

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0053 / Animal Trustee CC St. John's Avenue

P.C. DATE: June 23, 2009

ADDRESS: 7205 Cameron Road

OWNER: Robert Acosta, 512-474-5929

AGENT: Graves Dougherty Hearon and Moody (Michael Whellan), 512-480-5734

ZONING FROM: SF-3

TO: LR

SITE AREA: 2.411 acres (105,023.16 sq. ft.)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from SF-3 (Family Residence) district zoning to LR-CO (Neighborhood Commercial- Conditional Overlay) zoning district. The Conditional Overlay would limit vehicle trips to less than 2,000 per day.

The Austin Metropolitan Area Transportation Plan calls for 86 feet of right-of-way for St. Johns Avenue. If the requested zoning is granted for this site, then 43 feet of right-of-way from the existing centerline should be dedicated for St. Johns Avenue according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

SUMMARY PLANNING COMMISSION RECOMMENDATION: On June 23, 2009, Planning Commission *APPROVED* staff's recommendation for LR-CO with conditions; was approved on the Consent Agenda by Commissioner Sandra Kirk's motion, Commissioner Jay Reddy second the motion on a vote of 9-0.

ISSUES: The St. Johns/Coronado Hills neighborhood planning process has begun for this area. The kick-off was held on February 28, 2009. The process will take approximately 18 months to 2 years to complete and the land use discussion is not scheduled to occur until after the midpoint.

The Planning Commission has a policy to postpone zoning cases for six months after the first land use workshop which is held midway through the planning process. Because the application was submitted prior to the first land use workshop, the six month waiting period is not triggered.

DEPARTMENT COMMENTS: The 2.4-acre site is currently zoned SF-3 (Family Residence) district zoning and is located at the mid-block of East St. Johns Avenue between Cameron Road and Berkman Drive. The site lies within the St. Johns/Coronado Hills Neighborhood Plan and is surrounded by an apartment complex to the north, Reagan High School to the south, an apartment complex and a financial services business to the west, and an EMS Station to the east.

The subject property is currently undeveloped. The Animal Trustees of Austin, Inc., which is a nonprofit animal welfare organization, is requesting a zoning change in order to construct a veterinary clinic. This clinic would not allow for boarding and would only be a wellness clinic for the treatment of healthy cats and dogs.

The staff recommendation is to approve the requested zoning change because it allows for reasonable use of the property. The existing zoning allows for single family but the site is not conducive to this use because of the adjacent EMS station and the small size of the tract. Additionally, there are properties in close proximity that have LR or higher zoning district with corresponding commercial uses. The zoning change will be an appropriate transition between the apartments and the EMS station.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped
<i>North</i>	MF-4	Apartments
<i>South</i>	UNZ	Reagan High School
<i>East</i>	P	EMS Station
<i>West</i>	MF-3 / LR	Apartments / Financial Services

NEIGHBORHOOD PLAN AREA: St. Johns/Coronado Hills

TIA: A traffic impact analysis was not required for this case.

WATERSHED: Fort Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Coronado Hills Neighborhood Assn.
 Old Town Homeowners Assn.
 Home Builders Association of Greater Austin
 Austin Neighborhoods Council
 Villas of Coronado Hills Homeowner's Assn.
 Homeless Neighborhood Organization
 NorthEast Action Group
 Austin Parks Foundation
 League of Bicycling Voters

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0005 / 7316 CAMERON RD CAMERON ROAD SHELL STATION - CITY INITIATED	From LR to GO (PC directed staff to initiate a zoning rollback on this property)	4/14/2001 - APVD LR ZONING, PROHIBITING FOOD SALES (8-1, JR- NO)	05/17/2001 APVD LR- CO (6-0); ALL 3 RDGS

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
St. Johns Avenue	70'	44'	Arterial (MNR4)	2,925 (COA, 12/04/08)
Cameron Road	120'	2@30'	Arterial (MAD6)	19,700 (TXDOT, 2005)

CITY COUNCIL DATE:

July 23, 2009

ACTION:

The public hearing was closed and the first reading of the ordinance for neighborhood commercial-conditional overlay (LR-CO) combining district zoning with conditions with the following conditions was approved on consent on Mayor Pro Tem Martinez' motion, Council Member Cole's second on a 7-0 vote. The conditions were to limit vehicle trips to less than 2,000 trips per day and to substitute the requirement that a dedication occur at time of zoning with an agreed upon offer to dedicate right-of-way in the future.

August 20, 2009

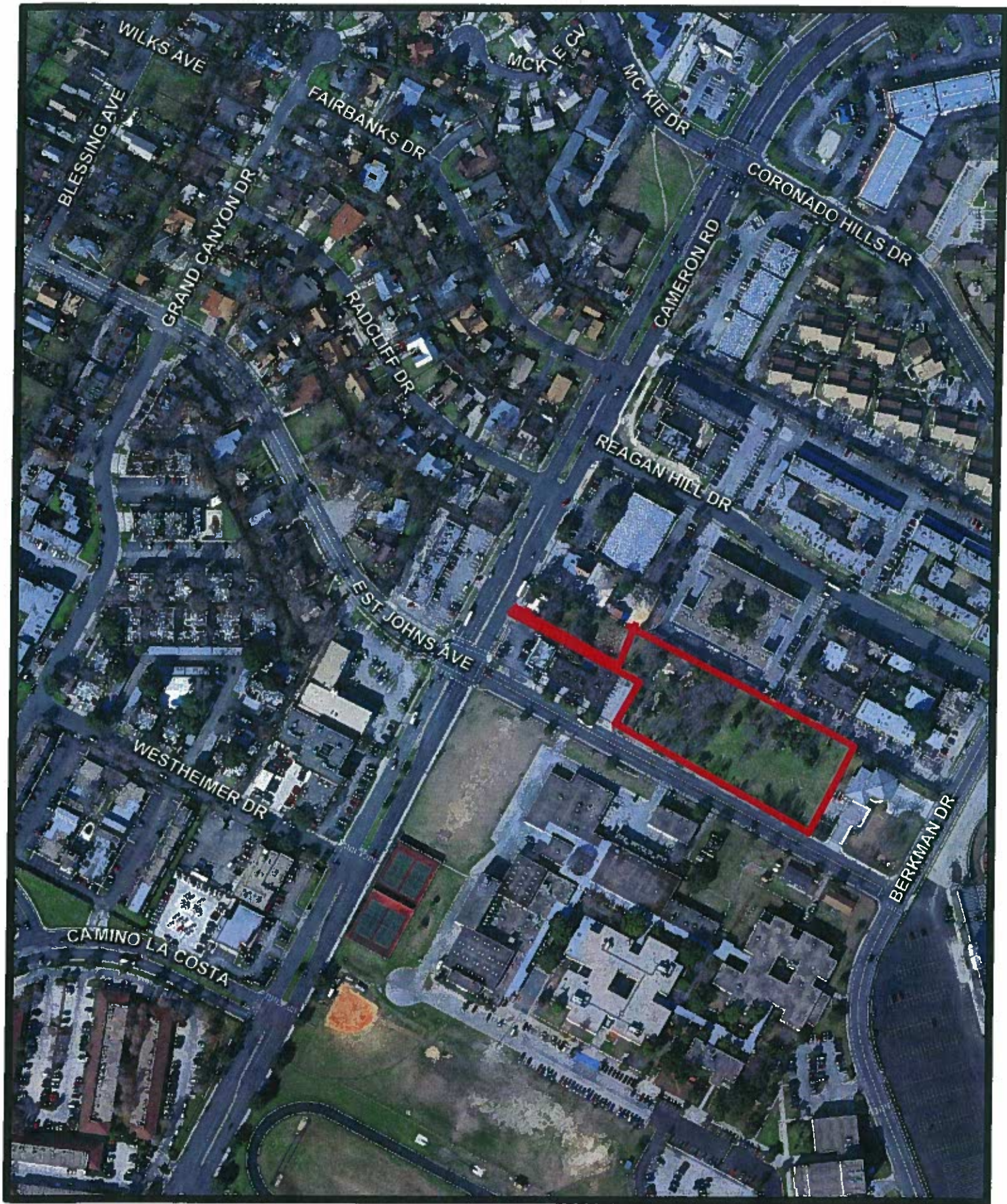
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Joi Harden

