

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2019-0079 (Talia Homes)**Z.A.P. DATE:** July 2, 2019**ADDRESS:** 12500 Lamppost Lane**DISTRICT AREA:** 7**APPLICANT:** HQR Investments, LLC Series 12500 (Michael Vasquez)**AGENT:** Civiltude, LLC (Eyad Kasemi)**ZONING FROM:** SF-5**TO:** SF-6**AREA:** 1.2298 acres  
(53,571 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant SF-6, Townhouse & Condominium Residence District, zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:****July 2, 2019:****ISSUES:**

In the previous rezoning case, C14-2018-0021, the applicant requested SF-5 zoning for this property. The staff recommended the request for SF-5 zoning to develop a mixture of single family and duplex residential uses on the site.

During the residential review process, the property owner discovered that a condominium development in SF-5 zoning will not work at this location because the property fronts onto a local residential street. The staff is supportive of SF-6 zoning because the site meets the intent of the Townhouse & Condominium district. The applicant will have to comply with compatibility standards to develop under SF-6 zoning. However, Land Development Code Section 25-2-776(D)(2) does not apply to the SF-6 district.

**DEPARTMENT COMMENTS:**

The property in question is developed with a commercial structure with outdoor storage. The lots to the north of this site are developed with single family residences. To the south, there is a retail center with a convenience store and service station use fronting onto Parmer Lane. The lots to the east are developed with duplexes. To the west, there is a multifamily use and single-family residences. The applicant is requesting to rezone this lot to redevelop it with a condominium residential use.

The staff recommends the applicant's request for SF-6 zoning at this location because the property meets the intent of the Townhouse & Condominium Residence District. The SF-6 zoning district would be compatible and consistent with the surrounding uses because the site under consideration fronts onto a local residential street and is adjacent to multifamily zoning (MF-1) and uses to the west, commercial zoning (LR-CO) to the south and single-family residential (SF-2) zoning to the north, east and west. The Townhouse & Condominium Residence zoning district would allow for a fair and reasonable use of the property because this zoning will permit the applicant to redevelop this

large lot with a condominium residential use that will provide for additional housing options that are consistent with surrounding residential patterns in this area.

This property is located within the North Lamar Area Study, which was adopted by the City Council on October 3, 1985. The study recommends Single Family land use for this area located to the north of Parmer Lane (North Lamar Area Study-Map 4, page 16).

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-5	Structure with outdoor storage
<i>North</i>	SF-2	Single Family Residences
<i>South</i>	LR-CO	Retail Strip Center (Texaco, Check Cashing, Food Basket Convenience Store, Speedy Cash Loans, ATX Nails, Claudia's Hair Salon, State Farm Insurance Office), Billboard
<i>East</i>	SF-2	Duplexes
<i>West</i>	MF-1, SF-2	Quadraplex, Single-Family Residences

**AREA STUDY:** North Lamar Area Study

**TIA:** Waived

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Lamplight Village Area Neighborhood Association  
 Neighborhood Empowerment Foundation  
 North Growth Corridor Alliance  
 Pflugerville Independent School District  
 SELTEXAS  
 Sierra Club, Austin Regional Group

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2018-0021 (Lamppost Residential Community)	SF-2 to SF-5	4/17/18: Approve staff recommendation of SF-5 zoning (10-0, A. Denkler-absent); S. Lavani-1 <sup>st</sup> , Y. Flores-2 <sup>nd</sup> .	5/10/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20180510-081 for urban family residence (SF-5) district zoning was approved on Council Member Renteria's

			motion, Council Member Kitchen's second on a 10-0 vote. Council Member Troxclair was absent.
C14-2007-0043 (West Parmer Center)	SF-2 to GR* *The applicants decided to amend their request to LR-CO to agree with the staff's recommendation for this case.	6/05/07: Approved staff's recommendation for LR-CO district zoning, w/a CO for a 2,000 vtpd limit, by consent with the following additional conditions: 1) All portions of the sign ordinance (Sec.25-10 of the Land Development Code), shall apply; 2) A spotlight on a sign of exterior lighting of a sign must be concealed from view and oriented away from adjacent properties and roadways; 3) Internal lighting of signs is prohibited, except for the internal lighting of individual letters; 4) The height of new freestanding sign placed on the sight shall not exceed 12-feet; 5) Prohibiting the following uses: Bail Bond Services, Off-Site, Accessory Parking, Service Station, Urban Farm, Club or Lodge, Community Events, Community Recreation (Private), Community Recreation (Public), Congregate Living, Residential Treatment and Safety Services Vote: (7-0, J. Martinez, S. Hale-absent); J. Pinnelli-1 <sup>st</sup> , J. Shieh-2 <sup>nd</sup> .	7/26/07: Approved LR-CO on all 3 readings (6-0); J. Kim-1 <sup>st</sup> , B. Dunkerley-2 <sup>nd</sup> .
C14-07-0028 (Staubach Retail-Parmer, 2406 West Parmer Lane)	NO, GR-CO to GR-CO	4/03/07: Approved GR-CO district zoning with the following conditions: Permit Personal Improvement Services and General Retail Sales (Convenience) as the only allowed 'GR' district uses; Permit all 'LR' district uses, except Food Sales and Service Station; Prohibit Drive-In Service; Limit the site to uses that generate no more than 2,000 vehicle trips per day; Prohibit	5/03/07: Approved GR-CO zoning by consent, with an amendment to add Food Sales and General Retail Sales-Convenience back as permitted uses (7-0); all three readings

		access to Tomanet Trail. Vote: (7-0, K. Jackson and S. Hale-absent)	
C14-06-0097 (Cody Pools: 2300 W. Parmer Lane)	I-RR to GR CS* * On June 6, 2006, the staff received an e- mail from the agent for this case asking to amend the rezoning request for this property from 'GR' to 'CS'. The CS District will permit the Construction Sales and Services use that currently exists on the site.	8/01/06: Approved LR-CO zoning with the following conditions: 700 vehicle trip limit per day and 100-feet of right-of- way reservation from the centerline of Parmer Lane (9-0); K. Jackson-1 <sup>st</sup> , B. Baker-2 <sup>nd</sup> .	8/31/06: Approved LR-CO zoning on 1 <sup>st</sup> reading (7-0); J. Kim-1 <sup>st</sup> , L. Leffingwell-2 <sup>nd</sup> .  9/28/06: Approved LR-CO zoning with conditions by consent (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** C14-2018-0021 (Previous Zoning Case)  
C7A-96-002 (Annexation)  
C8S-78-240 (Subdivision)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lamppost Lane	50ft	27ft	Local Street	Yes	none	none

**CITY COUNCIL DATE:** August 8, 2019

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 512-974-3057,  
[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)











**STAFF RECOMMENDATION**

The staff's recommendation is to grant SF-6, Townhouse & Condominium Residence District, zoning.

**BASIS FOR RECOMMENDATION**

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

Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

2. *The proposed zoning should promote consistency and orderly planning.*

The SF-6 zoning district would be compatible and consistent with the surrounding uses because the site under consideration fronts onto a local residential street and is adjacent to multifamily zoning (MF-1) and uses to the west, commercial zoning (LR-CO) to the south and single-family residential (SF-2) zoning to the north, east and west.

This property is located within the North Lamar Area Study, which recommends Single Family land use for this area located to the north of Parmer Lane.

3. *The proposed zoning should allow for a reasonable use of the property.*

The Townhouse & Condominium Residence zoning district would allow for a fair and reasonable use of the property because this zoning will permit the applicant to redevelop this large lot with additional housing options.

**EXISTING CONDITIONS****Site Characteristics**

The site in question is developed with a structure with outdoor storage (boats, recreational vehicles, trailers, etc.). There appears to be floodplain (a tributary) to the south and west of the property. The lots to the north are developed with single family residences. To the south, there is a retail center with a convenience store and service station use fronting onto Parmer Lane. The lots to the east are developed with duplexes. To the west, there is a multifamily use and single-family residences.

**Comprehensive Planning****SF-5 to SF-6**

This zoning case is located on the south side of Lamppost Lane, on a property that is approximately 1.23 acres in size and contains several buildings and the outdoor storage of cars and recreational vehicles. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include duplexes and single family houses to the north, east and west, and

office and retail uses just south of the property, fronting on West Parmer Lane. The proposed use is a ten unit townhouse/condo project.

### **Connectivity**

Lampost Lane has public sidewalks located on both sides of the street. The property is also located within walking distance to a public transit stop located on Lamplight Village Avenue. Several trail systems are also located within less than a mile from the site. The Walkscore for this property is 64/100, **Somewhat Walkable**, meaning some errands may be accomplished on foot.

### **Imagine Austin**

The Imagine Austin Growth Concept Map found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located adjacent to an **Activity Corridor** (West Parmer Lane).

**Activity Corridors** are designated for additional people and jobs above what currently exists on the ground and are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, **single-family houses, apartments**, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **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 this property: (1) being situated near an **Activity Corridor** as identified on the Imagine Austin Growth Concept Map and (2) aligning with Imagine Austin policies referenced above, i.e. supporting a variety of housing types, this project supports the IACP.

### **Impervious Cover**

The maximum impervious cover allowed by the SF-5 zoning district would be 55%. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

### **Environmental**

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



According to floodplain maps there is no floodplain within or adjacent to the project location. COA GIS indicates a Critical Water Quality Zone located on the southern portion of the project. Development is limited in the Critical Water Quality Zone per LDC 25-8-261 & 262.

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

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 512-974-1876. 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

#### **Site Plan**

Site plans will be required for any new development other than single-family or duplex residential.

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.

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

FYI: Additional design regulations will be enforced at the time a site plan is submitted. SP5.  
FYI: The subject property is included in a concurrent site plan (case #SP-2019-0047C).

#### **COMPATIBILITY STANDARDS**

The site is subject to compatibility standards due to adjacency of SF-2 zoning to the north, west, and east. 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 parking or driveways are allowed within 25 feet of the property line.
- Landscaping or screening is required along the north, west, and east property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

### **DEMOLITION AND HISTORIC RESOURCES**

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

### **Transportation**

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. Additional right-of-way maybe required at the time of subdivision and/or site plan. The existing street characteristics are as shown in the table below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lamppost lane	50'	36'	Local	Yes	No	No

### **Water and Wastewater**

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, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.



