NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: St. John/Coronado Hills Combined

CASE#: NPA-2022-0029.01 **DATE FILED**: July 22, 2022 (In-cycle)

PROJECT NAME: 7601 Cameron Road

PC DATE: January 10, 2023
December 13, 2022 (meeting canceled)
November 8, 2022

ADDRESS/ES: 7601 and 7601 ½ Cameron Road

DISTRICT AREA: 1

SITE AREA: 1.60 acres

OWNER/APPLICANT: Area 51st, LLC

AGENT: Drenner Group, PC (Leah Bojo)

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial **To:** Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2022-0094
From: GR-CO-NP **To:** GR-MU-V-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: April 26, 2012

CITY COUNCIL DATE:

December 8, 2022 **ACTION:** Postponed by staff to the January 26, 2023 hearing

January 26, 2023 **ACTION:**

PLANNING COMMISSION RECOMMENDATION:

January 10, 2023 –

November 8, 2022 – Motion to grant the Neighborhood's request for a postponement to the December 13, 2022 was approved on the consent agenda. [C. Hempel – 1st; J. Shieh – 2nd] Vote: 11-0. [R. Schneider absent. One vacancy on the dais]. ***Note: The December 13, 2022 hearing was cancelled by the Planning Commission on November 15, 2022. This case was re-notified for the January 10, 2023 PC hearing date.***

STAFF RECOMMENDATION: Staff supports the applicant's request for Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request to change the land use from Commercial to Mixed Use because the property fronts on Cameron Road an activity corridor where mixed use is appropriate. The proposed project is 23 multifamily units with ground floor retail. Ten percent of the residential units will be available to people earning 60% MFI for a proposed three units.

Below are sections from the neighborhood plan that supports the applicant's request.

LAND USE GOAL

- **Promote a land use pattern that benefits everybody in the SJCHCNPA by enhancing neighborhood character, sense of community, pedestrian-friendliness and connectivity to neighborhood-serving amenities.**

Objective L.6: Support community oriented business development along major commercial corridors.

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.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY
Commercial -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent

homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

Purpose

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;

2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;

3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;

4. Create viable development opportunities for underused center city sites;

5. Encourage the transition from non-residential to residential uses;

6. Provide flexibility in land use standards to anticipate changes in the marketplace;

7. Create additional opportunities for the development of residential uses and affordable housing; and

8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;

2. Establish compatible mixed-use corridors along the neighborhood's edge

3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);

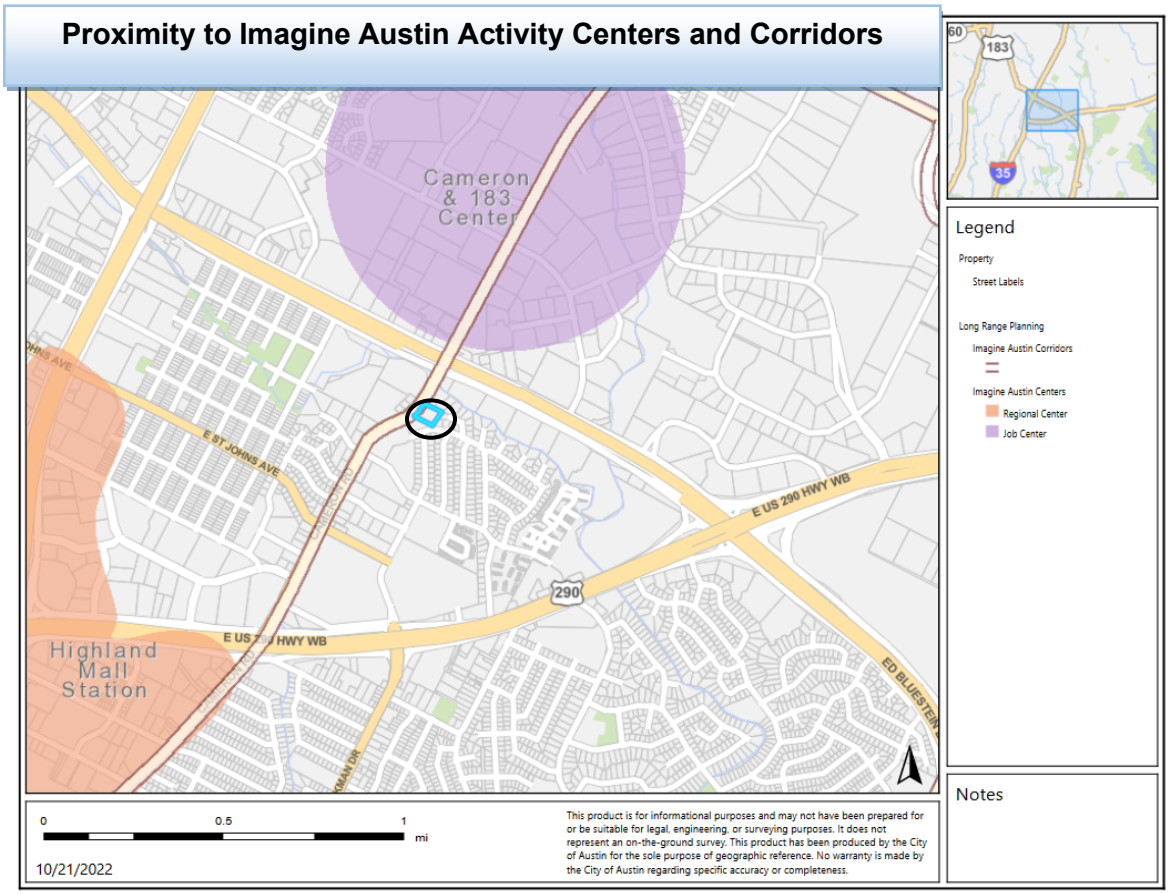
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;

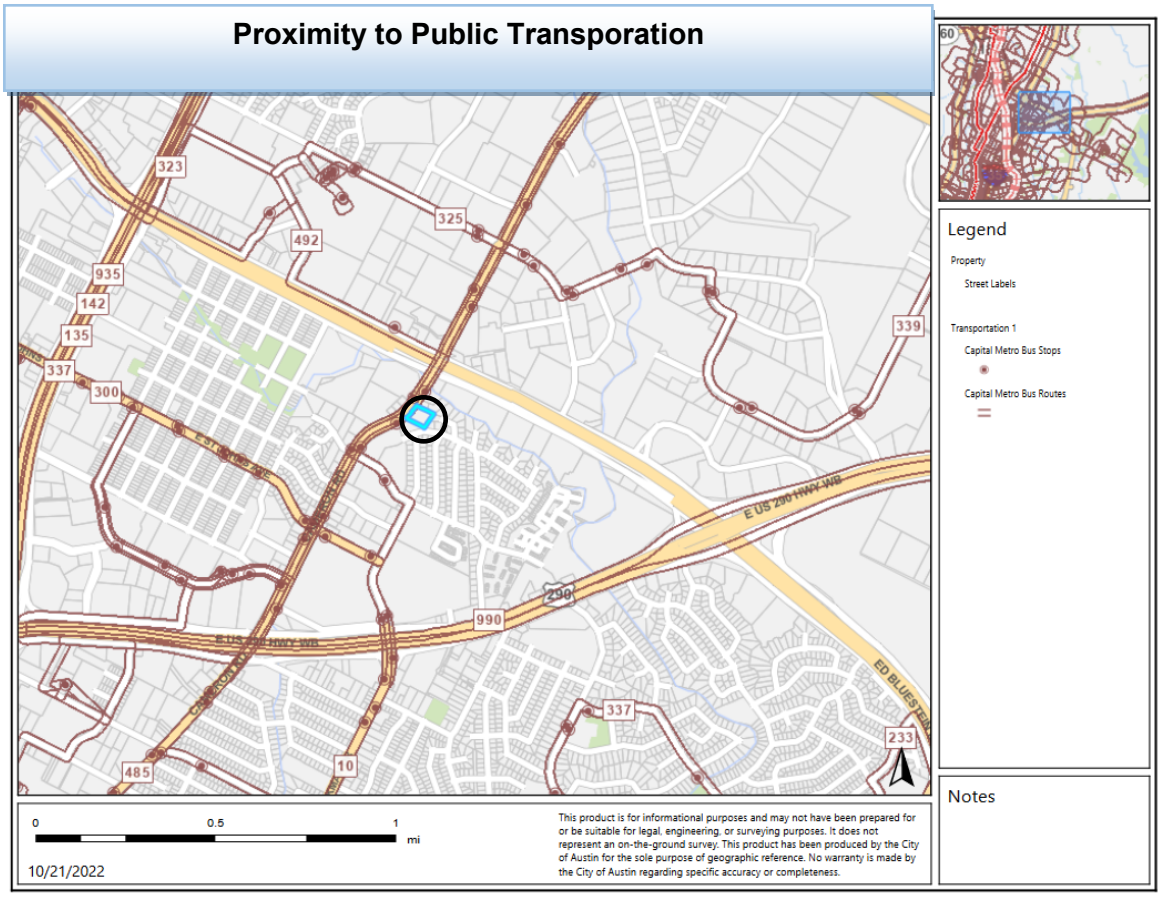
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and

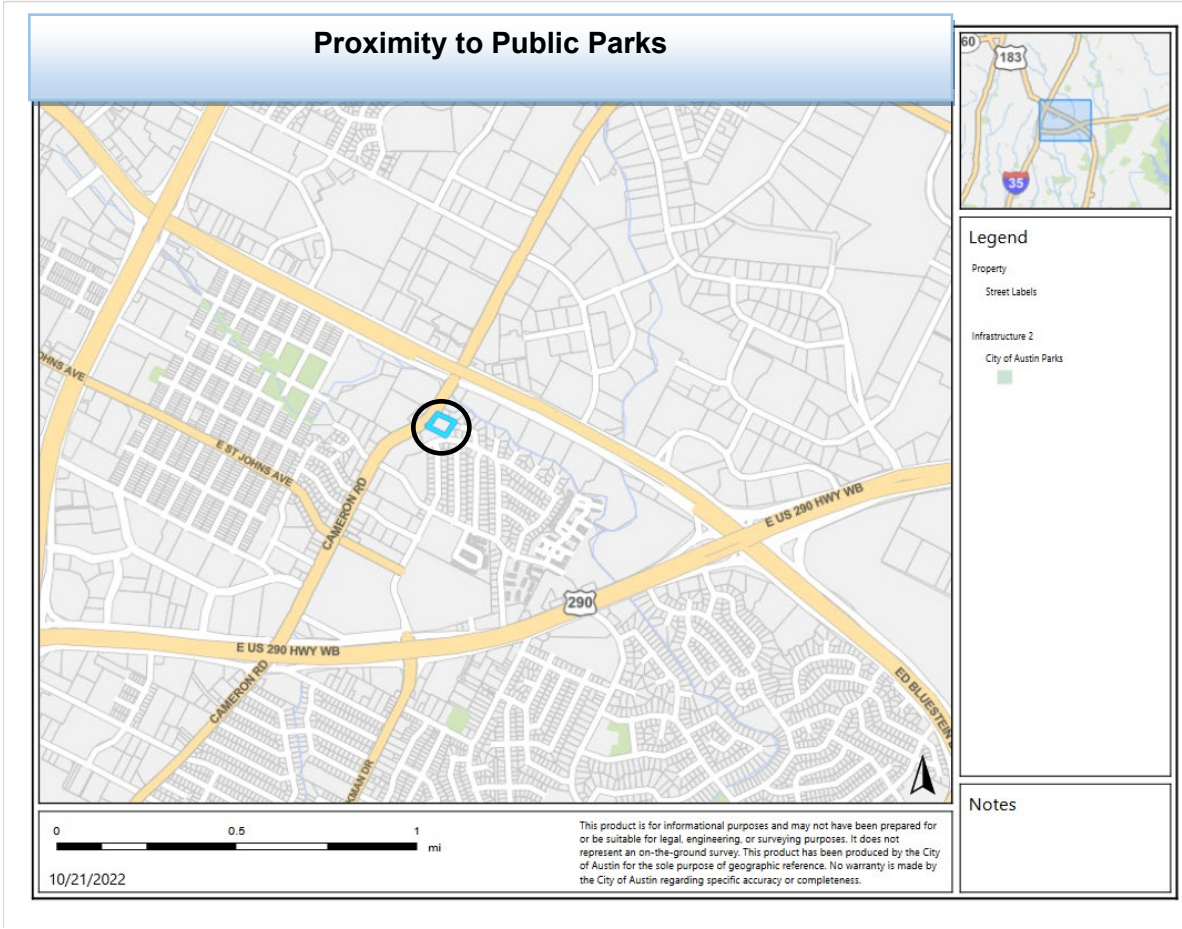
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Yes	**Imagine Austin Growth Concept Map:** Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center:** • Cameron Road is an activity corridor
Yes	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station. • There is public transportation on Cameron Road
Yes	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane. • There are sidewalks along Cameron Road
Yes	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center. • There are numerous businesses along Cameron Road
Yes	**Connectivity and Food Access**: Provides or is located within 0.50 miles of a grocery store/farmers market. • La Hacienda Market is 0.2 miles from the property. Lone Star Family Market #2 and La Michoacana Meat Market are approximately 0.6 miles south
	Connectivity and Education: Located within 0.50 miles from a public school or university. • Northeast Early College High School is 0.7 miles • JJ Pickle Elementary School 0.8 miles
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • Virginia L. Brown Recreation Center is 0.8 miles
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Yes	**Housing Affordability**: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. • Applicant proposes three affordable units at 60% MFI
Yes	**Housing Choice**: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. • Applicant proposes three affordable units at 60% MFI

Yes	**Mixed use**: Provides a mix of residential and non-industrial uses. • Proposed project includes ground floor retail and multifamily units.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). • St. John Branch Public Library 0.8 miles
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
8	**Number of "Yes's"**
Imagine Austin Priority Program PUD Specific Bonus Features	
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
	Total Number of "Yes's"


Proximity to Imagine Austin Activity Centers and Corridors
Cameron & 183 Center
Highland Mall Station
E ST JOHNS AVE
E US 290 HWY WB
290
ED BLUESTEIN
Legend
Property
Street Labels
Long Range Planning
Imagine Austin Corridors
Imagine Austin Centers
Regional Center
Job Center
Notes
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10/21/2022
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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


Proximity to Public Transporation
323
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E US 290 HWY WB
ED BLUES
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Transportation 1
Capital Metro Bus Stops
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10/21/2022
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IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also 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. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on July 22, 2022 which is in-cycle for neighborhood planning areas located on the east side of IH-35.

The applicant proposes to change the future land use map from Commercial to Mixed Use.

The applicant proposes to change the zoning from GR-CO-NP (Community Commercial district – Mixed Use combining district – Conditional Overlay combining district – Neighborhood Plan combining district) to GR-MU-V-CO-NP(Community Commercial district – Mixed Use combining district – Vertical Mixed Use Building combining district - Conditional Overlay combining district – Neighborhood Plan combining district) for a mixed use development to include ground floor retail, 23 multifamily residential units with 10% (three units) affordable at 60% MFI. For more information on the proposed zoning, see case report for C14-2022-0094.

PUBLIC MEETINGS: The ordinance- required community meeting was virtually held on October 3, 2022. The recorded meeting can be viewed at https://www.speakupaustin.org/npa. Approximately 630 community meeting notices was sent to people who rent or own property within 500 feet of the subject tract, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended the meeting, Maureen Meredith and Mark Walters from the Housing and Planning Department. Two people representing the property owner attended, Leah Bojo and Drew Raffaele from Drenner Group and six people from the neighborhood attended the meeting.

Leah Bojo, Drenner Group, made a presentation, which is provided in this report. Below are highlights from her presentation:

- Property is 1.6 acres and is currently vacant.
- Cameron Rd is an Imagine Austin activity corridor and future core transit corridor
- We will keep the 25-foot vegetative buffer.
- Request is to add VMU overlay and change FLUM Commercial to Mixed Use
- Proposed Building will have 23 MF units, three-stories with ground floor pedestrian uses.
- With VMU will provide10% of the units at 60% MFI which will be three affordable units.
- We will provide street scape improvements
- Only access will be on Cameron Road

- Meets the goals of the neighborhood plan

Q: Do you proposed three-story or four-story building?
A: Right now we are looking at a three-story building, but at the southwest corner of the property there is a possibility for a four-story building, although that's not what we're planning on.

Q: Can you clarify what you mean by "more intense" on slide seven?
A: I was describing the transition between the less intense uses being the single-family homes behind the property and the more intense uses that would be in the building proposed on Cameron Road.

Q: Your property stops right at Glenhill Road. Is it safe to say you will not have access to Glenhill Road?
A: We will not access Glenhill Road.

Q: What is the notification if you plan to change your development plans?
A: For the access question on Glenhill Road, we can put it in a zoning ordinance that prohibits access to Glenhill Road. We would have to check with the City to do that, but if they don't allow it we can put it in a private restrictive covenant. For the height of the building, there is a stair-step setback from single family, only that one corner is far enough away from single family to have four-stories.

Q: Do you have tenants requesting to rent on the bottom floor and do you have any control of that? We don't need a liquor store.
A: We don't have people asking right now. Liquor stores are not allowed in this proposed zoning.

Q: I'm concerned about the imperious cover and how it will affect Buttermilk Creek.
A: When we get to the site plan stage, we will have to measure and control any water coming off the site and make sure that it is not eroding or coming off faster than it is today. We'll have to put in detention and water quality.

Q: With the VMU, does it substantially change what you're allowed to do?
A: The VMU doesn't change the height and compatibly, but it allows you to put more units on the property.

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)*

Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

(No letter from the Coronado Hills NPCT as of November 2, 2022)

Letter of Recommendation from Neighborhood Association(s)

From: CHCRNA VP
Sent: Tuesday, November 1, 2022 7:57 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Drew Raffaele <draffaele@drennergroup.com>; Leah Bojo <lbojo@drennergroup.com>
Subject: CH/CNA Response for NPA-2022-0029.01

*** External Email - Exercise Caution ***

[Bcc: 13]

Hello, Maureen,

Thank you for the opportunity to obtain approval from the CH/CNA Board during our monthly meeting this afternoon before submitting our response.

The attached documents include PDF versions of the email below and letters/emails from impacted neighbors (some of which you may already have).

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 more 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 sincerely hope will be 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

www.CHCRNA.com

Kind regards,
~Cheryl Thompson
CHCRNA Vice President
www.CHCRNA.com
Coronado Hills/Creekside Neighborhood Association, District 1
Community Development Commission, Board Member

Attachments to Cheryl Thompson's Email

Gmail

CHCRNA VP <chcrna.vp@gmail.com>

NPA-2022-0029.01_7601 Cameron Rd

3 messages

[redacted] Fri, Oct 21, 2022 at 3:34 PM

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

[redacted] Sat, Oct 22, 2022 at 9:51 AM

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]

[redacted] Mon, Oct 24, 2022 at 10:53 AM

l.com" [redacted]

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

Maureen

[redacted]

*** 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 Fri, Oct 28, 2022 at 3:00 PM

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=rhL9yeJHMmXIDrwU3LL3AFBwFLV65IRDCyDzWVJSaG2XHY5IZXQyOP5dOrg9oK7PQBW3qOIKPEQltLD61BBnqNBpoV%2BL1KZtp02xKlIK8j%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>

