

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, July 27, 2006

 + [Back](#) [Print](#)**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 135**

Subject: C14-06-0093 - Mt. Sinai Campus - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5900 Cameron Road at Reinli St. (Tannehill Branch and Fort Branch Creek Watershed) from community commercial-conditional overlay (GR-CO) district zoning; neighborhood commercial-conditional overlay (LR-CO) combining district zoning; family residence (SF-3) district zoning; and multi-family residence-moderate high density (MF-4) district zoning to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. Planning Commission Recommendation: To grant community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. Applicant: Mt. Sinai Church (James Wilson). Agent: Aldion Group Realty (Daffney Henry). City Staff: Robert Heil, 974-2330.

**Additional Backup
Material**

(click to open)

- [Staff Report](#)
- [Ordinance](#)

For More Information: Robert Heil, 974-2330

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0093 Mt. Sinai Campus

P.C. Date: June 27, 2006

ADDRESS: 5900 Cameron Rd at Reinli St

OWNER/APPLICANT/ Mt Sinai Church (James Wilson)

AGENT: (Aldion Group Realty) Daffney Henry

ZONING FROM: GR-CO, LR-CO, SF-3 and MF-4

TO: GR-MU-CO

AREA: 6.1 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the request for community commercial – mixed use-conditional overlay (GR-MU-CO) combining district zoning for the property, with the following condition overlay.

The conditional use would limit the maximum vehicle trips to no more than 2000 per day, and prohibit the following uses:

- Automotive Rental
- Automotive Repair
- Automotive Sales
- Automotive Washing (of any type)
- Business or Trade School
- Commercial Off-Street Parking
- Drop-off Recycling Collection Facility
- Exterminating Services
- Funeral Services
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Medical Offices (exceeding 5000 square feet)
- Outdoor Sports and Recreation
- Pawn Shop Services
- Service Station
- Theater
- Drive-through service as an accessory use to any permitted primary use

PLANNING COMMISSION RECOMMENDATION:

June 27, 2006: Approved staff's recommendation of GR-MU-CO on consent (9-0)

DEPARTMENT COMMENTS:

The property is the site of the Mt. Sinai Church campus. The church is in the process of relocating at wishes to rezone the property to facilitate resale and redevelopment.

The rezoning request is from community commercial – conditional overlay (GR-CO) , neighborhood commercial – conditional overlay (LR-CO), multi-family residence – moderate-high density (MF-4) and family residence (SF-3) to community commercial – mixed use - conditional overlay (GR-MU-CO) combining district zoning.

This site was rezoned in 2002 from a combination of LR and SF-3 base district zoning to GR to allow the impervious cover needed for improvements to the church and associated school. Two strips of land were not part of the rezoning case, and were left as LR and SF-3. This case does include these tracts, although at site plan they may be needed for right-of-way dedication for Cameron Road. This case also includes a single MF-4 tract currently used for church parking.

Staff recommends approval of the request for community commercial – mixed use-conditional overlay (GR-MU-CO) combining district zoning for the property, with the conditions previously listed.

The site lies within the Windsor Park Neighborhood Planning area which held its first workshop November 5, 2005.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO, LR, MF-4 & SF-3	Church
<i>North</i>	MF-4 and GO & GR	Offices, Used Car Sales, Single Family homes
<i>South</i>	LR-CO, CS	Bank, Apartments
<i>East</i>	SF-3	Single Family Homes
<i>West</i>	MF-4	Apartments

AREA STUDY: The site lies within the Windsor Park Neighborhood Planning area which held its first workshop November 5, 2005.

