

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2007-0054

**PC Date:** June 12, 2007

**ADDRESS:** 1500 South Lamar Blvd **AREA:** 3.306 acres

**OWNER/APPLICANT:** Ocean Stone SC, L.L.C. (Robert S. Peek Jr)

**AGENT:** Drenner,& Golden Stuart Wolff, SSP (Michele Rogerson)

**ZONING FROM:** GR-MU-CO

**ZONING TO:** GR-MU-CO (opting in to vertical mixed use)

### **STAFF RECOMMENDATION:**

Staff recommends approval of GR-MU-CO, allowing the use of Vertical Mixed Use options. The existing conditional overlay would remain otherwise unchanged. Specifically - a daily of limit of vehicle trips to no more than 2000 per day, and prohibition the following uses:

Automotive Rentals  
Automotive Repair Services  
Automotive Sales  
Automotive Washing (of any type)  
Bail Bond Services  
Commercial Off-Street Parking  
Drop-Off Recycling Collection Facility  
Exterminating Services  
Funeral Services

Indoor Sports and Recreation  
Outdoor Sports and Recreation  
Pawn Shop Services  
Service Station  
Local Utility Services  
Theater  
Telecommunication Tower – 1  
Residential Treatment

The applicant agrees with the propose conditions.

### **PLANNING COMMISSION RECOMMENDATION:**

**June 12, 2007:** Approved staff's recommendation of GR-MU-CO on consent (9-0)

### **DEPARTMENT COMMENTS:**

This tract was heard by the Planning Commission in September of last year, as cases C14-06-0123 and C14-06-0124. At that time the Commission approved a zoning change from general commercial services (CS), community commercial (GR) and multifamily residence (medium density) (MF-3) to community commercial – mixed use – conditional overlay (GR-MU-CO).

These rezoning, and the subsequent vacation of Cinco Street between the two projects were ultimately approved by Council on April , 2007.

The owner of this property has asked to exercise provisions of the Vertical Mixed Use (VMU) ordinance to allow for early opt-in/opt-out determination. The applicant has requested that these properties be opted in to the VMU district. Compliance with the VMU ordinance would be verified as part of the Site Plan approval process.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-MU-CO	Apartments
<i>North</i>	CS	Auto Parts Sales
<i>South</i>	GR and CS	Apartments, Restaurant and Auto Repair
<i>East</i>	CS, CS-1	Retail, Pool Hall, Convenience Storage
<i>West</i>	GR and MF-3	Apartments

**AREA STUDY:** The property is within the proposed South Lamar 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:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

- Zilker 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:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bus Rte</b>	<b>Bike Rte</b>
Lamar Blvd	84'	67'	Arterial	No	Yes	No
Cinco Street	60'	44'	Collector	North side	No	No

**CITY COUNCIL DATE:**

**ACTION:**

**June 21, 2007:**

**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](mailto:robert.heil@ci.austin.tx.us)

**PHONE:** 974-2330



# ZONING

CASE#: C14-2007-0054

ADDRESS: 1418 & 1500 S LAMAR BLVD

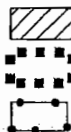
SUBJECT AREA: 3.3063

GRID: H21

MANAGER: R. HEIL



1" = 400'



Subject Tract

Zoning Boundary

Pending Cases



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

C14-2007-0054  
Arden VMU  
1500 South Lamar  
From GR-MU-CO to GR-MU-CO (VMU)



## **SUMMARY STAFF RECOMMENDATION**

Staff recommends approval of GR-MU-CO, allowing the use of Vertical Mixed Use options. The existing conditional overlay would remain otherwise unchanged. Specifically - a daily of limit of vehicle trips to no more than 2000 per day, and prohibition the following uses:

Automotive Rentals	Indoor Sports and Recreation
Automotive Repair Services	Outdoor Sports and Recreation
Automotive Sales	Pawn Shop Services
Automotive Washing (of any type)	Service Station
Bail Bond Services	Local Utility Services
Commercial Off-Street Parking	Theater
Drop-Off Recycling Collection Facility	Telecommunication Tower – 1
Exterminating Services	Residential Treatment
Funeral Services	

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

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

The use of the Vertical Mixed Use options would be appropriate at this site, providing mixed use, and increased residential infill in the urban core along a major transit corridor with good mass transit routes.

## **Transportation**

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

A traffic impact analysis was waived for this case because the overall increase in vehicle trips will be less than 2,000 per day beyond what currently exists on the property. If the zoning is granted, development for this tract should be limited through a conditional overlay to less than 2,000 vehicle trips per day.

## **Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bus Rte</b>	<b>Bike Rte</b>
Lamar Blvd	84'	67'	Arterial	No	Yes	No
Cinco Street	60'	44'	Collector	North side	No	No

## **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. 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.

At this time, the property is developed with an apartment complex and there do not appear to be any significant environmental features.

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

### **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.