

SUMMARY OF MAP COMMENT LOCATIONS IN ZILKER NEIGHBORHOOD

ID	Current Zoning	CodeNext2 Zoning	ZNA Recommendation	Description
1	CS (WO)	MU4B	PR	parkland north and along Barton Springs Rd, east of Barton Creek
2	CS-1 (WO)	MU4B	PR	Zach Scott Kleberg Stage
3	CS (WO)	unzoned	correct boundary to eliminate unzoned area	Unexplained small triangle at 211 S Lamar (Paggi House/PUD)
4	CS (WO)	MS3B	MU1 A or B?	Peter Pan Golf Course (1207 Barton Springs Rd)
5	SF-3	RC3	make it unzoned (street)	Public street (Meghan Lane)
6	SF-3	RC3	rural zoning of some sort?	Purple Martin Sanctuary (corner of Meghan Lane and Virginia Ave)
7	SF-3	R2C	PR	Umlauf Sculpture Garden and Museum (605 Robert E Lee)
8	CS	MS3A	MU1 A or B?	1105 S Lamar (Dawson-Robbins House; now Stonehouse Coffee)
9A	CS	MS3B	see comments (make all MLF properties the same)	Mary Lee Foundation (1312, 1316, 1318 Lamar Square)
9B	MF-5	RM4A	see comments (make all MLF properties the same)	Mary Lee Foundation (1322 Lamar Square)
9C	MF-5	RM1B	see comments (make all MLF properties the same)	Mary Lee Foundation (1324, 1326 Lamar Square)
9D	MF-4	RM1B	see comments (make all MLF properties the same)	Mary Lee Foundation (1328 Lamar Square)
9E	MF-6-CO	F25	see comments (make all MLF properties the same)	Mary Lee Foundation (1330, 1332 Lamar Square)
9F	MF-4	RM4A	see comments (make all MLF properties the same)	Mary Lee Foundation (part of 1334 Lamar Square)
9G	CS	MS3B	see comments (make all MLF properties the same)	Mary Lee Foundation (part of 1334, 1336, 1338 Lamar Square)
9H	CS-MU-CO	MS3B	see comments (make all MLF properties the same)	Mary Lee Foundation (1342 Lamar Square)
9I	CS	MS3B	see comments (make all MLF properties the same)	Mary Lee Foundation (inner block Lamar Square)
10	CS	MU1B	RM1 A or B?	Anita Apartments (1903-1909 Anita Dr)
11	CS (BSZ)	MS1B	MU1 A or B?	Laundry, food mart, office (1701, 1709 Bluebonnet)
12	MF-2 (BSZ)	RM2A	RM1 A or B?	1713 Bluebonnet duplexes
13	SF-3 (BSZ)	R2C	P	Zilker Elementary School (1900 Bluebonnet)
14	MF-2	RM1B	rural zoning of some sort?	Kinney Avenue church yard (1801 Kinney Ave)
15	MF-3-H	MU1C-H	RM1B-H	Millbrook historic mill (corner Evergreen and W Mary)
16	CS	MU4B	make it unzoned (traffic island)	City-owned public traffic island at S Lamar and W Mary
17	SF-3	MS3B	same as 2005 S Lamar (MU3A, 60' height limit)	Back part of 2005 S Lamar
18A	CS-V-MU-CO	MS3A	see comments	Part of Bouldin Creek Commons, 2043 S. Lamar (Lucy's)
18B	CS-MU-CO	MS2C	see comments	Part of Bouldin Creek Commons (1412 W Oltorf St)
18C	CS-MU-CO	MS2B	see comments	Part of Bouldin Creek Commons (1404 W Oltorf St)
18D	CS	MS2B	see comments	1402 W Oltorf St
18E	CS-MU-CO	MS3A	see comments	Part of Bouldin Creek Commons (1414 W Oltorf St)
18F	CS	MS3B	see comments	Part of Bouldin Creek Commons (1416 W Oltorf St)
19	SF-3	R3C	PR	City-owned tract at corner of RR tracks and Oltorf
20	SF-3-H	R3C-H	rural zoning of some sort?	African-American historic church and cemetery (2109 Goodrich)
21	CS-MU-CO	F25	MU1A	Office next to HACA Goodrich Place (2130 Goodrich Ave)
22	SF-3 (BSZ)	RC3	make it an unzoned (street)	Public street (Paramount Ave)
23	MF-3-CO (BSZ)	F25	RM1A with MUP for co-op	Sasona Co-op (2604 Paramount Ave)
24	MF-3 (BSZ)	RM3A	same as the front of 2805 Rae Dell (R2?)	back portion of 2805 Rae Dell Ave
25	GR-MU-CO (BSZ)	F25	RM1B	2805 & 2807 Skyway Cir

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.)
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.)
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.)
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.
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).
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.
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.
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.

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).

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.

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.)

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.)

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.)

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.

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.

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.

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.

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.)

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.

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.

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.

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.)

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.)

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.)

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.)