

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0003 (E. 51st St. & Cameron Rd.)

DISTRICT: 4

ADDRESS: 1122-1218 East 51st Street;
1125 1/2 -1205 East 52nd Street; 1209 East 52nd Street;
1215 East 52nd Street; 5106-5114 Lancaster Court

ZONING FROM: GR-V-CO-NP; GR-MU-V-CO-NP;
MF-2-NP; GR-MU-CO-NP and CS-CO-NP

TO: CS-V-CO-NP

SITE AREA: approximately 7.624 acres (approximately 332,101 square feet)

PROPERTY OWNER: 51st Center LLC, 1209 East Apartments LLC, Yellow 52 Investments LLC

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends general commercial services-vertical mixed use-conditional overlay-neighborhood plan combining district zoning (CS-V-CO-NP). The conditional overlay would **prohibit** the following uses: drive throughs, automotive rentals, automotive repair services, automotive sales (exceeding 3,500 square feet), automotive washing of any type, bail bonds, drop-off recycling, pawn shops, pedicab storage and dispatch, funeral services, extermination services, convenience storage, equipment repair services, equipment sales, vehicle storage, and commercial blood plasma center.

Please see the basis of recommendation section below.

PLANNING COMMISSION or ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

April 25, 2023: Approval of request for staff postponement to May 23, 2023.

May 23, 2023: Approval of request for staff postponement to June 27, 2023.

June 27, 2023: Approval of request for staff postponement to August 8, 2023.

August 8, 2023: Case approved on consent, motion by Commissioner Maxwell, unanimous

CITY COUNCIL ACTION:

September 14, 2023: Case is scheduled to be heard by Council

ORDINANCE NUMBER: N/A

ISSUES: There is a restrictive covenant filed with Travis County (Document number 2017183011) that impacts the properties located at 1127, 1205, 1209, and 1215 East 52nd Street. This restrictive covenant includes affordable housing requirements on these properties that will be exceeded with the new zoning designation in the number of affordable units, the level of affordability, and the affordability time period.

CASE MANAGER COMMENTS:

The properties in question are currently an amalgamation of zoning strings and older structures, all but one is vacant and vacant land. Parcels along East 51st street are undergoing a transition to more intense vertical mixed uses which support Imagine Austin's vision for this Imagine Austin Corridor. This depth of more intensive zoning along this major ASMP level 3 corridor has an established precedent to the east further away from IH-35. The applicant has proposed to develop under VMU2 standards with 12% of the units reserved for families earning under 60% MFI, or 10% of the units reserved for families earning under 50% MFI.

BASIS OF RECOMMENDATION:

The proposed zoning should satisfy a real public need and not provide special privilege to the owner. East 51st Street and Cameron Road are level 3 AMSP Corridors and Imagine Austin Corridors that are envisioned to have a mix of uses. This rezoning would help realize that vision, satisfy a public need for greater intensity of development along these major roadways, generate income restricted affordable housing, and support neighborhood needs to the north (Windsor Park), south (Mueller), east (Pecan Springs, Springdale), and west (Hyde Park, North Loop).

Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

From east to west the zoning along E. 51st Street generally transitions from less intensive LO and GR to more intensive CS along Cameron Rd. Granting this rezoning request would promote that orderly relationship among land uses siting the more intense uses closer to IH-35 and the intersection of Cameron Rd. and E. 51st Street. This more intense use (west of Lancaster Ct.) lies at the edge of two Imagine Austin Activity Centers, Mueller and Highland, so it is also in alignment with the City's Comprehensive Plan.

Zoning should allow for reasonable use of the property.

Currently the parcels in this zoning case have a variety of land uses and are much smaller parcels than what is on the north side of E. 51st St. to the east. With such inconsistent zoning among many small parcels, it makes it difficult for a reasonable use of the property to be possible. Granting this rezoning would allow for a more reasonable use of the property consistent with other uses along the corridor and the community's vision articulated in Imagine Austin.

Zoning changes should promote an orderly relationship among land uses.

The neighborhood future land use map (FLUM) identifies almost every parcel between Cameron Rd. and Berkman Dr. as Mixed Use. The depth of those parcels goes north to 52nd street (which is the extent of this request) and in some cases (east of Lancaster Ct.) LO abuts SF-3-NP zoning to the north along Tannehill Branch Creek. Granting this rezoning request

would maintain a buffer between SF-3-NP zoned parcels to the north in Windsor Park, but also promote an orderly transition between the CS to the west and the GR to the east.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-V-CO-NP; CR-MU-V-CO-NP; MF-2-NP; GR-MU-CO-NP and CS-CO-NP	Small retail store (1984); small office (1975); vacant land, vacant small apartment complex (1963); vacant fourplex (1955); vacant 16 unit apartment complex (1963); single family home (1944); and a vacant 27 unit apartment complex (1985)
<i>North</i>	CS-1-V-NP; GR-MU-NP; MF-2-CO-NP and MF-2-NP	Two 20-unit apartment complexes (1969); two duplexes (1940); two single family homes (1940); one 6-plex apartment complex (1967)
<i>South</i>	PUD	Home Depot (2008) that is part of the Mueller PUD, approximately 112,000 square foot building with approximately 240,000 square foot paved parking lot
<i>East</i>	GR-MU-V-CO-NP and NO-MU-NP	5 single family homes (mid to late 1940s); vacant land
<i>West</i>	CS-V-NP and CS-1-V-NP	Small store – approximately 3,200sqft (1972); vacant alternative living center – approximately 8,000sqft (1964); vacant small office – approximately 2,300sqft (1957); vacant land

NEIGHBORHOOD PLANNING AREA: University Hills/Windsor Park (Windsor Park)
Neighborhood Planning Area

TIA: A zoning transportation analysis (ZTA) shall be performed at zoning where anticipated trips are anticipated to exceed 2,000 unadjusted trips to satisfy the LDC requirement for a TIA but does not diminish the authority to require a traffic impact analysis at site plan. LDC 25-6, TCM 10.5.0. Please find the ZTA below as *exhibit D*.

WATERSHED: Tannehill Branch Watershed

SCHOOLS: A.I.S.D.
Blanton Elementary School
Lamar Middle School
Northeast High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, Responsible Growth for Windsor Park, SELTexas, Sierra Club, Austin Regional Group, Windsor Park Neighborhood Association, Windsor Park Neighborhood Plan Contact Team, Windsor Park-Pecan Springs Heritage NA

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2011-0103 (IBC Mueller View)	The applicant is proposing to rezone 1.457 acres from GR-MU-V-CO-NP to GR-MU-V-CO-NP. (the nature of the request was to allow for drive through service)	02.14.12: Approved on consent (6-0); Commissioners Dave Anderson, Jean Stevens and Donna Tiemann absent.	03.22.12: Change a condition of zoning, was approved on Mayor Pro Tern Cole's motion, Council Member Spelman's second on a 6-0 vote. Council Member Morrison was absent
C14-2022-0018.SH (5111 Lancaster Ct.)	The Applicant is proposing to rezone approximately 0.95 acres from MF-3-NP and NO-MU-NP to CS-V-NP.	09.13.22: Motion to grant staff's recommendation of GR-MU-V-CO-NP approved on motion of Commissioner Azhar, seconded by Commissioner Thompson on a vote of 8-0. Commissioner Howard off the dais. Commissioners Anderson, Shieh and Flores absent. One vacancy on the dais.	10.13.22: approve Ordinance No. 20221013-065 to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district zoning, as amended was approved on Councilmember Renteria's motion, Councilmember Pool's second on a 9-0 vote. Council members Fuentes and Harper-Madison were off the dais. Case had a valid petition of 24.05%.
C14-2019-0123 (1408 E. 51 st St. - Sage Crossroads, LLC)	The Applicant is proposing to rezone approximately 3.8246 acres from LO-V-NP to CS-V-MU-NP.	12.10.19: Motion by Vice-Chair Kenny, seconded by Commissioner Anderson to grant GR-MU-V-CO-NP combining district zoning for C14-2019-0123 - 1408 E. 51st Street located at 1408, 1410, 1414,	01.23.20: Approved on 1 st Reading Only 02.06.20: Ordinance No. 20200206-071 was approved for community commercial -mixed use-vertical mixed use building-conditional overlay-

		1416, and 1418 East 51st Street was approved on a vote of 10-0. Commissioner Llanes-Pulido abstained. Commissioners Hempel and Howard absent.	neighborhood plan (GR-MU-V-CO-NP) combining district zoning on Council Member Pool's motion, Council Member Flannigan's second on a 9-1 vote. Council Member Flannigan voted nay. Council Member Casar was off the dais.
C14-2008-0044	Windsor Park NPA VMU Zoning Opt In	N/A	10.02.08: Approved on first reading only 5-0 vote with McCracken and Shade off the dais. Ordinance No. 20081106-074 was approved

RELATED CASES:

NPA-2022-0023.02 – Amendment to a neighborhood plan (multifamily residential and mixed use/office to mixed use land use)

EXISTING STREET CHARACTERISTICS:

<u>Name</u>	<u>ASMP Classification</u>	<u>ASMP Required ROW</u>	<u>Existing ROW</u>	<u>Existing Pavement</u>	<u>Sidewalks</u>	<u>Bicycle Route</u>	<u>Cap Metro (within ¼ mile)</u>
E. 51st Street	Level 3	116 feet	~87 feet	67 feet	Yes	Yes, two-way	Yes
E. 52nd Street	Level 1	58 feet	~48 feet	28 feet	Yes, for some portions on the north side of the road	Yes, two-way	Yes
Cameron Road	Level 3	116 feet	~84 feet	47 feet	Yes	No	Yes
Lancaster Court	Level 1	58 feet	~70 feet	28 feet	Yes, for the east side of the road.	No	Yes

OTHER STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Parks and Recreation

PR1: Parkland dedication will be required at the time of subdivision or site plan application for new applicable uses proposed by this rezoning, mixed-use with multifamily under CS-V-NP zoning, per City Code § 25-1-601, as amended. The intensity of the proposed development creates a need for over six acre of additional parkland, per requirements described in § 25-1-602; when over six acres, parkland must be dedicated – see § 25-1-605 (A)(2)(a). As such, land dedication shall be required, unless the land available for dedication does not comply with the standards for dedication. Any remaining fees in-lieu after dedication shall also be required.

If the land available for dedication complies with the parks standards, the Parks and Recreation Department (PARC) would consider a small park and neighborhood connections toward satisfying the requirement at time of permitting (whether subdivision or site plan). The surrounding neighborhood areas are currently park deficient, defined as being outside walking distance to existing parks. The dedication would satisfy the need for additional parks in park deficient areas of East Austin, a specific recommendation in the Parks and Recreation Department's Long Range Plan.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination letter of the requirements.

Site Plan

1. Site plans will be required for any new development other than single-family or duplex residential.
2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
4. FYI: This site falls within the Windsor Park Neighborhood Planning Area

Transportation

ATD 1. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for E. 51st Street. It is recommended that 58 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

ATD 2. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for E. 52nd Street. It is recommended that 29 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

ATD 3. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Cameron Road. It is recommended that 58 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

ATD 4. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Lancaster Court. It is recommended that 29 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

ATD 5. Zoning transportation analysis shall be performed at zoning where anticipated trips are anticipated to exceed 2,000 unadjusted trips to satisfy the LDC requirement for a TIA but does not diminish the authority to require a traffic impact analysis at site plan. LDC 25-6, TCM 10.5.0.

Austin Water Utility

AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Zoning Transportation Analysis (ZTA)
- E. Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2023-0003



Created: 1/23/2023

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

$$1'' = 400'$$

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

December 15, 2022

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
Street Jones Building
1000 E. 11th St, Ste 200
Austin, TX 78702

Via Electronic Delivery

Re: E. 51st Street and Cameron Road – Rezoning application for the 7.624-acre piece of property located at 1122-1218 East 51st Street, 1109-1205 East 52nd Street, 1209 East 52nd Street, 1215 East 52nd Street, 1125 1/2 -1205 East 52nd Street and 5106-5114 Lancaster Court, Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled E. 51st Street and Cameron Road, consists of 7.624 acres, and is located at 1122-1218 East 51st Street, 1125 1/2 -1205 East 52nd Street, 1209 East 52nd Street, 1215 East 52nd Street, and 5106-5114 Lancaster Court. The Property is currently developed with office/retail, multifamily, guidance services, and single family uses; 13 of the 21 tracts included in this application are undeveloped.

The site is currently zoned with five (5) unique zoning districts, including: GR-V-CO-NP, Community Commercial – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan; GR-MU-V-CO-NP, Community Commercial – Mixed Use – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan; MF-2-NP, Multifamily – Low Density – Neighborhood Plan; GR-MU-CO-NP, Community Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan; and, CS-CO-NP, General Commercial Services – Conditional Overlay – Neighborhood Plan. The proposed rezoning is to CS-V-CO-NP, General Commercial Services – Vertical Mixed Use – Conditional Overlay - Neighborhood Plan for the entire Property. The proposed rezoning will create a unified zoning category for the entire block that is controlled by the property owner and will support a mixed-use redevelopment of the Property.

The proposed project will contain approximately 40,000 square feet of retail space, a 40,000 square feet grocer, 150,000 square feet of office space, and 550 multifamily units (the “Project”). The Project is proposing to develop under the VMU 2 standards creating a project

that will incorporate on-site affordable housing with 12% of units reserved for families earning up to 60% of the Annual Median Family Income ("MFI") or 10% of the units reserved for families earning up to 50% MFI. The Project also includes the parcels addressed as 1101-1105 East 52nd Street, 5121 Cameron Road, and 1110 East 51st Street (tax parcels 0221130248, 0221130245 and 0221130247, respectively). These parcels are not included in this zoning application request because they already have CS-V-NP and CS-1-V-NP zoning designations, respectively.

A Zoning Transportation Analysis (ZTA) will be required per the attached TIA Determination Form, executed by Justin Good, P.E. dated August 26, 2022. The ZTA will be submitted for review following submission of the zoning application package. The purpose of the rezoning is to provide additional residential density, offices, and retail choices in this area.

The Property is located in the University Hills/Windsor Park Combined Neighborhood Plan and is currently designated as "Mixed Use," "Multifamily" and "Mixed Use/Office" on the Future Land Use Map ("FLUM"). A Neighborhood Plan Amendment application was submitted on July 28, 2022 and is under review per City of Austin case number NPA-2022-0023.02 to change the Property's FLUM designations for a portion of the Property from "Multifamily" and "Mixed Use/Office" to "Mixed Use". The purpose of the NPA is to create a unified designation with the surrounding property to allow for a comprehensive redevelopment. This request aligns with the plan's vision statement to "encourage a diversity of housing options" in this neighborhood. This request is consistent with surrounding uses.

A City of Austin sponsored virtual community meeting was held with the neighborhood group on November 14, 2022. At the request of the neighborhood, a conditional overlay is proposed with this rezoning to prohibit the following uses: drive-throughs, automotive rentals, automotive repair services, automotive sales exceeding 3,500 square feet, automotive washing of any type, bail bonds, drop-off recycling, pawn shops, pedicab storage and dispatch, and funeral services.

A Restrictive Covenant Termination application will also to be submitted in conjunction with the Zoning and Neighborhood Plan Amendment applications. This restrictive covenant impacts the properties located at 1127, 1205, 1209 and 1215 East 52nd Street (the "RCT Properties") and is recorded as document number 2017183011 of the Travis County Official Public Records. This restrictive covenant includes affordable housing requirements on the RCT Properties that will be exceeded with the new zoning designation in the amount of affordable units, the level of affordability, and the affordability time period. This will also allow for equitable distribution of the affordable units throughout the Property.

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.

Very truly yours,



Amanda Swor

cc: Joi Harden, Housing and Planning Department (*via electronic delivery*)



MEMORANDUM

From: Nathan Aubert, P.E.
To: Kathy Smith, P.E., PTOE
Date: June 23, 2023
Subject: 51st and Cameron – Zoning Transportation Analysis (C14-2023-0003)

The Transportation Development Services (TDS) division has reviewed the May 8, 2023 “51st and Cameron Zoning Transportation Analysis”, prepared by HDR Engineering, Inc. The proposal is for 550 mid-rise multifamily dwelling units, 105,000 square feet of general office, 17,000 square feet of retail, and 40,300 square feet of Supermarket. This development is fronted by E 51st Street to the south and Cameron Rd to the west, it is located east of IH 35 NBFR as depicted on Figure 1 below.

Site access will consist of four driveways: one on 51st St, two on 52nd St, and one on Lancaster Court. The development is anticipated to be constructed in one phase by 2028.



Figure 1. Site Location

Roadways

The site proposes four full purpose driveways on 52nd St (Driveways A, B), Lancaster Ct (Driveway C), and E 51st St (Driveway D). The site proposes four additional service driveway locations on (1) Cameron Rd, (2) 52nd St, (3) Lancaster Ct, and (4) E 51st St. A conceptual site plan showing proposed driveway locations can be seen in Figure 2.

E 51st Street

In the Austin Strategic Mobility Plan (ASMP), E 51st St is classified as a Level 3 roadway, which will provide one full-service site access and one full access driveway into/out of the site for service operations. It is currently a four-lane divided road with a two-way center turn lane. The right-of-way (ROW) along E 51st St varies, ranging from 79 feet to 160 feet. Sidewalks and curb & gutter exist on the northern and southern sides of the road. An unprotected bike lane runs along the northern and southern stretch of E 51st St in the vicinity of the site but the northern portion connects to the sidewalk at the start of the right turn lane northbound into Cameron (directly fronting the southern boundary of the proposed site). According to available Texas Department of Transportation (TxDOT) data, the average daily traffic (ADT) on E 51st St, is roughly 11,600 vehicles per day (vpd).

Cameron Road

Cameron Rd is identified as a Level 3 roadway in the ASMP which will provide one full access service* driveway into/out of the site. Cameron Rd serves as a two-lane divided roadway with sidewalks on the east and western sides of the street, and a full curb and gutter network. There are existing, buffered bike lanes on both sides of the road. Cameron Rd is operated by the City of Austin with TxDOT oversight in some areas, given the proximity to the IH 35 frontage road. ADT on Cameron Rd, according to available TxDOT data, is approximately 14,700 vpd.

E 52nd Street

E 52nd St is identified as a Level 1 roadway in the ASMP, which will provide two full access site driveways and one service driveway into/out of site. The road is comprised of two unstriped, undivided travel lanes and on-street parking. There is curb and gutter on both sides of the road, and sidewalk on the northern side of the road. No bicycle facilities exist on E 52nd St. The ROW on E 52nd St is about 44 feet wide along the property frontage. No ADT counts from TxDOT were available at this location.

Lancaster Court

Lancaster Ct is a Level 1 roadway comprised of two undivided, unstriped travel lanes. Lancaster will provide one full access site driveway and one full access service driveway into/out of the site. There is curb and gutter on both sides of the street, sidewalk on the eastern side of the road, and no existing bicycle facilities. The ROW width along Lancaster is about 42 feet. No ADT counts from TxDOT were available at this location.

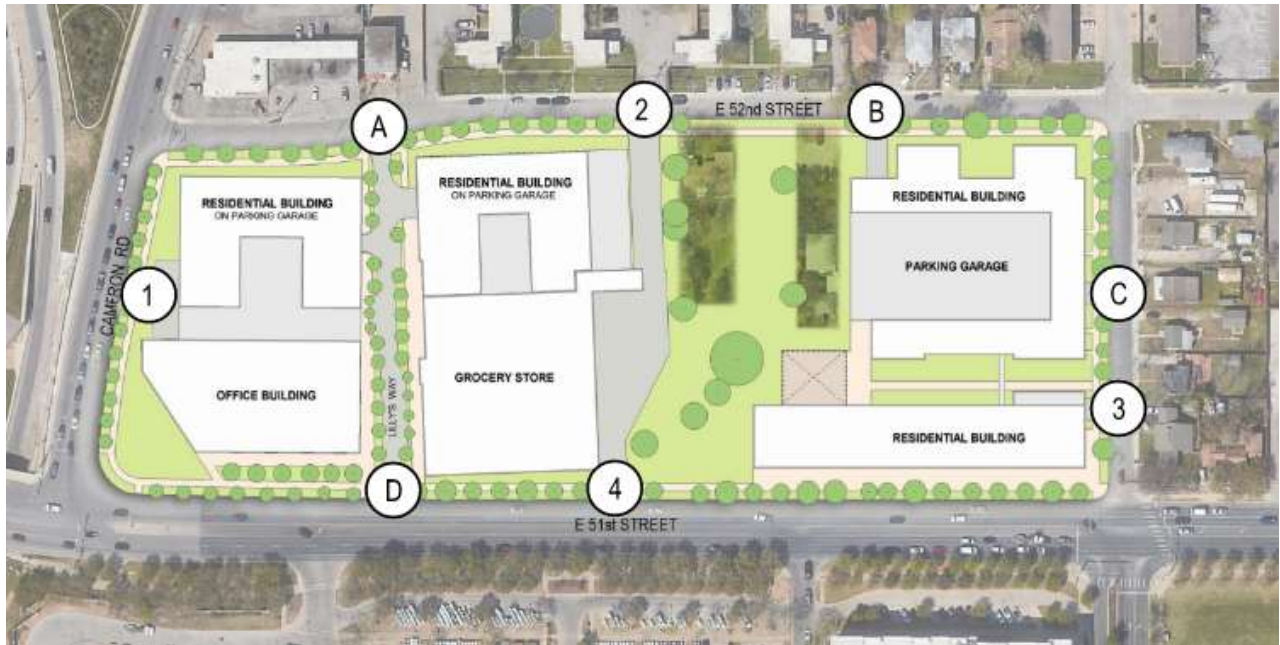


Figure 2. Conceptual Site Driveways (Figure taken from ZTA report); Driveways A, B, C, D are for site access. Driveways 1-4 are service driveways.

Trip Generation and Traffic Analysis

The project assumes 544 mid-rise multi-family dwelling units (ITE Code 221), 105,000 square-feet of general office (ITE Code 710), 17,000 square-feet of retail strip plaza (ITE Code 821), and 40,300 square-feet of supermarket (ITE Code 850). Based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, the proposed development will generate 8,635 vehicle trips per day. See **Table 1** for a detailed breakdown of the trip generation.

Table 1. Trip Generation

Land Use	Size	Trip Generation
221- Multifamily Housing (Mid Rise)	544 Dwelling Units	2,577
710- General Office	105,000 SF	1,211
821- Retail Strip Plaza (<40k)	17,000 SF	947
850- Supermarket	40,300 SF	3,900
Total Unadjusted Trips		8,635

The existing trips were obtained from TxDOT data, then site trips were added to these volumes using an estimate of the traffic distribution to and from the proposed site. **Table 2** shows both the existing traffic volumes as well as projected volumes on each road in the vicinity of the site.

Table 2. Added Traffic

Street	Existing Traffic [vpd]	Proposed New Site Traffic to each Roadway	Overall Traffic (Existing + Site) [vpd]	Percentage Increase in Traffic
E 51 st St	31,673	6,038	37,711	19%
Cameron Rd	18,264	3,142	21,406	17%
E 52 nd St	--	--	--	--
Lancaster Ct	--	--	--	--

Recommendations/Conclusions

As a condition of approval for the above referenced zoning case, the applicant shall adhere to the following requirements:

1. Provide no more than one site and one service driveway on E 51st St (designated driveways D, 4). Both driveways are proposed to operate as full purpose and will be reviewed for compliance to City codes, ordinances, criteria manual, etc. at the time of the Site Plan application.
2. Provide no more than one service driveway onto Cameron Rd (designated driveway 1), provided it can meet design requirements and does not require a waiver from the Transportation Criteria Manual (TCM). The driveway is proposed to operate as full purpose and will be reviewed for compliance to City codes and ordinances at the time of the Site Plan application.
3. Provide no more than two site and one service driveways on E 52nd St (designated driveways A, B, 2). The driveways are proposed to operate as full purpose and will be reviewed for compliance to City codes and ordinances at the time of the Site Plan application.
4. Provide no more than one service driveways on Lancaster Ct (designated driveways C,3). The driveway is proposed to operate as full purpose and will be reviewed for compliance to City codes and ordinances at the time of the Site Plan application.
5. The applicant has committed to achieving a trip reduction of 30% through a Travel Demand Management (TDM) plan. The following TDM measures are intended to be captured with this site:
 - Internal Trip Capture
 - Transit Proximity
 - Reduced Parking Supply
 - Unbundled Parking
 - Transportation Management Association Membership
 - Designated Mobility Coordinator
 - Marketing and information
 - Pedestrian Access and Connectivity
 - Bicycle Access and Connectivity
 - Transit Access and Connectivity

The final determination of TDM measures proposed by the applicant, as well as a sustainable modes analysis will be provided during the Site Plan review process.

6. Based on the projected volumes analysis available, TPW concurs that the higher level area transportation network (Cameron Rd and E 51st St) will be able to absorb the added traffic from the proposed site development.
7. Right-of-way needs have been identified in the ZTA and might require dedication to meet the ASMP requirements. This will be confirmed at the time of Site Plan application.

