ZONING CHANGE REVIEW SHEET

CASE: C14-2022 DISTRICT: 1
7601 Cameron Rd.

ZONING FROM: GR-CO-NP TO: GR-MU-V-CO-NP

ADDRESS: 7601 and 7601-1/2 Cameron Road

SITE AREA: 1.60 Acres

PROPERTY OWNER: Area 51st, LLC (Trevor Titman) AGENT: Drenner Group, PC (Leah Bojo)

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

STAFF RECOMMENDATION:
Staff supports the Applicant's request for rezoning to GR-MU-V-CO-NP. The conditional overlay states:
A 25-foot wide vegetative buffer shall be provided and maintained along the eastern property line of the tract. Vegetative screening within the buffer zone must comply with the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the vegetative buffer zone are limited to screening, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:
November 8, 2022:

CITY COUNCIL ACTION:
December 8, 2022:

ORDINANCE NUMBER:

ISSUES:
No issues at this time.

CASE MANAGER COMMENTS:
The subject property is located on the east side of Cameron Road Approximately 500 feet south of the eastbound frontage road of Anderson Road / US 183. The undeveloped property is mostly open, with several trees on the southern and eastern portions of the tract. The property is currently zoned GR-CO-NP, with the conditional overlay requiring a vegetative buffer along the eastern boundary of the property. The Applicant does not propose removing the conditional overlay. North of the property are single family residential properties SF-5-NP, SF-3-NP and RR-NP. The RR-NP zoned area is adjacent to Buttermilk Branch Creek; the RR-NP encompasses the 100- year floodplain and creek buffers. Further north, at the intersection with the frontage road, is property zoned CS-NP that contains limited restaurant, limited retail, and a gas station. East of the property is the single family neighborhood of Coronado Hills, which is zoned SF-3-NP. Southwest of the property, along Cameron Road, are GR-NP properties that contain a mix of office and commercial uses. Across Cameron Road to the west are properties zoned GR-NP, GR-CO-NP and SF-3-NP that are developed with daycare and single family uses. Also to the west is property zoned MF-3-NP that is developed with multifamily residences. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***

Staff has received correspondence regarding the rezoning request. ***Please see Exhibit C- Correspondence.***

Staff supports the rezoning request with the addition of the conditional overlay listed on Page 1. Cameron Road is an ASMP Transit Priority Network and has several Capital Metro bus routes. It is also an Imagine Austin Corridor. Cameron Road in this area has a mix of office, commercial and residential uses. CS-MU-V-CO-NP allows a range of uses, and the addition of V/VMU allows for the possibility of adding affordable housing units in the area.

BASIS FOR RECOMMENDATION
1. The proposed zoning should be consistent with the goals and objectives of the City Council.
2. Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.
3. Zoning changes should promote a balance of intensities and densities.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR-CO-NP	Undeveloped
North	SF-3-NP, SF-5-NP, RR-NP, CS-NP	Single family residential, Restaurant- limited, Retail-limited
South	GR-NP	Mix of office, retail, personal services, etc. uses
East	SF-3-NP	Single family residential
West	GR-NP, GR-CO-NP, SF-3-NP, MF-3-NP	Daycare- commercial, Single family residential, Multifamily residential

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

TIA: Deferred to time of site plan, if required

WATERSHED: Buttermilk Branch Creek

NEIGHBORHOOD ORGANIZATIONS:

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

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0023.SH Anderson Creek Affordable Housing	LO-CO-NP and RR-NP to GR-NP	5/25/2021: To grant GR-NP	10/14/2021: To grant GR-NP
C14-2014-0135 Little Walnut Creek	GO-NP to GO-MU-NP	11/12/14: To deny GO-MU-CO-NP (CO limits trips to 2,000 v.p.d.)	4/2/2015: approve GO- MU-CO-NP (2,000 v.p.d. limit)- 1st rdg only (11-0) 6/11/2015: Indefinite postponement WITHDRAWN

EXISTING STREET CHARACTERISTICS:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
CAMERON RD	Corridor Mobility - Level 4	154 feet	124 feet	80 feet	Existing 4 feet sidewalks	Shared lane	Yes

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Buttermilk Branch 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.
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 on site control for the two-year storm.

Site Plan

SP1. Site plans will be required for any new development other than single-family or duplex residential.
SP2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
SP3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
SP4. The site is subject to compatibility standards due to the abutting SF-3-NP lot on the east property line and the abutting SF-5-NP lot on the north property line. There are also lots zoned SF-3-NP roughly 100ft from the western property line and 90ft from the southern property line.

Parks & Recreation

PR1: Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with GR-MU-V-CO-NP zoning, 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. The site has potential for connectivity to future parks and open space. As such, land may be required to improve connectivity in the area. Should any 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

ATD 1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic

generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

ATD 2. The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for CAMERON RD. It is recommended that 77 feet of right-of-way from the existing centerline should be dedicated for CAMERON RD according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

ATD 3. The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
CAMERON RD	Corridor Mobility - Level 4	154 feet	124 feet	80 feet	Existing 4 feet sidewalks	Shared lane	Yes

Water Utility

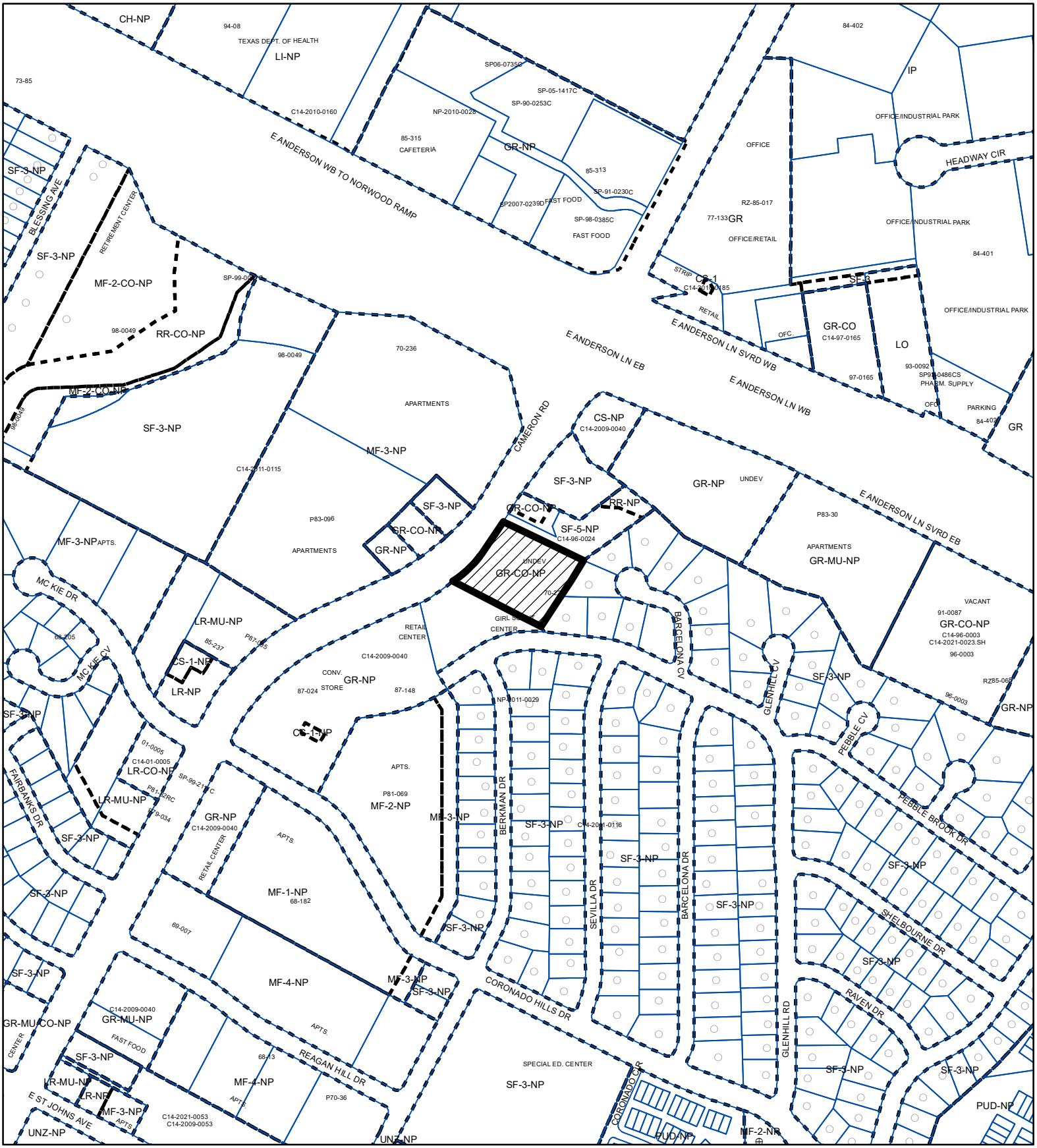
AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The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

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.

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
C. Correspondence



ZONING

ZONING CASE#: C14-2022-0094

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

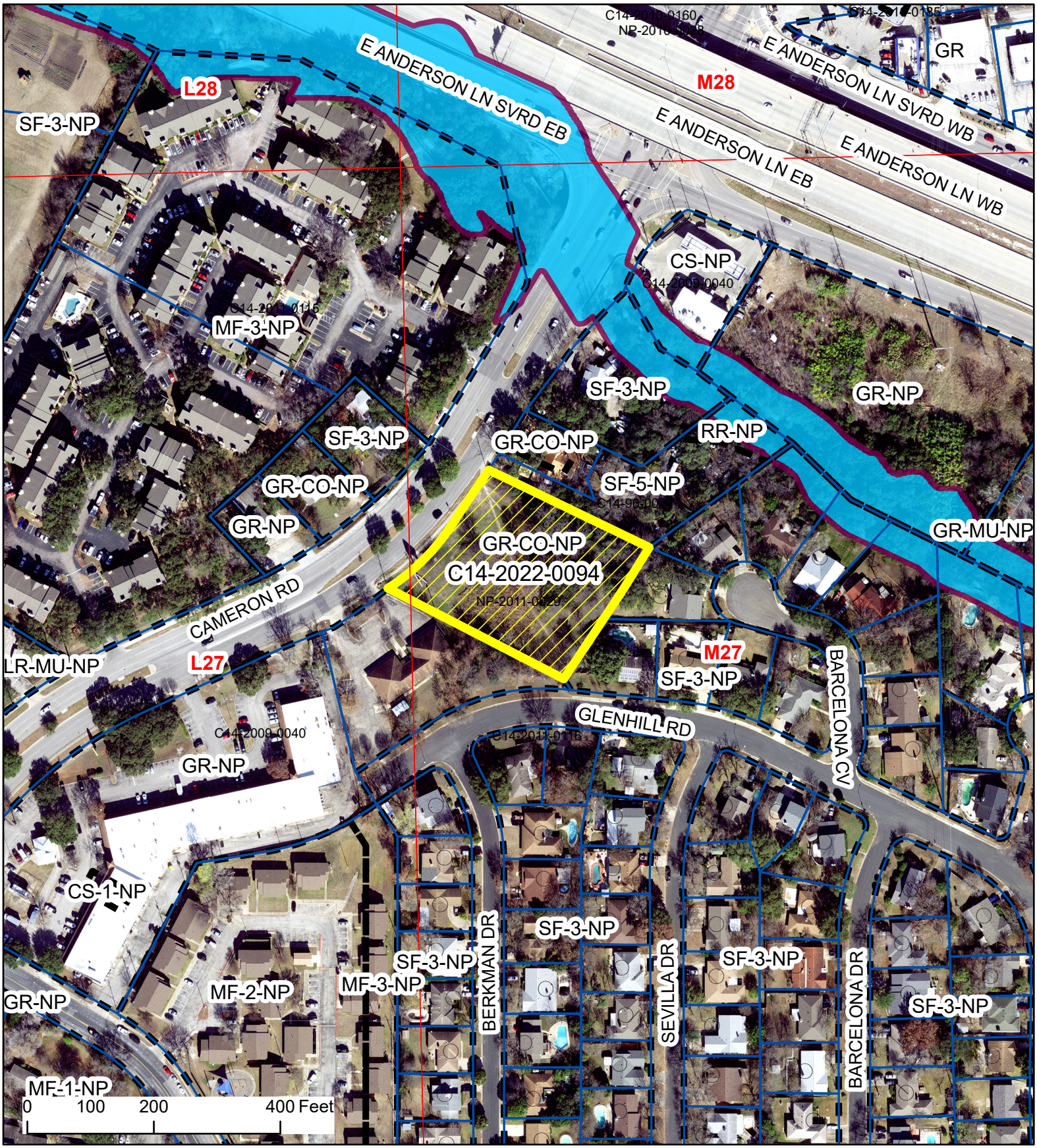
1 " = 400 '

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

CITY OF AUSTIN FOUNDED 1839

Created: 7/14/2022



N

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

7601 Cameron Rd

ZONING CASE#:	C14-2022-0094
LOCATION:	7601 and 7601 1/2 Cameron Rd
SUBJECT AREA:	1.6 Acres
GRID:	L27, M27
MANAGER:	Heather Chaffin

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 completeness.

Created: 11/2/2022

Leah Bojo
lbojo@drennergroup.com
512-807-2918

DRENNER GROUP

July 1, 2022

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 7601 Cameron Road – Rezoning application for the approximately 1.60-acre piece of property located at 7601 Cameron Road in the City of Austin, Travis County, Texas ("the Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning and Neighborhood Plan Amendment (NPA) application packages. The project is titled 7601 Cameron Road and is approximately 1.60 acres of land, located on the east side of Cameron Road between Coronado Hills Drive and East Anderson Lane (Highway 183). The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned GR-CO-NP (Community Commercial – Conditional Overlay – Neighborhood Plan). The requested rezoning is from GR-CO-NP to GR-MU-V-CO-NP (Community Commercial – Mixed Use – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan). The conditional overlay requires a 25-foot vegetative buffer zone on the eastern property line, where improvements are limited to screening, drainage, underground utility improvements, or other improvements required by the City of Austin, which we propose to keep. The Property is currently undeveloped, and the purpose of the rezoning is intended to provide a mix of uses by allowing additional residential density along a high-frequency transit corridor. This request is consistent with existing land use patterns, as the proposed dwelling units will mirror other similar typologies found in the Coronado Hills neighborhood.

The Property is located in the Coronado Hills Neighborhood Planning Area, part of the St. John / Coronado Hills Combined Neighborhood Planning Area (SJCHCNPA). Adopted April 26, 2012, the Future Land Use Map (FLUM) requires an amendment to change the designation from Commercial to Mixed Use. Accompanying the rezoning application is an NPA application. We have begun discussions about the project with the neighborhood contact team and plan to continue that communication through the entitlement process.

DRENNER GROUP

This proposed rezoning and neighborhood plan amendment aligns with the SJCHCNPA's Recommendation 193: While preserving the Residential Cores, use Mixed Use land use to facilitate a more pedestrian friendly development pattern in SJCHCNPA.

The Traffic Impact Analysis ("TIA") has been waived until site plan, per the attached TIA waiver dated April 7, 2022, and executed by Justin Good.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

Leah M. Bojo

cc: Jerry Rusthoven, Housing and Planning Department *(via electronic delivery)*
Joi Harden, Housing and Planning Department *(via electronic delivery)*
Heather Chaffin, Housing and Planning Department *(via electronic delivery)*
Maureen Meredith, Housing and Planning Department *(via electronic delivery)*

Gmail CHCRNA VP <chcrna.vp@gmail.com>

7605 Cameron Input for :Plan Amendment Case # NPA-2022-0029.01

2 messages

Precious Saldana <savitri.saldana@gmail.com> Sun, Oct 30, 2022 at 7:36 PM
To: Maureen.Meredith@austintexas.gov
Cc: chcrna.vp@gmail.com, board@chcrna.com, debra_sistrunk@att.net, chcrna.sec@gmail.com, davidmrisher@aol.com, blturek@sbcglobal.net

Regarding Plan Amendment Case # NPA-2022-0029.01 (To amend the future land use map (FLUM) from Commercial to Mixed Use land use.
Zoning Case # C14-2022-0094
Property addresses: 7601 and 7601 1/2 Cameron Rd

Hello Ms Meredith,

My name is Savitri Kumar. My husband Sam Cordova, and I own the following 3 adjoining properties located at: **7609 Cameron Rd**; along with owning **7603 &7605 Cameron Rd** for almost 25 years. These 3 properties border the creek; residential homes; 7601 vacant lots; and Cameron Rd. Our properties have lots of trees and vegetation which surround our home, creating a private parklike grounds for our family. The landscaping is maintained in its natural state with lots of trees, ground coverage, lots of natural greenery and heritage oaks; and has the potential for great serenity and family recreational enjoyment. These properties have always been used as a residence-- from the time the home was built in 1950.
Sam and I would like to strongly preserve these beautiful, natural vegetative settings that surround our family home--which may or may not be impacted by this development.

Sam and I have been traveling a lot (and will continue to in the coming year) and unfortunately, we missed the initial October 3rd meeting.

7603 & 7605 Cameron Rd are located both directly downhill; adjoining the 7601 property that is in consideration for rezoning.
We are glad that 7601 development is in the near future --primarily **a)**. for preventing the homeless from using the vacant land to traffick back and forth/causing fires down by the creek; and **b)**. to utilize the lot to benefit our neighborhood.
However, we do have questions that we think are of high importance to submit for discussion regarding the Mixed used development-- that is under consideration at your Nov 8th Planning Commission hearing meeting.

We humbly ask that these concerns/questions are fully addressed to optimize the interests of all parties involved; and that members of the Coronado Hills Neighborhood Association will voice and represent these concerns on our behalf to the Planning Commission.

1. FLOOD ZONE:
Since the property is in a flood zone; and both of our properties are adjoined to 7601-- on a downhill slope:
a). What are the present and future issues regarding: drainage; excavation; erosion; and foundation-- that may adversely affect our property-- when the impervious coverage of the building footprint and parking area is poured for the apartment complex?
b). What are the planned solutions if there issues do arise?

2. CITY RUNOFF
The city runoff runs through 7601; into; and across our 7603/7605 property creek which flows into the larger creek. How will any excavation or the development of any area of 7601 property affect the city runoff and more specifically--our 7603 & 7605 properties ?

2. RESIDENTIAL PRIVACY (SAFELY PRESERVE THE NATURAL PARKLIKE GROUNDS, SURROUNDING OUR FAMILY HOME):
- Since the building complex may be as high as 4 stories, how will our residential living privacy for our family and children be secured from the businesses and residents in the building complex and not have them **intruding** on our privacy? Being downhill from the development makes us very uncomfortable regarding our privacy. We would like to keep the existing, surrounding natural vegetation buffer/fencing in tact (this currently blends in with the natural vegetation/greenery which totally surrounds our entire RESIDENTIAL property; and preserve the natural beauty of the outdoors that we currently have).
-However the vegetation buffer will need to be accompanied by robust retaining walls, so it not only prevents people from easily coming onto our property from 7601; but it also prevents any entry or exit from the creek to 7601 or any neighboring properties.
(We have installed alarms and cameras that prevent the homeless from walking from the creek and coming through our property to get directly to Cameron Rd. At present, they may still be accessing Cameron Rd through the 7601 property.)

3. SAFETY! SAFTETY! SAFETY!:
Concerns about having a family apartment living at this location. This part of the Cameron Road Corridor is a High Crash Collision area!! There is a huge curve where cars speed on Cameron road and we have had numerous accidents, injuries and fatalities over the years. **MANY** vehicles have plowed into our front yard at 7605 Cameron Rd over the years. The latest accident was just several weeks ago where the car flipped onto our front yard; hit one of our parked vehicles and scattered batteries from the transformer which damaged part of our house !!!
Additionally, we have personally had two of our own vehicles TOTALLED, while turning into our driveway just in the last 4 years-- due to the speeders on Cameron Rd. Safety measures need to be put in place as there will be increased risks for pedestrians, especially children living in the apartments; as well as more people taking risks as they dart across Cameron Rd to get from one side to the other side to go to the bus stops. A traffic light should be lobbied for installation before the curve bends--to force traffic to slow down--especially if we are adding more residential units..

4. PARKING:
How many parking spaces are being planned for both the residents and the businesses? Will there be more than 23 units? How big is the building complex footprint?

5. PRESERVATION:
What about the two huge Oak trees that have already been tagged by the Austin Arborist? I believe they are Heritage Oaks? How will it be preserved as the development moves forward?

I have copied members of the Coronado Hill Neighborhood Association in an effort to highlight and share our potential issues with the 7601 development. (Thank you Coronado Hills Neighborhood Association members for your kind assistance in representing us.)

Lots of Blessings,

Savitri Kumar & Sam Cordova
7605 Cameron Rd, Austin TX 78752
512-680-5847

"A Joyful and Godly Woman, daily relinquishing control to God and allowing His Perfect Love to flow through her life."
Big Picture Mission: "Changing Lives: Leaving no one behind!"
Personal Mission: "To shepherd the lost and broken spirits into the POWER of God's healing love."

Meredith, Maureen <Maureen.Meredith@austintexas.gov> Mon, Oct 31, 2022 at 9:09 AM
To: Precious Saldana <savitri.saldana@gmail.com>
Cc: "chcrna.vp@gmail.com" <chcrna.vp@gmail.com>, "board@chcrna.com" <board@chcrna.com>, "debra_sistrunk@att.net" <debra_sistrunk@att.net>, "chcrna.sec@gmail.com" <chcrna.sec@gmail.com>, "davidmrisher@aol.com" <davidmrisher@aol.com>, "blturek@sbcglobal.net" <blturek@sbcglobal.net>

Precious:

I have forwarded your email to the applicants so they can respond to your concerns. When I hear back from them, I will forward their response to you. If it's OK for me to give them your email so they can communicate with your directly, please let me know.

Maureen

From: Precious Saldana <savitri.saldana@gmail.com>
Sent: Sunday, October 30, 2022 7:37 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: chcrna.vp@gmail.com; board@chcrna.com; debra_sistrunk@att.net; chcrna.sec@gmail.com; davidmrisher@aol.com; blturek@sbcglobal.net
Subject: 7605 Cameron Input for :Plan Amendment Case # NPA-2022-0029.01

*** External Email - Exercise Caution ***

[Quoted text hidden]

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Gmail **CHCRNA VP <chcrna.vp@gmail.com>**

Re: Letter of Recommendation Re: Proposed mixed use at 7601 and 7601 1/2 Cameron Rd

1 message

Rob Halverson <robhalvey@gmail.com> Fri, Oct 28, 2022 at 3:00 PM
To: chcrna.vp@gmail.com
Cc: board@chcrna.com, Debra Sistrunk <debra_sistrunk@att.net>, CHCRNA Secretary <chcrna.sec@gmail.com>, David Risher <davidmrisher@aol.com>, Bonnie Turek <blturek@sbcglobal.net>, savitri.saldana@gmail.com

Hello Coronado Hills neighbors,

The city has invited letters of recommendation re: application to rezone the lot at 7601 Cameron Rd. They are due Tue Nov 1 in order to be included in the case report at the Planning Commission on Tue Nov 8. I have included here my letter and 3 reasons I am not supporting the proposed Drenner plan to rezone at this time. Please feel free to send your own letter if you feel like it. It seems like the input of nearby neighborhood residents will be considered by the Commission.

Thank you
Rob Halverson
7600 Cameron Rd

To:The Planning Commission
Re: NPA-2022-0029.01_7601 Cameron Rd

Hello

My name is Rob Halverson and I have resided and raised a family at 7600 Cameron Rd since Dec 2004. Our home, built in 1943, is zoned "SF-3-NP" and is located directly across Cameron Rd from the 7601 Cameron Rd lot being considered for rezoning. Our property is approximately 110' from the **southwest corner** of that lot.

PROPOSED STRUCTURE HEIGHT

In my recent email correspondence with developer Drenner rep Leah Bojo, it is stated by Bojo that "...The City has Compatibility regulations to limit height and require setbacks for commercial and multifamily buildings near single family homes. These regulations limit buildings on this site to a maximum of 3 stories on most of the lot and **4 stories on the southwest portion, along Cameron Rd**."

Referencing to the current City of Austin "Compatibilty: Height and Setbacks Chart" https://www.austintexas.gov/sites/default/files/files/Planning/compatibility_hgt_setbks.pdf , as can be seen on the linked document, the distance of 100' between the buildings require "maximum height of 40 feet or 3 stories" with an "..increase of one foot of height per 10 feet of setback up to 200 feet distance..' This would make **a four story structure built that close to our home incompatible with City of Austin ordinances.** I am concerned that a four story building 110 feet from my family's home would allow its tenants to observe directly into our property from four stories high, at close proximity.

TRAFFIC IMPACT ANALYSIS WAS WAIVED

In the Drenner Group Application Package, it is noted that "Traffic Impact Analysis ("TIA") has been waived until site plan, per attached TIA waiver dated April 7, 2022, and executed by Justin Good".

(https://abc.austintexas.gov/attachment/attachmentDownload.jsp?p=rhL9yeJHMmXIDrwU3LL3AFBwFLV65IRDCyDzWVJSaG2XHY5IZXQyOP5dOrg9oK7PQBW3qOlKPEQltLD61BBnqNBpoV%2BL1KZtp02xKllK8j%2FPjzdNPcw8mBI94pWVl%2F8m)

I feel this is an important, possibly crucial data set that is presently being waived during the consideration process to rezone. Since 2011 we have documented 11 traffic accidents (the ones we have personally seen) involving north bound speeding cars overtaking the sidewalk at 7601 Cameron Rd and rolling either into the 7601 lot itself or continuing through the lot and flipping in the downhill yard at 7605 Cameron Rd. At least 3 of these incidents have resulted in the death of a passenger (2 times) or a pedestrian killed on that sidewalk (Sept 2015). Also a pedestrian was hit and critically injured on that sidewalk by a speeding vehicle (Oct 2014).

In 2016 we contacted Nathan Aubert at Austin Transportation Dept, and his team changed a speed limit sign nearby and installed a couple "arrow left" signs.(SR #16-00126351). Even considering those changes, uncontrolled speeding is still very much present at 7601 Cameron Rd, as demonstrated most recently by an auto leaving the road at high speed, **just 2 months ago,** that clipped the telephone pole at 7601 Cameron Rd, breaking it in half at its base and pulling down communication wires in the area for numerous days. That car was flipped into 7605 Cameron Rd and the driver fled on foot.

Adding potentially hundred(s) of people daily needing to get in and out of a 7601 Cameron Rd parking lot (if it is rezoned multi-use with **23 apartment units** in addition to a bottom floor of businesses) at that specific strip of super dangerous traffic will require a serious look at how realistic it will be to control traffic speed at that stretch of road.

PEDESTRIANS AND BUS STOPS
Currently it is almost impossible to cross Cameron Rd at 7601 on foot without breaking into a jog, as cars are approaching this area at 45 to 60 MPH at all times of day. This situation would prohibit the ability of any pedestrian tenant of 7601 Cameron Rd safely needing to get to/from the Austin Metro southbound bus stop directly across Cameron Rd from 7601.

I am in support of more housing in Austin and I am aware that further development is iminent in this area.

However because of the scope of the Drenner Group's plan to (1) greatly increase tenant numbers, (2) the proposed structure height in close proximity to our home, and the (3) waiving of an in depth T.I.A. during this application process to rezone, I am presently opposed to rezoning NPA-2022-0029.01_7601 Cameron Rd. We cannot accept even one more fatality or critical injury in this area due to an incomplete or rushed review process to rezone 7601 Cameron Rd.

Thank You
Rob Halverson
7600 Cameron Rd
Austin TX 78752
512.296.9533

On Fri, Oct 21, 2022 at 11:53 AM Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:

> Dear Coronado Hills NPCT, Coronado Hills/Creekside NA and Interested Parties:
>
> NPA-2022-0029.01_7601 Cameron Rd is scheduled for the November 8, 2022 Planning Commission hearing date. If you would like to include a letter of recommendation in the staff case report, please email it to me ***no later than Tuesday, Nov. 1, 2022 by 4:30 pm.*** If I get it after that date and time, it will not be in the staff report, but will submitted as late material to the Planning Commission.
>
> Thanks.
>
> Maureen

Maureen Meredith, Senior Planner

Inclusive Planning Division

Housing and Planning Department

Office: (512) 974-2695

Schedule: M-Th, 8 AM – 6:30 PM

Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link:https://bit.ly/HPDLobbyingForm

Please note that all information provided is subject to public disclosure. For more information please visit: City of Austin Ordinance 2016-0922-005 | City Clerk's website | City Clerk's FAQ's

Gmail CHCRNA VP <chcrna.vp@gmail.com>

NPA-2022-0029.01_7601 Cameron Rd

3 messages

hardin1119@aol.com <hardin1119@aol.com> Fri, Oct 21, 2022 at 3:34 PM
Reply-To: hardin1119@aol.com
To: "Maureen.Meredith@austintexas.gov" <Maureen.Meredith@austintexas.gov>
Cc: "chcrna.pres@gmail.com" <chcrna.pres@gmail.com>, "chcrna.vp@gmail.com" <chcrna.vp@gmail.com>

Good day,

I am Errol Hardin, property and home owner of 7613 Barcelona Cove, Austin Texas 78752. The property pending consideration, 7601 Cameron Road, abuts my property at the southwest corner of my lot. The property is not suited for the scope of project proposed for a number of reasons, which I will itemize below:

1. The property is a primary channel for a natural spring that feeds Buttermilk Creek. It has marginal flow year round and transitions to flash flood with minimum rainfall and catastrophic flow with significant rainfall. The introduction of barriers in the natural system place the properties or 7612 and 7613 Barcelona Cove in jeopardy, due to the propensity of flooding. Historic events as far back as the Memorial Day flood of 1981 and the two October floods during the 2000's resulted in the majority of that lot and the back portion of the lot at 7605 being covered by aggressive flow, because Buttermilk Creek was at flood stage. The water was within 10 feet of the common property line I share with 7605 Cameron Road.
2. The property is home to a heritage Live Oak tree that is hundreds of years old. Based on the span of the canopy, the root system of the tree no doubt spans the entire lot.
3. The stretch of Cameron Road between US183 (E. Anderson Lane) and St. Johns Ave is a deadly stretch with the existing curb cuts from the Cameron Oaks Plaza, Firefighters' Union, and other entrees. Adding mixed use or vertical mixed use to this section between Coronado Hills Drive and US183 will exacerbate the risk of serious injury and death exponentially.
4. The property abuts single family residential lots and is not compatible as proposed. Although the property fronts on Cameron Road, which suggest compatibility, there is insufficient buffer between the neighborhood at the rear and southwest side. Neighbors will lose privacy and will likely have grease traps and commercial dumpsters in closest proximity to our properties.

My request is that the City purchase the property at a fair market value to create a natural wet zone to protect the water quality of Buttermilk Creek and Little Walnut Creek into which it feeds, similar to the work that has been done just west of the intersection of Oak Springs and Airport Blvd, and the tributary that runs amidst Pershing Drive. If, the City opts otherwise, I oppose the proposed changes and request neighborhood office with minimum footprint to protect the heritage live oak, natural springs, and neighborhood quality of life. I may be reached at 512-563-9018 or hardin1119@aol.com for further comment and discussion.

