

ZONING CHANGE REVIEW SHEET

CASE: C14-07-0019 South Lamar Condos

PC Date: March 13, 2007
March 27, 2007
April 10, 2007
April 24, 2007

CC Date: May 24, 2007

ADDRESS: 3508 South Lamar

AREA: 4.010 acres

OWNER/APPLICANT: ASC Management (Peter Barlin)

AGENT: Shaw Hamilton Consultants (Shaw Hamilton)

ZONING FROM: GR

ZONING TO: GR-MU-CO

STAFF RECOMMENDATION:

Staff recommends approval of community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. The conditional overlay would limit vehicle trips to no more than 2000 per day.

PLANNING COMMISSION RECOMMENDATION:

March 13, 2007: Pulled due to a notification error and rescheduled to March 27, 2007.

March 27, 2007: Pulled due to a notification error and rescheduled to April 10, 2007.

April 10, 2007: Postponed to April 24, 2007 at the request of the neighborhood.

April 24, 2007 Approved Staff's recommendation of GR-MU-CO (9-0).

DEPARTMENT COMMENTS:

The site is between South Lamar and the Barton Creek greenbelt and is currently the site of the a small insurance office. The request is to go from community commercial (GR) district zoning to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning, to allow for the construction of residential condominium units.

The site is mostly flat, but drops off dramatically at or about the rear property line, sloping down steeply to Barton Creek.

The parkland to the rear of this property is zoned SF-2, triggering compatibility standards which require setbacks for any development on this tract. Specifically:

1. No structure may be built within 25 feet of the property line.
2. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

3. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

In 2004, the property immediately to the south was rezoned from GR to GR-MU-CO (C14-04-0102). The conditional overlay for that property called for a trip limit of 2000 trips per day, and limited any building within 150 of the northwest property line to a height of 40 feet. This is a greater setback than would be required on the current tract, but the topography is different on the two tracts. The drop-off to the creek begins further into the property in the 2004 case, justifying the greater setback.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR, CS and MF-3	Vacant
<i>Northwest</i>	SF-2	Parkland
<i>Southwest</i>	Gr-MU-CO	Real Estate Office
<i>Northeast</i>	GR	Auto Repair
<i>Southeast</i>	GR and MF-2	Apartments, restaurant & fast food

AREA STUDY: The property is within the proposed Barton Hills Neighborhood Planning Area which began meeting in the Fall of 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 additional vehicle trips per day, collectively. [LDC, 25-6-117]

WATERSHED: Barton Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- Barton Hills Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council
- Barton Springs/Edwards Aquifer Conservation District
- Austin Independent School District

SCHOOLS: (AISD)

Zilker Elementary School O. Henry Middle School Austin High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
S Lamar Blvd	94'	60'	Arterial	Yes	No	333 Oltorf 338 Lamar/45 th

C14-07-0019

CITY COUNCIL DATE:

ACTION:

May 24, 2007

ORDINANCE READINGS:

1st

2nd

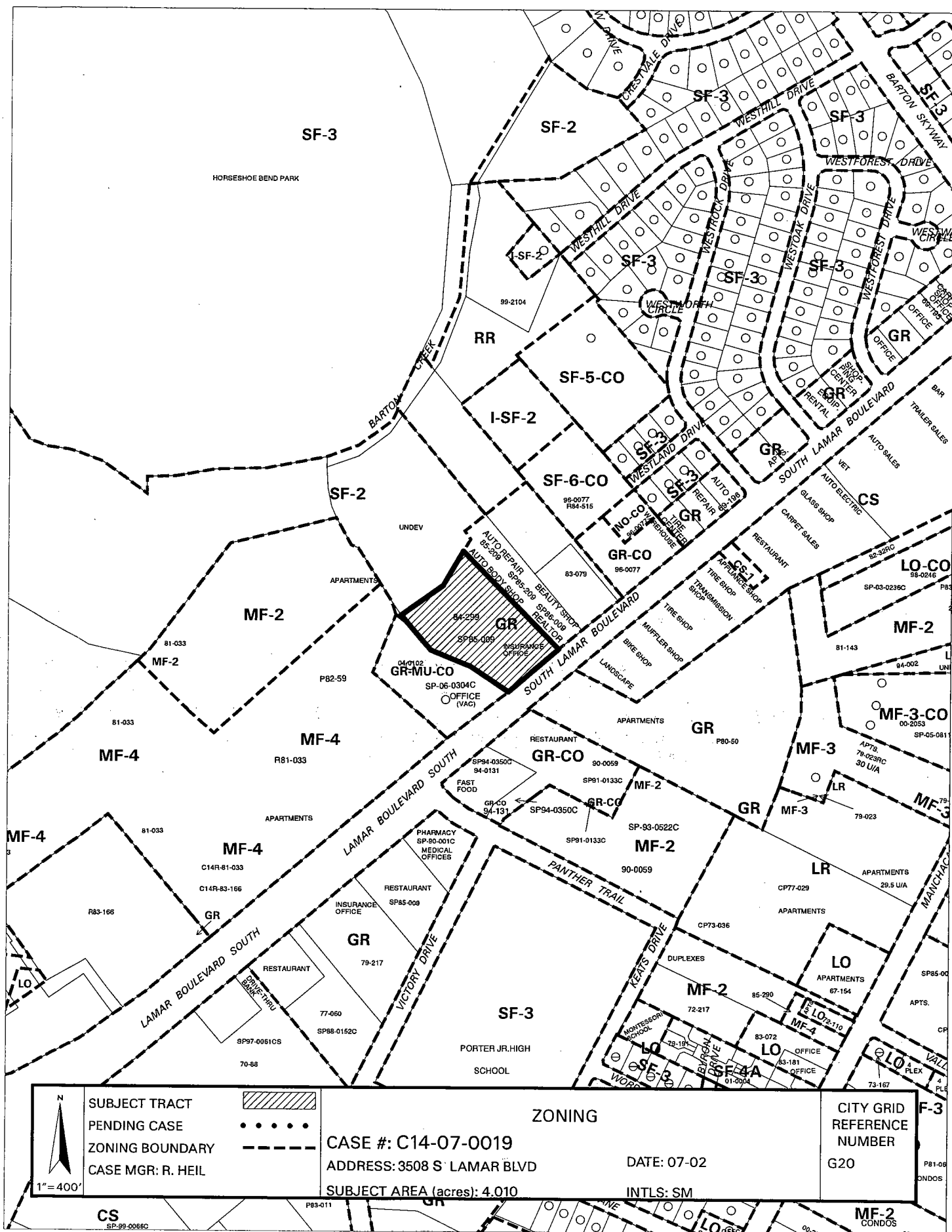
3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

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

PHONE: 974-2330



An aerial photograph of a residential neighborhood. A large, irregularly shaped property is outlined in black. The property contains a large, light-colored building, possibly a school or community center, surrounded by trees and smaller structures. The surrounding area includes other residential lots, some with house numbers visible (e.g., 116, 117, 118, 119, 120). A road runs along the right side of the image. The overall image is in black and white with a high-contrast, grainy texture.

C14-07-0019
3500 S Lamar Blvd
From GR to GR-MU-CO

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. The conditional overlay would limit vehicle trips to no more than 2000 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways. The purpose of the mixed use (MU) combining district is to allow office, retail, commercial and residential uses to be combined in a single development.

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

Community commercial-mixed use is compatible with the surrounding mix of multi-family and intense commercial uses, and is appropriate along an arterial roadway like Lamar Blvd.

Transportation

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

The trip generation under the requested zoning is estimated to be 8,500 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	Bike Route	Bus Routes
S Lamar Blvd	94'	60'	Arterial	Yes	No	333 Oltorf 338 Lamar/45 th

Environmental

The site straddles the divide between the Barton Creek and West Bouldin Creek Watersheds of the Colorado River Basin, which are classified as a Barton Springs Zone (BSZ) watershed and an Urban watershed, respectively. According to current maps, however, the entire site lies in the Edwards Aquifer Recharge Zone, which is in the Drinking Water Protection Zone. A geological and drainage study may be necessary to accurately determine the boundaries of each watershed and the recharge zone.

Barton Springs Zone - Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. This tract lies in the Recharge Zone.

Urban - Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

According to flood plain maps, there is no flood plain within the project location.

The site borders the endangered species survey area.

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

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.

Barton Springs Zone - Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Urban - 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.

Site Plan

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

The site is subject to compatibility standards. Along the Northwest (rear) property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. 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.
- f. A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- g. 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.
- h. Additional design regulations will be enforced at the time a site plan is submitted.

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 the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and utility relocation. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.