

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0053 – 2709 S. Lamar Blvd.

DISTRICT: 5

ADDRESS: 2709 South Lamar Boulevard

ZONING FROM: CS-V

TO: CS-V- DB90

SITE AREA: 1.639 acres

PROPERTY OWNER: SL6 South Lamar LP (John Kiltz)

AGENT: Land Use Solutions (Michele Haussmann)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – vertical mixed use building - density bonus 90 (CS-V-DB90) combining district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 25, 2024: *APPROVED CS-V-DB90 COMBINING DISTRICT ZONING*

AS STAFF RECOMMENDED, BY CONSENT.

[R. JOHNSTON; F. MAXWELL – 2ND] (7-0) J. MUSHTALER, A. AZHAR, C. HEMPEL, A. HAYNES. G. COX, A. PHILLIPS – ABSENT

CITY COUNCIL ACTION:

July 18, 2024:

ORDINANCE NUMBER:

ISSUES:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently,

the applicant submitted this new rezoning application to request the -DB90 combining district.

CASE MANAGER COMMENTS:

The subject site is located on the south side of South Lamar Boulevard, just above the intersection with Barton Skyway, and is currently developed with convenience storage facility. Across South Lamar to the west are Pet washing and Kennel uses, General Retail Sales (convenience) and vacant commercial buildings (MF-6, CS-MU-V-CO, GR-GR-V). To the south is a mixed use residential development with multifamily and Restaurant and Medical office uses (GR-CO). To the north is a Religious facility (CS-V), and to the east are single family residences, townhomes, and Parks and Recreation Services uses, which have access via Del Curto Road (SF-6-CO, SF-3, P-CO).

Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).

The applicant is requesting general commercial services – vertical mixed use - density bonus 90 (CS-DB90) combining district for a proposed development that would include multi-family units requiring an affordable component. A building constructed under density bonus 90 (-DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. The overall project would consist of 250 residential units and mix of uses.

The property is located within the South Lamar Neighborhood Plan Area, which has since been suspended, and is located within an area that was initiated by the City to zone certain tracts within the Neighborhood Plan area to accommodate the -V zoning district in 2008 (Ordinance No. 20080618-080).

A development utilizing the “density bonus 90” incentives is permitted with a base CS district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the CS district (60 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements. There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or

2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

The City previously undertook zoning of this property with the -V combining district during the Neighborhood Plan process. This current request for the -DB90 combining district continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

BASIS OF RECOMMENDATION:

1. *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. City Council previously approved rezoning this property to allow for vertical mixed-use buildings. This request is consistent with the “VMU2” option and Ordinance No. 20240229-073 (new DB90), which replaced the invalidated “VMU2” option.

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

The general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

The proposed density bonus 90 (DB90) combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height.

3. *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. In exchange for increased development potential, the development is required to comply with affordable housing requirements.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-V	Convenience storage
<i>North</i>	CS-V	Religious facility
<i>South</i>	GR-CO	Mixed use: Multifamily apartments, Restaurant, Medical office
<i>East</i>	SF-6-CO, SF-3, P-CO	Single family residences, Townhomes, Parks and Recreation service
<i>West</i>	MF-6, CS-MU-V-CO, GR-GR-V	Pet washing and Kennel uses, General Retail Sales (convenience) and vacant commercial buildings

NEIGHBORHOOD PLANNING AREA: South Lamar Neighborhood Plan (Suspended)

WATERSHED: West Bouldin Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Zilker Elementary O Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Perry Grid 614, Preservation Austin, Save Our Springs Alliance, South Central Coalition, South Lamar Neighborhood Assn., TNR BCP - Travis County Natural Resources, Zilker Neighborhood Association, Friends of Zilker

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0073 – 2700 South Lamar DB90 Rezoning / 2800 South Lamar	CS-MU-V-CO and GR-MU-V- CO to CS-MU- V-CO-DB90 and GR-MU-V-CO- DB90	Pending	
C14-2024-0022 – 2700 Del Curto rezone	SF-3 to SF-6	Scheduled for Hearing	
C14-2023-0036 – 2700 S. Lamar Follow up 2	GR-V-CO & GR-MU-CO to GR-MU-V & CS-MU-V	To Grant GR-MU-V- CO & CS-MU-V-CO as Staff recommended (7/25/23)	Apvd as Commission recommended (10/5/23)

