

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0016 - Northwind Apartments

DISTRICT: 1

** (property is currently in ETJ; will be in District 1 when annexed)*

ZONING FROM: Unzoned (Travis County)

TO: MF-3

ADDRESS: 11122, 11204, 11208 and 11216 Cameron Road

SITE AREA: 28.028 Acres

PROPERTY OWNER/APPLICANT: Schroeder Family Trust, Esther Schroeder, Kim N. Nguyen, Hai Nguyen, and DADMK, Inc. (Kittle Property Group, Inc.)

AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request to rezone the property to MF-3. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION/ RECOMMENDATION:

April 20, 2021:

CITY COUNCIL ACTION:

May 6, 2021:

ORDINANCE NUMBER:

ISSUES:

The proposed zoning tract is currently located outside the City of Austin full-purpose limits. An annexation case to bring the property into City of Austin jurisdiction is being processed concurrently but is not required to be reviewed by a land use commission; the proposed zoning and annexation cases will be considered together for approval by City Council. ***Please see Exhibit C- Jurisdiction Map.***

The applicant has stated that they intend to develop the property with 240 multifamily units, with all units designated as affordable housing. The applicant has stated that the multifamily development would include 48 one-bedroom units, 96 two-bedroom units, 64 three-bedroom units, and 32 units of 4 or more-bedroom units. The Housing and Planning Department (HPD) has determined that the applicant cannot apply for SMART housing certification until after the property is annexed into full purpose jurisdiction. The applicant has stated that they will apply for SMART housing and at that time; HPD will then determine what fee waivers the project qualify for and the terms of the certification.

The western boundary of the subject property is shared with the eastern boundary of a residential neighborhood located in the Pioneer Hill PUD. Arterial A, a new 4-lane divided major arterial is being constructed by Travis County along the western boundary of the rezoning tract and will separate the PUD from the rezoning tract. Arterial A is at 90% design stage and will require dedication of approximately 115 to 120 feet of right-of-way (ROW) from the subject tract. ***Please see Exhibit D- Arterial A Exhibit.***

CASE MANAGER COMMENTS:

As stated in the issues section, the proposed zoning is being processed concurrently with an annexation case to bring the property into full-purpose jurisdiction. The property is located approximately 1,000 feet north of the intersection of Cameron Road and Blue Goose Road. The undeveloped property is traversed by a branch of Walnut Creek which includes water quality buffers. Since Walnut Creek is designated as a suburban watershed, the site will be limited to 60% impervious cover (or 70% with transfers). There is no identified floodplain on the site. Immediately west of the site is Pioneer Hill PUD. This area of the PUD is developed with small-lot single family residential land use. Immediately to the north and south of the zoning tract are similarly undeveloped tracts. Across Cameron Road to the east is a storage/equipment rental land use, but most of the area to the east is undeveloped land. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

Staff supports the proposed zoning. The addition of medium-density multifamily residential zoning (MF-3) will allow the addition of 240 affordable housing units. In addition to providing additional affordable housing options to the area, the addition of multifamily would provide a greater variety of housing types in an area that is predominately single family and rural residential. The design and construction of Arterial A will result in a significant separation of the multifamily property and the single family and create a sort of buffer between the land uses. This reflects the policies of Commission and Council that encourage the addition of affordable housing options throughout the City.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*
4. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

Code defines MF-3 zoning district as the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired. The proposed use is consistent with this description. The addition of affordable rental units on this site would be consistent with the goals of the City Council as outlined in the Strategic Housing Blueprint and other Council-approved actions.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	Unzoned	Undeveloped
North	Unzoned	Undeveloped
South	Unzoned	Undeveloped
East	Unzoned	Equipment sales and rental, Undeveloped, Rural residential
West	PUD	Small lot single family

STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cameron Rd	79'	78'	27'	2	Yes	No	No
Arterial A	Future roadway (0')	120'	Future roadway	3	Not yet built	No	No

TIA: Deferred to time of site plan, if triggered

WATERSHED: Walnut Creek (Suburban)

NEIGHBORHOOD ORGANIZATIONS:

Pioneer East Home Owners Association, Inc.
 Neighborhood Empowerment Foundation
 Austin Lost and Found Pets
 Friends of Austin Neighborhoods

Homeless Neighborhood Association
 Sierra Club
 Neighbors United for Progress
 Austin Neighborhoods Council

North Growth Corridor Alliance
Harris Branch Residential Property Owners Association

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING

Connectivity- Currently there are no public sidewalks, bike lanes, or public transit stops located along this section of Cameron Road. Mobility options are below average due to the lack of public transit and public sidewalks. Connectivity options are fair.

Imagine Austin- The Imagine Austin Growth Concept Map identifies the subject property as not being located along an Activity Corridor or within or near an Activity Center. An Activity Corridor is located 0.30 miles north of the subject property.

The following Imagine Austin Comprehensive Plan policies are applicable to this case:

- ☐ 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.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

3. According to COA GIS, a Critical Water Quality Zone exists within the project location. Development within the Critical Water Quality Zone is limited per LDC 25-8.

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. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

SITE PLAN

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. For residential developments, this includes primarily open space and lighting.

TRANSPORTATION

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient right-of-way for Cameron Road. Arterial A is not yet built, and the approved plat has sufficient ROW. A traffic impact analysis will be required at time of site plan application if triggered by land use density.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cameron Rd	79'	78'	27'	2	Yes	No	No
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WATER UTILITY

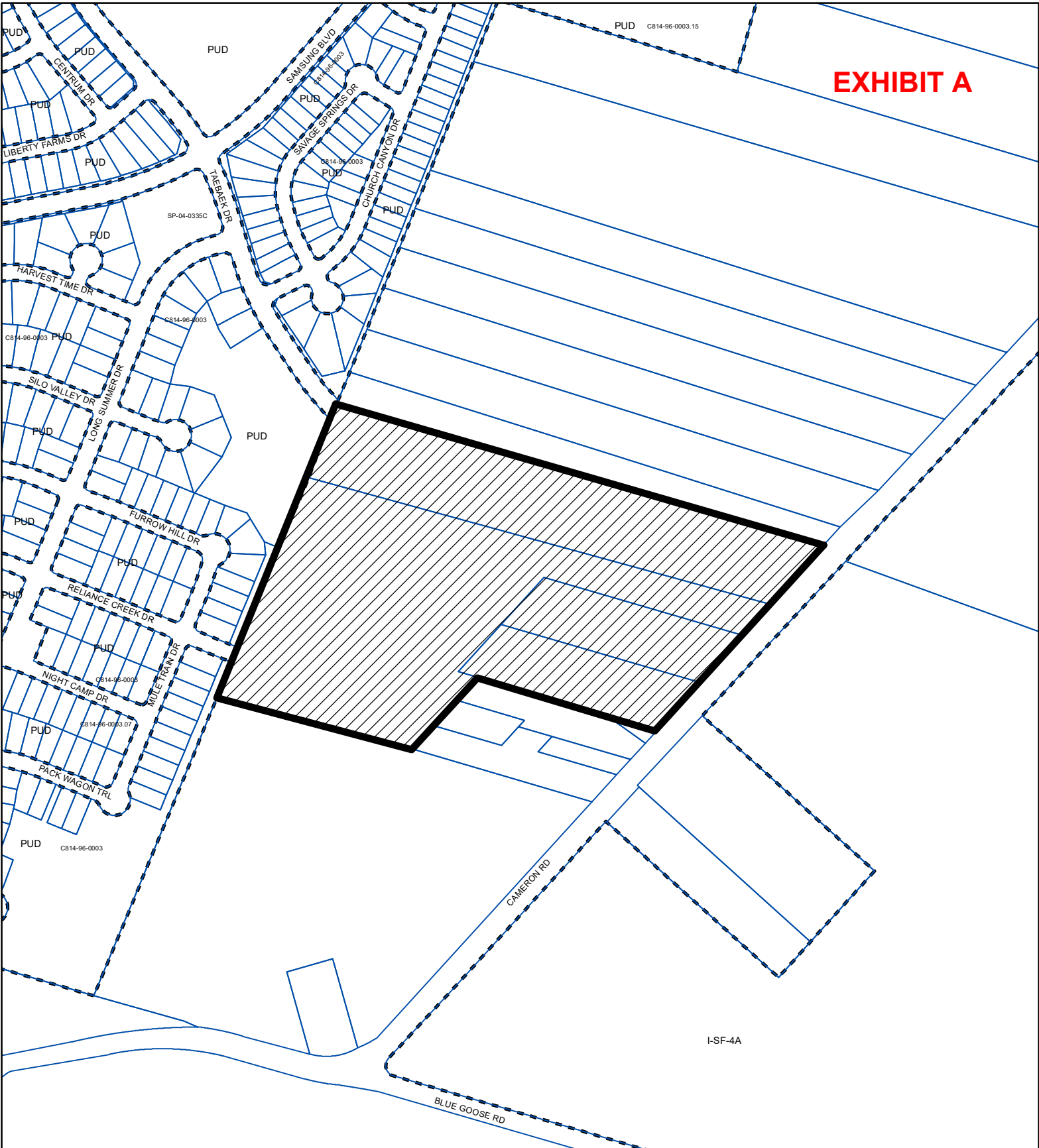
AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The 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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. Jurisdiction Map
- D. Arterial A Exhibit

EXHIBIT A



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0016

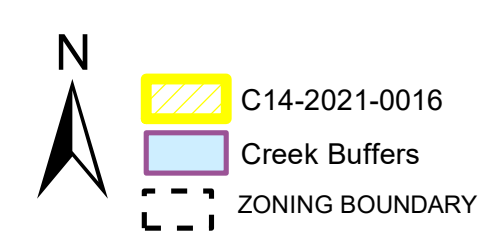
1" = 400'

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 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



Created: 2/12/2021



Northwind Apartments

ZONING CASE#: C14-2021-0016
 LOCATION: 11122, 11204, 11208 & 11216 Cameron Rd
 SUBJECT AREA: 28.028 Acres
 GRID: P29
 MANAGER: Heather Chaffin



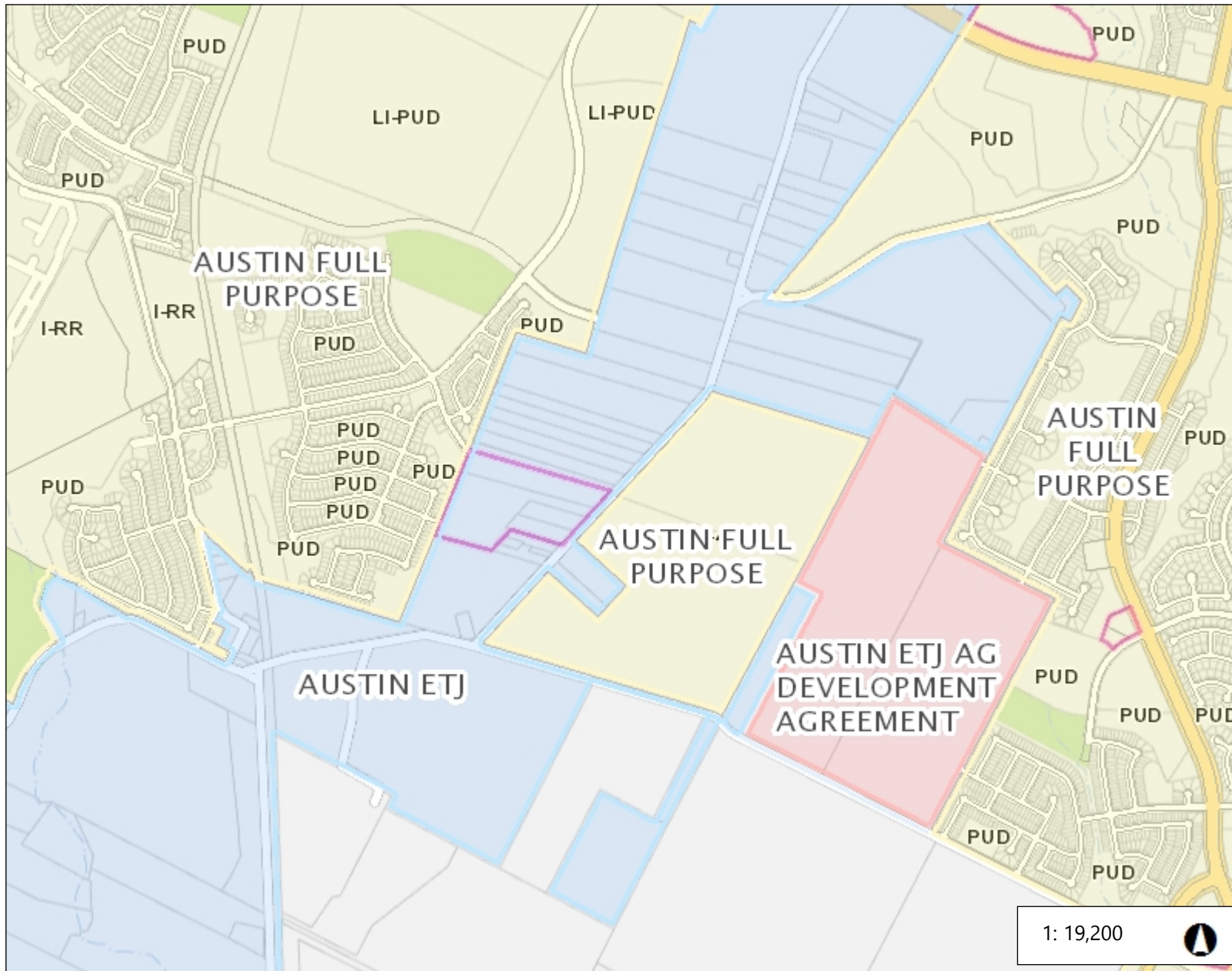
1" = 500'

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.



