

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0144 – 2700 S. Lamar

DISTRICT: 5

ZONING FROM:

Tract 1: GR
Tract 2: CS-1-V and GR-V
Tract 3: CS-1-V and GR-V
Tract 4: CS-1-V
Tract 5: GR-V
Tract 6: GR-V-CO
Tract 7: MF-3

ZONING TO:

All Tracts: MF-6

ADDRESS: 2700, 2706, 2708, 2710, 2714 S. Lamar Boulevard, Part of 2738 S. Lamar Boulevard and 2803 Skyway Circle

SITE AREA: 2.9 acres

PROPERTY OWNER:

Huaylas LLC; Sola 2706 LLC; Davis 2708 S Lamar LLC; Davis S Lamar LLC; Blue Crow Properties LTD; Goodwill Industries of Central Texas; and 2803 Skyway LLC

AGENT:

Armbrust & Brown (Michael Whellan)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends multifamily residence highest density (MF-6) district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 25, 2021 Scheduled for Planning Commission

CITY COUNCIL ACTION:

To be Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

Staff has received comments both in favor of and in opposition to this rezoning request. For all written or emailed comments, please see *Exhibit C: Correspondence Received*.

CASE MANAGER COMMENTS:

This rezoning case consists of seven tracts totaling approximately 2.9 acres. It is currently zoned a combination of GR, CS-1-V, GR-V, GR-V-CO and MF-3 zoning and contains a mixture of existing commercial and residential land uses. It is adjacent to MF-3 and GR zoning to the north; to the north across Dickerson Drive is GR zoning; to the southeast across S. Lamar Boulevard are CS-V and GR-CO zoned properties; and adjacent to the southwest are GR-V-CO and GR-MU-CO zoned properties. Please see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

A portion of this site is located in the Barton Creek Watershed, which is classified as a Barton Springs Zone Watershed. At the time of this report, project applications for this site are subject to the SOS Ordinance that allows up to 15% impervious cover in the recharge zone, see Other Staff Comments below for additional Environmental comments.

Per the applicant's cover letter, they are proposing a multifamily development with up to 500 units and voluntarily providing 10 percent of the units at 60 percent of Median Family Income (MFI). At the time of this report, the applicant has not applied for any of the City's Affordable Housing programs and therefore any affordable housing must be done voluntarily and not as part of this rezoning request. If this rezoning request should be approved by City Council, there is a single four-unit multifamily building within the requested rezoning area. The applicant has stated that they are "*committed to providing a tenant relocation package for the four impacted units, as well as a 'right to return' to the new affordable units for eligible tenants.*"

Due to the number of proposed residential units, staff provided AISD the Educational Impact Statement (EIS) forms from in their rezoning application. Their response is included in *Exhibit D: EIS from AISD*.

BASIS OF RECOMMENDATION:

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

The City's Land Development Code (LDC) defines the base zoning district for MF-6 as:

"...the designation for multifamily and group residential use. An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired."

This rezoning case is located along S. Lamar Boulevard which is identified as a Level 3 street in the Austin Strategic Mobility Plan, a Core Transit Corridor in the LDC and an Activity Corridor within the Imagine Austin Comprehensive Plan. It is also along one of the identified proposed enhanced MetroRapid Routes in the Project Connect initial investments service map. Rezoning this property to MF-6 would be consistent with the purpose statement

of the zoning district and provide increased residential opportunities along existing and planned transit corridors.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	GR, CS-1-V, GR-V, GR-V-CO and MF-3	Restaurant, general office, shopping center medical office, multifamily and undeveloped.
North	MF-3 and GR	Multifamily residential, administrative and business offices, and professional offices.
South	GR-CO and GR-V-CO	Mixed use development and general retail sales (convenience).
East	CS-V	Religious assembly building, convenience storage, medical offices, and professional office.
West	GR-MU-CO	Multifamily residential.

NEIGHBORHOOD PLANNING AREA: South Lamar Combined NP Area - Zilker (suspended)

TIA: A TIA shall be required at the time of site plan if triggered per LDC 25-6-113

WATERSHED: Barton Creek Watershed-Barton Springs Zone, and West Bouldin Creek Watershed

OVERLAYS: ADU Approximate Area Reduced Parking, Barton Springs Overlay and Residential Design Standards.

