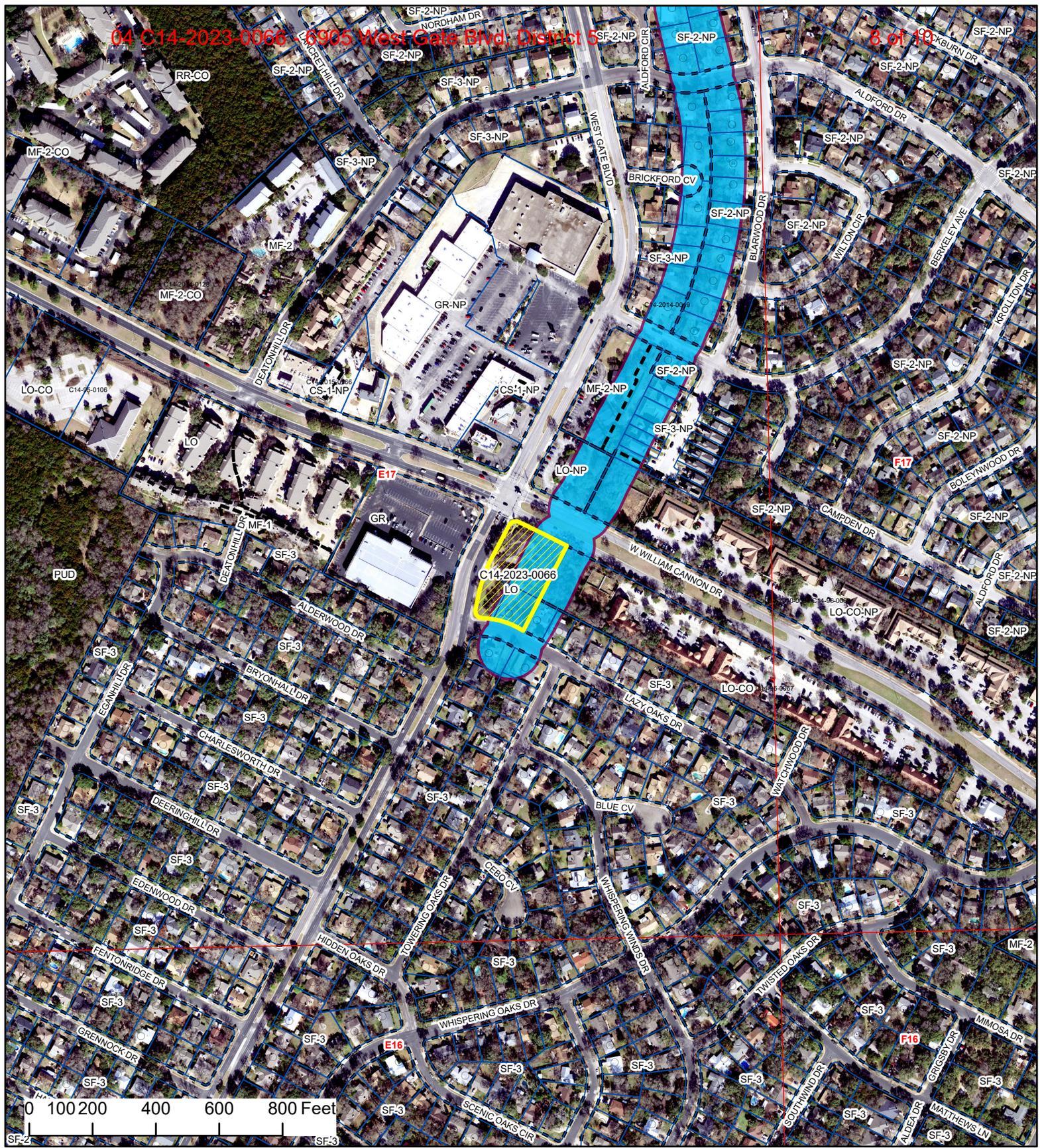


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

1" = 400'  
Exhibit A

Created: 5/23/2023



**6905 West Gate Blvd.**



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2023-0066  
 LOCATION: 6905 West Gate Blvd.  
 SUBJECT AREA: 1.33 Acres  
 GRID: E17  
 MANAGER: Nancy Estrada



## **LENWORTH CONSULTING LLC**

*P.O. Box 3098, Cedar Park, Texas 78630 (512) 658-8896 [lenworthconsul@gmail.com](mailto:lenworthconsul@gmail.com)*

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April 21, 2023

City of Austin Zoning Case Manager  
6310 Wihelmina Delco Dr.  
Austin, Tx 78752

**RE: Re-Zoning request at 6905 West Gate Blvd.**

Dear Case Manager:

This zoning case application is being file in order to make a positive change on the existing building and property in the area.

The property has an existing building and parking lot meets all of the needs required for an Animal Dermatology Clinic without effecting the neighborhood and surrounding business. This new clinic is for cats and dogs only with no outside facilities requirements. This property has a lot of space between any residents and or business that being an ideal perfect location for that business in this area of town.

If you have any questions or concerns, I can be reached at (512) 658-8896 or by email [lenworthconsul@gmail.com](mailto:lenworthconsul@gmail.com).

Thank you for your assistance with this zoning case.



Ignacio (Nash) Gonzales, Jr.  
Manager  
LENWORTH Consulting LLC  
(512) 658-8896

From: Lindsey McDougal  
To: Hadri, Cynthia  
Subject: Case Number C14-2023-0066  
Date: Sunday, August 27, 2023 4:14:42 PM

See objection

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@ustintexas.gov.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C14-2023-0066**  
**Contact: Cynthia Hadri, 512-974-7620**  
**Public Hearing: September 5, 2023, Zoning and Platting Commission**

Lindsey McDougal  
 Your Name (please print)

I am in favor  
 I object

2706 Alderwood Dr. 78745  
 Your address(es) affected by this application (optional)

Lindsey McDougal 8/29/23  
 Signature Date

Daytime Telephone (Optional):

Comments: The zoning change will result in more traffic. Traffic should be directed away from Westgate lane because Westgate lane is predominated by residential zoning & is winding & wooded & intended for residential traffic.

If you use this form to comment, it may be returned to:  
 City of Austin, Housing & Planning Department  
**Cynthia Hadri**  
 P. O. Box 1088, Austin, TX 78767  
 Or email to:  
 cynthia.hadri@austintexas.gov

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