

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2007-0011 Lamar & Manchaca VMU**PC Date:** April 10, 2007  
April 24, 2007  
April 8, 2007**ADDRESS:** 2711-2715 S. Lamar and 2803-2901 Manchaca Rd    **AREA:** 6.396 acres**OWNER/APPLICANT:** JBS Holding LP (Krause Winston)**AGENT:** Drenner, & Golden Stuart Wolff, SSP (Michele Rogerson)**ZONING FROM:** CS    **ZONING TO:** CS-CO (allowing the use of Vertical Mixed Use)**STAFF RECOMMENDATION:**

Staff recommends approval of general commercial services-conditional overlay (CS-CO) combining district zoning. The conditional overlay would allow the use of Vertical Mixed Use options.

**PLANNING COMMISSION RECOMMENDATION:****April 10, 2007:** Postponed to April 24, 2007 at the request of the neighborhood.**April 24, 2007:** Postponed to May 8 at the request of the neighborhood.**May 8, 2007: Approved staff's recommendation 8-0.**

Additionally, the Commission made the following recommendations regarding the development of the remainder of the tract (which is outside the boundaries of this case):

- Natural landscaping should be used for the stormwater pond
- The rear three acres should be reserved for park uses
- The developer should work to find a suitable permanent site for Habibi's Hutch.

**DEPARTMENT COMMENTS:**

The owner of this property has asked to exercise provisions of the Vertical Mixed Use (VMU) ordinance to allow for early opt-in/opt-out determination. The applicant has requested that these properties be opted in to the VMU district. Compliance with the VMU ordinance would be verified as part of the Site Plan approval process.

**EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b> | <b>LAND USES</b>                           |
|--------------|---------------|--|
| <i>Site</i>  | CS            | Day care, offices, warehouses, auto repair |
| <i>North</i> | CS            | Self storage                               |
| <i>South</i> | LR-MU, MF-2   | Mixed commercial and apartments            |
| <i>East</i>  | CS and MF-2   | Single Family homes and church             |
| <i>West</i>  | GR and CS-1   | Goodwill, convenience store,               |

**AREA STUDY:** The property is within the South Lamar Neighborhood Planning Area which began meeting in the Fall of 2005.

**TIA:** A traffic impact analysis is not require for VMU determination

**WATERSHED:** Barton and West Bouldin Creeks

**DESIRED DEVELOPMENT ZONE:** Partially

**CAPITOL VIEW CORRIDOR:** No      **HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

- South Lamar Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council
- Barton Springs/Edwards Aquifer Conservation District
- Austin Independent School District

**SCHOOLS: (AISD)**

Zilker Elementary School      O. Henry Middle School      Austin High School

**ABUTTING STREETS:**

| Name          | ROW  | Pavement | Classification |
|---------------|------|----------|----------------|
| S. Lamar Blvd | 135' | 58'      | Major Arterial |
| Manchaca Rd   | 75'  | 42'      | Major Arterial |
| Lightsey Rd   | 90'  | 42'      | Collector      |

**CITY COUNCIL DATE:**

**ACTION:**

May 17, 2007

Postponed to May 24<sup>th</sup>, 2007

May 24 2007:

**ORDINANCE READINGS:**

1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

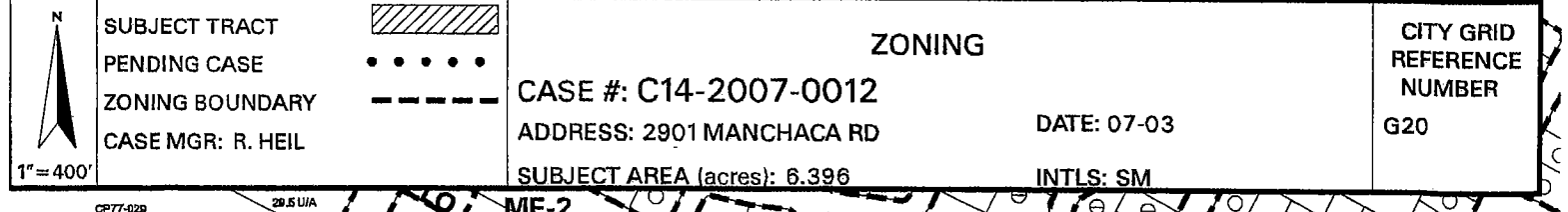
**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: [robert.heil@ci.austin.tx.us](mailto:robert.heil@ci.austin.tx.us)