SCHOOLS: Barton Hills Elementary, O. Henry Middle and Austin High Schools

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Perry Grid 614
Austin Lost and Found Pets	Preservation Austin
Austin Neighborhoods Council	SELTexas
Barton Hills-Horseshoe Bend (Barton Hills	Sierra Club, Austin Regional Group
Bike Austin	South Central Coalition
Friends of Austin Neighborhoods	South Lamar Neighborhood Assn.
Friends of Zilker	TNR BCP - Travis County Natural
Homeless Neighborhood Association	Resources
Neighborhood Empowerment Foundation	Zilker Neighborhood Association

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2012-0020 Lamar/Manchaca Mixed Use	From GR to GR-CO, to amend an ordinance to clarify the existence of the Vertical Mixed Use Building (V) site development standards on the property.	Approved GR-CO.	Approved GR-CO as Commission recommended (3/22/12).
C14-2008-0019 South Lamar Neighborhood Planning Area Vertical Mixed Use Building (V) Zoning Opt-in/Opt-Out Process	To apply Vertical Mixed Use zoning on various properties.	Approved Vertical Mixed Use zoning after amending boundaries to exclude certain tracts.	Approved Vertical Mixed Use zoning (6/18/08)

RELATED CASES:

C14-2013-0046.SH (Skyway Studios): this rezoning case consisted of approximately 1.78 acres originally zoned MF-3, GR-V and CS-V. The applicant requested to be rezoned to GR-V and GR-MU. Approximately 0.4 acres of that property is Tract 6 of this rezoning case (2738 S. Lamar). Planning Commission granted GR-V-CO and GR-MU-CO; CO was to prohibit a set of land uses and limit vehicle access points. City Council approved GR-V-CO and GR-MU-CO on May 23, 2013 as Planning Commission recommended.

C14-2008-0060 (Zilker Neighborhood Planning Area Vertical Mixed Use Building (V) Zoning Opt-in/Opt-Out Process): This rezoning case allowed for properties to Opt-In/Opt-Out for adding (V) to their zoning. Tracts 2, 3, 4, 5 and 6 all opted into the process, Tract 1 opted out of the process and Tract 7 was not part of the process.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
South Lamar Boulevard	Approx. 126'	60'	Level 3	Yes	Bike Lane	Yes
Dickson Drive	56'	36'	Level 1	No	None	Yes
Skyway Circle	58'	36'	Level 1	No	None	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the southwest corner of S. Lamar Boulevard and Dickson Drive on property that is approximately 2.9 acres in size and consists of seven tracts, which contain a variety of residential, office and commercial uses. The project is in the South Lamar Combined Neighborhood Planning Area (Zilker Neighborhood), which does not have an adopted plan and is also located along the South Lamar Activity Corridor. Surrounding land uses include an apartment complex, restaurant and commercial uses to the north; to the south are commercial uses; to the east is a religious assembly building and restaurant; and to the west are residential and commercial uses. The proposed use is 500 multifamily residential units with 50 units (10 percent) that will be voluntarily designated as affordable at 60 percent of Median Family Income (MFI). The applicant stated in their application they are committed to providing a tenant relocation package for the four impacted units, as well as a ‘right to return’ to the new affordable units for eligible tenants. See chart below from application:

Zoning and Use Tables

Area To Be Rezoned: 2.9153 acres

Existing Zoning	Existing Use	Tract #	# of Acres/SF	Max # of Res Units Per Acre
GR	Restaurant	1	0.5165	0
CS-1-V / GR-V	General Office	2	0.4991	No Limit (-V)
CS-1-V / GR-V	General Office, Shopping Center, Medical Office	3	0.5000	No Limit (-V)
CS-1-V	Shopping Center	4	0.3352	No Limit (-V)
GR-V	General Office	5	0.4920	No Limit (-V)
GR-V-CO	Undeveloped	6	0.4017	No Limit (-V)
MF-3	Multi-Family	7	0.1708	36

Proposed Zoning	Proposed Use	Tract #	Proposed # of Acres/SF	Max # of Res Units Per Acre	Proposed Total # of Units Per Acre
MF-6	Multi-Family	1	2.9153	No Limit	172

Connectivity

Public sidewalks and bike lanes are located along both sides of S. Lamar Boulevard. A CapMetro Transit Stop is located less than 50 feet away from the project area. The connectivity and mobility options in this area are good.

