

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0070 – South Lamar and Blue Bonnet

P.C. DATE: July 8, 2008

ADDRESS: 2323 S. Lamar, 2315 S. Lamar, and 2421 Bluebonnet Lane

OWNER/APPLICANT: Talisman Group, Inc. (James T. Ross)

AGENT: Dubois, Bryant, & Campbell (Henry Gilmore)

ZONING FROM: Tract 1 – SF-3

TO: Tract 1: GR

AREA: Tract 1 – 0.295 acres

Tract 2 – SF-3

Tract 2: GR

Tract 2 – 0.347 acres

Tract 3 – CS

Tract 3: GR-V

Tract 3 – 1.241 acres

1.883 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends alternatively the following:

Tract 1 – LO-CO

Tract 2 – GR-CO

Tract 3 – GR-V-CO

The conditional overlay shall prohibit daily vehicle trips to a maximum of 2,000. Additionally, on tracts 2 and 3, the following uses shall be prohibited: exterminating services and service station.

PLANNING COMMISSION RECOMMENDATION:

Pending.

DEPARTMENT COMMENTS:

The 1.883-acre property is currently zoned CS-V (Commercial Services – Vertical Mixed-Use Building) combining district zoning and SF-3 (Family Residence) district zoning. Tract 1 is currently undeveloped. Tracts 2 and 3 are currently developed with auto sales and auto repair uses.

Access to the property is taken from both South Lamar Blvd. and Blue Bonnet Rd. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

To the north, there are primarily commercial uses, including automobile uses and restaurant (general). To the south, there are general retail uses in addition to an office condo complex and a townhouse style development. The east is primarily characterized with residential development, including apartments and single-family residences. To the west, there are several commercial uses, such as a liquor store and an animal hospital.

The applicant intends to rezone the property to GR (Community Commercial) district zoning to allow for the redevelopment of general retail uses.

The applicant has met with the registered neighborhood association, South Lamar, and has agreed to several of the neighborhood's requests. (See attached letter.)

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS; SF-3	Auto Sales; Auto Repair; Undeveloped
<i>North</i>	CS; LO	Auto Repair; Restaurant
<i>South</i>	CS; GR-CO; LO-CO; LO-MU-CO	General Retail; Office; Town Homes
<i>East</i>	LO; MF-3; SF-3	Apartments; Single-Family Residences
<i>West</i>	CS-1; GO	Liquor Store; Restaurant; Animal Hospital

AREA STUDY: South Lamar NPA**TIA:** Waived**WATERSHED:** West Bouldin Creek**DESIRED DEVELOPMENT ZONE:** YES**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

- South Lamar Neighborhood Association
- Austin Neighborhoods Council
- Austin Independent School District
- South Central Coalition
- Barton Springs / Edwards Aquifer Conservation District
- Home Builders Association of Greater Austin
- First American Commercial Property Group
- CIM
- Homeless Neighborhood Association

SCHOOLS:

- Zilker Elementary School
- O. Henry Middle School
- Austin High School

CASE HISTORIES:**C14-2008-0019C - South Lamar VMU Opt-in / Opt-Out**

The vertical mixed-use opt-in / opt-out process was completed for the South Lamar Neighborhood Planning Area on June 24, 2008.

PC: Approved dimensional standards waiver, parking reduction, and additional uses in office district zoning (VMU); (6-2)

CC: Approved dimensional standards waiver and additional uses in office district zoning (6-1)

The vertical mixed-use building component for this tract includes the following:

- The property is exempt from the dimensional standards identified in Article 4.3.3 E.2 (Dimensional and Parking Requirements).
- Ten percent of residential units available for rental in a vertical mixed-use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.

- The property will be eligible for the following additional ground floor uses in an office zoning base district: consumer convenience services, food sales, general retail sales (convenience or general), and restaurant (limited and general) without drive-in services.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Lamar Blvd	Arterial	60'	Major Arterial	No	Yes	Yes
Bluebonnet Lane	Collector	22'	Collector	Yes	No	Yes (Within ¼ mile)

CITY COUNCIL DATE: Pending

ACTION: N/A

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Levinski

PHONE: 974-1384

STAFF RECOMMENDATION

Staff recommends alternatively the following:

Tract 1 – LO-CO (limited office – conditional overlay)

Tract 2 – GR-CO (community commercial – conditional overlay)

Tract 3 – GR-V-CO (community commercial – vertical mixed use building – conditional overlay)

The conditional overlay shall prohibit daily vehicle trips to a maximum of 2,000. Additionally, on tracts 2 and 3, the following uses shall be prohibited: exterminating services and service station.

BASIS FOR RECOMMENDATION

1. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*
2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Tracts 2 and 3 abut a major core transit corridor, South Lamar Boulevard, where commercial zoning is the most appropriate. The applicant has agreed to downzone tract 3 from CS to GR, which removes several of the less desirable uses near the residential neighborhood to the east.

Tract 1 immediately fronts Blue Bonnet Road, a neighborhood collector, and abuts a single-family residence. Staff recommends zoning tract 1 LO (limited office) to properly transition from the intense commercial uses allowed in GR to the single-family residence.

EXISTING CONDITIONS

Site Characteristics

Any new development is subject to Subchapter E: Design Standards and Mixed Use. South Lamar is a Core Transit Corridor. Additional comments will be made when the site plan is submitted.

The site is subject to Compatibility Standards. Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from the lot zoned SF-5 or more restrictive. This lot has SF-3 lots located along the southern edge of the property.

- No structure may be built within 15 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- 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.
- Additional design regulations will be enforced at the time a site plan is submitted.

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, 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.

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

Transportation

No additional right-of-way is needed at this time. 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 2,900 vehicle trips per day. [LDC, 25-6-117]

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114. Traffic counts must be provided by the applicant for Bluebonnet Lane.

Right of Way

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

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 extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