**PHONE:** 974-2330

C14-2007-0011  
2901 Manchaca Rd  
Vertical Mixed Use Determination





## **SUMMARY STAFF RECOMMENDATION**

Staff recommends approval of general commercial services-conditional overlay (CS-CO) combining district zoning. The conditional overlay would allow the use of Vertical Mixed Use options.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The use of the Vertical Mixed Use options would be appropriate at this site, providing mixed use, and increased residential infill in the urban core along a major transit corridor with good mass transit routes.

## **Transportation**

- TR1. No additional right-of-way is required at this time.
- TR2. The trip generation under the current zoning is estimated to be 25,461 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification of CS (without consideration of setbacks, environmental constraints, or other site characteristics).
- TR3. Since this is an application for a Vertical Mixed Use (VMU) Opt-in/Opt-out process under Chapter 25-2, Subchapter E, Section 4.3.5, the TIA requirement has been deferred till the time of site plan application.
- TR4. Existing Street Characteristics:

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|---------------|------|----------|----------------|
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- TR5. There are existing sidewalks along Lamar Blvd.
- TR6. Manchaca Road is classified in the Bicycle Plan as a "Low Use" bike route.
- TR7. Capital Metro bus service is available along Lamar Blvd and Manchaca Rd.

## **Environmental**

1. A portion of this site is located over the Edwards Aquifer Recharge Zone. The site is located in both the West Bouldin Creek and Barton Creek Watersheds of the Colorado River Basin, which are classified as Urban and Barton Springs Watersheds, respectively, by Chapter 25-8 of the City's Land Development Code. It is in both the Drinking Water

Protection Zone and Desired Development Zone, according to the watershed. A topographical and / or geological analysis of this site is recommended to determine the exact boundaries of the watersheds.

2. According to flood plain maps, there is no flood plain within the project area.
3. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Barton Springs Watershed

5. Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. This tract lies in the recharge zone.
6. Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

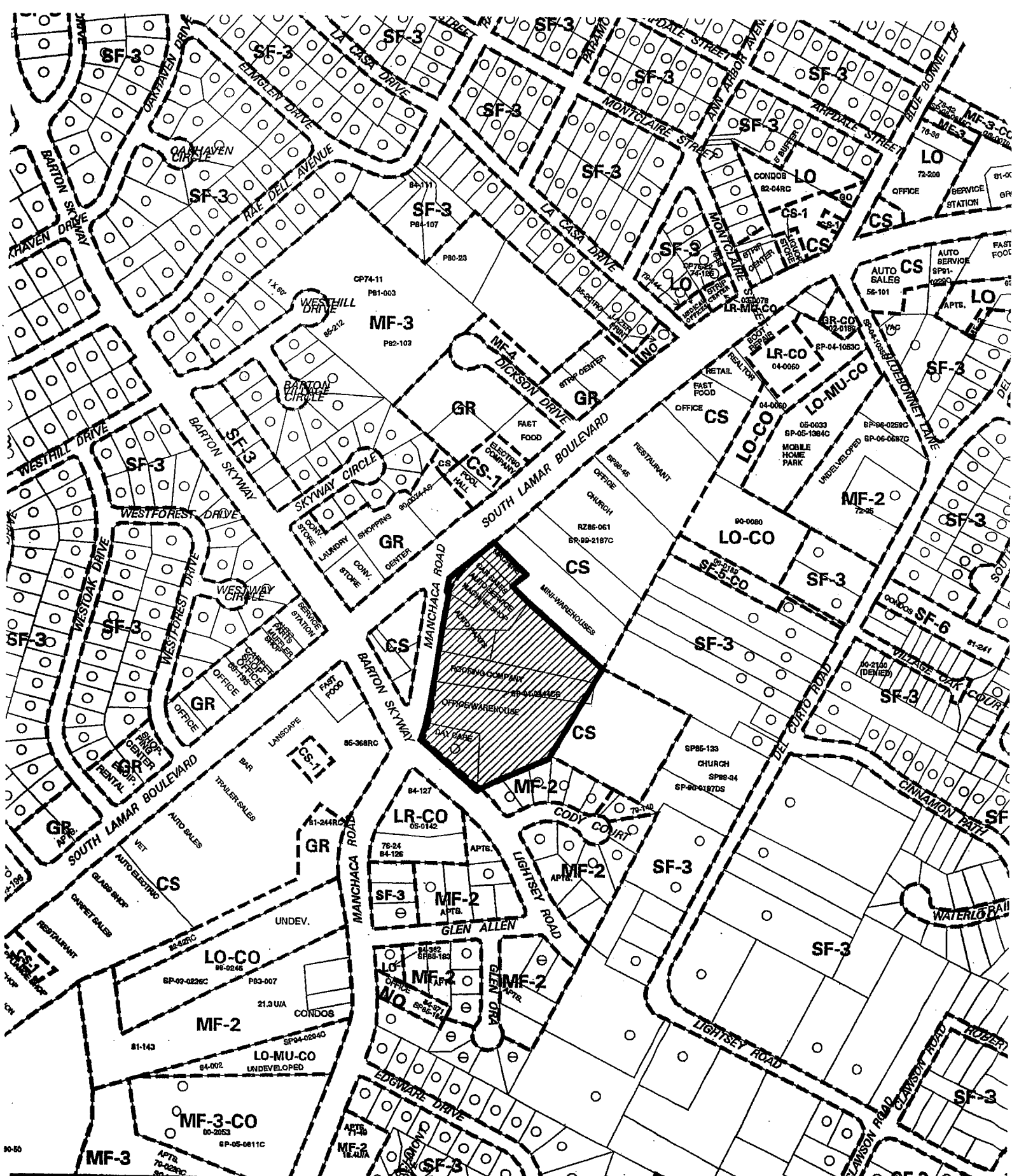
Urban Watershed





7. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
8. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