Imagine Austin

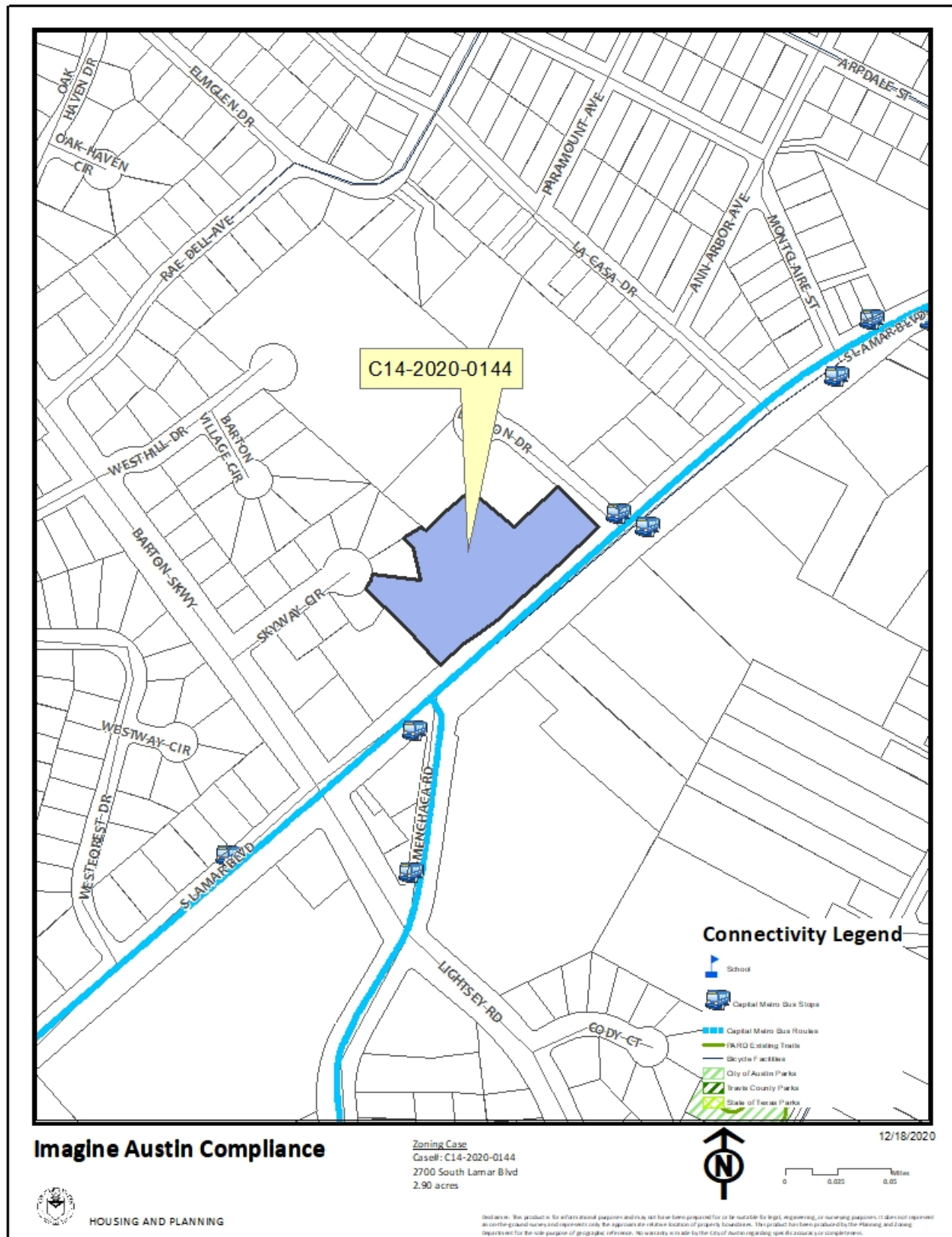
The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies this section of S. Lamar Boulevard as an Activity Corridor. Activity Corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit or automobile. Corridors are 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.

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 healthy food, schools, retail, employment, community services, and parks and recreation options.
- LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based upon the property: (1) being located along a major Activity Corridor, which supports residential uses; and (2) the strong mobility and connectivity options in the area, this proposed multi-family project appears to support the Imagine Austin Comprehensive Plan.



