

THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2014-0136 - Cameron Apartments

DISTRICT: 1

REQUEST:

Approve third reading of an ordinance amending City Code Chapter 25-2 by rezoning property locally known 9201 Cameron Road (Little Walnut Creek Watershed) from limited industrial services (LI) district zoning to neighborhood commercial-conditional overlay (LR-CO) combining district zoning on Tract 1 and general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning on Tract 2.

DEPARTMENT COMMENTS:

OWNER / APPLICANT: FSI Cameron Crossing, LP (Philip Capron)

AGENT: Husch Blackwell, LLP (Nikelle Meade)

DATE OF FIRST READING: June 11, 2015: *Closed public hearing and approved first reading of CS-MU-CO, on consent. Vote: 11-0, on Council Member Kitchen's motion, Council Member Renteria's second.*

DATE OF SECOND READING:

August 13, 2015: *Closed public hearing and approved second reading of LR-CO on Tract 1 and CS-MU-CO on Tract 2, with the following condition: a certificate of occupancy for more than 100 multifamily units shall not be issued until a certificate of occupancy is issued for a commercial use on Tract 1. Vote: 11-0, on Council Member Pool's motion, Council Member Zimmerman's second.*

CITY COUNCIL HEARING DATE: August 20, 2015

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0136
Cameron Apartments

Z.A.P. DATE: November 4, 2014
November 18, 2014
January 6, 2015
January 20, 2015
February 17, 2015
March 3, 2015
May 5, 2015

DISTRICT: 1

ADDRESS: 9201 Cameron Road

AREA: 12.09 Acres

OWNER: FSI Cameron Crossing, LP

AGENT: Husch Blackwell, LLP (Nikelle Meade)

FROM: LI – Limited Industrial

TO: CS-MU – General Commercial Services-Mixed Use (*Amended request, April 20, 2015*)

SUMMARY STAFF RECOMMENDATION:

Staff does not support the request for general commercial services-mixed use (CS-MU) zoning. If the rezoning is granted, Staff recommends the following conditions be added via conditional overlay: site development shall not generate more than 2,000 vehicular trips per day.

TIA: N/A

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

Z.A.P. COMMISSION RECOMMENDATION:

May 5, 2015: *TO GRANT GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT ZONING, WITH 2,000 V.P.D TRIP LIMIT AND 310 MAXIMUM MULTIFAMILY UNITS; ADDITIONAL PROHIBITED LAND USES: ADULT ORIENTED BUSINESS, PAWN SHOP SERVICES. (6-0) R. MC DANIEL, S. COMPTON SECONDED THE MOTION G. ROJAS- ABSENT.*

March 3, 2015: *TO GRANT GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT ZONING, WITH 2,000 V.P.D TRIP LIMIT AND 310 MAXIMUM MULTIFAMILY UNITS. (6-0) P. SEEGAR, B. BAKER SECONDED THE MOTION (6-0); G. ROJAS- ABSENT.*

February 17, 2015: *TO POSTPONE TO MARCH 3, 2015 BY REQUEST OF APPLICANT WAS APPROVED BY G. ROJAS, S. COMPTON SECONDED THE MOTION (6-0); J. GOODMAN- OFF THE DAIS.*

January 20, 2015: *TO POSTPONE TO FEBRUARY 17, 2015 BY REQUEST OF STAFF WAS APPROVED BY R. MCDANIEL, C. BANKS SECONDED THE MOTION (5-0); B. BAKER, S. COMPTON- ABSENT.*

January 6, 2015: *TO POSTPONE TO JANUARY 20, 2015 BY REQUEST OF THE APPLICANT WAS APPROVED BY R. MCDANIEL, S. COMPTON SECONDED THE MOTION (5-0); P. SEEGER AND J. GOODMAN- ABSENT.*

November 18, 2014: *TO POSTPONE TO JANUARY 6, 2014 BY REQUEST OF THE APPLICANT WAS APPROVED BY G. ROJAS, C. BANKS SECONDED THE MOTION (5-0); S. COMPTON AND R. MCDANIEL- ABSENT.*

November 4, 2014: *TO POSTPONE TO NOVEMBER 18, 2014 BY REQUEST OF STAFF WAS APPROVED BY R. MCDANIEL, C. BANKS SECONDED THE MOTION (7-0).*

ISSUES:

The proposed rezoning was originally filed to request MF-5 – Multifamily Residence (High Density) zoning. City Council heard the original request on April 16, 2015, and directed the case to be renotified and re-heard by Zoning and Platting Commission, in conjunction with the Applicant amending the request from MF-5 to CS-MU.

