

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0133 / Asian American Resource Center

ZAP DATE: September 7, 2010

ADDRESS: 8401 Cameron Road

APPLICANT / AGENT: City of Austin -- (David Taylor) 512-974-7132

OWNER: City of Austin Real Estate Services -- (Lauraine Rizer) 512-974-7078

ZONING FROM: MF-3 (Multifamily Residence Medium Density) **TO:** P (Public)

SITE AREA: 15 acres

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from MF-3 (Multifamily Residence Medium Density) district zoning to P (Public) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:
September 7, 2010: Approved staff's recommendation of P district zoning; by Consent.
[G. BOURGEOIS, T. RABAGO 2ND] (7-0)

DEPARTMENT COMMENTS: The 15-acre site is currently zoned MF-3 (Multifamily Residence Medium Density) district zoning and is located on the east side of Cameron Road, south of Cross Park Drive and north of Rutherford Lane. Clear Creek Drive terminates at the tract. The site is bordered by duplexes to the north. East and west of the tract are undeveloped and to the south is an industrial development. In proximity to the site, both north and south are commercial and industrial uses.

The subject property is undeveloped and moderately vegetated. The parcel is owned by the City of Austin and the property is planned as the Asian American Resource Center.

The staff recommendation is to approve the requested zoning change because it allows for reasonable use of the property. The proposed zoning and use will make an excellent transition from the family residence zoning and duplex use from the north to the commercial and industrial zoning and uses to the south. Additionally it is the City Council's general policy that all City-owned or leased land be zoned Public (P) district.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-3	Undeveloped
<i>North</i>	SF-3	Duplexes
<i>South</i>	IP	Industrial
<i>East</i>	IP	Undeveloped
<i>West</i>	LI	Undeveloped; Parking for Industrial uses

NEIGHBORHOOD PLAN AREA: The property does not lie within a designated neighborhood planning area.

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

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Homeless Neighborhood Organization
Home Builders Association of Greater Austin
Austin Parks Foundation
North Growth Corridor Alliance
Austin Street Futbol Collaborative
Sierra Club, Austin Regional Group
Edward Joseph Developments, LTD.
League of Bicycling Voters
Austin Monorail Project
The Real Estate Council of Austin, Inc.
Super Duper Neighborhood Objectors and Appealers Organization

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-90-0084 8501 CAMERON RD (CAPITAL NATIONAL BANK)	FROM LO to SF-3	1/08/1991 APVD SF-3 W/RC (C14-84-475) that states no modification to the existing flood plain.	1/31/1991 APVD SF- 3 (5-0); ALL 3 RDGS W/RC (C14- 84-475) that states no modification to the existing flood plain.
C14-83-050 8313 - 8419 BLOCK OF CAMERON RD AT CLEAR CREEK DR (EDWARD JOSEPH DEVELOPMENTS, INC.)	FROM I-SF-2 to MF-3	05/13/1983 APVD MF-3	09/20/1984 APVD MF-3

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
Cameron Road	120'	MAD 6	Arterial	Yes	Yes	Yes