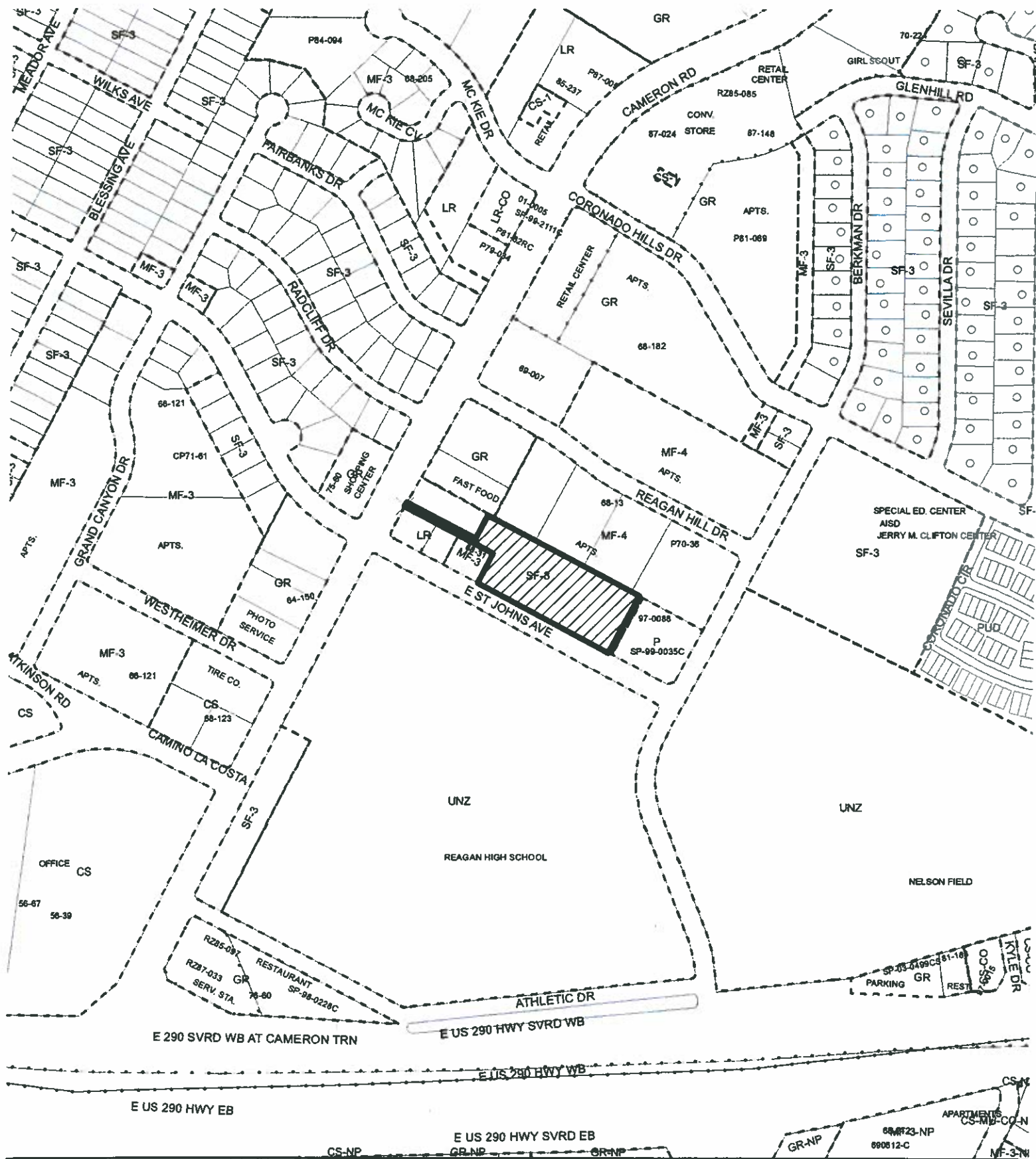
PHONE: 974-2122

E-MAIL: joi.harden@ci.austin.tx.us;