DEPARTMENT COMMENTS:

The proposed rezoning tract is located on the east side of Cameron Road, between Ferguson Lane and Rundberg Lane. The property is zoned LI and is undeveloped. North of the property are undeveloped tracts zoned LI and CS-CO. Northeast of the subject tract are properties zoned LI and SF-3. The LI properties are a mix of limited industrial uses—warehousing/distribution, appliance repair, and more. The SF-3 zoned property is not developed. East of the subject tract is undeveloped property zoned LI, and across Brown Lane, property zoned CS-CO and LI-CO. The CS-CO tract is undeveloped, and the LI-CO tracts are developed with limited industrial uses. Southeast of the subject tract is more undeveloped LI property, as well as a LI-CO property that appears to be developed with a single family residence. South of the property are properties zoned CS that contain a mix of uses, including construction sales and services and mobile homes. West of the property, across Cameron Road, are two industrial parks zoned LI-NP that include several limited industrial uses. *Please refer to Exhibits A and B (Zoning Map and Aerial Map).*

The wider area surrounding the subject tract has been identified by the City as suitable for industrial land uses and zoning, primarily east of Cameron Road and north of East Anderson Lane. This area was first described as an industrial district in 1976 with the Brown-Dungan Lane Area Study. This area is almost completely zoned LI and CS. *Please refer to Exhibit C (Vicinity Zoning Map).* A single family residential neighborhood remains southeast of the proposed rezoning tract; the residences are zoned SF-3 and are surrounded by limited industrial-type land uses. To the west along Rundberg are several significant buffers between this industrial area and residential areas. Two industrial parks, small commercial sites, and a large mobile home park are the closest land uses to the west; beyond that are Gus Garcia Park and Dobie Middle School. Two apartment complexes northwest of the intersection of Rundberg and Cameron appear to have been zoned MF-3 in 1970.

As shown in the Case Histories section of this report, six rezoning requests have been filed in this area since 2001. There have been no requests for single family or multifamily zoning, and there have been only two requests that would allow residential land use—CS-MU (C14-2010-0002 and C14-2009-0164). These two rezoning requests are the most recent cases in the vicinity, and both cases were not approved with the –MU designation. Staff and ZAP both recommended CS-CO instead of CS-MU, and Council approved both CS-CO rezonings in 2010.

Staff has attached correspondence that has been from interested parties regarding the rezoning request. *Please refer to Exhibit D (Correspondence).*

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|----------------------------------|
| <i>Site</i> | LI | Undeveloped |
| <i>North</i> | LI, CS-CO | Undeveloped |
| <i>South</i> | CS | Limited industrial, Mobile homes |
| <i>West</i> | LI-NP | Industrial park |
| <i>East</i> | LI, SF-3 | Undeveloped, Limited industrial |

CASE HISTORIES:

| NUMBER / NAME | REQUEST | COMMISSION | CITY COUNCIL |
|--|----------------------|---|--|
| C14-2010-0068 Ferguson Lane (1834 Ferguson Lane) | I-RR to LI | 6/1/2010: ZAP Approved staff recommendation LI-CO zoning (7-0) <2000 vpd, no scrap/salvage, vehicle storage, convenience storage, service station | 6/24/2010: Approved LI-CO as recommended ORD #. 20100624-128 |
| C14-2010-0002 Brown Lane / Commercial Square Ltd. (9333 Brown Ln.) | I-RR to LI and CS-MU | 4/6/2010: ZAP Approved staff recommendation LI-CO zoning (7-0) <2000 vpd, no scrap/salvage, vehicle storage | 04/22/2010: Approved LI-CO as recommended ORD #. 20100422-055 |
| C14-2009-0164 PAYNE TRACTS (Aldridge Drive) | I-SF-2 to CS-MU | 4/6/2010: ZAP Approved staff recommendation CS-CO zoning (7-0) <2000 vpd, no AOB, Pawn shop svcs, vehicle storage | 10/29/2010: Approved CS-CO as recommended ORD #. 20100422-054 |
| C 14-2007-0098 Wasatch, LLC (9011 Brown Lane) | SF-3 to LI | 8/21/07: Approved staff recommendation LI-CO zoning by consent (7-0). | 9/27/2007: APPROVED LI-CO (5- 0); 1st rdg only. 11/8/2007: APPROVED ORD. # 20071108-085 for LI-CO (7-0);(2 nd &3rd rdgs) |
| C14-01-0114 1611 Dungan Lane (1611 Dungan Ln.) | LI to CS-1 | 10/2/2001: DENIED CS-1 (9-0); PREVIOUS MOTION TO APPROVE FAILED(4-5) | 11/29/2001: APVD CS-1 (4-3) 1 st rdg only. 1/10/2002: APVD CS-1 (7-0); (2 nd &3rd rdgs) |
| C14-01-0068 9202 BROWN LANE (9202 Brown Ln.) | SF-3 to LI | 5/15/2001: APPROVED STAFF REC OF LI-CO BY CONSENT (6-1) | 6/14/2001: APPROVED LI-CO (7- 0); 1ST RDG 1/29/2001: APPROVED LI-CO (5- 0); 2ND/3RD RDGS |

ROADWAY CHARACTERISTICS:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|--------------|------------|-----------------|-----------------------|------------------|-------------------|--------------------------------------|
| Cameron Road | 104' | 75' | Major Arterial | Yes | Yes | Yes |

NEIGHBORHOOD ORGANIZATIONS:

| | |
|---|---|
| Homeless Neighborhood Association | Austin Heritage Tree Foundation |
| Austin Neighborhoods Council | North Growth Alliance |
| Harris Branch Master Association, Inc. | The Real Estate Council of Austin, Inc. |
| Bike Austin | Sierra Club |
| SelTexas | AISD |
| Windsor Hills Neighborhood Association | Edward Joseph Developments, Ltd. |
| Heritage Hills/Windsor Hills Combined Neighborhood Contact Team | |
| Super Duper Neighborhood Objectors and Appealers Organization | |

CITY COUNCIL DATE/ ACTION:

December 11, 2014: *Case not on the agenda*

March 12, 2015: *Pulled from the agenda, no action taken.*

April 16, 2015: *Approved a Postponement request by Staff to May 14, 2015. Vote: 10-0, Council Member Kitchen was off the dais.*

May 14, 2015: *Approved a Postponement request by Applicant to June 11, 2015, on consent. Vote: 11-0, Zimmerman's motion, Council Member Pool's second.*

June 11, 2015: *Closed public hearing and approved first reading of CS-MU-CO, on consent. Vote: 11-0, on Council Member Kitchen's motion, Council Member Renteria's second.*

August 13, 2015: *Closed public hearing and approved second reading of LR-CO on Tract 1 and CS-MU-CO on Tract 2, with the following condition: a certificate of occupancy for more than 100 multifamily units shall not be issued until a certificate of occupancy is issued for a commercial use on Tract 1. Vote: 11-0, on Council Member Pool's motion, Council Member Zimmerman's second.*

August 20, 2015:

ORDINANCE READINGS: 1st June 11, 2015 2nd August 13, 2015 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 974-2122

STAFF RECOMMENDATION:

Staff does not support the request for general commercial services-mixed use (CS-MU) zoning. If the rezoning is granted, Staff recommends the following conditions be added via conditional overlay: site development shall not generate more than 2,000 vehicular trips per day.

1. Granting/denial of the request should result in an equal treatment of similarly situated properties.

As shown in the Case Histories section of this report, six rezoning requests have been filed in this area since 2001. There have been no requests for single family or multifamily zoning, and there have been only two requests that would allow residential land use—CS-MU (C14-2010-0002 and C14-2009-0164). These two rezoning requests are the most recent cases in the vicinity, and both cases were not approved with the –MU designation. Staff and ZAP both recommended CS-CO instead of CS-MU, and Council approved both CS-CO rezonings in 2010.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

A change to multifamily zoning would reduce compatibility with adjacent land uses. The existing LI zoning is more compatible with the surrounding LI, CS, and LI-NP properties.

3. The proposed zoning should promote consistency and orderly planning, and promote an orderly relationship among land uses.

Rezoning the subject tract to MF-5 would not lead to an orderly relationship among the land uses in this area. Planning principles typically recommend that the most intensive land use categories (industrial) be separated from residential areas. This is usually done with transitional areas of less intense commercial zoning. While a mix of land uses is appropriate in many areas, the most intense categories pose a more difficult challenge, particularly when near residential uses.

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.

TRANSPORTATION

TR1. The Austin Metropolitan Area Transportation Plan calls for a total of 200 feet of right-of-way for Cameron Road. If the requested zoning is granted, then 75 feet of right-of-way should be dedicated and 25 feet of right-of-way reserved from the existing centerline of Cameron Road in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55).

