



Item #48

P&Z Dept.

MEMORANDUM

TO: Mayor and City Council

FROM: Gregory I. Guernsey, AICP Director *GRG*
Planning and Zoning Department

DATE: February 6, 2017

SUBJECT: C14-2016-0071 – 1301 West Koenig Rezoning (District 7)
Request for Additional Information

The Applicant's rezoning request is to create two zoning tracts on the subject property: MF-6-CO-NP for a 5.04 acre tract with frontage on Koenig Lane between Woodrow and Grover Avenues (Tract 1), and CS-MU-CO-NP for a 0.37 acre tract at the corner of Koenig and Woodrow (Tract 2). Staff is providing additional information and analysis as requested by Council Member Pool at the January 26, 2017 Council meeting.

Require a mixed use element – The Planning Commission recommendation includes a provision that a non-residential use on Tract 2 must be a minimum of 5,000 square feet. The square footage could be increased within Tract 2, or the configuration of Tracts 1 and 2 could be modified, thereby facilitating an increase in the square footage devoted to mixed use.

Provide affordable housing – Koenig Lane is not designated as a Core Transit Corridor or a Future Core Transit Corridor, and was the Staff rationale for not recommending the addition of Vertical Mixed Use Building (-V) zoning to the existing CS-MU-CO-NP zoning on the property. In 2009, the Brentwood Neighborhood Planning Contact Team recommended the addition of -V zoning to all properties on the east side of Burnet Road and the west side of Lamar Boulevard except one, and the -V established affordability at 60% median family income for 10% of the rental units in a vertical mixed use building.

Establish a compatible height – Although the maximum height is 60 feet for the CS base district and 90 feet for the MF-6 district, the application of compatibility standards based on adjacent single family residences and McCallum High School limits height to 40 feet on much of the property. Also, the Conditional Overlay established for this property with the adoption of the Brentwood Neighborhood Plan rezonings limited height to 40 feet. Although the Conditional Overlay could be modified to allow for more than 40 feet on all or a portion of the property, it would also be necessary for the Board of Adjustment to consider a variance to the height limits

established by compatibility standards. Because of the 100-year floodplain, particularly in the vicinity of the Koenig Lane/Grover Avenue intersection, the Applicant may be requesting additional height to replace the lost square footage.

If you need additional information, please contact Acting Assistant Director, Jerry Rusthoven, at 512-974-3207.

**Gregory I. Guernsey, AICP, Director
Planning and Zoning Department**

xc: Elaine Hart, Interim City Manager
Sue Edwards, Assistant City Manager