

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0019.01 – 2121 South Lamar Blvd. **P.C. DATE:** May 13, 2008
Vertical Mixed Use Building (V) Rezoning

AREA: 0.375 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 :

(For the entire South Lamar Neighborhood Planning Area)

Austin Independent School District
Austin Neighborhoods Council
Barton Hills-Horseshoe Bend Assn. (Barton Hills NA)
Barton Oaks Neighborhood Assn.
Barton Springs Coalition
Barton Springs/ Edwards Aquifer Conservation Dist.
Bouldin Forward Thinking
CIM
Far South Austin Community Assn.
Galindo Elementary Neighborhood Assn.
Home Builders Association of Greater Austin
Homeless Neighborhood Organization
League of Bicycling Voters
Manchaca Village Neighborhood Association
North Southwood Neighborhood Association
Onion Creek Homeowners Assoc.
Save Our Springs Alliance
South Central Coalition
South Lamar Combined Planning Area (COA-Staff Liaison)
South Lamar Neighborhood Assn.
Southwood Neighborhood Assn.
Terrell Lane Interceptor Assn.
The Village at Kinney Court
Western Trails Neigh. Assn.
Westgate Blvd./Jones Rd. Neigh. Assn.
Zilker Neighborhood Assn.

AREA OF PROPOSED ZONING CHANGES: The property is locally known as 2121 South Lamar Boulevard, and is within the South Lamar Neighborhood Planning Area. The planning area is bounded by the Union Pacific Railroad to the east, West Ben White Boulevard to the south, South Lamar Boulevard to the west, and West Oltorf Street on the north. Please refer to Attachments.

WATERSHEDS: Barton Creek– Urban; West Bouldin Creek- Urban; Williamson Creek- Urban

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Porter Junior High

APPLICABLE CORE TRANSIT CORRIDORS: South Lamar Boulevard

STAFF COMMENTS:

The property at 2121 South Lamar Boulevard was inadvertently left out of the original South Lamar VMU Opt-In/Opt-Out application process (C14-2008-0019). The subject parcel is approximately 0.39 acres and has an existing office building located on the site. The South Lamar Neighborhood Association Executive Committee is recommending applying vertical mixed use building (V) zoning without any of the incentives (opt-out of the dimensional standards, parking reduction, and additional ground floor uses). The proposed change is CS (general commercial services) to CS-V (general commercial services-vertical mixed use building).

LIST OF ATTACHMENTS:

Attachment 1: Tract Map

Attachment 2: Zoning Map

PLANNING COMMISSION RECOMMENDATION:

May 13, 2008: Approved vertical mixed use building (V) zoning and approved an affordability level of 60% of the median family income for 10% of rental units in a vertical mixed use building [*Approved on consent 9-0*]

ISSUES: None at this time

CITY COUNCIL DATE:

June 5, 2008 (1st Reading)

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-7226

NEIGHBORHOOD RECOMMENDATION

The Executive Committee of the South Lamar Neighborhood Association met with the property owner to discuss the opt-in/opt-out process and is recommending applying vertical mixed use building (V) zoning without any of the incentives (opt-out of the dimensional standards, parking reduction, and additional ground floor uses). In addition, they are recommending an affordability level of 60% of the median family income for future VMU rental units.

The neighborhood recommendation is based on the following reasons:

- Executive Committee stated that the property owner did want to remain in the VMU Overlay District, but did not need any of the incentives applied to his property.
- Executive Committee had concern that applying the incentives could result in parking encroaching into the residential 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 excluded from the overlay district. 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 C14-2008-0019.01 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for this portion of the South Lamar application area.

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.