C14-2023-0174 – 2700 S. Lamar Follow up	MF-3 to MF-6	To Grant MF-6 (7/25/23)	Apvd as Commission recommended (10/5/23)
C14-2020-0144 – 2700 S Lamar Zoning	MF-3; GR; GR- V; GR-V-CO; CS-1-V to MF-6	To Forward to City Council without a recommendation	Apvd MF-6 as Staff recommended (11/18/21)
C14-2014-0165 – 2712 & 2800 Del Curto rezoning	SF-3 to SF-6	To Grant SF-6-CO (2/10/15)	Apvd as Commission recommended (5/14/2015)
C14-2012-0020 – 2807 Manchaca Road	GR-CO to GR- CO	To Grant	Apvd, with CO’s development restrictions and use prohibitions (3/22/12)
C14-2008-0019 – South Lamar NP Area -V Opt in	CS, GR to CS-V, GR-V		Apvd (6/18/2008)

RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 2709 S LAMAR BOULEVARD. C14-2024-0053. Project: 2709 South Lamar Blvd. South Lamar Neighborhood Plan. 1.63 acres from CS-V to CS-V-DB90. Existing: 29,193 sq ft self-storage. Proposed: 250 units of multifamily. Demolition is proposed for 0 existing residential units. Proposal seeks Density Bonus 90 Combining District (Ordinance No. 20240229-073), which sets affordability minimums on ownership and rental units, and further allows for an increase of up to 30 ft in height above the base zone allowance, with a maximum limit of 90 feet in total height. DB90 additionally releases the site from some base zoning district development standards, including maximum floor area ratio.

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"> • Adjacent to 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"> • Within 0.1 miles of multiple bus stops along S Lamar Blvd; 0.19 miles to rapid bus stop on 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 S Lamar Blvd
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	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.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.4 miles to Tom Lasseter South Lamar Neighborhood Park
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"> • Medical clinic located 0.4 miles 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.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	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.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
8	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 West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

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.

South Lamar Boulevard	Level 3	120'	127'	60'	Yes	Yes	Yes
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Austin Water Utility

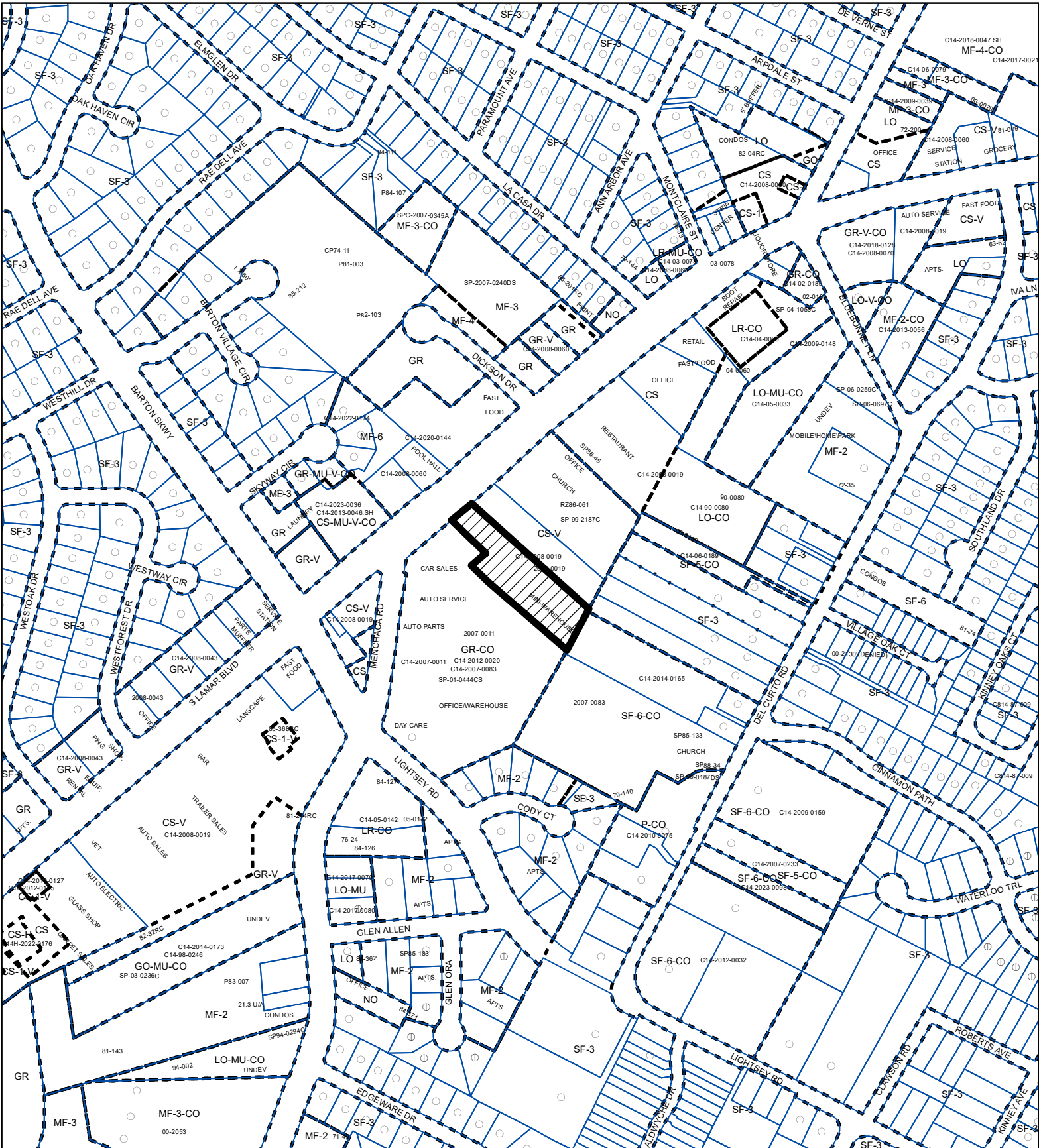
No comments on zoning change.

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

ZONING CASE#: C14-2024-0053



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY



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.





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1" = 400'

Created: 4/8/2024



2709 South Lamar Blvd

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

ZONING CASE#: C14-2024-0053
 LOCATION: 2709 S Lamar Blvd
 SUBJECT AREA: 1.639
 MANAGER: Marcelle Boudreaux



1" = 400'

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Created: 6/26/2024
 by: MeekS



Michele Haussmann
PRINCIPAL
Michele@LandUseSolutionsTX.com

April 3, 2024

Ms. Joi Harden, Zoning Officer
Planning Department
City of Austin
[VIA Electronic Mail Joi.Harden@AustinTexas.gov](mailto:Joi.Harden@AustinTexas.gov)

Re: Zoning Application – Approximately 1.639 acres located at 2709 South Lamar Boulevard, in the City of Austin (“City”), Travis County, Texas (“Property”)

Dear Ms. Harden:

As representatives of the owner and developer of the above stated Property, SL6 South Lamar, LP (“Applicant”), we respectfully submit the enclosed zoning application and submittal package. The Property consists of approximately 1.639 acres and is developed with a self-storage facility. The Property is located in the South Lamar Combined Neighborhood Plan area. The Applicant is requesting a rezoning of the Property to allow for the development of a multifamily project (“Project”). The Project is known as 2709 S Lamar Blvd. The request is to rezone the property to CS-V-DB90.

The Property was rezoned in 2008 from CS to CS-V as part of the City initiated rezoning case to opt-in to include the Vertical Mixed Use (“VMU”) combining district, Ordinance No, 20080618-080.

The Property is located on a Core Transit Corridor, which supports the proposed DB90 combining district. Access is proposed to South Lamar Boulevard.

The Property is perfectly located to support individuals and families as it is within walking distance of a bus stop and Tom Lasseter South Lamar Neighborhood Park/Del Curto Park and is near South Austin Recreation Center and Zilker Elementary School.

The Property is surrounded by compatible land uses including commercial to the north, multifamily to the south, church use to the east, and multifamily to the west. The Property is surrounded by compatible zoning districts including CS-V-MU-V-CO and MF-6 to the north, SF-6-CO to the south, GR-CO to the west, and CS-V to the east. The proposed DB90 combining districts is consistent and compatible with the surrounding zoning and land uses.

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LAND USE
SOLUTIONS

Please contact me if you or your team members have any questions or need additional information. Thank you for your time and assistance with the request.

Respectfully,

Michele Haussmann

Enclosures

CC: Will Jenkins, SL6 South Lamar, LP, *via electronic mail*
Jamie Cantrell, SL6 South Lamar, LP, *via electronic mail*
Dylan Coons, Land Use Solutions, *via electronic mail*