Environmental

1. A portion of this site is located over the Edwards Aquifer Recharge Zone. A portion of this site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.



2. Project applications within the Barton Springs Zone watershed classification, at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone.
3. Within the Barton Springs Zone watershed classification, under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on-site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.
4. A portion of this site is not located over the Edwards Aquifer Recharge Zone. A portion of this 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.
5. Zoning district impervious cover limits apply in the Urban watershed classification.
6. Within the Urban watershed classification, the site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 square feet cumulative is exceeded, and on-site control for the 2-year storm.
7. According to floodplain maps there is no floodplain within or adjacent to the project location.

8. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
9. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
10. 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.

Fire Review

1. 2706 S. Lamar Boulevard houses Two Hills Studios, an architectural metal fabricator. The company has an Austin Fire Department (AFD) Aboveground Hazardous Materials permit that includes a moderate amount of flammable and toxic solids and liquids, a flammable finishing operation, and equipment utilizing flammable and oxidizing gases. AFD needs to conduct an inspection and determine the potential consequences of a fire or unauthorized discharge of hazardous materials at this site. The inspection and review will be completed by January 20, 2020.
2. A site inspection has been conducted for Two Hills Studio located at 2706 S. Lamar Boulevard. This is one of the parcels within the scope of rezoning change for case C14-2020-0144. The amount and type of hazardous materials is the same as was reported. The owner indicated he will be relocating as part of the proposed project.
3. AFD can recommend this rezoning request based on the inspection and discussion with the business owner.

PARD Review

PR1: Parkland dedication will be required at the time of subdivision or site plan application for new residential units proposed by this rezoning, multifamily with MF-6, per City Code § 25-1-601, as amended. The intensity of the proposed development creates a need for over six acres of additional parkland, per requirements described in §25-1-602; when over six acres, parkland must be dedicated - see §25-1-605 (A)(2)(a). As such, land dedication shall be required, unless the land available for dedication does not comply with the standards for dedication. Any remaining fees in-lieu after dedication shall also be required.

If the land available for dedication complies with the parks standards, the Parks and Recreation Department (PARD) would consider a small park toward satisfying the requirement at time of permitting (whether subdivision or site plan). The surrounding neighborhood areas are currently park deficient, defined as being outside walking distance to existing parks. The dedication would satisfy the need for additional parks in park deficient areas of Central South Austin, a specific recommendation in the Parks and Recreation Department's Long Range Plan.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures §14.3.11 and City Code §25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination letter of the requirements.

Site Plan

- SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP2. South Lamar is a Core Transit Corridor. Any project designed on this site will need to comply with Core Transit Corridor requirements.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 120 feet of right-of-way for South Lamar Boulevard. It appears this section has approximately 126 feet of right-of-way adjacent to the subject rezoning case.

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right-of-way and easements, and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A Traffic Impact Analysis (TIA) shall be required at the time of site plan if triggered per LDC 25-6-113.

Austin Water Utility

- AW1. 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.