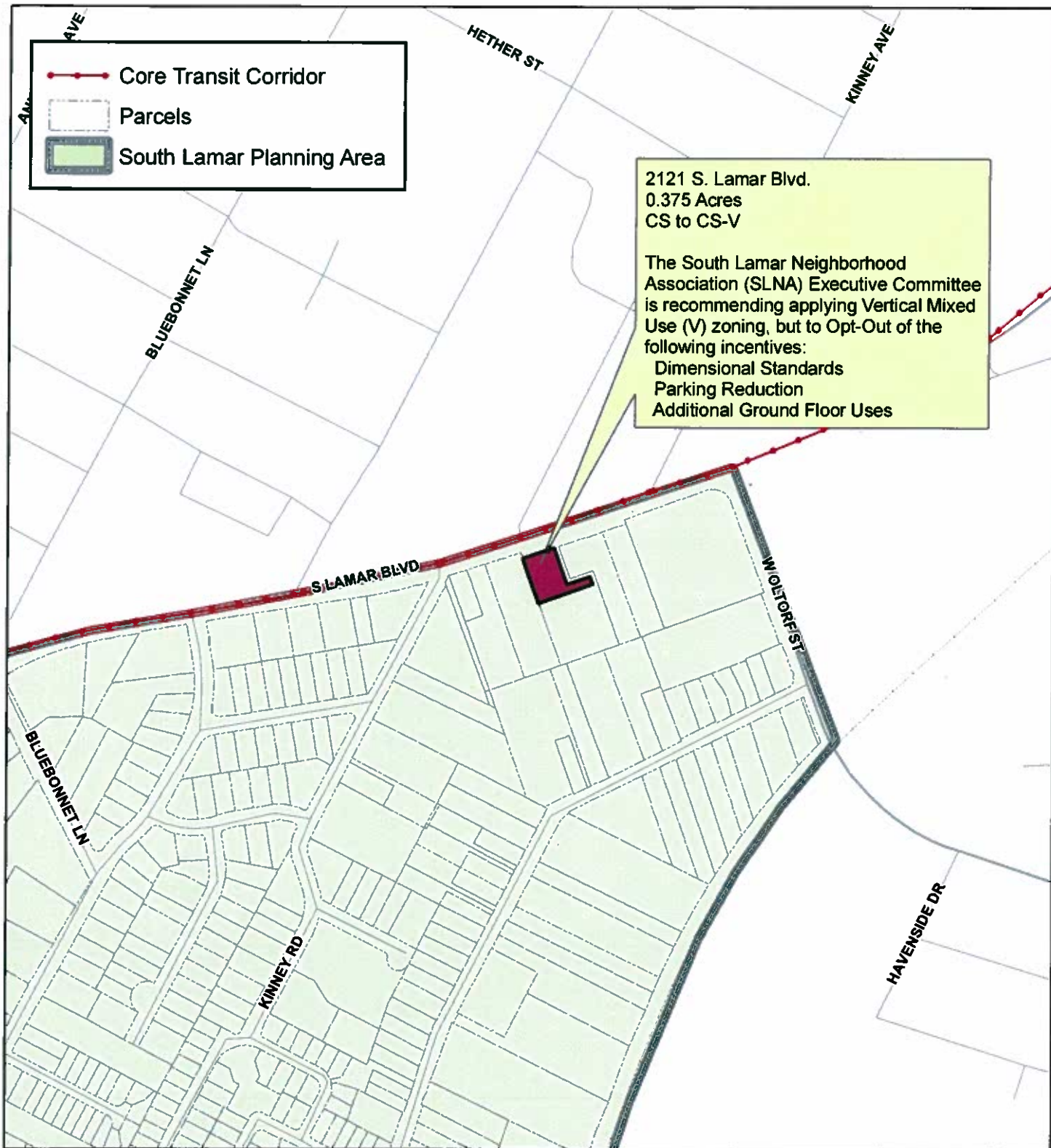
A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review 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.