**Site Plan**

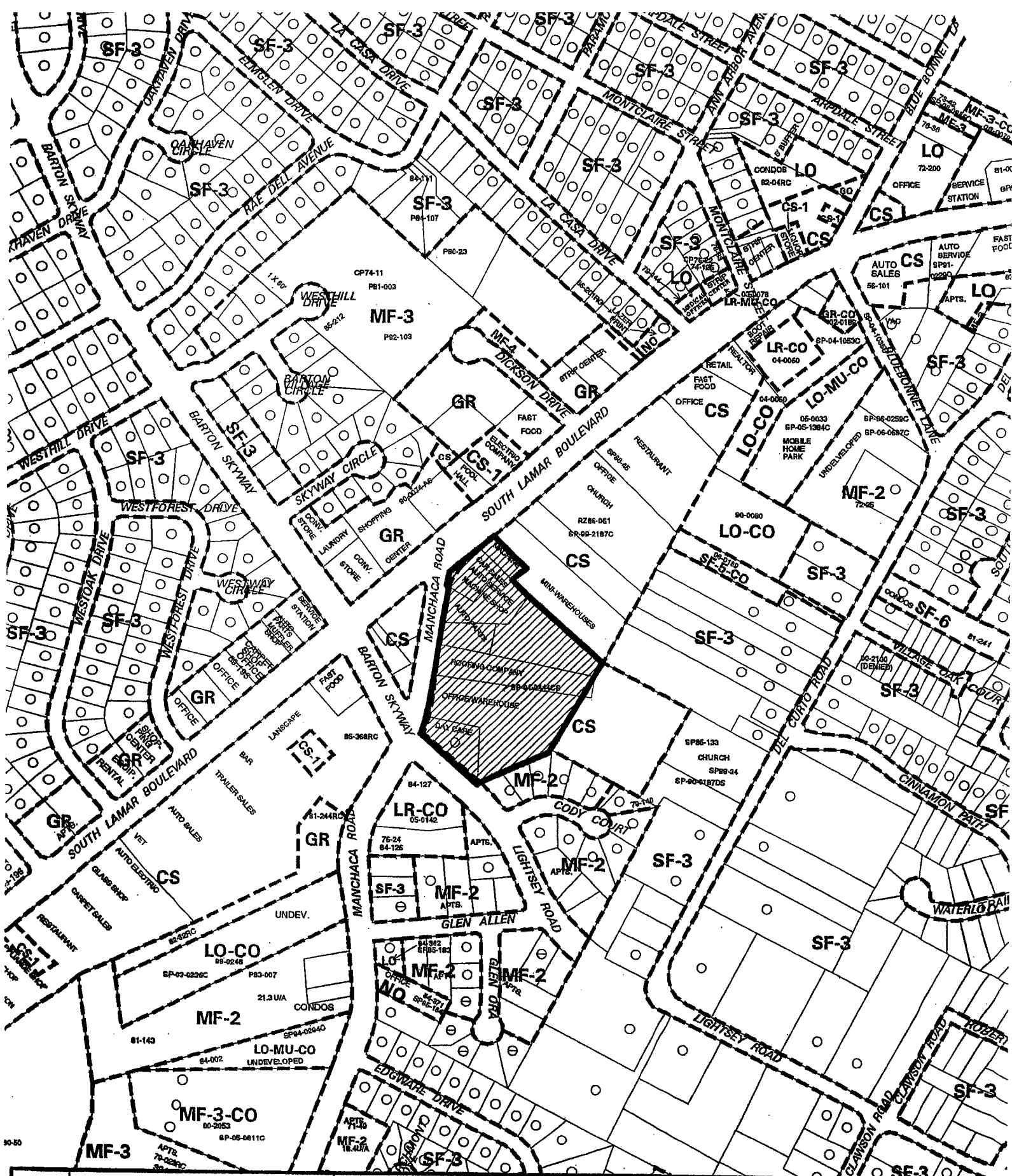
- SP 1. There is a site plan for a Telecommunication Tower (SP-01-0444CS) within this site.
- SP 2. This tract is already developed and the proposed zoning change is a footprint within the existing development.
- SP 3. Site plans will be required for any new development other than single-family or duplex residential.

- SP 4. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP 5. The site is subject to compatibility standards. Along the West property line, the following standards apply:
- SP 6. Additional design regulations will be enforced at the time a site plan is submitted, including Commercial Design Standards.



|   |   |                  |  |   |
|---|---|------------------|--|---|
| <br><b>SUBJECT TRACT</b><br><b>PENDING CASE</b><br><b>ZONING BOUNDARY</b><br><b>CASE MGR: R. HEIL</b><br><b>1"=400'</b> | <br><br> | <b>ZONING</b>    |  | <b>CITY GRID</b><br><b>REFERENCE</b><br><b>NUMBER</b><br><b>G20</b> |
|   | <b>CASE #: C14-2007-0011</b>  |                  |  |   |
|   | <b>ADDRESS: 2901 MANCHACA RD</b>  |                  |  |   |
|   | <b>DATE: 07-03</b>  |                  |  |   |
| <b>SUBJECT AREA (acres): 6.396</b>  |   | <b>INTLS: SM</b> |  |   |





|               |                            |  |  |  |
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