

ZONING CHANGE REVIEW SHEET

C19

CASE: C14-2011-0154 – Hanover South Lamar 2

P.C. DATE: December 13, 2011

ADDRESS: 903 and 905 South Lamar Boulevard

OWNER/APPLICANT: Fine Art Services, Inc.(John Traber); SOLA Management, LLC. (Daryl Kunik)

AGENT: Metcalfe Williams, LLP (Michele Rogerson-Lynch)

ZONING FROM: SF-3, GR-CO **TO:** MF-6-CO

AREA: 1.436 acres (35,457 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of MF-6-CO (multi-family highest density – conditional overlay) district zoning.

DEPARTMENT COMMENTS: This property is currently zoned under a commercial and single family district and is developed with offices. The applicant seeks to rezone these tracts in conjunction with 903/905 South Lamar (C14-2011-0154) in order to develop a mixed-use residential and retail project. The proposed multifamily portion of the project will include 350 units. The conditional overlay as proposed by the applicant will limit the maximum allowable height to 60 feet.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3, GR-CO	Office
<i>North</i>	CS-V	Office, undeveloped
<i>South</i>	CS	Condominium
<i>East</i>	P	Park
<i>West</i>	CS, SF-3	Commercial, multi-family, single family

TIA: Waived

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

C10
/2

NEIGHBORHOOD ORGANIZATIONS:

South Central Coalition
Austin Heights Condominium Home Owners Association
Zilker Neighborhood Association
Bouldin Creek Neighborhood Association
Terrell Lane Interceptor Association
Barton Springs/Edwards Aquifer Conservation District
South Central Alliance
Save Our Springs Alliance

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-2011-0047	SF-3 to CS-V	Under review	Under review
C14-2008-0060	Zilker VMU (GR-MU-CO to GR-MU-V-CO)	Approved 9/3/2008; (7-0).	Approved 10/20/2008; (7-0).

BASIS FOR RECOMMENDATION

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

Multifamily residence highest density (MF-6) is the designation for multifamily and group residential use. An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired.

The property is adjacent to the central business district and within the urban core.

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

The property is located on Lamar Boulevard, a major north-south core transit corridor.

C10
3

EXISTING CONDITIONS

Environmental

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

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

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

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.

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

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities, the landowner, at own expense will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

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.

CID
74

Transportation:

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

A traffic impact analysis was waived for this case because the applicant has agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

South Lamar Blvd. is classified in the Bicycle Plan as Bike Route No. 43.

Capital Metro bus service (Routes No. 3, 103, 338 and 484) is available along S. Lamar Blvd.

There are existing sidewalks along both sides of South Lamar Blvd.

Existing Street Characteristics:

<i>Name</i>	<i>ROW</i>	<i>Pavement</i>	<i>Classification</i>	<i>ADT</i>
S. Lamar Blvd.	Varies	MAD4	Major Arterial	36,041

Site Plan:

Development on this site will be subject to Subchapter E commercial Design Standards, and South Lamar Blvd. is classified as a Core Transit Corridor. Additional comments will be provided upon submittal of the site development permit and plans for this project.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us

C10
5
11-17-2011



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2011-0154

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