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

2 messages

Sun, Oct 30, 2022 at 7:36 PM

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

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

*** 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

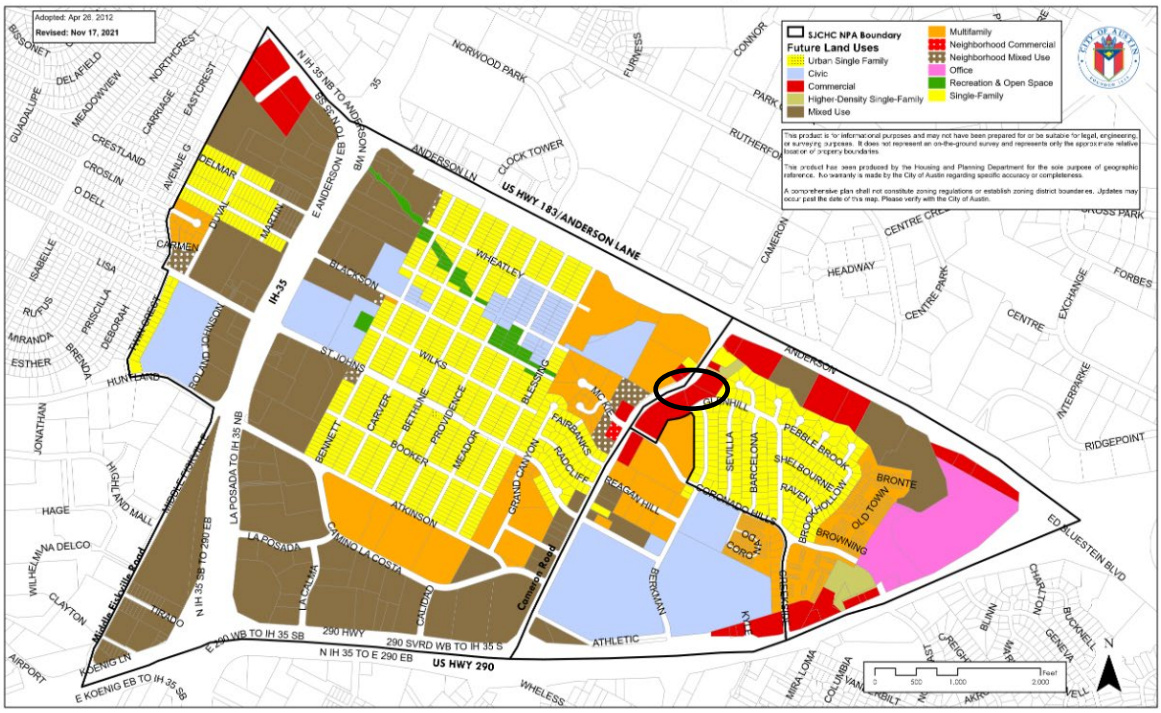
Sincerely submitted,

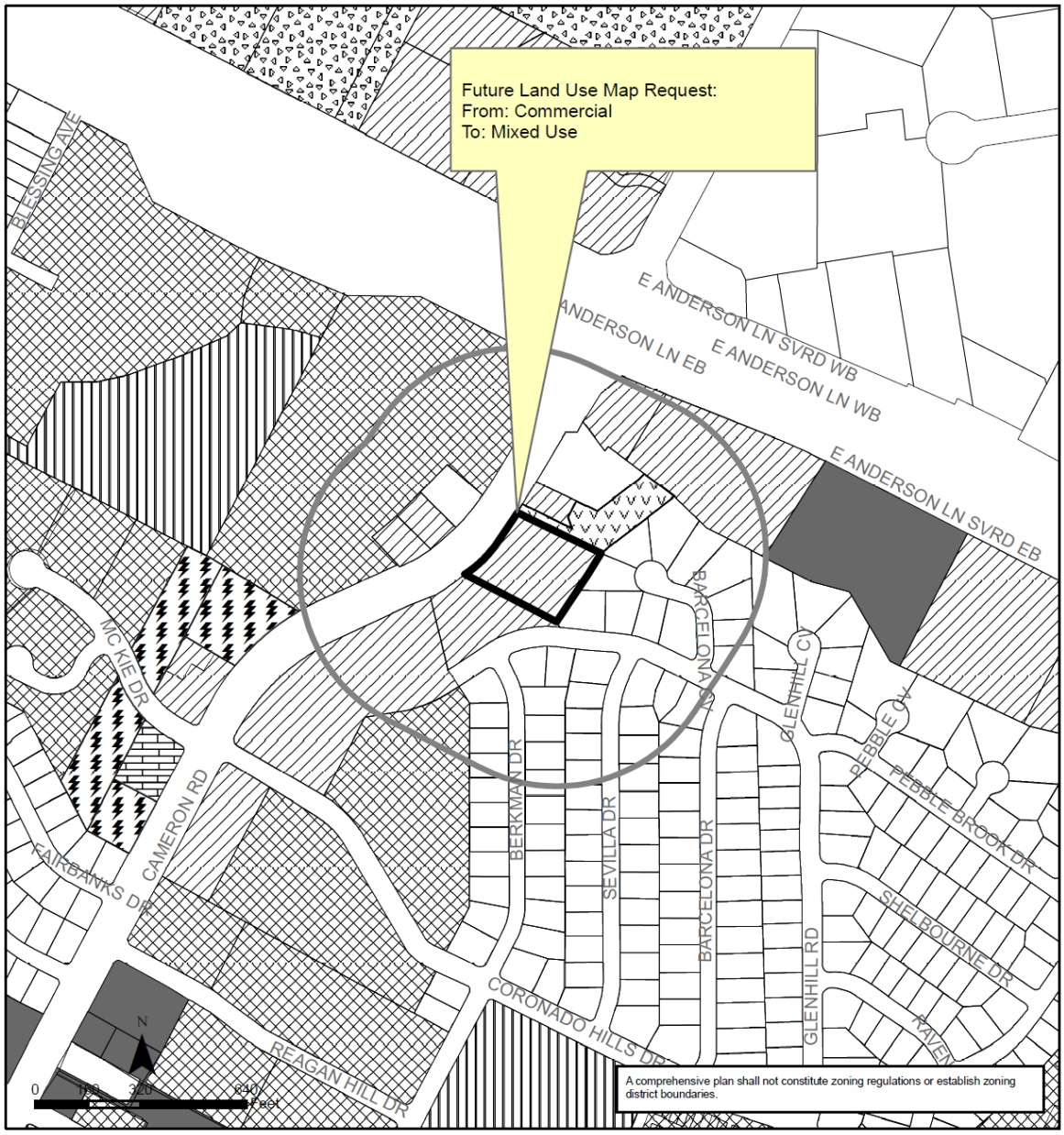
The CH/CNA Board

c/o Cheryl Thompson
CH/CNA Vice President
CH/CNA District & Development Lead-Contact

www.CHCRNA.com

St. John/Coronado Hills Combined Neighborhood Planning Area - Future Land Use Map





St. John/Coronado Hills Combined (Coronado Hills) Neighborhood Planning Area
NPA-2022-0029.01

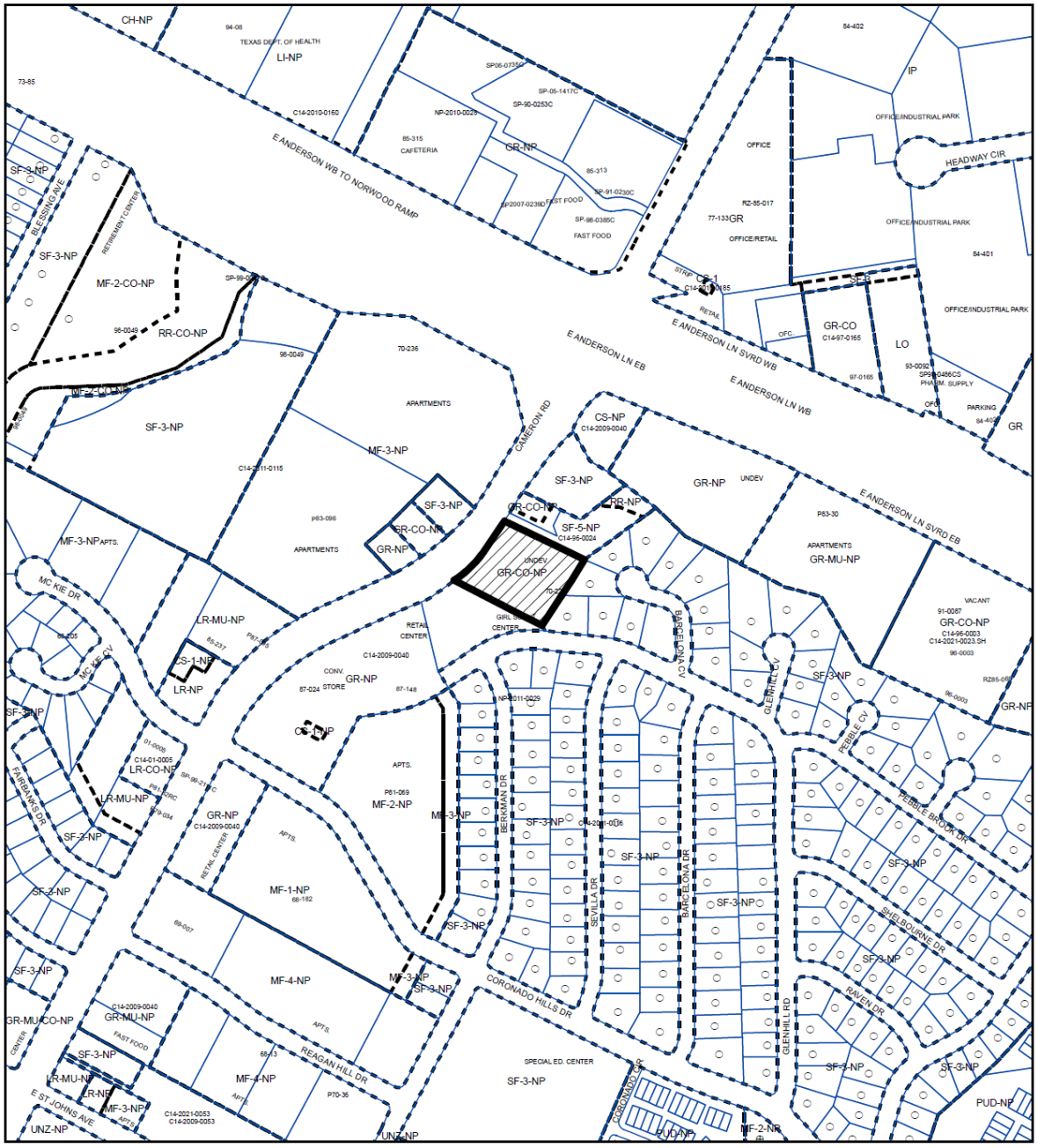
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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 completeness.

City of Austin
Housing and Planning Department
Created on 8/22/2022, by: MeeksS

Future Land Use

- Subject Tract
- 500 ft. notif. boundary
- Civic
- Commercial
- Higher-Density Single-Family
- Industry
- Mixed Use
- Multi-Family
- Neighborhood Commercial
- Neighborhood Mixed Use
- Single-Family



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

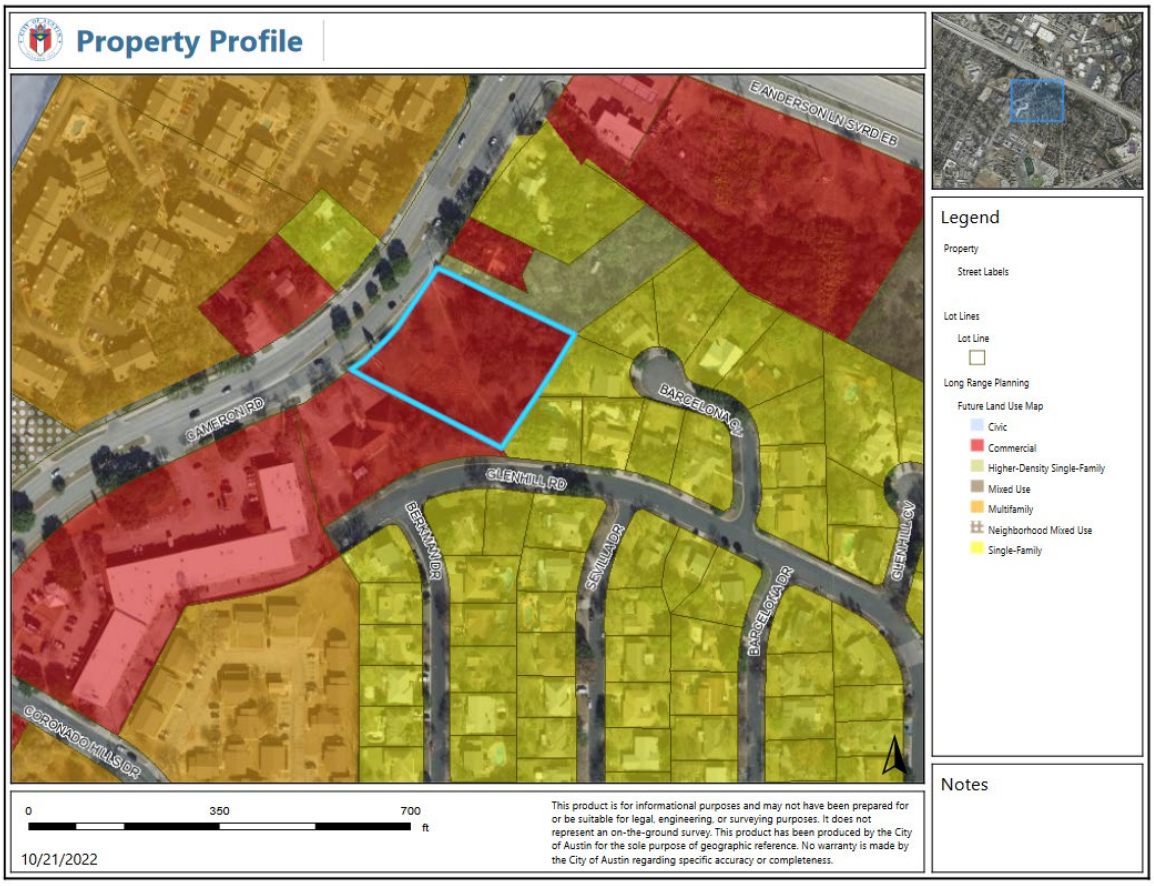
ZONING CASE#: C14-2022-0094

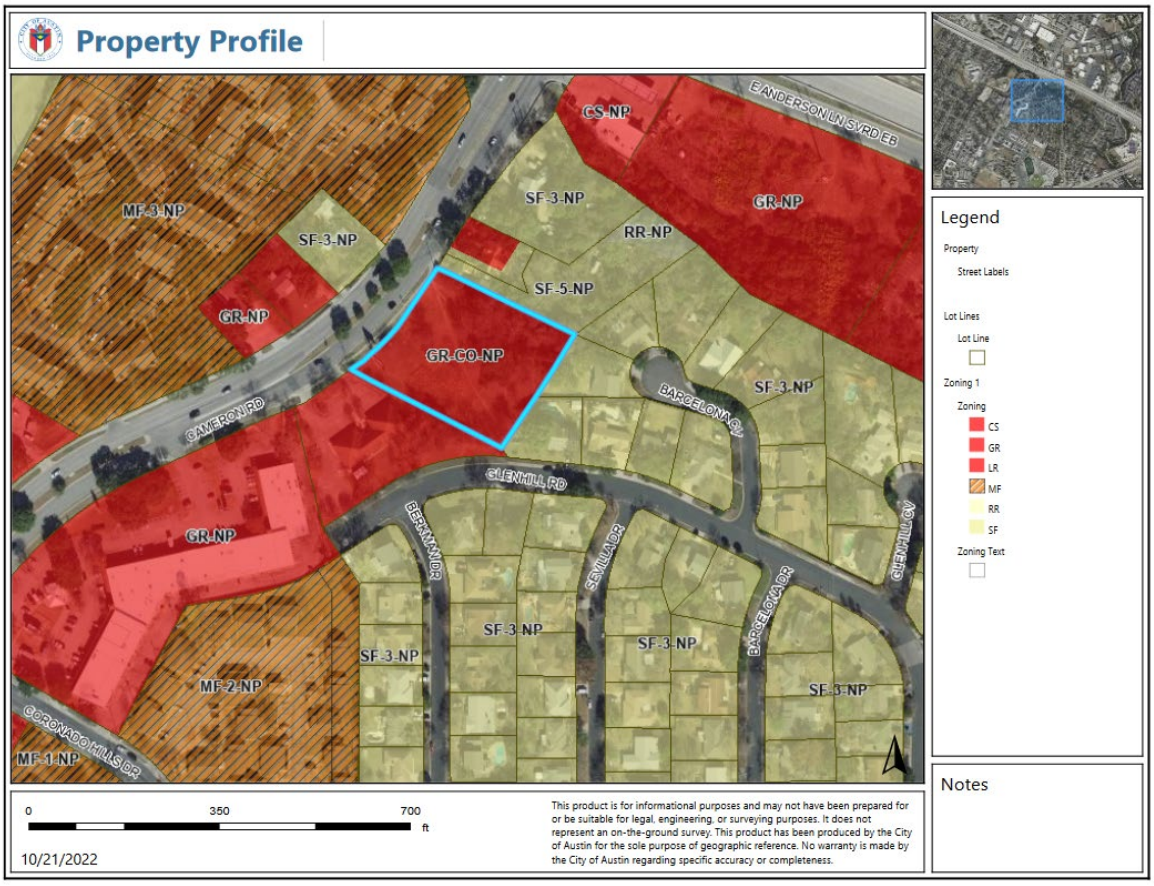
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CITY OF AUSTIN FOUNDED 1839