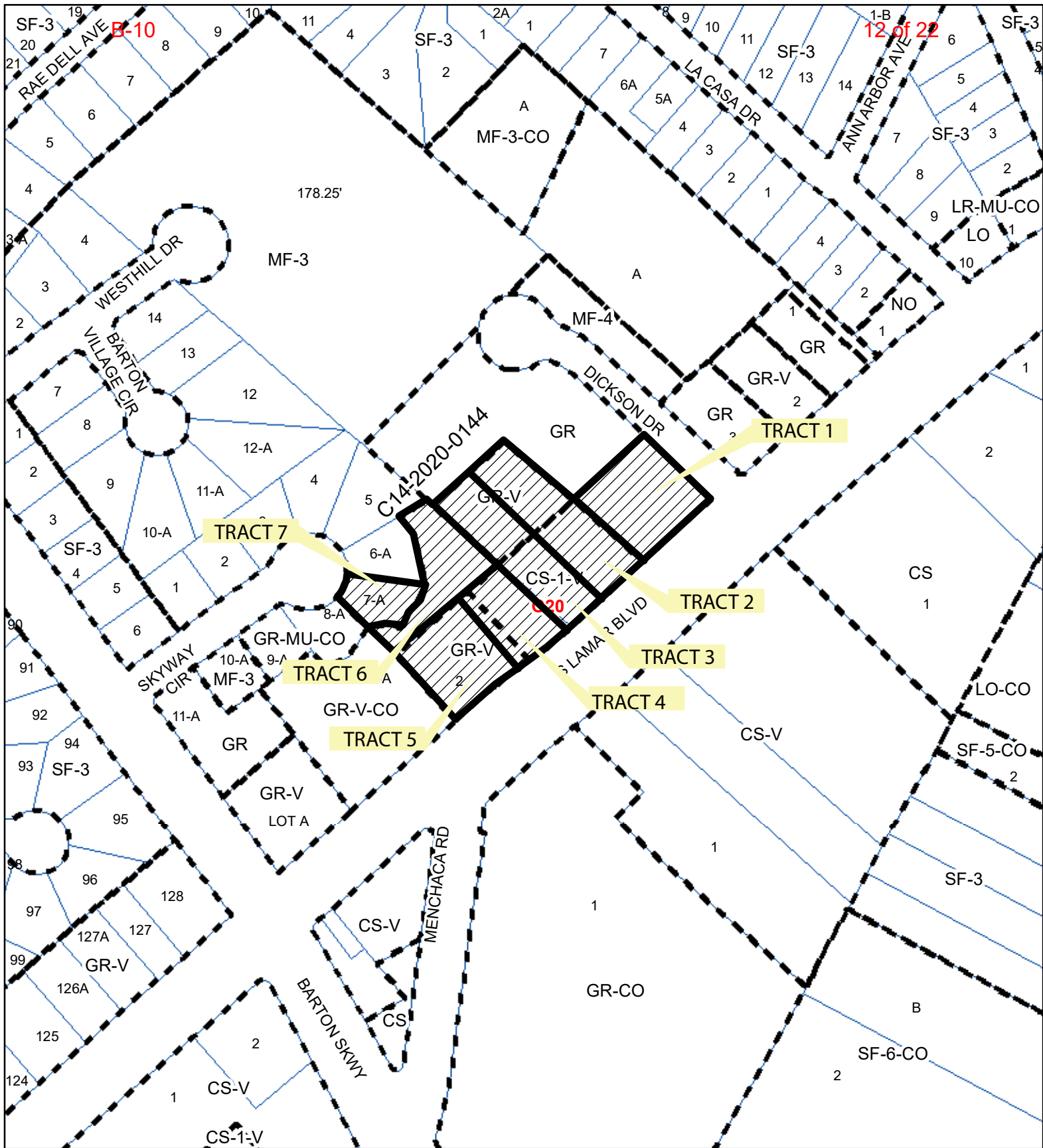
INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence Received

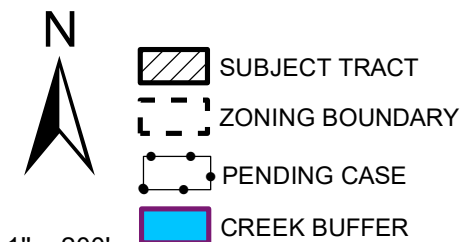
Exhibit D: EIS from AISD



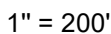
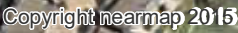
2700 S. Lamar Zoning

Exhibit A

ZONING CASE#: C14-2020-0144
 LOCATION: 2700, 2706, 2708, 2710, 2714 S Lamar Blvd;
 Part of 2738 S Lamar Blvd; 2803 Skyway Circle
 SUBJECT AREA: 2.9 ACRES
 GRID: G20
 MANAGER: KATE CLARK



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



2700 S. Lamar Zoning **Exhibit B**

ZONING CASE#: C14-2020-0144
LOCATION: 2700, 2706, 2708, 2710, 2714 S Lamar Blvd;
Part of 2738 S Lamar Blvd; 2803 Skyway Circle
SUBJECT AREA: 2.9 ACRES
GRID: G20
MANAGER: KATE CLARK



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Clark, Kate

From: steve simmons
Sent: Monday, January 4, 2021 3:59 PM
To: Clark, Kate
Subject: South Lamar

*** External Email - Exercise Caution ***

Dear Kate,

I am contacting you about C14-2020-0144 I own 2801 and 2901 S. Lamar My concerns about the adding of density on an already crowded road is that it will make it unsafer and actually be a detriment to the small businesses as traffic makes it impossible to get to S. lamar.

