

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0002 – Gibson Residences

P.C. DATE: March 8, 2011

ADDRESS: 1203, 1205, and 1107 Gibson Street

OWNER/APPLICANT: Gibson Lamar Partners, LP (Arthur Carpenter)

AGENT: Graves, Dougherty, Hearon, & Moody (Michael Whellan)

ZONING FROM: General Commercial Services – Mixed Use – Conditional Overlay (CS-MU-CO) combining district zoning

ZONING TO: Multi Family – Highest Density (MF-6-CO) combining district zoning, with a 60 foot height limitation

AREA: 1.2819 acres (55,839.5 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of Multi Family – Highest Density – Conditional Overlay (MF-6-CO) combining district, with a 60 foot height limitation.

PLANNING COMMISSION RECOMMENDATION: 3/8/11 – The Planning Commission approved the staff recommendation of MF-6-CO; with an additional provision that the applicant meet the requests of the Zilker Neighborhood Association to include a sidewalk on the South side of Gibson Street, and that the applicant comply with the Heritage Tree Ordinance, and specifically not move heritage trees from the property. The applicant has agreed to the additional conditions.

DEPARTMENT COMMENTS: This 1.2819 acre property is currently undeveloped and zoned CS-MU-CO. It was rezoned in 2001 to add a mixed use designation and prohibited certain commercial uses through the conditional overlay. The current owner and applicant seek to downzone the property to a residential category for the development of an approximate 200 unit multifamily project. Staff recommends the rezoning request with the additional condition of a maximum building height of 60 feet. If the zoning is granted, development should also be limited through the conditional overlay to less than 2,000 vehicle trips per day.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO	Undeveloped
<i>North</i>	CS; SF-3	Electric Repair/Music Shop; Single Family; Park
<i>South</i>	CS-MU-V-CO	Mobile Food Vending, Auto Repair
<i>East</i>	P-NP; SF-3-NO	Railroad tracks, Park, Single Family
<i>West</i>	CS-MU-V-CO	Lamar Blvd.; Retail & Commercial

NEIGHBORHOOD PLAN: South Lamar Planning Area

TIA: Waived

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Zilker Neighborhood Association
Bouldin Creek Neighborhood Association
Terrell Lane Interceptor Association
Barton Springs/Edwards Aquifer Conservation District
South Central Alliance
Save Our Springs Alliance

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-01-0047	CS to CS-MU	Approved (7-0); 5/1/2001	Approved Ordinance 20010719-131 for CS-MU- CO (6-0); 7/19/2001

BASIS FOR RECOMMENDATION

The proposed zoning should be consistent with the purpose statement of the district sought.

Multifamily residence highest density (MF-6) district is the designation for multifamily and group residential use. An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired.

Zoning changes should promote a balance of intensities and densities.

The recommended zoning will promote a transition between predominantly zoned commercial properties fronting South Lamar and Gibson, and commercially used (but single-family zoned) properties located on South 8th street. Single family use is not contiguous to the property, and all contiguous properties are commercially zoned.

EXISTING CONDITIONS

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.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding 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.

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities, the landowner, at its 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

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 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Gibson	50	40	Local	No	No	No
Lamar	100	MAD 4	Arterial	Yes	3,103,331,338,484	Yes

Site Plan:

As applicable, any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards, and the height of the proposed structure may be limited due to the single-family to the east and to the north. Please be aware of these restrictions prior to building design. Additional design regulations will be enforced at the time a site plan is submitted.

CITY COUNCIL DATE: April 7, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604

stephen.rye@ci.austin.tx.us



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Rye, Stephen

From: Zilker NA [ZilkerNA@austin.rr.com]
Sent: Tuesday, March 08, 2011 10:23 AM
To: sully.jumpnet@sbcglobal.net; danette.chimenti@gmail.com; Kathie Tovo; amdealey@aol.com; dave.anderson.07@gmail.com; mnrghatfield@yahoo.com; alfonsohernandez@gmail.com; vskirk@att.net; jay_reddy@dell.com
Cc: Rye, Stephen; Zilker Executive Committee; art@ardent-residential.com
Subject: PC agenda item 4, 1203 W. Gibson

March 8, 2011

Planning Commission
City of Austin

Re: Agenda item 4, C14-2011-0002 - Gibson Residences

Dear Commissioners:

The executive committee of the Zilker Neighborhood Association supports the request to rezone the property at 1203 W. Gibson from CS-MU-CO to MF-6-CO, providing 1. that the height is limited to 60 feet, 2. that the numerous heritage trees are preserved on the site (not moved) and the loss of any other protected trees is mitigated, 3. that a sidewalk is constructed on the south side of Gibson St. (no fee in lieu).

Our committee also hopes that the Planning Commission will join us in recommending that the City perform a traffic impact analysis for this area, looking specifically at left turn conflicts on South Lamar between Lamar Square, West Gibson, and Treadwell, and at the impact of the proposed parking garage on South Eighth Street, Treadwell, the Townhollow Apartment complex, and the intersection of South Lamar and Treadwell.

In our discussions with the owners Brett Denton and Art Carpenter, we have all agreed that the project as a whole (including the adjacent VMU parcels) has the potential to create a much improved pedestrian streetscape at the Lamar Square bus stops and crosswalks. Given that the new Gibson's bar, businesses in Lamar Plaza, and residents using the light at Treadwell are already experiencing traffic and parking problems, however, ZNA would prefer that the problems of vehicle access at Gibson and Treadwell be addressed sooner rather than later.

Thank you for all your service to Austin.

Sincerely yours,
Lorraine Atherton,
on behalf of the ZNA Executive Committee

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0002

Contact: Stephen Rye, (512)974-7604

Public Hearing: Mar 8, 2011, Planning Commission

Apr 7, 2011, City Council

☒ I am in favor
☐ I object

Your Name (please print)

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

My property is
Brooks Specialists P/As
(Not a Beauty Shop)

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Stephen Rye
P. O. Box 1088
Austin, TX 78767-1088