

PLANNING COMMISSION

HANDOUTS

AUGUST 11, 2015



ALICE GLASCO CONSULTING

U3X4

Responses to Contact Team and Stakeholder Comments on preliminary site plan for 500 Shady: from the May 30, 2015 meeting. Responses were presented at the July 18th contact team follow-up meeting.

1. **General** : Will only support zoning change with specific site plan that is attached to zoning change request and illustrates what will actually be built (not a general concept just to get the zoning change and does not represent what will actually be built).

Response:
Section 25-5 283 (G) prohibits the city council from requiring a site plan as a condition of zoning or rezoning.

2. **More mixed use**
Too much residential, not enough commercial
Retail along street sides, 7th, Shady & 5th
No residential at all, keep 5th/7th Streets commercial corridors.

Response:
CS-MU-V is consistent with the city's commercial design standards that REQUIRE all mixed use buildings that are along core transit corridors have a minimum of 75% of the street frontage as commercial. According to city code, East 7th Street is a Core Transit Corridor. Also, too much commercial cannot be absorbed easily – which means space will remain vacant for a long time as has been evidenced in other parts of the city.

3. **Residential**
No more than 50-75 residential units

Response:
It is not financially feasible to limit the site to 50-75 units. Additionally, limiting the number of units means that there would not be any affordable units as called out by the VMU regulations.

4. **Height**
No more than 3 stories

Response:
Current zoning of LI allows 60 feet and the site is not subject to compatibility standards. Under state law, for a developer to provide affordable housing, density bonus must be received, in return, not taken away.

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5. Parking garage: There should be no more than 2 levels above ground.

Response:

We would like to keep the current height of 60 feet in order to be able to provide adequate parking onsite for a mixed use project and as a result, keep parking out of adjoining neighborhoods.

6. Traffic

Traffic impact study for all scenarios

Provide on-site parking for entire project

Response:

The city code – section 25-6-113 requires a TIA if the projected traffic exceeds 2,000 trips. A TIA will be submitted per city code, if the proposed mix of uses, at the time of site plan submittal, generates more than 2,000 vehicle trips per day.

Parking will be provided on site for the entire project.

7. Added Suggestion - Produce Market, pharmacy

Response:

These uses can and will be considered at the time of site plan submittal to the city. Market demand and viability of uses are essential in attracting uses to any area of town.

David Dacy
Wayne Louis LLC
3135 Honey Tree Lane
Austin, TX 78746

C347

July 27, 2015

ATTN: City of Austin

RE: 500 Shady Lane

Future Land Use Map Amendment: NPA-2015-0016.01

Zoning Case No: C14-2015-0043

Our family has owned the property on E. 5th St., across the street from the subject property, for over 50 years. I attended the Govalle/Johnston Terrace Neighborhood Plan meeting regarding this case, held at the Willie May Kirk Public Library on May 6, 2015. I fully understand the applicant's request for a change to the FLUM and the companion zoning change from "LI-CO-NP" to "CS-MU-V-NP" and support the applicant's request. This area is undergoing change and the transition from the industrial uses allowed under "LI" zoning to this more moderate and flexible down-zoned category is in my opinion a benefit to surrounding neighbors.

It is our understanding that the applicant has no objection to the transition taking place on our property which includes the rebuilding of a bar and restaurant/bar and that these changes will be not only mutually beneficial but also beneficial to the neighborhood. I urge your approval. Thank you for your consideration.

Sincerely,



David Dacy



N

 **SUBJECT TRACT**

 **PENDING CASE**

 **ZONING BOUNDARY**

ZONING

ZONING CASE#: C14-2015-0043

1" = 400'

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 Astoria regarding accuracy or completeness.





Springdale Rd.

CS-CO-NP

CS-V-CO-NP

CS-CO-NP

CS-MU-CO-NP

LI-CO-NP

Li-CO-NP

Spencer

Cesar Chavez

CS-CO-NP

P-NP

E. 5th St.

**SITE
(PROPOSED)
CS-V-CO-NP**

Shady Lane

E. 7th St.
(Future Transit)

CS-CO-NP

LI-CO-NP

GR-MU-NP

CS-MU-
CO-NO

CS-V-CO-NP

CS-V-CO-NP

CS-V-CO-NP

CS-V-CO-NP

Hailey Studio
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401 Congress Avenue, Suite 1540

401 Congress Avenue, Suite 1540
Austin, Texas 78701
512.687.3463
www.tholleystudio.com
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Site Area: 121,584 sf / 2.7912 acres

Zoning: CS-Y-CO-NP (proposed new VMU zoning overlay)
Max. FAR: No limit (with affordability)

Max. Impervious Cover: 95%

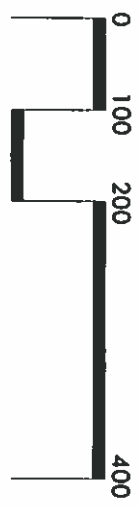
Max: Building Coverage: No limit (with affordability)

Max. Building Height: 60 ft.

*Compatibility Standards do not apply

Site area requirements: no limit (with affordability)