Steve Simmons

La Tierra de simmons Familia.

--

[Follow Honey's Pizza on Instagram!](#)

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PUBLIC HEARING INFORMATION

B-10

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

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: C14-2020-0144

Contact: Kate Clark, 512-974-1237

Public Hearing: May 25, 2021, Planning Commission

DOUGLAS OLDMIXON / JO-DEE BENSON

Your Name (please print)

2001 LA GISA DR AUSTIN TX

Your address(es) affected by this application (optional)

Signature

Date

Daytime Telephone (Optional): 512-415-6960

Comments:

The Redevelopment of
this area to more intensive
mixed uses support
the density and variety
needed to grow mass
transit + walkable, bikeable
zones near neighborhoods!
we approve!

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Kate Clark

P. O. Box 1088, Austin, TX 78767

Or email to:

Kate.Clark@austintexas.gov

☒ I am in favor
☐ I object

Zilker Neighborhood Association

2009 Arpdale ♦ Austin, TX 78704 ♦ 512-447-7681

May 14, 2021

Re: Rezoning of 2700 South Lamar, Case C14-2020-0144

To: Planning Commission
c/o Kate Clark, Case Manager
City of Austin Zoning Department
Via Email: Kate.Clark@austintexas.gov

Dear Commissioners,

The Zoning Committee of the Zilker Neighborhood Association, based on our detailed understanding of redevelopment issues on the western side of South Lamar, opposes the rezoning application at 2700 S. Lamar (C14-2020-0144), and any other upzoning request at this location. The requested rezoning to the most intense multifamily district, MF-6, is not appropriate here because:

- the property is in an environmentally sensitive area,
- the current zoning entitlements already exceed the site's capacity for redevelopment,
- the current zoning entitlements exceed the capacity of the area's infrastructure in the foreseeable future,
- the MF-6 request conflicts with the stated purposes of Austin's residential and commercial zoning districts, and
- the MF-6 request conflicts with the Imagine Austin Comprehensive Plan.

The following pages elaborate on our five general concerns. We hope that you will consider these fundamental goals of zoning and planning and join us in requesting that these environmentally sensitive properties be held to higher standards. Please recommend that the City Council deny the request for MF-6 rezoning.

Thank you for considering our comments, and thank you for your service to Austin.

Sincerely,
Lorraine Atherton,
on behalf of the ZNA Zoning Committee

Basis for ZNA opposition to MF-6 rezoning of 2700 S. Lamar (C14-2020-0144)

I. The current VMU overlay is the best option for these parcels

In 2006, ZNA carefully considered and approved a Vertical Mixed Use overlay for South Lamar from Town Lake to Barton Skyway. The criteria we used and how they were applied to every parcel on South Lamar can be seen on the ZNA web site at [VMU map \(2006-10\).pdf \(zilkerneighborhood.org\)](#). VMU was attractive to ZNA because it could concentrate multifamily density on large underused commercial sites, consolidating paving and parking structures without destroying existing residential areas. North of Oltorf, larger properties of several acres were deemed suitable for the most intense VMU development. For small properties south of Oltorf, including the 2700 block, our intent was to provide flexibility for redevelopment of those commercial properties that could support modest and affordable multifamily and live-work housing types without impairing the use of existing housing and local businesses. ZNA's entire VMU proposal was unanimously approved by the Planning Commission and the City Council in 2008. Since then, thousands of multifamily units (averaging more than 80 units per acre) have been added to the South Lamar Corridor in VMU projects that meet the subchapter E requirements.

The VMU exercise highlighted an obstacle for all redevelopment on South Lamar--the corridor's lack of a street grid with major intersections. Between Barton Springs Road and Ben White, there are no direct east-west connections to other major corridors. Therefore, there are no good locations for intense commercial uses or for the highest-density residential zoning districts. Higher density multifamily zoning districts (especially MF-6) should have access to a complete street grid, as in the Central Business District (§ 25-2-67). The existing residential area affected by this rezoning request, however, has no frontage on South Lamar and no public through streets, and its development is constrained by its location in the Barton Springs Zone. The area from La Casa to Barton Skyway includes more than 300 moderately priced multifamily housing units in a wide variety of building types:

- 64 units in Akoya condos, converted from a derelict apartment building on Dickson,
- 16 units in Sasona co-op, off the end of Paramount,
- 134 units in Barton's Mill apartments, small apartment buildings clustered among the trees in rough terrain,
- 88 units in Barton Village, four-plexes clustered among the trees in rough terrain on Skyway Circle and Westhill,
- 14 units in duplexes facing Barton Skyway.

Across the street from the subject properties, at South Lamar and Menchaca, is a large, dense VMU project with 357 housing units. A crucial goal of the VMU ordinance and the Comprehensive Plan is to preserve and promote a mix of housing types and levels of affordability, such as already exists in this area. The VMU overlay supports that goal. The proposed MF-6 rezoning would impair the existing desirable uses and overwhelm South Lamar.

The existing zoning entitlements include a maximum of more than 101,000 square feet of building coverage, with an FAR allowing 161,491 sf. If the redevelopment utilized VMU, the FAR limits would be removed, allowing more than 380,000 sf. That is far more than the street and drainage infrastructure can support, even without the additional environmental constraints. Therefore, increased zoning entitlements on the subject properties would serve no useful purpose.

II. MF-6 does not support the Imagine Austin Comprehensive Plan

The requested rezoning to MF-6 exceeds the density but does not support the purposes identified for the South Lamar activity corridor on the Imagine Austin Growth Concept map (Figure 4.5 and pages 103-106, Imagine Austin Comprehensive Plan).

A. South Lamar is an activity corridor leading to one of the "activity centers for redevelopment in sensitive environmental areas." The subject site is on the west side of the corridor, within the Barton

Springs Zone and Barton Creek watershed, and its redevelopment should be subject to standards for sensitive environmental areas.

B. The Comprehensive Plan favors a mix of uses along corridors such as South Lamar. The requested rezoning would eliminate an opportunity for very desirable VMU residential and local business projects.

C. No part of South Lamar has been designated a regional center, a town center, or even a neighborhood center, although since the VMU overlay was applied to the corridor, its population and built environment meet the Comprehensive Plan's definition of a town center. That definition does not include high-rise highest-density apartment buildings. According to Chapter 4 of Imagine Austin: "The buildings found in a town center will range in size from one- to three-story houses, duplexes, townhouses, and row houses, to low- to midrise apartments, mixed use buildings, and office buildings." Zoning this site for downtown high rises would impair the environmental, transportation, affordable housing preservation, walkability, and complete-community goals of Imagine Austin.

III. MF-6 does not support the purposes of residential zoning

Rezoning this transitional area of mixed duplex and affordable multifamily housing for the highest density multifamily use would be inconsistent with the purposes of the residential zoning districts, even if the site were not in an environmentally sensitive location. The purposes are listed in **§ 25-2-51**:

- (1) reserve areas for residential occupancy and provide for a broad range of residential densities and variety of housing types consistent with the Comprehensive Plan and standards of public health, safety, and welfare;
- (2) ensure adequate light, air, privacy, and open space for each dwelling;
- (3) encourage compatibility between residential uses and other land uses;
- (4) facilitate the planning for and provision of infrastructure improvements to serve anticipated population, dwelling unit density, traffic generation, and public service requirements; and
- (5) promote energy conservation.

Other multifamily zoning districts, up to MF-3, might be appropriate for this part of the corridor, but parcels south of Oltorf are stretching the definition of "centrally located" that should apply to higher density zoning, and multifamily zoning does not support the local commercial uses allowed by VMU. The Code describes multifamily zoning above 36 units per acre as "high density" that is suitable for the central business district. MF-6, with no limit on units per acre, is described in **§ 25-2-67**: "An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center." In the context of Austin's Comprehensive Plan, MF-6 zoning should be confined to regional centers. The subject properties are not within a regional center.

IV. MF-6 does not support the purposes of commercial and mixed-use zoning

The site's current zoning (GR and CS) is at the upper limit of what is appropriate for local commercial uses adjacent to a mix of single-family and moderate density multifamily housing. The overwhelming problem with this collection of small parcels is that none of them has adequate access to South Lamar or off-street parking and loading, as recommended in **§ 25-2-91 (3)**. The most that can be built here is a small VMU project that meets GR site development standards, with the least intensive retail uses, to minimize traffic and parking burdens. Any upzoning is bound to conflict with transportation planning and to have adverse effects on nearby land uses. Thus, any upzoning would be inconsistent with the Comprehensive Plan and the purposes of the commercial zoning districts, even if the site were not in an environmentally sensitive location.