TR2. Additional right-of-way may be required at the time of subdivision and/or site plan.

TR3. A traffic impact analysis may be waived for this case if 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]

TR4. A Traffic Impact Analysis (TIA) is required (if a CO is not agreed to) but has not been received. A zoning application is not complete until the required TIA has been received. This delay in the submittal of the TIA may result in a delay in the scheduling of this zoning change request on a Land Use Commission agenda. The TIA must be submitted at least 26 calendar days (18 working days) prior to consideration of this case by the Commission. Please contact the assigned transportation reviewer for this case. [LDC, 25-6-113]

TR5. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities exist and/or recommended along the adjoining streets as follows: Cameron Road (shared lane).

TR6. Existing Street Characteristics:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|--------------|------|----------|----------------|-----------|------------|-------------------------------|
| Cameron Road | 104' | 75' | Major Arterial | Yes | Yes | Yes |

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek 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.
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. However, COA GIS shows a Critical Water Quality Zone within the property. Development in the CWQZ is limited per LDC 25-8-261 and 262.
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. 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.
7. 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.

WATER UTILITY

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

Zoning and Platting Commissioners asked that the following transcript summary be included in backup when the referenced item is placed on the City Council agenda:

[Begin minute 21:53 of 03/03/2015 Zoning and Platting Commission meeting re: Item 4 Cameron Apts.]

Goodman:

Discussed vision for this particular development: lofts proposed, non-gated, sense of place, destination, price mid-range, "workforce housing." Creative population is always drawn at some point to warehouse and industrial districts. These are places to create from.

Former view would have been to agree with staff -- to never put residential next to industrial. But in this day of ImagineAustin these are workplaces, so you do want residential opportunities near workplaces so that a car is not necessary.

Compton:

Echoed Goodman on creative class, and on this matching up with ImagineAustin. This area is designated as a job center. "Can't imagine a more appropriate use" than people being able to walk to work. Employment and residential compatible is appropriate use. Also an advocate for a finer grain, so rather than having seas of the same color [on the maps] it is better to have more pockets of residential. Points out that there are pockets on both sides of Dessau and Cameron Road for this particular tract.

McDaniel:

Agreed with Compton. There is no point in waiting for a PUD to let mixed use show up. In reviewing this case, two things came to mind: (1) It is well understood that AISD is losing students and therefore losing funding, which imperils our ability to educate the kids we have. This is especially true when coupled with the fact that recent construction bond elections have failed, which means that many of our schools in existing residential neighborhoods that are growing quickly are overpopulated. Combine that with the fact also that Austin is quickly losing middle class families because there is not enough housing for median income people in Austin. That is the core issue. (2) We must find a way to accommodate middle class people who live and work in the city, otherwise all of their children will be reared in the suburbs and they will drive into town to do the work for those affluent enough to still live in the city.

This proposal seems very much in the spirit of Imagine Austin and, more to the point, it addresses a pressing area of need not only for this immediate area but also for the city as a whole.

McDaniel:

Staff pointed out that much more intensive industrial uses can go on these properties that are already zoned LI, and that might make it even more problematic to put residential next to them. Cited health, safety, welfare concern. Acknowledged that concern, but said we continue to be in a chicken and egg question for these compatibility issues where we look at undeveloped and largely unmarketable industrial and light industrial properties where housing could be developed that we desperately need on two major roads [Cameron and Rundberg], yet there is a large amount of risk. Default position is that the developer is choosing to take on that risk which kind of lets the city off the hook. The city is placing a bet and hoping that someone will bail us out of it on the property next door.

Staff pointed out that there is a FLUM [Future Land Use Map] that indicates the area across Cameron “is what that neighborhood intends the area to be – light industrial.” Nikelle Meade offered counter viewpoint.

Compton:

As commissioners we know that the Land Development Code is in the process of being re-evaluated and brought back to Council and there’s been great debate in the city and among citizens regarding the Euclidean code versus form based code. Think a lot of these assumptions and the basis of rationale are predicated on the Euclidean approach to industrial versus residential. Worked on projects that have integrated industrial/light industrial with residential and lofts by prohibiting obnoxious uses – it’s more about the form than about the land use.

Compton:

Addressed “another elephant in the room,” which is public safety. This is an item of concern. His belief is that adding another 8-hour use (which is industrial use) rather than a 24-hour use (which is residential use) is putting more eyes on the street. This is not an easy answer, but more residential helps not just in perception but in actuality in creating community. This sector of the city aspires towards that.

