

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0053

Sierra Cameron Acres

DISTRICT: 4

ZONING FROM: LR-MU-CO-NP

TO: CS-MU-NP

ADDRESS: 7205 Cameron Road

SITE AREA: 2.411 acres

PROPERTY OWNER:

Sierra Cameron Acres, LLC.

(Matt Shaw)

AGENT:

Thrower Design

(A. Ron Thrower)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff does not support the Applicant's request for rezoning to CS-MU-NP. Staff supports an alternate recommendation of GR-MU-NP.

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 25, 2021: Approve staff recommendation on the consent agenda. Cox, Hempel 2nd; Vote 10-0.
Connolly, Llanes Pulido, and Flores absent.

CITY COUNCIL ACTION:

June 10, 2021:

ORDINANCE NUMBER:

ISSUES:

No issues at this time.

CASE MANAGER COMMENTS:

The subject property is located on the north side of East St. Johns Avenue between Cameron Road and Berkman Drive and currently includes one single family residence. The property is zoned LR-MU-CO-NP and has a narrow flag that extends to Cameron Road in addition to the primary frontage on St. Johns Avenue. Immediately west of the property is MF-3-NP and LR-NP zoned property developed with multifamily land use; further west is a LR-MU-NP zoned property developed with alternative financial services land use. North of the flag along Cameron Road is an undeveloped SF-3-NP lot and northwest of the subject property are properties zoned GR-MU-NP that contain restaurant (limited) and medical office land uses. North of the subject property are properties zoned MF-4-NP that are developed with multifamily residential uses. Immediately east of the property is a fire station zoned P-NP; further east, across Berkman Drive, is Nelson Field, designated UNZ-NP (unzoned). South of the subject property, across St. Johns Boulevard, is Northeast High School, which is also designated UNZ-NP. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***

The Applicant has stated that they intend to develop the property with 100 market rate multifamily units. The Applicant is requesting CS-MU-NP which would also allow a wide range of general commercial land uses that Staff does not believe are appropriate for the area. Consequently, Staff does not support CS-MU-NP for this location. As an alternative, Staff supports GR-MU-NP, which allows a floor-to-area ratio (FAR) comparable to MF-5 zoning with less restrictive site development regulations than a multifamily base zoning. GR-MU and CS-MU both allow multifamily density that is roughly comparable to MF-4 or MF-5, depending on specific site constraints.

BASIS FOR RECOMMENDATION

1. *Zoning should be consistent with approved and existing residential densities.*
2. *Granting of the request should result in an equal treatment of similarly situated properties.*

The residential density and land uses of GR-MU-NP as recommended by staff would be consistent with surrounding properties that include GR-MU-NP and MF-4-NP.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LR-MU-CO-NP	Undeveloped
North	GR-MU-NP, MF-4-NP	Restaurant (limited), Medical office, Multifamily residential
South	UNZ-NP (unzoned)	Northeast High School
East	P-NP, UNZ-NP (unzoned)	Fire station, Nelson Field
West	MF-3-NP, LR-NP, LR-MU-NP, SF-3-NP	Multifamily residential, Alternative financial services, Undeveloped

NEIGHBORHOOD PLANNING AREA: St. John-Coronado Hills Combined (Coronado Hills)

TIA: Deferred to time of site plan.

WATERSHED: Fort Branch

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association	AI SD
Sierra Club	SEL Texas
North Growth Corridor Alliance	Friends of Austin Neighborhoods
Austin Neighborhoods Council	Austin Lost and Found Pets
Neighborhood Empowerment Foundation	Harris Branch Master Association, Inc.
Coronado Hills Neighborhood Plan Contact Team	
Coronado Hills/Creekside Neighborhood Association	

AREA CASE HISTORIES:

There are no recent rezoning cases in the vicinity.

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
St Johns Ave	69'	78'	41'	2	Yes	Yes	Yes
Cameron Rd	112'	140'	76'	4	Yes	Yes	Yes

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Connectivity- A public transit stop is located directly in front of the property along St. John Avenue. St. John Avenue has unprotected bike lanes located on both sides of the street and a public sidewalk on one side of the street, while Cameron Road has public sidewalks along both sides of the street but no bike lanes. There is a public high school located across the street from the subject property and some retail and office uses in the area. Mobility options in the area are average while connectivity options are fair because of the lack of variety of goods and services and no park or recreational areas (the high school is gated) within walking distance of the site.

