

ZONING CHANGE REVIEW SHEET

CASE: **C14-2025-0028.SH**– The Bloom at Lamar Square

DISTRICT: 9

ADDRESS: 1326-1328 Lamar Square Drive

ZONING FROM: MF-4, MF-5

TO: CS

SITE AREA: 0.58 acres

PROPERTY OWNER: FC Austin Fifteen Housing Corporation (Walter Moreau)

AGENT: Foundation Communities (Kyle Russell)

CASE MANAGER: Marcelle Boudreaux (512-974-8094,
marcelle.boudreaux@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning.

The Conditional Overlay would prohibit the following uses permitted within the CS base zoning district: Alternative Financial Services, Automotive Rentals, Automotive Repairs & Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Campground, Carriage Stable, Commercial Off-Street Parking, Construction Sales & Services, Convenience Storage, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, Indoor Sports & Recreation, Laundry Services, Monument Retail Sales, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Pedicab Storage & Dispatch, Research Services, Service Station, Vehicle Storage, Indoor Crop Production, Urban Farm, Custom Manufacturing and Limited Warehousing & Distribution.

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 8, 2025:

CITY COUNCIL:

ORDINANCE NUMBER:

ISSUES:

The prohibited uses in the CS base district are recommended by Staff due to the site's adjacency to existing residential zoning and uses. The applicant agrees to the CO with prohibited uses.

This is an approved Affordability Unlocked project (see attached Applicant Summary). Developments that meet the requirements of the Affordability Unlocked Program can be built as a permitted use on any site that is in a commercial base zoning district. The Applicant seeks the CS base zoning district to allow for a mixed use development to include deeply affordable units plus essential services and amenities. In order to realize long-term affordability and provision of essential services, the development also needs to take advantage of the site development standards in CS.

CASE MANAGER COMMENTS:

The subject rezoning area is approximately half an acre (0.58 acres) and is vacant. The rezoning area is situated on Lamar Square Drive, which is a closed loop drive west off S. Lamar Blvd., an Imagine Austin activity corridor. To the east of the site, across Lamar Square Drive, is Administrative and Business Office use (Mary Lee Foundation) (CS). To the north and the south with frontage along the Drive are multifamily residential uses (MF-2-CO; MF-5; MF-6-CO). To the west with frontage onto Kinney Avenue, are Administrative and Business Office use, multifamily and single family residential uses and vacant lot (SF-3; LR; MF-3; MF-2-CO). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

This area of S. Lamar Blvd. has been in transition from low-density commercial uses to 4-5 story mixed use (primarily residential over ground floor commercial) buildings. The drive is signalized at the intersection with S. Lamar Blvd. and is approximately one-half mile south of Barton Springs Road. S. Lamar Blvd. is a core transit corridor and Cap Metro Rapid bus stops (heading north and south) are located at this intersection.

This proposal is within a ½ mile of both the Collier and Lamar Square ETOD station areas (Bus). The proposal includes deeply affordable units, consistent with the “Include” ETOD typology. ETOD efforts should take advantage of the change occurring today to enable even more community members, especially low-income households and communities of color, to access existing services and opportunities while incrementally growing with more housing units for all income levels.

The Applicant proposes to rezone the property to general commercial services (CS) district for a mixed use development that will include a mix of commercial, civic and residential uses (approximately 111 units).

Staff recommends CS-CO, as discussed in more detail in the Issues section.

BASIS OF RECOMMENDATION:

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

The general commercial services district (CS) is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

The conditional overlay combining district (CO) may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits.

3. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City.

4. *Zoning changes should promote an orderly relationship among land uses.*

Staff recommends the Applicant's request as described above for CS district zoning for the subject property based on the following considerations:

- 1) Recognizing the site's location immediately adjacent to S. Lamar Blvd., which is an Imagine Austin Corridor and a core transit corridor;
- 2) The site adjoins a public sidewalk, shared path, and/or bike lane and is located within 0.25 miles of public transit stop and/or light rail station. Cap Metro rapid bus stops are a few hundred yards from the subject site;
- 3) There are numerous multifamily mixed use projects located all along S. Lamar Blvd to the east of the proposed site;
- 4) The number of units and housing choice that could be produced would suit a variety of household sizes, incomes, and lifestyle needs of a diverse population in support of Imagine Austin and the Strategic Housing Blueprint;
- 5) the applicant has successfully incorporated development details consistent with the intent of the "INCLUDE" ETOD typology.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4, MF-5	Vacant
<i>North</i>	MF-5, MF-2-CO	Multifamily residential use
<i>South</i>	MF-6-CO	Multifamily residential use
<i>East</i>	CS	Administrative and Business Office use

<i>West</i>	SF-3; LR; MF-3; MF-2-CO	Administrative and Business Office use, multifamily and single family residential uses and vacant lot
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NEIGHBORHOOD PLANNING AREA: South Lamar Combined NP (Zilker) - suspended

WATERSHED: Lady Bird Lake

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Zilker Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council
Austin Independent School District
Friends of Austin Neighborhoods
South Central Coalition
Homeless Neighborhood Association
Zilker Neighborhood Association

Friends of Zilker
Save our Springs Alliance
Preservation Austin
Perry Grid 614

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0124 – 1109 S Lamar Boulevard	CS-1-V-CO to CS-1-MU-V-CO- DB90	App Postponement	
C14-2017-0122 – South Lamar VMU	CS-CO and CS- V-CO to CS-V	To Grant CS-V-CO, with prohibited uses and removal of FAR limitation, as staff recommended (3/13/18), Prohibited Uses: Adult-oriented businesses Agricultural sales and services Alternative financial services Automotive rentals Automotive sales Bail bonds Campground Construction sales and services Drive-in service Drop-off recycling collection facility Equipment	Apvd CS-V-CO as Commission recommended (3/8/18)

		sales Equipment services Exterminating services Funeral Services Kennels Laundry services Limited warehousing and distribution Outdoor entertainment Outdoor sports & recreation Pawn shop services Plant nursery Scrap and salvage services Service station Vehicle Storage	
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RELATED CASES:

The subject property is within the boundaries of the South Lamar Combined (Zilker) Neighborhood Planning Area, which was suspended.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 1326 LAMAR SQUARE DRIVE. C14-2025-0028.SH. 0.579 acres from MF-5 to CS. Project: The Bloom at Lamar Square. Existing: formerly multifamily at a site that appears to have been previously demolished. Proposed: 111 unit multifamily mixed-use. Note that this project is pursuing the S.M.A.R.T. Housing Program. Note that information is insufficient to determine the Mixed Use measure at this time.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • 0.10 miles from Lamar Boulevard Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.11 miles from bust stop and Capital Metro Rapid bus stop along S Lamar Blvd
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along Lamar Square Dr
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Within 0.5 miles of Goods and Services along S Lamar Blvd
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> • Within 0.5 miles of dental care along S Lamar Blvd

Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
Y	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none">• 0.3 miles to Alamo Drafthouse movie theater
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
9	Number of “Yes’s”

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird Lake 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

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.

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.

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 Department

No comments.

PARD – Planning & Design Review

Residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601.

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

Site Plan

Site plans will be required for any new development except for residential only project with up to 4 units.

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

Please include all certification letters when submitting site plans.

Transportation

A traffic impact analysis may be required at the time of site plan if triggered, when exact land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lamar Square Drive	1	58'	60'	40'	Yes	No	Yes

Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:


Exhibit A: Zoning Map


Exhibit A-1: Aerial Map


Exhibit B: Applicant's Summary Letter

ZONING CASE#: C14-2025-0028.SH



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

$$1'' = 400'$$

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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3000 S IH 35 #300
Austin, TX 78704

tel: 512-447-2026
fax: 512-447-0288

www.foundcom.org

March 19, 2025

Attention: Lauren Middleton-Pratt, Planning Director
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

RE: Zoning Application for 1326 and 1328 Lamar Square Drive (The Bloom at Lamar Square)

Dear Planning Department Reviewers,

On behalf of Foundation Communities, I am submitting this zoning application for the properties located at 1326 and 1328 Lamar Square Drive, Austin TX 78704 to request a rezoning to Commercial Services (CS). The purpose of this request is to support the development of The Bloom at Lamar Square, which necessitates an increase in the allowable building coverage and impervious cover restrictions to meet project needs.

This development is an approved Affordability Unlocked project, ensuring that the proposed housing will provide deeply affordable units and services for Austin residents. The Affordability Unlocked program allows us to maximize the site's potential for providing critical housing while maintaining long-term affordability.

Furthermore, this development is part of a larger, master-planned redevelopment of the Lamar Square Drive neighborhood, a collaborative effort led by Foundation Communities and the Mary Lee Foundation. The overall vision for this area is to create a vibrant, inclusive, and accessible community that integrates affordable housing with essential services and amenities. The requested CS zoning aligns with this vision by allowing for the necessary density and site improvements to realize our mission.

We appreciate your time and consideration of this request. Please let us know if additional information or materials are required. We look forward to your support in bringing this important project to fruition.

Sincerely,

Walter Moreau

Walter Moreau
Executive Director
Foundation Communities
3000 South IH-35, Suite 300
Austin, TX 78704
walter.moreau@foundcom.org
512-447-2026



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