Created: 7/14/2022


Property Profile
E ANDERSON LN SVRD EB
CAMERON RD
GLENHILL RD
BERNAM DR
SEVILLA DR
BARCELONA DR
CORONADO HILLS DR
Legend
Property
Street Labels
Lot Lines
Lot Line
Long Range Planning
Future Land Use Map
Civic
Commercial
Higher-Density Single-Family
Mixed Use
Multifamily
Neighborhood Mixed Use
Single-Family
Notes
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350
700
ft
10/21/2022
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Property Profile
E ANDERSON LN SVRD EB
CS-NP
GR-NP
SF-3-NP
RR-NP
SF-5-NP
MF-3-NP
SF-3-NP
GR-NP
GR-CO-NP
SF-3-NP
BARCELONA CI
CAMERON RD
GLENHILL RD
GR-NP
BERNAM DR
SEVILLA DR
BARCELONA DR
GLENHILL CV
SF-3-NP
SF-3-NP
SF-3-NP
SF-3-NP
MF-2-NP
CORONADO HILLS DR
MF-1-NP
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10/21/2022
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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

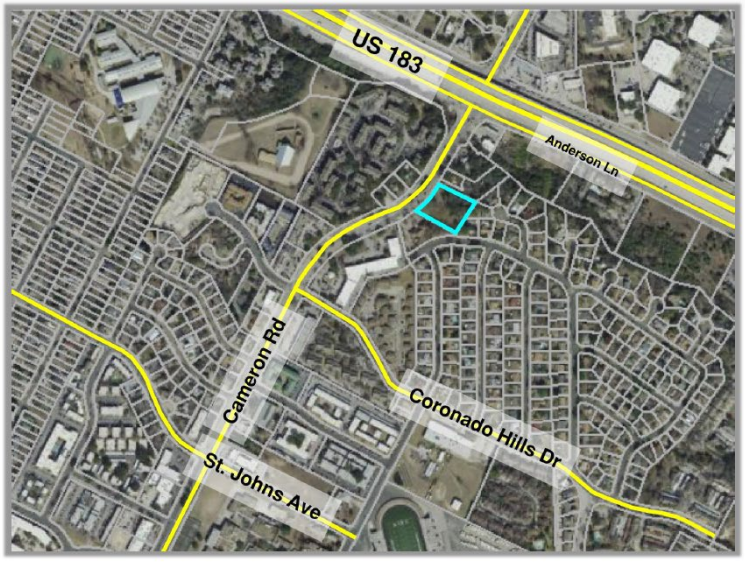
7601 Cameron Road

City of Austin NPA Meeting – St. John/Coronado Hills Combined Neighborhood Planning Area

October 3, 2022

1

Site Aerial



2

Site Aerial



3

Property Details

Size:

- 1.60 acres

Current Use:

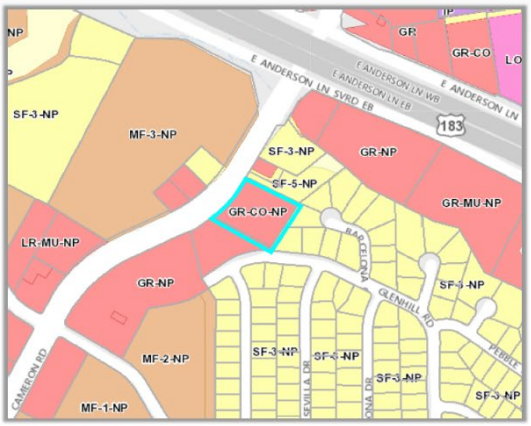
- Undeveloped

Transit/Access:

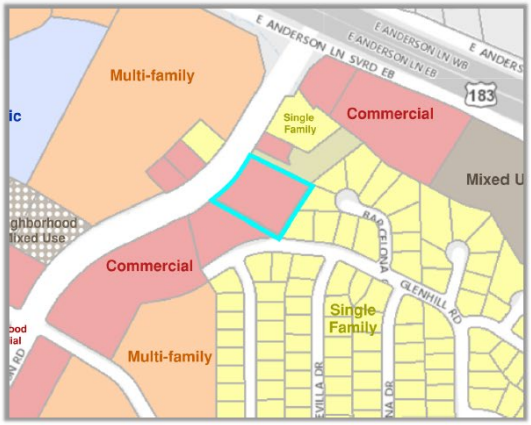
- Located on Future Core Transit Corridor (Cameron Rd)
- 5 Cap Metro bus stops on the block
- Access to 3 routes (Routes 10, 485, and 492)

4

Zoning and FLUM Map



GR-CO-NP
(Community Commercial – Conditional Overlay – Neighborhood Plan)
to
GR-MU-V-CO-NP
(Community Commercial – Mixed Use Overlay – Vertical Mixed Use Building – Conditional Overlay – Neighborhood Plan)



Commercial
to
Mixed Use

5

Project Details

Building:
- 23 multifamily units
- 3 stories
- Ground-floor pedestrian-oriented uses

Improvements:
- Vegetative buffer
- Improved street-scape, sidewalks, and lighting

Access:
- Cameron Road - Future Core Transit Corridor

Conditional Overlay:
- Propose to keep required 25-foot vegetative buffer zone on the eastern property line

6

St. John / Coronado Hills Combined Neighborhood Plan

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

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

Objective T.2: Facilitate walking conditions in the neighborhood by making improvements to existing sidewalks in the area.

Imagine Austin Goals

LUT P6. Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.

LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

8

Request

We respectfully request your support for the proposed FLUM amendment from Commercial to Mixed Use and rezoning from GR-CO-NP to GR-MU-V-CO-NP.