Max. Density: no regulatory limit



SCALE: 1:200



NORTH

not for construction or regulatory approval

1500 Shady Lane

Austin, Texas

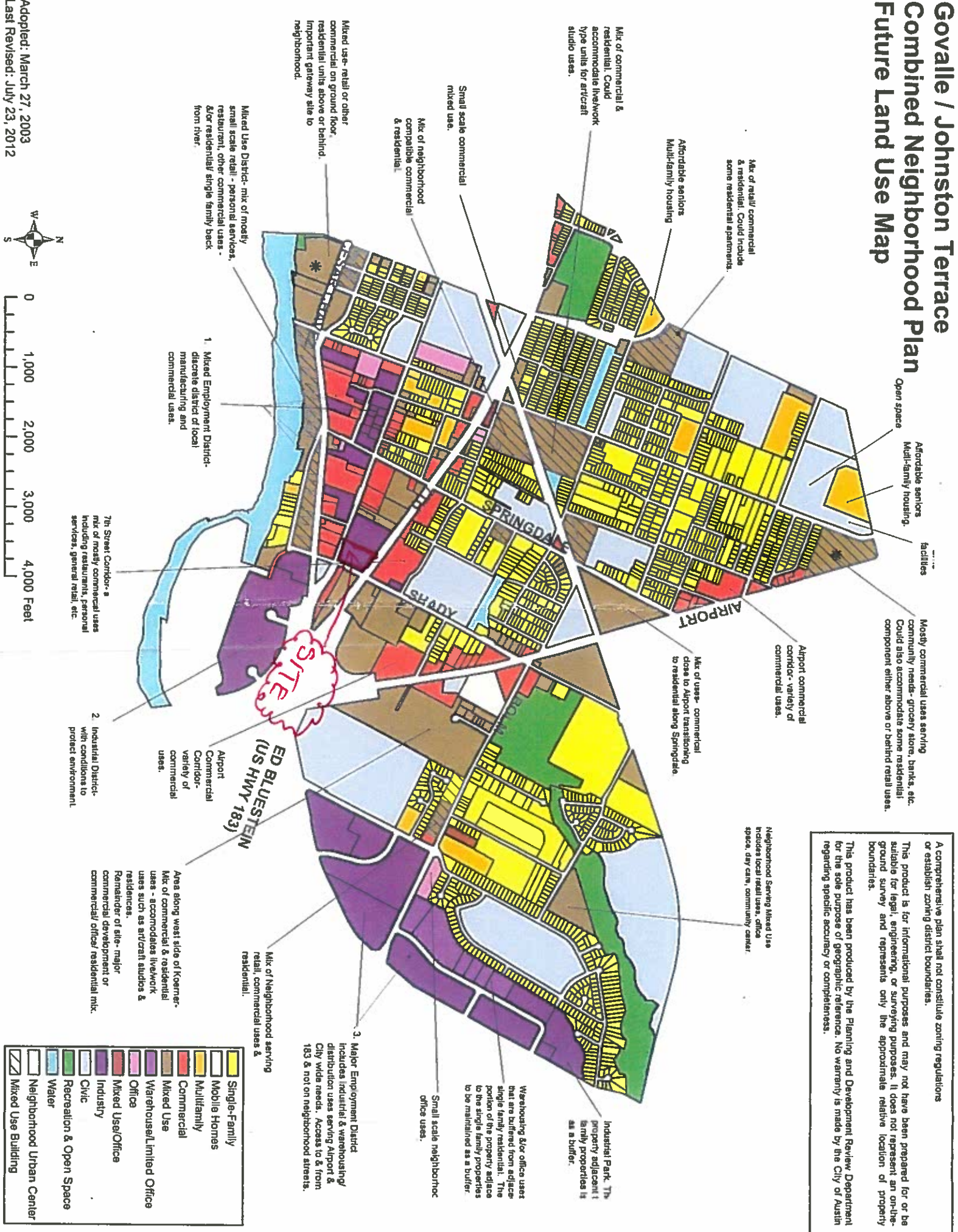
Mixed Use Development Concept Plan

A3

zoning exhibit

06.16.2015

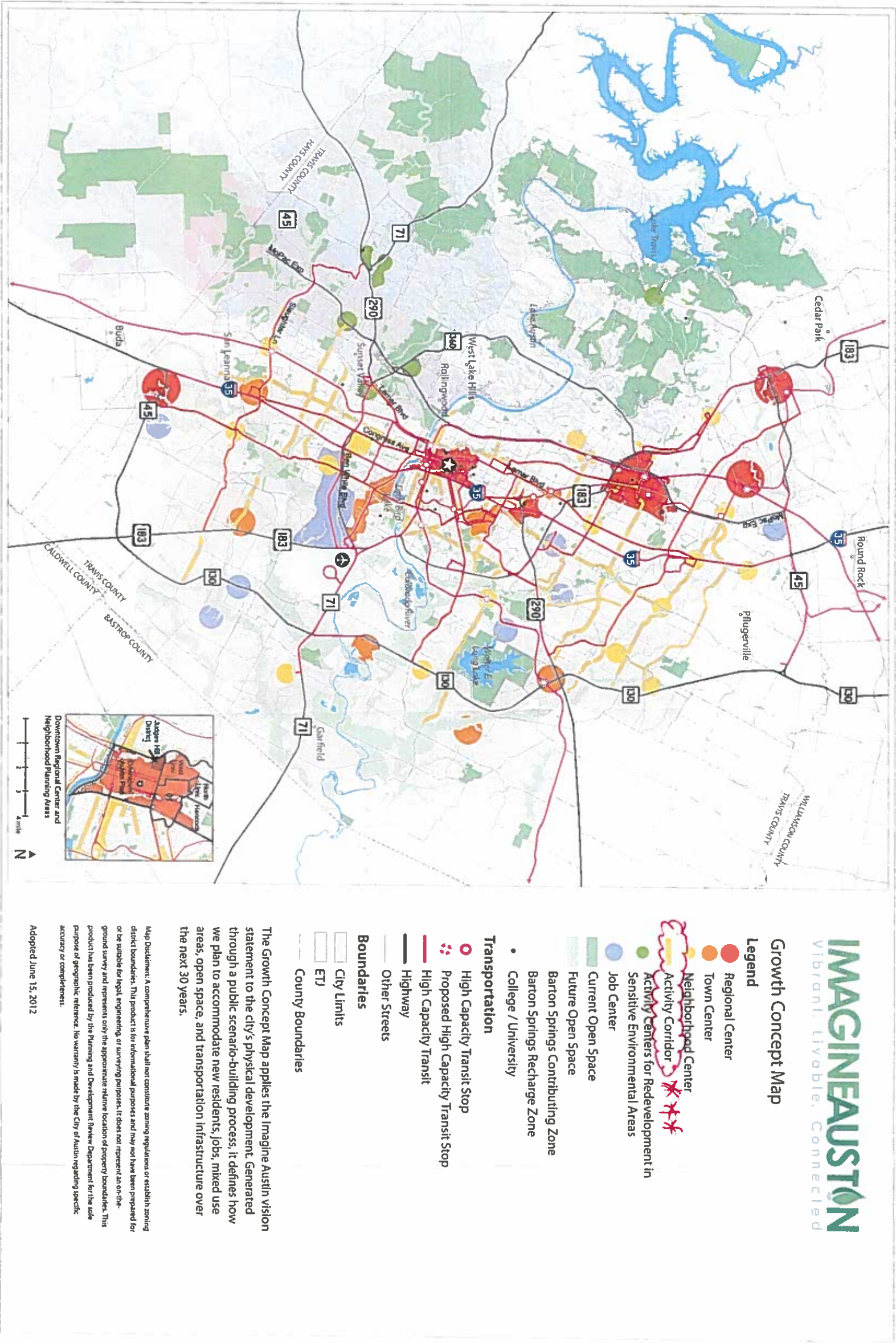
Govalle / Johnston Terrace
Combined Neighborhood Plan
Future Land Use Map



