

#96

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0220 – Bouldin Creek
Vertical Mixed Use (VMU) Rezoning

P.C. DATE: November 13, 2007

AREA: 51 tracts on 67.08 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Melissa Laursen

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Barton Springs/Edwards Aquifer Conservation District
Bouldin Creek Neighborhood Association
Bouldin Creek Neighborhood Planning Team (Staff Liaison)
Bouldin Forward Thinking
CIM
Dawson Neighborhood Association
Dawson Neighborhood Planning Team
Dawson Neighborhood Planning Team (Staff Liaison)
Downtown Austin Alliance
Galindo Elementary Neighborhood Association
Home Builders Association of Greater Austin
Homeless Neighborhood Organization
Meadowbrook Neighborhood Association
Save Town Lake Organization
Sentral Plus East Austin Coalition (SPEAK)
SoCo-South First St.
South Bank Alliance
South Central Coalition
South Congress South First
South Lamar Combined Planning Area (Staff Liaison)
South River City Citizens Association
Terrell Lane Interceptor Association
Zilker Neighborhood Association

Late Backup

AREA OF PROPOSED ZONING CHANGES: The Bouldin Creek Neighborhood Planning Area is bounded by South Congress Avenue to the east, Ben White Boulevard to the south, the Union Pacific Railroad tracks to the west, and Lady Bird Lake (formally Town Lake) on the north. Please refer to Attachments.

WATERSHEDS: West Bouldin Creek– Urban, East Bouldin Creek- Urban;

Town Lake- Urban

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Becker Elementary School; Texas School for the Deaf

APPLICABLE CORE TRANSIT CORRIDORS: West Riverside Drive, South 1st Street, South Congress Avenue, Barton Springs Road

SUMMARY STAFF RECOMMENDATION:

Staff supports the neighborhood recommendations regarding dimensional standards, parking reduction and additional uses in office zoning districts as detailed in the Bouldin Creek VMU Neighborhood Recommendation (Attachment 3). Staff is also recommending postponing Tract 129 until the December 11, 2007 Planning Commission Hearing and the January 10, 2008 City Council Hearing to allow for the plan amendment to occur concurrently with the rezoning.

LIST OF ATTACHMENTS:

- Attachment 1:** Vertical Mixed Use (VMU) Opt-In / Opt-Out Application
- Attachment 2:** List of Bouldin Creek VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address
- Attachment 3:** Bouldin Creek VMU Neighborhood Recommendations
- Attachment 4:** Bouldin Creek VMU Tract Map
- Attachment 5:** Zoning Map
- Attachment 6:** Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process
- Attachment 7:** Planning Commission Comment Forms and Correspondence
- Attachment 8:** Affordability Impact Statement

PLANNING COMMISSION RECOMMENDATION:

November 13, 2007

- *APPROVED MOTION 1 TO POSTPONE TRACT 129 UNTIL DECEMBER 11, 2007 TO ALLOW FOR THE PLAN AMENDMENT TO OCCUR CONCURRENTLY WITH THE REZONING*
- *APPROVE MOTION 2 TO APPLY ALL VMU RELATED STANDARDS TO THE FOLLOWING TRACTS 1-128, AND 131-150 (THERE IS NO TRACT 130)*
- *APPROVED AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME (MFI) REQUIREMENT FOR VMU RENTAL DEVELOPMENTS*

ISSUES: Subsequent to the Planning Commission Hearing on November 13, 2007, an error on Tract 133 was identified. A portion of the tract was zoned PUD-NP, therefore VMU cannot apply and this portion was removed. The removal of this portion split the tract into two parts, resulting in Tract 133A and 133 B. The number of parcels has been revised to 51 and the acreage has been reduced to

CITY COUNCIL DATE: November 29, 2007

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Melissa Laursen
E-mail: melissa laursen@ci austin.tx us

PHONE: 974-7226

STAFF RECOMMENDATION

Staff supports the neighborhood recommendations regarding dimensional standards, parking reduction and additional uses in office zoning districts as detailed in the Bouldin Creek VMU Neighborhood Recommendation (Attachment 3). Staff is also recommending postponing Tract 129 until December 11, 2007

Neighborhood Housing and Community Development supports the neighborhood recommendation to apply a 60% affordability level to the required 10% of residential units in a VMU building. Refer to the Affordability Impact Statement (Attachment 8).

The neighborhood recommendation to apply VMU related standards to the core transit corridors is consistent with the Bouldin Creek Future Land Use Map to allow for this type of development on the major arterials and protect the residential interior of the neighborhood.

BACKGROUND

On August 31, 2006, the City Council adopted the "Design Standards & Mixed Use" ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors, however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless "opted-out". Properties not fronting on the Core Transit Corridors are not eligible for VMU unless "opted-in"

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2007-0216 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the South Manchaca application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6

Representatives of the Bouldin Creek Neighborhood Planning Team (BCNPT) met on five occasions between March 21, 2007 and May 14, 2007 and submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on May 31, 2007. Please refer to Attachment A.

- The BCNPT recommended applying all VMU related standards to all eligible properties within the VMU Overlay District. This includes commercially zoned

properties (excluding properties that are residentially used) and commercially zoned properties with the mixed use combining district.

- The recommendation from the BCNPT is consistent with the Bouldin Creek Neighborhood Plan which places mixed use developments on the major arterials (South 1st Street, South Congress Avenue, Barton Springs Road, and W. Riverside Drive) and protects the residential interior of the neighborhood
- The recommended level of affordability for future VMU Rental Units is 60% of the median family income.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows.

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW,

participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served 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 adjustment are required, the landowner, at own expense, will be responsible for providing. Also, 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 utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

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/use will be subject to compatibility development regulations.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Melissa Laursen, Austin, TX 78767-8835.

File # C14-2007-0220

Planning Commission Hearing Date: November 13, 2007

Name (please print) Barbara Loveless Harris Trust/Estate
by Susan H. Denbow trustee/executor ☒ I am in favor
(Estoy de acuerdo)

Address 1900 South First ☐ I object
1902 South First (No estoy de acuerdo)

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Name (please print) Barbar Loveless Harris Trust/Estate
by Susan H. Denbow trustee/executor ☒ I am in favor
(Estoy de acuerdo)

Address 607 West Mary ☐ I object
603 West Mary (No estoy de acuerdo)