

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0122 – 8600 Cameron Loop **Z.A.P. DATE:** December 4, 2018

ADDRESS: 8600 Cameron Loop

DISTRICT AREA: 5

OWNER: Rita and Billy Davis

ZONING FROM: RR; SF-1 **TO:** SF-3 **AREA:** 4.00 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

December 4, 2018:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area contains a single family residence on an unplatted tract that takes access to Cameron Loop. The tract is surrounded by apartments to the north and west (MF-2-CO), undeveloped land to the north (SF-6-CO), single family residences on standard sized lots across Cameron Loop to the east (SF-2) and single family residences on large lots to the south (RR; SF-1). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant requests family residence (SF-3) district zoning in order to allow for the construction of a two-family residence on the property.

The requested SF-3 zoning would allow for one single family residence, plus a second detached unit not to exceed 1,100 square feet. Staff recommends the Applicant's request because the property meets the intent of the SF-3 district as it fronts onto a collector residential street and is located within an existing single family neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR; SF-1	One single family residence
<i>North</i>	MF-2-CO; SF-6-CO	Apartments; Undeveloped
<i>South</i>	RR; SF-1	Single family residences on large lots
<i>East</i>	SF-2	Single family residences in the Cherry Creek subdivision
<i>West</i>	MF-2-CO	Apartments

AREA STUDY: N / A**TIA:** Is not required**WATERSHEDS:** Williamson Creek; South Boggy Creek – Barton Springs Zone**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**SCHOOLS:**

Cowan Elementary School Covington Middle School Bowie High School

NEIGHBORHOOD ORGANIZATIONS:

12 – Brodie Lane Homeowners Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association 943 – Save Our Springs Alliance
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1363 – SEL Texas 1424 – Preservation Austin
 1429 – GO! Austin/Vamos! Austin (GAVA)-78745
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance 1550 – Homeless Neighborhood Association
 1559 – Palomino Park HOA 1596 – TNR BCP – Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0151 – Flex 15 – 8420 Longview Rd	RR to SF-6, as amended	To Grant MF-1-CO w/CO for 1,000 trips; 8 u.p.a.; right-turn out only to Longview Rd; hooded and shielded lighting req'd w/i 25' from all property lines; max. building height is 2 stories or 28'; RC for the conditions of the Neighborhood Traffic Analysis	Apvd SF-6-CO w/CO for max 130 units and RC for conditions of the Neighborhood Traffic Analysis (11-2- 2006).

C14-02-0191.SH – Casas Grandes (SMART Housing) – 8206 Longview Rd	SF-3 to SF-4A	To Grant SF-4A	Apvd SF-4A (2-27-2003).
C14-00-2251 – W.W. Brodie – 3416 - 3424 Blk of Davis Ln	RR; DR; SF-6; SF-6-CO; LR; LR-CO; GR to GR; MF-2-CO	Recommended GR-CO with CO for TIA; prohibit pawn shops; provide 50' wide vegetative buffer on the east property line.	<p>Apvd GR-CO for Tract 1 with the following CO: drive-in service is prohibited as an accessory use to commercial uses; prohibit service station; automotive sales; automotive rentals; automotive repair services; automotive washing; off-site accessory parking; communication service facilities; safety services; local utility services; pawn shops; FAR limited to 0.07847; FAR for general retail sales (general and convenience) is limited to 0.05336 to 1; and FAR for restaurant general is limited to 0.04709 to 1.</p> <p>Apvd MF-2-CO for Tract 2. CO limits property to 8 units per acre; 250' vegetative buffer along the north property line and extending eastward to the northeast corner of the tract; 50' wide vegetative buffer along the east property line; improvements within buffer zones limited to drainage, underground</p>

			utility improvements or those required by the City; construction of water quality and detention facilities is prohibited within 50' of the entire north property line. (10-4-2001).
C14-99-0033 – Westgate & Cameron Loop – 8401 Westgate Blvd	SF-3 to SF-6	To Grant SF-6 for Tract 1 and RR for Tract 2, with conditions.	Apvd SF-6-CO for Tract 1 with the CO for a 75' wide buffer zone along the east property line, and a maximum of 96 dwelling units; RR for Tract 2 (8-19-1999).
C14-97-0156 – Southland Oaks MUD – Brodie at West Slaughter Ln	I-RR & I-SF-2 to RR; SF-1; SF-2; SF-3; SF-4; SF-5; SF-6; MF-1; MF-2; MF-3; MF-4; NO; LO; GO; LR; GR; CS; P	To Grant Staff recommendation	Apvd RR; SF-2; SF-4A; LO; P, with conditions (6-25-1998).
C14-97-0155 – Southland Oaks MUD – Cameron Loop at Davis Ln	I-RR & I-SF-2 to RR; SF-1; SF-2; SF-3; SF-4; SF-5; SF-6; MF-1; MF-2; MF-3; MF-4; LR; GR; P	To Grant Staff recommendation of RR; SF-1 through SF-6; MF-1 through MF-4; LR; GR; CS; P with conditions	Apvd PC recommendation of SF-2; SF-3; MF-2-CO; LR-CO; P (7-9-1998).

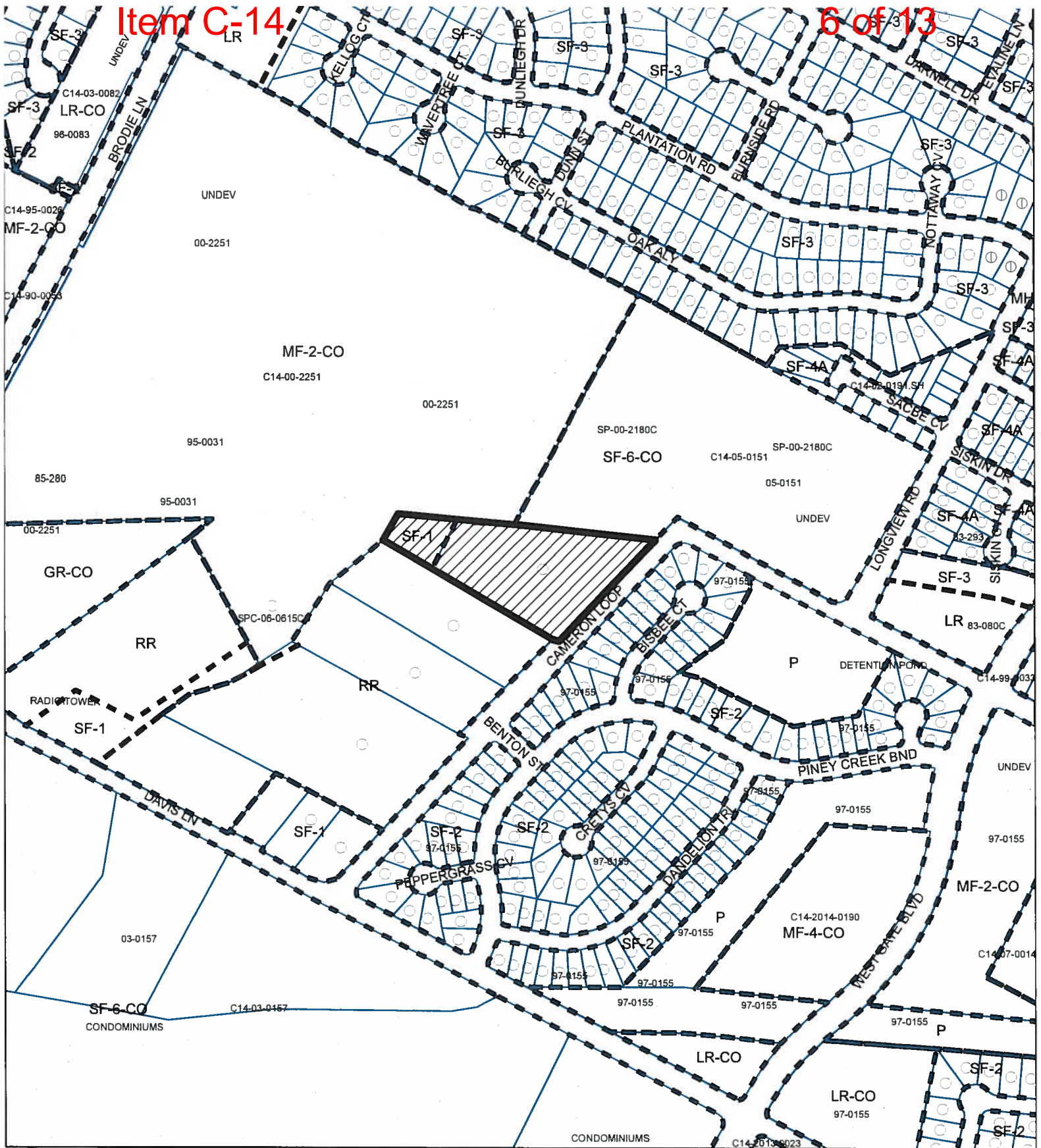
RELATED CASES:




A Land Status Determination was made on April 20, 2009 that excepts this property from the requirement to plat (C8I-2008-0260). Please refer to Exhibit B.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cameron Loop	60 feet	20 feet	Collector	No	No	No

CITY COUNCIL DATE: December 13, 2018**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2018-0122

EXHIBIT A



1" = 400'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 10/22/2018



8600 CAMERON LOOP

Exhibit A-1

ZONING CASE#: C14-2018-0122
 LOCATION: 8600 CAMERON LOOP
 SUBJECT AREA: 4 ACRES
 GRID: P17
 MANAGER: WENDY RHOADES



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.

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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER

1" = 300'



**City of Austin
Watershed Protection and Development Review Department
Land Status Determination
1995 Rule Platting Exception**

April 20, 2009

File Number: C8I-2008-0260

Address: 8600 CAMERON LOOP

Tax Parcel I.D.# 0422230902 & 0422250501 Tax Map Date: 12/18/2003

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being 3.49 acres out of the T. Bissell Survey No. 18 and 0.51 acres out of the T. Bissell Survey No. 18 (**total approximately 4.00 acres out of the T. Bissell Survey No. 18**) in the current deed, recorded on **Apr 30, 1990**, in **Volume 11176, Page 1011**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **May 25, 1960**, in **Volume 2172, Page 498**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **electric service on Jun 26, 1990**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

This Land Status combines the above referenced tracts into one ~4.00 acre tract for permitting purposes. Travis County is unable to combine the two tracts into one tax identification number, however the two tracts have been combined by ownership since at least 1960. If the 0.51 acre tract were to be sold separate from the 3.49 acre tract, the property would be required to subdivide through the City of Austin.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: _____

**Sara Groves, Representative of the Director
Watershed Protection and Development Review Department**

EXHIBIT B

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

2. *The proposed zoning should allow for a reasonable use of the property.*

The requested SF-3 zoning would allow for one single family residence, plus a second detached unit not to exceed 1,100 square feet. Staff recommends the Applicant's request because the property meets the intent of the SF-3 district as it fronts onto a collector residential street and is located within an existing single family neighborhood.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area contains one single family residence and has moderate to heavy vegetative cover.

Impervious Cover

The maximum impervious cover allowed by the *SF-3 zoning district* is 15%, which is based on the more restrictive *watershed* regulations.

Comprehensive Planning

This rezoning case is located the west side of Cameron Loop, on two tracts that are a combined four acres. The property contains one single family house. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include a large multifamily apartment complex, undeveloped land, and single family subdivision to the north; to the south is a worship facility and single family housing; to the east is single family housing; and to west is an apartment complex and the Davis Hill Neighborhood Park. The proposal is to obtain SF-3 zoning to construct an accessory dwelling unit on the property.

Connectivity

There are no public sidewalks located on either side of Cameron Loop. There are also no public transit stops, urban trails or bike lanes within a quarter mile of this site. The Walkscore for this property is **22/100, Car Dependent**, meaning most errands require a car. The mobility options in the area are below average.

Imagine Austin

The property is not located along an Activity Corridor or Activity Center.

