

PLANNING COMMISSION SUMMARY SHEET

ZONING CASE: C14-2022-0094 – 7601 Cameron Rd.

DISTRICT: 1

REQUEST: C14-2022-0094 - 7601 Cameron Road - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7601 and 7601 1/2 Cameron Road (Buttermilk Branch Watershed). Applicant Request: To rezone from community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district zoning. Staff and Planning Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district zoning. Owner/Applicant: Area 51st, LLC. Agent: Drenner Group, PC (Leah M. Bojo). City Staff: Heather Chaffin, Housing and Planning Department, 512-974-2122.

DATE: January 26, 2023:

PLANNING COMMISSION ACTION:

January 24, 2023: To grant GR-MU-V-CO-NP. Conditional overlays include the following:

1. A 25-foot wide vegetative buffer shall be provided and maintained along the eastern property line of the tract. Vegetative screening within the buffer zone must comply with the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the vegetative buffer zone are limited to screening, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
2. Grade separation is required along the west property line adjacent to Cameron Road.

VOTE: (8-1-1) [Commissioner Cox- 1st, Commissioner Mushtaler- 2nd; Commissioner Llanes-Pulido- Abstained; Commissioner Thompson- Nay; Commissioners Azhar and Schneider- Absent; 1 Vacancy]