

BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2022-0001

REQUEST:

Presentation of a Development Assessment report for the 517 South Lamar Planned Unit Development (PUD) located at 517 South Lamar Boulevard. The property is located southeast of the intersection of Barton Springs Road and South Lamar Boulevard in the West Bouldin Creek Watershed.

DISTRICT: 5

DEPARTMENT COMMENTS:

The applicant proposes to rezone a 1.87 acre property from General Commercial Services-Vertical Mixed Use (CS-V) to Planned Unit Development (PUD) zoning. The property is currently developed with commercial land uses including limited retail and medical services. The applicant proposes the property be redeveloped with a 9-story building with approximately 400 multifamily residential units above approximately 10,000 square feet of ground floor mixed commercial land use and underground parking. The proposed rezoning would use CS-V as its base zoning district, with some modifications via the PUD rezoning.

The applicant has stated that the project will comply with all Tier One PUD development standards, as well as several Tier Two standards. Tier Two standards proposed include: providing a minimum of 10% of multifamily units for families earning less than 60% of the annual Median Family Income (MFI), placing 95% of parking in a subsurface parking garage, reducing impervious cover, burying overhead utilities along Lamar Boulevard, improving local drainage conditions, utilizing green water quality controls, improved landscaping standards, rainwater irrigation, achieving a 3-star Green Building rating, increased bicycle parking, and other improvements.

The applicant proposes the following Code modifications: allow the optional supplemental zone between the building and clear zone to increase from a maximum of 30 feet to 68 feet; allow a building height of 102 feet; waive Compatibility Standards as related to building height; modify scale and clustering requirements; and allow PUD zoning on a site less than 10 acres.

OWNERS: Adelaide Murphey and Jack S. Gray

APPLICANT: Armbrust & Brown, PLLC (Richard Suttle)

ENVIRONMENTAL COMMISSION BRIEFING DATE: June 1, 2022

CITY COUNCIL BRIEFING DATE: June 14, 2022

ASSIGNED STAFF: Heather Chaffin

Email: heather.chaffin@austintexas.gov

Phone: 512-974-2122

ATTACHMENTS:

