

**Based on review of the proposed CodeNext 3 map, the comments in red below indicate what the City staff did in response to ZNA's comments and recommendations.**

#### SPECIFIC PARCEL COMMENTS AND RECOMMENDATIONS (see MAP)

1. At the east entryway to Zilker Park there is a triangular parcel of dedicated parkland just east of Barton Creek (TCAD parcel 105142). At the southern corner of this triangular parcel is a small rectangular portion that is currently zoned CS and proposed to go to MU4B. Since this is dedicated parkland, and the adjacent privately owned property is already built out as condos, this small area should be zoned "PR" to be consistent with the rest of this Zilker Park parcel. (See also page 5 of the "Detailed Response," on the Waterfront Overlay.) **The City staff made the recommended change.**
2. This is a small area within City-owned parkland (TCAD parcel 104342) that is occupied by the Zach Scott theater's Kleberg stage. It is currently zoned CS-1 and proposed to go to MU4B. Since the Waterfront Overlay already allows alcohol use, this area should be consolidated and zoned "PR" to be consistent with the rest of this Butler Shores parkland parcel. (See also page 5 of the "Detailed Response," on the Waterfront Overlay.) **The City staff made the recommended change.**
3. At 211 S. Lamar (south of Riverside), an unexplainable small triangular area is unzoned between the Paggi House and Taco PUD. The boundary should be corrected to eliminate this unzoned area. (See also page 5 of the "Detailed Response," on the Waterfront Overlay.) **The City staff did not make the recommended change.**
4. This is the Peter Pan miniature golf course along the railroad tracks just to the east of the McDonalds at the corner of Barton Springs Road and South Lamar. One of the most iconic businesses in the Zilker neighborhood, it is currently zoned CS. The proposed MS3B zoning represents a significant upzoning for such a small business that is essentially an extension of the nearby greenbelt. We suggest that MS3B is inappropriate for this location. (See also page 5 of the "Detailed Response," on the Waterfront Overlay.) MU1A or MU1B zoning would be more consistent with surrounding property, the existing use, and its location in the Auditorium Shores Waterfront Overlay. **The City staff did not make the recommended change.**
5. The north-south portion of Meghan Lane, just west of 1600 Virginia, is proposed to be zoned as R3C. As a public street, this should be unzoned like the east-west portion of Meghan Lane (TCAD parcel 103963). **The City staff did not make the recommended change.**
6. The lots (TCAD parcels 103964 and 103962) that serve as the yard to the historic Joseph house at 1610 Virginia are now home to one of the country's largest urban populations of purple martins. The Joseph house is currently zoned historic (SF-3-H) and is proposed as R3C-H, but the zoning proposed for the purple martin sanctuary is R3C. We need to find a better zoning tool to protect this important element of Zilker's character. **The City staff did not make the recommended change.**
7. On the east side of Robert E. Lee Road is the Umlauf Sculpture Garden and Museum (605 Robt. E. Lee), which is planning to expand to the Umlauf house and studio on the adjacent lot to the north (506 Barton Blvd). All of the land is now owned by the City. The portion of the home site along Barton Springs Road is currently zoned CS, and the rest is SF-3. The home site is proposed to be zoned P (public), but R2C is proposed for the museum and garden on Robert E. Lee. The Umlauf will never be converted to residential use, and so its zoning should be changed to PR to match its use and to be consistent with the

zoning for the Umlauf home. Please note we agree that the current zoning on the Umlauf home site should be changed. The proposed P (public) zoning is acceptable, although PR (park) would be preferred. Together these changes would establish a consistent zoning for the entire Umlauf complex of PR, for public parkland. **The City staff made the recommended change. Both the Umlauf Museum and Umlauf House were changed to PR.**

8. The zoning of the stone house at 1105 South Lamar (Stonehouse Coffee Bar) needs to recognize the historic value of the building and the presence of heritage trees. That's why ZNA did not include it in the adjacent VMU overlay. The current zoning is CS. The proposed change to MS3A is much too intense, even for the adjacent VMU properties (see page 6 of the "Detailed Response," regarding commercial zoning on South Lamar). We suggest MU1A or MU1B. **The City staff did not make the recommended change.**

9. The multifamily parcels within the Lamar Square complex are now all owned by the Mary Lee Foundation, a nonprofit that specializes in residential treatment and vocational services for persons with disabilities. Three sides of the square are occupied by various types of new or recently remodeled affordable housing, with community services in the center block. The four zoning districts on nine parcels should be consolidated into a single zoning district, probably RM1B, with a 40-foot height limit. All the properties fronting on S. Lamar should be rezoned for mixed use (not Main Street) with a 40-foot height limit (see page 6 of the "Detailed Response," regarding commercial zoning on South Lamar). **The City staff did not make the recommended change, but they did combine 9B-9F, changing the zoning from RM1B, RM4A, and F25 (thus removing the conditional overlay) to RM2B (40' + 15' AHBP). 9A and 9G-9I remained MS3B (60' + 25' AHBP).**