2121 S. Lamar Blvd.
South Lamar Neighborhood Planning Area
Vertical Mixed Use
Opt-In/Opt-Out Process

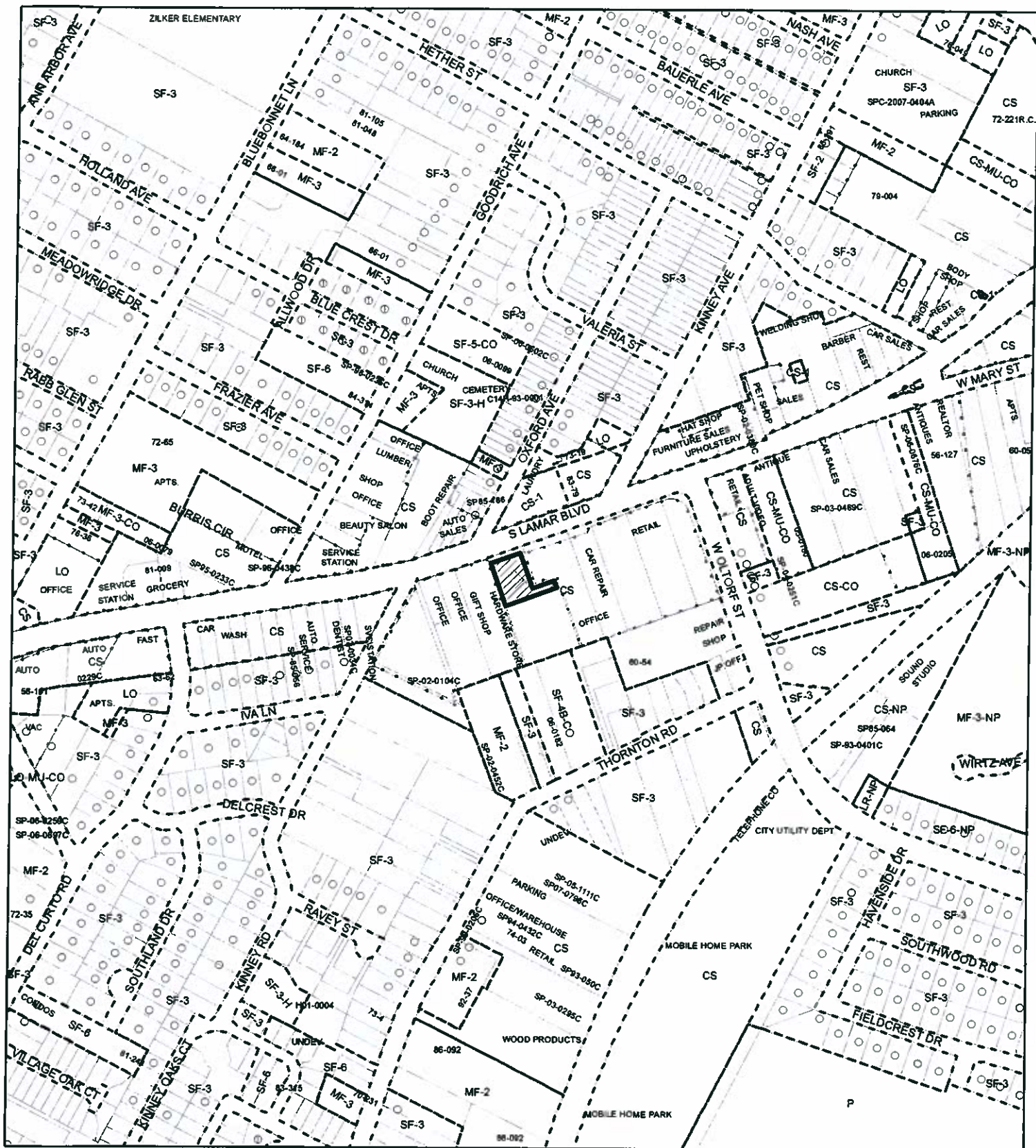


Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 April 2, 2008

500 250 0 500 Feet



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ZONING

 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

ZONING CASE#: C14-2008-0019.001
ADDRESS: 2121 S LAMAR BLVD
SUBJECT AREA: 0.375 ACRES
GRID: G20
MANAGER: M. LAURSEN

OPERATOR: S. MEEKS



1" = 400'

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