

Lamar Blvd./Justin Lane Station Area Plan

An electronic version of the draft Lamar Blvd./Justin Lane Station Area Plan (which includes the Regulating Plan that establishes TOD Zoning) can be found at:
http://www.ci.austin.tx.us/planning/tod/lamarjustin_sap_activities.htm

I. Station Area Plan and Neighborhood Plan Amendment Cases

Station Area Plan case: C14-2008-0030

The zoning case that has been filed is City initiated. It will enact the Lamar Blvd./Justin Lane Station Area Plan and change the base district zoning for all properties within the boundaries of the Station Area to TOD zoning. The Station Area Plan includes a Regulating Plan, which establishes TOD Zoning and specifies the development and design standards applicable to all properties within the boundaries of the planning area.

Neighborhood Plan Amendments

- NPA-2008-0017.01 (Crestview/Wooten Combined Neighborhood Plan; only the Crestview Planning Area overlaps the TOD District)
- NPA-2008-0018.01 (Brentwood/Highland Combined Neighborhood Plan; both the Brentwood and Highland Planning Areas overlap the TOD District)

The plan amendment cases that have been filed are City initiated. They will amend neighborhood plans to do two things:

1. All properties within the Station Area Plan will have a future land use designation of Transit Oriented Development to clearly distinguish these properties on Future Land Use Maps (FLUMs). The Station Area Plans look at all of these properties in an integrated and holistic manner, so they should be designated on the FLUM as a unit even though there are multiple properties and property owners within the Station Area boundaries.
2. The main chapters of the Lamar/Justin Station Area Plan will be included in each of the neighborhood plans being amended.

II. Log of City Council and Planning Commission action

City Council: November 6, 2008 (second reading)

The City Council approved the Station Area Plan and associated plan amendments on second reading with specified amendments. A record of their action is copied below.

City Council: October 23, 2008 (partial second reading)

The City Council postposted the majority of action on the Station Area Plan. Limited action was taken on second reading only. A record of Council action is copied below.

The City Council postposted all action on the neighborhood plan amendments until November 6, 2008.

City Council: April 24, 2008 (first reading)

The City Council approved the Station Area Plan and associated plan amendments on first reading with several amendments. A record of their action is copied below.

Planning Commission: April 8, 2008

The Planning Commission unanimously recommended the Station Area Plan and associated plan amendments with several amendments. A record of their action is copied below.

LAMAR/JUSTIN STATION AREA PLAN CITY COUNCIL ACTION**City Council second reading action – November 6, 2008**

The second reading of the ordinance to adopt the Station Area Plan and transit oriented development (TOD) district zoning, with the following major elements, was approved on Mayor Pro Tem McCracken's motion, Mayor Wynn's second on a 7-0 vote.

The main elements were as follows:

A. Zoning, development bonuses, and urban design regulations

- A regulating plan that establishes site development and urban design standards for properties within the TOD

B. Infrastructure

- A recommendation to implement short-term drainage improvements and water/wastewater upgrades in and around the TOD
- A recommendation to implement short-term and evaluate long-term improvements to the Lamar/Airport intersection
- Recommendations to improve east-west mobility across Lamar (evaluation of east to west access on Marrow and Anderson Lane corridor study)
- A recommendation to utilize traffic calming on new public connector streets in the TOD and annually monitor traffic patterns around the TOD.

C. Parks and open space

- A park acquisition strategy that supports the provision of on-site land dedication as properties in the TOD redevelop, the use of fees-in-lieu to construct park facilities and/or acquire parkland, and proactively engaging in parkland acquisition (the AE site is a prime candidate for both open space and affordable housing when redeveloped). Council Member McCracken's motion added these elements:
 - The parkland dedication fee must be spent within the Station Area Plan unless staff seeks a Council waiver;
 - The parkland and trail acquisition plan must be prepared before the third reading;
 - At least one park in the Station Area Plan must have family and children's amenities such as playscapes and these should be included in the trail and parkland acquisition plan.