Property Profile

Legend **EXHIBIT C**



- Street Labels
- Jurisdiction
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Jurisdiction
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Zoning Review Cases- IN REV
- Zoning Text

1: 19,200



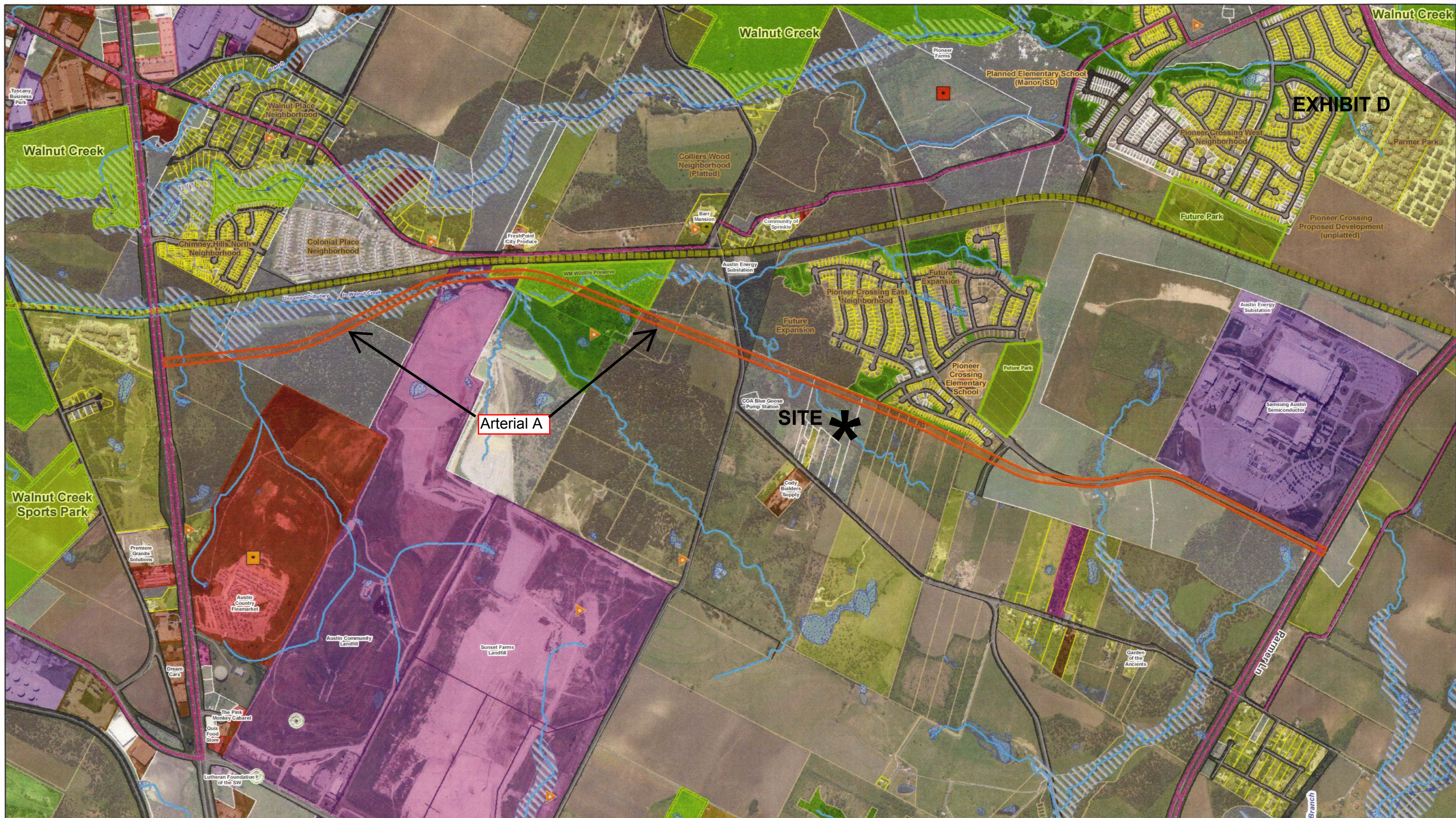
0.6 0 0.30 0.6 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes



- | | | |
|---|--|---|
| <ul style="list-style-type: none"> Inside City Limits (CAPCOG) City of Austin Parks (6/07/2010) Proposed Park Waste Management Wildlife Preserve MoKan Corridor City of Austin Bike Route (9/01/2010) | <ul style="list-style-type: none"> Historical Landmarks (7/05/2009) Hospital (CAPCOG) Recycling Centers (CAPCOG) Active Wells (CAPCOG) Closed Landfill Inventory: Permitted Closed Landfill Inventory: Unpermitted | <ul style="list-style-type: none"> 303D Stream Stream (NHD) Waterbody (NHD) NWI Wetland (Digitized) 100-yr Floodplain (CAPCOG) |
|---|--|---|

Figure 3
Aerial and Land Use

Prepared for:	Scale:
Project No.:	Date:
Prepared by:	File: