

ZONING REVIEW SHEET**CASE:** C14-2007-0164**P.C. DATE:** November 13, 2007**ADDRESS:** 800 West Cesar Chavez Street**OWNER:** City of Austin (Gary Glover)**AGENT:** City of Austin Neighborhood Planning and Zoning Dept. (Jorge E. Rousselin)**ZONING FROM:** Unzoned ROW and P (Public)**TO:** DMU-CURE (Downtown Mixed Use - Central Urban Redevelopment) combining district)**AREA:** 7.127 Acres**SUMMARY PLANNING COMMISSION RECOMMENDATION:***November 13, 2007:****APPROVED STAFF RECOMMENDATION OF DMU-CURE-CO WITH CONDITIONS AND LIMITED HEIGHT OF 393 FEET TO 40,000 SQUARE FEET ON THE NORTHEAST CORNER OF THE PROPERTY. (8-1) [M. DEALEY; T. ATKINS, 2ND]*****SUMMARY STAFF RECOMMENDATION:**

Staff offers an alternate recommendation of DMU-CURE-CO with conditions. The CURE combining district shall address the following:

- Modify the maximum height allowed from 120 feet to 393 feet;
- Allow cocktail lounge as a permitted use at a maximum area of 9,000 square feet without the requirement of a conditional use site plan;
- Allow outdoor entertainment as a permitted use on the site;
- Use of public right-of-way for off street loading and refuse collection; and
- 25,000 square feet of convenience storage as a permitted use.

The recommended conditional overlay will allow cocktail lounge use up to a maximum 9,000 square feet without the requirement of a conditional use site plan. Under additional conditions, the site will be subject to complying with Great Street landscape for portions of public right-of-way fronting the subject site that have not been improved to Great Streets standards. The Staff recommendation is based on the following considerations:

- 1.) The proposed use is compatible with existing commercial and mixed-use development along West Avenue, West 3rd Street, and West Cesar Chavez Street;
- 2.) The proposed development lies within the downtown CURE district;
- 3.) The site lies within the designated Core Downtown District as identified by the Downtown Austin Design Guidelines which recommend providing dense, multi-tenant, pedestrian-oriented development at street level while encouraging the densification of the downtown core;
- 4.) Great Streets Program participation on all properties within the downtown core requesting a CURE overlay has been recommended and approved by the City Council; and
- 5.) The Seaholm Master Plan recommends the revitalization of this section of downtown with a mixture of retail, office and high density residential.

DEPARTMENT COMMENTS:

The subject area consists of a 7.127 acre site of unzoned, undeveloped property partially zoned P public accessed from West Cesar Chavez Street, West Avenue, and West 3rd Street. The site lies within the North Shore Central Waterfront Overlay subdistrict. Any new development will be required to comply with site development regulations for this overlay in accordance with [LDC Section 25-2-721 and 25-2-738]. Furthermore, the site lies within the Lamar Bridge Capitol View Corridor. Proposed structures will be required to comply with height requirements as determined by a Capitol View Corridor Determination in accordance with [LDC Section 25-2-642].

The applicant proposes to rezone the property to DMU-CURE district to allow for a mixed-use development including a 395' structure with the following proposed uses: offices, retail, hotel, condominiums, events center, and convenience storage. Modifications to the base zoning district sought under CURE include height, permitted uses, and use of right-of-way.

Current site development regulations for DMU are as follows:

DMU	
Maximum Height:	120'
Maximum Building Coverage:	100%
Maximum Impervious Cover:	100%
Maximum Floor Area Ratio:	5:1

Source: The Code of the City of Austin, Volume III, Chapter 25-2-492

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	UNZ / P	Undeveloped land / Former power plant
<i>North</i>	DMU-CO	Apartments - Condominiums
<i>South</i>	P	Town Lake Shore / Park
<i>East</i>	P	City of Austin Water Treatment Plant
<i>West</i>	DMU-CURE-CO	Undeveloped land

AREA STUDY: Seaholm Master Plan and Downtown Austin Design Guidelines

TIA: Waived, Transportation comments

WATERSHED: Shoal Creek; Town Lake

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: Yes

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

57--Old Austin Neighborhood
 300--Terrell Lane Interceptor Assn.
 511--Austin Neighborhoods Council
 402--Downtown Austin Neighborhood Assn.
 (DANA)
 623--City of Austin Downtown Commission
 998--West End Austin Alliance
 742--Austin Independent School District

744--Sentral Plus East Austin Koalition
 (SPEAK)
 767--Downtown Austin Neighborhood
 Coalition
 786--Home Builders Association of Greater
 Austin
 1004--Save Town Lake.Org
 1032--CIM
 1037--Homeless Neighborhood Organization

SCHOOLS:

Austin Independent School District

- Mathews Elementary School
- O. Henry Middle School
- Austin High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-87-57	UNZ, CBD, and DMU to P	05/05/087: APVD P-Public (9-0)	05/07/87: APVD P (5-0); ALL 3 RDGS

CASE HISTORIES:

C14-05-0005	DMU to DMU-CURE	11/01/5: APVD DMU-CURE-CO W/CONDS (7-1-1, JM-NO, MH-ABSTAIN)	02/02/06: APVD DMU-CURE (7-0); ALL 3 RDGS
C14-05-0093	ROW to DMU	2/06/05: APVD STAFF REC OF DMU BY CONSENT (7-0)	02/20/06: APVD DMU W/COND OF HEIGHT LIMIT OF 60 FT (7-0); ALL 3 RDGS
C14-02-0112	Old West Austin Neighborhood Plan Combining District	08/14/02: PC APPROVED: (6-0, DS-RECUSED) SF-2-NP, SF-2-H-NP, SF-3-NP, SF-3-H-NP, SF-4A-NP, SF-6-NP, MF-2-NP, MF-3-NP, MF-3-H-NP, MF-4-NP, MF-4-H-NP, NO-NP, NO-CO-NP, NO-MU-H-CO-NP, P-NP, P-H-NP, LO-NP, LO-CO-NP, LO-H-NP, LO-MU-NP, GO-NP, GO-CO-NP, LR-NP, GR-NP, GR-MU-CO-NP, CS-MU-CO-NP, CS-H-MU-CO-NP, CS-1-MU-CO-NP, LI-CO-NP, PUD-NP.	09/26/02: APVD SF-2-NP, SF-2-H-NP, SF-3-NP, SF-3-H-NP, SF-4A-NP, SF-6-NP, MF-2-NP, MF-3-NP, MF-3-H-NP, MF-4-NP, MF-4-H-NP, NO-NP, NO-CO-NP, NO-MU-H-CO-NP, P-NP, P-H-NP, LO-NP, LO-CO-NP, LO-H-NP, LO-MU-NP, GO-NP, GO-CO-NP, LR-NP, GR-NP, GR-MU-CO-NP, CS-MU-CO-NP, CS-H-MU-CO-NP, CS-1-MU-CO-NP, LI-CO-NP, PUD-NP AND DIRECTED STAFF TO INITIATE REZONING OF 1706 & 1708 W 6TH FROM SF-2-NP TO NO-MU-CO-NP
C14-05-0025	SF-2-NP TO NO-MU-CO-NP	05/24/05: PC : APPROVE STAFF RECOMMENDATION, INCLUDING ALL CONDITIONS, BUT REQUIRE INGRESS AND EGRESS ONLY FROM THE ALLEY AND DIRECT STAFF TO PREPARE A PLAN TO ALLOW ON-STREET PARKING ON WEST 6 TH STREET TO ADDRESS THE PARKING CONCERNS FOR SITE. VOTE: (JR-1 st , MM-2 nd ; CM-OPPOSED, CG- ABSENT)	Pending: September 1, 2006
C14-03-0168	DMU-CURE to DMU-CURE	01/06/04 : ZAP – Pulled, sent to City Council without	01/29/04: APVD STAFF REC OF DMU-CO-CURE (NO COCKTAIL

	(ground floor rezoned for office and pedestrian oriented uses)	recommendation.	LOUNGE), (5-0); 1ST RDG; 02/12/04: APVD DMU-CO-CURE (7-0); 2ND/3RD RDGS
C14-00-2132	DMU to CBD	08/22/00: PC - APVD STAFF REC W/COND OWNER RECONNECT HIKE/BIKE TRAIL (8-0); SA-ABSENT)	09/28/00: APVD CBD-CO W/CONDS (7-0) ALL 3 RDGS Conditional Overlay: - Vehicle trip limitation to 2,000
C14-00-2127	DMU to CBD	08/22/00: PC - APVD STAFF REC W/COND OWNER RECONNECT HIKE/BIKE TRAIL (8-0); SA-ABSENT)	09/28/00: APVD CBD-CO W/CONDS (7-0) ALL 3 RDGS Conditional Overlay: - Height limitation of 170 feet; - FAR of 5:1.
C14-99-0002	P to DMU-CO	02/09/99: PC - APVD STAFF REC OF DMU-CO BY CONSENT (9-0).	04/15/99: APVD DMU-CO W/CONDITIONS (7-0) 2ND/3RD RDGS Conditional Overlay: Vehicle trip limitation to 2,000
C14-83-140	D to C	07/24/83: Approved zoning and a site plan for office building and parking garage. (7-1)	10/18/84 APVD C, 3RD H&A; 3RD RDG, EMERG. PASS.
C14-01-0070	DMU to DMU-CURE	08/21/01: Approved Staff's recommendation of DMU-CURE. (7-1, JM-NO).	09/27/01: Motion to approve DMU-CURE failed on a vote of 3-4 vote. (JG/BG/DS/DT-NO).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
W Cesar Chavez			Arterial	No	Hike & Bike Trail	455 Red Dillo 3 Manchaca 171 Oak Hill
West Ave	80'	35'	Collector	No		
3 rd Street	57'	35'	Collector	Yes		
UP Rail Road	N/A	N/A	Rail Line	No		

CITY COUNCIL DATE:
December 13, 2007

ACTION:

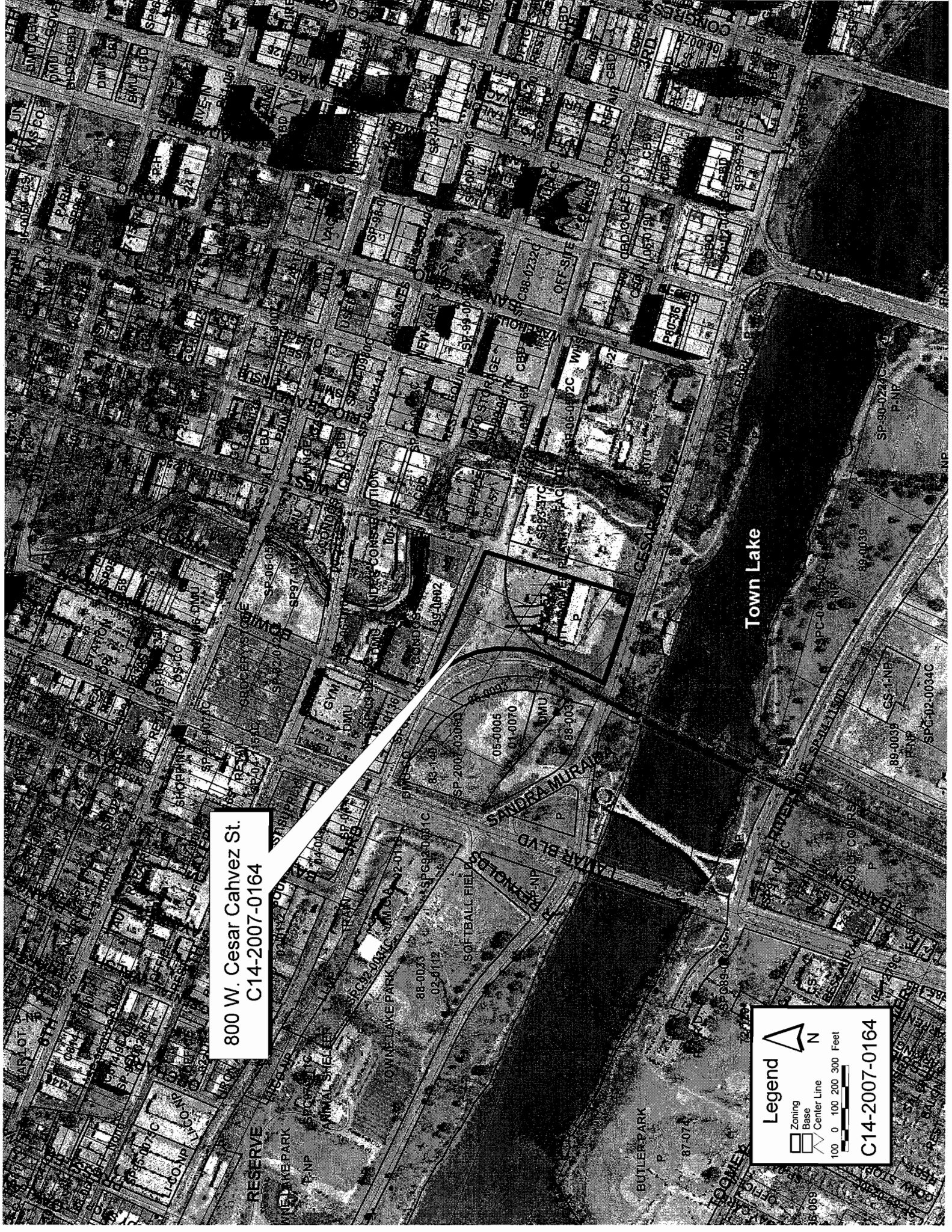
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



800 W. Cesar Chavez St.
C14-2007-0164

Town Lake



- Legend**
- Zoning
 - Base
 - Center Line
- 100 0 100 200 300 Feet

C14-2007-0164

STAFF RECOMMENDATION

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- 1.) The proposed use is compatible with existing commercial and mixed-use development along West Avenue, West 3rd Street, and West Cesar Chavez Street;
- 2.) The proposed development lies within the downtown CURE district;
- 3.) The site lies within the designated Core Downtown District as identified by the Downtown Austin Design Guidelines which recommend providing dense, multi-tenant, pedestrian-oriented development at street level while encouraging the densification of the downtown core;
- 4.) Great Streets Program participation on all properties within the downtown core requesting a CURE overlay has been recommended and approved by the City Council; and
- 5.) The Seaholm Master Plan recommends the revitalization of this section of downtown with a mixture of retail, office and high density residential.

BASIS FOR RECOMMENDATION

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

§ 25-2-101 DOWNTOWN MIXED USE (DMU) DISTRICT DESIGNATION.

Downtown mixed use (DMU) district is the designation for a use located on the periphery of an area that has a CBD designation. A DMU district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses and that is compatible with the downtown area. A DMU district use with an intermediate density may be used as a transition between the downtown area and surrounding districts. A DMU district is suitable for an area to which the central business district may expand.

The proposed rezoning meets the purpose statement set forth in the Land Development Code. The subject property is situated across from residential multifamily development and mixed uses along West 3rd Street and along Lamar Boulevard. The site also lies within the CURE overlay district which states:

§ 25-2-163 CENTRAL URBAN REDEVELOPMENT (CURE) COMBINING DISTRICT PURPOSE.

- (A) *The purpose of a central urban redevelopment (CURE) combining district is to promote the stability of neighborhoods in the central urban area.*
- (B) *A CURE combining district may be used:*

- (1) for sustainable redevelopment of homes, multifamily housing, and small businesses;*
- (2) to accommodate high priority projects that enhance the stability of urban neighborhoods including the development of affordable housing and small businesses along principal transportation routes that serve a neighborhood;*
- (3) to improve the natural environment; and*
- (4) to encourage high quality development with architectural design and proportion compatible with the neighborhood.*

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

The proposed change is compatible with the surrounding area where there exists a variety of land uses conducive to promoting a variety of residential, commercial, industrial, and civic uses.

EXISTING CONDITIONS

Site Characteristics

The subject area consists of a 7.127 acre site of unzoned, undeveloped property partially zoned P public accessed from West Cesar Chavez Street, West Avenue, and West 3rd Street. The site lies within the North Shore Central Waterfront Overlay subdistrict. Furthermore, the site lies within the Lamar Bridge Capitol View Corridor.

Transportation

1. The traffic impact analysis was waived per a pending development agreement. The City will provide the following improvements to the public infrastructure: extension of West Avenue and construction of a new north/south drive connecting 3rd Street and Cesar Chavez.
2. Right-of-way dedication may be required for the extension of West Avenue.
3. Please provide more information regarding the requested modification to LDC 25-6-592 to allow use of r-o-w to maneuver for access to off-street loading and trash collection. Which specific street will the site be using? How will loading and trash collection work for the site? Is there a conceptual schematic that can be submitted for review?

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek and Town Lake Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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.

4. According to flood plain maps, there is flood plain within the project area.
5. The site is currently developed with the Seaholm Power Plant. There are no known significant environmental features on this portion of the property.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and 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

2. This project is within the North Shore Central Waterfront Overlay subdistrict. Any new development will be required to comply with the respective site development regulations for this overlay, (LDC Section 25-2-721 and 25-2-738).
3. This site is within the Lamar Bridge Capitol View Corridor. Proposed structures will be required to comply with height requirements as determined by a Capitol View Corridor Determination for this site. (LDC Section 25-2-642)
4. Cesar Chavez is considered a Scenic Roadway; any new signs proposed along this roadway will be required to comply with LDC Section 25-10-6.