10. On Anita, behind the Bluebonnet Food Mart and laundry, is an assortment of multifamily residential buildings that contain some of the most affordable rental housing in our neighborhood. The current zoning is CS, and the proposed zoning is MU1B. The change from commercial may be desirable, but neighbors on Anita have vigorously opposed any intensification of uses on this corner. The proposed mixed-use zoning would threaten this property with redevelopment and the elimination of these middle residential units. We need a zoning category that matches the current use as middle housing, limits the number of units to the current 19, and does not provide entitlements that would be the catalyst for redevelopment into high-end mixed-use units. We recommend RM1A or RM1B. **Three of the lots (1905, 1907, and 1909) were changed from MU1B to MU1D. One lot (1903) was unchanged and remains MU1B. However, they all remain mixed-use, not residential multi-family as ZNA recommended.**

11. The laundry and Bluebonnet Food Mart at 1701 Bluebonnet and real estate office at 1709 Bluebonnet are currently zoned CS, which is more intense than the current uses require. The Main Street zoning proposed in CodeNext 2 is completely inappropriate and would likely result in the displacement of these important neighborhood services (see page 6 of the "Detailed Response," regarding commercial zoning, and page 8, regarding bars and restaurants). We recommend MU1A or MU1B. (Also note that this property is in the "Other Watersheds" Contributing Zone.) **The City staff changed zoning from MS1B to MS2C. However, it still remains Main Street, not Mixed Use as ZNA recommended.**

12. Construction is being completed on the small MF2 property at 1713 Bluebonnet, maxing out its capacity with four housing units in two new duplexes. The proposed RM2A zoning does not allow duplexes. We recommend RM1A here, for the lower height and impervious cover limits. (Also note that

this property is in the “Other Watersheds” Contributing Zone.) **The City staff did not make the recommended change.**

13. The Zilker Elementary School site at 1900 Bluebonnet is currently zoned SF-3 and is proposed to be rezoned R2C. The school is the heart of the Zilker community. We recommend that the proposed zoning be changed to P (public) to ensure that there is no incentive to convert this property to anything other than a school use. If a change of use is contemplated, it must be subject to a thoroughly public rezoning process. (Also note that this property is in the “Other Watersheds” Contributing Zone.) **The City staff made the recommended change.**

14. This area at 1801 Kinney is part of the Kinney Avenue Christian Fellowship and pre-school (TCAD parcel 100272). Currently zoned MF-2, it is proposed to change to RM1B. The MF-2 portion is currently used as a much needed community recreational and green space, as it has been planted with trees associated with mitigation for the loss of a heritage tree at the adjacent Sage condo development. If this site is redeveloped with the entitlements of RM1B and reduced parking, it will exacerbate the already dangerous traffic congestion on Kinney and add to the parking problems in the area. We strongly recommend that it be rezoned as a less intense use. **The City staff did not make the recommended change.**

15. The historic mill site on West Mary at 1803 Evergreen (west of the railroad tracks; TCAD parcels 302201 and 302202) is currently zoned MF-3-H and CS. The proposed future zoning is MU1C-H and MU1D. This is an important historic site in Zilker and should be zoned Historic for the entire property (it is possible that the zoning is not accurately drawn and needs to be corrected). Additionally, this mixed use would incentivize the conversion of this historic gem, with its surprising variety of rental housing found nowhere else in the neighborhood. We recommend that the two parcels be rezoned to RM1B-H, which should allow the owners to maintain the existing housing and low-intensity nonresidential uses. **The City staff did not make the recommended change.**

16. This is a City-owned public traffic island at South Lamar Blvd and W Mary St. It should be made unzoned as part of the City ROW. **The City staff did not make the recommended change, but they did add a subzone A (related to the Affordable Housing Bonus Program) to the MU4B zoning. Incidentally, MU4B zoning permits a bar with outdoor seating and late-night hours without any CUP or MUP. It is unclear what City staff envisions being built on this traffic island.**

17. This remnant of SF3 was rezoned to CS-V in September 2017. It should be combined with and zoned the same as the rest of the property at 2005 South Lamar. Our recommendation for all of these VMU properties on the east side of South Lamar is that they retain the characteristics of the current VMU overlay (see page 6 of the “Detailed Response,” regarding commercial zoning on South Lamar). It should be noted that this particular parcel is on a creek and is within an unbuildable floodplain, as is most of the area to the east of the parcel, once known as the Enchanted Forest. **The City staff made the recommended change, combining this remnant with the zoning of the property fronting South Lamar, going from MS3A to MS3B.**

18. (A-F) In October 2016, the parcels here shown as 1404 (C), 1412 (B), and 1414 (E) Oltorf were rezoned to CS-MU-CO, with the support of ZNA, including a set of restrictive covenants and conditional overlays. Along with 1416 Oltorf (F) and 2043 S. Lamar (A), they are part of a project called Bouldin Creek Commons, including the old Enchanted Forest. Review of the site plan is nearing completion and scheduled for approval by the end of this year. The proposed CodeNext changes, to a combination of

