

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2010-0048

(North Lamar Neighborhood Planning Area Rezoning)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as the North Lamar Neighborhood Planning Area, generally bounded by Braker Lane to the north, IH-35 to the east, Rundberg to the south and North Lamar Boulevard to the west (Walnut Creek, Little Walnut Creek and Buttermilk Branch). The proposed zoning change will create a Neighborhood Plan Combining District (NPCD) covering the entire area. Under the proposed North Lamar NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions," "Garage Placement" and "Front Porch Setback". The following infill options will be applied to Tracts 27, 28 and 32 only: "Residential Infill" and "Urban Home". The proposed zoning change also implements the land use recommendations of the North Lamar Combined Neighborhood Plan, NP-2010-0026, on 47 tracts of land.

The Ordinance reflects those conditions imposed by Council on 1st reading.

APPLICANT: City of Austin (City initiated)

AGENT: Planning and Development Review Department

(Mark Walters/ Jacob Browning/ Greg Dutton/ Sherri Sirwaitis)

DEPARTMENT COMMENTS:

On May 27, 2010, the City Council approved the North Lamar Neighborhood Plan Combining District re-zonings, with the exception of the proposed re-zonings for Tract 32, on 1st reading. The City Council will hear the outstanding tract as cases NP-2010-0026.01 and C14-2010-0048.01 on June 24, 2010, at 1st reading.

The staff has received a valid petition for the property listed as Tract 32. The representatives of 320 East Rundberg Lane oppose the neighborhood and the Planning Commission's recommendation for the proposed rezoning of this tract of land from GR-MU-CO, GR, Limited LO, MF-2, and MF-3 district zoning to SF-6-NP district zoning (Petition Verification – Attachment M).

DATE OF FIRST READING/VOTE: May 27, 2010

CITY COUNCIL DATE: June 24, 2010

CITY COUNCIL ACTION:

ZONING CASE MANAGER: Sherri Sirwaitis

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ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0048
(North Lamar Neighborhood
Planning Area Rezoning)

P.C. DATE: May 11, 2010

AREA: Approximately 627.43 acres

ADDRESS OF PROPOSED ZONING CHANGE: The boundaries of North Lamar Combined Neighborhood Planning Area are:

North – Braker Lane
East – Interstate Highway-35
South – Rundberg Lane
West – North Lamar Boulevard

APPLICANT: City of Austin (City initiated)

AGENT: Planning and Development Review Department
(Mark Walters/ Jacob Browning/ Greg Dutton/ Sherri Sirwaitis)

SUMMARY STAFF RECOMMENDATION:

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed North Lamar NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions," "Garage Placement" and "Front Porch Setback". The following infill options will be applied to Tracts 27, 28 and 32 only: "Residential Infill" and "Urban Home" (Please see Attachment J).

In addition, the staff recommends base district zoning changes for the 47 tracts shown on the attached North Lamar Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

ISSUES:

The staff received a petition from the current property representatives for 320 East Rundberg Lane (Tract 32) who are opposed to the Planning Commission recommendation for SF-6-NP zoning on the site (Attachment M). This petition is valid at 100.00% and therefore will require an affirmative vote of three-fourths of the members of Council to approve a proposed rezoning.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
(1) *the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*

- (2) *the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
(a) *included in the proposed change; or*
(b) *immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

DEPARTMENT COMMENTS:

The North Lamar Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The first planning workshop was held on November 15, 2007. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 28 public meetings. These meetings addressed planning issue areas such as: quality of life (including crime and code enforcement issues), parks and trees, transportation, infrastructure, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the North Lamar Combined Neighborhood Planning Area's (NLCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the NLCNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning recommendations for specific sites in the NLCNPA. At the March 6, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the NLCNPA.

There is one tract within the neighborhood plan that has had a contentious past which has required special consideration. The property designated as Tract 32, addressed as 320 E Rundberg Lane, consists of approximately 24-acres of undeveloped land and is currently zoned MF-2, MF-3, and SF-3 (Please see information concerning Tract 32 as Attachment L). During the planning process to develop land use and zoning recommendations this site was discussed at length at several meetings. Although the tract was predominately zoned for multi-family, community stakeholders believed their neighborhoods had an abundance of rental and multi-family properties. According to the 2000 census, of all the residential units in the combined planning area, 80% were rental and 60% were apartments. To encourage increased homeownership in attempt to stabilize the area, the recommendation was to designate the site as High-Density Single-Family and a rezoning to SF-6-NP.

Toward the end of the planning process, members of the community were contacted by an agent of a multi-family development company who were seeking tax credit financing to develop very low income rental housing on the tract. On November 2, 2009, at one of the final meetings in the planning process, the owner of the tract, Kurt Barton, principal of Triton Financial, et. al., was in attendance along with representatives from the multi-family development company. At the meeting, Mr. Barton and the representatives from the development company expressed their strong opposition to the recommendations; although they said they were willing to continue the conversation with the neighborhood to identify any areas of consensus. At a subsequent meeting between Mr. Barton and a neighborhood representative, Mr. Barton reiterated opposition to the proposed change and restated his intent to fight the zoning change.

On December 22, 2009, the Securities and Exchange Commission filed suit in the United States District Court for the Western District of Texas, Austin Division, against Mr. Barton and his companies and seized their assets and assigned a receiver to recoup losses incurred by Mr. Barton's investors due to his illegal business dealings. In early 2010 the prospective deal with the multi-family developer collapsed. In order to increase the value of the seized assets, the attorney for the

receivership, Robert Kleeman, contacted Neighborhood Planning staff to discuss possible alternatives for the site based on a previous zoning case that was recommended by zoning staff and which advanced to first reading before the Austin City Council before it was allowed to expire. The case involved dividing the property into two parts with the eastern section to be zoned CS-CO and the western portion zoned W/LO. Mr. Kleeman arranged with neighborhood planning staff to hold a meeting to discuss the proposal with interested parties from the planning area. On April 6th, Mr. Kleeman met with eight members of the community with two staff in attendance as resources. He agreed to keep the conditions of the previous zoning case and to increase the number to address community concerns. In return he requested that the amount of CS-CO zoned area increase from 8.77 acres to 11.70 acres, the W/LO decrease from 12.93 acres to 10.02 acres, and the SF-3 to remain unchanged. Lyn Galbraith, representing Northcreek/Georgian Acres Neighborhood Association, stated that the Association's position was neutral on the proposal (Please see Attachment L for the specifics of the proposal). There was no clear consensus on the proposal from the people in attendance and Neighborhood Planning staff forwarded the proposal to the North Lamar Combined Neighborhood Planning Area email interest list. Of the five respondents, four were against the proposal and supported the original SF-6 recommendation and one discussed desired amenities of a possible multi-family project.

Planning and Develop Review staff reviewed the new proposal and agreed to it with the following additional conditions and prohibited uses:

- Equipment Repair Services
- Equipment Sales
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Service Station
- A continuous 50' undisturbed natural vegetative buffer along the western property line adjacent to the single family fronting onto Oriole.

Please note that this case is scheduled for the May 27, 2010 City Council Meeting for all three readings of the Neighborhood Plan Rezoning, concurrently with the hearing of the proposed Neighborhood Plan.

LIST OF ATTACHMENTS:

- A. Overview of the North Lamar Combined Neighborhood Plan
- B. GIS Staff Zoning Map For North Lamar Neighborhood Planning Area
- C. Current Zoning Map
- D. Aerial Map of Plan Area
- E. Current Land Use Map
- F. Future Land Use Map
- G. Map of Recommended Zoning Changes
- H. Rezoning Tract Chart
- I. Existing and Proposed Conditional Overlays
- J. Description of Infill Options and Design Tool Recommendations
- K. Responses and Comments From Property Owners
- L. Information Concerning Tract 32
- M. Petitions Against Proposed Rezoning
- N. Neighborhood Housing and Community Development Affordability Impact Statement

PLANNING COMMISSION RECOMMENDATION:

5/11/10: Approved the proposed re-zonings for the North Lamar NPCD as recommended by the staff, except for following tracts: 1, 7, 8, 9, 9A, 10, 11, 12, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, and 32 (8-0, J. Reddy-absent); D. Anderson-1st, M. Dealey-2nd.

Approved the staff's recommendation to re-zone to Vertical Mixed-Use "V" and to remove the dimensional standards identified in Article 4.3.3E.3 (Dimensional and Parking Requirements – reduction in parking requirements) and the Future Land Use Designation of Mixed Use for the following tracts: 1, 8, 16, 18, 19, 21, 22, 23, 24, 25, and 26; Vote: (8-0, J. Reddy-absent); D. Anderson-1st, M. Dealey-2nd.

Approved the staff's recommendation to rezone to Vertical Mixed-Use "V" and to remove the dimensional standards identified in Article 4.3.3 E.3 (Dimensional and Parking Requirements – reduction in parking requirements) and the Future Land Use designation of Neighborhood Mixed Use for the following tracts: 29, 30, and 31; Vote: (8-0, J. Reddy-absent); D. Anderson-1st, M. Dealey-2nd.

Approved the staff's recommendation for the Urban Home and the Residential Infill special uses for Tract 27; Vote: (8-0, J. Reddy-absent); M. Dealey-1st, S. Kirk-2nd.

Approved the staff's recommendation for the Impervious Cover & Parking Placement Restrictions, Front Porch Setback and Garage Placement design tools for the North Lamar Planning Area; Vote: (8-0, J. Reddy-absent); D. Anderson-1st, K. Tovo-2nd.

Approved the staff's recommendation of CS-V-CO-NP zoning for Tract 7 (11101, 10901 North Lamar Boulevard and 606 Ferguson Drive); Vote: (8-0, J. Reddy-absent); C. Small-1st, D. Chimenti-2nd.

Approved the staff's recommendation of CS-1-MU-CO-NP zoning for Tract 10 (501, 503, and 507 Ferguson Drive); Vote: (8-0, J. Reddy-absent); D. Chimenti-1st, M. Dealey-2nd.

Approved the staff's recommendation of CS-MU-CO-NP zoning for Tracts 9A (607 Ferguson Drive), 9B (505, 507, 601, 603, and 605 Ferguson Drive), 11 (201, 203, 205, 207, 301, 303, and 305 Ferguson Drive), and 12 (10809 Turner Drive, 105 and 107 Ferguson Drive); Vote: (8-0, J. Reddy-absent); S. Kirk-1st, M. Dealey-2nd.

Approved the staff's recommendation for LO-MU-CO-NP zoning, with condition to remove Art Gallery, Art Workshop, and Counseling Services as prohibited uses, for Tract 20 (ABS 29 SUR 38 Applegate J ACR .17, Lot 1 Block K Mockingbird Hill Section 1 Subdivision, Lot 2 Block K Mockingbird Hill Section 1 Subdivision, and 601 West Applegate Drive); Vote: (8-0, J. Reddy-absent); C. Small-1st, M. Dealey-2nd.

Approved the staff's recommendation for LR-V-NP zoning for the front 180 ft along Rundberg Lane, SF-3-NP zoning for the remainder of the site, and allow Urban Home and Residential Infill special uses on Tract 28 (204 East Rundberg Lane); Vote: (8-0, J. Reddy-absent); b. DeLeon-1st, D. Anderson-2nd.

Approved the neighborhood's recommendation for SF-6-NP zoning for Tract 32 (320 East Rundberg Lane); (6-2, J. Reddy-absent); D. Anderson-1st, B. De Leon-2nd.

Approved LR-NP zoning for Tract 3 (11210, 11212 and 11216 Georgian Drive), Vote: (8-0, J. Reddy-absent); M. Dealey-1st, D. Anderson-2nd.

Approved staff's recommendation for GR-CO-NP zoning, adding Service Station as a prohibited use, for Tract 5 (307, 309, 401, and 403 East Braker Lane); Vote: (8-0, J. Reddy-absent); M. Dealey-1st, B. De Leon-2nd.

AREA STUDY: North Lamar Combined Neighborhood Planning Area
North Lamar Area Study (May 31, 1985)

TIA: Not required

WATERSHEDS: Little Walnut Creek
Walnut Creek
Buttermilk Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

SCHOOLS:

Walnut Creek Elementary School
Barrington Elementary School
Dobie Middle School
Webb Middle School
Lanier High School

NEIGHBORHOOD ORGANIZATIONS:

Georgian Manor Neighborhood Association
St. John Neighborhood Association
Home Builders Association of Greater Austin
Austin Independent School District
Austin Neighborhoods Council
Northeast Walnut Creek Neighborhood Association
Homeless Neighborhood Association
Greater Northcross Area
North Growth Corridor Alliance
Walnut Creek Neighborhood Association, Inc.
NACA Neighborhood Plan Contact Team
Austin Parks Foundation
Northcreek & Georgian Acres Neighborhood Association
Heritage Hills/Windsor Hills Combined COA Liaison
Pflugerville Independent School District
Highland Neighborhood Association
Brentwood/Highland Combined Neigh -COA Liaison
Responsible Growth for Northcross (RG4N)
League of Bicycling Voters
St. Johns Advisory Board
North Austin Neighborhood Alliance
Austin Monorail Project
Mockingbird Hill Neighborhood Association

Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.
 North Austin Civic Association
 Highland/Skyview Neighborhood Plan Contact Team

RELATED CASES:

NP-2010-0026 – North Lamar Combined Neighborhood Planning Area
 C14-2010-0049 – Georgian Acres Combined Neighborhood Plan Area Rezoning

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Braker Lane	115'	Varies	Arterial	Yes (many sections)	Yes	Yes
Rundberg lane	100'	Varies	Arterial	Yes (many sections)	No	Yes
North Lamar Blvd	115'	Varies	Arterial	Yes (many sections)	No	Yes
IH 35	300'	Varies	Freeway	Yes (many sections)	No	No

CITY COUNCIL DATE: May 27, 2010

ACTION:

Motion #1

Approved of the North Lamar Combined Neighborhood Plan as recommended by the Planning Commission except for tracts: 32 and 125A and the section of the neighborhood plan relating to tract 32 on pages 79-82, on 1st reading (6-0, Spelman-off dais); L. Morrison-1st, M. Martinez-2nd

Motion #2

Approved the rezonings for case C14-2010-0048 (North Lamar Neighborhood Plan Rezoning) as recommended by the Planning Commission, except for tract 32, on 1st reading (6-0, Spelman-off dais); M. Martinez-1st, R. Shade-2nd.

Motion #4

Approved an amendment to Article 5 and Figure 1 of Subchapter E of the Land Development Code to add North Lamar Boulevard (from West Anderson Lane/US HWY 183 to West Braker Lane) to the list of Core Transit Corridors as recommended by the Planning Commission, on 1st reading (6-0, Spelman-off dais); L. Martinez-1st, R. Shade-2nd.

Motion #5

Approved the Urban Home and Residential Infill Special Uses for Tracts 27 and 28 as recommended by the Planning Commission, on 1st reading (6-0, Spelman-off dais); L. Morrison-1st, M. Martinez-2nd.

Motion #6

Approved the Impervious Cover & Parking Placement Restrictions, Front Porch Setback, and Garage Placement for the North Lamar and Georgian Acres Neighborhood Planning Areas as recommended by the Planning Commission, on 1st reading (6-0, Spelman-off dais); L. Morrison-1st, S. Cole-2nd.

Motion #10

Postponed consideration on Tract 32 to June 24, 2010, on the account that Robert Kleeman meet with the neighborhood to come up with a reasonable solution (6-0, Spelman-off dais); R. Shade-1st, M. Martinez-2nd.

CITY COUNCIL DATE: June 24, 2010

ACTION:

ORDINANCE READINGS: 1st 5/27/10

2nd

3rd

ORDINANCE NUMBERS:

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STAFF RECOMMENDATION

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed North Lamar NPCD, the following design tools will be applied area-wide: “Parking Placement and Impervious Cover Restrictions,” “Garage Placement” and “Front Porch Setback”. The following infill options will be applied to Tracts 27, 28 and 32 only: “Residential Infill” and “Urban Home” (Please see Attachment J).

In addition, the staff recommends base district zoning changes for the 46 tracts shown on the attached North Lamar Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

BACKGROUND

The Austin City Council passed a resolution on December 14, 2006, which initiated the North Lamar Combined Neighborhood planning process. Following a kickoff meeting on November 15, 2007, staff and residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for the past twenty eight months.

The plan’s goals, objectives, and action items were developed at numerous North Lamar Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning cases.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City’s Comprehensive Plan. The NP modifies the base district of an individual parcel within the North Lamar Combined Neighborhood Planning Area to allow for the following design tools – “Parking Placement and Impervious Cover Restrictions,” “Garage Placement,” and “Front Porch Setback.” The NP will also allow the following infill options to be applied to Tracts 27, 28 and 32 only: “Residential Infill” and “Urban Home”.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The staff’s basis for recommendation is derived from the goals and objectives for land use as described in the North Lamar Combined Neighborhood Plan:

Land Use Goal: Create a well-balanced land use pattern that benefits everybody in the North Lamar Combined Neighborhood Planning Area by assigning appropriate land uses to particular properties.

Objective L.1: *Preserve the residential character of the neighborhoods in the NLCNPA.*

Recommendation 119 Non-residential uses should not encroach into the established neighborhoods of the NLCNPA.

Recommendation 120 In order to preserve the large-lot rural character of the northeastern corner of the Georgian Acres NPA, zoning requests for intense residential development should be denied.

Objective L.2: Maintain a balanced residential character throughout the NLCNPA.

Recommendation 121 Limit the construction of new, large multi-family residential complexes throughout the NLCNPA.

Recommendation 122 New, more intense residential development should contain a mixed use element and be located along major roadways.

Objective L.3: Establish North Lamar Boulevard as a mixed use, pedestrian-friendly corridor.

Recommendation 125 Incorporate small-scale, neighborhood-serving commercial or retail establishments into new mixed use developments.

Recommendation 127 All new development (mixed use, commercial, or multi-family) must be pedestrian-friendly and oriented towards the street with parking located to the rear of the building(s).

Recommendation 129 New mixed use developments must be compatible to adjacent properties and uses.

Objective L.5: Increase the housing options and homeownership opportunities within the NLCNPA.

Recommendation 131 Allow the Urban Home Special Use on Tracts 1 - 3.

Recommendation 132 Allow the Residential Infill Special Use on Tracts 1 - 3.

Objective L.6: Provide a retail and/or mixed use component on Tracts 1 - 3.

Recommendation 134 Rezone the portions of Tracts 2 and 3 that front Rundberg Lane to promote neighborhood-serving commercial and mixed use developments.

Objective L.7: Establish Ferguson Drive as a neighborhood mixed use district.

Recommendation 136 Limit the types and intensities of the uses allowed along Ferguson Drive.

Objective L.8: Preserve the largely commercial environment along the I-35 Corridor.

Recommendation 138 Place restrictions on the development of new hotels/motels along I-35.

EXISTING CONDITIONS

Zoning and Land Use

Existing Land Use for the Combined Neighborhood Plan area:

	Total Number of Parcels	Percent Total of Parcels	Acreage
Single Family	1,453	72.9%	347.1
Mobile Home	74	3.7%	15.4
Multifamily	109	5.5%	189.2
Commercial	133	6.7%	196.3
Office	32	1.6%	23.9
Industrial	67	3.4%	111.0
Civic	17	0.9%	47.0
Open Space	3	0.2%	0.8
Transportation	9	0.5%	4.1
Roads	2	0.1%	1.5
Utilities	1	0.1%	0.5
Undeveloped	92	4.6%	107.8
Total	1,992	100.0%	1,044.6

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is located both in the Little Walnut Creek Watershed and the Walnut Creek Watershed of the Colorado River Basin and is classified as an Urban Watershed and as a Suburban Watershed, respectively, by Chapter 25-8 of the City's Land Development Code.

According to floodplain maps, there is a floodplain within the project area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous 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.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Following are the comments for each watershed classification:

Urban

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 sq. ft. cumulative is exceeded, and detention for the two-year storm.

Suburban

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
IP, Industrial Park	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MH, Mobile Home	N/A
MF-6, Multi-family Residence – Highest Density	80 %
MF-5, Multi-family Residence - High Density	70 %
MF-4, Multifamily Residence - Moderate – High Density	70 %
MF-3, Multi-family Residence - Medium Density	65 %
MF-2, Multi-family Residence - Low Density	60 %
MF-1, Multi-family Residence - Large Lot	55 %
SF-6, Townhouse & Condominium Residence	55 %
SF-5, Urban Family Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
SF-1, Single Family Residence – Large Lot	40 %
P, Public	varies (refer to the <u>Land Development Code</u>)

However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

The site is located both in the Little Walnut Creek Watershed and the Walnut Creek Watershed of the Colorado River Basin and is classified as an Urban Watershed and as a Suburban Watershed, respectively, by Chapter 25-8 of the City's Land Development Code.

Urban

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

Suburban

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Site Plan/Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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. Therefore, the following standards will apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in

roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Braker Lane	115'	Varies	Arterial	Yes (many sections)	Yes	Yes
Rundberg lane	100'	Varies	Arterial	Yes (many sections)	No	Yes
North Lamar Blvd	115'	Varies	Arterial	Yes (many sections)	No	Yes
IH 35	300'	Varies	Freeway	Yes (many sections)	No	No

Water and Wastewater

FYI: The planning area is served by City of Austin water and wastewater utilities. The landowners, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed zoning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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 fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Overview of the North Lamar Combined Neighborhood Plan

Plan Process

The North Lamar Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The first planning workshop was held on November 15, 2007. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 28 public meetings. These meetings addressed planning issue areas such as: quality of life (including crime and code enforcement issues), parks and trees, transportation, infrastructure, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the North Lamar Combined Neighborhood Planning Area's (NLCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the NLCNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning recommendations for specific sites in the NLCNPA. At the March 6, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the NLCNPA.

Quality of Life

Much of the Quality of Life chapter addresses issues that affect the daily lives of those living in, working in, or visiting the NLCNPA. Crime and code enforcement issues were of the utmost concern to area stakeholders throughout the planning process and many of the plan's recommendations address these problem areas. Other topics covered by this chapter include: maintaining affordability, acknowledging the area's cultural diversity, improving community health, and encouraging a sustainable lifestyle. All of the recommendations found within this chapter are meant to improve the quality of life within the NLCNPA.

Parks and Trees

The Parks and Trees chapter includes recommendations for improving existing park facilities (Barrington Park and Brownie Playground) within the NLCNPA. The chapter also includes recommendations regarding parkland acquisition and those amenities stakeholders would like to see in future parks located within the NLCNPA.

The chapter also provides recommendations for the enhancement of the area's tree canopy, one of the first neighborhood plans to do so. Recommendations also include the preservation and maintenance of the area's current tree canopy.

Transportation

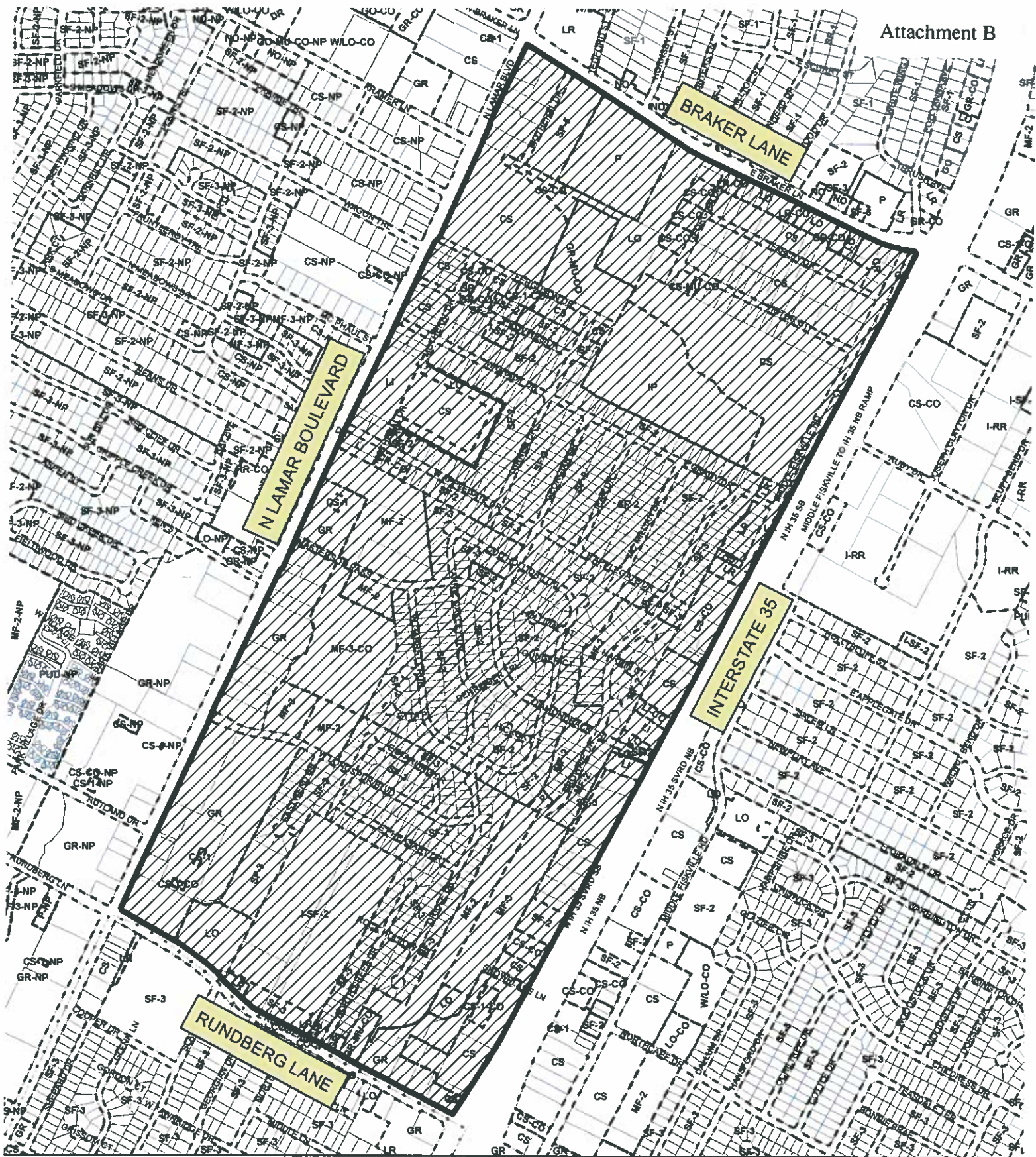
The Transportation chapter provides recommendations for both the pedestrian and vehicular transportation networks of the NLCNPA. Recommendations include the improvement and expansion of the pedestrian transportation systems (i.e., sidewalk and bike lane infrastructure); the provision of safety measures to protect both pedestrians and motorists; and, the expansion of public transit options within the planning area.

Infrastructure

Much of the Infrastructure chapter focuses upon the provision of curb and gutter infrastructure in particular portions of the NLCNPA that currently do not have the means to effectively control flooding problems. Also included are recommendations for providing safety improvements in the area, including safety call boxes and streetlighting.

Land Use

Many of the NLCNPA plan's recommendations relate to land use changes in the area. As the Future Land Use Map and zoning tract maps (included in the backup), many of the land use and zoning changes occur at the periphery of the planning area, along or near its major corridors (North Lamar Boulevard, I-35, Rundberg Lane, US Highway 183, and Braker Lane). As part of the Land Use chapter, stakeholders want to: preserve the area's residential character; provide a variety of housing options on vacant or undeveloped land; create a neighborhood mixed use corridor along Ferguson Drive; retain the commercial character of I-35; preserve the commercial and industrial character of the northern portion of the planning area; create a mixed use district near the intersection of I-35 and US Highway 183; and, to make North Lamar Boulevard a mixed use corridor.



SUBJECT TRACT



ZONING BOUNDARY



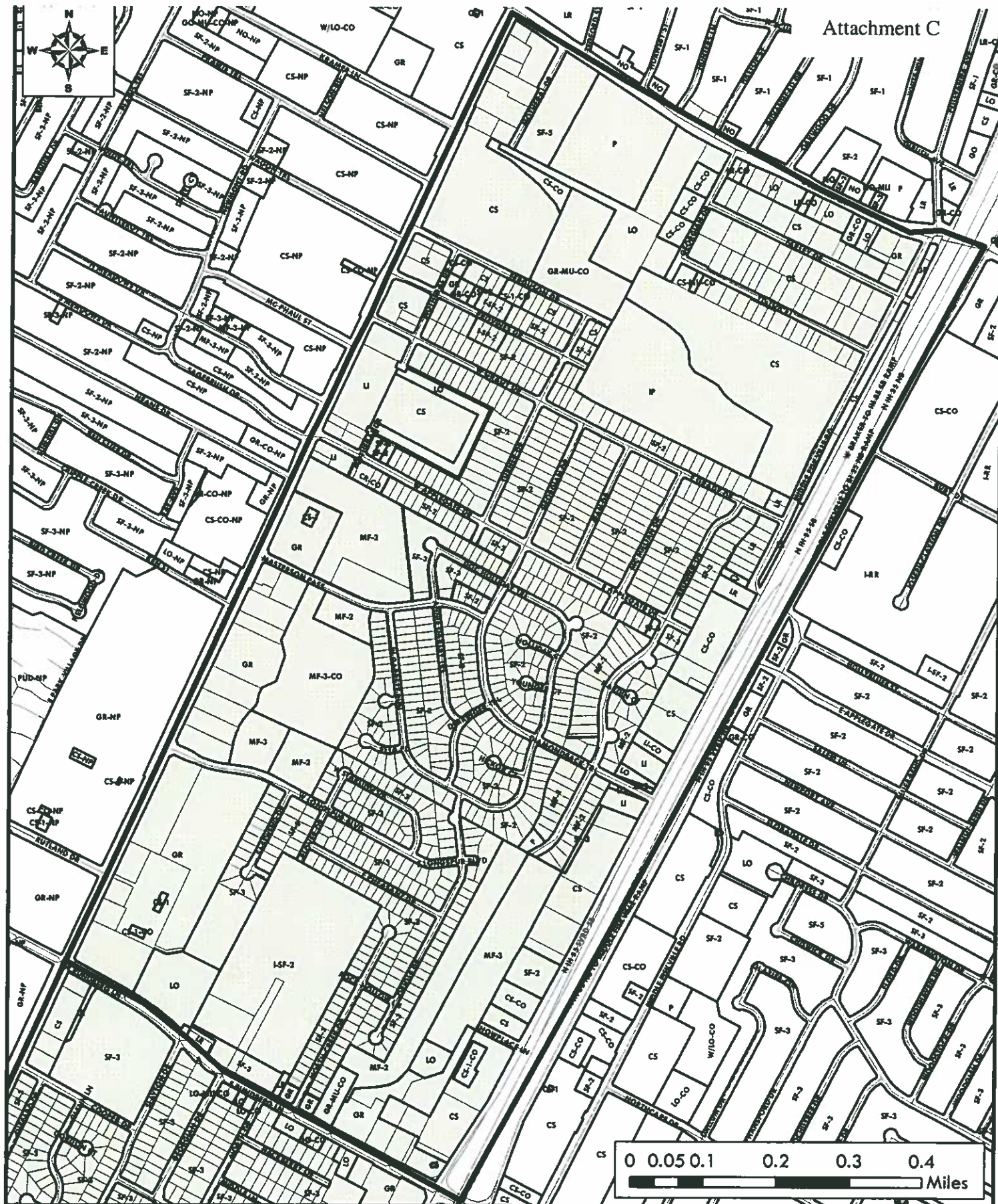
PENDING CASE

ZONING

ZONING CASE#: C14-2010-0048
 ADDRESS: NORTH LAMAR NEIGHBORHOOD
 PLANNING AREA
 SUBJECT AREA: 627.43 ACRES
 GRID: L30-31 & M30-32
 MANAGER: JACOB BROWNING



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North Lamar Combined Neighborhood Planning Area

North Lamar Neighborhood Planning Area

Current Zoning Districts