ZONING CHANGE REVIEW SHEET**CASE:** C14-2007-0083 Lamar Manchaca Mixed Use**PC Date:** November 13, 2007
November 27, 2007**ADDRESS:** 2711-2715 S. South Lamar Blvd, 2803-2901 Manchaca Rd & 2806-3000 Del Curto**AREA:** 12.43 acres**OWNER/APPLICANT:** CRV Lamar Manchaca, JBS Holdings, James Case, Albert Moeller, Sherri Jo Shelby, and 2901 Manchaca Ltd.**AGENT:** Drenner, & Golden Stuart Wolff, LLP (Michele Rogerson)**ZONING REQUEST**

<u>TRACT</u>	<u>ZONING FROM:</u>	<u>ZONING TO:</u>	<u>AREA</u>
Tract 1	CS-CO	GR-CO	6.4 acres
Tract 2	CS-CO	SF-6-CO	2.4 acres
Tract 3	SF-3-CO	SF-6-CO	1.5 acres
Tract 4	SF-3	SF-3	2.1 acres
TOTAL			12.4 acres

STAFF RECOMMENDATION:

For all tracts the conditions of the attached traffic impact analysis are recommended.
 These recommendations shall be recorded via a public restrictive covenant as appropriate.

Tract 1 – Base Zoning: GR-CO**Conditions via a conditional overlay**

1. Prohibit the following uses: automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), business or trade school, business support services, commercial off-street parking, exterminating services, funeral services, indoor entertainment, medical offices – exceeding 5,000 sq.ft. gross floor area
2. Vehicular access to Del Curto is prohibited except for construction of project. (see notes on Tract 3)
3. Trail/Pedestrian and Bicycle access that facilitates connection to Del Curto, Manchaca, Lightsey and Lamar is required

Conditions via a public restrictive covenant

1. Green Builder 2-Star (already required as part of case C14-2007-0011, recorded as document 2007109966)

Tract 2 – Base Zoning: SF-6-CO**Conditions via a conditional overlay**

1. Vehicular access to Del Curto is prohibited except for construction of project. (See notes on Tract 3)
2. Trail/Pedestrian and Bicycle access that facilitates connection to Del Curto, Manchaca, Lightsey and Lamar is required

Tract 3 – Base Zoning: SF-6-CO

Conditions via a conditional overlay

1. Vehicular access to Del Curto is prohibited except for construction of project & maintenance of pond.
2. Trail/Pedestrian and Bicycle access that facilitates connection to Del Curto, Manchaca, Lightsey and Lamar is required

Conditions via a public restrictive covenant

1. The following language regarding access from Del Curto offered by the applicant is recommended by staff: "Declarant hereby reserves for (i) its benefit the right to use the Property for the construction and maintenance of a detention pond, various trails and retaining walls on or adjacent to the Property and (ii) the right to use the Property for temporary construction in order to construct improvements on the adjacent property; provided, however, Declarant shall use commercially reasonable efforts to ensure that this temporary construction access right (in ii above) is used as secondary access (the primary access will come from Lamar and Manchaca); and further provided, such temporary construction access right (in ii above) shall expire on February 1, 2009."
2. Native landscaping around detention/water quality pond aesthetically consistent with passive parkland use
3. Easement dedicated on private land for passive parkland, no development within the easement area other than detention/water quality pond, retaining walls and required utilities.

Tract 4– Base Zoning: SF-3

1. Dedicated as public parkland per agreement with Parks and Recreational Department
2. Trail/Pedestrian and Bicycle access that facilitates connection to Del Curto, Manchaca, Lightsey and Lamar is required

PLANNING COMMISSION RECOMMENDATION:

November 13, 2007: Postponed to November 27 at the request of staff.

November 27, 2007: Recommended approval of staff's recommendation with the additions of

- 1) Recommending bicycle / pedestrian linkage between Del Curto and Lamar and
- 2) Requesting staff to work with the applicant to further clarify the language on construction access from Del Curto, and
- 3) Approving a reduction of the setback required by compatibility standards between tract 3 and tract 4, reducing the setback to 5 feet. (8-0)

DEPARTMENT COMMENTS:

This property is developed with retail and commercial uses, an office, warehouse, a daycare center, a church and private elementary school in a former single family home. The zoning is currently CS-MU-CO and SF-3, and request is rezone to GR-MU-CO, SF-6-CO and SF-3 to allow for the development of a mixed use center fronting Lamar and townhomes on lot 2. Tract

3 will largely be used for a stormwater pond and tract 4 will be dedicated as City of Austin parkland.

This case is a follow up to case C14-2007-0011. In June of this year, City Council rezoned the front portion of this property (tract 1), allowing this property to take advantage of the vertical mixed use (VMU). At that time the applicant stated their intent to rezone this tract and the tracts behind it, intending to seek a down-zoning for tracts 1 and 2, and up-zoning tract 3.

Additionally, the applicant agreed to help relocate one business being displaced by their project. Habibi's Hutch is being relocated to a site off of Manchaca Blvd on Bert Ave, (Case C14-2007-0192).

In addition to the zoning change, the applicant requested, and was granted by Planning Commission, a reduction from the setback required by compatibility standards between tract 3 and tract 4, reducing the setback to five feet.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS and SF-3	Commercial uses, day care, church.
<i>North</i>	CS	Self storage
<i>South</i>	LR-MU, MF-2	Mixed commercial and apartments
<i>East</i>	SF-3	Single Family homes
<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 was required. The recommendations are attached in a separate memo.

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:

December 6, 2007:

ORDINANCE READINGS:

1st

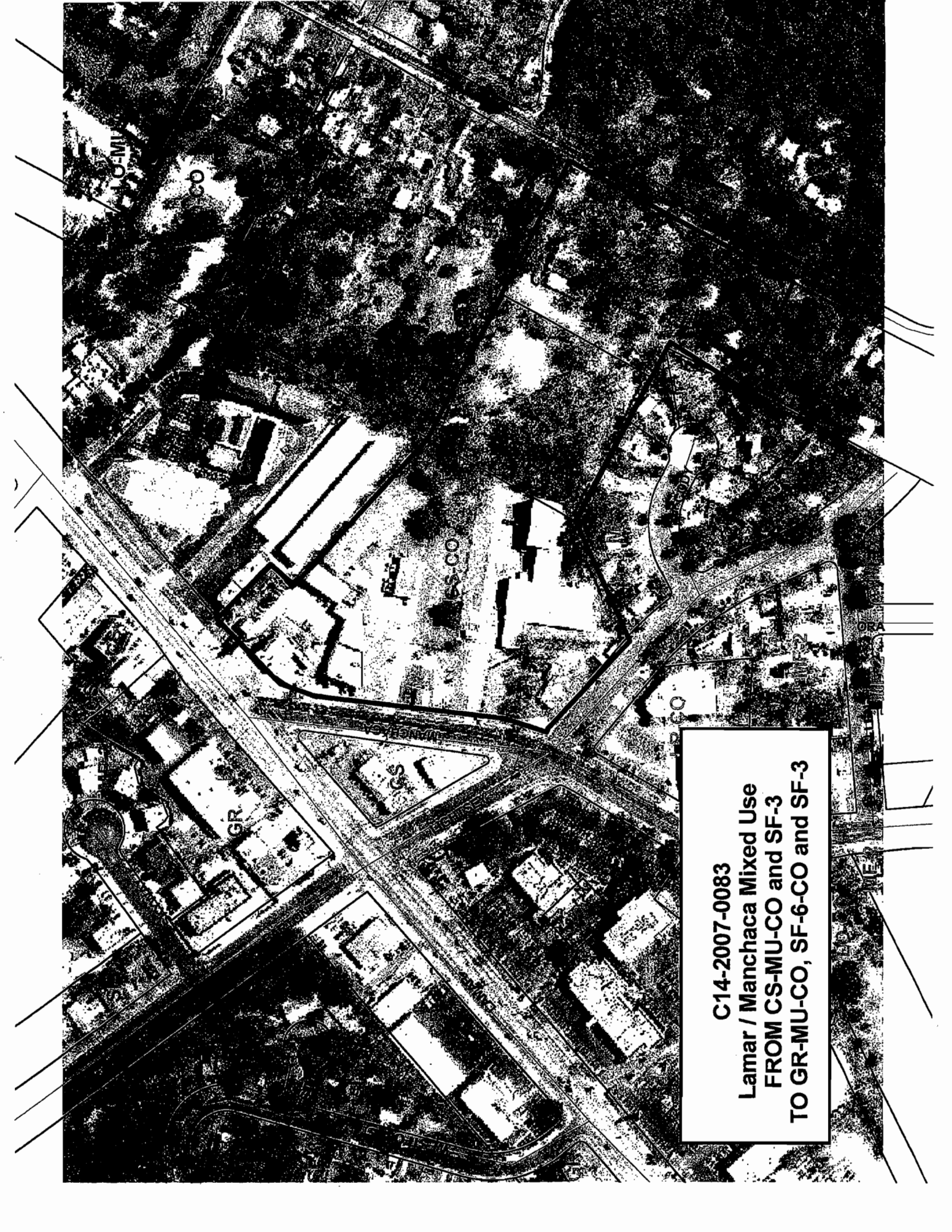
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

An aerial photograph of a city area, likely a residential or commercial district. The image is in black and white, showing buildings, streets, and vegetation. A white rectangular box is overlaid on the right side of the image, containing text. The text describes a zoning change for a specific area. The area is bounded by Lamar Street to the north, Manchaca Street to the south, and the intersection of CS-MU-CO and SF-3 to the east. The area is currently zoned GR-MU-CO, SF-6-CO, and SF-3. The proposed change is to rezone it to Lamar / Manchaca Mixed Use.

C14-2007-0083
Lamar / Manchaca Mixed Use
FROM CS-MU-CO and SF-3
TO GR-MU-CO, SF-6-CO and SF-3

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of the following:

Tract 1	GR-CO
Tract 2	SF-6-CO
Tract 3	SF-6-CO
Tract 4	SF-3

The conditions recommended for each tract are described above.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*
2. *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 rezoning of the CS properties to GR and SF-6 provides for an appropriate stepping back of intensities from the intersection of Lamar and Manchaca, back towards the single family developments further to the interior of the intersection.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments are provided in a separate memo.

Environmental

According to current maps, the westernmost edge of this site lies in the Edwards Aquifer Recharge Zone. This site lies on, or very close to, the divide between the Barton Creek (Barton Springs Zone) and the West Bouldin Creek (Urban) watersheds, which fall within the drinking water protection zone and desired development zone, respectively. A geological and / or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds and zones.

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.

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, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

According to flood plain maps, there *is* flood plain within the project area.

Following are the comments for each watershed classification:

Urban

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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.

Barton Springs Zone

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. A portion of this tract lies in the recharge Zone.

The site is not located within the endangered species survey area.

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.

Site Plan

This site will be subject to compatibility standards, including setbacks, height restrictions, and limits on noise and lighting.

This site will be subject to Commercial Design Standards (Subchapter E) of the land Development Code for any of the development in the GR zoning. This will effect building placement, sidewalk layout, street trees and building entry placements, among other issues.

Water and wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and 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.



Date: November 20, 2007
To: Robert Heil, Case Manager
CC: Kathleen Hornaday, HDR|WHM Transportation Engineering
Reference: Lamar Manchaca TIA, C14-2007-0083

The Transportation Review Staff has reviewed the Traffic Impact Analysis for Lamar Manchaca rezoning project, dated June 2007, prepared by Kathleen A. Hornaday, P.E., PTOE. The Lamar Manchaca development is a 12.48 acre development located in south Austin, at the northeast corner of South Lamar Boulevard and Manchaca Road.

The property is currently developed with shopping center, general office, warehouse, daycare center, church, and elementary school and zoned commercial services (CS) and single family (SF-3). The applicant has requested a zoning change to general retail (GR), single family (SF-6), and single family (SF-3). The estimated completion of the project is expected in year 2008.

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 3,572 unadjusted average daily trips (ADT). The table below shows the adjusted trip generation by land use for the proposed development:

ADJUSTED TRIP GENERATION						
Land Use	Size	ADT	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Condominiums/Townhomes	65 DU	423	6	29	27	13
Apartments	360 DU	2,198	34	137	133	71
Specialty Retail Center	18,000 SF	758	0	0	20	26
Single Family	1 DU	15	3	8	1	1
Total		3,394	43	173	181	111

ASSUMPTIONS

- 1) Traffic growth rates for the area were assumed at 2 percent annually.
- 2) In addition to these growth rates, background traffic volumes for 2008 included estimated traffic volumes for the following projects:
Eskew Place Commercial (C14-04-0102); Walgreens (C14-04-0060, RC-2 C14-05-0033); Corners II Shopping Center (C14-05-0142); 2608 Del Curto (C14-06-0189); Spaces 2525 (SP-05-1384C); SOLA City Homes (SP-06-0259C); SOLA City Homes (SP-06-0697C); 3100 Manchaca (SP-03-0236C); Eskew Place (SP-06-0304C); Manchaca Courtyard (SP-05-0811).
- 3) No pass-by reductions were assumed.
- 4) A 5% internal capture reduction was assumed for all the land uses, except for the single family residence, for the AM and PM peak periods.
- 5) No transit reductions were assumed.

EXISTING AND PLANNED ROADWAYS

Lamar Boulevard: The Austin Metropolitan Area Transportation Plan and the CAMPO 2030 Mobility Plan classify Lamar Boulevard as a four-lane divided major arterial between Manchaca Road and US 290 West. Lamar Boulevard is an important roadway for the proposed project. It serves as the primary route for a large portion of project related traffic. According to TxDOT counts, the 2005 daily traffic volume count on Lamar Boulevard, north of US 290 West, was approximately 36,300 vehicles per day (vpd). Based on a review of tube counts conducted by HDR|WHM, approximately 42,000 vpd are estimated on Lamar Boulevard, north of Manchaca Road. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan recommends Priority 2 Route 28 from Bluebonnet Lane to Manchaca Road and Priority 2 Route 29 from Manchaca Road to Barton Skyway. South Lamar Boulevard is served by four (4) Capital Metro transit service routes; Route 3, Route 29, Route 331, and Route 338 in the vicinity of the site.

Manchaca Road: Currently, Manchaca Road is a four-lane undivided roadway in the vicinity of the site. 24-hour traffic data are not available at this location; however, based on a review of tube counts, 13,100 vpd are estimated on Manchaca Road, north of Lightsey Road/Barton Skyway. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan recommends Priority 1 Route 27 from Lamar Boulevard to Lightsey

Road. Manchaca Road is served by Route 3 of the Capital Metro transit service in the vicinity of the site.

Del Curto Road: Currently, Del Curto Road is a two-lane undivided roadway in the vicinity of the site. 24-hour traffic data are not available at this location; however, based on a review of tube counts, 2,500 vpd are estimated on Del Curto Road, south of Cinnamon Path. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan recommends Priority 1 Route 17 from Bluebonnet Lane to Lightsey Road.

Bluebonnet Lane: Currently, Bluebonnet Lane is a two-lane undivided roadway in the vicinity of the site. 24-hour traffic data are not available at this location; however, based on a review of tube counts, 2,500 vpd are estimated on Bluebonnet Lane, east of South Lamar Boulevard. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan recommends Priority 1 Route 16 from South Lamar Boulevard to Del Curto Road.

Lightsey Road: Currently, Lightsey Road is a four-lane undivided roadway in the vicinity of the site. 24-hour traffic data are not available at this location; however, based on a review tube counts, 400 vpd are estimated on Lightsey Road, between Manchaca Road and Cody Court. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan has no recommended priority routes along this roadway adjacent to the site.

Barton Skyway: Currently, Barton Skyway is a four-lane undivided roadway in the vicinity of the site. 24-hour traffic data are not available at this location; however, based on a review of peak period traffic counts, 5,600 vpd are estimated on Barton Skyway, west of South Lamar Boulevard. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan recommends Priority 1 Route 3 from Rae Dell Avenue to Lamar Boulevard.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed nine (9) intersection, three (3) of which are signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

LEVEL OF SERVICE						
Intersection	2007 Existing		2008 Forecasted		2008 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
South Lamar Boulevard and Bluebonnet Lane	C	D	C	E	D	D
South Lamar Boulevard and Manchaca Road *	E	B	E	B	D	C
South Lamar Boulevard and Barton Skyway *	B	B	B	B	B	B
Manchaca Road and Lightsey Road/Barton Skyway *	A	A	A	A	A	A
South Lamar Boulevard and Del Curto Road	F	B	F	F	F	F
South Lamar Boulevard and Driveway A	-	-	-	-	A	A
Manchaca Road and Driveway B	-	-	-	-	A	A
Driveway C and Lightsey Road	-	-	-	-	A	A
Del Curto Road and Driveway D	-	-	-	-	A	A

*=Signalized

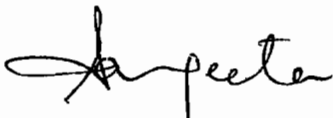
RECOMMENDATIONS AND CONCLUSIONS

- 1) Prior to 3rd reading at City Council, pro rated share of fiscal is required to be posted for the following improvements:

RECOMMENDED IMPROVEMENTS				
Roadway	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
Manchaca Road and Lightsey Road/Barton Skyway	Extension of curb line, restriping of stop bar and crosswalk, signal improvements.	\$ 88, 558	5.7%	\$ 5,048
Manchaca Road and Lightsey Road/Barton Skyway	Re-striping of a northbound left-turn lane.	\$ 3,657	5.7%	\$ 208

- 2) Driveway alignments and minimum widths are recommended as stated in the TIA.
- 3) Department of Public Works has approved this TIA.
- 4) Development of this property should be limited to the uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2219.

A handwritten signature in black ink, appearing to read 'Sangeeta', with a stylized flourish at the end.

Sangeeta Jain, AICP

Senior Planner

Watershed Protection and Development Review Department

C14-97-0095 – Rodriguez Zoning Change	LI to CS-1	To Grant CS-1-CO with conditions to prohibit adult-oriented uses and limited to 2,000 vehicle trips per day.	Granted CS-1-CO as recommended by PC (10-16-97).
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RELATED CASES:

The tract was annexed on September 6, 2001. There are no related subdivision or site plan cases on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Thompson Lane	60 feet	25 feet	Local	No	No	Route 100 (within ¼ mile)

CITY COUNCIL DATE: December 6, 2007

ACTION: Approved CS-CO district
zoning as Zoning and Platting
Commission recommended, on all 3
Readings (7-0).

ORDINANCE READINGS: 1st December 6, 2007 2nd December 6, 2007 3rd December 6, 2007

ORDINANCE NUMBER: 20071206-077

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

PHONE: 974-7719

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0192 Habibi's Hutch

PC Date: November 13, 2007

ADDRESS: 2004 - 2006 Bert Avenue

OWNER/APPLICANT: Belinda Campos-Calhoun

AGENT: Drenner & Golden Stuart Wolff, LLP (Michele Rogerson)

ZONING FROM: SF-3

TO: LO

AREA: 0.6384 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the of limited office-conditional overlay (LO-CO) combining district zoning. The conditional overlay would prohibit all LO uses except medical office, and allow all NO uses.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

November 13, 2007: Approved LO-CO on consent (8-0)

DEPARTMENT COMMENTS:

The property is currently developed with single family uses and is zoned SF-3. The request is to rezone to limited office to allow for a commercial day care.

The proposed use of the site is a new location for the Habibi's Hutch daycare, being dislocated by the mixed use project at Lamar and Manchaca (case C14-2007-0083).

Staff supports the request for rezoning, with conditions similar to those place on the property immediately to the south, limiting the LO uses to medical offices and all NO uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single family and duplex
<i>North</i>	SF-3	Single family homes
<i>South</i>	LO and SF-3	Day care, office and single family homes
<i>East</i>	NO	Office uses
<i>West</i>	MF-2	Apartments

AREA STUDY: The property lies within the South Lamar Neighborhood Planning Area, currently underway.

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

WATERSHED: West Bouldin Creek.

DESIRED DEVELOPMENT ZONE: Yes

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

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

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

SCHOOLS: (AISD)

Joslin Elementary School Porter Middle School Crockett High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Bert Avenue	50'	27'	Local	No	Rte 27	3 Manchaca 103 Manchaca Flyer

CITY COUNCIL DATE: **ACTION:**

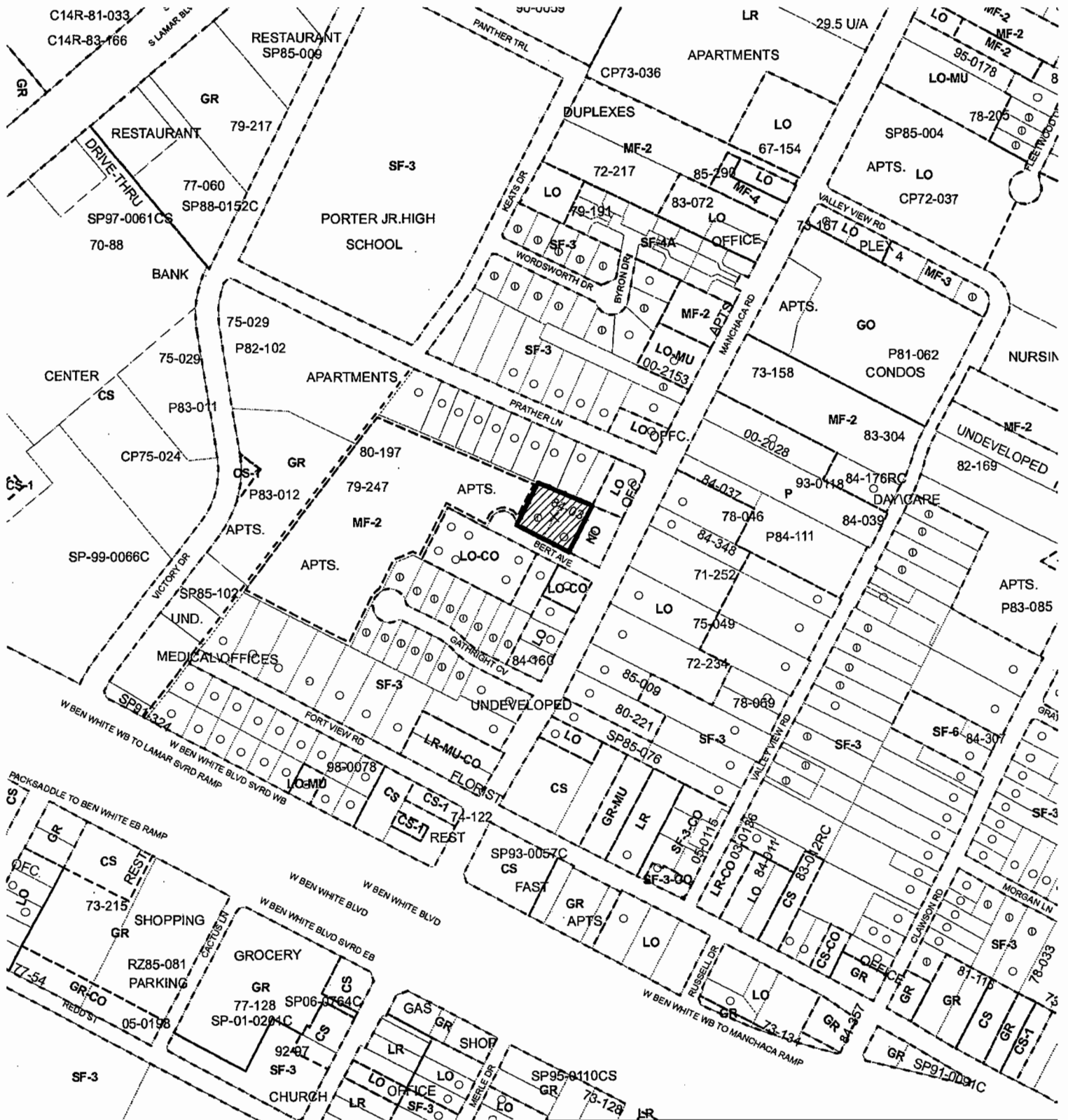
December 6, 2007:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

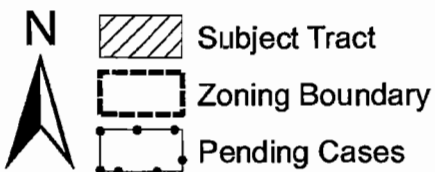
CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



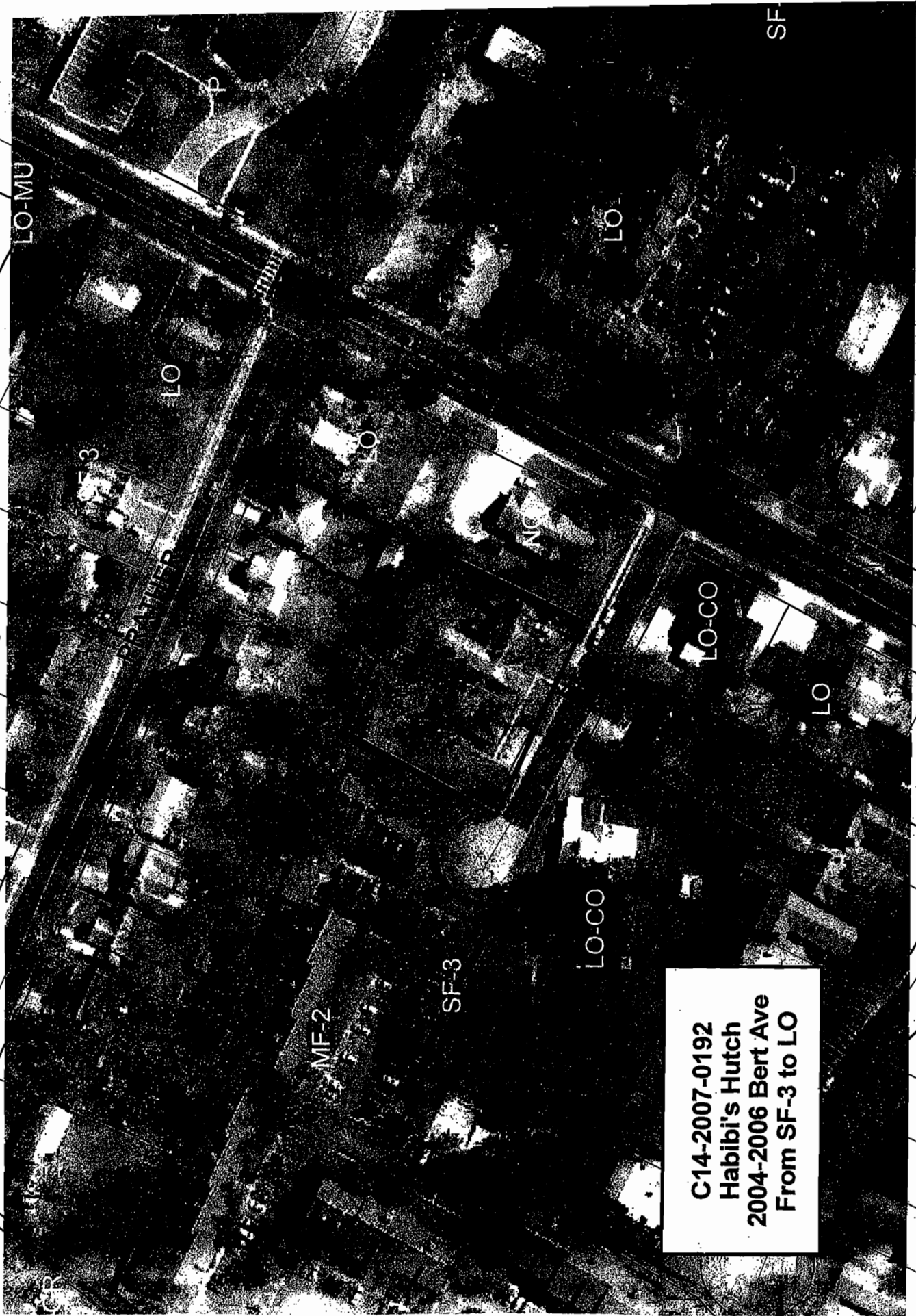
ZONING

ZONING CASE#: C14-2007-0192
 ADDRESS: 206 BERT AVE
 SUBJECT AREA: 0.6384 ACRES
 GRID: G19
 MANAGER: R. HEIL



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.



C14-2007-0192
Habibi's Hutch
2004-2006 Bert Ave
From SF-3 to LO

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of the of limited office-conditional overlay (LO-CO) combining district zoning. The conditional overlay would prohibit all LO uses except medical office, and allow all NO uses.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

LO zoning on this cul-de-sac off of Manchaca Blvd would allow for the site to be developed with uses compatible with the other office uses on the cul-de-sac. Setback requirements that are part of the compatibility standards would protect nearby and adjacent single family uses.

2. *Similarly treated properties should be treated similarly.*

On case C14-03-0070, property across the street was rezoned on July 17, 2003 from SF-3 to LO-CO. Staff recommends an identical conditional overlay for this case.

Site Plan

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

Compatibility Standards

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.

Along the north and south property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

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.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

The site is served with City of Austin water and wastewater utilities. The landowner intends to serve the site with City of Austin water and wastewater utilities. If required, the landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and 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.

