



MEMORANDUM

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

FROM: Clark Patterson, AICP
Planning and Development Review Department

DATE: February 10, 2012

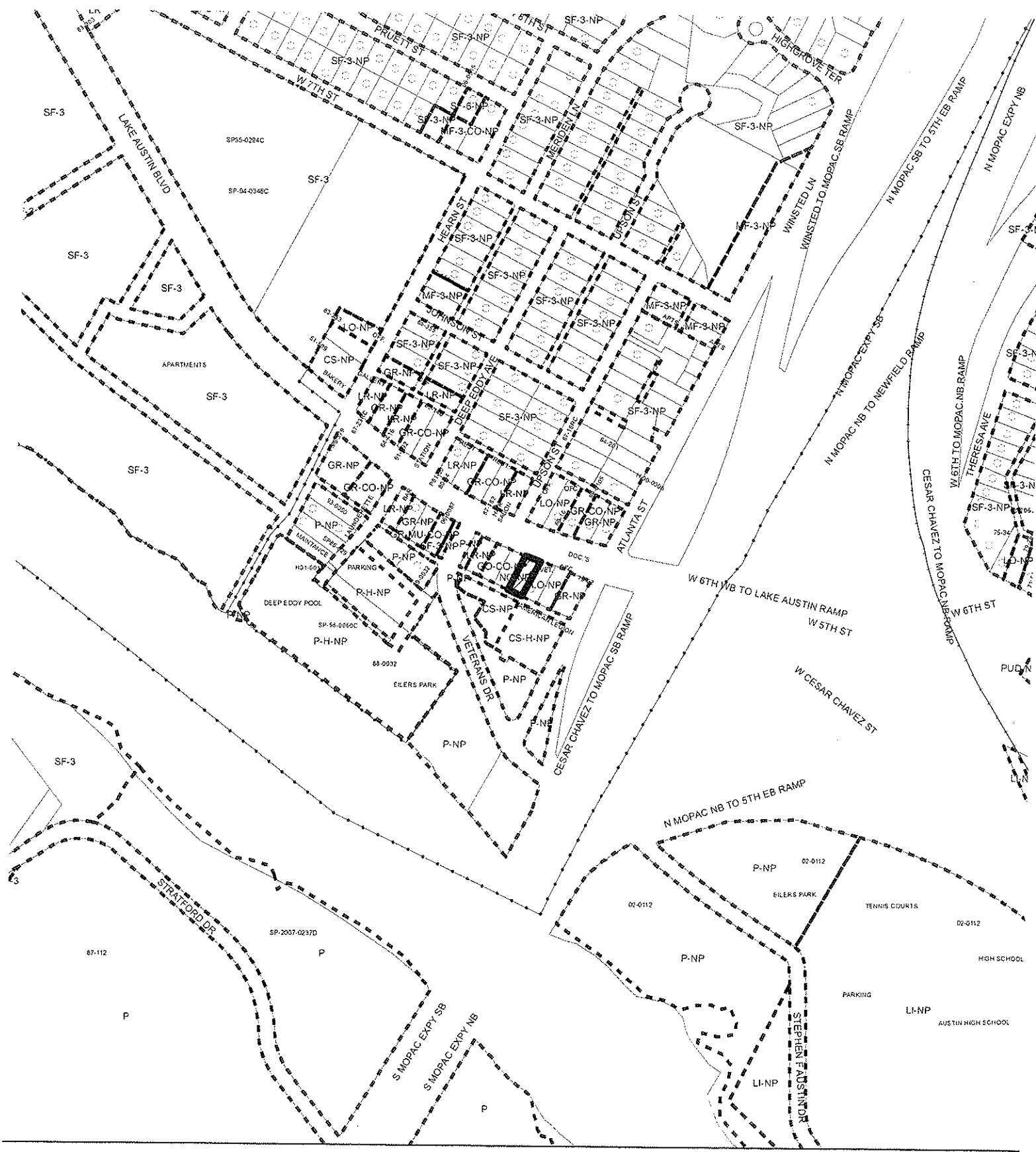
SUBJECT: C14-2011-0157 Animal Allergy Center

The proposed rezoning request is located at 2207 Lake Austin Boulevard. The requested zone change is from Neighborhood Office, Neighborhood Plan (NO-NP) to Neighborhood Commercial, Neighborhood Plan (LR-NP). This zone change request is located in the University/Deep Eddy Subdistrict of the Waterfront Overlay District. The zone change request is not located within either the primary or the secondary setback of the University/Deep Eddy Subdistrict.

This zoning case is within the boundaries of the Central West Austin Neighborhood Plan. The requested zoning change of NO-NP to LR-NP is in accordance with the neighborhood commercial land use category identified on the Future Land Use Map.

The subject property is located along Lake Austin Boulevard, in an area described as "Deep Eddy's commercial corridor" in the neighborhood plan. On page 43, the neighborhood plan states that this area "should remain a mix of neighborhood niche shops and offices."

The proposed rezoning to allow the use of pet services does not conflict with the neighborhood plan.



ZONING

ZONING CASE#: C14-2011-0157

N

SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

1" = 400'

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SECONDARY
SETBACK
LINE

SUBJECT
TRACT

PRIMARY
SETBACK
LINE

§ 25-2-744 UNIVERSITY / DEEP EDDY SUBDISTRICT REGULATIONS.

(A) This section applies in the University / Deep Eddy subdistrict of the WO combining district.

(B) The primary setback lines are located:

(1) 200 feet landward from the Town Lake shoreline, between Tom Miller Dam and Red Bud Trail; and

(2) 300 feet landward from the Town Lake shoreline, between Red Bud Trail and MoPac Boulevard.

(C) The secondary setback lines are located:

(1) 50 feet landward from the primary setback line, between Tom Miller Dam and Red Bud Trail; and

(2) 100 feet landward from the primary setback line, between Red Bud Trail and MoPac Boulevard.

(D) For a primary setback area, a secondary setback area, or an area within 50 feet of a secondary setback line:

(1) the maximum building height is 35 feet; and

(2) the floor to area ratio may not be increased under Section 25-2-714 (*Additional Floor Area*).

(E) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40 percent.

(F) The maximum height is the lower of 60 feet or the maximum height allowed in the base zoning district.

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