CITY COUNCIL DATE: September 23, 2010

ACTION: N/A

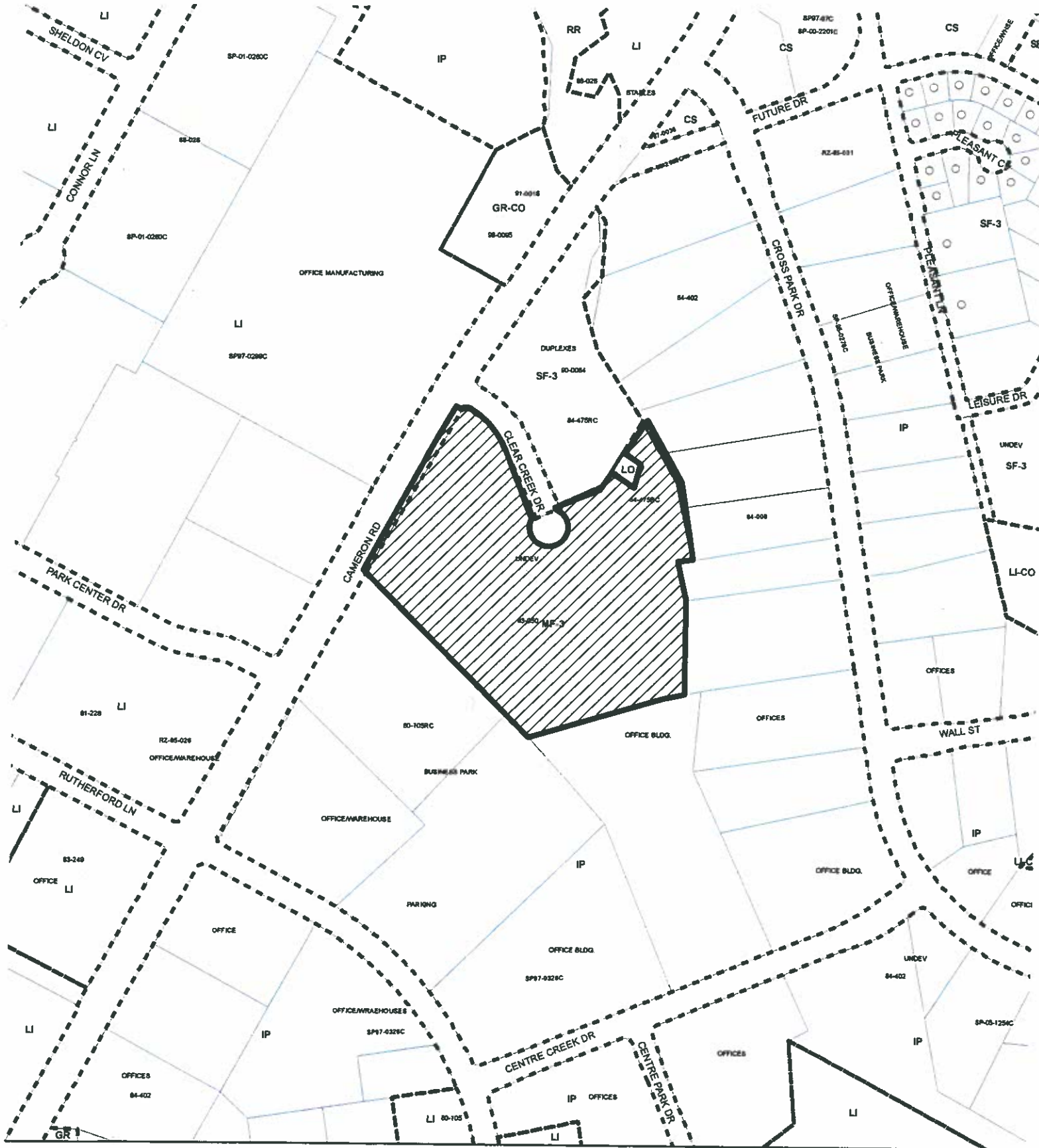
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Joi Harden

