

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-17  
AGENDA DATE: Thu 12/15/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0180 - 2043 South Lamar - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2043 South Lamar from (West Bouldin Creek Watershed) from family residence (SF-3) district zoning and general commercial services (CS) district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Applicant and Agent: Scott Trainer. City Staff: Robert Heil, 974-2330.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0180

**ZAP Date:** November 15, 2005

**ADDRESS:** 2043 S. Lamar Blvd.

**OWNER/APPLICANT:** J. Scott Trainer **AGENT:** J. Scott Trainer

**ZONING FROM:** CS & SF-2

**TO:** CS-MU-CO

**AREA:** 1 acre

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of General Commercial Services-Mixed Use Overlay – Conditional Overlay (CS-MU-CO). The conditional overlay would limit trips generated by the site to no more than 2000 vehicle trips per day.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

November 15, 2005: Approved CS-MU-CO on consent. CO: 2000 Trip limit and prohibiting the following uses:

- Adult Oriented Businesses
- Automotive rentals
- Automotive repair services
- Automotive sales
- Automotive washing
- Construction Sales and Services
- Convenience Storage
- Equipment Sales
- Equipment Repair Services
- Pawn Shop Services
- Scrap and Salvage Services
- Service Station
- Vehicle Storage

**DEPARTMENT COMMENTS:**

Staff recommends approval of General Commercial Services-Mixed Use Overlay – Conditional Overlay (CS-MU-CO). The conditional overlay would limit trips generated by the site to no more than 2000 vehicle trips per day.

CS-MU-CO would allow the development of additional housing, or a mixed use project near the intersection of South Lamar Blvd and Oltorf St.

The property lies within the Zilker Neighborhood Planning Area, which has recently begun its neighborhood plan.

According to flood plain maps, there is flood plain close to the project area. Although none of the subject tract appears to be within either the 100 or 500 year floodplain, due to the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS & SF-3	Antique Store
<i>North</i>	CS	Furniture Sales, Plumbing Sales
<i>South</i>	CS-CO	Music Sales and Studio
<i>East</i>	CS	Auto Sales
<i>West</i>	CS	Adult Video Store, Taxidermist

**AREA STUDY:** The property lies within the Zilker Neighborhood Planning Area, which recently began its neighborhood plan

**TIA:** N/A

**WATERSHED:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No  
No

**HILL COUNTRY ROADWAY:**

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- A Better Barton Creek
- Zilker Neighborhood Assn.
- Barton Springs/ Edwards Aquifer Conservation Dist.
- South Central Coalition
- Austin Neighborhoods Council
- Save Our Springs Alliance
- Bouldin Forward Thinking

**SCHOOLS: (AISD)**

Zilker Elementary School

O. Henry Middle School

Austin High School

**ABUTTING STREETS:**

<b>NAME</b>	<b>ROW</b>	<b>PAVEMENT</b>	<b>CLASSIFICATION</b>
South Lamar Boulevard	90'	60'	Arterial

Capital Metro bus service is available along Lamar Boulevard.  
There are existing sidewalks along Lamar Boulevard.

**CITY COUNCIL DATE:**

12/15/05

**ACTION:**

**ORDINANCE READINGS:**

**1<sup>st</sup>**

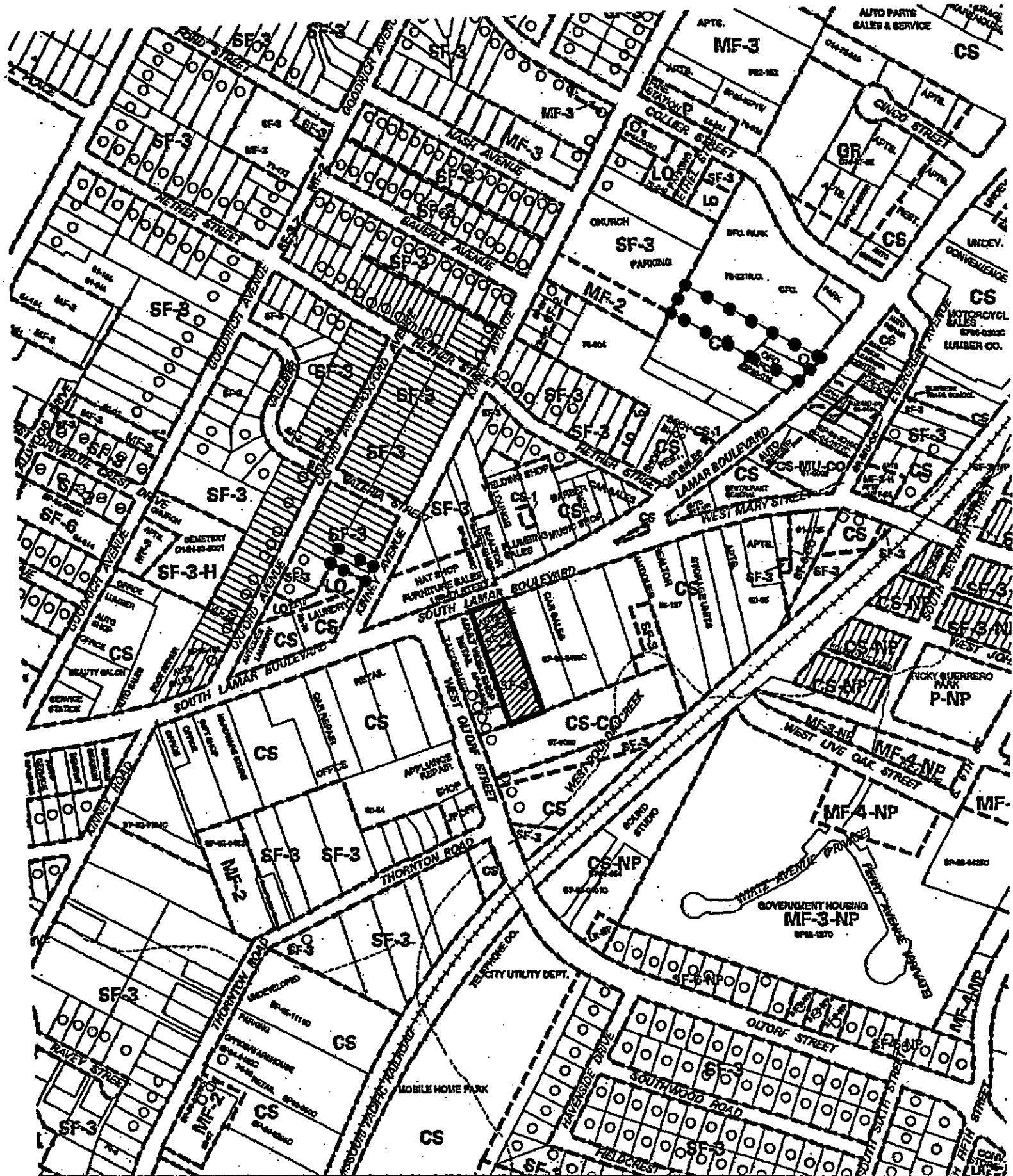
**2<sup>nd</sup>**

**3<sup>rd</sup>**

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: R. HEIL

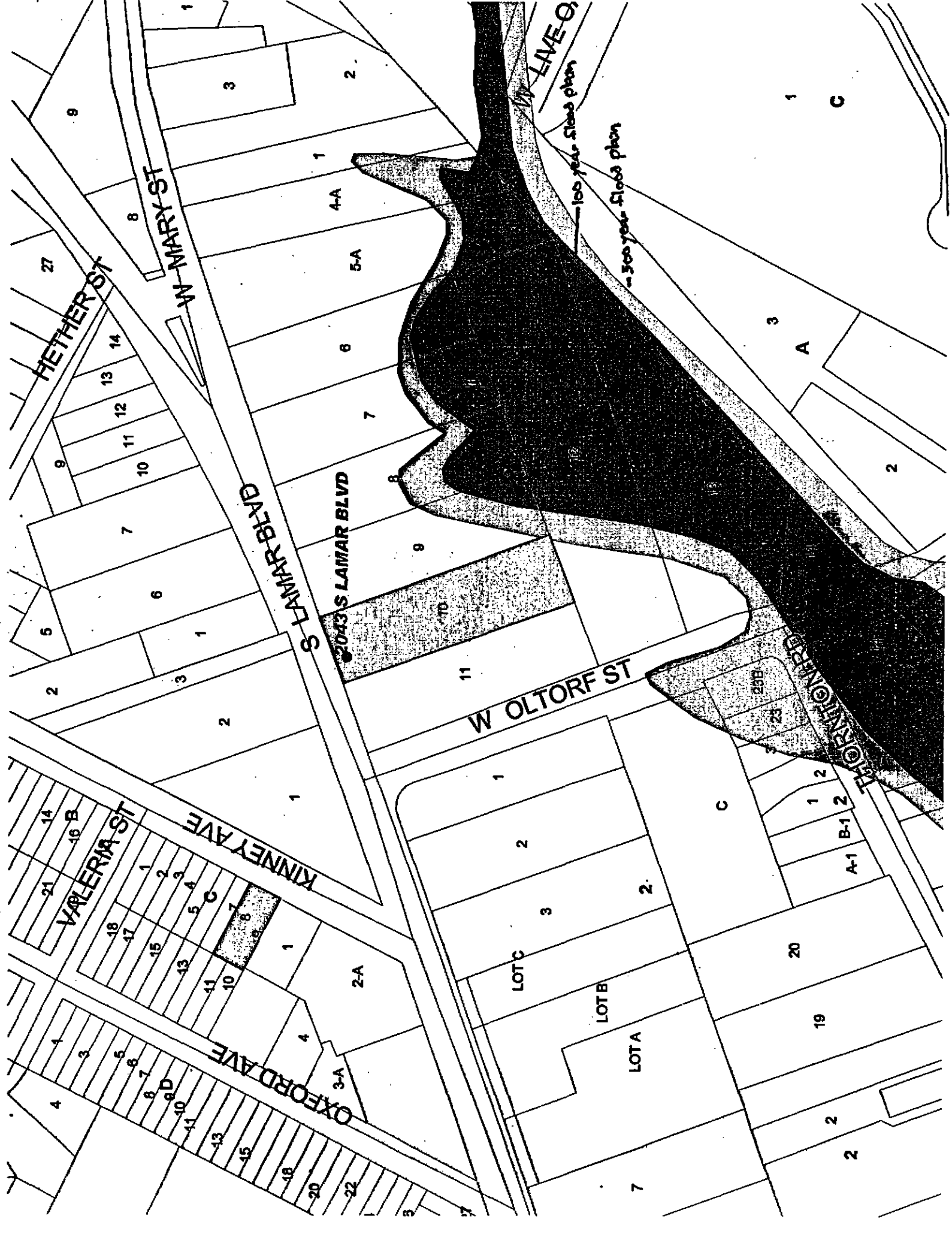


CASE #: C14-05-0180  
 ADDRESS: 2043 S LAMAR BLVD  
 SUBJECT AREA (acres): 0.990

### ZONING EXHIBIT A

DATE: 05-10  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 H20



HETHER ST

W MARY ST

S LAMAR BLVD

2043 S LAMAR BLVD

W OLTORF ST

KINNEY AVE

VALERIA ST

OXFORD AVE

THORNTON POND

LIVE O

100 year flood plain

500 year flood plain

1 C

3 A

2

25B

C

1 2

A-1

B-1

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LOTA

LOTB

LOT C

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## **SUMMARY STAFF RECOMMENDATION**

C14-05-0180

Staff recommends approval of General Commercial Services-Mixed Use Overlay – Conditional Overlay (CS-MU-CO). The conditional overlay would limit trips generated by the site to no more than 2000 vehicle trips per day.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

The site is currently zoned for intense commercial use. The addition of a Mixed Use overlay is designed to allow for housing in the urban core.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The site is surrounded by CS zoning and uses, and would not detrimentally impact the character of the neighborhood.

3. *Intensive multi-family zoning and uses should be located on major arterials and highways.*

Lamar is classified as an arterial roadway and is an appropriate site for multi-family uses.

## **EXISTING CONDITIONS**

The stated intent of the applicant

The surrounding land is predominated by General Commercial Services (CS) zoning and intense commercial uses.

## **Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 6,168 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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]

Capital Metro bus service is available along Lamar Boulevard.

There are existing sidewalks along Lamar Boulevard.

**Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION
South Lamar Boulevard	90'	60'	Arterial

**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 flood plain close to the project area. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries.

At this time, site-specific information is unavailable regarding existing trees and 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**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed

**and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.**

**ZONING REVIEW SHEET****CASE:** C14-05-0093**Z.A.P. DATE:** October 4, 2005  
November 1, 2005**ADDRESS:** 900 block of West Cesar Chavez Street**OWNER:** City of Austin**AGENT:** Neighborhood Planning &  
Zoning Department**ZONING FROM:** Unzoned (UNZ)**TO:** DMU (Downtown Mixed Use) district**AREA:** 1.22 Acres (53,105 square feet)**SUMMARY ZAP RECOMMENDATION:**

December 6, 2005:

APPROVED STAFF'S RECOMMENDATION FOR DMU DISTRICT ZONING; BY  
CONSENT.[M.H; J.D 2<sup>ND</sup>] (7-0) J.P, K.J – ABSENT**SUMMARY STAFF RECOMMENDATION:**

Staff recommends DMU (Downtown Mixed Use) based on the following considerations:

- 1.) The recommended zoning will promote compatibility with adjacent and nearby uses;
- 2.) The recommended zoning will allow for development to occur similar to other existing development in the area;
- 3.) The recommended zoning will allow for reasonable use of the property; and
- 4.) The recommended zoning will promote a balance of intensities and densities while encouraging a mixture of land uses to be developed at this site.

**DEPARTMENT COMMENTS:**

The subject area is a 1.22 acre site (53,105 square feet) of undeveloped land and Union Pacific Railroad right-of-way accessed from West Cesar Chavez Street. This property lies within the Capitol View Corridor and the North Shore Central, South Shore Central, Auditorium Shores, Butler Shores, and City Hall Waterfront Overlay sub-districts. Any proposed structures will be subject to development standards and/or design standards under the waterfront overlay sub-districts. Furthermore, at least 50 percent of the net usable floor area of a structure adjacent to Town Lake must be used for pedestrian-oriented uses.

The property lies within the Seaholm District Master Plan Boundaries (SDMP). The SDMP is attempting to revitalize this section of downtown with a mixture of retail, office and high density residential. The SDMP illustrative plan suggests a residential, mixed-use development for the property (see Exhibit A).

Furthermore, a portion of this site lies within the Capitol View Corridor (CVC). Any proposed development within the CVC will be subject to the provisions of 25-2-642.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2043 SOUTH LAMAR BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district and general commercial services (CS) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-05-0180, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 10, less the north 15 feet of the lot, Block 1, Fredericksburg Road Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 168 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2043 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

2. The following uses are prohibited uses of the Property:

Adult oriented businesses  
Automotive repair services  
Automotive washing (of any type)  
Convenience storage  
Equipment repair services  
Scrap and salvage services  
Vehicle storage

Automotive rentals  
Automotive sales  
Construction sales and services  
Equipment sales  
Pawn shop services  
Service station

1  
2 Except as specifically restricted under this ordinance, the Property may be developed and  
3 used in accordance with the regulations established for the general commercial services  
4 (CS) base district and other applicable requirements of the City Code.

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6 PART 3. This ordinance takes effect on \_\_\_\_\_, 2005.

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9 PASSED AND APPROVED

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11 \_\_\_\_\_, 2005

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14 Will Wynn  
15 Mayor




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18 APPROVED: \_\_\_\_\_

19 David Allan Smith  
20 City Attorney

ATTEST: \_\_\_\_\_

Shirley A. Gentry  
City Clerk



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: R. HEIL

**CASE #: C14-05-0180**  
**ADDRESS: 2043 S LAMAR BLVD**  
**SUBJECT AREA (acres): 0.990**

# ZONING EXHIBIT A

DATE: 05-10

INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
**H20**