

ZONING CHANGE REVIEW SHEET**CASE:** C14-2016-0075 Koenig & Lamar**P.C. DATE:** Sept. 13, 2016**ADDRESS:** 5629 N. Lamar Boulevard**DISTRICT AREA:** 4**OWNER/APPLICANT:** Texas Department of Transportation, Roland Tilden**AGENT:** Amanda Swor – Drenner Group**ZONING FROM:** Unzoned (State property) **TO:** CS-V-NP **AREA:** 3.65 acres**SUMMARY STAFF RECOMMENDATION:****CS-V-CO-NP**

With the following uses conditional:

Adult oriented businesses

Automotive sales

Commercial blood plasma center

Convenience storage

Equipment sales

Vehicle storage

Agricultural sales and services

Campground

Construction sales and services

Equipment repair services

Kennels

COMMISSION RECOMMENDATION:

Planning Commission:

DEPARTMENT COMMENTS:

The property is located within the North Loop Neighborhood Planning Area on the southeast corner of North Lamar Boulevard and West Koenig Lane. The site is undeveloped. The applicant proposes to have a mixture of ground floor commercial uses and multifamily units above. North Lamar Boulevard is a core-transit corridor where vertical mixed use development is intended.

The City of Austin allows and encourages the development of mixed use projects. Mixed use development integrates two or more land uses, such as residential and commercial, with a strong pedestrian orientation. Requirements and standards for mixed use development appear in various places throughout the Austin City Code.

Typical for major intersections, the surrounding area is dominated by commercial mixed-use zoning as well additional unzoned property owned by the State of Texas (Department of Public Safety). The existing uses are the Department of Public Safety across W. Koenig Lane to the north, multifamily residential across Guadalupe Street to the east, a large shopping center and business park to the south, across a mix of retail and auto repair across N. Lamar to the west.

The North Loop Neighborhood Plan recommends mixed use development throughout the planning area and specifically references N. Lamar Blvd and Koenig Lane as a location where it is desired. The ability to also include affordable housing in return for a density bonus was also a consideration for the staff recommendation.

Vertical Mixed Use (VMU) designation does not change the base zoning district regulations with regard to height and impervious cover. For example, in this case, CS zoning allows 60ft of height and 95% impervious cover. That will be the same if the “V” is added. The difference will be that if affordable housing is provided the site development regulations for dwelling units are waived which allows a greater density of housing units. An additional 20 % percent parking reduction is also gained along with reduced front and side yard setbacks.

ISSUES:

There are no known issues at this time.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
N Lamar Boulevard	75 ft.	60 – 74 ft.	Arterial	Yes	Yes, shared lane	Yes
W Koenig Lane	72 ft.	61 ft.	Arterial	Yes	Yes, shared lane	Yes
Guadalupe Street	59 ft.	29 ft.	Collector	Yes	Yes, bike lane	Yes

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	UNZONED	Undeveloped
<i>North</i>	UNZONED	Public (TX Department of Public Safety)
<i>South</i>	CS-V-CO-NP & CS-CO-NP	Retail and Business Park
<i>East</i>	MF-3	Multi-Family
<i>West</i>	CS-MU-V-CO-NP	Retail, Auto Repair, Fast-Food, Gas Station

NEIGHBORHOOD PLANNING AREA: North Loop

TIA or NTA: At site plan.

WATERSHED: Urban, Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- Homeless Neighborhood Association
- Friends of Austin Neighborhoods
- Austin Heritage Tree Foundation
- Skyview Neighborhood Association
- North Austin Neighborhood Alliance
- Brentwood Neighborhood Association
- Austin Neighborhoods Council
- Central Austin Community Development Corp
- Highland/Skyview Neighborhood Contact Team
- Preservation Austin
- Shoal Creek Conservancy
- Austin Independent School District
- Sierra Club
- Northfield Neighborhood Association
- Brentwood Neighborhood Plan Contact Team
- Sustainable Neighborhoods