St. John/Coronado Combined Neighborhood Plan (SJCCNP)- The SJCCNP Future Land Use Map (FLUM) designates this portion of the planning area (which begins at this parcel as 'Mixed Use'. Mixed Use is defined as an area that is intended for a mix of residential and nonresidential uses, including office, retail and commercial services. Zone CS-MU-NP is permitted under the Mixed Use FLUM category. The following SJCCNPA policies are applicable to this request:

Land Use Goal: Promote a land use pattern that benefits everybody in the SJCCNP by enhancing neighborhood character, sense of community, pedestrian-friendliness and connectivity to neighborhood-serving amenities.

Summary of prominent land use desires in SJCHCNPA:

- Preserving Single Family residential housing stock.
- Promoting pedestrian friendly development.
- Increasing neighborhood connectivity and accessibility to neighborhood serving goods and services.
- Providing the space and environment for community gatherings and civic functions.
- Balancing the abundant Multi Family rental housing opportunities with Single Family housing opportunities.
- Providing additional open space and recreation opportunities, primarily in the Coronado Hills neighborhood.
- Balancing existing impacts of major highways on community life.

Objective L.1: Preserve existing use, character and integrity of residential neighborhoods.

Recommendation 179: Preserve the Multi Family land use and PUD land use in the established owner occupied, townhome and condominium neighborhoods in the Planning Area.

Recommendation 180: Consider the use of vegetated buffers and landscaping to provide a buffer between existing residential neighborhoods and the more intense, non-residential land uses.

Objective L.2: Ensure future housing development compliments (in style and character) existing housing stock.

Recommendation 183 Residential infill (Table 12) development tools should be utilized by developers/property owners to ensure new housing compliments the character and scale of the existing housing stock.

Recommendation 184: Design tools should be utilized by developers/property owners to ensure new housing development strengthens a neighborhood “sense of place” (Table 13

Objective L.4: Provide adequate transitions and buffers between the intensity of US HWY 183, US HWY 290 and IH 35 and community life in SJCHCNPA. Pg. 91

Recommendation 191: Use Mixed Use land use and Commercial land use to soften the transition between US HWY 183, US HWY 290 and IH 35 and residential uses.

Recommendation 192: Consider the use of vegetated buffers and landscaping to provide a buffer between existing residential neighborhoods and the more intense, commercial uses.

Objective L.5: Increase neighborhood connectivity with a specific focus on the pedestrian environment in SJCHCNPA.

Recommendation 193: While preserving the Residential Cores (see section in plan), use Mixed Use land use to facilitate a more pedestrian friendly development pattern in SJCHCNPA.

Objective L.7: Maintain and expand affordable housing options in the SJCHCNPA community.

Recommendation 197: Ensure the current Multi Family (i.e. rental housing) stock is maintained through Multi Family land use and/or Mixed Use land use (Map 6).

Recommendation 198: Increase affordable housing options throughout the St. John NPA by facilitating home ownership opportunities (townhome and/or condominium developments) via Mixed Use land use designation.

Recommendation 199: Maintain affordable housing options in the Coronado Hills NPA by designating Multi Family developments as either Multi Family or Mixed Use land use.

Recommendation 204: Adopt the site development exceptions under LDC Section 25-2-1407, Affordable Housing in the St. John NPA (Table 11).

The SJCCNPA supports well-designed residential and mixed use under the Mixed Use future land use map in this portion of the planning area with buffers between disparate uses.

Imagine Austin-The project is located partially along the Cameron Road Activity Corridor. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following IACP policies are applicable to this project:

- LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

- HN P1. Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Based on the project being located next to a Activity Corridor (which supports mixed use and residential uses) and providing additional residential units in the area but only fair connectivity options and not being a true mixed-use project under the Mixed Use zoning district and Future Land Use Map designation in the SJCCNP, this proposal partially supports the policies of the Imagine Austin Comprehensive Plan.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.

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.

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. 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.

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 onsite control for the two-year storm.

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the northwest and southwest property lines, 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 at least 25 feet wide 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.

Parks & Recreation

PR1: Parkland dedication will be required for the new residential units proposed by this development at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2). If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies a need for 78' of right-of-way for St Johns Avenue and 140' of right-of-way for Cameron Road. A traffic impact analysis is waived, the determination is deferred to site plan application, when land use and intensity will be finalized.