PHONE: 974-2122

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

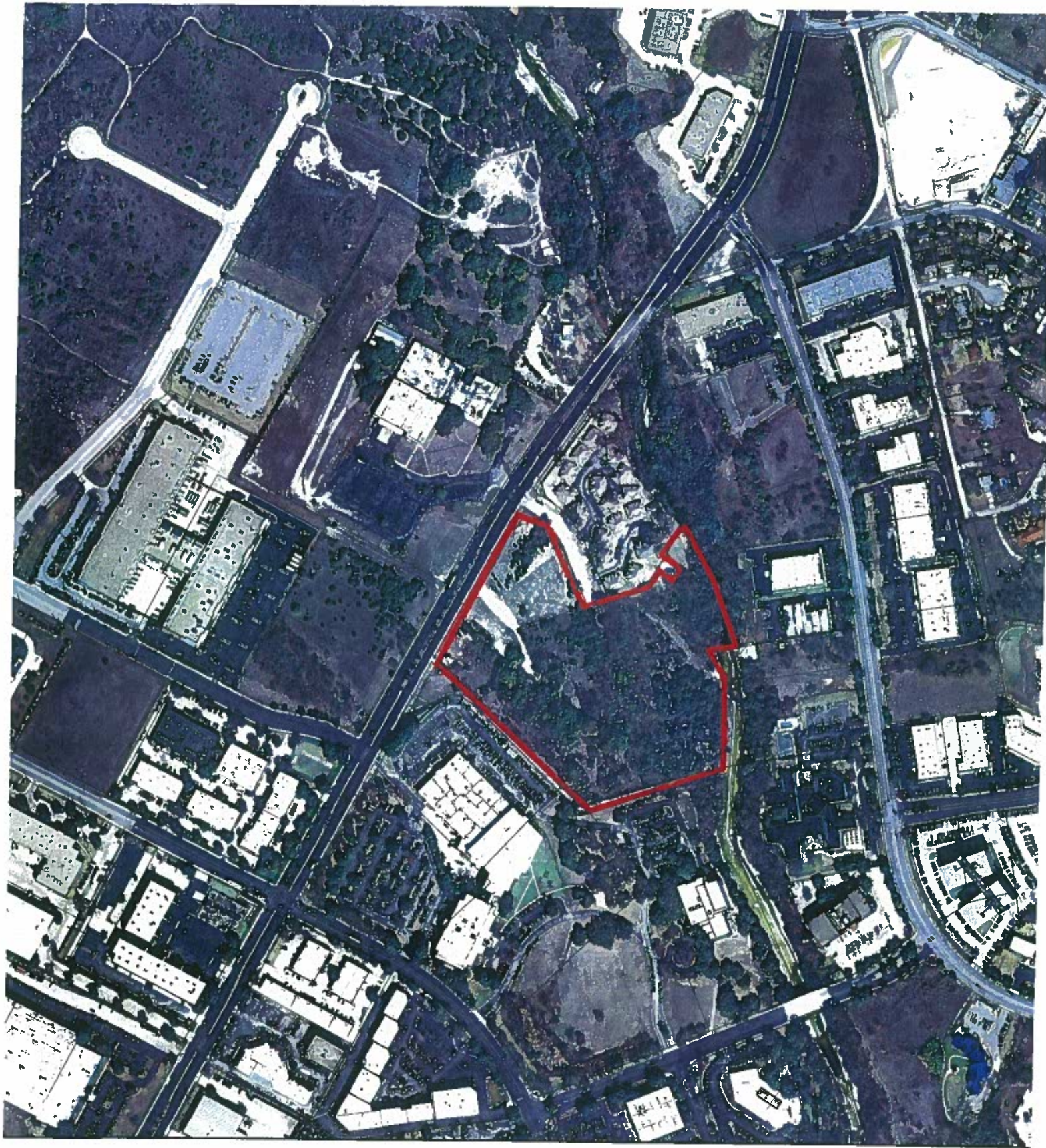


ZONING

ZONING CASE#: C14-2010-0133
 LOCATION: 8401 CAMERON RD
 SUBJECT AREA: 15.00 ACRES
 GRID: M28
 MANAGER: JOI HARDEN



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



C14-2010-0133 8401 Cameron Road
From MF-3 (Multifamily Residence Medium Density)
to P (Public) distict zoning



SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from MF-3 (Multifamily Residence Medium Density) district zoning to P (Public) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

P- Public district is the designation for a governmental, civic, public service, or public institution use. A P zoning district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

The proposed rezoning is consistent with this purpose statement. The property is owned by the City of Austin and an Asian American Resource Center is proposed.

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

The staff recommendation is to approve the requested zoning change because it allows for reasonable use of the property. The proposed zoning and use will make an excellent transition from the family residence zoning and duplex use from the north to the commercial and industrial zoning and uses to the south. Additionally it is the City Council's general policy that all City-owned or leased land be zoned Public (P) district.

EXISTING CONDITIONS

Site Characteristics

The subject property is undeveloped and moderately vegetated.

Impervious Cover

For a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan. [LDC 25-2-625]

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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.

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 a flood plain within the project area.

Numerous 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

No additional right-of-way is needed at this time.

The traffic impact analysis for this site was waived because this is a City-initiated project.

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 by the land 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.

The site is subject to compatibility standards. Along all property lines adjacent to single family, the following standards will apply with any future development:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

FYI – If zoned P, and is over one acre, a site plan at this location will require approval of a conditional use site plan, requiring Commission approval, per § 25-2-625(D)(2).