

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C814-91-0001.04 – Little Texas PUD –  
Revision #4

**P.C. DATE:** September 25, 2007

**ADDRESS:** 6005 South Congress Avenue

**OWNER & APPLICANT:** Cohen-Emmett  
Joint Venture (Cal L. Donsky)

**AGENT:** Jim Bennett Consulting  
(Jim Bennett)

**ZONING FROM:** PUD     **TO:** PUD, to amend the approved land use and development standards for Block A, Lot 1

**AREA:** 6.09 acres

**SUMMARY STAFF RECOMMENDATION:** The Staff recommendation is to grant the Applicant's requested amendment to planned unit development – neighborhood plan (PUD-NP) combining district zoning for Tract 1 of Block A of the Little Texas PUD, in order to add "Mixed Use" to the Commercial designation; allow GR base district standards for the maximum floor-to-area ratio (1.0 to 1.0) and maximum building height (60 feet); and prohibit the following uses: pawn shop services, automotive sales and automotive washing, as further illustrated in Exhibit B.

### **PLANNING COMMISSION RECOMMENDATION:**

September 25, 2007: *APPROVED AN AMENDMENT TO PUD-NP DISTRICT ZONING FOR TRACT 1 OF BLOCK A, OF THE LITTLE TEXAS PUD, AS STAFF RECOMMENDED; BY CONSENT.*

*[S. KIRK, T. ATKINS – 2<sup>ND</sup>] (8-0)*

### **EXHIBITS TO THE STAFF REPORT:**

Exhibits A and A-1: Current Zoning Map and Aerial View

Exhibit B: General Land Use Plan for the Little Texas PUD

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject rezoning area is an undeveloped tract within the Little Texas Planned Unit Development (PUD) that includes multifamily and commercial areas, and floodplain areas of Williamson Creek. Please refer to Exhibits A, A-1 and B. The tract, which is designated as "Commercial", has frontage on South Congress Avenue and Little Texas Lane. Unlike the eastern portion of the PUD, this tract has not been amended since the PUD was established in

April 1992. This particular tract has a floor-to-area ratio of 0.16 to 1 and a maximum building height of 28 feet.

The Applicant proposes an amendment to the PUD in order to pursue a mixed use development that would include retail and apartment uses, and remove the FAR and height limits. In consideration of the Applicant's proposal, the Staff recognizes that other similarly situated properties have GR-MU base district zoning and the Conditional Overlay along the South Congress Avenue corridor does not limit height or FAR, but does prohibit the following uses: automotive sales, automotive washing and pawn shop services. The Applicant does not object to prohibiting these uses. The Staff supports the Applicant's request based on providing a mix of uses within a single development site, adding density to a designated future core transit corridor, and providing FAR, height limits and prohibited uses that is consistent with similarly situated properties within the Sweetbriar Neighborhood Plan.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	PUD-NP	Undeveloped
<i>North</i>	GR-MU-CO-NP	Auto sales; Carpet store; Apartments
<i>South</i>	GR-MU-CO-NP; MH-NP	Mobile home park; Auto sales
<i>East</i>	PUD-NP	Apartments
<i>West</i>	GR-MU-CO-NP; MF-2-CO-NP	Undeveloped; Apartments

**NEIGHBORHOOD PLANNING AREA:** South  
Congress Combined NPA (Sweetbriar)

**TIA:** Is not required

**WATERSHED:** Williamson Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association  
 300 – Terrell Lane Interceptor Association  
 428 – Barton Springs / Edwards Aquifer Conservation District  
 511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 786 – Home Builders Association of Greater Austin      949 – Sweetbriar I

**SCHOOLS:**

Pleasant Hill Elementary School      Bedichek Middle School      Crockett High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-91-0001.05 – Little Texas PUD Revision #5	PUD-NP to PUD-NP to change conditions of zoning	Pending	Pending
C14-2007-0100 – South Edge II	SF-3-NP to MF-3-NP	To Grant MF-2-NP with conditions of right-of-way dedication for Crow Lane	Scheduled for CC 10-11-07.

**RELATED CASES:**

The Little Texas PUD, which encompasses approximately 66 acres of land along the south side of Little Texas Lane between South Congress Avenue and the southbound IH-35 Service Road, was approved by City Council in April 1992 (Ordinance No. 920409-A). The PUD established commercial and multi-family tracts, and research indicates that Staff support was based upon the realignment of Little Texas Lane with the IH-35 frontage road in order to provide a safer separation distance, the dedication of land for a City facility (a fire station), uniform architectural controls, increased landscaping and a treescape along Little Texas Lane, preservation of the 100-year flood plain and an additional 50 foot greenbelt along its western edge, limitation of multi-family density to 23 units per acre, reduced floor-to-area ratios of 0.16 to 1.0 for commercial / retail development, 0.15 for commercial development and 0.35 FAR for office development, and berm signs.

The first amendment was approved in August 1997 and revised the Traffic Impact Analysis and Traffic Phasing Agreement and the other concerned adding a list of prohibited uses to the property at the corner of Little Texas Lane and the IH-35 Service Road (Ordinance No. 970807-E). The second amendment was approved in March 1999 and corrected scrivener's errors within the 1997 ordinance and attachments (Ordinance No. 990325-49). The third amendment occurred in November 2000 and modified the Land Use Plan to change the use of a 1.5 acre parcel adjacent to the subject amendment area from a City facility (public) to multifamily (Ordinance No. 001102-42).

The Sweetbriar Neighborhood Plan Rezonings were completed on August 18, 2005 (Ordinance 20050818-Z002). The base district of the subject property did not change, and the NP combining district was added.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
South Congress Avenue	122 feet	48 feet	Arterial	No	Rt. 47	1 & 101 S. Congress
Little Texas Lane	64 feet	46 feet	Collector	Yes	Rt. 47	

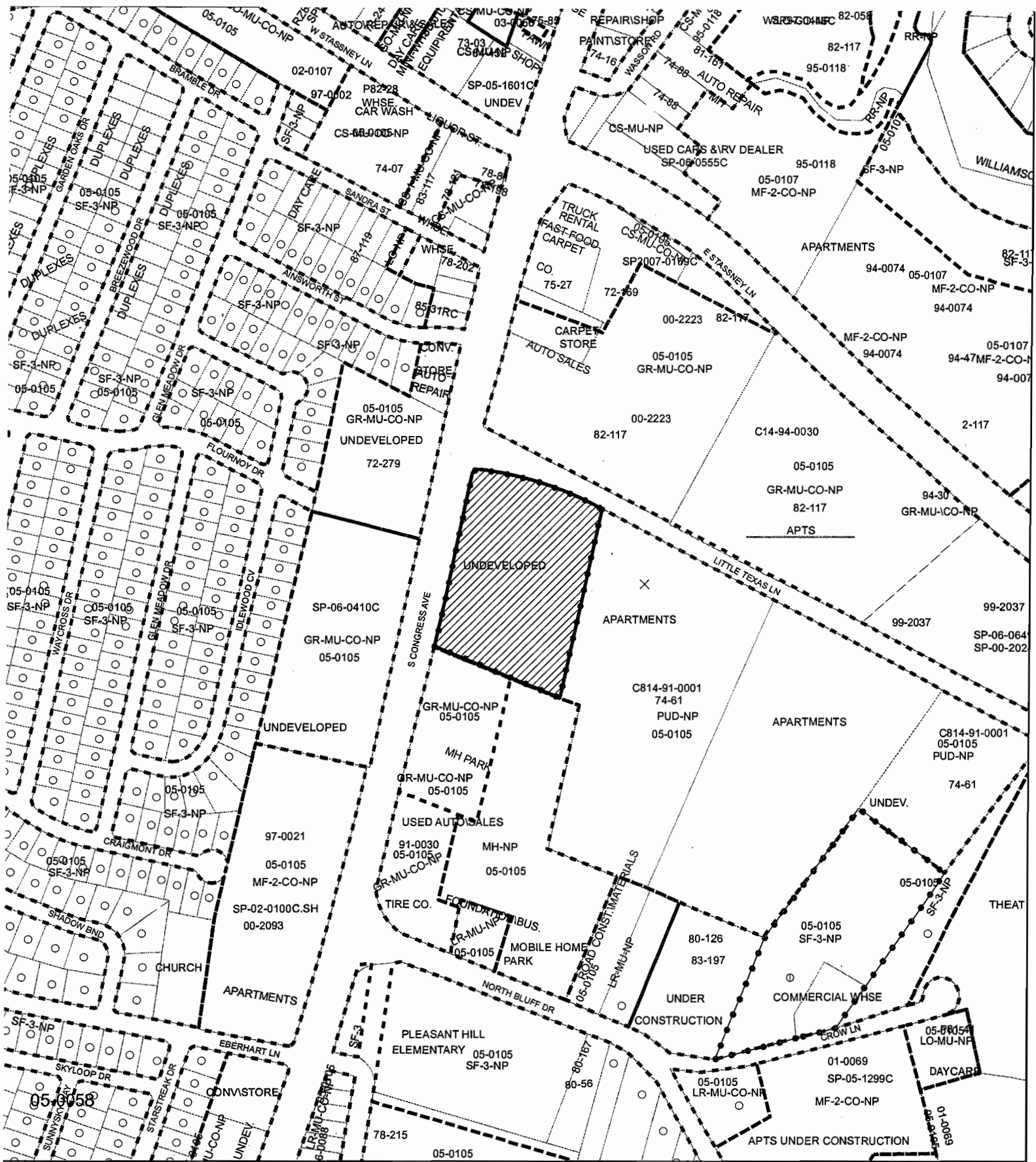
**CITY COUNCIL DATE:** October 11, 2007      **ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us

**PHONE:** 974-7719



N

**Subject Tract**

**Zoning Boundary**

**Pending Cases**

**PLANNED UNIT DEVELOPMENT** *Exhibit A*

CASE#: C814-91-0001.04  
 ADDRESS: 6005 S CONGRESS AVE  
 SUBJECT AREA: 6.09 ACRES  
 GRID: G16  
 OPERATOR: W. RHOADES



1" = 400'      OPERATOR: S. MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





# LITTLE TEXAS P.U.D.

TOTAL ACREAGE - 66.689 AC.

INTERIM COVER CALCULATIONS FOR BLOCK "A" & "B"

USE	AREA	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES
1-1	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2-3	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3-4	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4-5	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5-6	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6-7	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7-8	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8-9	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9-10	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-11	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11-12	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12-13	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13-14	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14-15	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-16	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16-17	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17-18	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18-19	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19-20	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20-21	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21-22	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22-23	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23-24	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24-25	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25-26	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-27	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27-28	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28-29	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29-30	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-31	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31-32	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32-33	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33-34	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34-35	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35-36	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36-37	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
37-38	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
38-39	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
39-40	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40-41	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41-42	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42-43	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43-44	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44-45	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
45-46	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
46-47	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47-48	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48-49	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
49-50	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50-51	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51-52	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52-53	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53-54	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54-55	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55-56	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56-57	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57-58	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58-59	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59-60	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-61	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61-62	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
62-63	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
63-64	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
64-65	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
65-66	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
66-67	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67-68	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
68-69	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69-70	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70-71	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71-72	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72-73	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
73-74	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
74-75	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75-76	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
76-77	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
77-78	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
78-79	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79-80	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-81	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
81-82	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
82-83	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
83-84	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
84-85	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
85-86	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
86-87	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
87-88	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
88-89	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
89-90	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
90-91	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
91-92	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
92-93	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
93-94	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
94-95	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95-96	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
96-97	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
97-98	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
98-99	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
99-100	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

CALCULATIONS BASED ON 1/2 THE RULE FOR THE LITTLE TEXAS LAKE & CROW LANE

LEGAL DESCRIPTION:

TRACT 1 (EASTERN) TRACT 2 (WESTERN)  
A-33.750 AC. A-33.750 AC.  
Vol. 8079 Pg. 204 Vol. 8062 Pg. 364

OWNER:

CHEN DANIEL JOINT VENTURE  
C/O CAL DANNY  
SANDRINE & SAVING  
DALLAS, TEXAS 75201

ENGINEER:

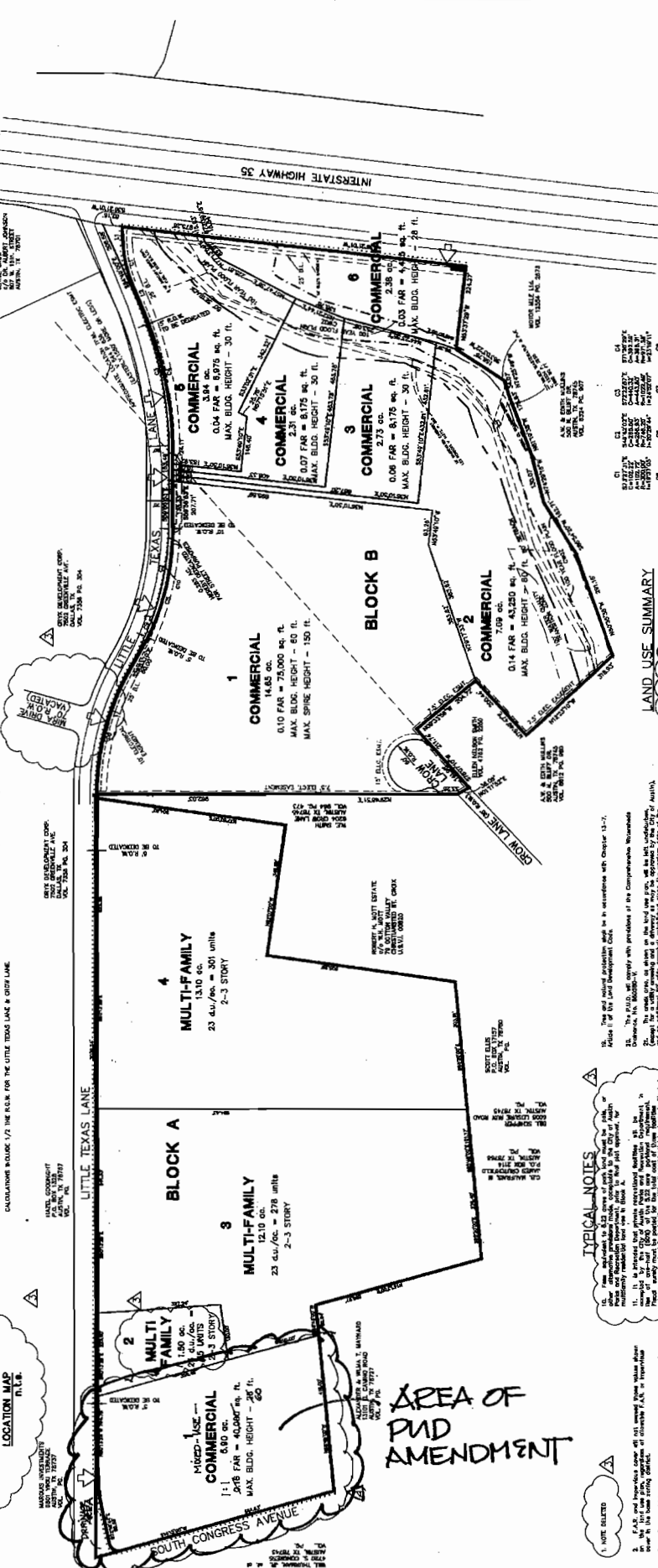
CUNNINGHAM-ALLEN, INC.  
3103 BEE CAVE ROAD, SUITE 202  
AUSTIN, TEXAS 78746-6619

LEGAL:

MYRTLE JOSEPH & THORNHILL P.C.  
811 BARTON SPRINGS ROAD, SUITE 800  
AUSTIN, TEXAS 78704-1188

SCALE 1" = 100'

LOT A2, A3, & A4  
GRAVES, DOUGHERTY, HEARON & MOODY  
3103 BEE CAVE ROAD, SUITE 202  
AUSTIN, TEXAS 78746-6619



Watershed Protection  
and Development Review

LEGEND

- PROPERTY LOCATION
- BOUNDARY
- STREET
- WATERSHED
- WATERSHED ADJACENT

LAND USE SUMMARY

LAND USE	AREA (AC.)	PERCENT	ACRES	PERCENT	ACRES
MULTI-FAMILY	28.7	43.0	28.7	43.0	28.7
COMMERCIAL	1.5	2.3	1.5	2.3	1.5
ROAD	0.1	0.1	0.1	0.1	0.1
WATERSHED	36.4	54.7	36.4	54.7	36.4

STREET DESIGN TABLE

STREET NAME	TYPE	WIDTH (ft.)	DEPTH (ft.)
Little Texas Lane	RD	60	48
South Congress Avenue	RD	60	48

LYICAL NOTES

1. The P.U.D. is a subdivision of land for the purpose of the City of Austin.
2. The P.U.D. is a subdivision of land for the purpose of the City of Austin.
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19. The P.U.D. is a subdivision of land for the purpose of the City of Austin.
20. The P.U.D. is a subdivision of land for the purpose of the City of Austin.

AREA OF  
PUD  
AMENDMENT

## STAFF RECOMMENDATION

The Staff recommendation is to grant the Applicant's requested amendment to planned unit development – neighborhood plan (PUD-NP) combining district zoning for Tract 1 of Block A of the Little Texas PUD, in order to add "Mixed Use" to the Commercial designation; allow GR base district standards for the maximum floor-to-area ratio (1.0 to 1.0) and maximum building height (60 feet); and prohibit the following uses: pawn shop services, automotive sales and automotive washing, as further illustrated in Exhibit B.

## BASIS FOR RECOMMENDATION

### *1. Zoning changes should promote an orderly and compatible relationship among land uses.*

The Staff supports the Applicant's request based on providing a mix of uses within a single development site, adding density to a designated future core transit corridor, and providing FAR, height limits and prohibited uses that is consistent with similarly situated properties within the Sweetbriar Neighborhood Plan.

## EXISTING CONDITIONS

### Site Characteristics

The subject property is undeveloped and relatively flat. There appear to be no significant topographical constraints on the site.

### Impervious Cover

The maximum impervious cover allowed by GR base district zoning would be 80%, which is based on the more restrictive watershed regulations, as described below.

### Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%



According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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 existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Transportation**

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for South Congress. If the requested zoning is granted, then 15 feet of right-of-way may be required for dedication from the existing centerline of South Congress in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55)

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and utility abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

### **Site Plan**

Site plans will be required for any new development other than single-family or duplex residential.

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. This site is within 500 feet of SF-3.