Street Characteristics:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
St Johns Ave	69'	78'	41'	2	Yes	Yes	Yes
Cameron Rd	112'	140'	76'	4	Yes	Yes	Yes

Water Utility

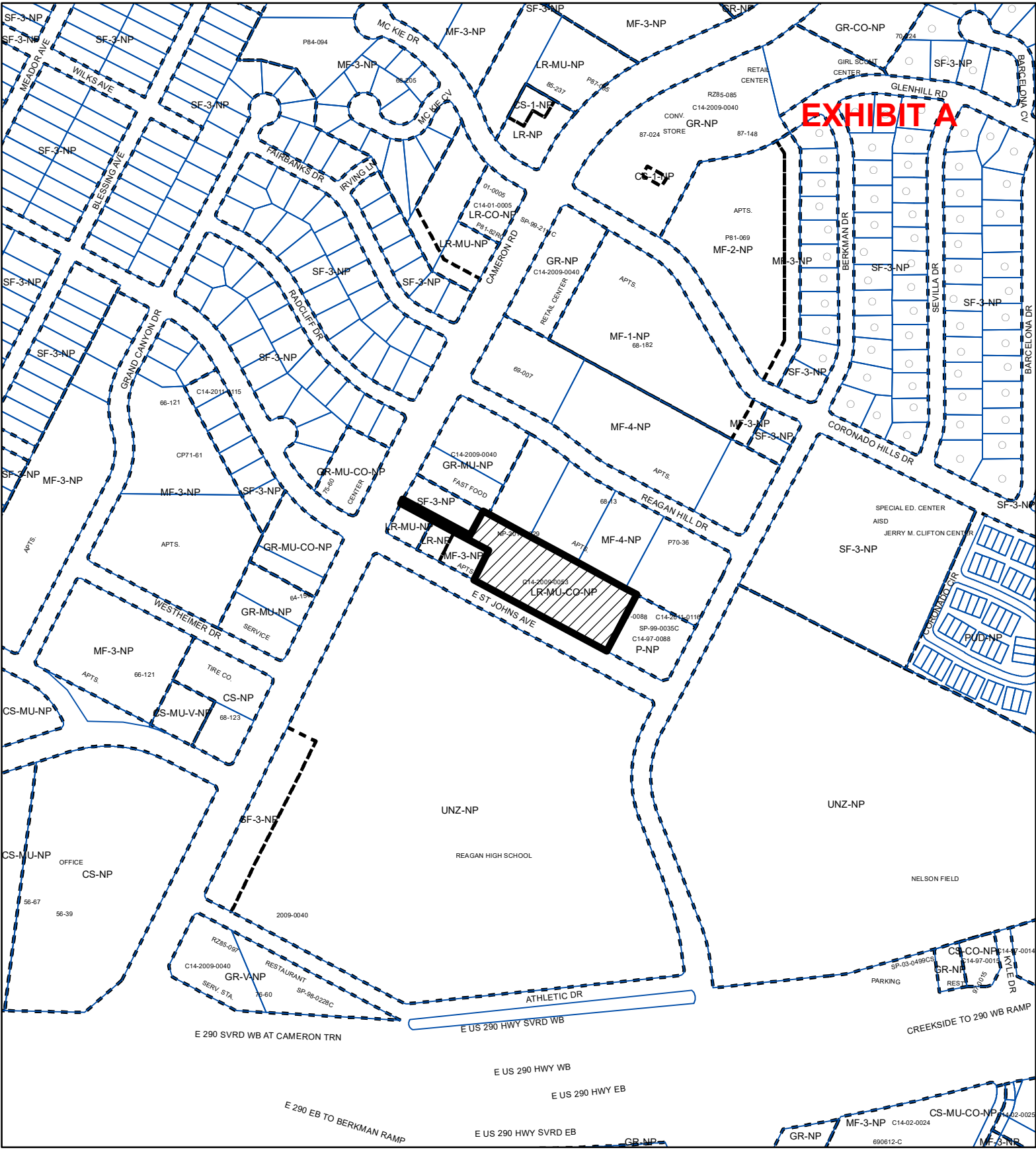
AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be




reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Based on current public infrastructure configurations this site is in an area with capacity concerns, and it appears that service extension requests (SER) will be required to provide service to this lot. 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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0053

1" = 400'

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



Created: 4/5/2021



Property Profile

Legend **EXHIBIT B**

- Street Labels
- Zoning Review Cases- IN REV
- Zoning Text



1: 2,400



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes