

ZONING CHANGE REVIEW SHEET

CASE: **C14-2025-0024**– Little Lion

DISTRICT: 5

ADDRESS: 2525 South Lamar Boulevard, Suite 15

ZONING FROM: LO-MU-CO

TO: GO-MU

SITE AREA: 0.0143 acres

PROPERTY OWNER: Emirp, LLC (Anusha Vemuri, Manager)

AGENT: Keepers Land Planning (Ricca Keepers)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – mixed use– conditional overlay (GO-MU-CO) combining district zoning.

The Conditional Overlay is subject to following conditions:

- 1. Vehicular access to Bluebonnet Lane is prohibited until improvements outlined in the memorandum dated April 27, 2005, from the Transportation Review Section of the Watershed Protection and Review Department, are completed.**
- 2. Development of the Property may not exceed 40 residential units.**
- 3. Development of the Property may not exceed 20 residential units per acre.**
- 4. Residential use of the Property may not be less than 60 percent or more than 80 percent of total building square footage.**
- 5. Non-residential use of the Property may not be less than 20 percent or more than 40 percent of total building square footage.**
- 6. Medical office use is a prohibited use of the Property.**
- 7. Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 8, 2025: APPROVED GO-MU-CO AS STAFF RECOMMENDED, BY CONSENT.
[MAXWELL; HANEY – 2ND]; (13-0)

CITY COUNCIL:

May 8, 2025:

ORDINANCE NUMBER:

ISSUES:

The Conditional Overlay includes seven standards that were imposed in 2005 during the approval of the mixed-use zoning that developed the existing residential with small commercial retail uses. Staff recommends retaining these as part of this footprint rezoning request. The CO for the original 2005 rezoning case also included a limitation that prohibited a project with greater than 2,000 vehicle trips per day. In general, the City's Transportation and Public Works Department no longer supports vehicle trip caps as conditional overlays to zoning cases, though it will still be assessed for a site if requested or it seems warranted. The appropriate time to assess a site for transportation impact and mitigation is with the site plan application, when land use and intensity is known, and site access has been finalized. Therefore, for this current request to GO-MU-CO the staff recommendation is to remove the limit on vehicle trips per day.

CASE MANAGER COMMENTS:

The subject rezoning area is approximately 622 square feet (or .0143 acres) and is developed with multiple three-story residential over small commercial space buildings. The rezoning area is situated at the south side of S. Lamar Boulevard, an Imagine Austin activity corridor. The subject development is set back beyond an existing commercial development (Walgreens) but does not have immediate frontage on S. Lamar Blvd. There is egress on S. Lamar Boulevard and on Bluebonnet Lane. Development around the site is generally characterized by a mix of residential and diverse commercial uses. Immediately to the north and west are General Retail Sales (Convenience) and Restaurant (General) uses with frontage onto S. Lamar (LR-CO; CS), and across S. Lamar to the north are diverse commercial uses fronting S. Lamar (GR; NO; LO; LR-MU-CO; CS). To the east is multifamily residential with frontage onto Del Curto Rd. (MF-2). To the south is a parking lot and newer single-family residential with frontage onto Del Curto Rd. (LO-CO; SF-3). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

The Applicant proposes to rezone the property to general office – mixed use (GO-MU) combining district zoning for a 622-square-foot hair salon (Personal Services use) within an existing space in the development.

