ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0043 – Barton Hills **P.C. DATE:** **March 11, 2008**
Vertical Mixed Use Building (V) Rezonings

AREA: 5 tracts on 37.265 acres

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

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD), Gregory Montes

NEIGHBORHOOD ORGANIZATIONS:

City of Sunset Valley
Barton Hills-Horseshoe Bend Assn. (Barton Hills NA)
Zilker Neighborhood Assn.
Clarksville Community Development Corp.
Home Builders Association of Greater Austin
Save Our Springs Alliance
Old Spicewood Springs Rd. Neighborhood Assn.
Austin Independent School District
Oak Hill Combined NPA
Barton View Neighborhood Assn.
Barton Springs Coalition
South Central Coalition
Austin Neighborhoods Council
City of Rollingwood
South Bank Alliance
Treemont Homeowners Assn., Inc.
Barton Springs/ Edwards Aquifer Conservation Dist.
Save Town Lake.Org
South Lamar Combined Planning Area Staff Liaison
Greater West Austin Neighborhood Planning Area
Old West Austin Neighborhood Plan Contact Team
CIM
Save Barton Creek Assn.
Homeless Neighborhood Organization
2222 Coalition of Neighborhood Associations
League of Bicycling Voters

ISSUES:
Valid Petition - The property owner Robert Reed located at 3600 S. Lamar (Tract 4B) was recommended for exclusion from the Overlay District. Mr. Reed would like to remain in the VMU overlay and has submitted a valid petition against the recommended exclusion.

AREA OF PROPOSED ZONING CHANGES: The Barton Hills Neighborhood Planning area is bounded by Robert E. Lee, Rabb Road, Rae Dell Avenue, Barton Skyway, and Lamar Boulevard to the east, Stearns Lane and MoPac Expressway to the west, and Lady Bird Lake on the north. Vertical Mixed Use Building (V) zoning and/or an amendment to the VMU overlay district is being proposed for properties within the Barton Hills Neighborhood Planning Area. Please refer to attachments.

WATERSHEDS: Eanes Creek, Barton Creek, Town Lake

DESIRED DEVELOPMENT ZONE: No

SCHOOLS: Barton Hills Elementary School

APPLICABLE CORE TRANSIT CORRIDORS : South Lamar Blvd.

STAFF COMMENTS:

The VMU Overlay District in the Barton Hills Application Area includes 37.265 acres. The Barton Hills Neighborhood Association is recommending excluding properties from the Overlay District totaling approximately 33 acres. For those properties recommended to remain in the Overlay District, the neighborhood association has recommended that the remaining 4.265 acres be opted out of the Parking Reduction incentive. The remaining acreage of the neighborhood's recommendations for properties to be given the Vertical Mixed Use Building (V) zoning designation is 4.265 acres.

LIST OF ATTACHMENTS:

Attachment 1: Barton Hills VMU Neighborhood Recommendations

Attachment 2: List of Barton Hills Neighborhood VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address for properties in the VMU Overlay District

Attachment 3: Barton Hills VMU Application Area VMU Overlay District Tract Map

Attachment 4: Zoning Map

Attachment 5: Barton Hills VMU Application Area Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

Attachment 6: Overview of Vertical Mixed Use (VMU) and the VMU Opt-In/Opt-Out Process

Attachment 7: Planning Commission Comment Form

PLANNING COMMISSION RECOMMENDATION:

March 11, 2008:

- Approved vertical mixed use building (V) zoning with Dimensional Standards, and Additional Uses in Office Districts to tracts 1-3 (8-1 Jay Reddy)
- Amended the boundaries of the VMU Overlay District to exclude tracts 4 and 5 (8-1 Jay Reddy).
- Approved an affordability level of 60% of the median family income for 10% of rental units in a vertical mixed use building to tracts 1-3 (8-1 Jay Reddy).

CITY COUNCIL DATE: March 27, 2008 **ACTION:** This item was postponed to April 10, 2008 at the staff's request (consent) 6-0 (Cole off the dais).
Postponed to April 24, 2008 at the staff's request (consent) 7-0.
Postponed to May 8, 2008 by Council (consent) 7-0.
Postponed to May 22, 2008 by Council (consent) 7-0.

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Gregory Montes **PHONE:** 974-2629
e-mail: gregory.montes@ci.austin.tx.us

NEIGHBORHOOD RECOMMENDATION

The Barton Hills Neighborhood Association noted in their application that VMU is inappropriate on those properties located along South Lamar, starting from Loop 360 to 3308 South Lamar (Tracts 4-5). "All these properties sit on top of environmental features, and high-density development would encroach on the Greenbelt". The neighborhood has also opted out of one VMU incentive, the Parking Reduction for tracts 1-3. However, the neighborhood is not opting out of the Dimensional Standards or the Additional Ground Floor Uses in Office Zoning.

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 C14-2008-0043 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Barton Hills Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

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 Land Development Code)

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.