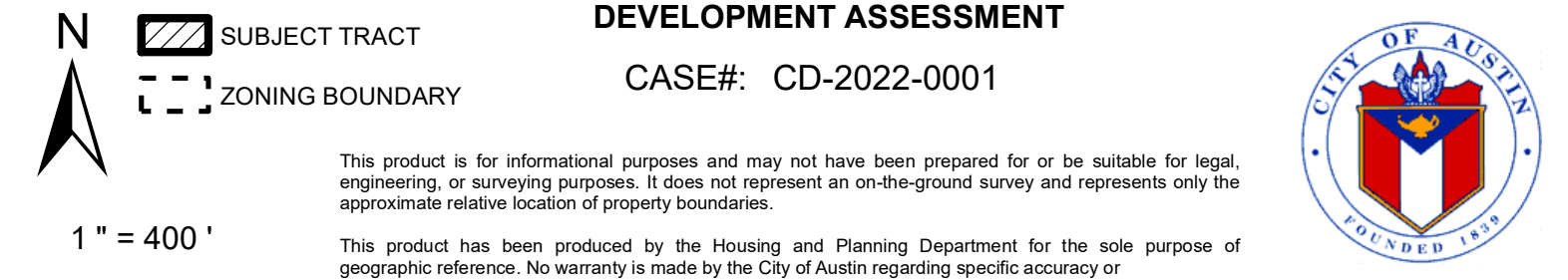
EXHIBIT A: Zoning map

EXHIBIT B: Aerial Exhibit

EXHIBIT C: Proposed Land Use Plan

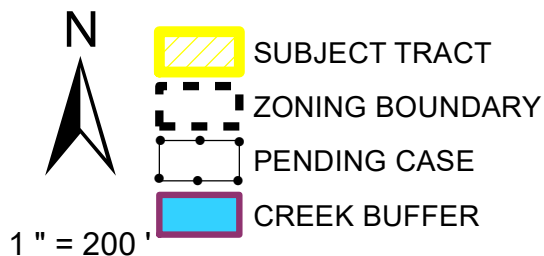
EXHIBIT D: Requested variance table

EXHIBIT E: Proposed Tier 1 and Tier 2 superiority table





517 S Lamar Boulevard

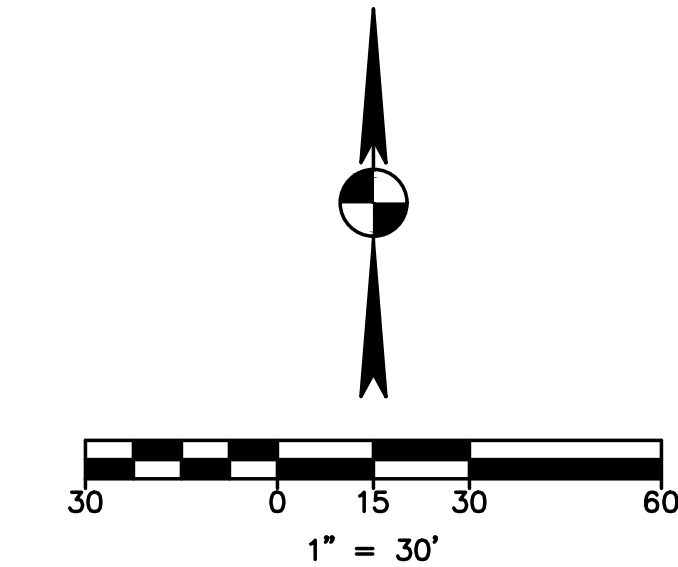
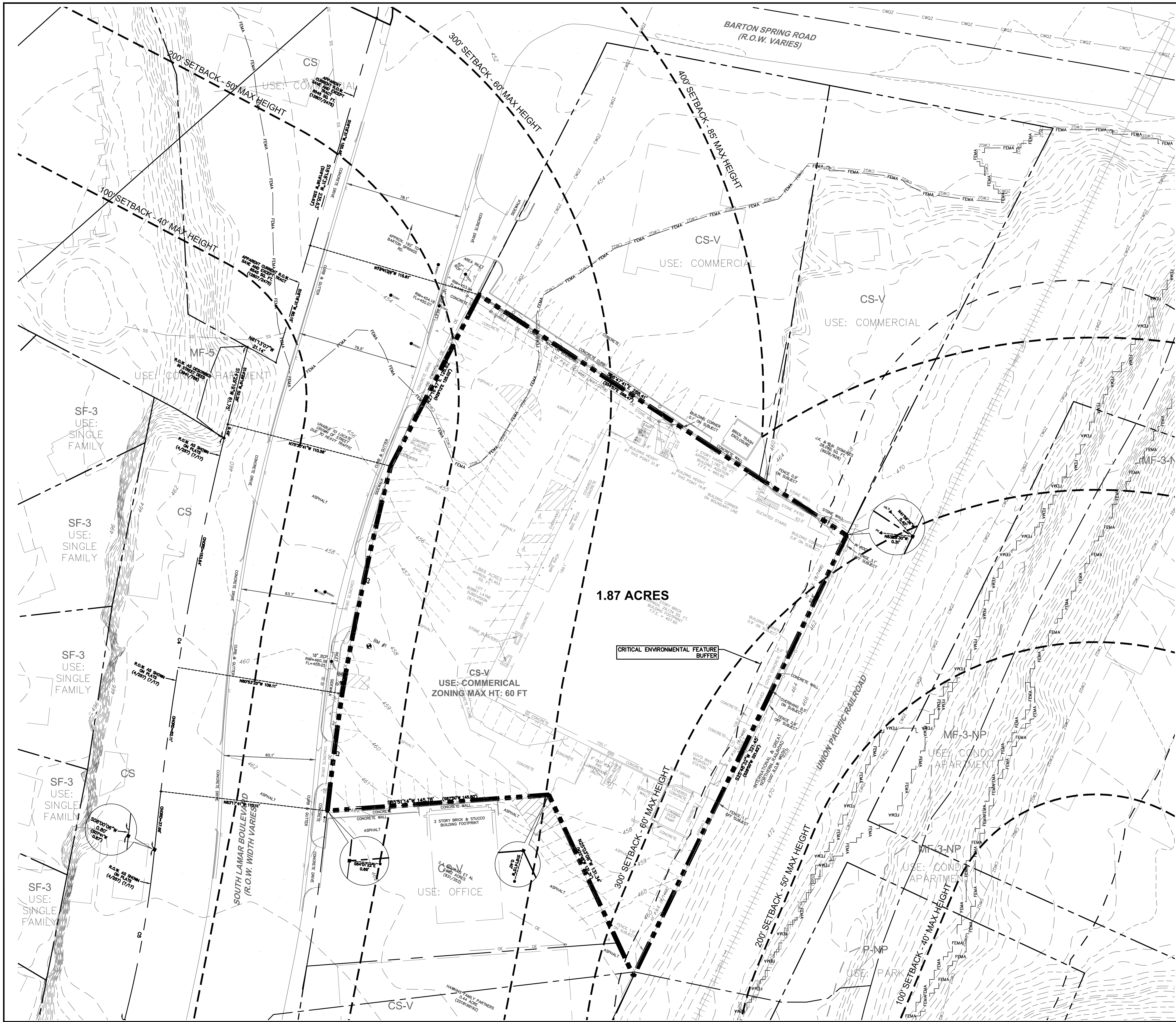


CASE#: CD-2022-0001
 LOCATION: 517 S Lamar Blvd
 SUBJECT AREA: 1.87 Acres
 GRID: H21
 MANAGER: Heather Chaffin



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Created: 5/24/2022



- LEGEND**
- BARTON SPRINGS SCENIC ROADWAY OVERLAY
 - COMPATIBILITY SETBACKS
 - EASEMENT
 - PROPERTY LINE
 - SUBJECT PROPERTY LINE
 - 100 YEAR FLOODPLAIN
 - CRITICAL WATER QUALITY ZONE

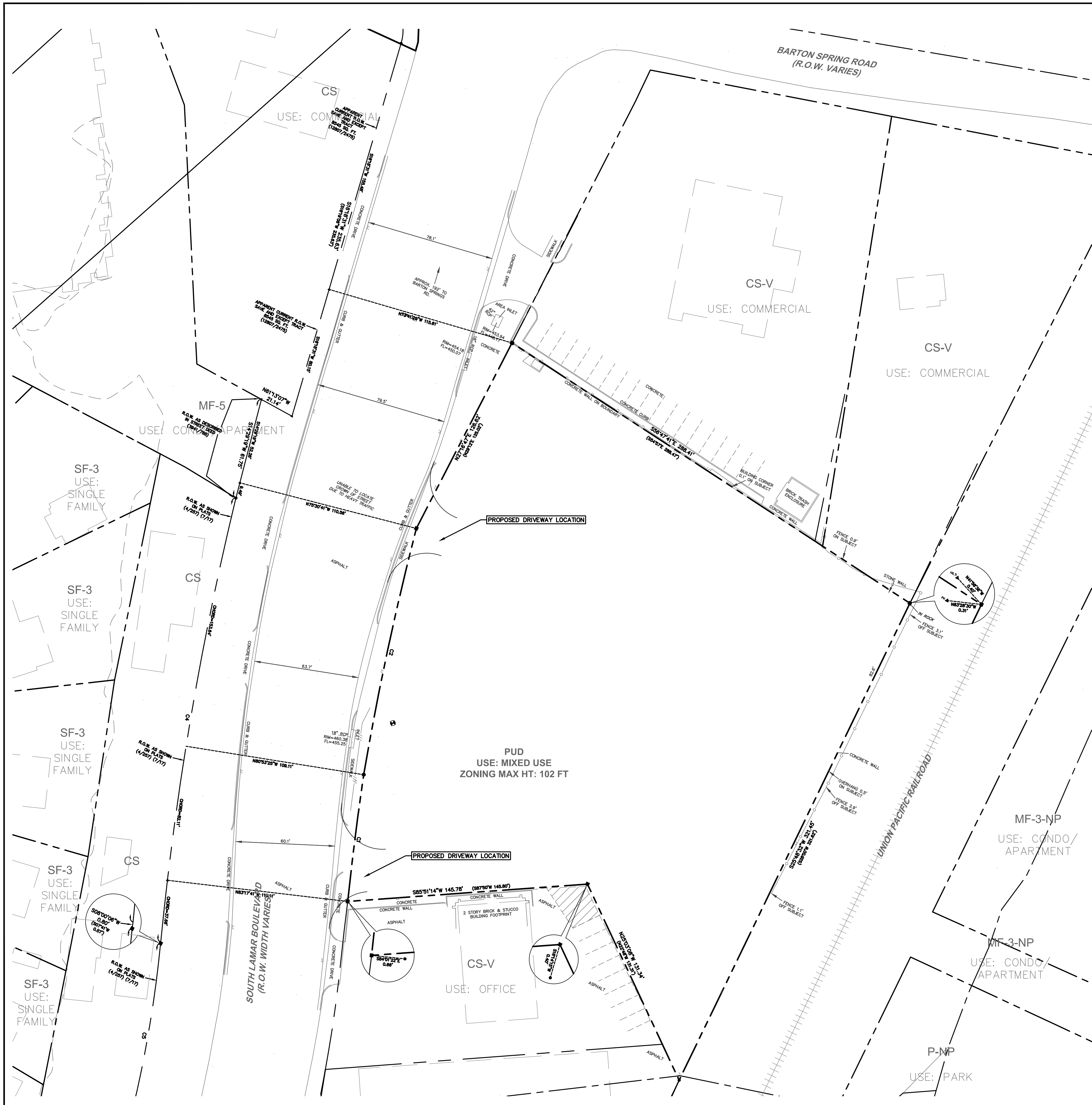
garza
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TBP# F-14629
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EXISTING CONDITIONS

517 SOUTH LAMAR,
517 SOUTH LAMAR, AUSTIN, TEXAS

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 101231-00025

SHEET
1
3

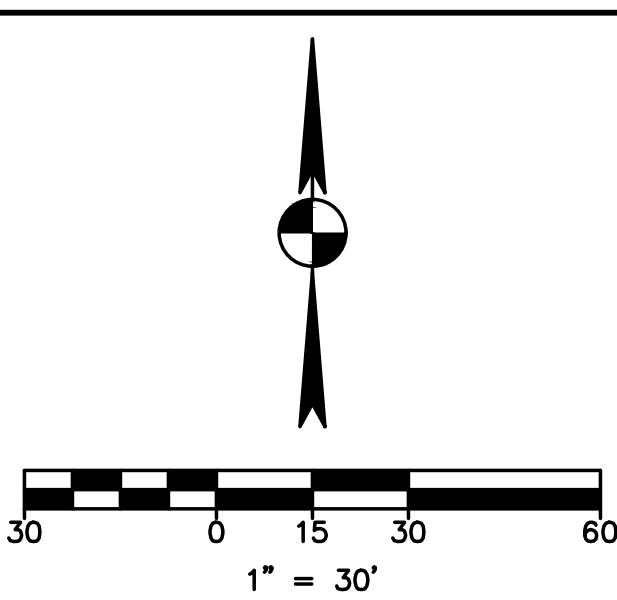


ACREAGE:
1.869

LEGAL DESCRIPTION:
BEING ALL OF LOT 1, BOBBY LAYNE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT RECORDED IN VOLUME 8, PAGE 146B, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

FLOODPLAIN INFORMATION:
A PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48453C0445K, DATED JANUARY 22, 2020.
THE ENTIRE PROJECT IS WITHIN THE 500 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48453C0445K, DATED JANUARY 22, 2020.
THIS SITE IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NOTES:
1. PUD BASELINE ZONING IS CS-V, GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING.



SUBMITTAL DATE : JANUARY 27TH, 2022


ADDITIONAL PERMITTED USES
LIQUOR SALES (NOT TO EXCEED 5,000 SF)

PERMITTED USES		
ADMINISTRATIVE AND BUSINESS OFFICES	PRIVATE PRIMARY EDUCATIONAL FACILITIES	HOTEL/MOTEL
BED AND BREAKFAST RESIDENTIAL	PRIVATE SECONDARY EDUCATIONAL FACILITIES	INDOOR ENTERTAINMENT
CLUB OR LODGE	PUBLIC PRIMARY EDUCATIONAL FACILITIES	INDOOR SPORTS AND RECREATION
COLLEGE AND UNIVERSITY FACILITIES	PUBLIC SECONDARY EDUCATIONAL FACILITIES	MEDICAL OFFICES
COMMUNITY EVENTS	RELIGIOUS ASSEMBLY	MULTIFAMILY RESIDENTIAL
COMMUNITY RECREATION (PRIVATE)	SAFETY SERVICES	OFF-SITE ACCESSORY PARKING
COMMUNITY RECREATION (PUBLIC)	SHORT-TERM RENTAL	OUTDOOR SPORTS AND RECREATION
CONDOMINIUM RESIDENTIAL	TOWNHOUSE RESIDENTIAL	PERSONAL IMPROVEMENT SERVICES
CONSELING SERVICES	ART GALLERY	PERSONAL SERVICES
CULTURAL SERVICES	ART WORKSHOP	PET SERVICES
CUSTOM MANUFACTURING	COMMERCIAL OFF-STREET PARKING	PROFESSIONAL OFFICE
DAY CARE SERVICES (COMMERCIAL)	COMMUNICATIONS SERVICES	RESTAURANT (GENERAL)
DAY CARE SERVICES (LIMITED)	CONSUMER CONVENIENCE SERVICES	RESTAURANT (LIMITED)
DAY CARE SERVICES (GENERAL)	CONSUMER REPAIR SERVICES	RETIREMENT HOUSING (LARGE SITE)
FAMILY HOME	FOOD PREPARATION	SOFTWARE DEVELOPMENT
GROUP HOME: CLASS I GENERAL	FOOD SALES	THEATER
GROUP HOME: CLASS I LIMITED	FINANCIAL SERVICES	COMMUNITY GARDEN
GROUP HOME: CLASS II	GENERAL RETAIL SALES (GENERAL)	VETERINARY SERVICES
GROUP RESIDENTIAL	GENERAL RETAIL SALES (CONVENIENCE)	HOSPITAL SERVICES (LIMITED)