Staff recommends GO-MU-CO, incorporating the Conditional Overlay (CO) on the site from the 2005 rezoning, 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.*

General Office district (GO) is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

Mixed Use combining district (MU) is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

The purpose of the conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Use and site development regulations imposed by a CO combining district must be more restrictive than the restrictions otherwise applicable to the property.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The GO-MU-CO combining district is compatible and consistent with the surrounding uses because there is commercial zoning (CS; LO-MU; GR; LR) at the site and immediately surrounding the site.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The subject site is a small footprint within a larger commercial parcel at a ASMP level 3 (S. Lamar Blvd.) roadway which is a transit priority corridor and Imagine Austin activity corridor. The site also abuts Bluebonnet Lane, which is an ASMP level 2 roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-MU-CO	Mixed use residential and commercial
<i>North</i>	LR-CO; CS	General Retail Sales (Convenience) and Restaurant (General)
<i>South</i>	LO-CO; SF-3	Parking lot; Single family residential
<i>East</i>	MF-2	Multifamily residential
<i>West</i>	LR-CO; CS	General Retail Sales (Convenience) and Restaurant (General)

NEIGHBORHOOD PLANNING AREA: South Lamar Combined (South Lamar) - suspended

WATERSHED: West Bouldin Creek

CAPITOL VIEW CORRIDOR: Yes

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Zilker Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

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

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0053 – 2709 South Lamar Blvd	CS-V to CS-V-DB90	To Grant CS-V-DB90, as staff recommended (6/5/24)	Apvd CS-V-DB90, as Commission recommended (8/29/24)
C14-2024-0022 – 2700 Del Curto rezone	SF-3 to SF-6	To Grant SF-6, as staff recommended (6/11/24)	Apvd SF-6, as Commission recommended (7/18/24)
C14-2009-0148 – Spaces Unit 2	LO-MU-CO to GO-MU-CO	To Grant	No further action
C14-05-0033 – 2529 S. Lamar	SF-3 to LO-MU-CO	To Grant	Apvd 12/15/2005

RELATED CASES:

This is a footprint rezoning within a larger mixed use residential and commercial site, which was rezoned to LO-MU-CO in 2005 (Case no. C14-05-0033; Ordinance No. 20051215-081).

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 2525 S LAMAR BOULEVARD. C14-2025-0024.

Project: Little Lion. 0.0258 acres from LO-MU-CO to GO-MU. Existing: commercial (hair salon). Proposed: commercial (hair salon). Little Lion hair salon is a commercial business located on the ground floor of a mixed-use development featuring live/work units over commercial spaces. The applicant is specifically seeking a change to make this hair salon an allowed use through this rezoning, which will limit the scope of this review accordingly.

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"> • 0.09 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"> • Within 0.17 miles of bust stops 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"> • This project is within a larger continuous paved parking area with internal sidewalks, connecting to S Lamar, where sidewalks and bike lanes are present
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"> • Goods and Services located 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.
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"> • 0.5 miles to Tom Lasseter South Lamar park
	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.)
	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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use *: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> • This project supports a mix of residential and commercial 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
6	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.

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

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

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

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

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Bluebonnet Lane. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Bluebonnet Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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)
Bluebonnet Lane	Level 2	84 feet	Approx 65 feet	Approx 30 feet	Yes	Yes	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

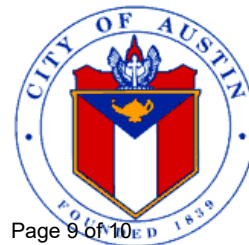


Little Lion



-  SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE
 CREEK BUFFER

ZONING CASE#: C14-2025-0024
LOCATION: 2525 S Lamar Blvd Suite 15
SUBJECT AREA: 0.0143 Acres
MANAGER: Marcelle Boudreaux





January 7, 2025

City of Austin
P.O Box 1088
Austin, Tx 78767

Subject Property: 2525 S Lamar Suite 15 Austin Tx 78704

Dear City of Austin,

Please see the attached documentation and application for this Rezone. The property is currently zoned to LO-MU-CO, and we are trying to rezone it to GO-MU. Little lion is a local hair salon that would like to be an allowed use and in order to do so we are requesting the rezone.

If you have any questions or need additional documents feel free to contact me. My contact information is at the bottom of this letter. Thank you!

Sincerely,

Ricca Keepers

Ricca Keepers, MUP
Keepers Land Planning
(512)550-6508
Ricca@keeperslandplanning.com