D. Affordable housing and development bonuses

- A development bonus strategy intended to achieve a minimum of 10-15% affordability from the private sector with City cost participation to reach the 25% affordability goal
- An affordable housing strategy to reach the goal that includes: Council approval of fees-in-lieu where fees are focused back into the Station Area; prioritization of affordable housing projects in TODs for GO Bond funding; and City support for low income housing tax credit projects
- Support for a catalyst project on publicly owned land at 910 Justin Lane to provide affordable housing; staff to examine costs and impacts of replacing buildings and relocating services, availability of space at other sites, and potential funding sources and

report back to Council (5-acre site owned by AE and will require relocation of existing services before redevelopment can occur).

E. Compatibility standards with new wording from Council Member Morrison:

- Current capability standards would apply for all properties in the TOD
- One can waive compatibility by adhering to the affordability standards outlined by the bonus guidelines
- Compatibility should not be waived within 100 feet of the TOD boundary, except if a development meets the affordability standards outlined by the bonus guidelines and owners of at least 66% of triggering property, both adjacent and within 25 feet, agree to the waiver.
- All affordable housing fee-in-lieu requests must be approved by the City Council.

F. Funding options

- Hiring a consultant to prepare a financial feasibility study to assess viability of a TIF in addition to evaluating other funding tools.

Staff direction was given to prepare a code amendment on Mayor Pro Tem McCracken's motion, Council Member Cole's second on a 7-0 vote. The amendments to the TOD Ordinance would remove the provision which states that compatibility standards are not triggered by single family properties inside the TOD once a Station Area Plan is adopted.

Neighborhood Plan Amendments

1. The second reading of the ordinance for a plan amendment to the Crestview/Wooten Combined Neighborhood Plan to include the Lamar/Justin Station area Plan and change the future land use map to "TOD" for properties in the Station Area was approved on Mayor Pro Tem McCracken's motion, Mayor Wynn's second on a 7-0 vote.
2. The second reading of the ordinance for a plan amendment to the Brentwood/Highland combined Neighborhood Plan to include the Lamar/Justin Station Area Plan and change the future land use map to "TOD" for properties in the Station Area was approved on Mayor Pro Tem McCracken's motion, Mayor Wynn's second on a 7-0 vote.

City Council partial second reading action – October 23, 2008

A motion was made on second reading to amend the TOD Ordinance to add back compatibility with the following friendly amendments was approved on Council Member Cole's motion, Mayor Pro Tem McCracken's second on a 7-0 vote. Council Member Morrison's amendment was that in the Station Area Plan, compatibility should not be waived for the first one hundred feet. Council Member Martinez' amendment was that compatibility should only be triggered by properties zoned SF-1 through SF-5 and used for either a single-family detached structure or duplex. In addition, language should be crafted to allow for a full waiver of compatibility within the 100-foot area if neighbors are in agreement. These were accepted by the maker of the motion and Mayor Pro Tem McCracken who made the second.

Action on the main Station Area Plan motion was postponed to November 6, 2008 on Mayor Pro Tem McCracken's motion, Council Member Shade's second on a 7-0 vote.

This neighborhood plan amendment items were postponed to November 6, 2008 on Mayor Pro Tem McCracken's motion, Council Member Shade's second on a 7-0 vote.

City Council first reading action – April 24, 2008

The public hearing was closed and the first reading of the ordinance to adopt the station area plan and transit oriented development (TOD) district zoning with the following amendments was approved on Council Member Cole's motion, Council Member Kim's second on a 6-0 vote. Council Member McCracken was off the dais.

Council Member Cole proposed these amendments:

1. Change 10% to 25% for the affordability required for density bonus eligibility.
2. Direct staff to initiate the creation of a TIF to fund public responsibilities for Council consideration.
3. Develop utility financing structure the same as the Austin Water Utility is doing for UNO.
4. Come up with interim implementation plan prior to 2nd reading:
 - a. Identify specific parks acquisition sites
 - b. Do not up-zone the proposed park acquisition sites
 - c. Prepare park acquisition plan for Council approval
 - d. Prepare trail connectivity and trail acquisition plan for Council approval
 - e. Financial subsidies on housing
5. Require mixed use in TOD Mixed Use and Corridor Mixed Use
6. If any utility or city department imposes requirements that alter this plan (including criteria manual requirements, etc.), they have to come to Council with a waiver application within 45 days.
7. No fee-in-lieu on residential projects without Council waiver
8. Don't waive compatibility standards—make part of affordable housing density bonuses
9. Develop sustainable landscape standards, including green infrastructure standards
 - a. Present proposal to make Appendix E mandatory

