



**Zoning**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-1**  
**AGENDA DATE: Thu 01/13/2005**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0156 - William Booth Apartments - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1001 Cumberland Road (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to multi-family residence limited density (MF-1) district zoning. Zoning and Platting Commission Recommendation: To grant multi-family residence limited density (MF-1) district zoning. Applicant: Salvation Army (Major Dan New). Agent: LZT Architects (Herman Thun, A.I.A.) City Staff: Robert Heil, 974-2330.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

**ZONING CHANGE REVIEW SHEET****CASE:** C14-04-0156 (Salvation Army)**Z.A.P. DATE:** November 16, 2004**ADDRESS:** 1001 Cumberland Road**OWNER/APPLICANT:** The Salvation Army  
(Maj. Dan New)**AGENT:** LZT Architects  
(Herman Thun)**ZONING FROM:** SF-3**TO:** MF-1**AREA:** 5.208 acres**SUMMARY STAFF RECOMMENDATION:**

Staff supports the requested change from Single Family Residence (SF-3) to Multi-Family Residence (MF-1).

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**November 2, 2004:** Postponed until November 16, 2004 at staff request.

**November 16, 2004:** Approved recommendation (MF-1) with a vote of 8-0 (on consent).

**DEPARTMENT COMMENTS:**

The site is currently zoned SF-3 and the northern portion of the property contains a community service center owned and operated by the Salvation Army. This center would be maintained and approximately 58 units of elderly housing on the southern portion of the property.

To the south is undeveloped property, currently zoned MF-1-CO, which was the original planned site of this project. To the east is a single family neighborhood, primarily zoned SF-3, with a mix of single units and duplexes. To the west of the project are additional SF-3 single family homes, some of which are part of a Austin Housing Finance Corporation Project. To the north, across Cumberland, lies the South Austin Recreation and Tennis Center. (See Exhibit A - Zoning Map and Exhibit B, 2003 Aerial Photograph).

The applicant as provided a description and preliminary site plan of the project which is attached. (Exhibit C).

Staff supports the requested change from Single Family Residence (SF-3) to Multi-Family Residence (MF-1).

MF-1 zoning on the subject tract would allow the construction of needed community housing opportunity in a manner that would not be disruptive to the surrounding neighborhood.

- There are existing sidewalks along the north side of Cumberland Road and South 5<sup>th</sup> Street.
- Cumberland Road is classified in the Bicycle Plan as a Priority High usability bike route, however, South 5<sup>th</sup> Street is considered a Moderate usability route.
- Capital Metro bus service is available along both Cumberland and South 5<sup>th</sup> streets/

**CITY COUNCIL DATE:** Jan, 13, 2005.

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

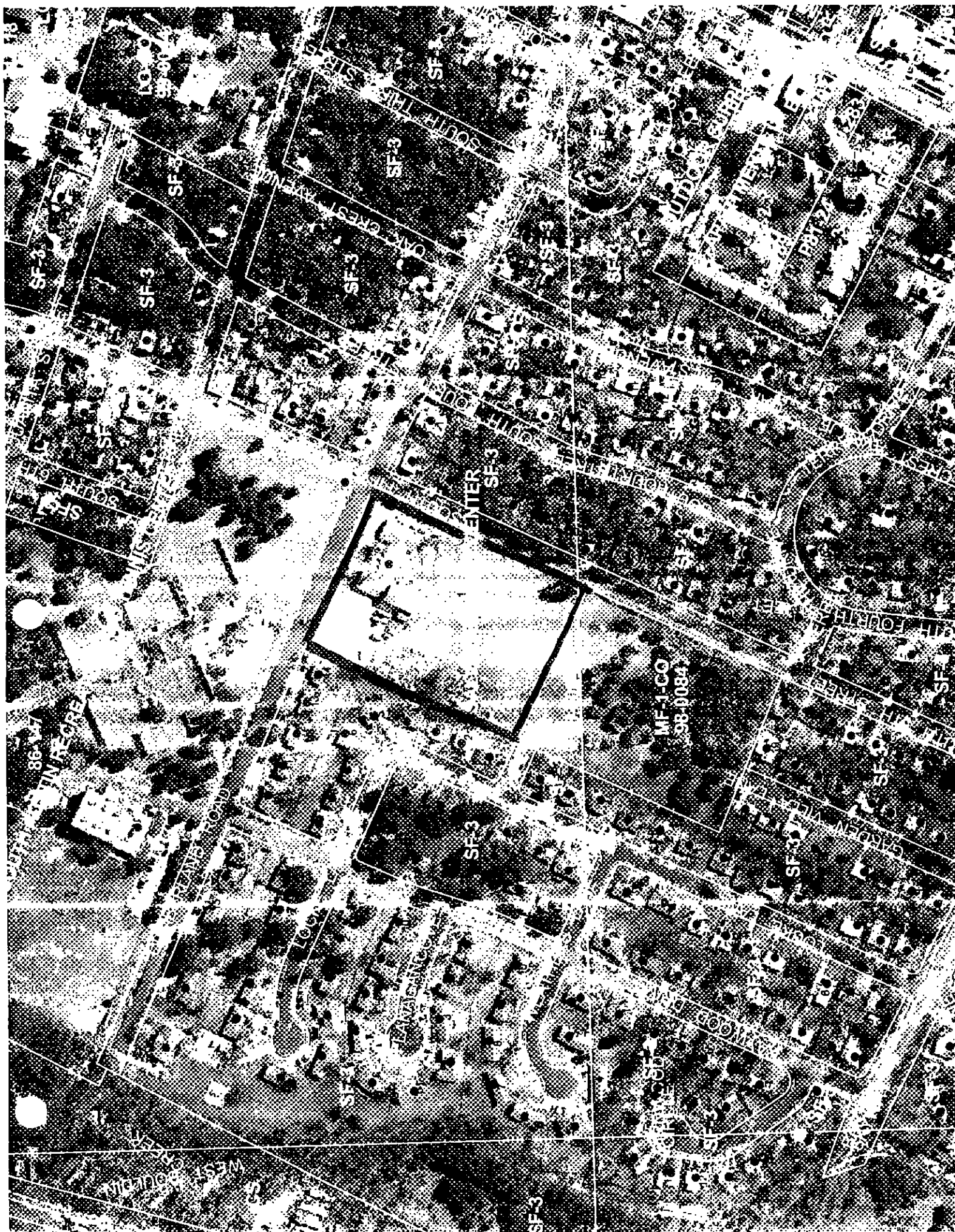
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330





**SUMMARY STAFF RECOMMENDATION****C14-04-0156**

Staff supports the requested change from Single Family Residence (SF-3) to Multi-Family Residence (MF-1).

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

Multifamily residence limited density (MF-1) district is the designation intended for a multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district may be use in a residential district where limited density multi-family use is desired.

2. *Zoning should promote clearly-identified community .*

Granting MF-1 zoning will advance the community value of providing safe, affordable housing for the elderly.

**EXISTING CONDITIONS****Site Characteristics**

The site is currently zoned SF-3 and the northern portion of the property contains a community service center owned and operated by the Salvation Army. This center would be maintained and approximately 58 units of elderly housing on the southern portion of the property.

To the south is undeveloped property, currently zoned MF-1-CO, which was the original planned site of this project. To the east is a single family neighborhood, primarily zoned SF-3, with a mix of single units and duplexes. To the west of the project are additional SF-3 single family homes, some of which are part of a Austin Housing Finance Corporation Project. To the north, across Cumberland, lies the South Austin Recreation and Tennis Center. (See Exhibit A - Zoning Map and Exhibit B, 2003 Aerial Photograph).

The applicant as provided a description and preliminary site plan of the project which is attached. (Exhibit C).

**Site Plan**

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

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 north, east and west property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- A building must have a front building line setback of at least 25 feet from right-of-way because the tract on which the building is constructed adjoins property in an urban family residence (SF-5) or more restrictive zoning district.
- 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.
- 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.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO. 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.

**Transportation**

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of South 5<sup>th</sup> Street in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12, although no projects for this area are currently funded.

If the requested zoning is granted, it is recommended that access to South 5<sup>th</sup> Street be prohibited as a condition of zoning because applicant is requesting not to take access to this street.

The trip generation under the requested zoning is estimated to be 598 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 not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

**Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Cumberland Road	60'	45'	Collector
South 5 <sup>th</sup> Street	55'	35'	Collector

- There are existing sidewalks along the north side of Cumberland Road and South 5<sup>th</sup> Street.
- Cumberland Road is classified in the Bicycle Plan as a Priority High usability bike route, however, South 5<sup>th</sup> Street is considered a Moderate usability route.
- Capital Metro bus service is available along both Cumberland and South 5<sup>th</sup> streets/

**Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment 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 and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin 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.

There is no flood plain within the project area.

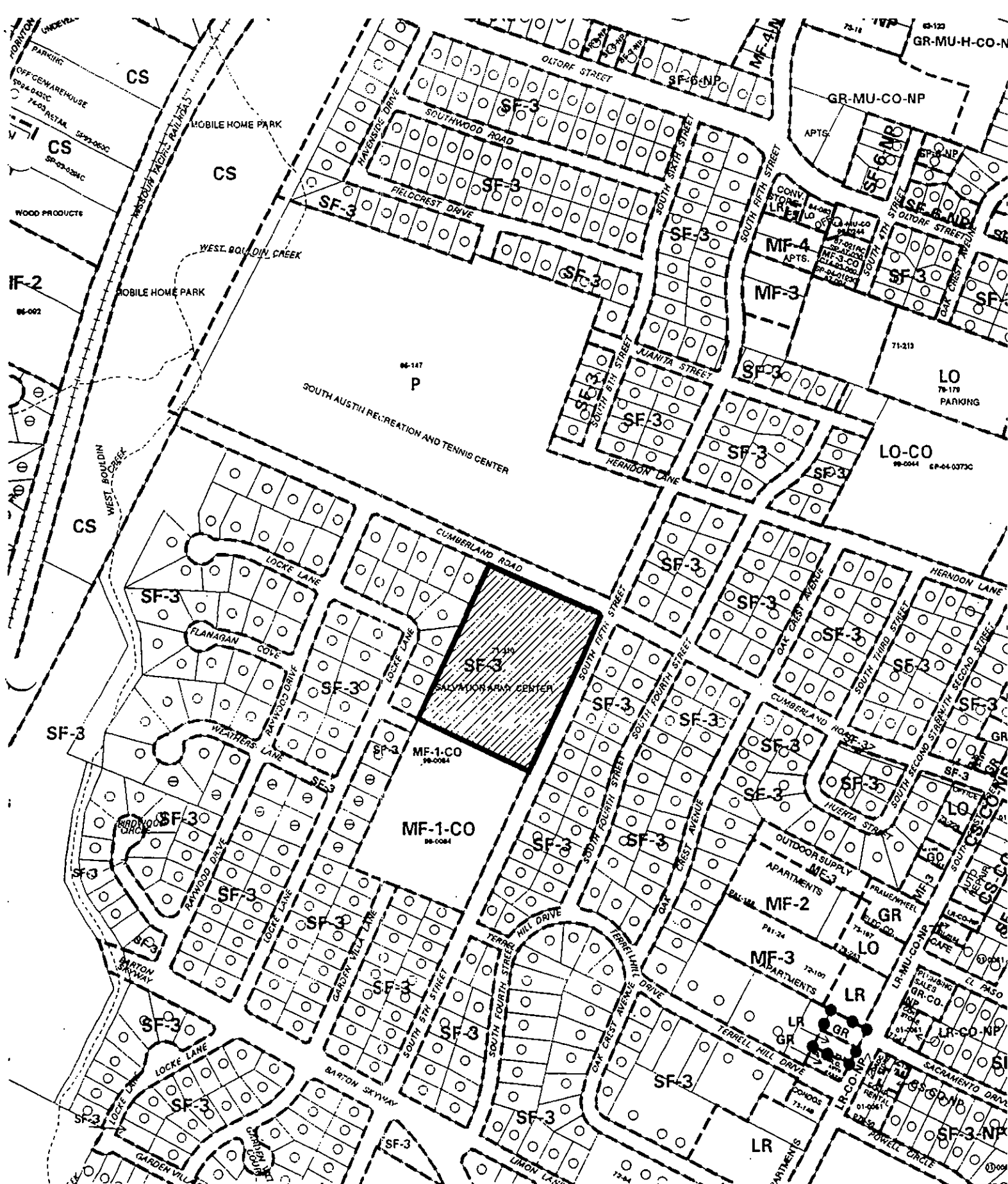
At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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



**Environmental - Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R. HEIL	  	<b>ZONING EXHIBIT A</b> CASE #: C14-04-0156 ADDRESS: 1001 CUMBERLAND RD SUBJECT AREA (acres): 5.208	DATE: 04-10 INTLS: SM	CITY GRID REFERENCE NUMBER H20
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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1001 CUMBERLAND ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY (MF-1) 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 to multifamily residence limited density (MF-1) district on the property described in Zoning Case No.C14-04-0156, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Cumberland Center ABS 8 SUR 20, Decker 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 70, Page 48, of the Plat Records of Travis County, Texas,

locally known as 1001 Cumberland Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2004.

**PASSED AND APPROVED**

§  
§  
§, 2004

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Brown  
City Attorney City Clerk