PROHIBITED USES	
GUIDANCE SERVICES	ELECTRONIC TESTING
RESIDENTIAL TREATMENT	EQUIPMENT REPAIR SERVICES
ADULT-ORIENTED BUSINESS	EQUIPMENT SALES
PEDICAB STORAGE AND DISPATCH	EXTERMINATION SERVICES
AUTOMOTIVE REPAIR SERVICES	FUNERAL SERVICES
EMPLOYEE RECREATION	KENNELS
AUTOMOTIVE WASHING	LAUNDRY SERVICES
BAIL BOND SERVICES	MONUMENT RETAIL SALES
BUSINESS OR TRADE SCHOOL	PAWN SHOP SERVICES
CAMPGROUND	PLANT NURSERY
COMMERCIAL BLOOD PLASMA CENTER	PRINTING AND PUBLISHING SERVICES
CONSTRUCTION SALES AND SERVICES	RESEARCH SERVICES
CONVENIENCE STORAGE	SERVICE STATION
DROP-OFF RECYCLING COLLECTION FACILITIES	VEHICLE STORAGE
ELECTRONIC PROTOTYPE ASSEMBLY	TRANSPORTATION TERMINAL
ALTERNATIVE FINANCIAL SERVICES	TRANSITIONAL HOUSING
INDOOR CROP PRODUCTION	LIMITED WAREHOUSING AND DISTRIBUTION
AGRICULTURAL SALEAS AND SERVICES	BUILDING MAINTENANCE SERVICES
BUSINESS SUPPORT SERVICES	URBAN FARM
HOSPITAL SERVICES (GENERAL)	LOCAL UTILITY SERVICES
MAINTENANCE AND SERVICE FACILITIES	

CONDITIONAL USES
AUTOMOTIVE RENTALS
AUTOMOTIVE SALES
TELECOMMUNICATION TOWER
OUTDOOR ENTERTAINMENT
CONGREGATE LIVING

PUD SITE DEVELOPMENT REGULATIONS: BASE DISTRICT: CS-V	
MAXIMUM IMPERVIOUS COVER	90%
MAXIMUM BUILDING COVERAGE	90%
MAXIMUM HEIGHT	102 FT
MAXIMUM FLOOR TO AREA RATIO (F.A.R.)	5.5:1
MINIMUM SETBACKS :	
FRONT YARD	0 FT
STREET SIDE YARD	0 FT
INTERIOR SIDE YARD	0 FT
REAR YARD	0 FT



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LAND USE

517 SOUTH LAMAR
517 SOUTH LAMAR, AUSTIN, TEXAS

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 101231-00025

SHEET
2
3

SITE DEVELOPMENT REGULATIONS:

- THE PUD IS SUBJECT TO THE SITE DEVELOPMENT REGULATIONS ASSOCIATED WITH THE CS-V ZONING BASE DISTRICT, EXCEPT AS MODIFIED ON THE LAND USE PLAN AND ASSOCIATED NOTES.
- THE MAXIMUM HEIGHT FOR THE PUD MAY NOT EXCEED 102 FEET IN HEIGHT. SECTION 25-2-531, HEIGHT LIMIT EXCEPTIONS, STILL APPLY TO THE PUD.
- THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE PUD IS 5.5:1.

PUD NOTES:

- THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AS SHOWN HEREON IS AN APPROXIMATION FOR ILLUSTRATIVE PURPOSES. THE OWNER WILL ESTABLISH AND SET FORTH THE SIZE, CONFIGURATION AND LOCATION OF DRIVEWAYS AT THE TIME OF SITE DEVELOPMENT PERMIT.
- DRIVEWAYS ALONG SOUTH LAMAR BOULEVARD WILL BE PERMITTED IN ACCORDANCE WITH THE SITE DEVELOPMENT PERMIT PROCESS CONFORMING TO APPLICABLE TRANSPORTATION CRITERIA MANUAL ORDINANCES, INCLUDING THE TRANSPORTATION CRITERIA MANUAL, UNLESS WHERE SPECIFICALLY MODIFIED BY THE PUD. ANY WAIVERS TO THE TRANSPORTATION CRITERIA MANUAL WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT PERMIT. A MAXIMUM OF TWO (2) DRIVEWAYS WILL BE ALLOWED WITH THE PUD.
- NO GATED PUBLIC ROADWAYS WILL BE PERMITTED WITHIN THE PUD.
- AN INTEGRATED PEST MANAGEMENT PLAN WILL BE IMPLEMENTED FOLLOWING THE GUIDELINES DEVELOPED BY THE CITY OF AUSTIN GROW GREEN PROGRAM.
- THIS PUD WILL COMPLY WITH THE AUSTIN ENERGY GREEN BUILDING PROGRAM TO ACHIEVE A MINIMUM OF A 3-STAR RATING.
- THE PUD SHALL PARTICIPATE IN THE ART IN PUBLIC PLACES PROGRAM EITHER BY LOCATING THE ART WITHIN THE PROPERTY OR BY MAKING A FINANCIAL CONTRIBUTION TO THE CITY OF AUSTIN.
- A MINIMUM OF 8,100 CUBIC FEET OF WATER QUALITY VOLUME WILL BE PROVIDED THROUGH ON-SITE WATER QUALITY CONTROLS.
- THE PUD SHALL UTILIZE GREEN WATER QUALITY CONTROLS AS DESCRIBED IN THE ENVIRONMENTAL CRITERIA MANUAL TO TREAT A MINIMUM OF FIFTY PERCENT (50%) OF THE WATER QUALITY VOLUME REQUIRED BY CODE.
- ALL REQUIRED TREE PLANTINGS SHALL UTILIZE NATIVE TREE SPECIES SELECTED FROM APPENDIX F OF THE ENVIRONMENTAL CRITERIA MANUAL (DESCRIPTIVE CATEGORIES OF TREE SPECIES) AND UTILIZE CENTRAL TEXAS NATIVE SEED STOCK.
- ALL STREET TREES SHALL BE A MINIMUM OF 3" CALIPER INCHES. THE LANDOWNER SHALL PROVIDE AT LEAST 1,000 CUBIC FEET OF SOIL VOLUME PER TREE FOR THE REQUIRED INCHES OF STREET TREES WITHIN THE PUD. UP TO 25 PERCENT OF THE SOIL VOLUME MAY BE SHARED AND ADJUSTED FOR TREES IN CONTINUOUS PLANTINGS. LOAD-BEARING SOIL CELLS SHALL BE USED TO MEET THE SOIL VOLUME REQUIREMENT IF NECESSARY. THE CITY ARBORIST, HOWEVER, MAY REDUCE THE MINIMUM SOIL VOLUME REQUIREMENT IF NEEDED DUE TO UTILITY CONFLICTS OF OTHER CONSTRUCTABILITY ISSUES.
- A MINIMUM OF 95% OF THE REQUIRED PARKING SHALL BE LOCATED IN A BELOW GRADE PARKING STRUCTURE. NO MORE THAN 5% OF THE REQUIRED PARKING SHALL BE ALLOWED AT GRADE.
- THE PUD WILL PROVIDE BICYCLE PARKING FOR PATRONS OF THE PROJECT AT A LEVEL EQUAL TO OR EXCEEDING THE GREATER OF (1) 120% OF CODE REQUIRED BICYCLE PARKING SPACES OR 2) 10 BICYCLE PARKING SPACES. ALL BICYCLE PARKING WILL BE LOCATED WITHIN THE STRUCTURED PARKING GARAGE, OR WITHIN THE PLANTING OR SUPPLEMENTAL ZONE ALONG SOUTH LAMAR BOULEVARD. A MINIMUM OF 50% OF CODE REQUIRED BICYCLE PARKING SHALL BE LOCATED WITHIN THE PLANTING OR SUPPLEMENTAL ZONE. A BIKER LOCKER WILL BE PROVIDED FOR RESIDENTS AND TENANTS OF THE RETAIL LEASE SPACE.
- THE PUD WILL PROVIDE TWO ELECTRIC VEHICLE CHARGING STATIONS WITHIN THE PARKING GARAGE. SUCH ELECTRIC VEHICLE CHARGING STATIONS WILL BE AVAILABLE FOR USE BY RESIDENTS TENANTS AND PATRONS OF THE RETAIL LEASE SPACE.
- EXCEPT WHERE MODIFIED HEREIN, DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).
- THE PROJECT WILL ACHIEVE A MINIMUM OF NINE (9) POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).
- THE PUD WILL COMPLY WITH THE VMU REQUIREMENTS WHICH INCLUDE 10% OF THE OVERALL RESIDENTIAL UNITS TO BE RESERVED AS AFFORDABLE FOR HOUSEHOLDS EARNING NO MORE THAN 60% OF THE ANNUAL MEDIAN FAMILY INCOME ("MFI").
- THE MINIMUM AMOUNT OF OPEN SPACE WITHIN THE PUD SHALL EXCEED THE TIER 1 MINIMUM REQUIREMENTS. OPEN SPACE SHALL BE CALCULATED IN ACCORDANCE WITH CHAPTER 25-2, SUBCHAPTER E, SECTION 2.7 (PRIVATE COMMON OPEN SPACE AND PEDESTRIAN AMENITIES).
- THE PUD WILL EXCEED THE MINIMUM LANDSCAPE REQUIREMENTS OF THE CITY CODE. 100% OF ALL NON-TURF LANDSCAPE PLANT MATERIALS SHALL BE SELECTED FROM EITHER THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX N (CITY OF AUSTIN PREFERRED PLANT LIST), THE "GROW GREEN NATIVE AND ADAPTIVE LANDSCAPE PLANTS GUIDE" AND/OR THE CITY OF AUSTIN RAIN GARDEN PLANT LIST.
- 100% OF ALL LANDSCAPING ON SITE WILL BE IRRIGATED BY EITHER STORM WATER RUNOFF CONVEYED TO RAIN GARDENS, COLLECTION OF AIR CONDITIONER CONDENSATE, OR THROUGH THE USE OF RAINWATER HARVESTING (OR A COMBINATION OF THE ABOVE); PROVIDED, HOWEVER, THE APPLICANT SHALL HAVE THE RIGHT TO SUPPLEMENT SUCH LANDSCAPE IRRIGATION WITH POTABLE WATER, IF NECESSARY.
- IMPROVEMENTS ALONG SOUTH LAMAR BOULEVARD WILL BE COORDINATED WITH THE CORRIDOR PROGRAM OFFICE.
- AT LEAST 75% OF THE BUILDING FRONTAGE ALONG SOUTH LAMAR BOULEVARD WILL BE COMPRISED OF PEDESTRIAN-ORIENTED USES ON THE GROUND FLOOR.
- A SUPPLEMENTAL ZONE SHALL BE PROVIDED ALONG A PORTION OF SOUTH LAMAR BOULEVARD. THE SUPPLEMENTAL ZONE MAY INCLUDE OUTDOOR SEATING.
- BICYCLE FACILITIES ALONG SOUTH LAMAR BOULEVARD WILL BE REVIEWED AT THE TIME OF SITE PLAN AND CONSTRUCTION SHALL ADHERE TO THE IMPROVEMENTS PROPOSED UNDER THE SOUTH LAMAR BOULEVARD CORRIDOR MOBILITY PLAN.
- THE USES WITHIN THE PUD SHALL NOT EXCEED THE REQUIRED PARKING IDENTIFIED IN APPENDIX A OF CHAPTER 25-6 OF THE LAND DEVELOPMENT CODE.
- STREET YARD LANDSCAPING WILL EXCEED MINIMUM CODE REQUIREMENTS BY AN ADDITIONAL 15% FOR A TOTAL OF 35%.
- SECTION 25-2-144(D) AND SECTION 25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SECTION 2.3.1(L) IS MODIFIED TO ALLOW THE PUD TO INCLUDE LESS THAN 10 ACRES OF LAND.
- CHAPTER 25-2, SUBCHAPTER E, SECTION 2.2.2.C.1 IS MODIFIED TO ALLOW THE SUPPLEMENTAL ZONE TO BE A MAXIMUM OF 68 FEET IN DEPTH.
- SECTION 25-2-1063(C) IS MODIFIED SUCH THAT THE HEIGHT AND SETBACK LIMITATION SHALL NOT APPLY TO THE PROPERTY.
- SECTION 25-2-1065 (SCALE AND CLUSTERING REQUIREMENTS) SHALL NOT APPLY TO THE PUD.
- DEVELOPMENT IN THE 25-YEAR AND 100-YEAR FLOODPLAIN IS ALLOWED PER SECTION 25-7-92(C), EXCEPT THAT COMPENSTATION OF THE FLOODPLAIN VOLUME DISPLACED BY THE DEVELOPMENT SHALL NOT BE REQUIRED.
- SECTION 25-2-261 IS MODIFIED TO ALLOW FOR THE FOLLOWING IMPROVEMENTS WITHIN THE CRITICAL WATER QUALITY ZONE: PATIO, PAVERS, OUTDOOR SEATING AREAS, BUILDING COLUMNS, STREETSCAPE IMPROVEMENTS, STORM INFRASTRUCTURE, AND BELOW GRADE PARKING STRUCTURES.
- SECTION 25-8-281(C)(2) IS MODIFIED TO ALLOW FOR THE FOLLOWING IMPROVEMENTS WITHIN THE CEF BUFFER ZONE: DRAINAGE/STORM INFRASTRUCTURE, ACCESS DRIVES, WATER QUALITY INFRASTRUCTURE.



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LAND USE NOTES

517 SOUTH LAMAR,
517 SOUTH LAMAR, AUSTIN, TEXAS

DRAWN BY:

DESIGNED BY:

QA / QC:

PROJECT NO.: 101231-00025

SHEET

3

3

517 SOUTH LAMAR PLANNED UNIT DEVELOPMENT CODE MODIFICATION TABLE			
CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE/CODE MODIFICATION	REASON FOR CODE MODIFICATION
Section 25-2-144(D) Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L)	25-2-144(D): A PUD District Must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints. 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L): All PUDs must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Section 25-2-144(D) and Section 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) is modified to allow the PUD to include less than 10 acres of land.	The Property is approximately 1.87 acres. The PUD proposes a mixed use project with approximately 399 multi-family residential units and retail/restaurant uses at the ground level. PUD zoning is the only zoning district under current code that allows for a mixed use project to exceed a maximum height of 60-ft.
Chapter 25-2, Subchapter E, Section 2.2.2.C.1	If a supplemental zone is provided, up to 30 percent of the linear frontage of the supplemental zone may be a maximum of 30-ft wide, and the remainder of the supplemental zone shall be a maximum of 20-ft wide.	Chapter 25-2, Subchapter E, Section 2.2.2.C.1 is modified to allow the supplemental zone to be a maximum depth of 68 feet.	The code modification is requested to allow for patio space to be located at the northwest corner of the site along a portion of South Lamar Boulevard.
Section 25-2-1063(C)	(C) The height limitations for a structure are: (1) two stories and 30 feet, if the structure is 50 feet or less from property: (a) in an SF-5 or more restrictive zoning district; or (b) on which a use permitted in an SF-5 or more restrictive zoning district is located; or (2) three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property: (a) in an SF-5 or more restrictive zoning district; or (b) on which a use permitted in an SF-5 or more restrictive zoning district is located; (3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive; or (4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300	Section 25-2-1063(C) is modified such that the height and setback limitations shall not apply to the property.	The proposed building height is 102-ft. Compatibility is triggered by an SF-3 zoned property to the east of the site and located at 700 Dawson Road. The eastern triggering property is currently classified as a club/lodge use and is occupied by High Road which is a member based non-profit charity organization. Compatibility is also triggered by the single-family homes located to the west of the site accross South Lamar Boulevard which is classified as a Core Transit Corridor. The closest SF-3 property is located approximately ±158 feet from the site. The SF-3 lots are elevated approximately 38-ft above the proposed finished floor elevation of the site. The purpose of compatibility is to prevent buildings from towering over adjoining single family lots. Given the site's proximity and intervening roadway bisecting the SF-3 lots to the west, the proposed development meets the intent of the Compatibility Standards. Furthermore, if approved the additional height proposed as part of the PUD will provide more affordable housing units to help meet the City of Austin's 10 year affordability goals established by the Austin Strategic Housing Blueprint.

Section 25-2-1065	<p>(A) The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:</p> <ul style="list-style-type: none">(1) avoiding the use of a continuous or unbroken wall plane;(2) using an architectural feature or element that:<ul style="list-style-type: none">(a) creates a variety of scale relationships;(b) creates the appearance or feeling of a residential scale; or(c) is sympathetic to a structure on an adjoining property; or(3) using material consistently throughout a project and that is human in scale; or(4) using a design technique or element that:<ul style="list-style-type: none">(a) creates a human scale appropriate for a residential use; or(b) prevents the construction of a structure in close proximity to a single-family residence zoning district that is:<ul style="list-style-type: none">(i) significantly more massive than a structure in a single-family residence zoning district; or(ii) antithetical to an appropriate human scale; and(c) allows the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use. <p>(B) Except for good cause, the first tier of buildings in a multi-family or mixed use project must be clustered in a group that is not more than 50 feet wide, as measured along the side of the buildings that are most parallel to the property line of the site.</p> <p>(C) The depth of the first tier of buildings described under Subsection (B) may not exceed: (1) two units; or (2) 60 feet.</p> <p>(D) A building must be at least 10 feet apart from another building, as measured from wall face to wall face.</p> <p>(E) Subsections (B), (C), and (D) do not apply to a:</p> <ul style="list-style-type: none">(1) private or public primary educational facility;(2) private or public secondary educational facility; or(3) a college or university. <p>(F) In Subsection (B), good cause may be shown by compliance with Subsection (A).</p>	Section 25-2-1065 (<i>Scale and Clustering Requirements</i>) shall not apply to the PUD.	The PUD proposes one building to be located on the property. In order to provide additional affordable units as noted above, we are requesting to modify this code section to allow for increased density on the site.
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Section 25-7-92 (Encroachment on Floodplain Prohibited)	<p>(A) Except as provided in Section 25-7-96 (Exceptions in the 25-Year Floodplain), a development application may not be approved if a proposed building or parking area encroaches on the 25-year floodplain.</p> <p>(B) Except as provided in Sections 25-7-93 (General Exceptions), 25-7-94 (Exceptions in Central Business Area), and 25-7-95 (Exceptions for Parking Areas), a development application may not be approved if a proposed building or parking area encroaches on the 100-year flood plain.</p> <p>(C) The director may grant a variance to Subsection (A) or (B) if the director determines that:</p> <ul style="list-style-type: none"> (1) the finished floor elevation of a proposed building is at least two feet above the 100-year floodplain; (2) normal access to a proposed building is by direct connection with an area above the regulatory flood datum, as prescribed by Chapter 25-12, Article 1 (Building Code); (3) a proposed building complies with the requirements in Chapter 25-12, Article 3 (Flood Hazard Areas); (4) the development compensates for the floodplain volume displaced by the development; (5) the development improves the drainage system by exceeding the requirements of Section 25-7-61 (Criteria for Approval of Development Applications), as demonstrated by a report provided by the applicant and certified by an engineer registered in Texas; (6) the variance is required by unique site conditions; and (7) development permitted by the variance does not result in additional adverse flooding impact on other property. <p>(D)The director shall prepare written findings to support the grant or denial of a variance request under this section.</p>	Development in the 25-year and 100-year floodplain is allowed per Section 25-7-92(C), except that compensation of the floodplain volume displaced by the development shall not be required.	The property is currently developed with almost 100% impervious cover with such improvements located within the existing floodplain. The PUD proposes to enhance the existing conditions by making necessary drainage improvements to help compensate for the proposed development. The project proposes to allow the building columns to be located within the 100-year floodplain located in the northwest corner of the property. The project also proposes to provide a supplemental zone that will include pavers and outdoor seating within the floodplain area. The improvements proposed by the PUD will not create a situation that adversely impacts the existing conditions. Furthermore as part of the PUD areas within the floodplain will be restored in accordance with the Environmental Criteria Manual.
Section 25-8-261 (Critical Water Quality Zone Restrictions)	Critical Water Quality Zone Restrictions	Section 25-2-261 is modified to allow for the following improvements within the Critical Water Quality Zone: patio pavers, outdoor seating areas, building columns, streetscape improvements, storm infrastructure, and below grade parking structures.	The area within the CWQZ is currently developed with surface parking and impervious surfaces. This code modification is requested to allow for the various improvements to be located within the CWQZ. It should be noted that a minimum of 750 square feet of impervious cover currently within the critical will be removed and restored with various plantings and vegetation.
Section 25-8-281(C)(2) (Critical Environmental Features)	<p>Within a buffer zone described in this subsection:</p> <ul style="list-style-type: none"> (a) the natural vegetative cover must be retained to the maximum extent practicable; (b) construction is prohibited; and (c) wastewater disposal or irrigation is prohibited. 	Section 25-8-281(C)(2) is modified to allow for the following improvements within the CEF buffer zone: drainage/storm infrastructure, access drives, water quality infrastucture.	The code modification is requested to allow for improvements to be located within the CEF buffer zone established by a rimrock CEF located offsite to the east of the property across the rail road tracks.

517 South Lamar PUD Tier 1 & Tier 2 Superiority Table			
	Tier One Requirement		Superior
	Meet the objectives of the City Code		The PUD meets the objectives of City Code.
	Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (General Intent) than development under the regulations in the Land Development Code. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services."		The PUD encourages high quality development, innovative design, and encourages the provision of adequate public facilities and services.
Open Space	Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1.a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.		The PUD will include 0.302 acres of open space (10.9%) which will consist of a publically accessible patio space along South Lamar Boulevard, a private courtyard space for residents,and a rooftop amenity deck. The publically accessible patio space will include outdoor seating.
Green Building	Comply with the City's Planned Unit Development Green Building Program		The PUD will achieve a 3-Star Austin Energy Green Building rating.
Neighborhood Plans, Historic Areas, Compatibility	Be consistent with applicable neighborhood plans, neighborhood combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses		The Property is not located within an adopted neighborhood planning area. The PUD proposes a 399-multi-family project with ground level retail/restaurant uses which is consistent with the surrounding land uses which include a mixture of multi-family uses, office uses, commercial uses, restaurant uses, and single-family residences which are situated at a higher elevation on the bluff across South Lamar Boulevard.
Environmental Preservation	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land.		The existing development currently does not provide any on-site water quality. The proposed development will improve off-site drainage conditions in the area and provide additional water quality in order to preserve and protect the character of the land.
Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.		The public facilities and services in the area are adequate to support the proposed development. Adequate access to the site will be provided for emergency services and fire protection.
Landscaping	Exceed the minimum landscaping requirements of the City Code.		The PUD will exceed the minimum landscaping requirements of the City Code.
Transportation, Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.		The PUD will enhance the pedestrian realm by providing sidewalk and streetscape improvments consistent with what is proposed under the South Lamar Boulevard Corridor Mobility Plan.
Prohibit Gated Roadways	Prohibit gated roadways		The PUD will not include any gated public right-of-ways.
Historical Preservation	Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance		There are no existing structures on the Property that are of architectural, historical, archaeological, or cultural significance.
PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints		The Property is approximately 1.87 acres. The PUD proposes a mixed-use project with approximately 399 multi-family residential units and restaurant/retail uses at the ground level. There are currently no zoning districts under current code that allow for a mixed use project to exceed 60-ft in height except for PUD zoning.
Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use)		The PUD will comply with Subchapter E of the City's Land Development Code, except as modified by the PUD.
	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2., (Core Transit Corridors: Sidewalks And Building Placement)		The Street Section for South Lamar Boulevard will be enhanced to meet the intent of the South Lamar Corridor Mobility Plan. We are currently coordinating with ATD and the Corridor Program Office to determine the cross section that will be required along South Lamar Boulevard in accordance with the South Lamar Corridor Mobility Plan.
	Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed use building.		The PUD will incorporate pedestrian-oriented uses as defined in Section 25-2-691(C) on the ground floor of the building.
	Tier Two Requirement		Superior
Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department. Required: Equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD		
Environment/Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.		The PUD will comply with current code except where as modified by the PUD.
	Provides water quality controls superior to those otherwise required by code.		A minimum of 8,100 cubic feet of water quality volume will be provided through onsite water quality controls. In addition, a minimum of 50% of the required water quality volume for the site will be provided using green water quality controls.
	Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.		The PUD proposes to utilize green water quality controls as described in Section 1.6.7 of the Environmental Criteria Manual to treat a minimum of 50% of the water quality volume required by code.
	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.		
	Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.		The base zoning district for the PUD is CS-V which allows for a maximum of 95% impervious cover on the site. Under existing conditions, the property is comprised of 99.67% impervious cover. The PUD will reduce the maximum impervious cover and building coverage allowed on the site to 90% which is a 9.67% reduction in impervious cover.
	Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.		Not Applicable. There are no unclassified waterways on the property.
	Provides volumetric flood detention as described in the Drainage Criteria Manual.		Detention is not proposed due to the overall reduction of impervious cover on the site.
	Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.		Due to the off-site drainage improvements being undersized, under existing conditions water sheet flows through the site and enters the right-of-way of South Lamar Boulevard before entering into an inlet on South Lamar. The PUD proposes to improve the off-site drainage conditions throughout the area by constructing a box culvert to collect and capture storm runoff at the southern property line and reroute flows along the eastern and northern property line before connecting to the existing system downstream.
	Proposes no modifications to the existing 100-year floodplain.		
	Uses natural channel design techniques as described in the Drainage Criteria Manual.		Not applicable. Proposed drainage will be captured and conveyed via a box culvert along the eastern and northern property lines. No channels are proposed onsite.
	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.		Approximately 5,042 square feet (0.11 acres) of the property is currently located within the Critical Water Quality Zone ("CWQZ") with 100% of the area developed as a surface parking lot. The PUD proposes to remove a minimum of 750 square feet of impervious cover within the CWQZ and restore the area with plantings and riparian vegetation.

	Removes existing impervious cover from the Critical Water Quality Zone.		The PUD proposes to remove a minimum of 750 square feet of impervious cover within the CWQZ.
	Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.		Not applicable. There are no existing trees located on-site.
	Tree plantings use Central Texas seed stock native and with adequate soil volume.		All required tree plantings shall utilize native tree species selected from Appendix F of the Environmental Criteria Manual Appendix (<i>Descriptive Categories of Tree Species</i>) and utilize central texas native seed stock. Additionally, all street trees shall be a minimum of 3 caliper inches. The PUD will provide at least 1,000 cubic feet of soil volume per tree for the required inches of street trees within the PUD. Up to 25% of the soil volume may be shared and adjusted for trees in continuous plantings. Load-bearing soil cells shall be used to meet the soil volume requirement if necessary. The City Arborist may reduce the minimum soil volume requirement if necessary due to utility conflicts or other contractability issues.
	Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.		
	Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.		
	Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.		
	Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.		
	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.		100% of all landscaping on-site will be irrigated by either stormwater run-off conveyed to rain gardens, collection of air condition condensate, or through the use of rainwater harvesting (or through a combination of the above); provided however that the applicant shall have the right to supplement such landscape irrigation with potable water if necessary.
	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.		
	Employs other creative or innovative measures to provide environmental protection.		The PUD will provide an Integrated Pest Management Plan at the time of site plan following the guidelines of the City of Austin Grow Green Program. Street yard landscaping will exceed the minimum requirements by an additional 15% for a total of 35%. 100% of all non-turf landscape plant materials shall be selected from either the Environmental Criteria Manual Appendix N (<i>City of Austin Preferred Plant List</i>), the "Grow Green Native and Adaptive Plants Guide", and/or the City of Austin Rain Garden Plant List.
Austin Energy Green Building	Provides an Austin Energy Green Building Rating of three stars or above.		The PUD will achieve a 3-Star Austin Energy Green Building rating.
Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.		The PUD shall participate in the Art in Public Places program either by locating art within the property or by making a financial contribution to the City of Austin.
Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).		The PUD will comply with the requirements of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>) except where as modified by the PUD. Additionally, we are coordinating with the Corridor Program Office to determine the required cross-section for streetscape improvements in accordance with the South Lamar Boulevard Corridor Mobility Plan.
Community Amenities	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.		
	Provides publicly accessible multi-use trail and greenway along creek or waterway.		Not Applicable. There are no creeks or waterways located on the property.
Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.		The PUD will provide bicycle parking for patrons of the project at a level equal to or exceeding the greater of (1) 120% of code required bicycle parking spaces or (2) 10 bicycle parking spaces. All bicycle parking will be located within the structured parking garage and/or within the planting or supplemental zone along South Lamar Boulevard. A minimum of 50% of the required parking will be located within the planting or supplemental zone. Additionally, a bike locker will be provided for residents of the development. The PUD will provide direct access to the shared use path proposed by the South Lamar Corridor Mobility Plan to allow for multi-modal transportation to and from the site. Bicycle facilities along South Lamar Boulevard will be reviewed at the time of site plan and construction shall be required in accordance with the South Lamar Boulevard Corridor Mobility Plan.
Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).		The PUD will achieve a minimum of nine (9) points under the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)
Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.		A minimum of 95% of the required parking will be provided in a below grade parking structure in order to allow a minimum of 75% of the building frontage along South Lamar Boulevard to be designated for pedestrian-oriented uses at the ground level. No more than 5% of the required parking will be provided at grade.
Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.		The Austin Strategic Housing Blueprint (the "ASHP") was adopted by City Council in 2017 to address the City's affordable housing challenges. As part of the ASHP, the City established a 10-year goal of providing approximately 135,000 housing units within the City of Austin. Of the 135,000 housing units, 60,000 of those housing units are to be for households earning no more than 80% of the median family income (MFI). Additionally, the ASHP provides that at least 75% of the new housing units are to be located within 1/2 mile of an Imagine Austin Center and Corridor and 90% of newly built or preserved affordable housing to be located within 3/4 of a mile of transit service. To help meet this goal the City Council identified specific affordable housing goals within each Council District and along transit corridors. This PUD is located within Council District No. 5 which has a goal of providing approximately 4,473 units at or below 80% MFI. In an effort to help meet the goals established by the City in the ASHP, the PUD will meet the affordability requirements established in VMU Ordinance No. 20081016-049 by reserving a minimum of 10% of the overall proposed rental units on the Property as affordable for households earning no more than 60% of the Annual Median Family Income. This is far superior to the requirements outlined in Section 2.5 (<i>Development Bonus</i>) requirements. By providing affordable housing in accordance with the VMU requirements, this project has the potential to provide up to 40 affordable units based on the overall proposed units.
Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.		Not Applicable. There are no historic structures or landmarks located on the property.
Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.		
Local Small Business	Provides space at affordable rates to <i>one</i> or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.		
Project Specific Superiority Items - Utilities			All above grade utilities along the property's frontage will be buried underground in order to enhance the pedestrian realm at the ground level.
Project Specific Superiority Items - EV Charging Stations			The PUD will provide two Electric Vehicle charging stations within the parking garage. The Electric Vehicle charging stations will be available for use by residents, tenants, and patrons of the retail space.