SCHOOLS: McCallum HS, Lamar MS, Brentwood Elementary

CASE HISTORIES FOR THIS TRACT:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
UNZONED – No cases			

RELATED CASES IN THE AREA

C14-2008-0002 5607 N. Lamar Blvd	North Loop Vertical Mixed Use opt-in/out CS-CO-NP to CS-V-CO-NP	CS-V-CO-NP	Approved CS-V-CO-NP - March 20, 2008.
C14-02-0009 5607 N. Lamar Blvd	North Loop Neighborhood Plan Adoption CS to CS-CO-NP	CS-CO-NP, CO made some uses conditional.	Approved CS-CO-NP – May 23, 2002.
C14-2009-0055 5630 N. Lamar Blvd	Brentwood Vertical Mixed Use opt-in/out CS-MU-CO-NP to CS-MU-V-CO-NP	CS-MU-V-CO-NP	Approved CS-MU-V-CO-NP – August 27, 2009.
C14-04-0012 5630 N. Lamar Blvd	Brentwood Neighborhood Plan Adoption CS to CS-MU-CO-NP	CS-MU-CO-NP	Approved CS-MU-CO-NP – May 13, 2004.

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604**EMAIL:** andrew.moore@austintexas.gov

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

This zoning case is located on the southeast corner of N. Lamar Blvd and W. Koenig Lane, on a 3.7 acre vacant tract of land owned by TXDOT, which is located in the North Loop Neighborhood Planning Area. Surrounding land uses includes the Texas Department of Public Safety to the north and east, and retail and commercial uses to the south and west. The proposed use is a vertical mixed use project, with 331 units of residential housing and 30,000 sq. feet of ground floor retail.

Connectivity. The Walkscore for this site is 80/100, meaning most errands can be accomplished on foot and public transportation is located within walking distance to this property. There are public sidewalks located in this area but this busy intersection with wide arterial streets makes this a problematic place to walk.

North Loop Neighborhood Planning Area (NLNPA)

The NLNP Future Land Use Map Designates (FLUM) this portion of the planning area as 'Mixed Use' and Zone CS-V is permitted under this future land use designation. The NLNPA FLUM specifically calls out the northwest corner of this planning area, which includes this site, as a Neighborhood Urban Center Special Use. There are six pages of text and policies that give specific recommendations to this corner, besides the goals and objectives listed below that are applicable to this case.

Goal 2: Encourage housing for a variety of income levels. (p. 17)

Objective 2.1: Provide additional opportunities for housing choice through secondary apartments, mixed use, and small scale multi-family.

Goal 4: Encourage development of a diversity of neighborhood-oriented businesses. (p 18)

Objective 4.1: Promote zoning that allows the development of small scale, neighborhood oriented businesses. (p 18)

Objective 4.2: Encourage a balanced and diverse mix of independently owned, neighborhood businesses including green grocer, restaurants, coffee shops, bakery, pub, hardware store. (p 18)

Goal 8: Create attractive, pedestrian friendly public spaces in the neighborhood that foster public gathering. (p. 19)

Objective 8.1: Encourage the design of commercial and business areas to include trees, awnings, umbrellas, outdoor seating, wide sidewalks, planters, lighting, fountains, and surface coverings with a variety of colors and textures.

TEXT:

Lamar Blvd (between 51stSt and Koenig Lane) (p. 57-62)**Vision for Lamar Blvd****Key Themes: Variety of commercial uses**

- Ground floor commercial with office or residential above
- Neighborhood Urban Center at corner of Lamar and Koenig
- Compatibility between commercial and adjacent residential
- Improved pedestrian environment including wider continuous sidewalks, buffered from street, reduction of curb cuts
- Landscaping

Lamar Blvd is recognized as a major arterial road, and the Neighborhood Planning Team does not recommend prohibiting uses along this strip. Some uses are proposed as conditional in an effort to ensure the compatibility of future development. A variety of commercial uses are envisioned for this section of the neighborhood including administrative and business offices, equipment repair, general retail, communications services, personal services and restaurants.

