



MEMORANDUM

TO: Mr. Jim Knight, Chairman
Waterfront Planning Advisory Board Members

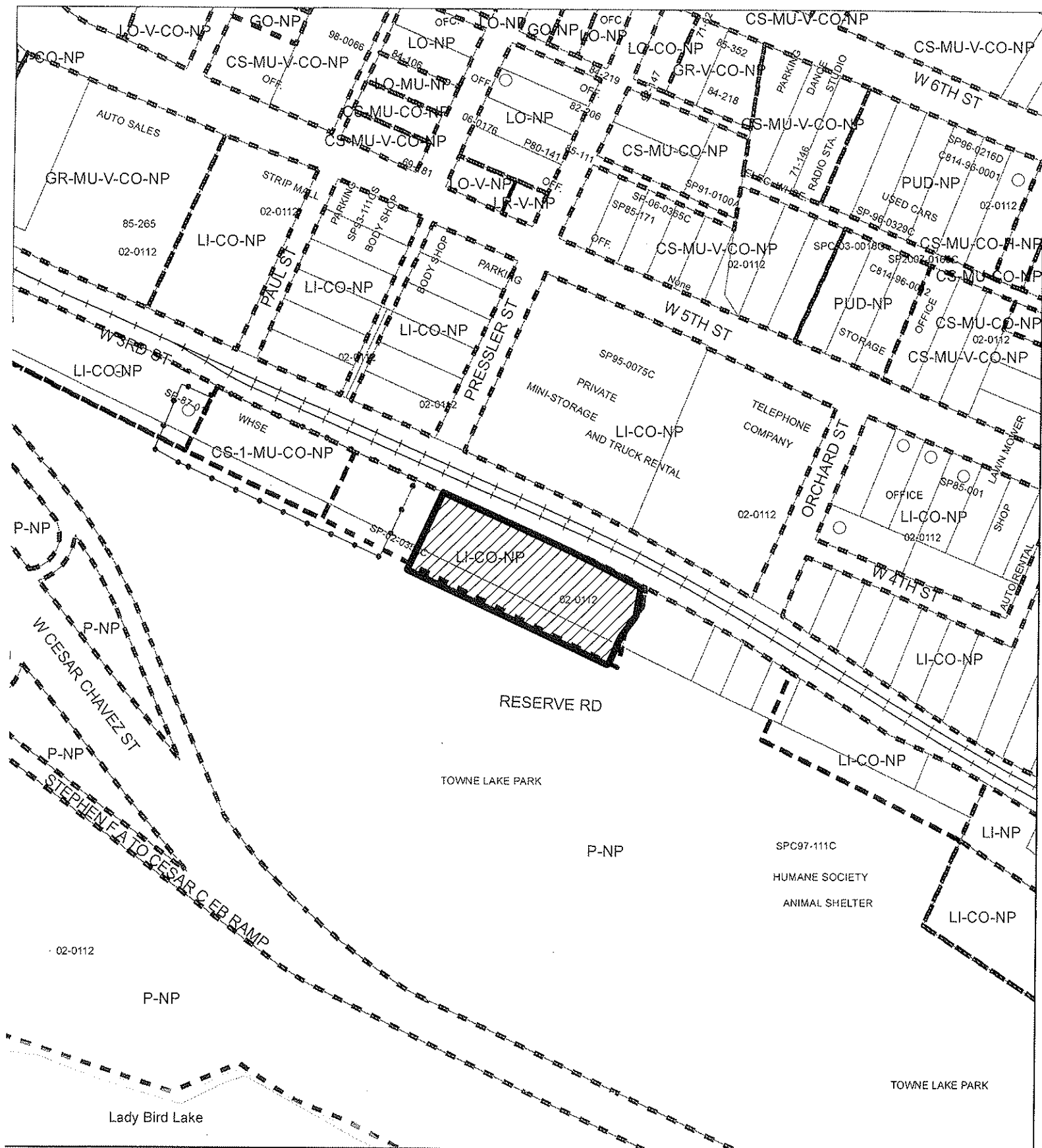
FROM: Clark Patterson, AICP
Planning and Development Review Department

DATE: February 10, 2012

SUBJECT: C14-2012-0008 & C14-2012-0015 Pressler Park rezoning request

The proposed rezoning request is located at 300 Pressler Street. The requested zone change is from Light Industrial, Conditional Overlay, Neighborhood Plan (LI-CO-NP) and Commercial Liquor Sales, Mixed Use, Conditional Overlay, Neighborhood Plan (CS-1-MU-CO-NP) to General Commercial Services, Neighborhood Plan (CS-NP). This zone change request is located in the Lamar Subdistrict of the Waterfront Overlay District. The zone change request is not located within either the primary or the secondary setback of the Lamar Subdistrict.