Goodman:

Asked question of whether a Traffic Impact Analysis or warrant study was needed to put a blinking pedestrian/cyclist traffic device at Cameron (from proposed urban trail along Little Walnut Creek). Proposed this be on the front-end “to create a culture of compliance before anything else starts building out.” Said it would be especially important for schools, and children crossing.

Made reference to the Green Infrastructure Working Group. Said they craft options for proactive and remediating actions that we can take in any development for the eastern creeks to make sure we don’t commit the sins of the past. This piece of land would be good to interact with them on.

Compton:

He is on this working group, and it lends itself towards infill situations like this particularly where there are heavily erosive soils on the east side of town where conventional practices have channelized and funnelled water. Light impact development is very conducive to this plan. This is a transit route – Cameron and Dessau. We have congestion and no solutions because rail didn’t pass. Likes the notion that we have residential near employment and less than a quarter mile from a public park and middle school. Said the choice between industrial or residential near a middle school is an easy choice.

Compton:

“I still have to make a point.” Euclidean zoning is predicated on separation. What we’re really talking about here is changing the development pattern. He’s driven Dessau and Cameron. Currently there are some excellent examples of light industrial that are retail uses. Those are development patterns and forms. “We can hide behind the CS – I would vote for that – but I would just put a stake in the ground and call it what it is, and that is MF5.”

McDaniel:

As a compatibility issue, I would have to say that a CSMU as a compromise that gets us to residential is attractive. It helps us avoid a potentially precedential vote of putting MF in the middle of LI areas. He wants to vote for whatever gets us housing in this area where the public schools are underenrolled.

Goodman:

Again addressed the blinking light road crossings /safety crossings. Staff informed that warrants are needed when on city streets. These are from grants. Goodman suggested perhaps the city could pay for it itself and get cost participation. Nikelle Meade said they would agree to cost participate. Goodman suggested putting in the current motion (to approve zoning) a mandate to initiate the process for applying for a blinking light and getting a cost participation agreement negotiated with Nikelle Meade. Staff opined that those issues should not to be included with this zoning request because the VPD [vehicular trips per day] were far too low at 2,000 for traffic signalling devices to fall within the scope of this project. Staff additionally said there would need to be coordination with the city's traffic department and with the budget department for the city participation discussion.

Goodman:

Expressed that "we're told we cannot whenever we try to solve a problem in advance on roadway issues." She wants to do some problem solving up-front when the answer is so obvious.

Goodman (to Legal):

What are our options for how these types of things can be recommended so that it doesn't happen so piecemeal, so that we aren't reliant on somebody else to get a process started, or to ask permission? How can we propose or recommend things like road crossings or trails for this area, or address things for the area, so that all of this starts at one time and comes to Council concurrently?

Legal:

With the new Council, and changed structure, there is a larger discussion going on about these issues. I can check on who would be in the best position to present [the Commission's discussion] and advocate for that.

Goodman:

Also wants ZAP's discussion on the issue to go to Council as part of support materials for this motion/vote at issue. Looking at what Council currently gets, she believes it is minimal. They get the motion and minutes, but they don't get our points of discussion, issues that are discussed, etc.

This is a lengthy and quite informative discussion – there are layers of discussion that should go with the motion, in addition to minutes.

Staff:

The department staff will update the staff reports if there has been change to the information.

General Commission Discussion:

If Council wants additional information, they ask for it. Concern expressed by some commissioners that this Council is new and may not know that they have to request more information.

Legal:

We will take a proactive stance in getting this information out this time, rather than waiting to be responsive to a request from a council member.

Commission:

New council may not be familiar with having to ask for additional material so they will have benefit of what we're saying here.

This really is a chance to turn a page, but we can't do that if the details of our discussion don't go to Council with the recommendation.

HUSCH BLACKWELL

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Austin, Texas 78701
512.472.5456

Nikelle S. Meade
Partner

512.479.1147 direct

512.226.7373 direct fax

nikelle.meade@huschblackwell.com

April 20, 2015

VIA EMAIL – *Jerry.Rushthoven@austintexas.gov*

Jerry Rusthoven
City of Austin
Planning and Development Review Department
505 Barton Springs Road
Austin, Texas 78704

RE: Zoning Application Amendment (Cameron Apartments; Case No. C14-2014-0136)

Dear Mr. Rusthoven:

On behalf of the applicant in the above-referenced zoning case, by this letter we are amending the zoning application for 9201 Cameron Road (the "Property") in light of the Zoning and Platting Commission recommendation. The applicant is now requesting CS-MU zoning for the Property, rather than MF-5 zoning.