Thank you

Errol L. Hardin

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hardin1119@aol.com <hardin1119@aol.com> Sat, Oct 22, 2022 at 9:51 AM
Reply-To: hardin1119@aol.com
To: "Maureen.Meredith@austintexas.gov" <Maureen.Meredith@austintexas.gov>
Cc: "chcrna.pres@gmail.com" <chcrna.pres@gmail.com>, "chcrna.vp@gmail.com" <chcrna.vp@gmail.com>

Additionally,

The Cameron Oaks Plaza shopping center at 7517 Cameron Road, which is 100% impervious cover was built in 1986, which is five years after the catastrophic Memorial Day Flood of 1981. 7601 Cameron Road is a vital natural conduit for abating flood waters. Please have a hydrologist study the property before acting on this item.

[Quoted text hidden]

Meredith, Maureen <Maureen.Meredith@austintexas.gov> Mon, Oct 24, 2022 at 10:53 AM
To: "hardin1119@aol.com" <hardin1119@aol.com>, "chcrna.pres@gmail.com" <chcrna.pres@gmail.com>, "chcrna.vp@gmail.com" <chcrna.vp@gmail.com>
Cc: "Chaffin, Heather" <Heather.Chaffin@austintexas.gov>

Thank you for you comments. I've forwarded them to the zoning case manager, Heather Chaffin.

Maureen

From: hardin1119@aol.com <hardin1119@aol.com>
Sent: Saturday, October 22, 2022 9:52 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: chcrna.pres@gmail.com; chcrna.vp@gmail.com
Subject: Re: NPA-2022-0029.01_7601 Cameron Rd

*** External Email - Exercise Caution ***

[Quoted text hidden]

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

October 31, 2022

From: Anna and Benjamin Grimes
7612 Barcelona Cv
Austin, TX 78752
arreynal@gmail.com

To: City of Austin
Housing and Planning Department
Case Number: NPA-2022-0029.01
Contact: Maureen Meredith
512-974-2695
Maureen.Meredith@austintexas.gov
Public hearing: November 8, 2022 - Planning Commission

Dear Ms. Meredith and the members of the City of Austin Housing and Planning Department,

We are the owners of 7612 Barcelona Cv, Austin, TX. Our property abuts 7601 and 7601 ½ Cameron Rd, Austin, TX on the eastern property line.

First, we would like to acknowledge and appreciate that the applicant intends to keep the Conditional Overlay that requires a 25 foot vegetative border along the eastern property line. We unequivocally support this part of the application.

However, we also have concerns about the rezoning of this property from Commercial to Mixed Use, and recommendations on how to move forward.

Concerns:

Our concerns regarding the rezoning of 7601 and 7601 ½ Cameron Rd include:

- Waiving the Traffic Impact Analysis study before rezoning
- Environmental impacts related to
    - Impervious cover and run-off
    - Protecting the urban forest to reduce the effects of
        - the urban heat island
        - Noise and air pollution from the three highways that border the Coronado Hills Neighborhood

With regard to the waiver of the Traffic Impact Analysis, we would like to recommend that the Planning Commission considers the impacts of traffic on Cameron Rd before rezoning this property to Mixed Use. The location of this property has the potential to create unsafe or nearly unnavigable traffic hazards for future residents of the property traveling Southbound on Cameron Rd or onto Northbound 183, as there are three lanes of cross-traffic, traveling

downhill, around a turn, and frequently above the posted speed limit, to navigate across in both situations. This, in addition to the already hazardous conditions that exist on Cameron Rd - the number of accidents (signs already note that this section of Cameron Rd is a high crash roadway), the lack of bike lanes and crosswalks for pedestrians, the traffic backups at rush hours, the high speed of current traffic, the lack of visibility around the curve just south of the 183 overpass, and the disregard for the No U-Turn signs - deserves consideration before rezoning this property.

The environmental impacts noted above apply to both the current zoning of this property and any future rezoning. We would like to note that Section 3 of the City of Austin Environmental Criteria Manual lays out the City's goals of preserving the urban forest. There are multiple stated goals about preserving and improving the natural spaces in the neighborhood in the City's most recent SJCH Neighborhood Plan (approved in 2012; of important note is page 50, Objectives P.8 and P.9, with special attention to Recommendation 142).

The current state of 7601 and 7601 ½ Cameron Rd is a vacant lot that is undeveloped, covered with trees, including at least one very large heritage live oak, and other native vegetation. In its current state, the trees provide shade (vital to reducing the urban heat core - of which the Coronado Hills and St. John's neighborhoods are listed in the top 20% of the Heat Priority Index based on data from NASA Develop, meaning that our neighborhoods are some of the most vulnerable to the effects of increasing heat within the city), and a natural habitat. They also provide a much-needed buffer against the noise from highway 183, and are essential to mitigating the air pollution from the highways that surround our neighborhood.

Additionally, the natural state of this lot provides much needed permeable land for water to drain, as it is located directly downhill from the large amounts of impervious cover of Northeast High School, The Mac Clifton Center, Val Dor 2 apartment complex, and the Cameron Oaks shopping center (all of which have little to no natural vegetation). During large rain events, water runs down Berkman Drive into a natural drainage ditch that continues onto the south side of this property, often running over the storm drains and culverts designed for diverting that water. There is also topographical and anecdotal evidence that indicates there is an underground spring located on this property, that feeds into Buttermilk Creek during seasons of heavy rain. For all of these reasons, we have concerns that increasing the impervious cover on the property in question could lead to flooding on neighboring properties during non-drought weather patterns. Finally, preserving and restoring the Buttermilk Creek watershed is also listed as an area of improvement in the SJCH Neighborhood Plan (page 52).

