

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2017-0081 – 2005 South Lamar

**P.C. DATE:** August 22, 2017

**ADDRESS:** 2005 South Lamar Boulevard

**DISTRICT AREA:** 5

**OWNER/APPLICANT:** Michael Kuhn

**AGENT:** Metcalfe, Wolfe, Stuart, Williams – Michele Rogerson Lynch

**ZONING FROM:** Family residence (SF-3)

**TO:** General commercial services – vertical mixed use (CS-V)

**AREA:** .06 acres (2613 square feet)

**STAFF RECOMMENDATION:**

Recommend General commercial services – vertical mixed use (CS-V).

**PLANNING COMMISSION RECOMMENDATION:**

*AUGUST 22, 2017: Approved applicant request and staff recommendation of CS-V on consent, vote 11-0 [J. Schissler 1<sup>st</sup>, K. McGraw 2<sup>nd</sup>, Absent - T. Nuckols, P. Seeger].*

**DEPARTMENT COMMENTS:** The subject property is a .06 acre tract located at the back of 2005 South Lamar close to the intersection with West Mary Street in the Zilker Neighborhood. The entire property is within the flood plain of West Bouldin Creek. It is surrounded by commercial zoning on all sides. The property was given residential zoning when it was annexed into the city limits sometime prior to 1946.

South Lamar Boulevard is a core-transit corridor which is where “vertical mixed use” zoning is intended. This property backs to West Bouldin creek and the Missouri-Pacific railroad. The front portion of the property is zoned commercial services - vertical mixed use (CS-V) and is currently used as an upholstery shop. It was previously occupied by SoLa clothing store. The applicant is requesting consistent zoning districts for future redevelopment as well to remove the “compatibility” impact on the adjacent property to the east (2003 S. Lamar).

Vertical mixed use properties can use a density bonus which removes the floor to area restriction in return, 10% of the residential units will be affordable to renters who earn 60% of Austin’s median family income (MFI).

**ISSUES:**

There are no issues at this time.

**EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b>         | <b>LAND USES</b>        |
|--------------|-----------------------|-------------------------|
| <i>Site</i>  | SF-3                  | Undeveloped             |
| <i>North</i> | CS-V & CS-MU-V-CO     | Upholstery & Offices    |
| <i>East</i>  | CS-MU-V-CO            | Offices                 |
| <i>South</i> | CS-MU-V-CO & CS-MU-CO | Offices and undeveloped |
| <i>West</i>  | CS-V                  | Auto repair             |

**NEIGHBORHOOD PLANNING AREA:** South Lamar Combined - Zilker NPA (Suspended  
**TIA or NTA:** N/A

**WATERSHED:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Bouldin Creek Neighborhood Assn  
 Bouldin Creek Neighborhood Planning Team  
 Friends of Austin Neighborhoods  
 Friends of Zilker

Homeless Neighborhood Assn  
 Housing Authority of Austin  
 Meadowbrook Neighborhood Assn  
 Preservation Austin  
 Real Estate Council of Austin  
 Save our Springs Alliance  
 Sierra Club Austin Regional Group  
 South Central Coalition  
 Zilker Neighborhood Assn

**SCHOOLS:** Austin High School, O'Henry MS, Zilker Elementary

**CASE HISTORIES FOR THIS PROPERTY**

| <b>NUMBER</b>                                                    | <b>REQUEST</b>                          | <b>PLANNING COMMISSION</b>                  | <b>CITY COUNCIL</b>                                   |
|------------------------------------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------------------------|
| C14-78-123<br>2005 S. Lamar<br>(adjacent property to the north). | A to C 2 <sup>nd</sup> height and area. | Approved C 2 <sup>nd</sup> height and area. | Approved C 2 <sup>nd</sup> height and area (8/10/78). |

**CASE HISTORIES FOR SURROUNDING PROPERTIES**

| <b>NUMBER</b>                     | <b>REQUEST</b> | <b>PLANNING COMMISSION</b> | <b>CITY COUNCIL</b>        |
|-----------------------------------|----------------|----------------------------|----------------------------|
| C14-06-0205<br>2003 S. Lamar Blvd | SF-3 to CS     | Approved CS-MU-CO          | Approved CS-MU-CO (2/1/07) |



falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

**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 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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 – Ivan Naranjo – (512) 974-7649**

TR1. No additional right-of-way is needed at this time.

TR2. 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]

TR3. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Lamar Boulevard.

TR4. Capital Metro bus service (Routes #3, 331, 338, 484, 803) are available along S. Lamar Blvd.

TR5. There are existing sidewalks along S. Lamar Blvd.

TR6. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per Council Resolution No. 20130620-056.

TR7. Existing Street Characteristics:

| Name           | ROW    | Pavement | Classification | ADT    |
|----------------|--------|----------|----------------|--------|
| S. Lamar Blvd. | Varies | MAD-4    | Major Arterial | 40,000 |

|                                                                |
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| <b>NPZ Site Plan Review - Ramon Rezvanipour (512) 974-3124</b> |
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SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. 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.

SP 3. 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**

SP 4. The site is subject to compatibility standards. Along the east property line, the following standards apply:

- No structure may be built within 15 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 15 feet of the property line.
- A landscape area at least 15 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.

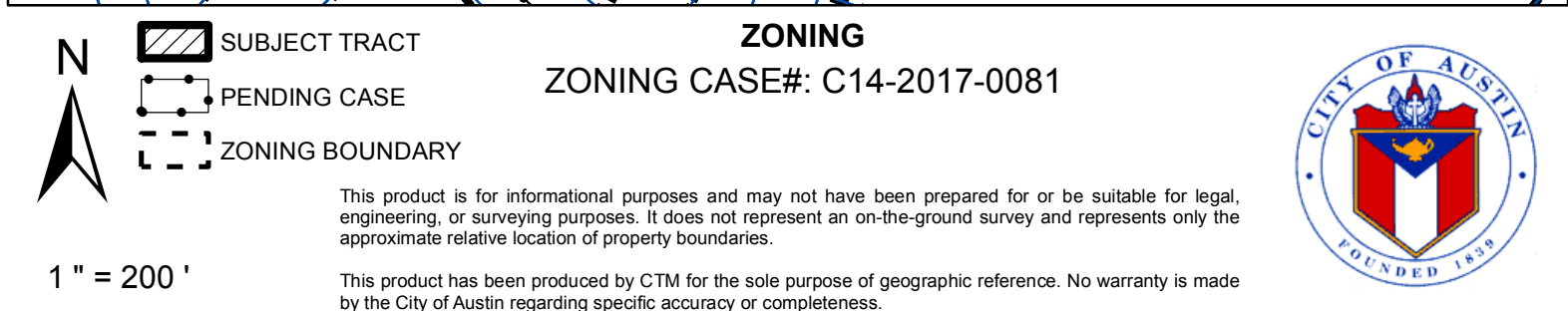
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, 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.

SP 5. FYI – This site is located within the Zilker Neighborhood Plan and the South Lamar Combined Neighborhood Planning Area. Additional comments may be generated during the site plan review process.

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| <b>NPZ Austin Water Utility Review – Neil Kepple – 512-972-0077</b> |
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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 Austin Water 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 fees once the landowner makes an application for Austin Water utility tap permits.





1" = 100'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER

## 2005 SOUTH LAMAR BLVD ZONING

ZONING CASE#: C14-2017-0081  
 LOCATION: 2005 SOUTH LAMAR BLVD.  
 SUBJECT AREA: .06 ACRES  
 GRID: H20  
 MANAGER: ANDREW MOORE



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