Thank you for your consideration of this amendment, and please contact me if you need any additional information.

Sincerely,



Nikelle S. Meade

CC: Heather Chaffin- *Heather.Chaffin@austintexas.gov*

Rhoades, Wendy

From: Jashinsky, Alex <Alex.Jashinsky@huschblackwell.com>
Sent: Monday, April 20, 2015 3:41 PM
To: Rusthoven, Jerry; Chaffin, Heather
Cc: Meade, Nikelle
Subject: Cameron Apartments (C14-2014-0136)- Zoning Application Amendment
Attachments: AUS-#6099241-v1-
Cameron_Apartments_(C14-2014-0136)-_Zoning_Application_Amendment.PDF

Importance: High

Mr. Rusthoven,

Please find attached a zoning application amendment for the above referenced case. We would like to be on the next ZAP agenda and the May 14th City Council agenda. Please send out the new notification as soon as possible—if dual notification is required, please go ahead and send dual notification.

Thank you!
Alex

Alexandra C. Jashinsky
Attorney

HUSCH BLACKWELL LLP
111 Congress Avenue, Suite 1400
Austin, TX 78701-4093
Direct: 512.479.1182
Fax: 512.479.1101

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[View Bio](#) | [View VCard](#)

Named a first-tier national real estate law firm by U.S. News-Best Lawyers in 2015.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2014-0136

Contact: Heather Chaffin, 512-974-2122

**Public Hearing: March 17, 2015, Zoning and Platting Commission
April 16, 2015, City Council**

Braz Holt

Your Name (please print)

9200 Brown Lane

Your address(es) affected by this application

Braz Holt

Signature

☐ I am in favor
☒ I object

3/16/15

Date

Daytime Telephone: (512) 294-5810

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Heather Chaffin

heather.chaffin@austintexas.gov

P. O. Box 1088

Austin, TX 78767-8810

Michelle Murray
512-576-1663

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2014-0136

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Nov 4, 2014, Zoning and Platting Commission
Dec 11, 2014, City Council

Russell Todd Tett
Your Name (please print)

2900 Brown Lane
Your address(es) affected by this application

☐ I am in favor
☒ I object

Heather Chaffin
Signature

10/30/2014
Date

Daytime Telephone: *512 977-9753*

Comments:

This is an industrial area. The traffic will be a light mass and businesses will be greatly affected.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

<http://www.austintexas.gov/development>.

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Case Number: C14-2014-0136

Contact: Heather Chaffin, 512-974-2122

Public Hearing: March 17, 2015, Zoning and Platting Commission
April 16, 2015, City Council

ROBERT TIMMERMANN

Your Name (please print)

9407 Brown Lane

Your address(es) affected by this application

Robert

Signature

3/18/15

Date

Daytime Telephone: 512-836-8990

Comments: late response - out of town.

I support any and all

development in our area.

Helps everyone.

Thanks

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Case Number: C14-2014-0136

Contact: Heather Chaffin, 512-974-2122

Public Hearing: March 17, 2015, Zoning and Planning Commission
April 16, 2015, City Council

Your Name (please print)

Reynolds Fudat

☒ I am in favor
☐ I object

Your address(es) affected by this application

1500 Ferguson Ln Austin, TX 78754

Reynolds Fudat

Signature

03-10-15

Date

Daytime Telephone:

512-534-1159

Comments:

I am in favor of this change

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

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Case Number: C14-2014-0136

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Nov 4, 2014, Zoning and Platting Commission
Dec 11, 2014, City Council

Your Name (please print)

MAYAT (IDA)
9001 CANELEN RD

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

512-534-1158

Comments:

I am in favor of the rezoning.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-0010

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Case Number: C14-2014-0136

Contact: Heather Chaffin, 512-974-2122

Public Hearing: March 17, 2015, Zoning and Platting Commission
April 16, 2015, City Council

Your Name (please print)

Spore Mechanical
9201 Brown Ln. Ste 141 Austin, TX 78754

Your address(es) affected by this application

Signature

Date

Daytime Telephone (512) 339-3012

Comments:

☒ I am in favor
☐ I object

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Heather Chaffin

P. O. Box 1088


$$1^{\circ} = 400'$$

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





