

A U S T I N C I T Y C O U N C I L

# AGENDA



Thursday, November 30, 2006

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**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 55**

**Subject:** C14-06-0185 - Lamar Square - Conduct a public hearing and approve an ordinance amending Chapter 25 of the Austin City Code by rezoning property locally known as 1340 and 1342 Lamar Square (West Bouldin Creek Watershed) from general commercial services (CS) district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Applicant: Dominic Proyopulos. Agent: Land Answers (Jim Bennett). City Staff: Robert Heil, 974-2330

**Additional Backup  
Material**

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 [Staff\\_Report](#)

**For More Information:** Robert Heil, 974-2330

# ZONING CHANGE REVIEW SHEET

**CASE:** C14-06-0185

**PC DATE:** October 24, 2006

**ADDRESS:** 1342 Lamar Square Drive

**OWNER/APPLICANT:** Domenic Proyopoulos

**AGENT:** Land Answers (Jim Wittliff)

**ZONING FROM:** CS                      **TO:** CS-MU-CO    **AREA:** 0.237 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the zoning request to CS-MU-CO limiting trips to no more than 2000 additional daily vehicle trips

### **PLANNING COMMISSION RECOMMENDATION:**

**October 24, 2006:** Approved CS-MU-CO, with a limit of 2000 daily vehicle trips and motor vehicle access from Lamar Square through the property to the property to the south prohibited (8-0)

**DEPARTMENT COMMENTS:**

The provision of additional residential infill the provision for the possibility of mixed use development, both goals of the City of Austin, would be advanced by the addition of a mixed use overlay to this property

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	CS	Self-Storage
<i>North</i>	CS	Apartments
<i>South</i>	CS	Auto Parts Store
<i>East</i>	CS and CS-1	Guitar Shop and Liquor Store
<i>West</i>	CS and MF-4	Apartments

**AREA STUDY:** Zilker Neighborhood Plan (underway). **TIA:** Not required

**WATERSHED:** West Bouldin Creek **DESIRED DEVELOPMENT ZONE:** Yes.

**CAPITOL VIEW CORRIDOR:** No      **HILL COUNTRY ROADWAY:** No

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Lamar Square Dr.	60'	37'	Collector	No	Yes	No

**CITY COUNCIL DATE:** 11/30/06

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil

**PHONE:** 974-2330

**EMAIL:** Robert.Heil@ci.austin.tx.us



## **STAFF RECOMMENDATION**

Staff recommends approval of the zoning request to CS-MU-CO limiting trips to no more than 2000 additional daily vehicle trips

## **BASIS FOR RECOMMENDATION**

The provision of additional residential infill the provision for the possibility of mixed use development, both goals of the City of Austin, would be advanced by the addition of a mixed use overlay to this property

### **Transportation**

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

The trip generation under the requested zoning is estimated to be 2500 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]

There are no existing sidewalks along Lamar Square Drive.

Capital Metro bus service is available along South Lamar Blvd. (Routes 3, 338, and 103).

This plan complies with all applicable transportation requirements

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bus Route</b>	<b>Bike Route</b>
Lamar Square Dr.	60'	37'	Collector	No	Yes	No

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site appears to be located in both the West Bouldin Creek and Town Lake Watersheds of the Colorado River Basin, which are classified as an Urban Watersheds 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 sf 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 no flood plain within the project area.

At this time, the site is developed so there appear to be no significant environmental features.

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 of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, system upgrades, offsite main extension, system upgrades, and utility adjustments.

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 of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.