TIA: 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]

WATERSHED: Tannehill Branch and Fort Branch Creek Watershed

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No**HILL COUNTRY ROADWAY:** No**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- Windsor Park Neighborhood Association
- Mueller Neighborhoods Coalition
- Keep the Land
- Anberly Airport Association
- Austin Neighborhood Council
- Taking Action, Inc.
- PODER (Peple in Defense of Earth and her Resources)

SCHOOLS: (AISD ISD)

Harris Elementary School

Pearce Middle School

Reagan High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus	Bike Route
Cameron Road	77'	44'	Major Arterial	Yes	Yes	No
Reinli Street	50'	40'	Local	No	Yes	Priority 1
Clayton Lane	72'	42'	Collector	No	Yes	Priority 1

CITY COUNCIL DATE:**ACTION:**

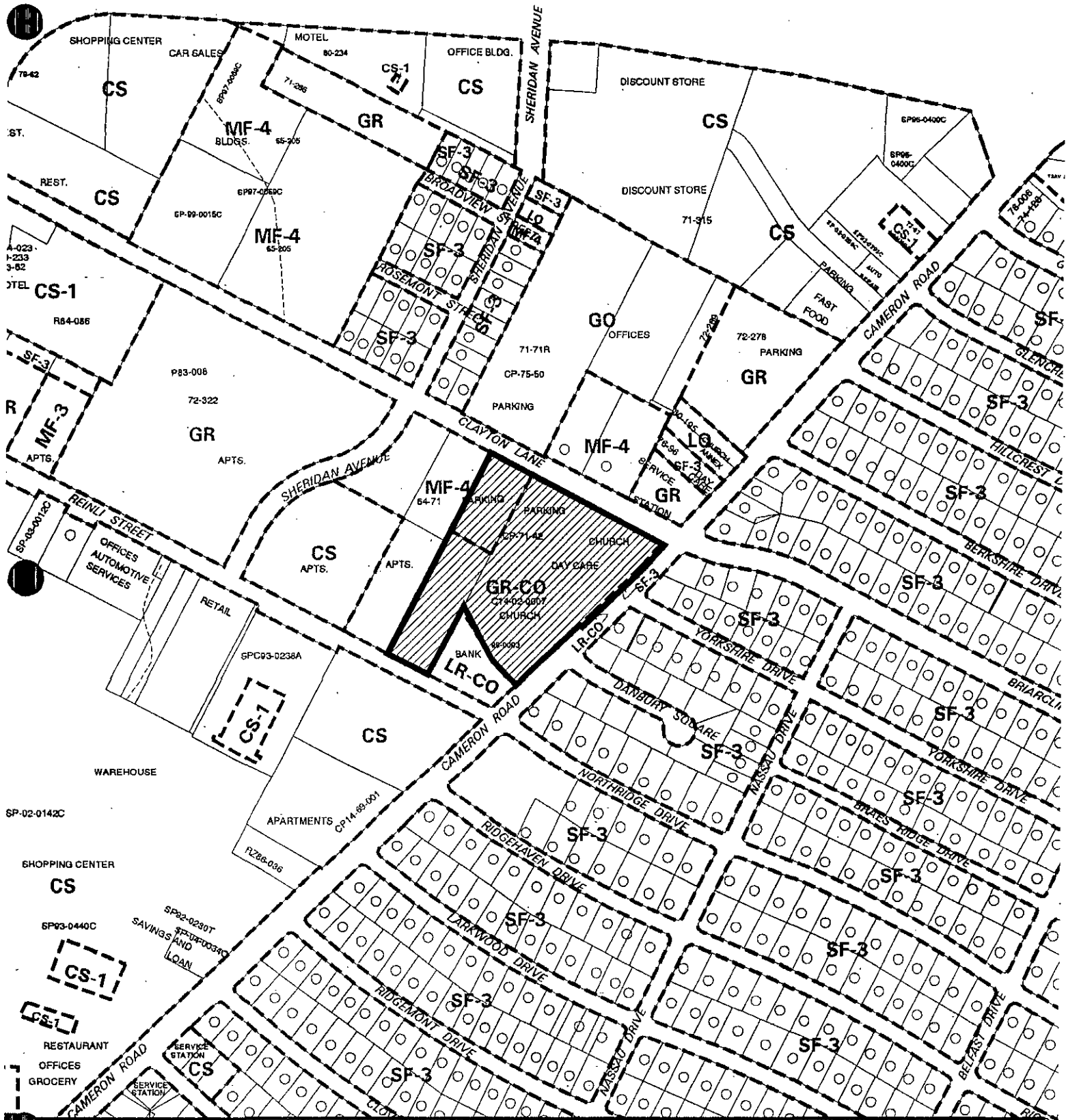
July 27, 2006:

ORDINANCE READINGS:1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Robert Heil

e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

U.S. HIGHWAY 290



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL

CASE #: C14-06-0093

ADDRESS: 5900 CAMERON RD AT

REINLI ST
SUBJECT AREA (acres): N/A

ZONING

DATE: 06-04

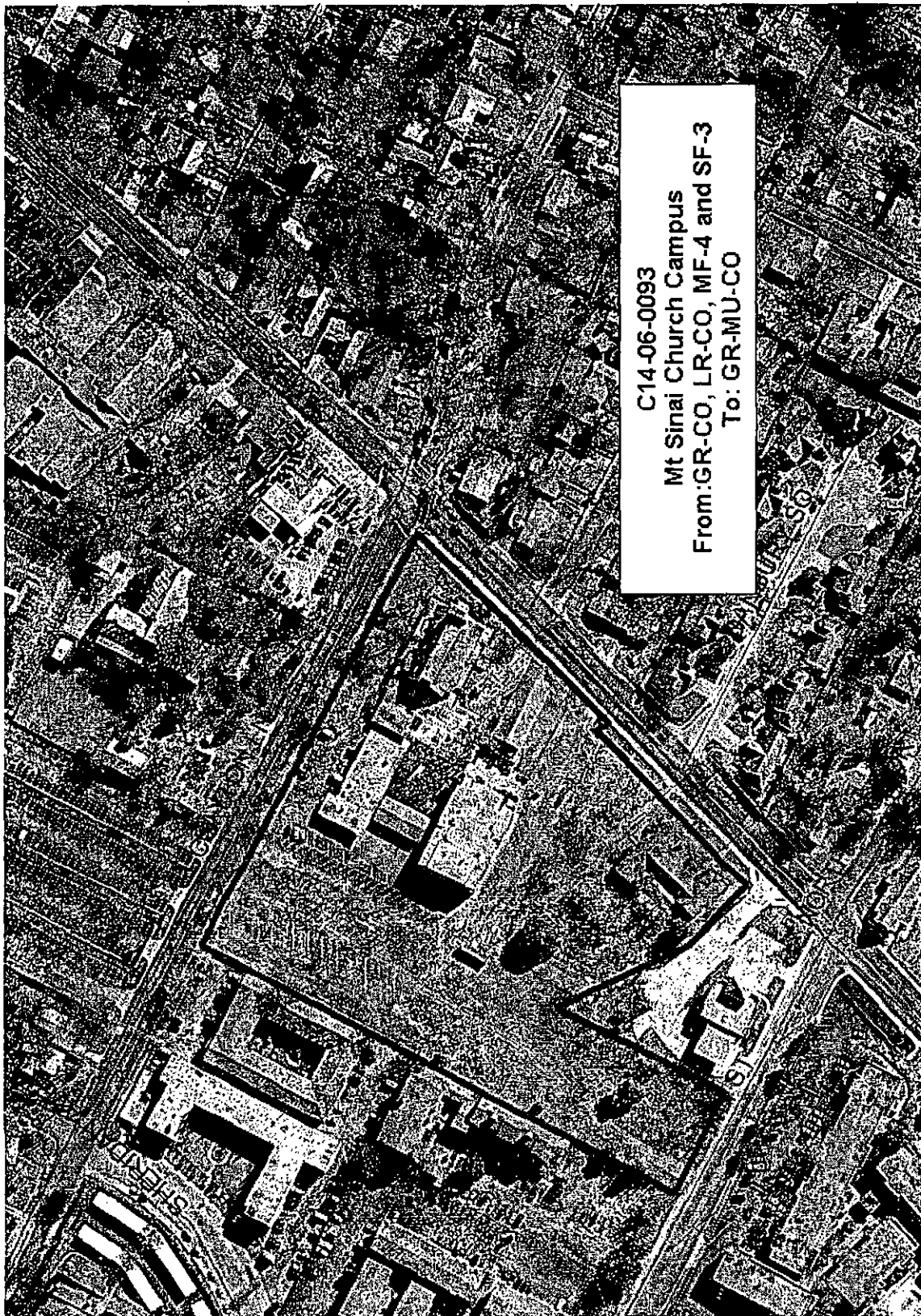
INTLS: SM

CITY GRID
REFERENCE
NUMBER

L26

1"=400'

GR



SUMMARY STAFF RECOMMENDATION

Staff recommends approval of the request for community commercial – mixed use-conditional overlay (GR-MU-CO) combining district zoning for the property, with the following condition overlay.

The conditional use would limit the maximum vehicle trips to no more than 2000 per day, and prohibit the following uses:

- Automotive Rental
- Automotive Repair
- Automotive Sales
- Automotive Washing (of any type)
- Business or Trade School
- Commercial Off-Street Parking
- Drop-off Recycling Collection Facility
- Exterminating Services
- Funeral Services
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Medical Offices (exceeding 5000 square feet)
- Outdoor Sports and Recreation
- Pawn Shop Services
- Service Station
- Theater
- Drive-through service as an accessory use to any permitted primary use

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

While GR-MU is appropriate along a major arterial, the continuation of the existing conditional overlay will help protect nearby residential uses by prohibiting many of the less compatible uses.

EXISTING CONDITIONS

The property is the site of the Mt. Sinai Church campus. The church is in the process of relocating and wishes to rezone the property to facilitate resale and redevelopment.

The property lies at the intersection of a major arterial and a collector street. Apartment, commercial and office uses predominate to the north, west and south. Single family residences are the primary land use to the east, across Cameron Rd.

Site Plan

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 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.

Compatibility Standards

The site is subject to compatibility standards. Along the east property line, the following standards apply:

- 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.
- 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.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

Note: The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for Cameron Road. Dedication of additional right-of-way may be required during the subdivision or site plan process. LDC, Sec. 25-6-51 and 25-6-55)

No additional right-of-way is needed at this time for Reinli Street or Clayton Lane.

The trip generation under the requested zoning is estimated to be 13,837 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Cameron Road	77'	44'	Major Arterial	Yes	Yes	No
Reinli Street	50'	40'	Local	No	Yes	Priority 1
Clayton Lane	72'	42'	Collector	No	Yes	Priority 1

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch and Fort 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.

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.

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

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5900 CAMERON ROAD AT REINLI STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT, MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT, NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT, AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district, multifamily residence moderate high density (MF-4) district, neighborhood commercial-conditional overlay (LR-CO) combining district, and community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0093, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 5 and 6, Sheridan Park Subdivision, and Lot 32A, Resubdivision of Lots 32 and 33, Duval Heights Subdivision, subdivisions in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 189, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5900 Cameron Road at Reinli Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. Drive-in service use is prohibited as an accessory use to a commercial use.

3. The following uses of the Property are prohibited uses:

Automotive rentals
Automotive sales
Business or trade school
Drop-off recycling collection facility
Funeral services
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Pawn shop services
Theater

Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Exterminating services
General retail sales (general)
Indoor entertainment
Medical office (exceeding 5000 sq.ft.
of gross floor area)
Service stations

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006.

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

U.S. HIGHWAY 290



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL

CASE #: C14-06-0093

ADDRESS: 5900 CAMERON RD AT
REINLIST
SUBJECT AREA (acres): N/A

ZONING EXHIBIT A

DATE: 06-04

INTLS: SM

CITY GRID
REFERENCE
NUMBER
L26

GR