8. The City of Austin reserves the right to reevaluate any or all identified improvements associated with this case at the time of Site Plan review.
9. Street Impact Fee (SIF) Ordinances 20201220-061 and 20201210-062 have been adopted by City Council and are effective as of December 21, 2020. The City has started collecting street impact fees with all building permits issued on or after June 21, 2022. For more information, please visit the City's Street Impact Fee website. Street Impact Fee calculation shall be performed at the time of the Site Plan submission to be collected at the time of building permit.
10. All construction items should be designed and incorporated into the site plan, and all street impact fees should be paid in full. No offsets to the proposed development's SIF will be issued until the completion of all identified construction items unless those items are included in the proposed Site Plan application.

If you have any questions or require additional information, please contact me at (512) 974-7136.

A handwritten signature in black ink that reads "Nate Aubert". The signature is written in a cursive, slightly stylized font.

Nathan Aubert, P.E.
Austin Transportation Department

To: Planning Commission and Austin City Council
From: Windsor Park Neighborhood Plan Contact Team
Date: July 28, 2023
Re: E. 51st and Cameron (NPA-2022-0023.02 and C14-2023-0003)

On July 17, 2023, the Windsor Park Neighborhood Plan Contact Team (WPNPCT) met to review and discuss its recommendation on the neighborhood plan amendment and rezoning requests submitted by the applicant for the E. 51st and Cameron development project. The proposed project is located entirely within the boundaries of the Windsor Park Neighborhood Planning Area.

By unanimous vote, the WPNPCT recommends the neighborhood plan amendment request for Mixed Use and the rezoning request for CS-V-CO-NP.

The proposed E. 51st and Cameron project achieves five of the *Land Use Development; Housing; and Parks, Open Space, The Environment* objectives and recommendations in the adopted Windsor Park Neighborhood Plan:

LAND USE DEVELOPMENT

Objective: Transform 51st Street into a pedestrian-friendly street with businesses that support both the neighborhoods north of 51st Street and the proposed businesses and land uses within the Mueller redevelopment. (page 46)

Recommendation: Rezone properties to commercial mixed-use to allow for office, retail, and restaurant opportunities, and restrict automobile-oriented businesses.

The development project proposal includes office, retail, and restaurant space. The contact team also appreciates the applicant's addition of a conditional overlay (CO) prohibiting the land uses of drive-thrus, automotive rentals, automotive repair services, automotive sales, automotive washing of any type, bail bonds, drop-off recycling, pawn shops, pedicab storage and dispatch, and funeral services on the site.

Objective: Attract desired businesses and service providers into the planning area. (page 57)

Recommendation: Define desirable uses for specific areas within Windsor Park: quality retail, coffee shops, cafes, more restaurants, a movie theater, and businesses that cater to daily needs.

The proposed development is not only bringing a desired grocery store but also providing additional square footage for the establishment of much-needed commercial and retail services in Windsor Park.

Objective: Promote pedestrian-oriented redevelopment along 51st Street. (page 62)

Recommendation: Support the land use changes proposed in this plan, and any future land use changes and rezonings that may facilitate the location of desirable service providers and retail at targeted locations and along designated corridors.

51st Street and Cameron Road are designated a Core Transit Corridor and a Level 3 Street, respectively. The developer has committed to making all sides of the development – 51st Street, Cameron Road, 52nd Street, and Lancaster Court – welcoming, active, and pedestrian-friendly.

HOUSING

Objective: Support increased opportunities for affordable housing in the planning area. (page 70)

Recommendation: Support development density in exchange for the provision of affordable units.

Ten percent of the rental housing constructed under the VMU1 zoning designation will be reserved at 60% MFI. If the developer decides to build housing under the new VMU2 code amendment, the developer can achieve increased building height for providing deeper affordable units (12% at 60% MFI or 10% at 50% MFI).

PARKS, OPEN SPACE, THE ENVIRONMENT

Objective: Create new parks within the planning area to serve neighborhood residents living the farthest distance from existing park facilities. (page 87)

Recommendation: Acquire parkland to serve the residents living in the area between IH-35, Hwy 290, and Cameron Road.

The proposed development is adding over an acre of green space to a parkland-deficient area within Windsor Park.

Lastly, the proximity of this site to IH-35 and 51st Street makes it a prime candidate for higher-density development and a promising catalyst to spur redevelopment along the Cameron Road corridor.

If you have any questions regarding our support of the E. 51st and Cameron project, please contact me.

Thank you,

A handwritten signature in black ink, appearing to read "Rodney Ahart".

Rodney Ahart, Chair
Windsor Park Neighborhood Plan Contact Team