

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 84
AGENDA DATE: Thu 12/15/2005
PAGE: 1 of 1

SUBJECT: C14-05-0147 - Miravue - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1704 South Lamar (West Bouldin Creek Watershed) from general commercial services (CS) to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. First reading approved on November 17, 2005. Vote: 7-0. Applicant: Darin Davis. Agent: QMET (Gordon Bolmfalk). City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guemsey

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0147 - Miravue

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1704 South Lamar (West Bouldin Creek Watershed) from general commercial services (CS) district zoning to general commercial services – mixed use – conditional overlay (CS-MU-CO) combining district zoning.

DEPARTMENT COMMENTS:

Staff recommends approval of general commercial services – mixed use – conditional overlay (CS-MU-CO) combining district zoning.

This case would provided additional housing opportunities in the central city.

OWNER/APPLICANT: Darin Davis

AGENT: Gordon Bolmfalk

DATE OF FIRST READING: November 17 2005.

CITY COUNCIL HEARING DATE: December 15, 2005

CITY COUNCIL ACTION: Approve CS-MU-CO. (7-0).

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1704 SOUTH LAMAR BOULEVARD FROM
3 GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL
4 COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-
5 CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services (CS) district to general
11 commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on
12 the property described in Zoning Case No. C14-05-0147 on file at the Neighborhood
13 Planning and Zoning Department, as follows:
14

15 A 1.098 acre tract of land, more or less, consisting of four tracts of land out of Lot
16 13, Evergreen Heights Subdivision, in Travis County, the tracts of land being more
17 particularly described by metes and bounds in Exhibit "A" incorporated into this
18 ordinance (the "Property"),
19

20 locally known as 1704 South Lamar Boulevard, in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "B".
22

23 PART 2. The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively with
28 all existing or previously authorized development and uses, generate traffic that exceeds
29 2,000 trips per day.
30

31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the general commercial services
33 (CS) base district and other applicable requirements of the City Code.
34
35
36
37

1 **PART 3. This ordinance takes effect on** _____, 2005.

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2005

§
§
§

Will Wynn
Mayor

9
10
11
12
13 **APPROVED:** _____

ATTEST: _____

14 David Allan Smith
City Attorney

Shirley A. Brown
City Clerk

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0890

FACSIMILE: (512) 442-1084

EXHIBIT A

TRACT 1

FIELD NOTE DESCRIPTION OF 0.341 ACRE OF LAND, BEING A PORTION OF LOT 13, EVERGREEN HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z PAGE 614 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (0.341 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 1" AND AS CONVEYED TO KEVIN P. DUNNE BY WARRANTY DEED RECORDED IN VOLUME 12614 PAGE 2427 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found in the East line of Lot A, Resubdivision of Lots No. 6, No. 7, and No. 8, of Wendland's Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 74 Page 47 of the Plat Records of Travis County, Texas, for the Northwest corner of Lot A, Resubdivision of a Portion of Lots 13 and 14, Evergreen Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 73 Page 68 of the Plat Records of Travis County, Texas, and for the Southwest corner of that certain (0.341 acre) tract of land as conveyed to Kevin P. Dunne by Warranty Deed recorded in Volume 12614 Page 2427 of the Real Property Records of Travis County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the West line of said Dunne (0.341 acre) tract, N 29 deg. 37' 37" E 49.89 ft. to a ½" iron rod found for the Northwest corner of said Dunne (0.341 acre) tract and for the Southwest corner of that certain tract of land formerly described as "First Tract" in a deed to Paul C. Walter, et ux, recorded in Volume 871 Page 421 of the Deed Records of Travis County, Texas, and as conveyed to Kevin P. Dunne by Warranty Deed recorded in Document No. 20000141037 of the Official Public Records of Travis County, Texas, and being the Northwest corner of this tract;

end of Page 1

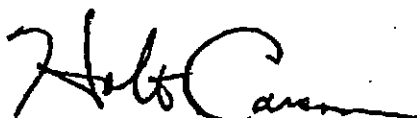
Page 2 of 2
0.341 ACRE

THENCE with the common line of said Dunne (0.341 acre) tract and Dunne "First Tract", S 60 deg. 13' 27" E 303.42 ft. to a 1/2" iron pipe found for the Northeast corner of said Dunne (0.341 acre) tract and for the Southeast corner of said Dunne "First Tract" and for the Northwest corner of that certain (0.200 acre) tract of land as conveyed to Kevin P. Dunne by Warranty Deed recorded in Volume 12614 Page 2427 of the Real Property Records of Travis County, Texas, and for the Southwest corner of that certain tract of land formerly described as "Second Tract" in a deed to Paul C. Walter, et ux, recorded in Volume 871 Page 421 of the Deed Records of Travis County, Texas, and as conveyed to Kevin P. Dunne by Warranty Deed recorded in Document No. 20000141037 of the Official Public Records of Travis County, Texas, and being the Northeast corner of this tract;

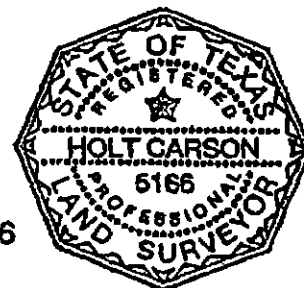
THENCE with the common line of said Dunne (0.341 acre) tract and Dunne (0.200 acre) tract, S 45 deg. 30' 45" W 52.40 ft. to a 3/4" iron pipe found for the Southeast corner of said Dunne (0.341 acre) tract and for the Southwest corner of said Dunne (0.200 acre) tract and for the Northwest corner of that certain tract of land as conveyed to W. T. Ley, et ux, by deed recorded in Volume 10158 Page 363 of the Real Property Records of Travis County, Texas, and being an angle corner in the North line of the aforesaid Lot A, Resubdivision of a Portion of Lots 13 and 14, Evergreen Heights, and being the Southeast corner of this tract, and from which a railroad spike found in the West right-of-way line of South Lamar Boulevard for the Southeast corner of said Dunne (0.200 acre) tract and for the Northeast corner of said Ley tract bears S 61 deg. 29' 06" E 173.96 ft.;

THENCE with the common line of said Dunne (0.341 acre) tract and said Lot A, N 60 deg. 07' 00" W 289.08 ft. to the PLACE OF BEGINNING, containing 0.341 acre of land.

SURVEYED: January, 2005.



Holt Carson
Registered Professional Land Surveyor No. 5166



see accompanying map: B 734106

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

TRACT 2

FIELD NOTE DESCRIPTION OF 0.200 ACRE OF LAND, BEING A PORTION OF LOT 13, EVERGREEN HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z PAGE 614 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (0.200 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO KEVIN P. DUNNE BY WARRANTY DEED RECORDED IN VOLUME 12614 PAGE 2427 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a railroad spike found in the West right-of-way line of South Lamar Boulevard for the Southeast corner of that certain (0.200 acre) tract of land as conveyed to Kevin P. Dunne by Warranty Deed recorded in Volume 12614 Page 2427 of the Real Property Records of Travis County, Texas, and for the Northeast corner of that certain tract of land as conveyed to W.T. Ley, et ux, by deed recorded in Volume 10158 Page 363 of the Real Property Records of Travis County, Texas, and being the Southeast corner and **PLACE OF BEGINNING** of the herein described tract, and from which a 1/2" iron pipe found for the Southeast corner of said Ley tract bears S 46 deg. 21' 59" W 52.69 ft.;

THENCE leaving the West right-of-way line of South Lamar Boulevard with the common line of said Dunne (0.200 acre) tract and said Ley tract, N 61 deg. 29' 06" W 173.96 ft. to a 3/4" iron pipe found for the Southwest corner of said Dunne (0.200 acre) tract and for the Northwest corner of said Ley tract and for the Southeast corner of that certain (0.341 acre) tract of land as conveyed to Kevin P. Dunne by Warranty Deed recorded in Volume 12614 Page 2427 of the Real Property Records of Travis County, Texas, and for an angle corner in the North line of Lot A, Resubdivision of a Portion of Lots 13 and 14, Evergreen Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 73 Page 68 of the Plat Records of Travis County, Texas, and being the Southwest corner of this tract, and from which a 1/2" iron pipe found for the Southwest corner of said Dunne (0.341 acre) tract bears N 60 deg. 07' 00" W 289.08 ft.;

end of Page 1

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TRACT 3

FIELD NOTE DESCRIPTION OF 0.358 ACRE OF LAND, BEING A PORTION OF LOT 13, EVERGREEN HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z PAGE 614 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT FORMERLY DESCRIBED AS "FIRST TRACT" IN A DEED TO PAUL C. WALTER, ET UX, RECORDED IN VOLUME 871 PAGE 421 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO KEVIN P. DUNNE BY WARRANTY DEED RECORDED IN DOCUMENT No. 20000141037 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found for the Southeast corner of that certain tract of land formerly described as "First Tract" and for the Southwest corner of that certain tract formerly described as "Second Tract" in a deed to Paul C. Walter, et ux, recorded in Volume 871 Page 421 of the Deed Records of Travis County, Texas, both having been conveyed to Kevin P. Dunne by Warranty Deed recorded in Document No. 20000141037 of the Official Public Records of Travis County, Texas, and for the Northwest corner of that certain (0.200 acre) tract of land as conveyed to Kevin P. Dunne by Warranty Deed recorded in Volume 12614 Page 2427 of the Real Property Records of Travis County, Texas, and for the Northeast corner of that certain (0.341 acre) tract of land as conveyed to Kevin P. Dunne by Warranty Deed recorded in Volume 12614 Page 2427 of the Real Property Records of Travis County, Texas, and being the Southeast corner and PLACE OF BEGINNING of the herein described tract, and from which a square head bolt found in the West right-of-way line of South Lamar Boulevard for the Southeast corner of said "Second Tract" and for the Northeast corner of said Dunne (0.200 acre) tract bears S 61 deg. 30' 11" E 174.02 ft.;

THENCE with the common line of said Dunne "First Tract" and said Dunne (0.341 acre) tract, N 60 deg. 13' 27" W 303.42 ft. to a ½" Iron rod found for the Northwest corner of said Dunne (0.341 acre) tract and for the Southwest corner of said Dunne "First Tract" and being the Southwest corner of this tract;

end of Page 1

Page 2 of 2
0.358 ACRE

THENCE with the West line of said Dunne "First Tract", N 29 deg. 32' 00" E 50.03 ft. to a ½" iron rod found for the Northwest corner of said Dunne "First Tract" and for the Southwest corner of Lot 2, South Lamar Business Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 76 Page 388 of the Plat Records of Travis County, Texas, and for the Southwest corner of that certain (1.275 acre) tract of land as conveyed to Thomas F. Francis by deed recorded in Volume 4361 Page 225 of the Deed Records of Travis County, Texas, and being the Northwest corner of this tract;

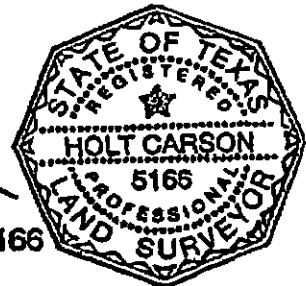
THENCE with the North line of said Dunne "First Tract" and deviating from the South line of said Lot 2, S 60 deg. 18' 00" E 317.45 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northeast corner of said Dunne "First Tract" and for the Northwest corner of said Dunne "Second Tract" and being the Northeast corner of this tract, and from which a ½" iron rod found in the West line of South Lamar Boulevard for the Northeast corner of said Dunne "Second Tract" bears S 61 deg. 19' 37" E 173.03 ft.;

THENCE with the common line of said Dunne "First Tract" and "Second Tract", S 45 deg. 05' 30" W 52.31 ft. to the PLACE OF BEGINNING, containing 0.358 acre of land.

SURVEYED: January, 2005.


Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying map: B 734106

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TRACT 4

FIELD NOTE DESCRIPTION OF 0.199 ACRE OF LAND, BEING A PORTION OF LOT 13, EVERGREEN HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z PAGE 614 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT FORMERLY DESCRIBED AS "SECOND TRACT" IN A DEED TO PAUL C. WALTER, ET UX, RECORDED IN VOLUME 871 PAGE 421 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO KEVIN P. DUNNE BY WARRANTY DEED RECORDED IN DOCUMENT No. 20000141037 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found for the Southeast corner of that certain tract of land formerly described as "First Tract" and for the Southwest corner of that certain tract formerly described as "Second Tract" in a deed to Paul C. Walter, et ux, recorded in Volume 871 Page 421 of the Deed Records of Travis County, Texas, both having been conveyed to Kevin P. Dunne by Warranty Deed recorded in Document No. 20000141037 of the Official Public Records of Travis County, Texas, and for the Northwest corner of that certain (0.200 acre) tract of land as conveyed to Kevin P. Dunne by Warranty Deed recorded in Volume 12614 Page 2427 of the Real Property Records of Travis County, Texas, and for the Northeast corner of that certain (0.341 acre) tract of land as conveyed to Kevin P. Dunne by Warranty Deed recorded in Volume 12614 Page 2427 of the Real Property Records of Travis County, Texas, and being the Southwest corner and PLACE OF BEGINNING of the herein described tract, and from which a ¾" iron pipe found for the Southwest corner of said Dunne (0.200 acre) tract and for the Southeast corner of said Dunne (0.341 acre) tract bears S 45 deg. 30' 45" W 52.40 ft.,

end of Page 1

Page 2 of 2
0.199 ACRE

THENCE with the common line of said Dunne "First Tract" and "Second Tract", N 45 deg. 05' 30" E 52.31 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northwest corner of said Dunne "Second Tract" and for the Northeast corner of said Dunne "First Tract" and being the Northwest corner of this tract, and from which a ½" iron rod found for the Northwest corner of said Dunne "First Tract" and for the Southwest corner of Lot 2, South Lamar Business Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 76 Page 388 of the Plat Records of Travis County, Texas, and for the Southwest corner of that certain (1.275 acre) tract of land as conveyed to Thomas F. Francis by deed recorded in Volume 4361 Page 225 of the Deed Records of Travis County, Texas, bears N 60 deg. 18' 00" W 317.45 ft.;

THENCE with the North line of said Dunne "Second Tract", S 61 deg. 19' 37" E 173.03 ft. to a ½" iron rod found in the West right-of-way line of South Lamar Boulevard for the Northeast corner of said Dunne "Second Tract" and for the Southeast corner of said Francis (1.275 acre) tract and being the Northeast corner of this tract;

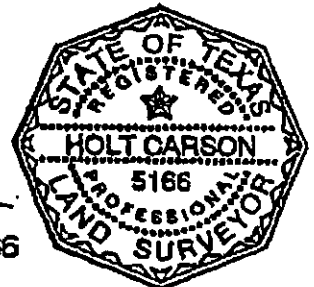
THENCE with the West right-of-way line of South Lamar Boulevard and with the East line of said Dunne "Second Tract", S 44 deg. 11' 55" W 51.52 ft. to a square head bolt found for the Southeast corner of said Dunne "Second Tract" and for the Northeast corner of the aforementioned Dunne (0.200 acre) tract, and being the Southeast corner of this tract;

THENCE leaving the West right-of-way line of South Lamar Boulevard with the common line of said Dunne "Second Tract" and said Dunne (0.200 acre) tract, N 61 deg. 30' 11" W 174.02 ft. to the PLACE OF BEGINNING, containing 0.199 acre of land.

SURVEYED: January, 2005.


Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying map: B 734106

ZONING CHANGE REVIEW SHEET**CASE:** C14-05-0147 - Miravue**ZAP Date:** October 18, 2005**ADDRESS:** 1704 S. Lamar Blvd.**OWNER/APPLICANT:** Captivity Investments One, LP (Darin Davis)**AGENT:** QMET (Gordon Bohmfalk)**ZONING FROM:** CS**TO:** CS-MU-CO**AREA:** 1.090 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of General Commercial Services – Mixed Use – Conditional Overlay (CS-MU-CO) combining district. The conditional overlay would limit trips generated by the site to no more than 2000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 18, 2005: *Approved staff recommendation of CS-MU-CO on consent (9-0).*

DEPARTMENT COMMENTS:

Staff recommends approval of General Commercial Services – Mixed Use – Conditional Overlay (CS-MU-CO) combining district. The conditional overlay would limit trips generated by the site to no more than 2000 vehicle trips per day.

The stated intent of the applicant is to construct multi-family residential units on the site.

The property lies within the proposed Zilker Neighborhood Planning Area, which is just beginning its neighborhood plan. Some planning meetings have take place, and on October 20, City Council is expected to officially begin the Zilker Neighborhood Plan (among others). At this point new zoning cases in this area will no longer be considered by the Zoning and Platting Commission.

The Zilker Neighborhood Association has stated they have no objection to the rezoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Office
<i>North</i>	CS	Offices
<i>South</i>	CS	Offices and Self-Storage
<i>East</i>	CS	Various Small Businesses – Paint Shop, Office Auto Repair
<i>West</i>	MF-2 and SF-3	Apartments, Church and Church Parking

AREA STUDY: The property lies within the proposed Zilker Neighborhood Planning Area, has just begun its neighborhood plan.

TIA: N/A

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- A Better Barton Creek
- Zilker Neighborhood Assn.
- Barton Springs/ Edwards Aquifer Conservation Dist.
- South Central Coalition
- Austin Neighborhoods Council
- Save Our Springs Alliance

SCHOOLS: (AISD)

Zilker Elementary School

O. Henry Middle School

Austin High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
South Lamar Boulevard	90'	60'	Arterial

Capital Metro bus service is available along Lamar Boulevard.
There are existing sidewalks along Lamar Boulevard.

