

218 South Lamar PUD

C814-2018-0121

Planning Commission

May 12, 2020

Proposed Project

- Office Commercial Project
 - Office space = 160,000 SF
 - Pedestrian Oriented Uses = 26,000 SF
- Maximum height = 96 feet
- Maximum FAR= 3.55:1
- Underground structured parking – open to the public, providing much needed parking to nearby ZACH Theater patrons, and Butler Park and Town Lake Hike and Bike Trail users
- 8,000 sf Public plaza

Request

- Establish PUD zoning on the property while maintaining the CS base zoning.

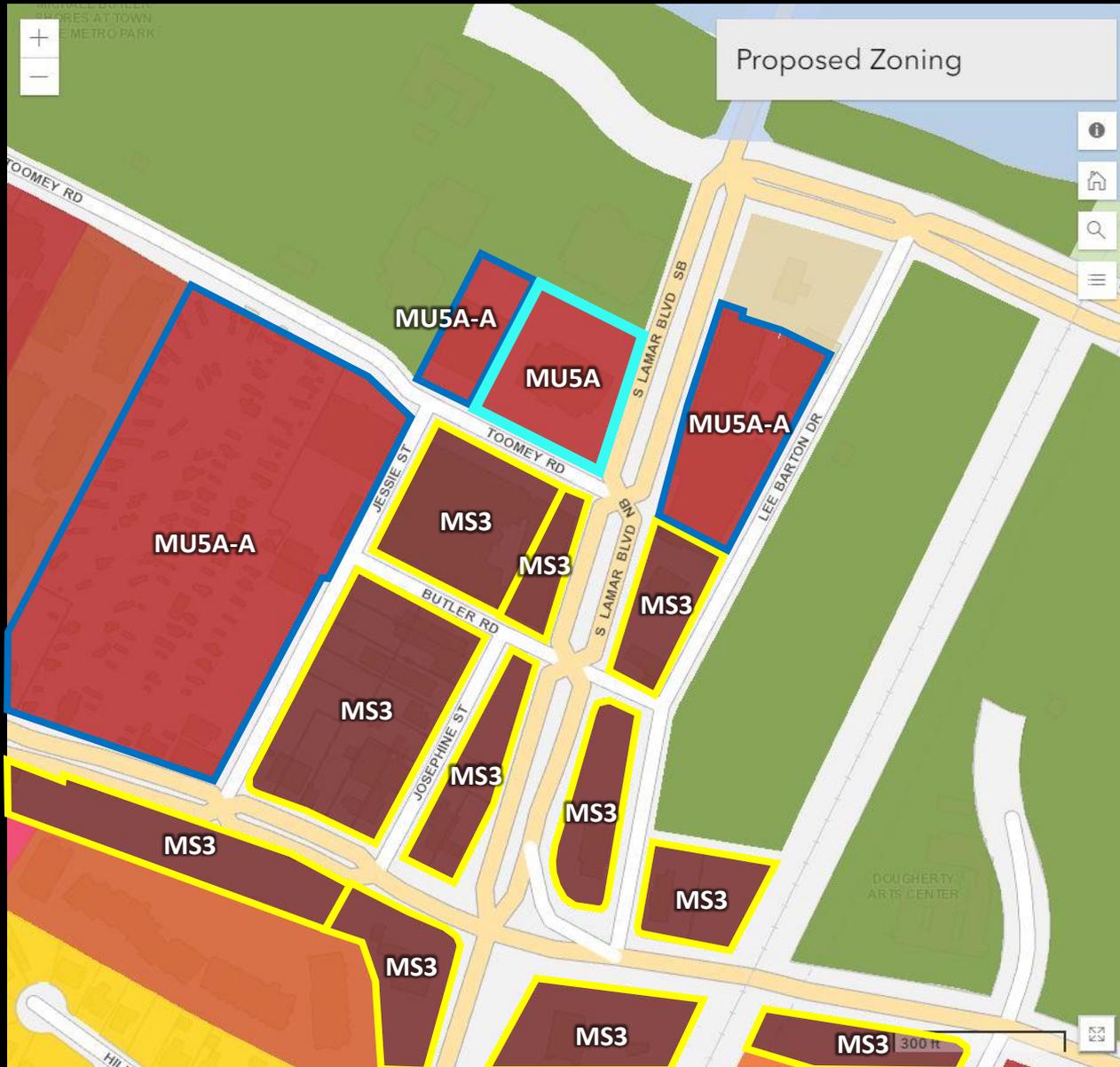


Imagine Austin Growth Concept Map

Corridors

Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also 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. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

Draft Code: South Lamar Corridor



§ 25-2-710 - GOALS AND POLICIES.



Decisions by the accountable official and city boards regarding implementation of this Division shall be guided at all stages by the goals and policies of the Town Lake Corridor Study, including but not limited to the following:

- (A) Ensure that zoning decisions in the Colorado River corridor achieve the highest degree of land use compatibility by:
 - 1. eliminating industrial uses from the confluence of Longhorn Dam;
 - 2. phasing out resource extraction;
 - 3. providing the public visual and physical access to the Colorado River.
- (B) Protect, enhance, and interpret natural values and environmentally sensitive areas of the Colorado River Corridor through:
 - 1. appropriate mitigation for new development affecting identified landforms; and
 - 2. maintenance of natural shorelines and bluffs along the waterfront, except where otherwise required by subdistrict regulations or for necessary stabilization.
- (C) Recognize the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed uses as defined by the subdistrict goals of the Town Lake Corridor Study.

Source: Ord. 20090611-074.

(H) The maximum height is:

- (1) for structures located north of Barton Springs Road, the lower of 96 feet or the maximum height allowed in the base zoning district; and
- (2) for structures located south of Barton Springs Road, the lower of 60 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(m); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

**§ 13-2-702 SITE DEVELOPMENT REGULATIONS FOR
SUBDISTRICTS OF THE WO WATERFRONT OVERLAY
COMBINING DISTRICT.**

(m) Butler Shores Subdistrict.

(3) Height: Height restrictions imposed by the applicable base district may be increased pursuant to § 13-2-703 to a maximum height of 96 feet for

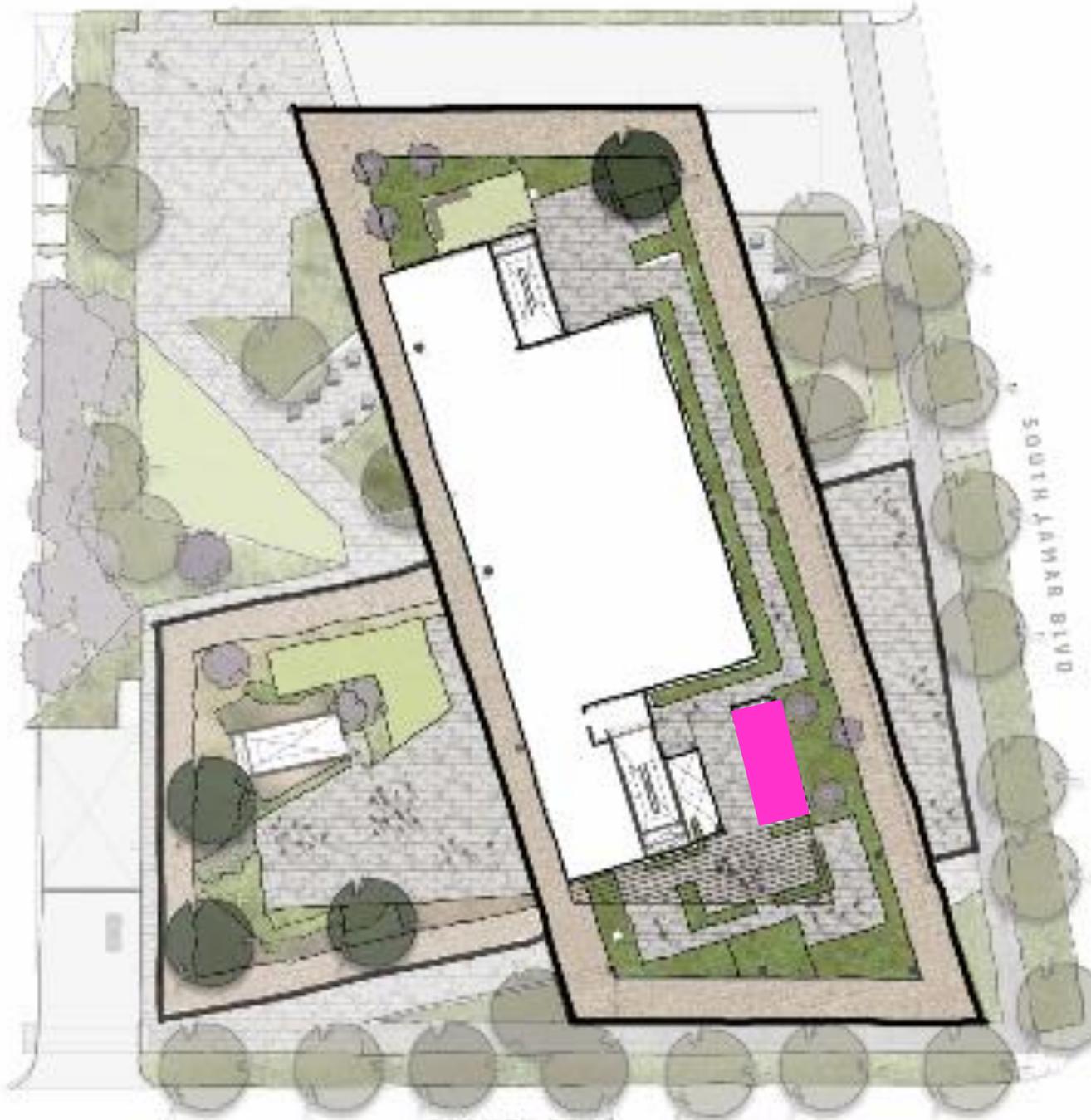
structures located north of Barton Springs Road and 60 feet for structures located south of Barton Springs Road.