Accept the Planning Commission Recommendations:

1. Consider the dedication of public open space on the Austin Energy site and that other parkland be provided in and/or near the TOD District through parkland dedication funds.
2. Establish a Working Group to implement the Station Area Plan as soon as possible.
3. Direct staff to investigate methods of funding the proposed capital improvements to the Lamar Blvd./Airport Blvd. intersection.
4. Direct staff to study the potential of a parking benefit district where on-street parking fees are used to fund future capital improvements to the intersection of Airport and Lamar Blvds.
5. Direct staff to examine methods of improving overall east-west movement along Lamar Blvd. between Koenig Lane and Anderson Lane with a goal of dispersing traffic load.

Strongly recommend that the City Council:

6. Establish a clear and firm plan to help developers achieve the 25% affordability goal in the TOD Ordinance using the tools presented by the affordable housing consultant, Diana McIver and Associates;
7. Consider amending the scoring process for the allocation of affordable housing bond funds so that projects in TOD Districts are prioritized;
8. Designate CIP funds to infrastructure improvement projects within and connecting to the TOD Districts;
9. Prioritize fee-in-lieu funds generated from a development bonus in the TOD District for future expenditure within the TOD;
10. In order for a project that wishes to take advantage of a development bonus to be approved for the fee-in-lieu option, the Director of the Neighborhood Housing and Community

Development Department should work with the Community Development Commission to determine if a fee-in-lieu should be approved.

A friendly amendment was made by Council Member Leffingwell to direct staff to come back on second reading with an analysis of and plan for traffic mitigation on the through streets Morrow, Easy Wind and Justin Lane which was accepted by the maker and Council Member Kim who seconded the motion.

Neighborhood Plan Amendments

1. Brentwood/Highland Combined Neighborhood Plan – The public hearing was closed and the first reading of the ordinance to change the land use designation on the future land use map to transit oriented development (TOD) designation with the following amendments was approved on Council Member Cole’s motion, Council Member Kim’s second on a 6-0 vote. Council Member McCracken was off the dais (Council Member Cole proposed these amendments: See item 97).
2. Crestview/Wooten Combined Neighborhood Plan – The public hearing was closed and the first reading of the ordinance to change the land use designation on the future land use map to transit oriented development (TOD) designation with the following amendments was approved on Council Member Cole’s motion, Council Member Kim’s second on a 6-0 vote. Council Member McCracken was off the dais (Council Member Cole proposed these amendments: See item 97).

LAMAR/JUSTIN STATION AREA PLAN PLANNING COMMISSION ACTION APRIL 8, 2008

Motion: The Planning Commission voted unanimously to approve the Draft Lamar Blvd./Justin Lane Station Area Plan and associated amendments to the Brentwood/Highland and Crestview/Wooten Combined Neighborhood Plans as presented by Staff with the following amendments:

1. Consider the dedication of public open space on the Austin Energy site and that other parkland be provided in and/or near the TOD District through parkland dedication funds;
2. Establish a Working Group to implement the Station Area Plan as soon as possible;
3. Ask staff to investigate methods of funding the proposed capital improvements to the Lamar Blvd./Airport Blvd. intersection;
4. Ask staff to study the potential of a parking benefit district where on-street parking fees are used to fund future capital improvements to the intersection of Airport Blvd. and Lamar Blvd.;
5. Ask staff to examine methods of improving overall east-west movement along Lamar Blvd. between Koenig Lane and Anderson Lane with a goal of dispersing traffic load; and
6. Strongly recommend that the City Council:
 - a. Establish a clear and firm plan to help developers achieve the 25% affordability goal in the TOD Ordinance using the tools presented by the affordable housing consultant, Diana McIver and Associates;
 - b. Consider amending the scoring process for the allocation of affordable housing bond funds so that projects in TOD Districts are prioritized;
 - c. Designate CIP funds to infrastructure improvement projects within and connecting to the TOD Districts;

- d. Prioritize fee-in-lieu funds generated from a development bonus in the TOD District for future expenditure within the TOD;
- e. In order for a project that wishes to take advantage of a development bonus to be approved for the fee-in-lieu option, the Director of the Neighborhood Housing and Community Development Department should work with the Community Development Commission to determine if a fee-in-lieu should be approved.