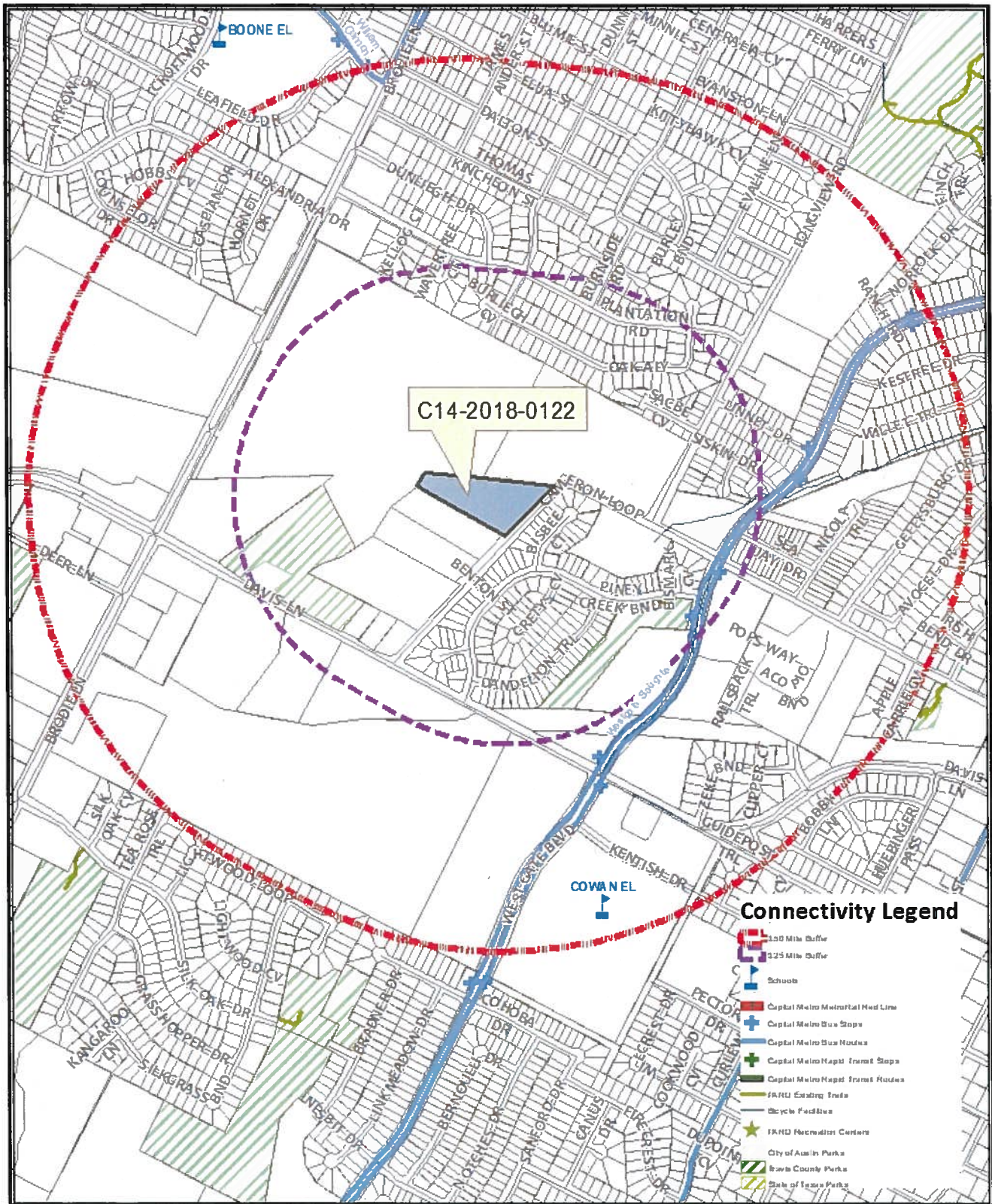
The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of a variety of housing types:

- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the project offering an affordable housing type to meet the lifestyle and financial needs of Austin's diverse population, the proposed ADU project appears to support the policies of the Imagine Austin Comprehensive Plan.

Fire Department Review

Austin Fire Department review and approval for this zoning case was limited to the evaluation of the parcel in relation to locations with an AFD Aboveground Hazardous Materials permit. This review did not evaluate the site for fire department access, the available water supply for fire flow, or any new or existing building features.



Imagine Austin Compliance

Zoning Case
 Case #: C14-2018-0122
 8600 CAMERON LOOP
 4 ACRES

11/29/2018



PLANNING AND ZONING



This map is for informational purposes only and does not constitute a legal document. The City of Austin is not responsible for any errors or omissions. The City of Austin is not responsible for any damages or losses resulting from the use of this map. The City of Austin is not responsible for any damages or losses resulting from the use of this map.

Environmental

This site is located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

Several 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 512-974-1876. 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

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

If rezoned to the SF-3 district, the site shall be subject to the following BASE DISTRICT REQUIREMENTS:

- The building shall maintain a minimum 25 foot setback from the front (south property line).
- The interior side yards shall maintain minimum 5 foot setbacks from the east and west property lines.
- The rear yard setback shall maintain a minimum of 10 feet from the north.
- Maximum height is 35 feet.
- Maximum building coverage is 40% and maximum impervious cover is 45%.

Transportation

Additional right-of-way may be required at the time of subdivision and/or site plan.

Water / 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 Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.