§ 13-2-703 BONUS PROVISIONS ALLOWED IN WO WATERFRONT OVERLAY COMBINING DISTRICT.

Any one or more of the following bonus provisions may be used to exceed the maximum Floor to Area Ratio ("FAR") of a base district **and height limitation of** a base district for additional FAR, height, or both. Total additional FAR from the use of bonus provisions shall not exceed 60% of the maximum FAR otherwise allowed. No single bonus provision, with the exception of the Residential Use bonus defined in subsection (1) below, shall be used to exceed 20% of the maximum FAR otherwise allowed; provided,

Code Modifications

- No Environmental variances are requested
- No Waterfront Overlay variances
- Requested code modifications include:
 - Allow minimal additional height overrun for necessary elevator access to the roof deck
 - Modifications to base CS zoning:
 - Maximum Height: 96 feet
 - Maximum FAR: 3.55:1
 - Minimum Setbacks: 0



SOUTH LAMAR BLVD

TODDEN ROAD

PUD Superiority Level	Compliance
Tier 1 Items	12 of 12
Tier 1 (additional items for mixed-use developments)	3 of 3 applicable
Tier 2 Items	12 of 12 applicable



TOXEY ROAD

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2018-0121
Contact: Heather Chaffin, 512-974-2122
Public Hearing: May 12, 2020, Planning Commission

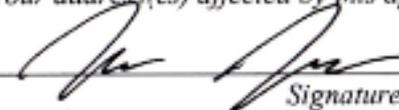
Rob Parsons

Your Name (please print)

I am in favor
 I object

FRIENDS OF ZILKER

Your address(es) affected by this application



Signature

5/11/20

Date

Daytime Telephone: 512-565-2321

Comments: PER A VOTE HELD ON 11/14/19 THE FRIENDS
OF ZILKER UNANIMOUSLY SUPPORTS THE PUD AS PROPOSED.

If you use this form to comment, it may be returned to:
City of Austin, Planning & Zoning Department
Heather Chaffin
P. O. Box 1088, Austin, TX 78767-8810

Or email to:
Heather.Chaffin@austintexas.gov

May 12, 2020

Planning Commission

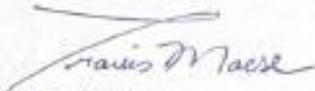
Re: 218 S. Lamar

To Whom It May Concern:

The Bridges on the Park Homeowners Association has worked with the applicant and will be entering a private restrictive covenant for enforceability of the PUD items. With the execution of the restrictive covenant the Bridges on the Park Condominiums supports the proposed rezoning of the project.

If there are any questions you may have, please feel free to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Travis Maese".

Travis Maese
President
Bridges on the Park HOA
210 Lee Barton Dr. | Austin, TX 78704

Cc: Bridges on the Park Board of Directors







TRAIL SYSTEM

B-CYCLE

LOCAL BUS STOP

BIKE LANE (PROPOSED)

METRORAPID BUS

METRORAPID/LOCAL BUS STOP

Toomey Rd

Jesse St

Butler Rd

Lee Barton Dr

W Riverside Dr

43

P RED BUD

EXPOSITION

5TH/6TH
& W LYNN

CROSTOWN

5TH/6TH
& LAMAR

GOVERNMENT
CENTER

Lake Austin

Zilker
Park

S Lamar Bl

Long
Center

LAMAR
SQUARE

REPUBLIC DOWN
SQUARE ST

MACC/R
Lady B

AUDITORIUM
SHORES

10

SOCO

GOLD
LINE

S Congress Ave

OLTORF

OLTORF WEST

MENCHACA





Toomey Rd.

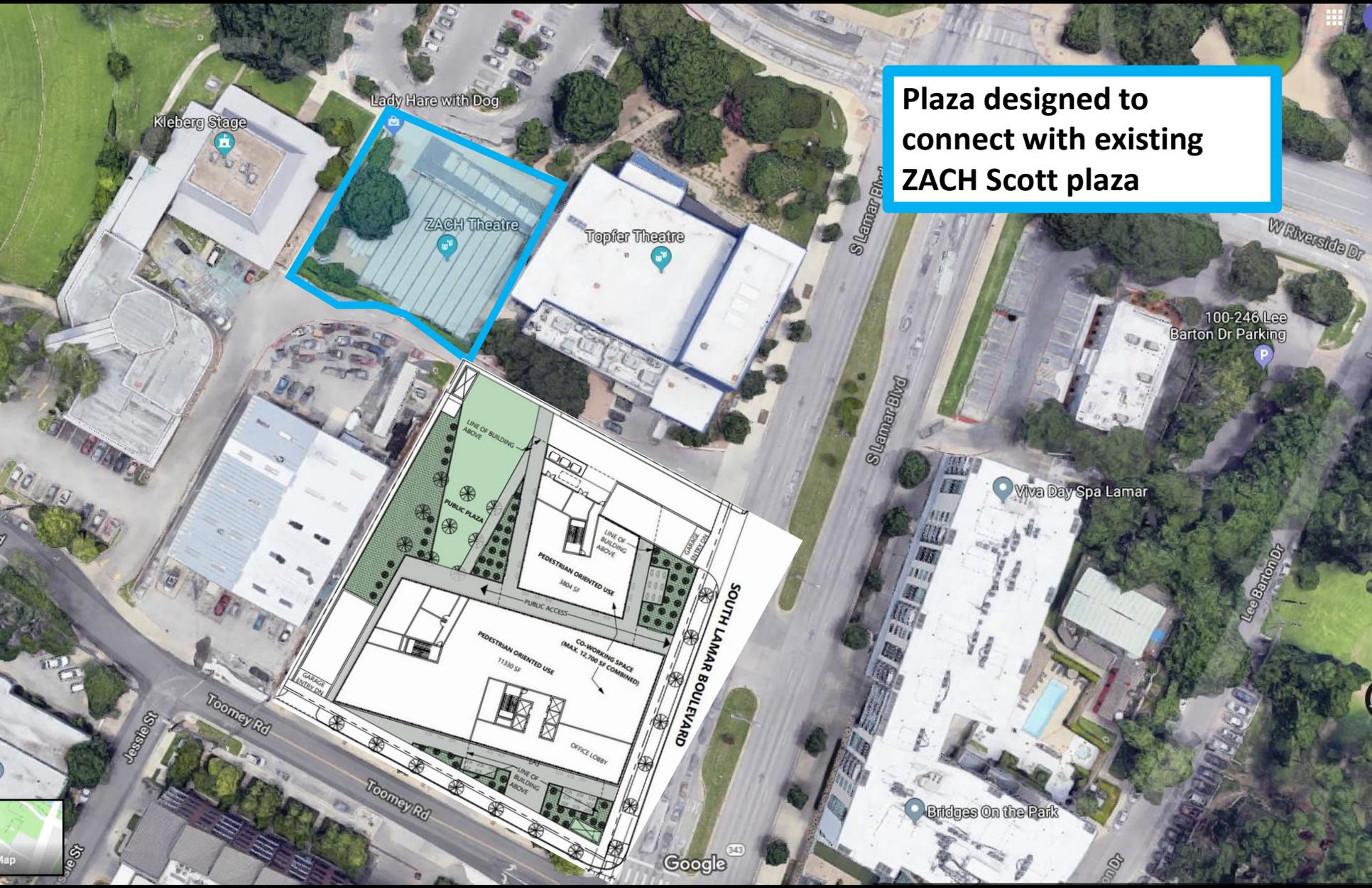
SCHLOTZSKY'S

ZACH THEATER

COLE



Plaza designed to connect with existing ZACH Scott plaza







Consistent with Waterfront Overlay

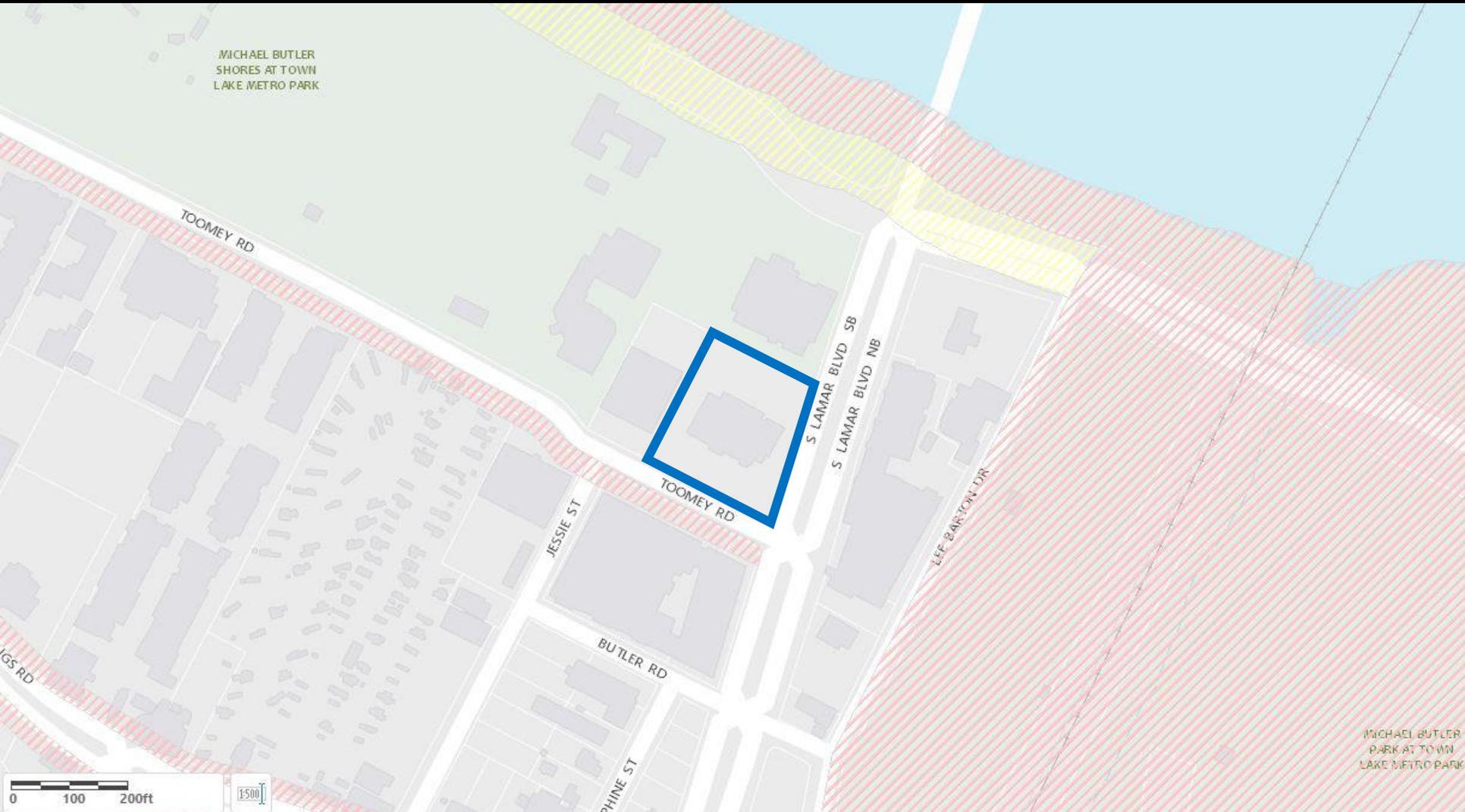
- No Waterfront Overlay variances requested

§ 25-2-733 - BUTLER SHORES SUBDISTRICT REGULATIONS.



- (A) This section applies in the Butler Shores subdistrict of the WO combining district.
- (B) The primary setback lines are located:
 - (1) 100 feet landward from the Town Lake shoreline;
 - (2) 35 feet south of the southern boundary of Toomey Road;
 - (3) 35 feet south of the southern boundary of Barton Springs Road;
 - (4) 35 feet north of the northern boundary of Barton Springs Road; and
 - (5) 100 feet from the Barton Creek centerline.
- (C) The secondary setback line is located 100 feet from the primary setback line of Town Lake.

MICHAEL BUTLER
SHORES AT TOWN
LAKE METRO PARK



TOOMEY RD

JESSIE ST

BUTLER RD

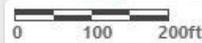
PHINE ST

TOOMEY RD

S LAMAR BLVD SB

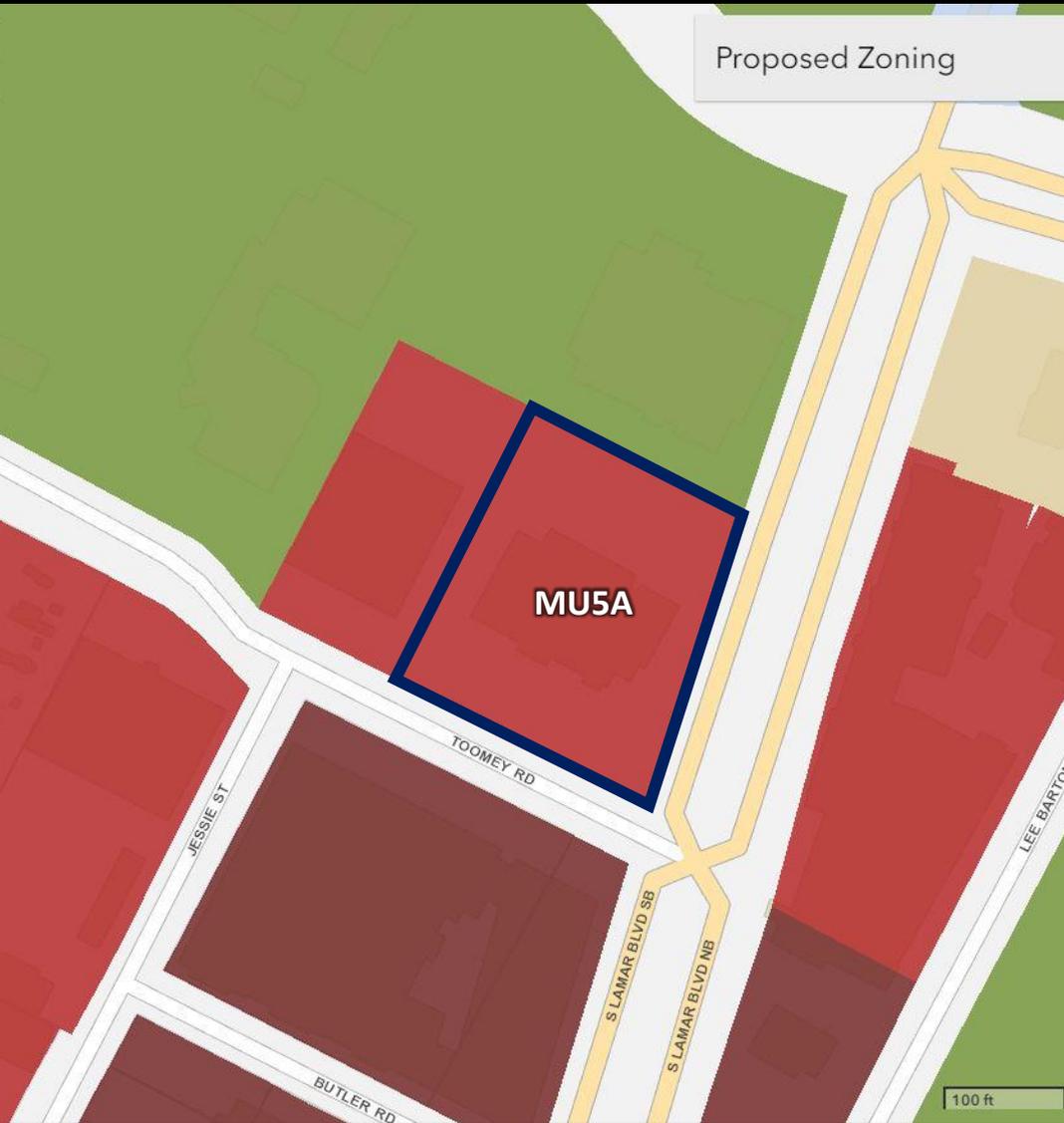
S LAMAR BLVD NB

LEE BARTON DR



MICHAEL BUTLER
PARK AT TOWN
LAKE METRO PARK

Draft Code: South Lamar Corridor



Proposed Zoning

MU5A

100 ft

23-3C-5100 Mixed-Use 5A (MU5A) Zone

- (A) **Purpose.** Mixed-Use 5A (MU5A) zone is intended to allow high-intensity multi-unit residential, office, service, retail, and entertainment uses.
- (B) **Requirements.** A lot zoned Mixed-Use 5A shall comply with the requirements of this subsection, which are established in the following tables:
- (1) Table (A) (Lot Size and Intensity);
 - (2) Table (B) (Building Placement);
 - (3) Table (C) (Building Form);
 - (4) Table (D) (Height);
 - (5) Table (E) (Encroachments);
 - (6) Table (F) (Parking); and
 - (7) Table (G) (Impervious Cover).

MU5A

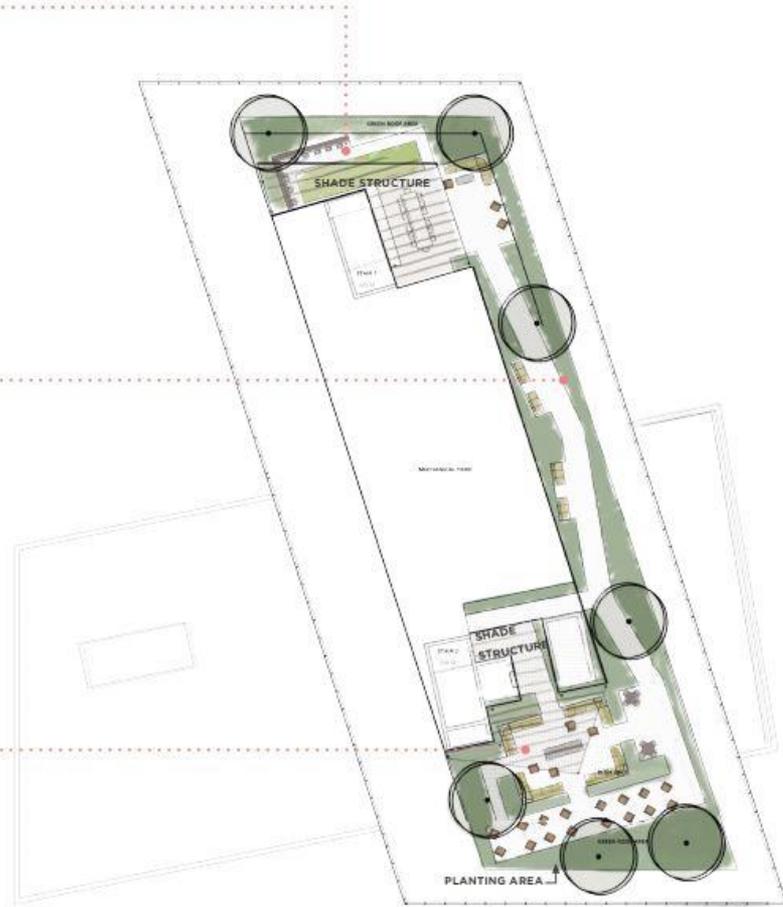
Table 23-3C-5100(D) Height

(1) All Buildings	Base Standard	AHBP Bonus ¹
Overall (max.)	60'	+30'

¹ To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

23-4E-1060 Non-Residential and Mixed-Use Bonus Fee

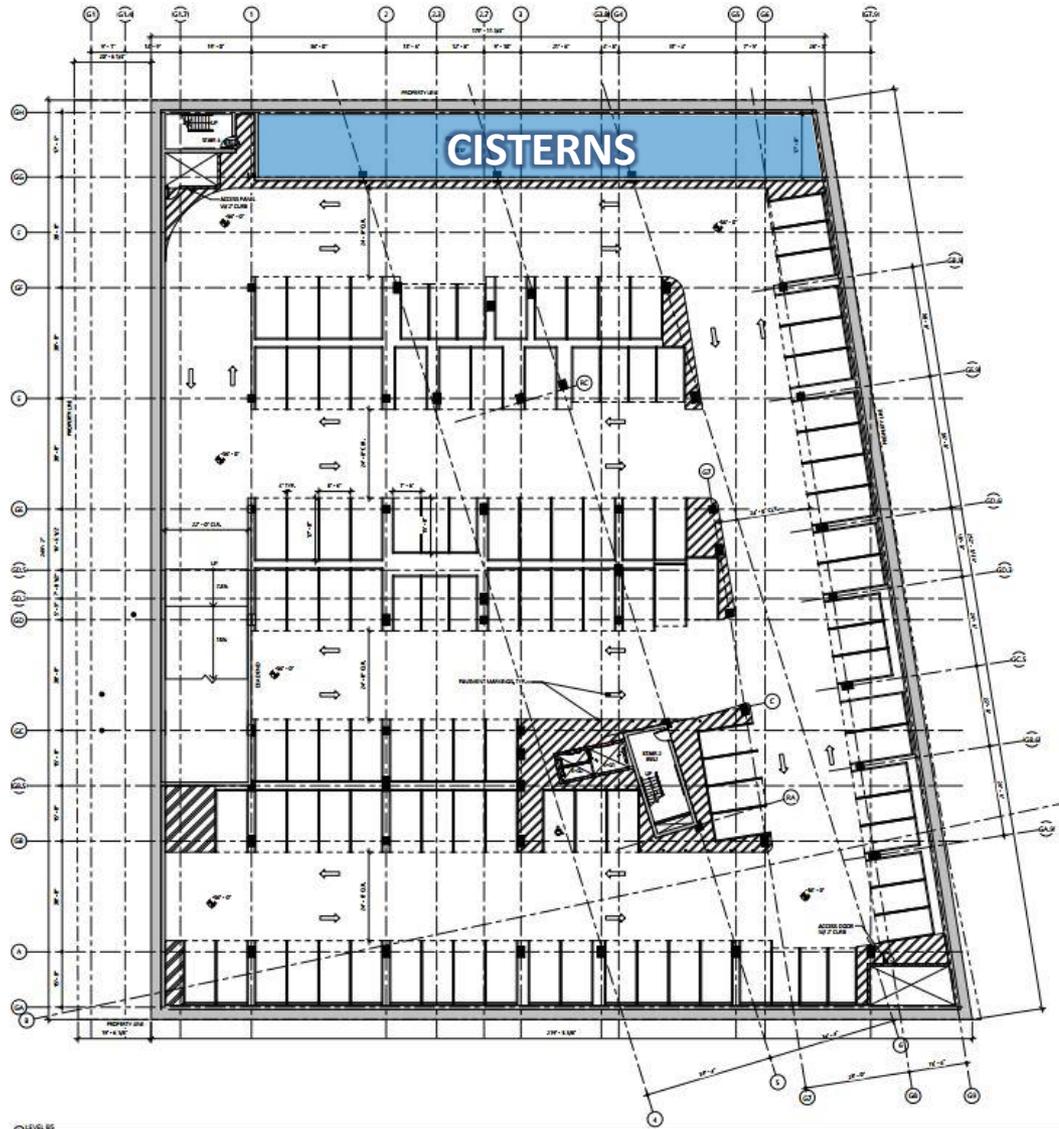
- (A) For non-residential developments seeking a development bonus, the bonus is provided as height, stories, or floor area ratio, using the following formula:
(Base Feet/Stories/FAR) + (Bonus Feet/Stories/FAR) = Total Feet/Stories/FAR (See Article 23- 4D (Specific to Zones) for the applicable bonus)
 Bonus square footage is calculated using the formulas for Non-Residential Bonus Square Feet in Table 23-4E-1040(A) (Bonus Calculation).
- (B) To determine the total fee, the bonus square footage of the non-residential development is multiplied by the non-residential housing fee in-lieu (dollar amount per square foot as published in the City's fee schedule at the time the project's site plan is submitted), using the following formula:
Non-Residential Bonus Square Feet x Non-Residential Housing Fee-In-Lieu per Square Foot = Total Non-Residential Fee



CONCEPTUAL DESIGN-ROOFTOP

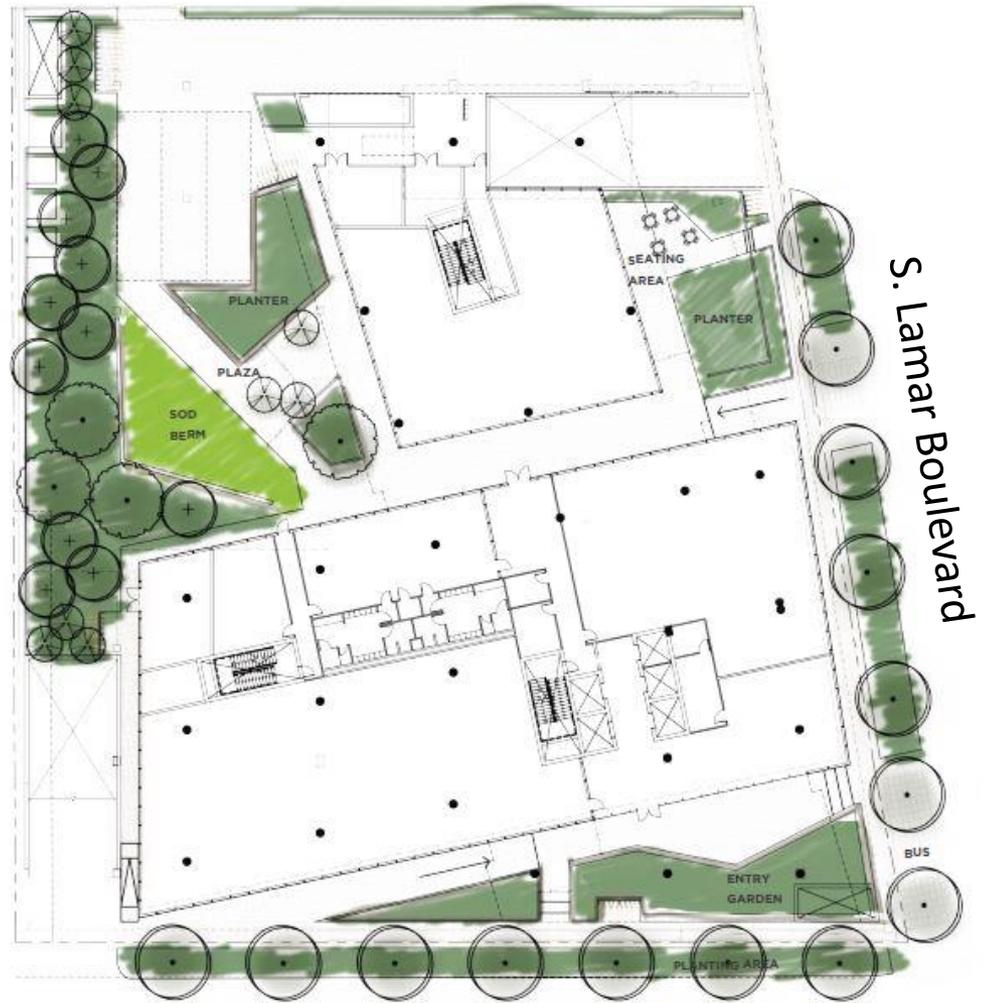


Cisterns/Underground Parking





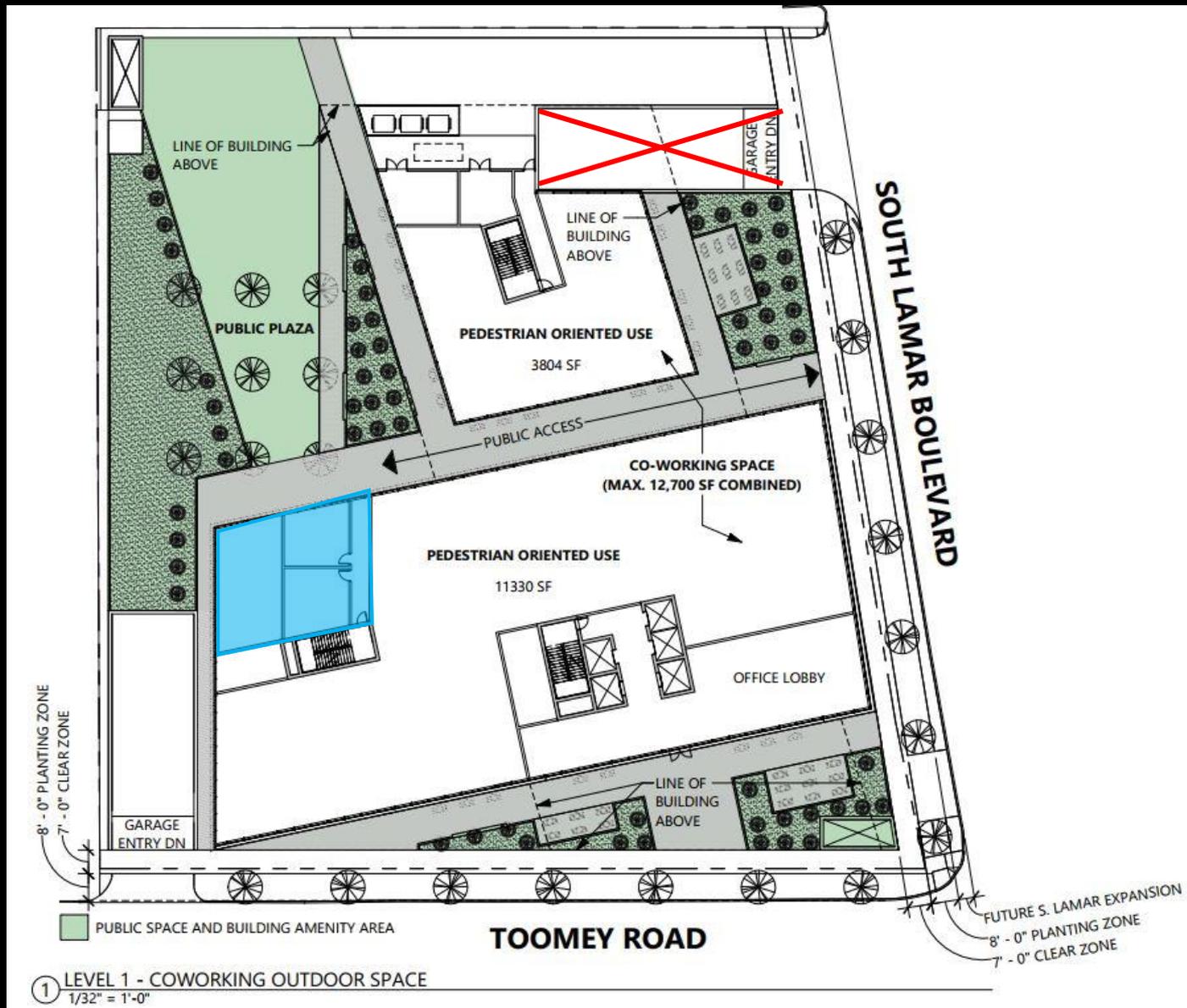
CONCEPTUAL DESIGN- GROUND LEVEL

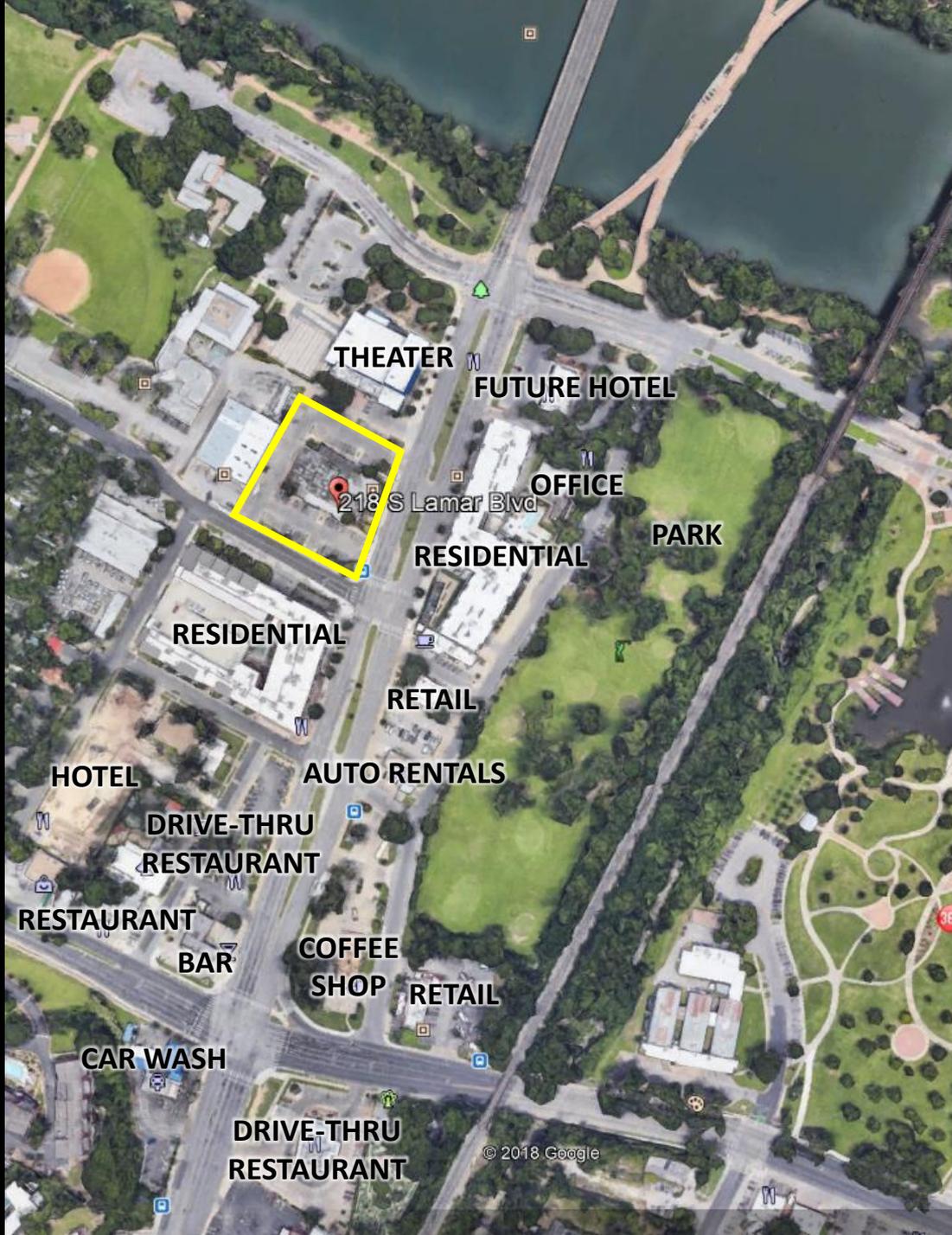


Toomey Road

S. Lamar Boulevard

Ground Floor Plan





THEATER

FUTURE HOTEL

218 S Lamar Blvd

OFFICE

PARK

RESIDENTIAL

RESIDENTIAL

RETAIL

HOTEL

AUTO RENTALS

DRIVE-THRU RESTAURANT

RESTAURANT

BAR

COFFEE SHOP

RETAIL

CAR WASH

DRIVE-THRU RESTAURANT

© 2018 Google

360

Superiority

1. 40% open space: exceeds Tier 1 and Tier 2 requirements
2. Achieve AEGB 3-star rating, at a minimum
3. Dark Skies compliant
4. Minimum street yard landscape requirements exceeded by 35%
5. Landscaping to utilize 100% Native and adaptive plants/trees
6. Construction of 10-foot two-way bicycle track along S. Lamar with a 15-foot sidewalk/landscape zone
7. Contribution of \$25,000 for cycle track improvements
8. Contribution of \$27,800 for bus stop improvements
9. Provides water quality controls above Code
 - Green water quality controls for at least 75% of volume
 - Rainwater harvesting of rooftops and vertical structures
 - Rainwater cisterns designed for WQ treatment and stormwater detention

Superiority

10. 100% of landscape irrigated by capturing of A/C condensate, rainwater harvesting or stormwater runoff
11. Shade trees will be a minimum of 3" caliper trees
12. Shade trees will have a minimum of 1,000 cubic feet soil volume per tree
13. Create an Integrated Pest Management plan
14. Connect to Reclaimed Water/Purple Pipe system when available
15. Provide a landscaped rooftop
16. Provide electric vehicle charging within the parking garage
17. Exceed minimum street yard landscape requirements of code by 35%
18. Exceed street yard landscape soil depth requirements by 6 inches

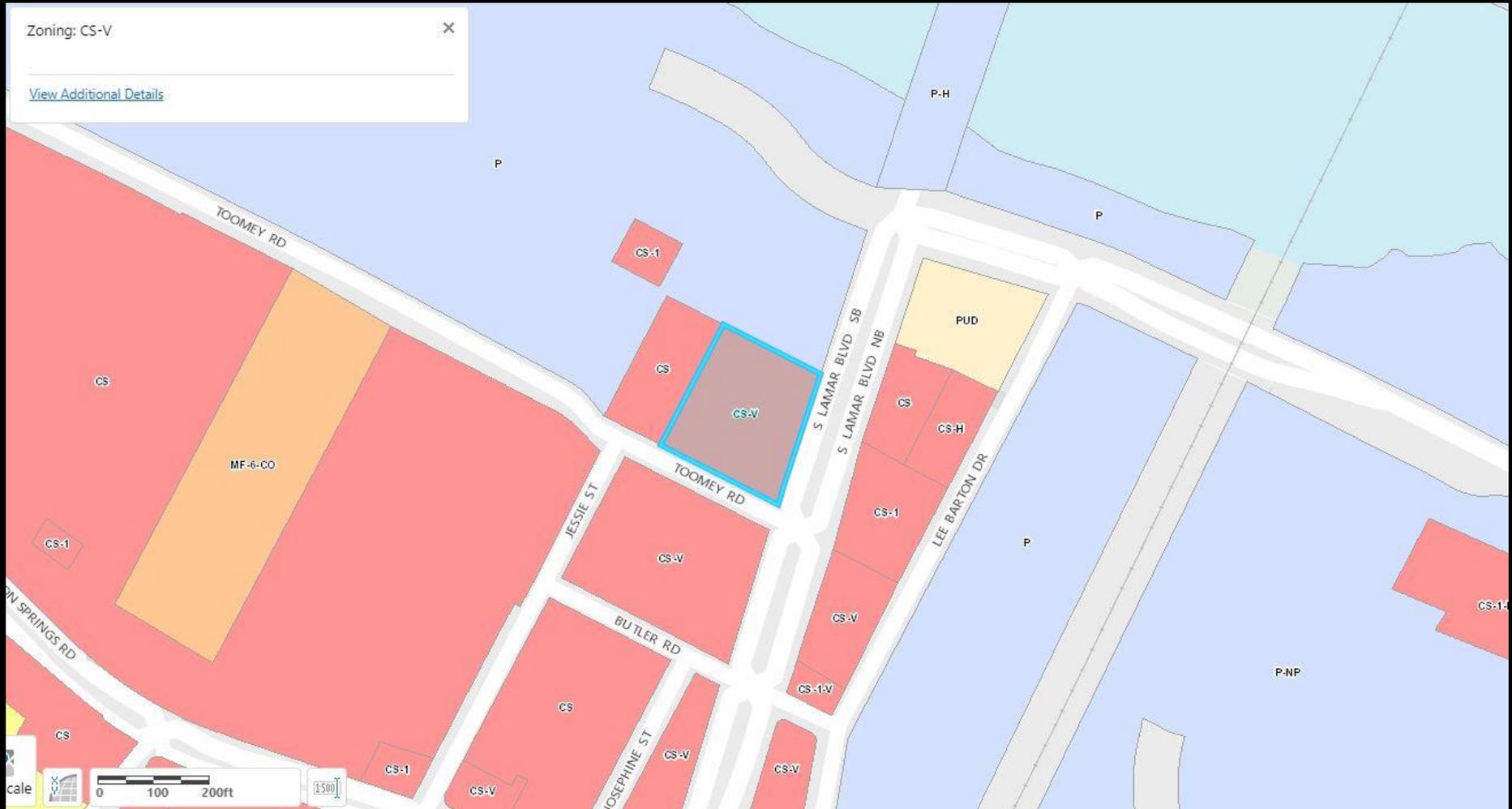
Superiority

19. Coordination with Art in Public Places for an art piece in a prominent location on the property
20. Underground structured parking available to the public and for Zach Theater employees and patrons
21. Bicycle parking 120% of LDC requirements
22. Payment of fee-in-lieu for affordable housing
23. 4 ADA-accessible showers provided for tenants
24. Storage space for Zach Theater



LOCATION: AUSTIN PUBLIC LIBRARY
HEIGHT OF VIEW: 101' - 0"

Existing Zoning: CS-V



- (D) Impervious cover is prohibited on land with a gradient that exceeds 25 percent.
- (E) This subsection applies to a nonresidential use in a building adjacent to park land adjoining Town Lake.
- (1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.
 - (2) Entryways or architectural detailing is required to break the continuity of nontransparent basewalls.
 - (3) Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.
- (F) For a structure on property adjacent to and oriented toward Barton Springs Road, a building base wall is required, with a maximum height of:
- (1) 45 feet, if north of Barton Springs Road; or
 - (2) 35 feet, if south of Barton Springs Road.
- (G) That portion of a structure built above the base wall and oriented towards Barton Springs Road must fit within an envelope delineated by a 70 degree angle starting at a line along the top of the base wall with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Barton Springs Road.

218 S. Lamar

218 S Lamar Blvd

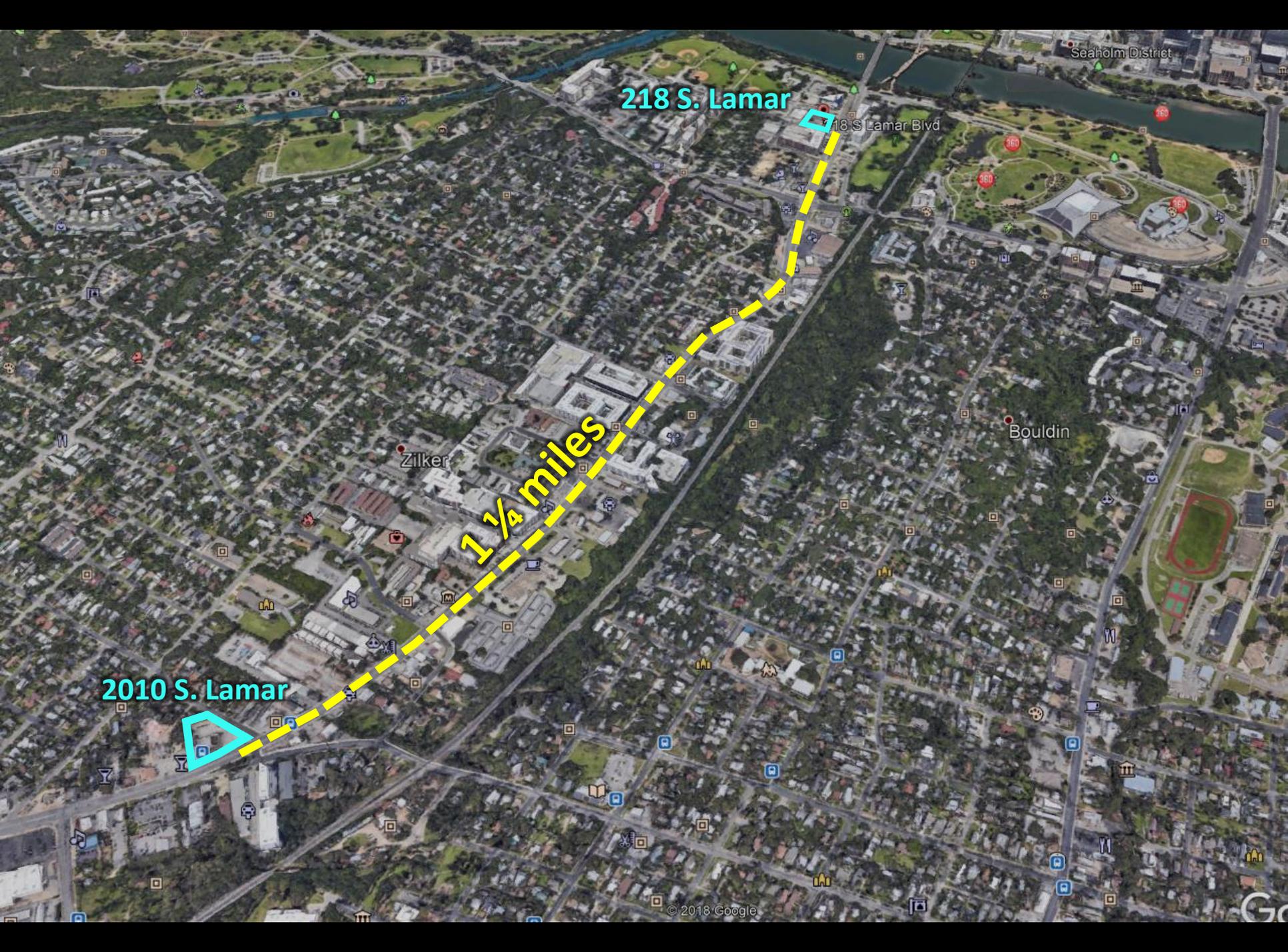
Seaholm District

1 1/4 miles

2010 S. Lamar

Zilker

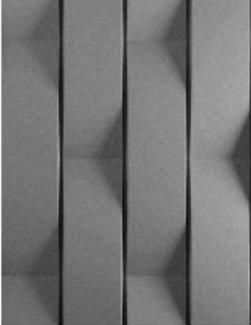
Bouldin

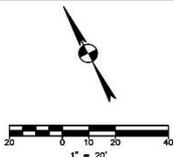
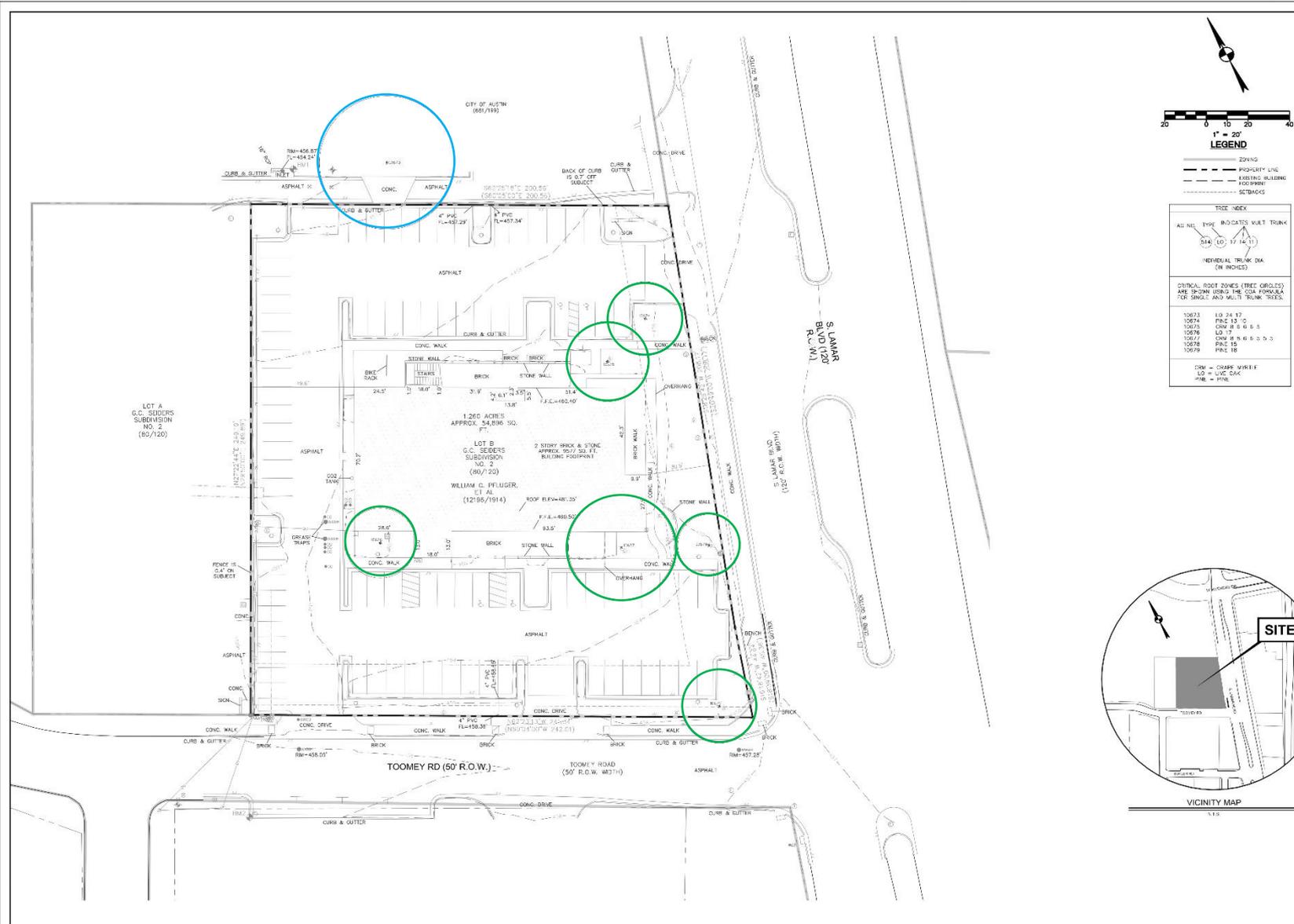