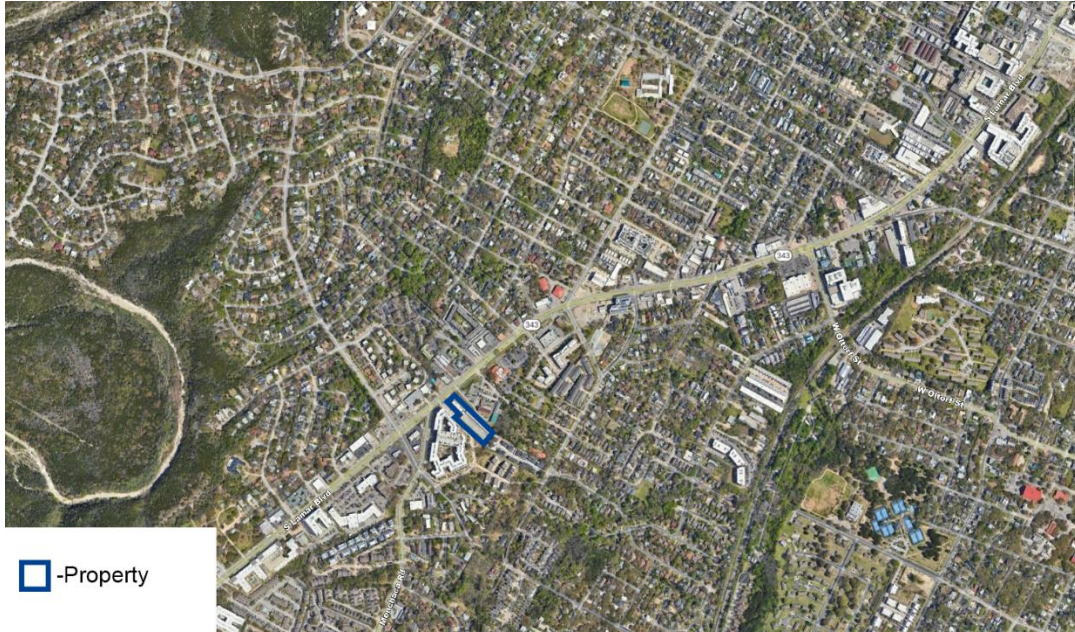
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Aerial Zoomed Out



Aerial Zoomed In



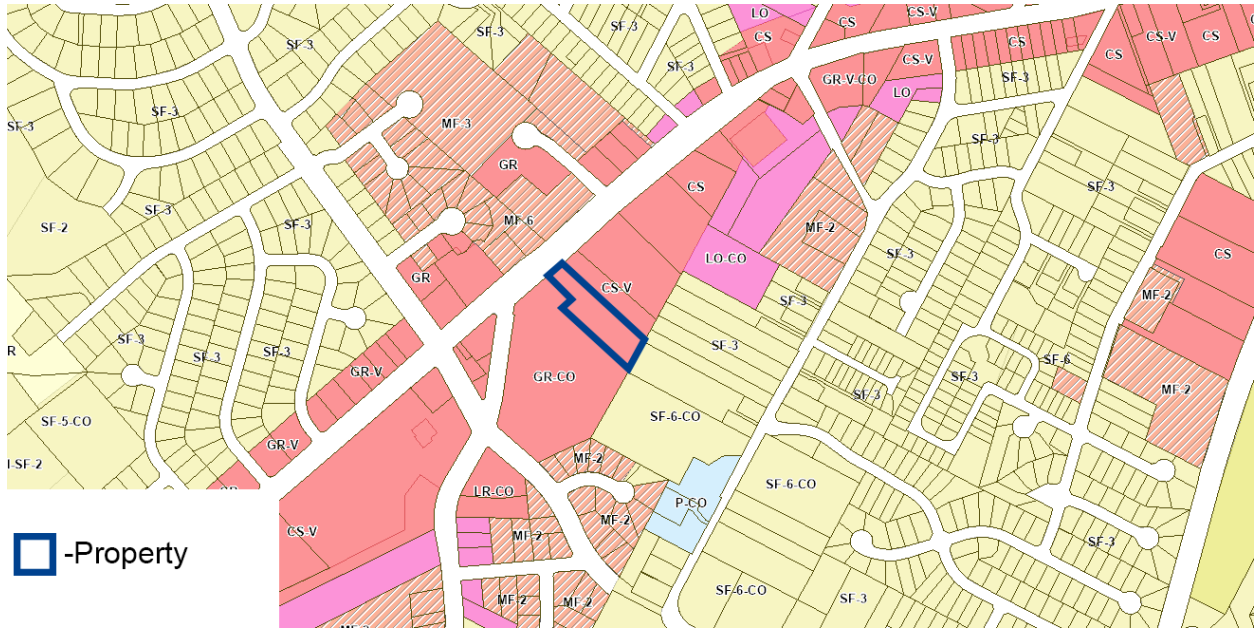
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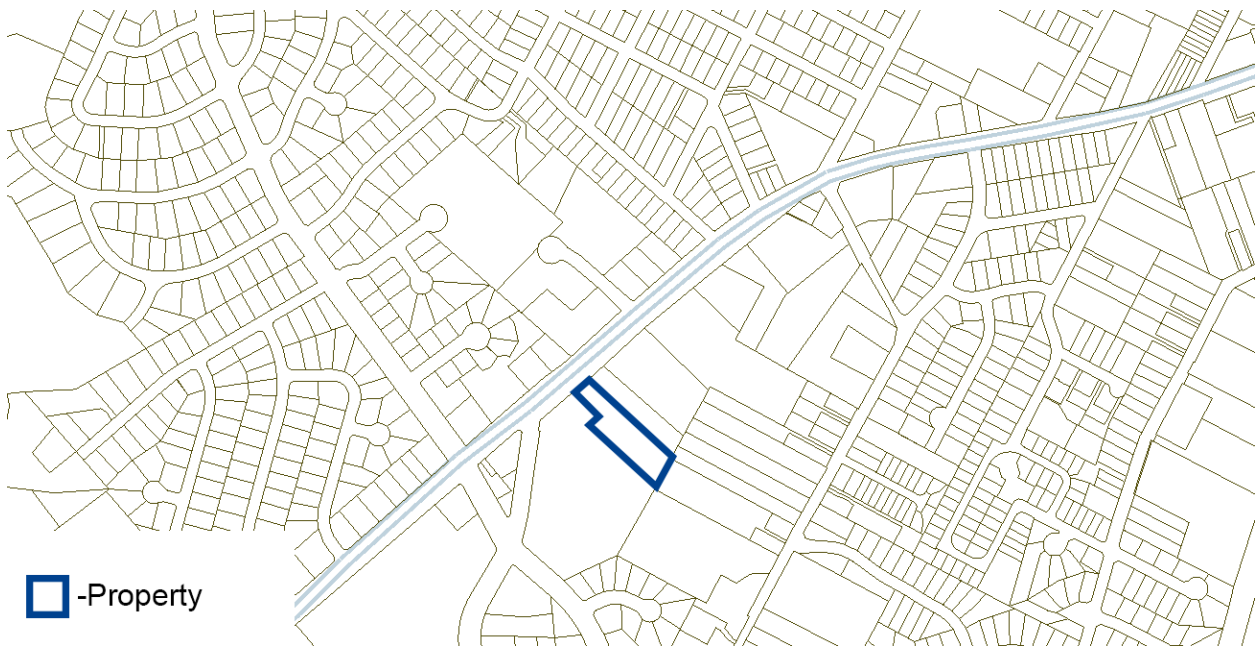


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Zoning Map



Core Transit Corridors



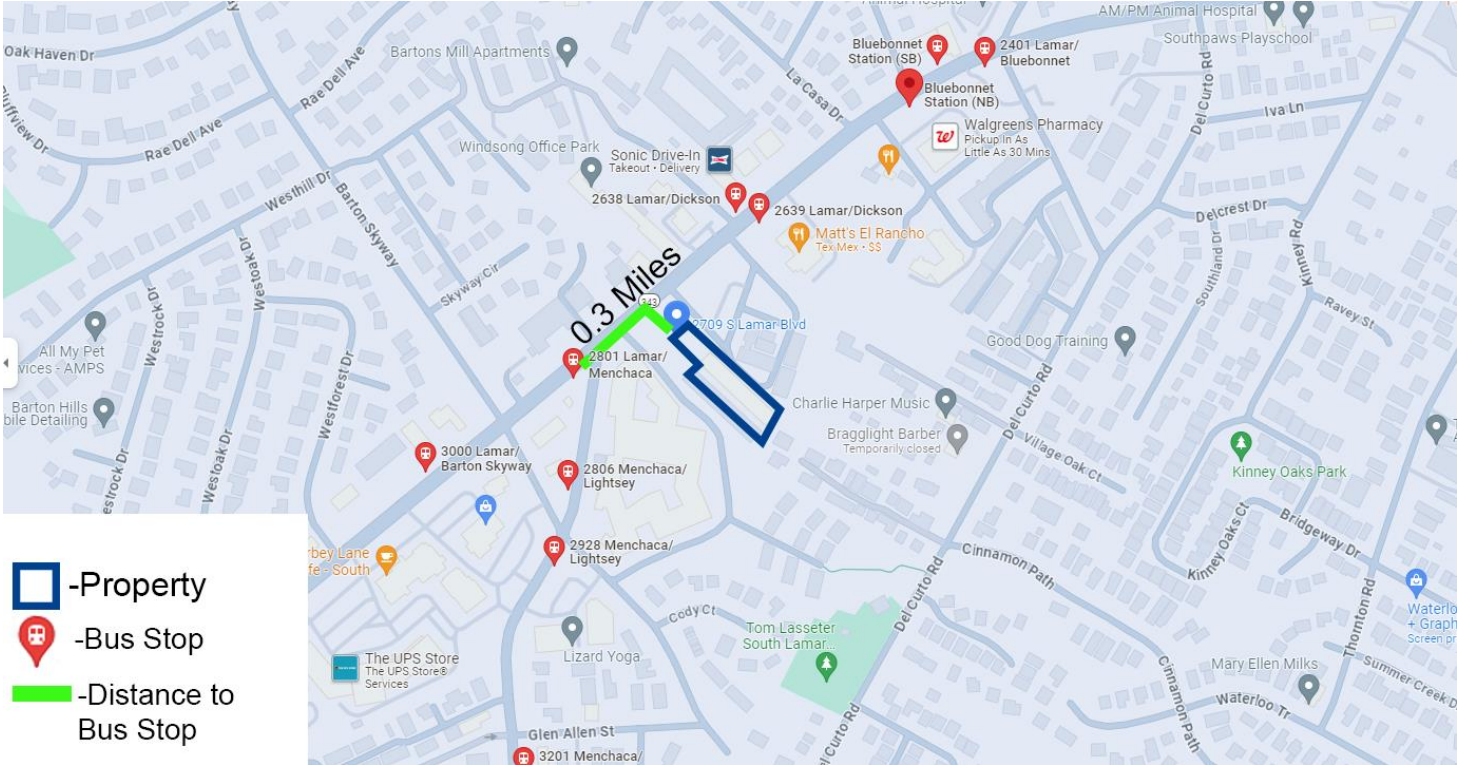
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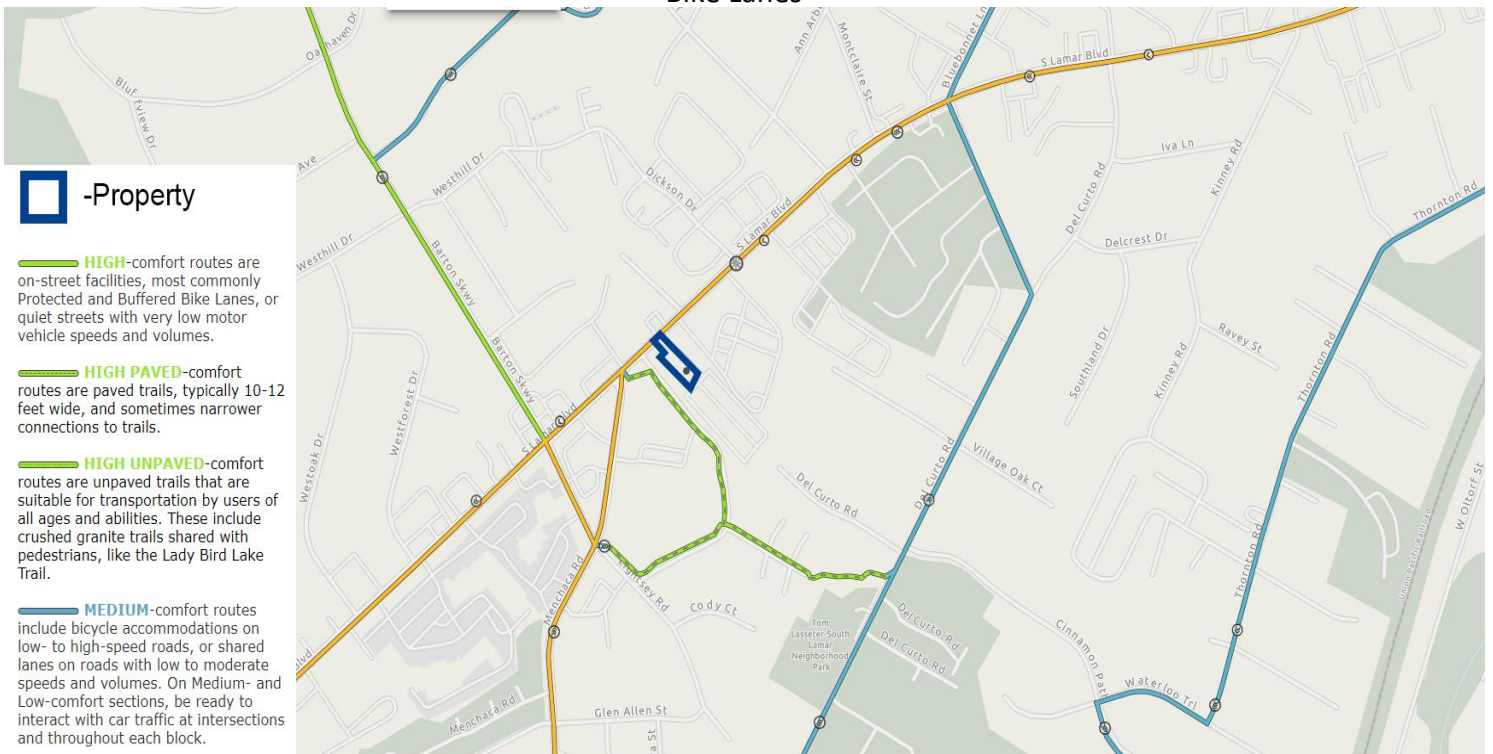


LANDUSE SOLUTIONS

Bus Stops



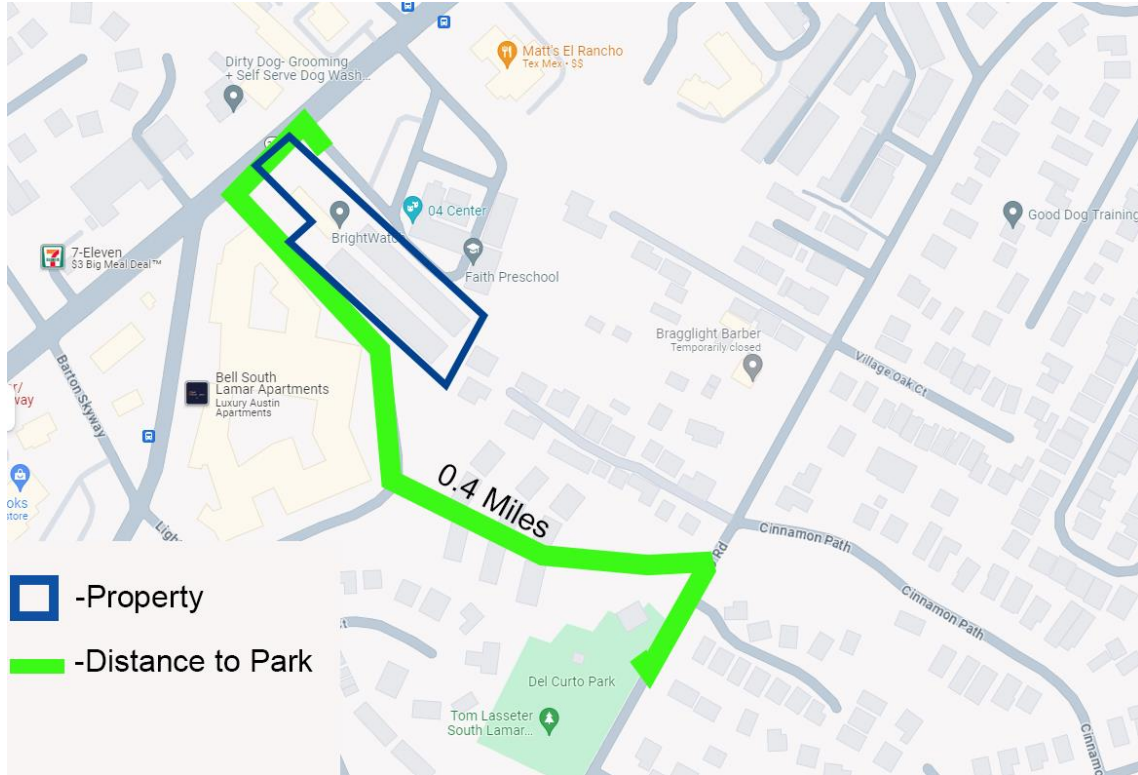
Bike Lanes



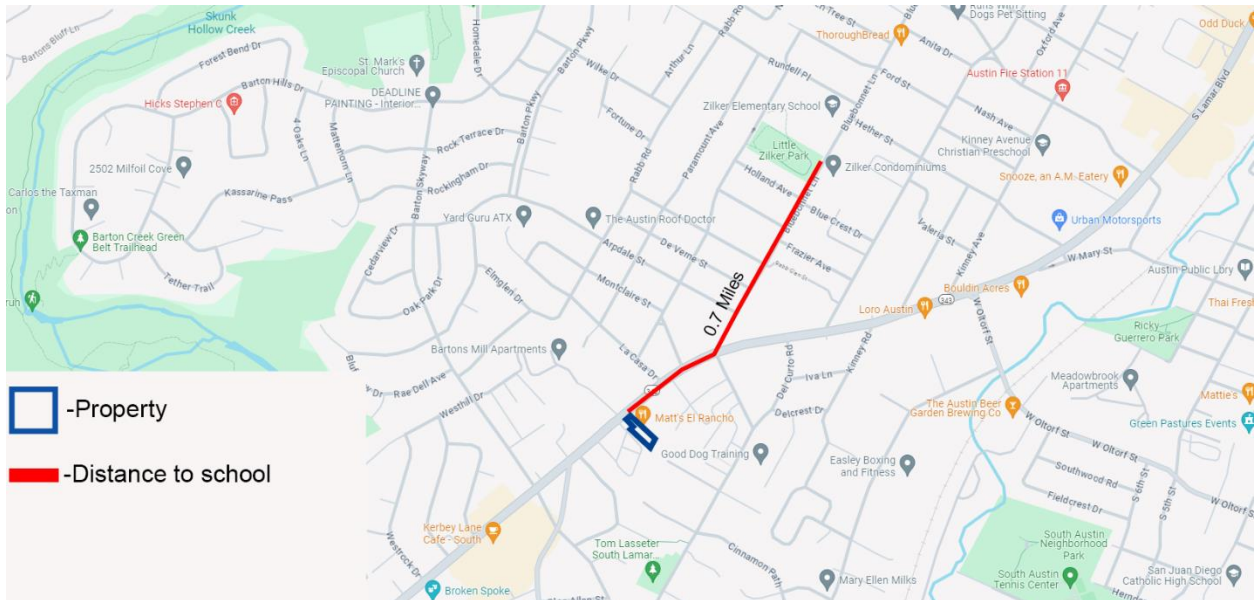


LANDUSE SOLUTIONS

Distance to Park



Distance To Zilker Elementary School



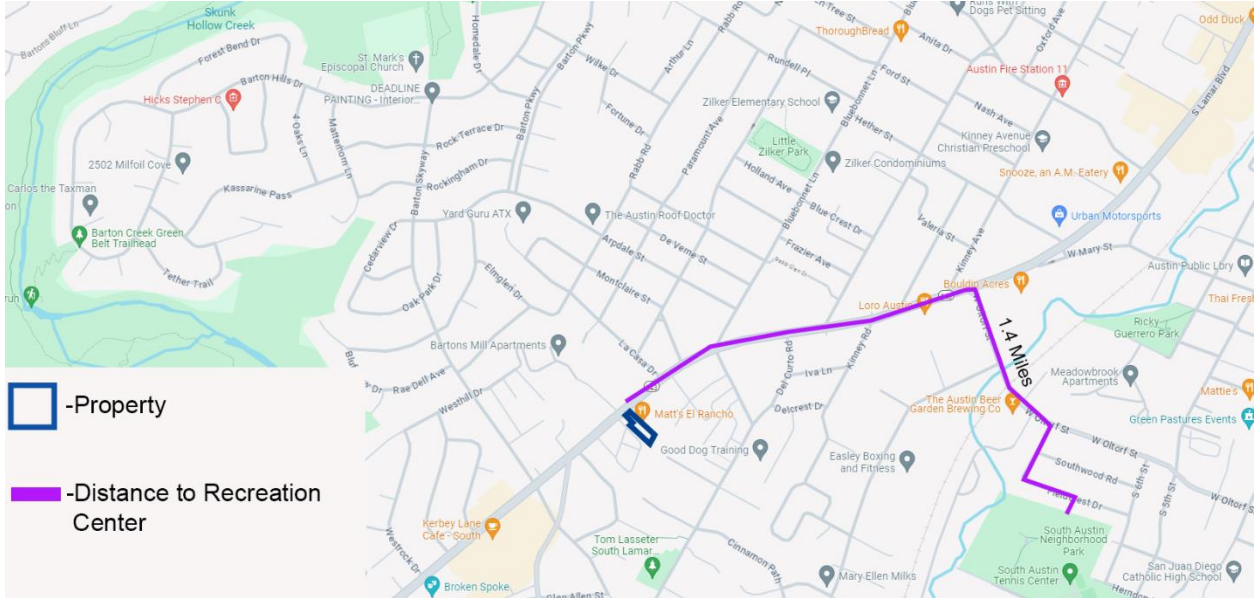
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Distance to South Austin Recreation Center



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