One of the stated goals of the Waterfront Overlay District is to "eliminate industrial uses". This zone change will effectively eliminate any future industrial development on this property. This zoning case is within the boundaries of the Old West Austin Neighborhood Plan. The subject properties are within the "South of 6th Street" area identified in the Old West Neighborhood Plan. For this area, the neighborhood plan states that *"the neighborhood plan supports property owners' requests to rezone LI properties to W/LO, MF-1 through MF-6, and CS-CO with the Neighborhood Plan Combining District special use category 'Neighborhood Mixed Use Building' (for the CO, see list of uses identified as restricted in this plan under item #5)." The Conditional Overlay detailed in Action #5 recommends that CS zoning have prohibited uses for drop-off recycling collection facilities, exterminating services, adult oriented businesses, and adult lounges. In addition, it outlines conditional uses for automotive rentals, automotive repair services, automotives sales, automotive washing (of any type), commercial blood plasma center, construction sales and service, convenience storage, equipment repair services, equipment sales, guidance services, laundry services, maintenance and service facilities, residential treatment, and service stations.*






ZONING

ZONING CASE#: C14-2012-0015



1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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SUBJECT
TRACT "A"

SUBJECT
TRACT "B"

W 6TH ST

W 5TH ST

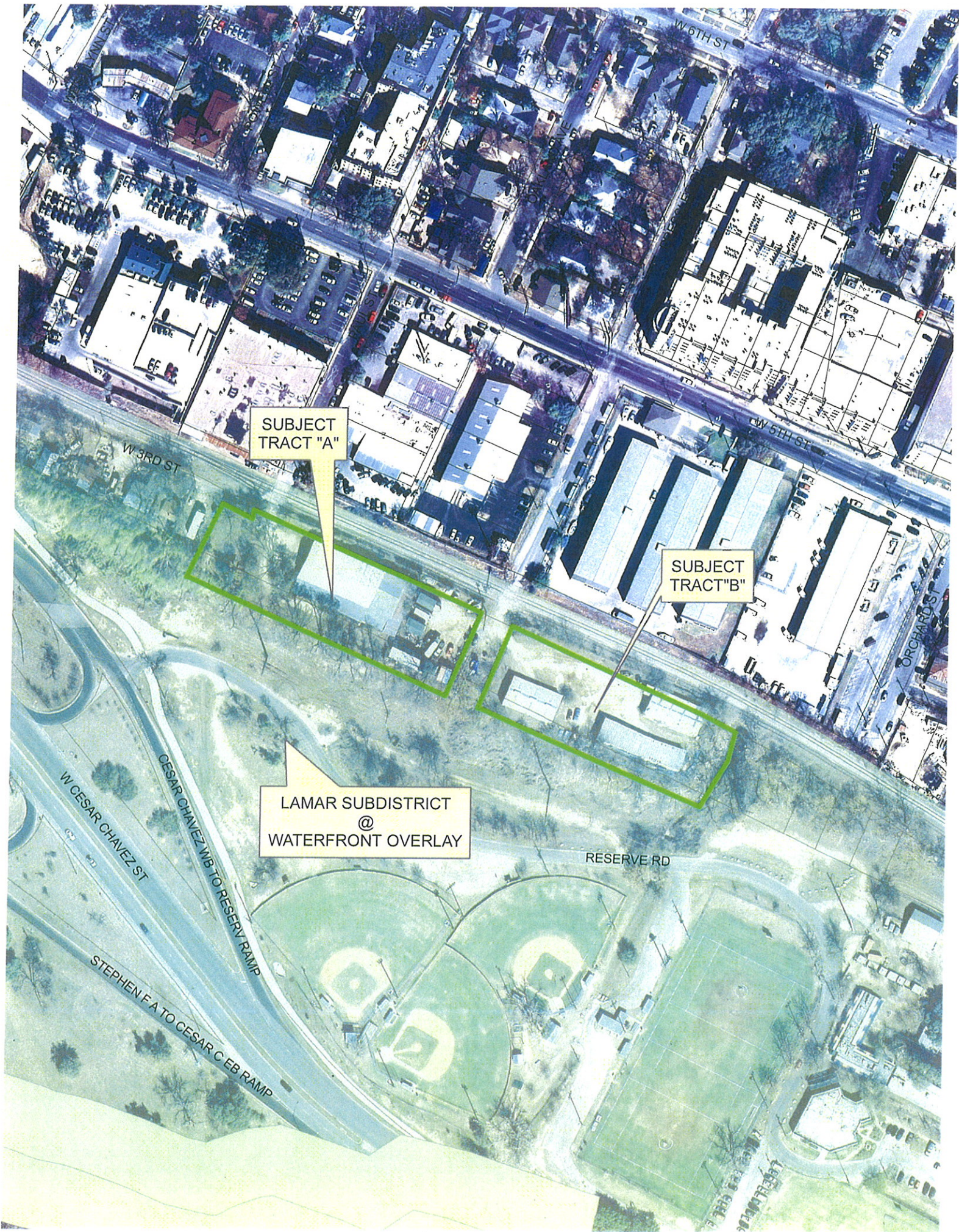
ORCHARD ST

RESERVE RD

W CESAR CHAVEZ ST

CESAR CHAVEZ WB TO RESERVE RAMP

STEPHEN EA TO CESAR CER RAMP





§ 25-2-736 LAMAR SUBDISTRICT REGULATIONS.

- (A) This section applies in the Lamar subdistrict of the WO combining district.
- (B) The primary setback lines are located:
 - (1) 100 feet landward from the Town Lake shoreline; and
 - (2) 90 feet from the Johnson Creek centerline.
- (C) The secondary setback line is located 100 feet landward from the primary setback line that is parallel to the Town Lake shoreline.
- (D) For a structure located within 140 feet of the Johnson Creek centerline, the maximum height is the lower of 35 feet or the maximum height allowed in the base zoning district. For all other structures, the maximum height is the lower of 60 feet or the maximum height allowed in the base zoning district.
- (E) Surface parking is prohibited, except for a parking area for buses, van pooling, the handicapped, or public access to park land.
- (F) A garage access point or curb cut is prohibited if the pattern or alignment of the surrounding, existing sidewalks would be disrupted.

Source: Section 13-2-702(b); Ord. 990225-70; Ord. 000309-39; Ord. 031211-11; Ord. 20090611-074.