9

Correspondence Received

From: Rob Halverson
Sent: Tuesday, October 11, 2022 2:52 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: Proposed mixed use at 7601 and 7601 1/2 Cameron Rd

*** External Email - Exercise Caution ***

Hello
My name is Rob Halverson and I reside at 7600 Cameron Rd which is zoned SF-3-NP.
I have reviewed the zoom meeting online that was posted Oct 3 (NPA-2022-0029.01_7601 Cameron Rd (St John/Coronado Hills NP Area).

I have several concerns regarding the proposed structure that may be built on this lot which is directly across Cameron Rd from us at less than 100 ft away. I am wondering if you have any advice on contacting resources that I may need to address my concerns.

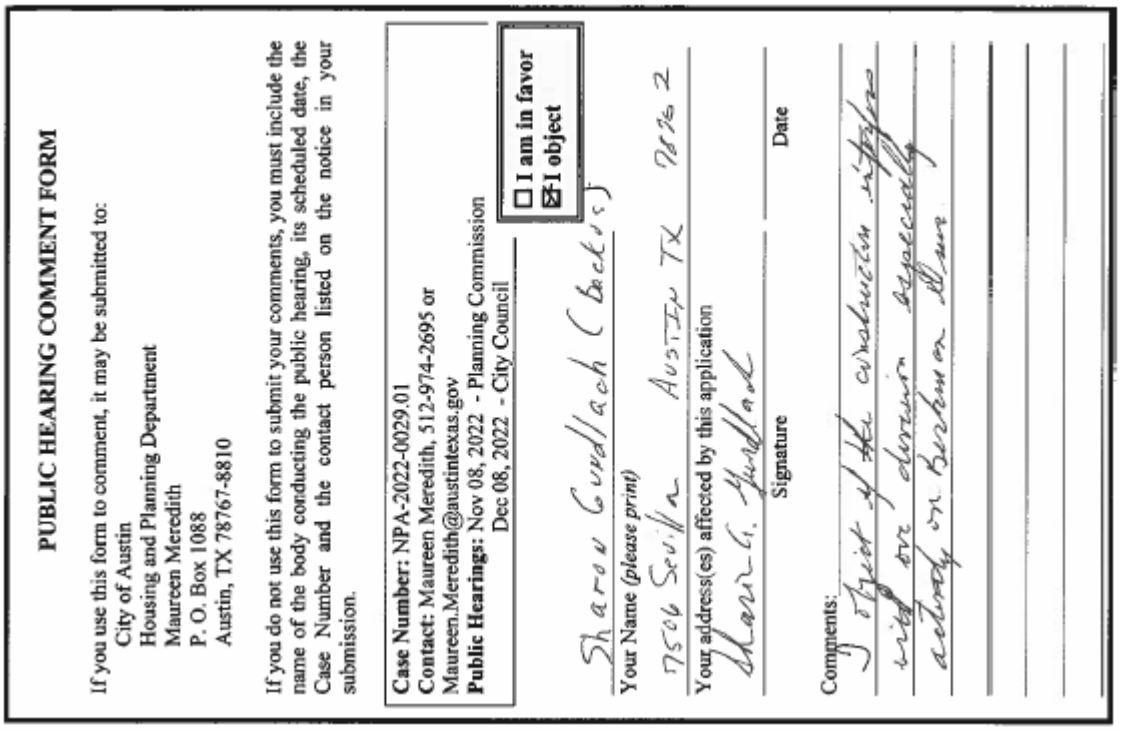
First is the proposal that a 3 or possibly 4 story building be built on the south-west corner of the lot. That area is less than 100 ft from our property directly across the street and would look directly into our yard from four stories up. I need to find out if there is any ordinance that protects single family lots like ours from being built that close to, with that height of a structure.

Another concern is that there is a historic heritage Live Oak tree on the proposed property. The tree is approximately 375 years old. I would like to find out if there is protection in the law for preserving the large tree on the property.

Third, is the amount of car accidents that happen at the 35 degree turn of Cameron Rd northbound at 7601 Cameron Rd. There have been at least 3 deaths (2 pedestrians hit) and 8 known accidents in which cars simply veer off the road in this area. I have documented these accidents since 2012.

Thank you for any info or advice you might have for me to look into these issues.

Rob Halverson
7600 Cameron Rd
Austin 78752



PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2022-0029.01
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearings: Nov 08, 2022 - Planning Commission
Dec 08, 2022 - City Council

☐ I am in favor
☑ I object

Your Name (please print) Sharon Gundlach (Backup)

Your address(es) affected by this application 7506 Seville Austin TX 78752

Signature _____ Date _____

Comments: I object to the conversion into apartments and the elimination of the buffer on Burnham Drive

From: Leah Bojo <lbojo@drennergroup.com>
Sent: Friday, November 4, 2022 12:12 PM
To: Anna Grimes < >; CHCRNA VP < >
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; CHCRNA Secretary < David Risher < Debra Sistrunk < Drew Raffaele <draffaele@drennergroup.com>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Re: [Drenner Group Response] FW: 7605 Cameron Input for :Plan Amendment Case # NPA-2022-0029.01

*** External Email - Exercise Caution ***

Hi Anna,

Thanks for this note! I will talk to my client about the buffer and let you know if there's anything we can do on that front.

Best,
Leah

Leah M. Bojo, AICP, Director of Land Use & Entitlements
2705 Bee Caves Road, Suite 100, Austin, TX 78746
Drenner Group, PC | 512-665-1570 cell
| lbojo@drennergroup.com | www.drennergroup.com

From: Anna Grimes <
Date: Thursday, November 3, 2022 at 4:56 PM
To: CHCRNA VP <
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>, Leah Bojo <lbojo@drennergroup.com>, CHCRNA Secretary < >, David Risher < >, Debra Sistrunk < >, Drew Raffaele <draffaele@drennergroup.com>, Chaffin, Heather <heather.chaffin@austintexas.gov>
Subject: Re: [Drenner Group Response] FW: 7605 Cameron Input for :Plan Amendment Case # NPA-2022-0029.01

Hi Cheryl, Leah, Maureen, and Heather,

I would like to ask if the Drenner group would be willing to confer with their client to see if they'd consider increasing the vegetative border along the eastern side of the property.

Attached is a screenshot from Google Maps. The black lines are the approximate property boundaries. The red circle is the approximate location of a grove of live oaks - there are two very large trees within the red circle that would likely be protected, among other smaller trees that may not be protected by the City's Heritage Tree ordinances.

We spoke to a tree surveyor who was tagging trees on the property this past spring, as well as to City Tree inspectors who were on our property last year to conduct inspections for a tree permit, and they all indicated that the live oaks in our backyard, located near the shared property line with 7601 and that have a canopy that crosses over the property line (just to the right of the red circle), likely share a root system with the trees on the undeveloped lot. Our desire to protect the trees on our lot is in addition to the concerns we already shared in a previous letter to the planning commission regarding the benefit of the trees on this lot to the entire neighborhood.

Given that the city will likely require protection and limit construction and impervious cover near the live oak trees based on city regulations, and that the conditional overlay already requires a 25 foot vegetative border, is there any possibility of keeping the area to the right of the orange line on the attached map (direction of the orange arrows) as vegetative border, wet zone, or natural space for community benefit, including the benefit of future residents of 7601, and putting that in writing or other codification?