Recommendation:

We recommend that a Traffic Impact Analysis be completed before a zoning change is confirmed.

Without knowing the full scope of how this property might be used in the future, we generally advocate against changing the zoning to Mixed Use, based on the issues raised above.

However, we would like to recommend to the Planning Commission that the goals and needs of the current applicant and the neighborhood might both be met by amending the Conditional Overlay to increase the amount of the vegetative border to 100 feet on the the Northeast and Southeast property lines (that border 7603/7605 Cameron Rd, 7612 Barcelona Cv, and 7523 Glenhill Rd), as this is the most heavily vegetated and forested area of the property.

We feel that the value of undeveloped, natural spaces, like the property at issue, to benefit all residents in our neighborhood is dramatically increasing as the area continues to transition and grow. This is one of several undeveloped parcels of land that border our neighborhood that is being pursued for high-density housing, and we do feel that this property, because of its unique natural features and location, calls for some measure of preservation. Our recommendation is to consider the rezoning of this property in light of the SJCH Neighborhood Plan, Objective P.9, Recommendation 142:

> *"...As our understanding increases about the important contributions our urban forests make to our cities and communities in filtering pollutants, sequestering carbon, absorbing storm water run-off, reducing energy costs, and overall increasing property values and improving quality of life, we recognize the need to quantify our trees and assess their economic value. Because the economic benefits of our urban forest are often discounted or ignored in development decisions, it is vital that we be able to evaluate benefits in order to move trees to the fore of the planning process."*

For this reason, we recommend that the Housing and Planning Department considers all options - including the impacts of future development along this corridor - that would make traffic along Cameron Road safer for all, and preserve permeable land and urban forest. For the property at 7601 and 7601 ½ Cameron Road, we recommend a use that provides the community the most benefit AND protects the valuable natural spaces that are dwindling in our neighborhood.

Thank you for your consideration.

Sincerely,
Anna and Ben Grimes

November 2, 2022

FROM: Coronado Hills / Creekside Neighborhood Association
PO Box
Austin Texas, 78752

TO: City of Austin Housing & Planning

The following is the **Coronado Hills / Creekside Neighborhood Association (CH/CNA)** response for rezoning case: NPA-2022-0029.01

The official vote for CH/CNA to support or object to the rezoning request has been delayed. The residents have requested substantive information from the Drenner Group **before** voting. See our Future Land Use criteria in our adopted Neighborhood Plan for our agreed-upon zoning for 7601 Cameron Rd.

CH/CNA acknowledges and appreciates the effort the Drenner Group representatives have exhibited through their participation in several neighborhood meetings. They have been proactive and responsive to our questions and concerns, and willing to consider our conversation starters:

1. Vegetation buffer
2. Concrete/Stone Noise Wall (min. 8')
3. "NO access" via Glenhill Rd.

To date, neighbors have not received substantive information on the proposal the developer is *most likely* considering. The Drenner Group's answers are contingent on multiple factors which they aren't able to share.

And, although we've tried to understand their position, we are frustrated by the number of unanswered questions. We're being asked to "trust" them, but they are being deliberately vague and noncommittal. Thus, our lack of trust in the process.

The neighborhood recognizes the likelihood the property will be developed soon and we are eager to support development that values:

- Housing options that maximize SAFETY for all road users
- Environment protection from short-sighted planning goals

Below are the concerns about the reasonable development of 7601 Cameron that CH/CNA residents hope will be sincerely addressed:

● **Safety! Human Life Protection** - need for a Traffic Impact Analysis in that area. Many fatal accidents and constant vehicle crashes. Too dangerous for pedestrians.
● **Flooding & Stormwater Runoff** - impervious cover increases flooding possibilities. That area has the propensity to flood. See City records for documentation.
● **Irreparable Erosion to Buttermilk Creek** - the City STILL hasn't addressed years (decades) of concerns and alarms regarding the erosion and (mostly man-made) damage of the creek.

• **Heritage Vegetation** - that area has historical Live Oak trees and vegetation. The protected land use and need for a City Park have been repeatedly requested. This neighborhood doesn't have a City park that is easily or safely accessible on foot.
• **Compatibility Concerns** - the neighboring properties are not compatible (in multiple ways) and resident privacy concerns will increase anxiety and actions about safety.

It's our understanding the Planning Commissioners will receive a pack with recommendations and requests from various stakeholders. We ask that you **please READ** the Concerned Citizen Letters from the most impacted families:

Last Name:	**Most Impacted Properties**
Grimes	7612 Barcelona Cove
Hardin	7613 Barcelona Cove
Halverson	7600 Cameron Rd
Saldana/Kumar	7603 Cameron Rd
Saldana/Kumar	7605 Cameron Rd
Saldana/Kumar	7609 Cameron Rd

Sincerely submitted,

The CH/CNA Board

c/o Cheryl Thompson
CH/CNA Vice President
CH/CNA District & Development Lead-Contact
CHCRNA.VP@gmail.com

www.CHCRNA.com