The major arterial and citywide serving nature of Lamar Blvd is recognized. However, an objective of the Neighborhood Plan is to encourage and support smaller, independently owned businesses. This Neighborhood Plan recommends that one way to do this is to enhance the walkability of, and pedestrian access to, these areas in order to encourage neighborhood people to shop at neighborhood stores. The plan recommends sidewalk enhancements to Lamar and general streetscape improvements to the pedestrian environment through landscaping, street trees, the addition of street furniture, and other similar amenities. It is recognized that the public right-of-way is limited and the neighborhood hopes to work with the City and local property owners to explore options for the improvement of this area.

Retail, or other commercial uses, are seen as occupying ground floors, while offices and residential uses are on the upper floors of future mixed-use buildings along this section of Lamar. An increase in residential units along this strip is anticipated to enhance the vitality of this strip and help to strengthen the customer base of local businesses.

A variety of businesses are appropriate for the ground floor spaces along Lamar Blvd. While there is a preference for active uses that can be pedestrian-oriented such as restaurants, bookshops, laundry, beauty and barbershops; it is also recognized that an arterial road with over 30,000 vehicles passing a day is also an appropriate location for a wide range of commercial uses. However, the Neighborhood Planning team recommends that: close attention be paid to compatibility between the commercial premises and the adjacent residential lots; all development along this strip be strongly encouraged to comply with the design guidelines for this section of Lamar (as outlined in the design considerations noted on this page); and that consideration also be given to the Neighborhood Plan's objective of encouraging business diversity by ensuring that no one particular use comes to dominate this strip.

The intersection of Lamar and Koenig Lane/RM 2222 is envisioned as a future Neighborhood Urban Center. This center will include a mixture of commercial, office, residential and civic uses. Community open space is also an important requirement of the Neighborhood Urban Center option. This intersection is anticipated as a future option for a transit stop and neighborhood center that will support a mix of residential and commercial development.

Design considerations:

- Improved pedestrian environment
- Landscaping
- Bring buildings to the street with parking in rear
- Neighborhood Urban Center
- Importance of the corners

The Neighborhood Plan's vision for this section of Lamar is retail and other commercial activity along the corridor and pedestrian and transit improvements such as wide sidewalks, street trees, benches, and other amenities.

Neighborhood Urban Center

This center, to be located at the southeast corner of Koenig and Lamar, will serve as a community focal point and will support a variety of uses and activities. The design of this center will encourage residents, workers, and shoppers to drive their cars less and ride transit or walk more. The design, configuration, and mix of buildings and activities will emphasize a pedestrian orientation. Uses within this neighborhood urban center will be linked to each other and to the surrounding neighborhood by direct pedestrian pathways and bicycle routes.

A variety of housing opportunities should be provided within the neighborhood urban center. This could include apartments, condominiums and townhouses. The variety of housing types will help to promote a more compact community and will help to provide a diverse local market for businesses.

Commercial uses in the center could include food markets, restaurants, cafes, theatres, bookshops, and business offices. Open spaces in the form of small parks and plazas will provide a focus for community activity. Wide sidewalks that are shaded by street trees will characterize the streets in and around the neighborhood urban center. These sidewalks, with the addition of street furniture, landscaping and public art, will help to provide a setting for neighborhood interaction and community activity

(Architectural and pedestrian design recommendations are found on page 61 of the NLNP)

Per the NLNP policies, FLUM and text above, it appears that it supports vertical mixed use, improving pedestrian environment, and to consider using design guideline when redeveloping this area as specified on pages 57 through 62 of this plan.