Proposed Prohibited Uses

- Bed and Breakfast Residential
- Congregate Living
- Guidance Services
- Residential Treatment
- Adult-Oriented Businesses
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing
- Bail Bond Services
- Business or Trade School
- Campground
- Commercial Blood Plasma Center
- Construction Sales and Services
- Convenience Storage
- Drop-off Recycling Collection Facilities
- Electronic Prototype Assembly
- Electronic Testing
- Equipment Repair Services
- Equipment Sales
- Extermination Services
- Funeral Services
- Kennels
- Laundry Services
- Monument Retail Sales
- Pawn Shop Services
- Plant Nursery
- Printing and Publishing Services
- Research Services
- Service Station
- Vehicle Storage
- Veterinary Services
- Custom Manufacturing
- Limited Warehousing and Distribution

CONCEPTUAL DESIGN-
GROUND LEVEL





LEGEND

- ZONING
- - - - - PROPERTY LINE
- - - - - EXISTING BILLING FOOTPRINT
- - - - - SETBACKS

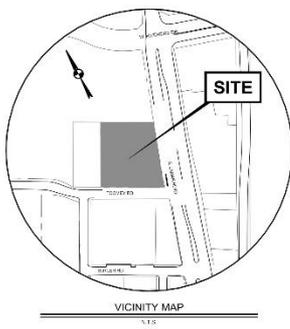
TREE INDEX

ALL TREE TYPES INDICATED W/OUT TRUNK ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

INDIVIDUAL TRUNK DIA. (IN INCHES)

10673	EQ 24 17
10674	FRAC 18 10
10675	CRW 8 6 6 5 5
10676	LD 17
10677	CRW 8 6 6 5 5
10678	FRAC 18
10679	FRAC 18

CRW = CORNER WALK
LD = LANE C&K
FRAC = FENCE



<p>gaiza 7708 SANDHILL BLVD, SUITE 170 AUSTIN, TEXAS 78759 TEL: 512-453-1100 FAX: 512-453-2266 WWW.GAIZA.COM GAIZA ARCHITECTS, L.P. © COPYRIGHT 2016</p>	<h1>TREE SURVEY PLAN</h1>	<p>218 SOUTH LAMAR BOULEVARD AUSTIN, TX 78704</p>
<p>DRAWN BY: _____ RESPONSIBLE BY: _____ DATE: _____ PROJECT NO.: _____</p>	<p>SHEET 3</p>	<p>OR</p> <p>3</p>

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE 08/14/2019.

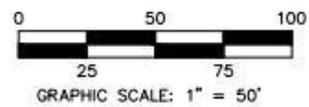
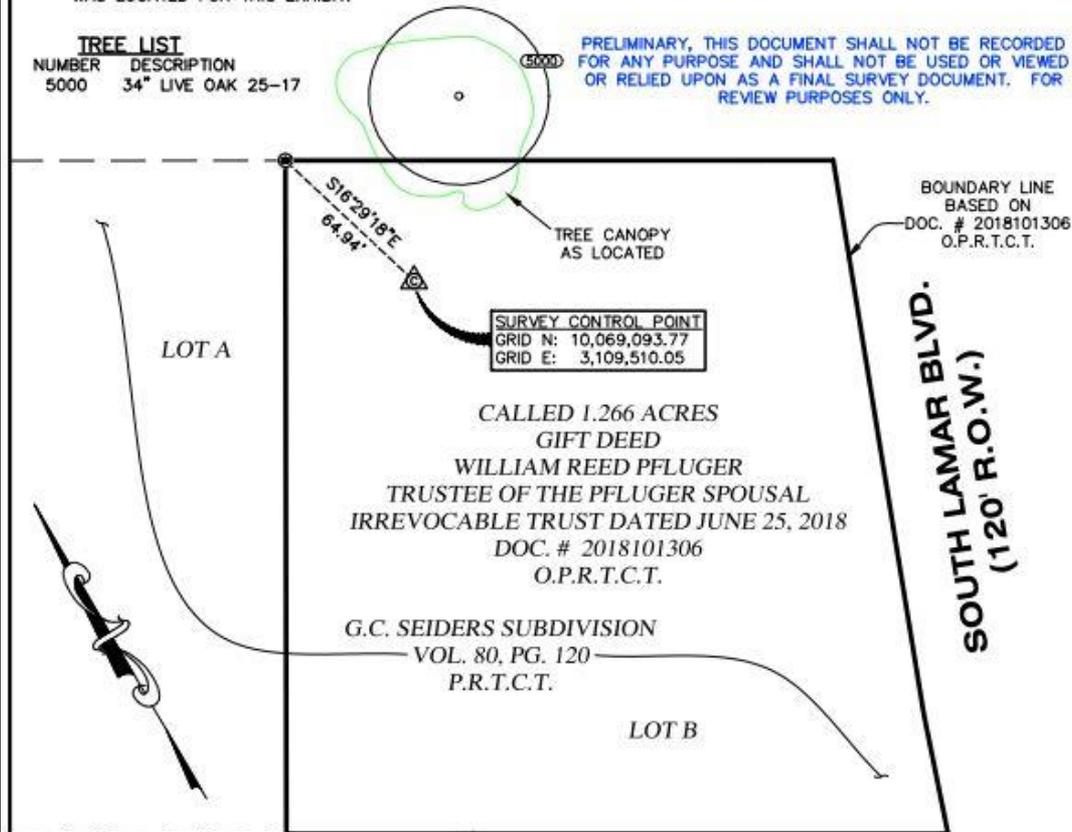
GENERAL NOTES:

- 1) THIS SURVEY WAS DONE FOR THE PURPOSE OF GATHERING TREE CANOPY INFORMATION/ MINIMAL BOUNDARY WAS LOCATED FOR THIS EXHIBIT.

TREE LIST

NUMBER	DESCRIPTION
5000	34" LIVE OAK 25-17

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.



BOUNDARY LINE BASED ON DOC. # 2018101306 O.P.R.T.C.T.

TOOMEY ROAD (R.O.W VARIES)

TREE EXHIBIT
City of Austin, Travis
County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	8/19/2019
Project:	00911
Scale:	1" = 50'
Reviewer:	PRB
Tech:	TR
Field Crew:	WC/JB
Survey Date:	AUG. 2019
Sheet:	1 OF 1



CONCEPTUAL DESIGN- GROUND LEVEL



Proposed Conditional Uses

- Transportation Terminal
- Hospital Services
- Telecommunications Tower
- Transitional Housing
- Outdoor Entertainment