MS2B, MS2C, MS3A, and MS3B, do not reflect the most recent rezoning. The current CS-V and CS-MU-CO should be respected; any changes must be carefully reviewed to ensure that they do not negate the agreement between the developer and ZNA and the zoning ordinance recently approved by the City Council. The property at 1402 Oltorf (D) is not part of the project; it should be zoned for mixed use with a 40-foot height limit, but most of it is unbuildable, being in the floodplain noted under item 17. (See also page 6 of the “Detailed Response,” regarding commercial zoning on South Lamar.) **The City staff did not make the recommended changes. They went the opposite direction although they did consolidate several of the zoning parcels in the process. MS3A and MS3B were consolidated into MS3A. MS2B and MS2C were consolidated into MS3B. Both MS3A and MS3B have a maximum height of 60’ + 25’ AHBP. The 1402 Oltorf property was upzoned from MS2B (45’) to MS3B (60’ + 25’ AHBP). The Bouldin Creek Commons project should be zoned F25 so that the restrictive covenants and conditional overlays that should soon be approved are honored.**

19. The City-owned tract on Oltorf at the railroad tracks has figured in the recent rezoning of #18, and ZNA is trying to negotiate similar easements with other VMU projects in this floodplain along the tracks. It is valuable as access to a future extension of the Bouldin Creek greenbelt and trails connecting Barton Springs Road to South Austin Recreation Center. It should be zoned PR, not R3C. **The City staff did not make the recommended change. They did just the opposite. This tract was upzoned from R3C to MS2B.**

20. On the east side of Goodrich, at the Blue Crest intersection, is the historic site of an African-American Baptist church and cemetery. It is currently zoned SF-3-H. The current SF-3 and the proposed R3C zoning are inconsistent with the historic designation and use as a cemetery. This property should be downzoned to prevent any consideration of redevelopment that would encroach on the cemetery. **The City staff did not make the recommended change but did change the zoning from R3C to R2C as part of the overall neighborhood change of R3C to R2C.**

21. The small office at 2130 Goodrich was rezoned in June 2015 to CS-MU-CO to accommodate the owner’s desire to add two small residential units. The conditional overlay prohibits restaurant uses, but the intent of ZNA’s agreement with the owner was to limit traffic and alcohol sales. We believe that MU1A zoning would probably capture the intent of the rezoning and retain compatibility with the adjacent Housing Authority residences. **City staff did not make the recommended change, and the zoning remains F25, but F25 has been better defined and seems to indicate that the current zoning and conditional overlay will continue to be in effect, so it probably meets the intent of ZNA.**

22. Paramount Avenue is a public street providing access to the Sasona Co-op. This section of it should be unzoned as a public street rather than RC3. (Also note that this property is in the Barton Springs Recharge Zone.) **The City staff did not make the recommended change.**

23. At the south end of Paramount, beyond La Casa, is the Sasona co-op housing project. ZNA participated in the rezoning of this property to allow for its legal use as a housing co-op. It is currently zoned MF-3-CO. The CO contains the conditions that ZNA required to support the rezoning to bring this property in code compliance and is thus important in maintaining the agreement between Sasona and ZNA. We recommend that the zoning be changed to RM1A with an MUP for a co-op. (Also note that this property is in the Barton Springs Recharge Zone.) **City staff did not make the recommended change, and the zoning remains F25, but F25 has been better defined and seems to indicate that the current zoning and conditional overlay will continue to be in effect, so it probably meets the intent of ZNA.**

24. The back portion of 2805 Rae Dell (TCAD parcel 302578) should be zoned the same as the rest of 2805 Rae Dell rather than RM3A. (Also note that this property is in the Barton Springs Recharge Zone.) **The City staff did not make the recommended change.**

25. These parcels, 2805 Skyway Cir (TCAD parcel 202317) and 2807 Skyway Cir (TCAD parcel 303316), are part of a community of four-plexes that backs up to commercial properties on South Lamar, including a very popular Goodwill store. Originally MF-3, they were rezoned to GR-MU-CO in May 2013 to accommodate a permanent supportive housing project proposed by Goodwill and Foundation Communities. The zoning was carefully chosen to allow access to the housing and Goodwill store without permitting intense commercial traffic that would disrupt living conditions on Skyway Circle. Another consideration was the desire to maintain the option of restoring the four-plexes as middle housing, if the financing for the larger project failed to materialize. That is exactly what has happened, and so we recommend that these two parcels receive a residential zoning comparable to the other properties on Skyway Circle. RM1B would probably be compatible. (Also note that this property is in the Barton Springs Recharge Zone.) **The City staff did not make the recommended change. The zoning remains F25, so the current zoning and conditional overlay GR-MU-CO will continue to be in effect.**