

ZONING CHANGE REVIEW SHEET**CASE:** C14-2017-0122 – S. Lamar VMU**Z.A.P./ P.C. DATE:**

November 14, 2017

ADDRESS: 1401 & 1311 South Lamar Boulevard**DISTRICT AREA:** 5**OWNER/APPLICANT:** Seamless GCW, LTD**AGENT:** Armbrust and Brown (Melissa Neslund)**ZONING FROM/TO:****Tract 1:****From:** General commercial services – conditional overlay (CS-CO)**To:** General commercial services – vertical mixed use (CS-V)**Tract 2:****From:** General commercial services – vertical mixed use – conditional overlay (CS-V-CO)**To:** General commercial services – vertical mixed use (CS-V)**AREA:** 1.5 acres (65,340 square feet)**STAFF RECOMMENDATION:**

Recommend General commercial services – vertical mixed use (CS-V-CO).

The following uses will be prohibited:

| | |
|--|--------------------------------------|
| Adult-oriented businesses | Exterminating services |
| Agricultural sales and services | Funeral Services |
| Automotive rentals | Kennels |
| Automotive sales | Laundry services |
| Bail bonds | Limited warehousing and distribution |
| Campground | Outdoor entertainment |
| Construction sales and services | Outdoor sports & recreation |
| Convenience Storage | Pawn shop services |
| Drive-in service | Plant nursery |
| Drop-off recycling collection facility | Scrap and salvage services |
| Equipment sales | Service station |
| Equipment services | Vehicle Storage |

A restaurant (general) use on the Property that requires a late hours permit is prohibited.

Staff supports removing the Floor to Area Ratio (FAR) because it is counter to the intentions of vertical mixed use development. Staff also recommends prohibiting additional uses (listed above) unsuitable in a mixed use development which the

applicant supports. The Zilker Neighborhood Association (ZNA) and the applicant have agreed to the following provision to be included in a Public Restrictive Covenant:

Prohibit outdoor amplified sound

The applicant and the ZNA are also agreeing to a Private Restrictive Covenant.

DEPARTMENT COMMENTS: The subject property consists of two platted lots totaling 1.5 acres (.61 ac & .89 ac respectively) located on the southeastern corner of a larger property (1311 S. Lamar) which fronts South Lamar Boulevard south of W. Gibson Street in the Zilker Neighborhood. South Lamar Boulevard is a core-transit corridor. This property backs to the Missouri-Pacific railroad and is currently used for automotive repair services. The front tract (2.4 acres) includes the Genie Car Wash facility and is also owned by the applicant. Tracts 1 and 2 are occupied by Leonard's Garage (automotive repair) and Jiffy Lube respectively. The larger parcel in front of Tract 1 is zoned general commercial services-vertical mixed use (CS-V). The applicant is requesting consistent zoning districts in order to develop the tracts as a mixed use project and use the density bonus the "V" allows. In return for the density bonus, 10% of the residential units will be affordable.

Both tracts were zoned CS-CO in 1989. The conditional overlay restricts the property to a maximum floor to area ratio (FAR) of .30 to 1 and prohibits the following uses:

| | |
|---------------------------------|--------------------------------------|
| Building maintenance services | Kennels |
| Campground | Limited warehousing and distribution |
| Construction sales and services | Maintenance and service facilities |
| Convenience storage | Vehicle storage |
| Equipment services | |

At that time, the FAR restriction was used to limit vehicle trips.

During the Vertical Mixed Use (VMU) opt in/out process in 2008, Tract 2 and the larger 2.4 acre tract adjacent to Tract 1 was given a "V". During that process the Zilker Neighborhood Association supported including both the larger tract and the subject property but zoning staff did not recommend both because the subject property did not have frontage on S. Lamar.

Please see attached letter from the Zilker Neighborhood Association which provides background on their decision making process and support for inclusion of both properties. Also, as part of that process, should the density bonus be used, the level of affordability will be 60% median family income (MFI).

A zoning application for 1311 S. Lamar (C14-2016-0132) was previously submitted for CS-V and recommended by the Planning Commission (CS-V-CO), February 14, 2017 (VOTE 7-0-3). The City Council approved CS-V-CO on first reading, March 3, 2017. The previous applicant withdrew the application prior to second and third reading at Council.

ISSUES:

The ZNA has questioned the need to remove the existing FAR restriction. The applicant and ZNA are working on a private restrictive covenant.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|---|
| <i>Site</i> | CS-CO | Auto repair |
| <i>North</i> | CS-V | Auto repair |
| <i>East</i> | SF-3-NP | Single family residence (across railroad ROW) |
| <i>South</i> | CS-V-CO | Auto repair and gas station |
| <i>West</i> | CS, CS-V | Auto repair |

NEIGHBORHOOD PLANNING AREA: Zilker NPA (Suspended) **TIA or NTA:** N/A

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Neighborhoods Council
 Bike Austin
 Bouldin Creek Neighborhood Association
 Bouldin Creek Neighborhood Planning Team
 Friends of Austin Neighborhoods

Friends of Zilker
 Homeless Neighborhood Association
 Preservation Austin
 Real Estate Council of Austin
 Save our Springs Alliance
 Sierra Club Austin Regional Group
 South Central Coalition
 Zilker Neighborhood Association

SCHOOLS: Austin HS, O'Henry MS, Zilker Elementary

CASE HISTORIES FOR THIS PROPERTY

| NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|------------------------------------|----------------|----------------------------|--------------------------------|
| C14-88-0094 1400 S. Lamar Blvd. | SF-3 to CS | Approved CS-CO | Approved CS-CO (12/14/1989) |

CASE HISTORIES FOR SURROUNDING PROPERTIES

| NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|---|----------------|---|--------------------------|
| C14-2008-0060 1311 S. Lamar Blvd VMU Opt/in | CS to CS-V | Approved CS-V | Approved CS-V (10/16/08) |
| C14-01-0136 1201-1221 S. | CS to CS-MU-CO | Approved CS-MU-CO (limited IC in floodplain, | Approved CS-MU-CO |

ABUTTING STREETS:

CITY COUNCIL DATE: Scheduled for December 7, 2017

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore **PHONE:** 512-974-7604
EMAIL: andrew.moore@austintexas.gov

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

A compliance report on a portion of the subject area was submitted in December 2017 but the zoning application was withdrawn by the applicant. This case is located on the east side of S. Lamar Boulevard, the property is approximately a 1.5 acre in size (there are two tracts), and contains a full service car wash and auto service/repair uses. Surrounding land uses includes an auto repair shop to the north, a gas station/convenience store to the south, a small shopping center to the west, and single family housing to the east. The property is located in Zilker Neighborhood Planning Area, which does not have an adopted neighborhood plan. The proposed use is a mixed use project, consisting of 150 units of multifamily housing, and associated ground floor retail (approximately 800 sq. ft.) Additionally the applicant is requesting the removal of the Conditional Overlay that limits the floor area ratio to just .3:1 FAR limitation. This project would be combined with two other adjacent properties to provide one contiguous site for their proposed vertical mixed use project.

Connectivity: Public sidewalks are located along both sides of S. Lamar Blvd, and transit stops are within walking distance to this location. The Walkscore for this property is 78/100, meaning most errands may be accomplished on foot. The AARP Livability Index Score is 54/100 (50/100 is the average score). The Livability Index measures housing, neighborhood, transportation, environment, health, engagement, and opportunity characteristics.

Imagine Austin

Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies this section of S. Lamar Boulevard as an Activity Corridor. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. The following Imagine Austin policies are applicable to this case and support 'complete communities.'

- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

- LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based upon the property: (1) being located along a major Activity Corridor as identified in the Imagine Austin Growth Concept Map, which supports mixed use and residential projects and; (2) the Imagine Austin policies referenced above, which supports a variety of land uses along corridors promote complete communities, this proposed vertical mixed use project appears to be supported by the Imagine Austin Comprehensive Plan.

NPZ Environmental Review – Alex Butler 512-974-2067

1. 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

| |
|---|
| DSD Transportation Review – Katie Wettick – 512-974-3529 |
|---|

- TR1 Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application. This section of South Lamar is located within the South Lamar Corridor Plan and required mitigations may include implementing portions of the corridor plan.
- TR2. This site is located adjacent to the West Bouldin Creek Greenway. PARD may provide comments regarding trail construction or connections.
- TR3. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program,
Transportation Department may provide additional comments regarding bicycle and Austin pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR4. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

Existing Street Characteristics:

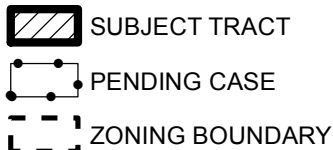
| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|-----------------------|------|----------|--------------------------------------|--------------------|-----------------------|-------------------------------|
| South Lamar Boulevard | 110' | 60' | Major Arterial Divided 4 Lanes | Yes, both sides | Yes, bike lanes | Yes 3, 484, 338 |

NPZ Austin Water Utility Review – Neil Kepple – 512-972-0077

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.

NPZ Site Plan Review – Cindy Edmond 512-974-3437

- SP1 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP2. Site plans will be required for any new development other than single-family or duplex residential.
- SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an Sf-5 or more restrictive zoning district will be subject to compatibility development regulations.


$$1'' = 125'$$

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





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.

From: [latherton](#)
To: [Guernsey, Greg](#); [REDACTED]
Cc: [Moore, Andrew](#); lbojo@drennergroupp.com; [District 5](#)
Subject: 1311 S Lamar (2016-148059 ZC) zoning correction
Date: Wednesday, December 14, 2016 10:15:04 AM
Attachments: [1311 SLamar VMU Exhibit2-3.pdf](#)
[1311 SLamar VMU Exhibit4.pdf](#)
[1311 SLamar zoning error.docx](#)

Hello, Greg.

Attached is the request from ZNA President Jeff Jack for an administrative correction of a zoning error that I mentioned to you Monday night at the BoA meeting.

An application has been filed to place Unit 2 at 1311 S. Lamar in the VMU overlay. According to ZNA's VMU application from 2007, a rezoning review and hearing should be unnecessary, because the parcel should have been designated VMU in the 2008 ordinance. The attached letter and exhibits explain why we think the parcel was incorrectly mapped in 2008 and why we are requesting that you correct the zoning administratively, from CS-CO to CS-V-CO.

We would hate to spend any more time and expense on something the general membership reviewed and approved 10 years ago.

Thanks for your attention.

L. Atherton

On behalf of the ZNA Executive Committee
(512-447-7681)



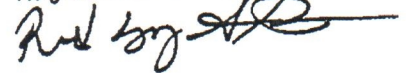
Zilker Neighborhood Association

August 9, 2007

RECEIVED

AUG - 9 2007

Neighborhood Planning & Zoning



Mr. Greg Guernsey
Director, Neighborhood Planning and Zoning Department
505 Barton Springs Road
5th Floor, Room 525

Re: ZNA Vertical Mixed Use application amendment

Greg

On June 4, 2007, the Zilker Neighborhood Association submit our application for the Opt-in/Opt-out VMU process. At that time we chose to take advantage of the City Council's approved extension of time for neighborhoods to submit their final VMU recommendations and essentially submitted a place holder with regard to the detail recommendations on the application of VMU, Dimensional Standards and Parking Reductions. However we did at that time and continue to recommend that the level of affordability for rental units be set at 60% of median family income for our neighborhood.

With regard to detail recommendations for all properties along Zilker's two Core Transit Corridors, Barton Springs Road and South Lamar, please find attached the Zilker Neighborhood Associations final recommendations. In evaluating all of the properties along the CTC's we encountered numerous discrepancies in property addresses between the City's VMU map and what is either the locally know business address or what is noted in the Travis County Appraisal District's tax rolls. Therefore we have created a spreadsheet to more clearly identify which properties are being referenced in the Opt-out process.

In addition we also noted several properties on the City of Austin VMU maps that do not front either South Lamar or Barton Springs Road. Where those addresses showed up in the City's VMU maps we believe they should not be considered for VMU at this time, but rather be considered later as part of the Opt-in process. However we have included these properties to be sure that they were addressed and have noted them to be opted out. We understand that the ability to "Opt-in" a property that is not on a CTC is not time limited and can be done in the future. So at this point, other than for those properties that we feel were inadvertently included on the City's VMU maps, we are not adding any Opt-in properties at this time.

We have also included a summary of the column categories used in our spreadsheet, which includes the criteria that our neighborhood used in evaluating the appropriateness of applying VMU to these CTC properties. These five criteria are referenced on the spreadsheet under ZNA Criteria. And finally we have included the property photographs that are referenced again on the spreadsheet.

The Zilker Neighborhood Association has been working on this recommendation for over six months and has had several quarterly meetings and numerous Executive Committee meetings where this issue has been discussed. As you are aware this is a complicated ordinance, has had several changes since it was originally adopted and it has very important ramifications to our neighborhood. And with over 170 individual properties to evaluate, it has not been a quick or simple process to come to consensus on our recommendations. However these recommendations represent a thoughtful and well considered approach to balancing our neighborhoods responsibility for accommodating reasonable growth and the preservation of what makes our Zilker neighborhood a unique and wonderful place to live. Because of the complexity of the issues involved and the careful deliberation that we have had, parcel by parcel, we believe that these recommendations should be supported by the City staff and adopted by the City Council as described in the attached spread sheet without any changes.

We would also like to meet with the City staff that will be reviewing our recommendations prior to them making their own recommendations. Because of the discrepancies in the street addresses, concerns about very deep commercial lots extending into the residential fabric of the neighborhood and confusion on some of the properties shown on the City's VMU maps, we feel a meeting with staff would be helpful to ensure that all correct properties are accounted for and that our evaluation criteria is clearly understood by City staff.

Finally we are aware of the problem that has arisen with the Expedited Residential Permit Parking (RPP) program. The City Council's intent of allowing neighborhoods to move forward with protections for our residential areas from intrusive over flow parking due to increased commercial development facilitate with the application of VMU has to be respected. Our submittal is based on the understanding that we can utilize this expedited process if we need to. To have this neighborhood preservation tool removed by staff after it was part of our consideration in where to apply VMU is unacceptable. Had this interpretation by staff been know earlier in our process our recommendations may have been different. But at this late hour we do not have the time to reexamine how the lack of the expedited RPP program would have changed our recommendations. Therefore we urge the staff and City Council to correct this situation and reinstate what all of our neighborhoods understood would be available to us to deal with the potential residential parking problems aggravated by the application of VMU.

Please let me know when a meeting with staff can be arranged to review our recommendations and confirm property addresses. As you are aware the South Lamar Combined Neighborhood Planning area may be getting started again soon and we would like to have the application of VMU to our commercial corridors resolved before resuming the neighborhood planning process. If you have any questions please give me a call.

Thanks for you consideration of our recommendations.



Jeff Jack
ZNA President
447-5877

| S Lamar Address | Current Use | VMU Address | Photo No | Res | VMU | ZNA Criteria | | | | | Density Dimens. | Bonus Parking | Property ID | Ref ID 2 | Owner Name | \$ Value |
|------------------------|-----------------------------|-------------------------|----------|-----|-----|--------------|---|--|--|--|-----------------|---------------|-------------|------------|-----------------------|-----------|
| 919 | Town Hollow apts | 909, 1200 Treadwell | E109 | X | NA | | | | | | | | 100030 | 1000303060 | WOLF MOUNTAIN RANCH | 3,818,045 |
| Intersection Treadwell | | | | | | | | | | | | | | | | |
| 1001 | Rising Sun garage | 1001 or 1007 | E110 | | IN | | | | | | YES | YES | 100024 | 1000302050 | MONTWALK HOLDINGS LTD | 266,224 |
| 1103 | vacant lot | None | none | | IN | | | | | | YES | YES | 100023 | 1000302040 | MONTWALK HOLDINGS LTD | 156,250 |
| 1105 | Salon (Historic House) | | E111 | | | OUT | X | | | | | | 100022 | 1000302030 | MONTWALK HOLDINGS LTD | 226,404 |
| 1107 | Rock Gym | | E112 | | IN | | | | | | YES | YES | 100021 | 1000302020 | GSGP LP | 71,858 |
| 1109 | Rock Gym | 1109 | E112 | | IN | | | | | | YES | YES | 100020 | 1000302010 | GSGP LP | 156,611 |
| Intersection Gibson | | | | | | | | | | | | | | | | |
| 1201 | Magnolia Condos | 1201-19 | E113 | X | NA | | | | | | YES | YES | 100008 | 1000301050 | BRIZENDINE CHARLES | 267,264 |
| none | Magnolia Condos | 1107, 1203, 1205 Gibson | E113 | X | NA | | | | | | YES | YES | 100012 | 1000301090 | AVERA DEVELOPMENT | 467,570 |
| 1217 | Magnolia Condos | | E113 | X | NA | | | | | | | | | | | |
| 1303 | Brake Specialist | 1221-1307 | E114 | | IN | | | | | | YES | YES | 100014 | 1000301110 | WHITLOCK BRYSON | 639,975 |
| 1311 | Genie Car Wash | 1403 | E115 | | IN | | | | | | YES | YES | 100013 | 1000301100 | MACE CAR WASH | 1,160,662 |
| 1401 | Jiffy Lube | 1403 | E116 | | IN | | | | | | YES | YES | 100019 | 1000301160 | CACR LP | 968,063 |
| 1403 | Texaco | 1407 | E117 | | IN | | | | | | YES | YES | 100018 | 1000301150 | 1403INC | 1,638,892 |
| 1421 | Slick Willie's strip center | 1407, 1509 | E118 | | IN | | | | | | YES | YES | 100015 | 1000301120 | TEMPLE CENTER SQUARE | 3,136,000 |
| 1515 | Security Self Storage | | E119 | | IN | | | | | | YES | YES | 380392 | 4000402110 | Security Portfolio | 3,343,109 |
| 1607 | Longhorn Collision | 1603 | E120 | | IN | | | | | | YES | YES | 100309 | 600505010 | BARTLETT FAMILY | 498,863 |
| Intersection Evergreen | | | | | | | | | | | | | | | | |
| 1615 | B&M Transmission | | E121 | | IN | | | | | | YES | YES | 100306 | 1000504200 | HARDY MICHAEL | 354,010 |
| 1621 | Cartridge World | | E122 | | IN | | | | | | YES | YES | 100305 | 1000504190 | CUMMINGS HILMA | 154,754 |
| 1623 | Barocca Hair | | E123 | | IN | | | | | | YES | YES | 100304 | 1000504170 | BUSTAMANTE MANUEL F & | 247,742 |
| 1701 | Room Service | | E124 | | IN | | | | | | YES | YES | 100298 | 1000504090 | BUSTAMANTE MANUEL F & | 153,830 |
| 1703 | Mom's Tattoo | | E125 | | IN | | | | | | YES | YES | 100297 | 600504080 | OBREGON DEBORAH | 215,261 |
| 1705 | law office | | E126 | | IN | | | | | | YES | YES | 100296 | 1000504070 | STORK ERWIN K | 133,009 |
| 1705 | rear retail (1) | None | none | | IN | | | | | | YES | YES | | | | |
| 1707 | gift shop | | E127 | | IN | | | | | | YES | YES | 100295 | 1000504060 | MILLER RITA A | 197,459 |
| 1803 | Beck Auto | 1711 | E128 | | IN | | | | | | YES | YES | 100293 | 1000504040 | HARDIN SEAN T | 20,300 |



MEMORANDUM

To: Shari Pape, Administrative Supervisor
WPDR-Intake

From: George Adams, Assistant Director
Neighborhood Planning & Zoning

Date: November 27, 2007

Subject: VMU Notification Procedures

As you are aware, the Neighborhood Planning & Zoning Department will be processing approximately 30 Vertical Mixed Use (VMU) zoning applications over the next four to six months. Due to the large number of parcels to be rezoned and the short time frame, we will not be submitting tax maps with the zoning applications; rather we request that notification labels be generated using only the GIS system. We understand that by using only the current GIS system there is some risk that not all parcels will be identified (e. g. condominiums). To address this concern NPZD, in coordination with CTM, will use information provided by TCAD to identify and create labels for those parcels with condominiums that may be missed with the current system.

cc: Julie Lipton, WPDR
Greg Guernsey, NPZD
Almira Baranovicht, WPDR
Paul Frank, NPZD
Sean McClurkan, CTM
Melissa Laursen, NPZD
Andrew Holubeck, NPZD
Wendy Rhoades, NPZD
Mark Walters, NPZD



**City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception**

October 22, 2009

File Number: **C8I-2009-0259**

Address: **1311 S LAMAR BLVD**

Tax Parcel I.D. # **0100030117 & 0100030110**

Tax Map Date: **03/05/2004**

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **Lot 3 Commercial Square and .606 Acres out of Lot 1 Maufrais Subdivision** in the current deed, recorded on **May 18, 1999**, in **Document #1999035229**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Dec 22, 1994**, in **Volume 12341, Page 39**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Oct 15, 1982**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

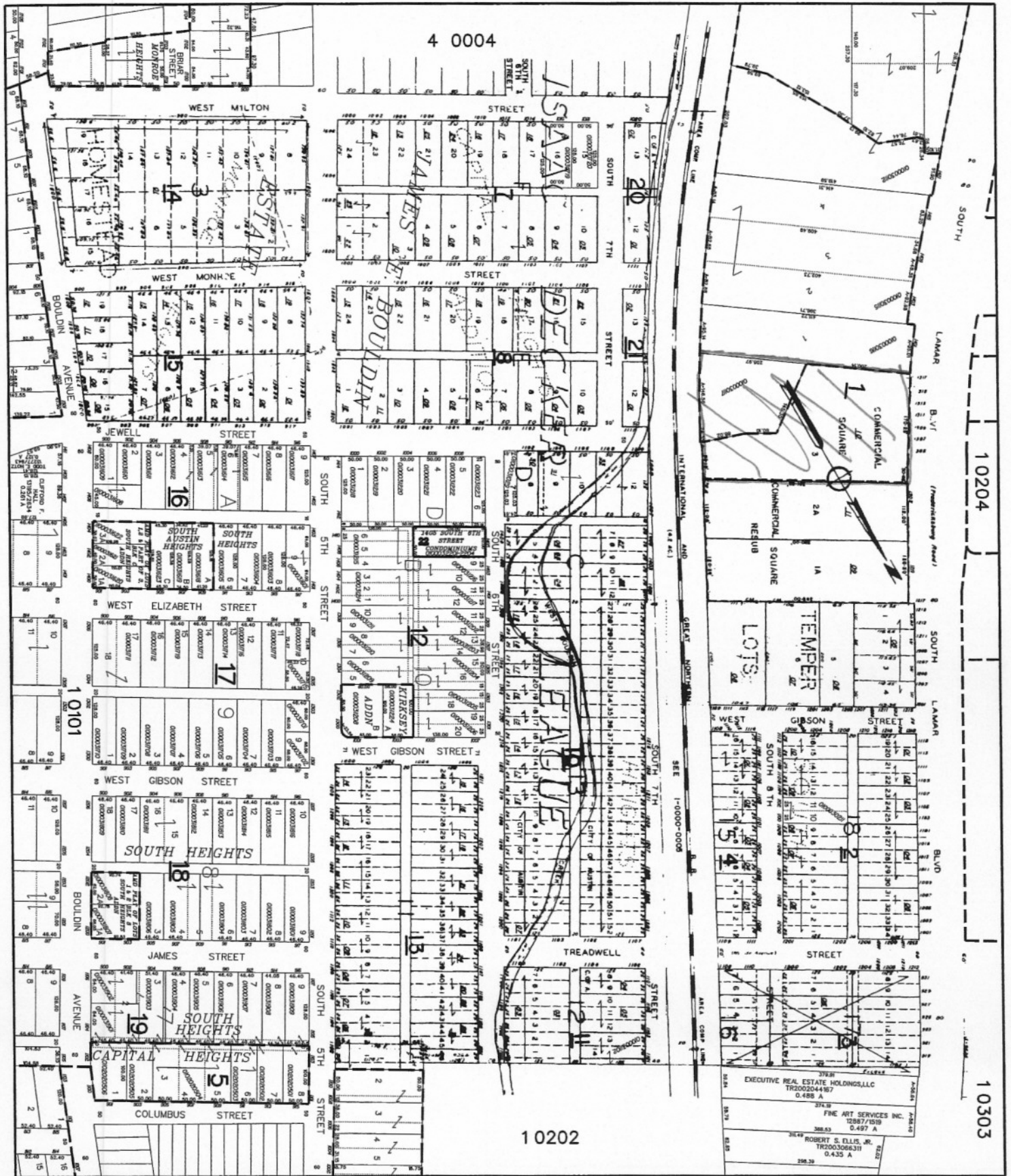
Additional Notes/Conditions:

NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: _____

Daniel Word, Representative of the Director
Planning and Development Review



CE-2004-0059

MAP NO.
10003

SCALE
0' 100'

TRAVIS CENTRAL APPRAISAL DISTRICT
8314 Cross Park Drive
Austin, Tx 78754
Internet Address WWW.TRAVISCAD.ORG
Main Telephone Number (512)834-9317
Fax Number (512)835-5371
Appraisal Information (512)834-9138
TDD (512)836-3328

ASSOCIATIONS
AUSTIN COMMUNITY COLLEGE
AUSTIN SO
CITY OF AUSTIN
TRAVIS COUNTY

REVISIONS
02/05/2004 ASV

From: [eric](#)
To: [Moore, Andrew](#)
Subject: case # C14-2016-0132
Date: Monday, January 09, 2017 6:06:17 PM

Hello Andrew,

My name is Eric Anderson, and my wife and I own several properties that will be affected by the rezoning application per the case C14-2016-0132. We have lived in our house at 1018 West Milton Street for 30 years and are concerned about the type of projects that the rezoning of 1311 S. Lamar Blvd Bldg.B will result in.

Several years ago another property on S. Lamar, where the current business Gibson Street Bar 1109 S. Lamar, was rezoned. Originally the applicants asked for a permit that would allow outdoor music along with the bar. That request was denied as the outdoor music would negatively affect the residents across and along Bouldin Creek West. The creek is a natural amphitheater. Anyway, Gibson Bar was allowed to develop, and then several months after they opened, the owners applied for and received a permit to build a deck on the back of the bar giving out into the West Bouldin Creek greenbelt. The resulting noise....drunk people hooting and hollering until 2 am in the morning could be easily heard as far away as Bouldin Avenue and Gibson Street. I know this because I walk my dog late at night in that area, and the partying from the Gibson bar was and is readily audible. Personally I am not against partying and enjoy going to bars and doing just what they are doing at Gibson Street Bar. But I am against having to forcibly listen to the hooting and hollering inside my house that I pay dearly in taxes to live in.

By now you can see where my concerns lie as to the proposed development at 1311 S. Lamar. It's not just the kind of businesses, but the way those businesses may impact our neighborhood even after the development process is complete. I have tried to go to the website provided on the letter I received from the City of Austin for my information, but was unable to connect. I would appreciate any information you could give me to address my concerns. Austin is becoming, each day, a more dense urban environment, which I personally support. But if we are going to live close together, we must continue to develop in a way that respects the privacy and sanctity that all of its residents deserve. thank you,
Eric Anderson Brenda Fonder 512 751-8129