In our VMU analysis, a major concern was to support the purposes of commercial districts listed in § 25-2-91, especially number 3, regarding traffic and other adverse effects on nearby uses:

- (1) reserve areas for offices, retail stores, and service establishments that provide a broad range of goods and services to residents of Austin and the surrounding area;
- (2) promote the grouping of office and commercial uses that are convenient for the public and that benefit the uses in a district;
- (3) ensure adequate access and off-street parking and loading for office and commercial uses and minimize traffic congestion and other adverse effects on nearby land uses;
- (4) encourage high standards of site planning, architecture, and landscape design for office and commercial development in the City;
- (5) facilitate the planning for and provision of infrastructure improvements to meet traffic, commercial, and public service needs generated by the residents of Austin; and
- (6) promote energy conservation.

Although most of South Lamar has entirely too much commercial zoning, the ZNA VMU plan was careful to value the smaller parcels that provide important neighborhood services and jobs. Upzoning these small properties for expensive residential space and eliminating their opportunities for local businesses would undermine all of those purposes and the neighborhood's planning goals.

V. Environmental hindsight supports the existing zoning

When ZNA approved the South Lamar VMU overlay 15 years ago, we did not realize that the Barton Springs Zone extended to South Lamar at this point. Now that we are all in the midst of an environmental and climate crisis, we ask that you join us in requesting that these environmentally sensitive properties be held to higher standards for redevelopment and recommend that the City Council deny the request for MF-6 rezoning.

B-10

EDUCATIONAL IMPACT STATEMENT*Prepared for the City of Austin*Austin
Independent
School District**PROJECT NAME:** 2700 S. Lamar**ADDRESS/LOCATION:** 2700 S. Lamar Blvd.**CASE #:** C14-2020-0144☐ NEW SINGLE FAMILY☐ DEMOLITION OF MULTIFAMILY☒ NEW MULTIFAMILY☐ TAX CREDIT

SF UNITS: _____ **STUDENTS PER UNIT ASSUMPTION**

Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 500 **STUDENTS PER UNIT ASSUMPTION**

Elementary School: .008 Middle School: .006 High School: .004

IMPACT ON SCHOOLS

The student yield factor of 0.018 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor was provided by the district's demographer and is based on other market rate multifamily complexes built within the area since 2010.

The 500-unit multifamily development is projected to add approximately 9 students across all grade levels to the projected student population. It is estimated that of the 9 students, 4 will be assigned to Barton Hills Elementary School, 3 to O. Henry Middle School, and 2 to Austin High School.

The percent of permanent capacity by enrollment for School Year 2025/26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at Barton Hills ES (95%) and Austin HS (101%), and below the target range at O. Henry MS (68%). The projected additional students at O. Henry would not offset the anticipated decline in student enrollment. All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students within the proposed development attending O. Henry MS or Austin HS will qualify for transportation. Students attending Barton Hills ES will not qualify for transportation unless a hazardous route condition is identified.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 02/09/2021**Executive Director:**

DocuSigned by:
Beth Wilson
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EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Barton Hills

ADDRESS: 2108 Barton Hills Drive

PERMANENT CAPACITY: 418

MOBILITY RATE: +65.0%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	240	240	244
% of Permanent Capacity	57%	57%	58%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	396	392	396
% of Permanent Capacity	95%	94%	95%

MIDDLE SCHOOL: O. Henry

ADDRESS: 2610 West 10th St.

PERMANENT CAPACITY: 945

MOBILITY RATE: -1.5%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	939	657	660
% of Permanent Capacity	99%	70%	70%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	925	636	639
% of Permanent Capacity	98%	67%	68%



EDUCATIONAL IMPACT STATEMENT

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Austin
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HIGH SCHOOL: Austin			
ADDRESS: 1715 W. Cesar Chavez St.		PERMANENT CAPACITY: 2,247	
		MOBILITY RATE: +11.5%	

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,110	2,037	2,039
% of Permanent Capacity	94%	91%	91%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,353	2,269	2,271
% of Permanent Capacity	105%	101%	101%