

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0021 (Lamppost Residential Community) **Z.A.P. DATE:** April 17, 2018

ADDRESS: 12500 Lamppost Lane

DISTRICT AREA: 7

APPLICANT: HQR Investments, LLC Series 12500 (Michael Vasquez)

AGENT: Land Answers, Inc. (Jim Wittliff)

ZONING FROM: SF-2

TO: SF-5

AREA: 1.2298 acres
(53,571 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-5, Urban Family Residence District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

4/17/18: Approve staff recommendation of SF-5 zoning (10-0, A. Denkler-absent); S. Lavani-1st, Y. Flores-2nd.

DEPARTMENT COMMENTS:

The property in question is developed with a commercial structure with outdoor storage. The lots to the north of this site are developed with single family residences. To the south, there is a retail center with a convenience store and service station use fronting onto Parmer Lane. The lots to the east are developed with duplexes. To the west, there is a multifamily use and single family residences. The applicant is requesting to rezone this site to redevelop it with a mixture of single family and duplex residences with a maximum of eight residential units.

The staff recommends the applicant's request for SF-5 zoning at this location because the property meets the intent of the Urban Family Residence District. The Urban family residence (SF-5) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs. The SF-5 zoning district would be compatible and consistent with the surrounding uses because the site under consideration fronts onto a local residential street and is adjacent to multifamily zoning (MF-1) and uses to the west, commercial zoning (LR-CO) to the south and single-family residential (SF-2) zoning to the north, east and west. The Urban Family Residence zoning district would allow for a fair and reasonable use of the property because this zoning will permit the applicant to redevelop this large lot with additional housing options that are consistent with surrounding residential patterns in this area.

This property is located within the North Lamar Area Study, which was adopted by the City Council on October 3, 1985. The study recommends Single Family land use for this area located to the north of Parmer Lane (North Lamar Area Study-Map 4, page 16).

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Single Family Residence with outdoor storage
<i>North</i>	SF-2	Single Family Residences
<i>South</i>	LR-CO	Retail Strip Center (Texaco, Check Cashing, Food Basket Convenience Store, Speedy Cash Loans, ATX Nails, Claudia's Hair Salon, State Farm Insurance Office), Billboard
<i>East</i>	SF-2	Duplexes
<i>West</i>	MF-1, SF-2	Quadrplex, Single-Family Residences

AREA STUDY: North Lamar Area Study

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Lamplight Village Area Neighborhood Association
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0043 (West Parmer Center)	SF-2 to GR* *The applicants decided to amend their request to LR-CO to agree with the staff's recommendation for this case.	6/05/07: Approved staff's recommendation for LR-CO district zoning, w/a CO for a 2,000 vtpd limit, by consent with the following additional conditions: 1) All portions of the sign ordinance (Sec.25-10 of the Land Development Code), shall apply; 2) A spotlight on a sign of exterior lighting of a sign must be concealed from view and oriented away from adjacent properties and roadways; 3) Internal lighting of signs	7/26/07: Approved LR-CO on all 3 readings (6-0); J. Kim-1 st , B. Dunkerley-2 nd .

		<p>is prohibited, except for the internal lighting of individual letters; 4) The height of new freestanding sign placed on the sight shall not exceed 12-feet; 5) Prohibiting the following uses: Bail Bond Services, Off-Site, Accessory Parking, Service Station, Urban Farm, Club or Lodge, Community Events, Community Recreation (Private), Community Recreation (Public), Congregate Living, Residential Treatment and Safety Services</p> <p>Vote: (7-0, J. Martinez, S. Hale-absent); J. Pinnelli-1st, J. Shieh-2nd.</p>	
C14-07-0028 (Staubach Retail-Parmer, 2406 West Parmer Lane)	NO, GR-CO to GR-CO	<p>4/03/07: Approved GR-CO district zoning with the following conditions: Permit Personal Improvement Services and General Retail Sales (Convenience) as the only allowed 'GR' district uses; Permit all 'LR' district uses, except Food Sales and Service Station; Prohibit Drive-In Service; Limit the site to uses that generate no more than 2,000 vehicle trips per day; Prohibit access to Tomanet Trail.</p> <p>Vote: (7-0, K. Jackson and S. Hale-absent)</p>	5/03/07: Approved GR-CO zoning by consent, with an amendment to add Food Sales and General Retail Sales-Convenience back as permitted uses (7-0); all three readings
C14-06-0097 (Cody Pools: 2300 W. Parmer Lane)	<p>I-RR to GR CS*</p> <p>* On June 6, 2006, the staff received an e-mail from the agent for this case asking to amend the rezoning request for this property from 'GR' to 'CS'. The CS District will permit the Construction Sales and</p>	<p>8/01/06: Approved LR-CO zoning with the following conditions: 700 vehicle trip limit per day and 100-feet of right-of-way reservation from the centerline of Parmer Lane (9-0); K. Jackson-1st, B. Baker-2nd.</p>	<p>8/31/06: Approved LR-CO zoning on 1st reading (7-0); J. Kim-1st, L. Leffingwell-2nd.</p> <p>9/28/06: Approved LR-CO zoning with conditions by consent (7-0); 2nd/3rd readings</p>

	Services use that currently exists on the site.		
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RELATED CASES: C7A-96-002 (Annexation)
C8S-78-240 (Subdivision)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lamppost Lane	50ft	27ft	Local Street	Yes	none	none

CITY COUNCIL DATE: May 10, 2018

ACTION:

ORDINANCE READINGS: 1st

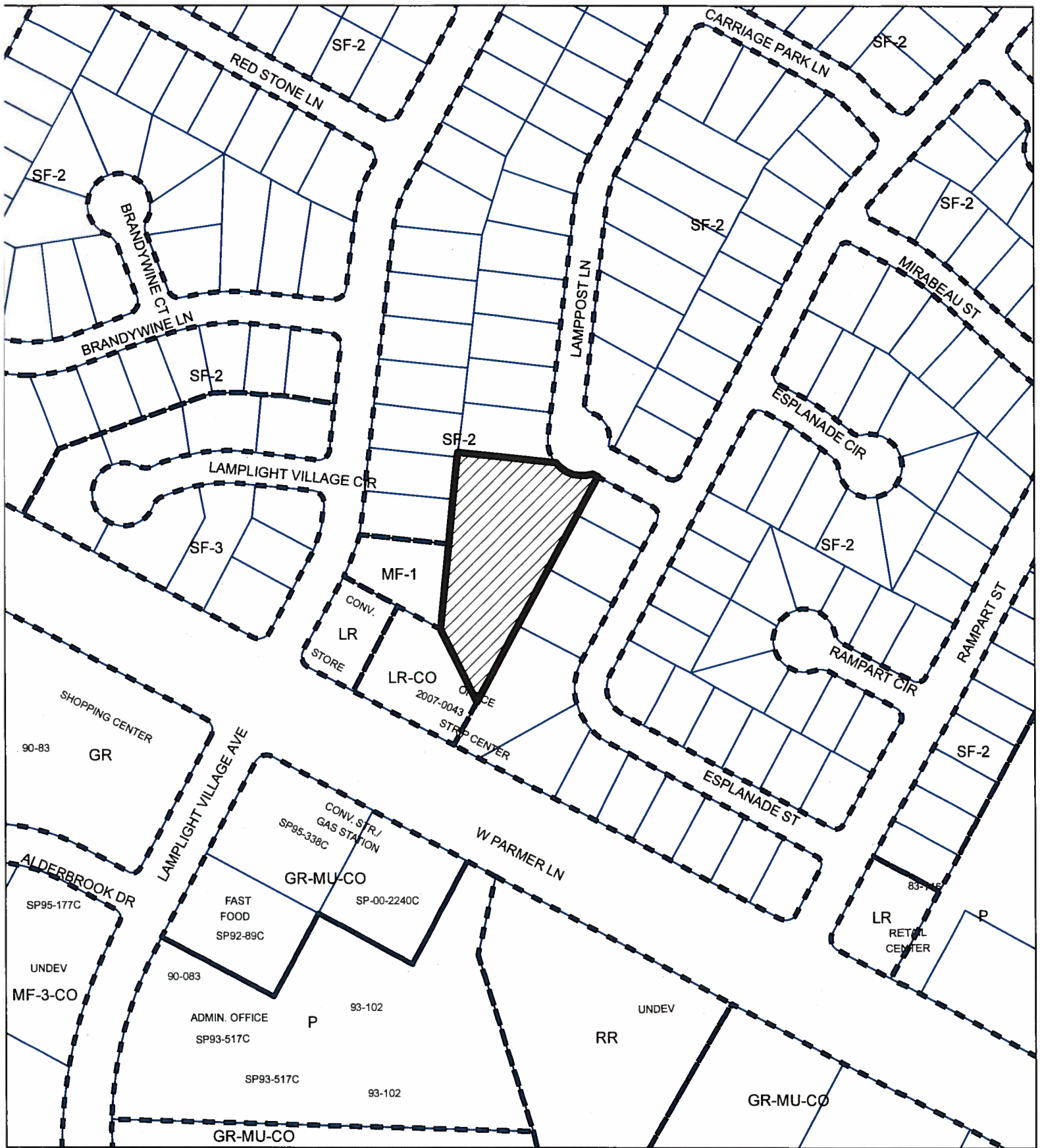
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis




PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



ZONING

ZONING CASE#: C14-2018-0021



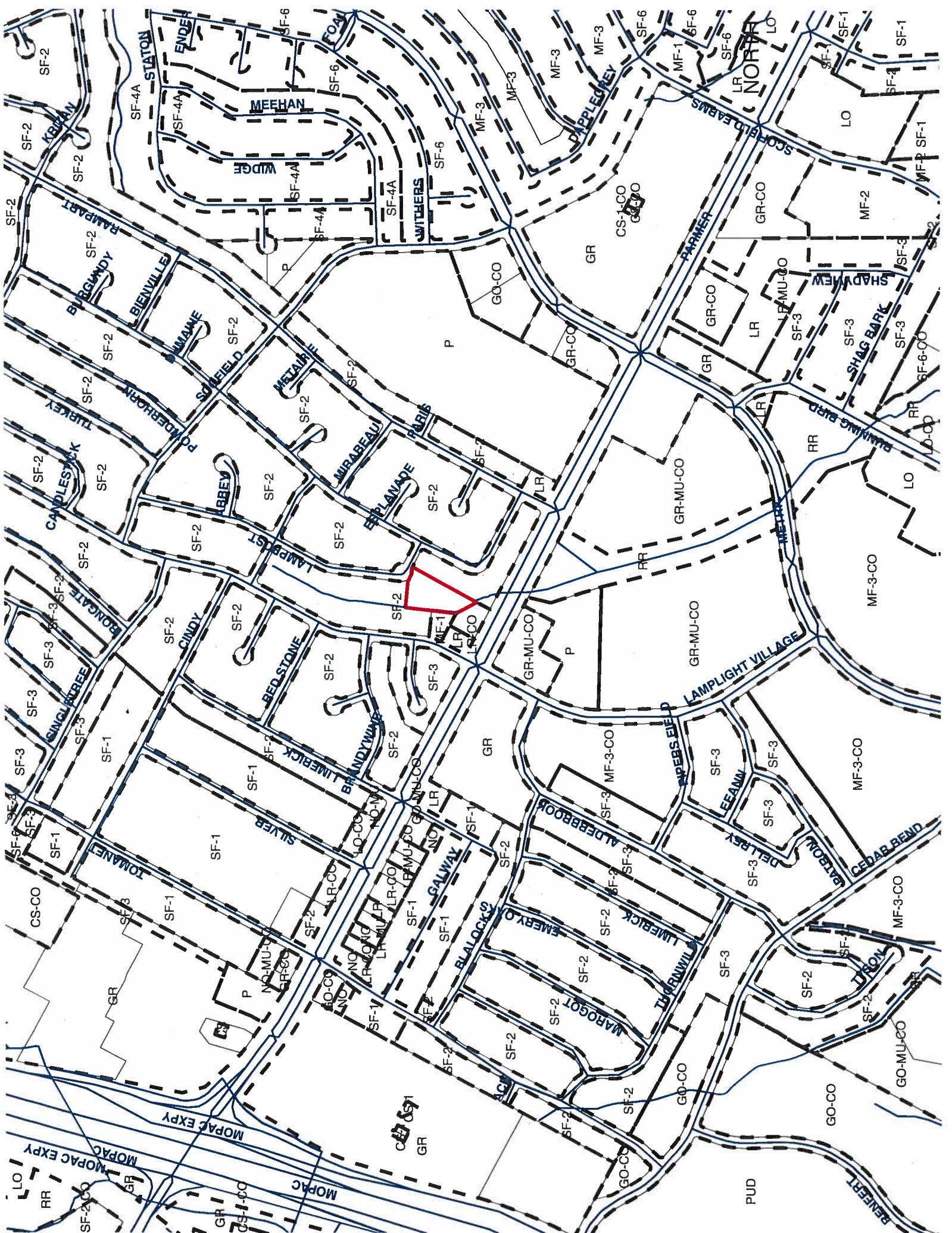
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

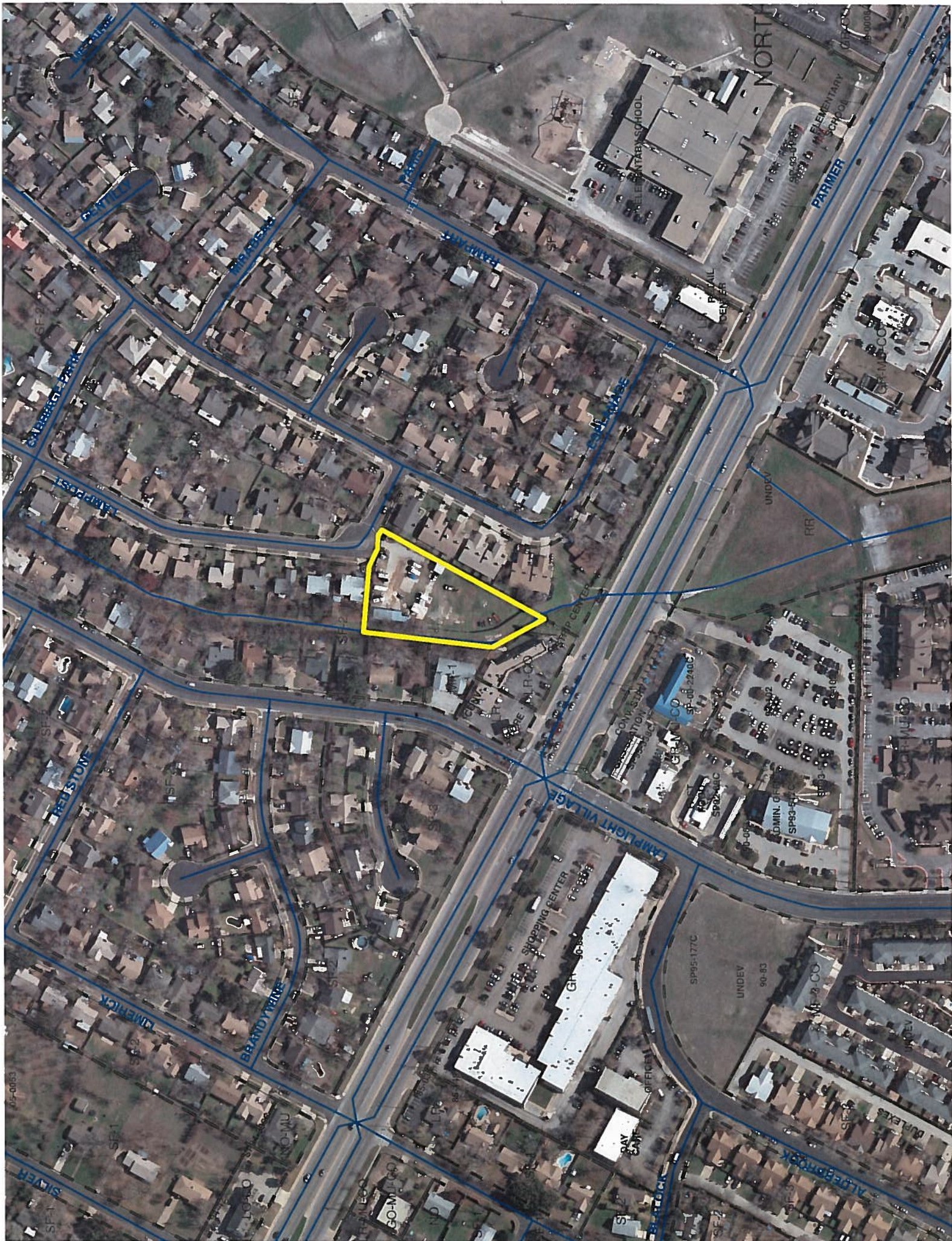
1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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STAFF RECOMMENDATION

The staff's recommendation is to grant SF-5, Urban Family Residence District, zoning.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Urban family residence (SF-5) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs.

2. *The proposed zoning should promote consistency and orderly planning.*

The SF-5 zoning district would be compatible and consistent with the surrounding uses because the site under consideration fronts onto a local residential street and is adjacent to multifamily zoning (MF-1) and uses to the west, commercial zoning (LR-CO) to the south and single-family residential (SF-2) zoning to the north, east and west.

This property is located within the North Lamar Area Study, which recommends Single Family land use for this area located to the north of Parmer Lane.

3. *The proposed zoning should allow for a reasonable use of the property.*

The Urban Family Residence zoning district would allow for a fair and reasonable use of the property because this zoning will permit the applicant to redevelop this large lot with additional housing options.

EXISTING CONDITIONS

Site Characteristics

The site in question is developed with a structure with outdoor storage (boats, recreational vehicles, trailers, etc.). There appears to be floodplain (a tributary) to the south and west of the property. The lots to the north are developed with single family residences. To the south, there is a retail center with a convenience store and service station use fronting onto Parmer Lane. The lots to the east are developed with duplexes. To the west, there is a multifamily use and single family residences.

Comprehensive Planning

Monday February 26, 2018

This zoning case is located on the south side of Lamppost Lane, on a property that is approximately 1.23 acres in size and contains several buildings and the outdoor storage of cars and recreational vehicles. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes duplexes and single family houses to the north, east and west, and

office and retail uses just south the property, fronting on W. Parmer Lane. The proposed use is an 8 to 10 unit townhouse or condo project.

Connectivity

Lamppost Lane has public sidewalks located on both sides of the street. The property is also within walking distance to a public transit stop located on Lamplight Village Avenue. Several trail systems are also located within a mile or less of this site. The Walkscore for this property is 64/100, **Somewhat Walkable**, meaning some errands may be accomplished on foot.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located just off an **Activity Corridor** (W. Parmer Lane). **Activity Corridors** are designated for additional people and jobs above what currently exists on the ground and 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.

The following Imagine Austin policies are applicable to this case:

- ☐ **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.
- ☐ **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property being: (1) situated adjacent to an **Activity Corridor** as identified on the Imagine Austin Growth Concept Map, which supports a variety of housing types; and (2) Imagine Austin policies referenced above that supports a variety of housing types being located throughout the city, this proposed residential housing project appears to support the Imagine Austin Plan.

Impervious Cover

The maximum impervious cover allowed by the SF-5 zoning district would be 55%. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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

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

Environmental

Tuesday February 27, 2018

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

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 Gross Site Area</i>	<i>% of Gross Site Area 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%

According to floodplain maps there is no floodplain within or adjacent to the project location. COA GIS indicates a Critical Water Quality Zone located on the southern portion of the project. Development is limited in the Critical Water Quality Zone per LDC 25-8-261 & 262.

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

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 512-974-1876. 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the North, West, East and South property line(s), the following standards 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 at least 25 feet wide 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.
- ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lamppost Lane	50ft	27ft	Local Street	Yes	none	none

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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required.

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.

**MAP 4
SCENARIO 2:
RECOMMENDED
LAND USE**