**C14-2009-0053 7205 Cameron Road
From Family Residence (SF-3) to
Neighborhood Commercial (LR) District Zoning**





" = 400'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0053
ADDRESS: 7205 CAMERON RD
SUBJECT AREA: 2.411 ACRES
GRID: L27
MANAGER: J. HARDEN



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SUMMARY STAFF RECOMMENDATION

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The Austin Metropolitan Area Transportation Plan calls for 86 feet of right-of-way for St. Johns Avenue. If the requested zoning is granted for this site, then 43 feet of right-of-way from the existing centerline should be dedicated for St. Johns Avenue according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

LR- Neighborhood Commercial district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood. This family oriented area of the city will be well served by a non-profit wellness clinic for pets.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Neighborhood commercial uses are compatible with the nearby moderate density residential uses and surrounding LR and GR zoning.

3. Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.

Staff has not granted a special privilege to this property owner as the zoning of this property is the same as that given to nearby owners. Properties across the street to the north and south contain similar uses.

EXISTING CONDITIONS

Site Characteristics

The site is relatively flat, landscaped with some mid-sized trees. The site is underdeveloped and appeared to have a small shed and a picnic table only.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district is 80%.

Environmental

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

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

The Austin Metropolitan Area Transportation Plan calls for 86 feet of right-of-way for St. Johns Avenue. If the requested zoning is granted for this site, then 43 feet of right-of-way from the existing centerline should be dedicated for St. Johns Avenue according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

There are no existing sidewalks along the St. Johns Avenue and Cameron Road along the site frontage.

St. Johns Avenue and Cameron Road are classified in the Bicycle Plan as Priority 2 bike routes.

Capital Metro bus service is available along Cameron Road (route nos. 161, 339, and 485) and St. Johns Avenue (route nos. 161 and 300).

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required per the change in use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan Review

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI – This site is located on a Core Transit Corridor, which would be considered the principal roadway.

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.

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet:

www.ci.austin.tx.us/development

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso : C14-2009-0053

Persona designada : Joi Harden, 512-974-2122

Audiencia Publica : June 23, 2009, Planning Commission

July 23, 2009, City Council

Robert T. Acosta
Su nombre (en letra de molde)

☒ I am in favor
☐ I object

Los Kiche haven for Austin
Su domicilio(s), oficina(s) por esta solicitud

Robert T. Acosta
Firma

Fecha

Daytime Telephone:

474-5929

Comments:

None

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Neighborhood Planning & Zoning Department

Joi Harden

P. O. Box 1088

Austin, TX 78767-8810



June 17, 2009

Austin City Council
P.O. Box 1088
Austin, TX 78767

Re: Rezoning of 7205 Cameron Road C14-2009-0053

Dear Mayor and City Council Members:

It has come to my attention that Animal Trustees of Austin has applied for a zoning change at 7205 Cameron Road from SF3 to LR. As a neighbor with close proximity to the property, I want to express my support for its rezoning.

Animal Trustees of Austin has provided quality affordable veterinary programs including wellness, spay/neuter and special surgeries to low-income citizens of Austin for sixteen years. Rezoning of 7205 Cameron Road will allow for ATA's relocation to a new facility and the expansion of its programs to help animals that otherwise would receive no care.

AIDS Services of Austin looks forward to having Animal Trustees as our neighbor, and I thank you for your support of its rezoning application.

Sincerely,

Lee Manford
Executive Director

Cc: Planning Commission



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United Way Capital Area

Helping Central Texans living with HIV and AIDS for 20 years.

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