Imagine Austin

The *Imagine Austin Growth Concept Map* identifies the subject property as being located along an **Activity Corridor (N. Lamar Blvd.)**. Activity corridors identify locations for additional people and jobs above what currently exists on the ground, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following Imagine Austin Comprehensive Plan policies are applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

- **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 *Imagine Austin* policies referenced above and the Growth Concept Map, which supports growth along Activity Corridors, including a variety of mixed use and commercial uses, staff believes that this proposed mixed use project is supported per the NLNP, which is an amendment to Imagine Austin. Staff also encourages the applicant to thoroughly review the vision and detailed design guidelines for in this area, as specified in the NLNP.

NPZ Environmental Review - Mike McDougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. 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.

DSD Transportation Review - Natalia Rodriguez - 512-974-3099

TR1. The TIA waiver is subject to change at the time of site plan if the applicant cannot provide the agreed upon safety improvements at the intersection of West Koenig Lane and North Lamar Boulevard.

TR2. The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for N Lamar Boulevard. 70 feet of right-of-way should be dedicated from the existing centerline of N Lamar Boulevard in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55). The right-of-way can be dedicated at the time of subdivision and/or site plan application, whichever comes first.

TR3. The Austin Metropolitan Area Transportation Plan calls for a total of 80 feet of right-of-way for W Koenig Lane. 40 feet of right-of-way should be dedicated from the existing centerline of W Koenig Lane in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55). The right-of-way can be dedicated at the time of subdivision and/or site plan application, whichever comes first.

TR4. Guadalupe Street is a Neighborhood Collector Street and requires 64 feet of right-of-way. 32 feet of right-of-way should be dedicated from the centerline of Guadalupe Street in accordance with the Transportation Criteria Manual. LDC, 25-6-55; TCM, Tables 1-7, 1-12. The right-of-way can be dedicated at the time of subdivision and/or site plan application, whichever comes first.

TR5. Additional right-of-way maybe required at the time of subdivision and/or site plan application.

TR6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
N Lamar Boulevard	75 ft.	60 – 74 ft.	Arterial	Yes	Yes, shared lane	Yes
W Koenig Lane	72 ft.	61 ft.	Arterial	Yes	Yes, shared lane	Yes
Guadalupe Street	59 ft.	29 ft.	Collector	Yes	Yes, bike lane	Yes

Complete Streets Review

TR7. If the requested zoning is granted, it is recommended, as a condition of zoning, to provide a 15 ft. minimum, midblock, pedestrian access easement from the north property line to the south property line; and to provide a 15 ft. minimum, midblock, pedestrian access easement from the east property line to the west property line. This will provide connectivity to adjacent right-of-ways and land uses.

TR8. If the requested zoning is granted, it is recommended, as a condition of zoning, to provide sidewalks along both sides of the private drives, streets, and internal circulation routes connecting to the public right-of-way to improve walkability and connectivity. The sidewalk

dimensions shall comply with the Transportation Criteria Manual and shall be constructed in accordance with the latest ADA standards.

TR9. This project is adjacent to a street where the curb is proposed to be moved to achieve superior bicycle facilities (N. Lamar Boulevard). Staff will contact Nathan Wilkes, Bicycle Program, ATD for guidance for the proper alignment.

TR10. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR11. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for N Lamar Boulevard. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for W Koenig Lane. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a buffered bike lane is recommended for Guadalupe Street.

AWU-Utility Development Service Review - Neil Kepple - 512-972-0077

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

Storm Water 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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