We would be interested in further discussion, and would consider supporting the rezoning based on the response. Thank you for your consideration.

Anna

Anna Grimes

240.215.7478

From: CHCRNA VP
Sent: Tuesday, November 1, 2022 7:57 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Drew Raffaele <draffaele@drennergroup.com>; Leah Bojo <lbojo@drennergroup.com>
Subject: CH/CNA Response for NPA-2022-0029.01

*** External Email - Exercise Caution ***

[Bcc: 13]

Hello, Maureen,

Thank you for the opportunity to obtain approval from the CH/CNA Board during our monthly meeting this afternoon before submitting our response.

The attached documents include PDF versions of the email below and letters/emails from impacted neighbors (some of which you may already have).

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 more 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 sincerely hope will be 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
www.CHCRNA.com

Kind regards,
~Cheryl Thompson
CHCRNA Vice President
www.CHCRNA.com
Coronado Hills/Creekside Neighborhood Association, District 1
Community Development Commission, Board Member

Board Emails:

CAUTION: This email was received at the City of

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

NPA-2022-0029.01_7601 Cameron Rd

3 messages

[redacted] Fri, Oct 21, 2022 at 3:34 PM

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

[redacted] Sat, Oct 22, 2022 at 9:51 AM

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]

[redacted] Mon, Oct 24, 2022 at 10:53 AM

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

Maureen

[redacted]

Gmail

CHCRNA VP <chcrna.vp@gmail.com>

NPA-2022-0029.01_7601 Cameron Rd

3 messages

[redacted] Fri, Oct 21, 2022 at 3:34 PM

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[Quoted text hidden]

Meredith, Maureen <Maureen.Meredith@austintexas.gov> Mon, Oct 24, 2022 at 10:53 AM

[redacted]

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

Maureen

[redacted]

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 imminent 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 incompiete 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 2016-0922-006 | City Clerk's website | City Clerk's FAQ's

Gmail

CHCRNA VP <chcrna.vp@gmail.com>

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

2 messages

[redacted] 6 PM

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: "chcma.vp@gmail.com" <chcma.vp@gmail.com>, "board@chcma.com" <board@chcma.com>, "debra_sistrunk@att.net" <debra_sistrunk@att.net>, "chcma.sec@gmail.com" <chcma.sec@gmail.com>, "davidmrisher@aol.com" <davidmrisher@aol.com>, "bfturek@sbcglobal.net" <bfturek@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

*** 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:

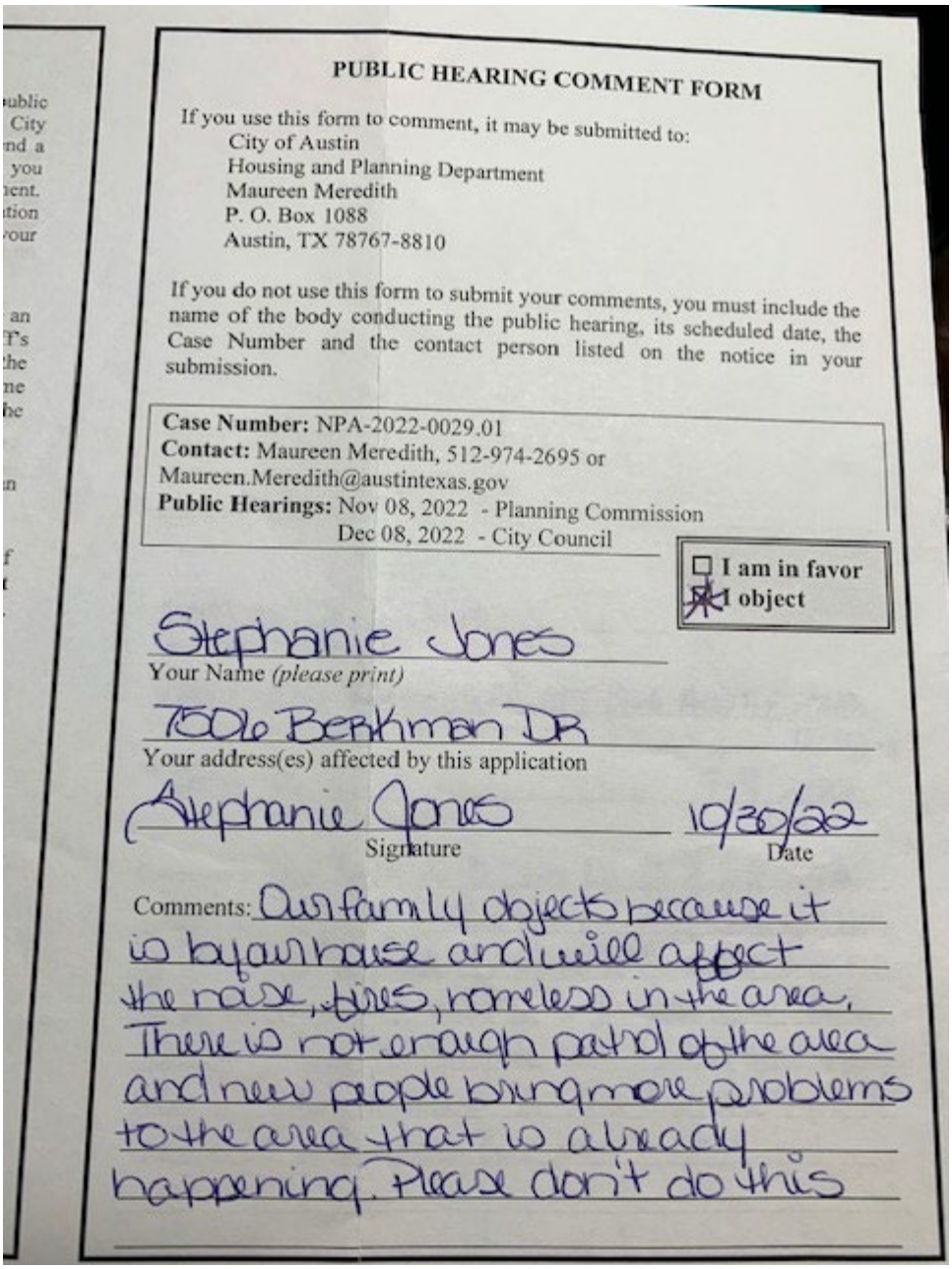
Last Name:	**Most Impacted Properties**
Grimes	7612 Barcelona Cove
Hardin	7613 Barcelona Cove
Halverson	7600 Cameron Rd
Saldana/Kumar	7603 Cameron Rd
Saldana/Kumar	7605 Cameron Rd
Saldana/Kumar	7609 Cameron Rd

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



PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2022-0029.01
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearings: Nov 08, 2022 - Planning Commission
Dec 08, 2022 - City Council

☐ I am in favor
☒ I object

Stephanie Jones
Your Name *(please print)*

7506 Berkman DR
Your address(es) affected by this application

Stephanie Jones — Signature
10/30/22 — Date

Comments: Our family objects because it is by our house and will affect the noise, fires, homeless in the area. There is not enough patrol of the area and new people bring more problems to the area that is already happening. Please don't do this