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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CURRENT
IMPROVEMENTS



DEVELOPMENT SUMMARY

5 story VMU Wrap Building with 6 level garage

Total Impervious Cover: 84.5% (proposed)
Total Bldg. Coverage: 60.8%
Existing Impervious Cover: 72.8%

Total Gross Bldg. Area: 225,574 sf
FAR: 1.86
Total DU: 252 DU
Residential Density: 90.3 DU/AC

Total Residential Area: 171,080 sf

Coffee / Cafe: 2,040 sf
Retail: 1,520 sf
Gym Amenity: 2,280 sf
Leasing Office: 3,860 sf

6 Level Garage: 361 sp.
Surface Parking: 20 sp.
On Street Parking: 17 sp.

Total Parking Provided: 398 sp.
Total Parking Required: 359 sp. (at 80% standard)

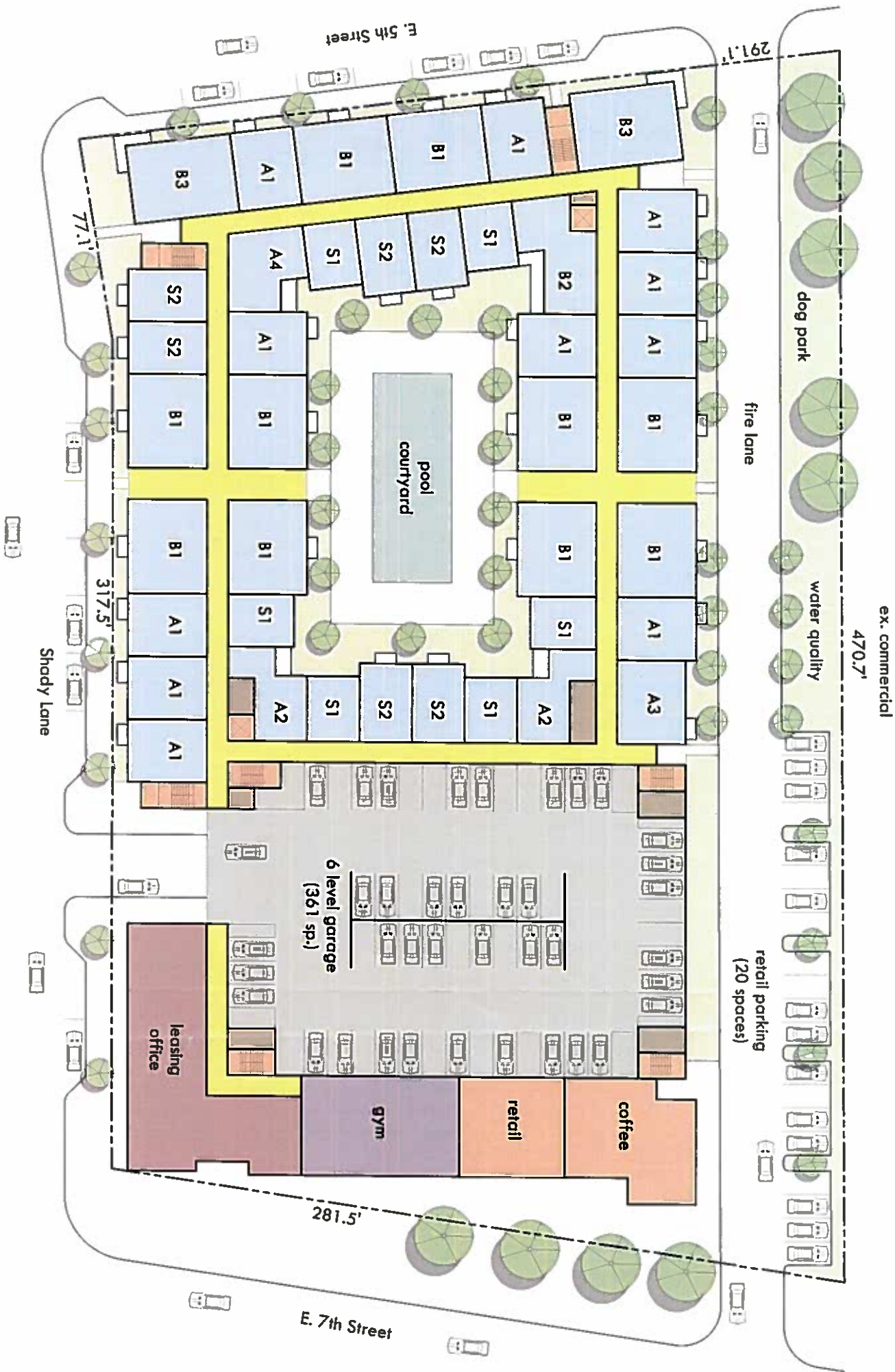
UNIT MIX

Unit S1	1 BR Studio	500 sf	34 DU
Unit S1	1 BR Studio	600 sf	58 DU
Unit A1	1 BR	720 sf	79 DU
Unit A2	1 BR	770 sf	10 DU
Unit A3	1 BR	800 sf	5 DU
Unit A4	1 BR	808 sf	5 DU
Unit B1	2 BR	1080 sf	38 DU
Unit B2	2 BR	1124 sf	5 DU
Unit B3	2 BR	1200 sf	18 DU

Total 1 BR units: 76%
Total 2 BR units: 24%

VMU BUILDING REQUIREMENTS FOR DENSITY BONUS

- No min. site area requirements, FAR, or building setbacks with affordability)
- 7.5% of building frontage on principal street must be commercial use
- 10% of units to be affordable at 60% MFI (proposed)
- Parking requirements at 60% of standard per land use
- Allows for a variety of land uses including multifamily



HaileyStudio

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Max. Building Coverage: No limit (with affordability)

Max. Building Height: 60 ft.

*Compatibility Standards do not apply

Site area requirements: no limit (with affordability)

Max. Density: no regulatory limit

0 25 50 100

SCALE: 1:50



not for construction or regulatory approval

500 Shady Lane

Austin, Texas

Mixed Use Development Concept Plan

A1

ground floor plan

06.16.2015

CS-MU

CS-V

LI

Site Area: 2.7912 acres (121,584 SF)

Max Height (feet):	60	60	60
Max Bldg. Cover:	80%	N/A	75%
Max Imp Cover:	95%	95%	80%
Max FAR:	2:1	N/A	1:1
Number of Units:	221	252	N/A
Affordable Units:	None	10% Required	N/A
Permitted Uses:	Mixed uses	Mixed Uses	Industrial/Mfg./ Commercial

- Comprehensive Plan: East 7th Street is an activity corridor, which should be characterized by a variety of activities and types of buildings, including mixed use buildings
- Key Planning Principle: Similarly situated sites should be treated the same
- Access: The site has excellent ingress/egress – E. 7th St., E. 5th St. & Shady Lane