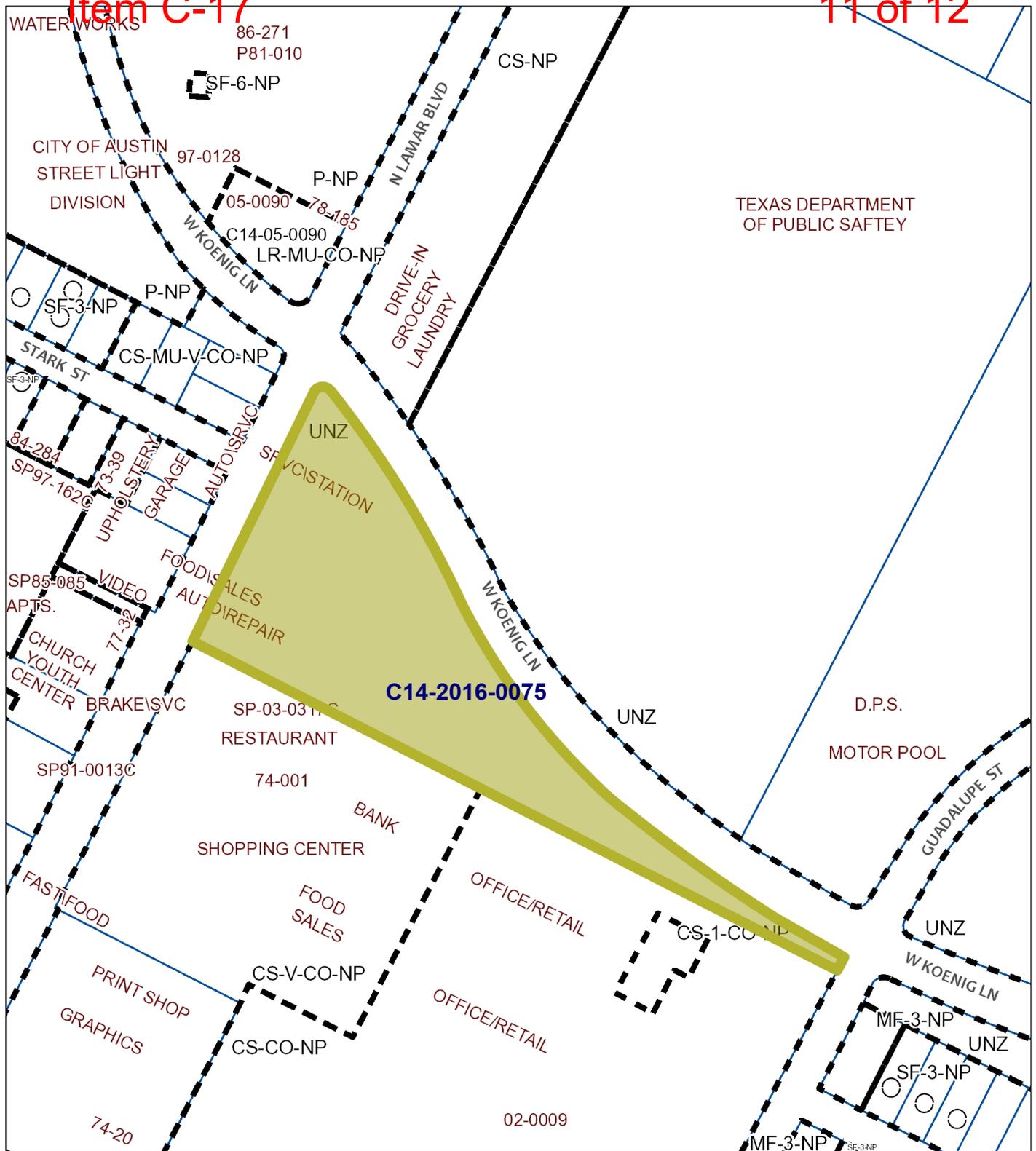
NPZ Site Plan Review - Elsa Garza 512-974-2308

The site is subject to compatibility standards. Along the **East West** property line, the following standards apply:

- No structure may be built within 25 feet of the property line.

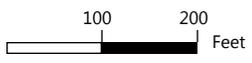
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property 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.

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



-  N
-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

ZONING
ZONING CASE#: C14-2016-0075



1" = 200'

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Created 07/15/16



ZONING

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2016-0075
 LOCATION: 5629 N. LAMAR BLVD
 SUBJECT AREA: 3.65 ACRES
 GRID: K27
 MANAGER: ANDREW MOORE



1' = 400'

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