CITY COUNCIL DATE: December 15, 2005

ACTION:

ORDINANCE READINGS: 1st 11/17/05 2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL

CASE #: C14-05-0147

ADDRESS: 1704 S LAMAR BLVD

SUBJECT AREA (acres): 1.090

ZONING

DATE: 05-03

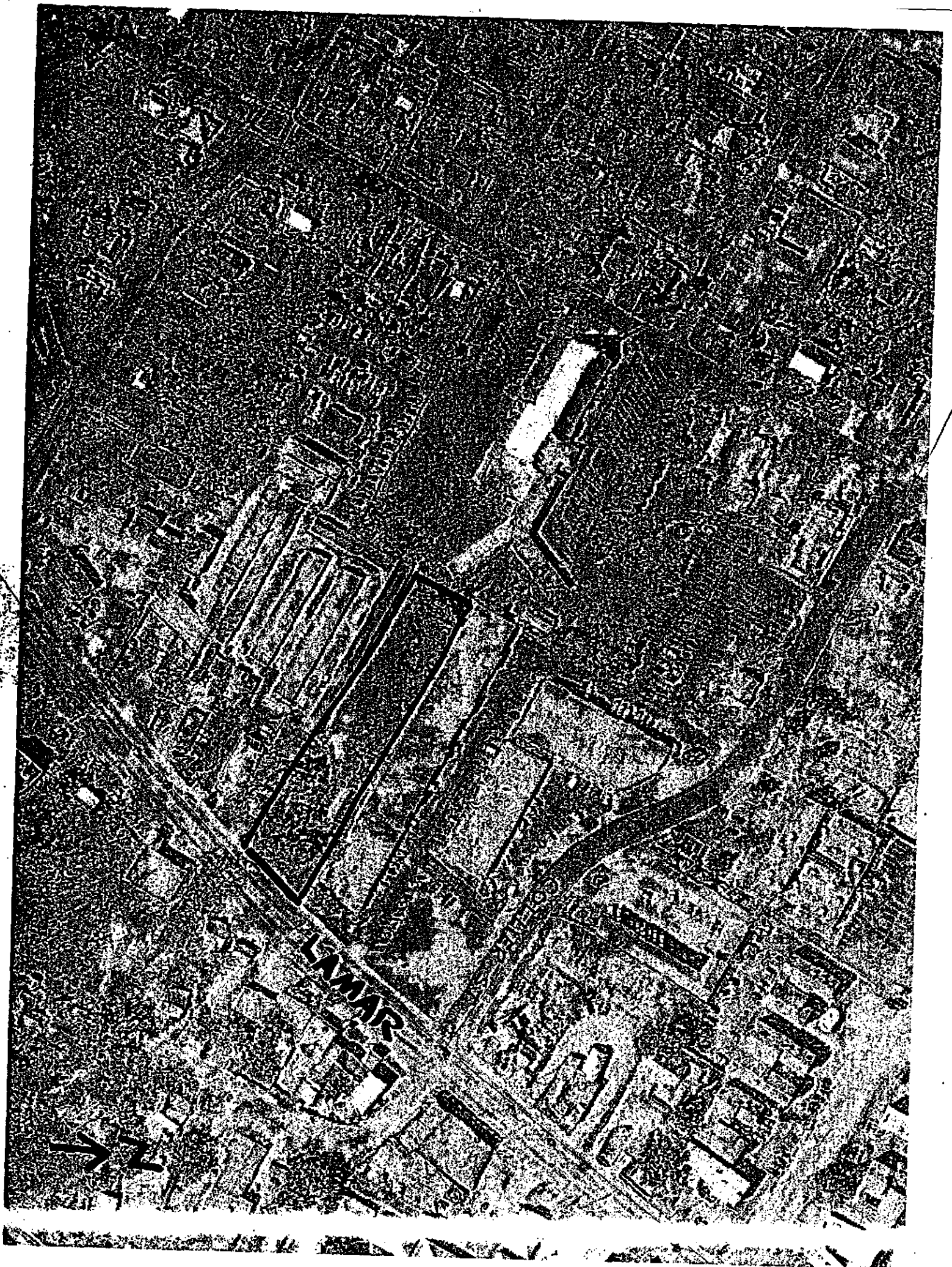
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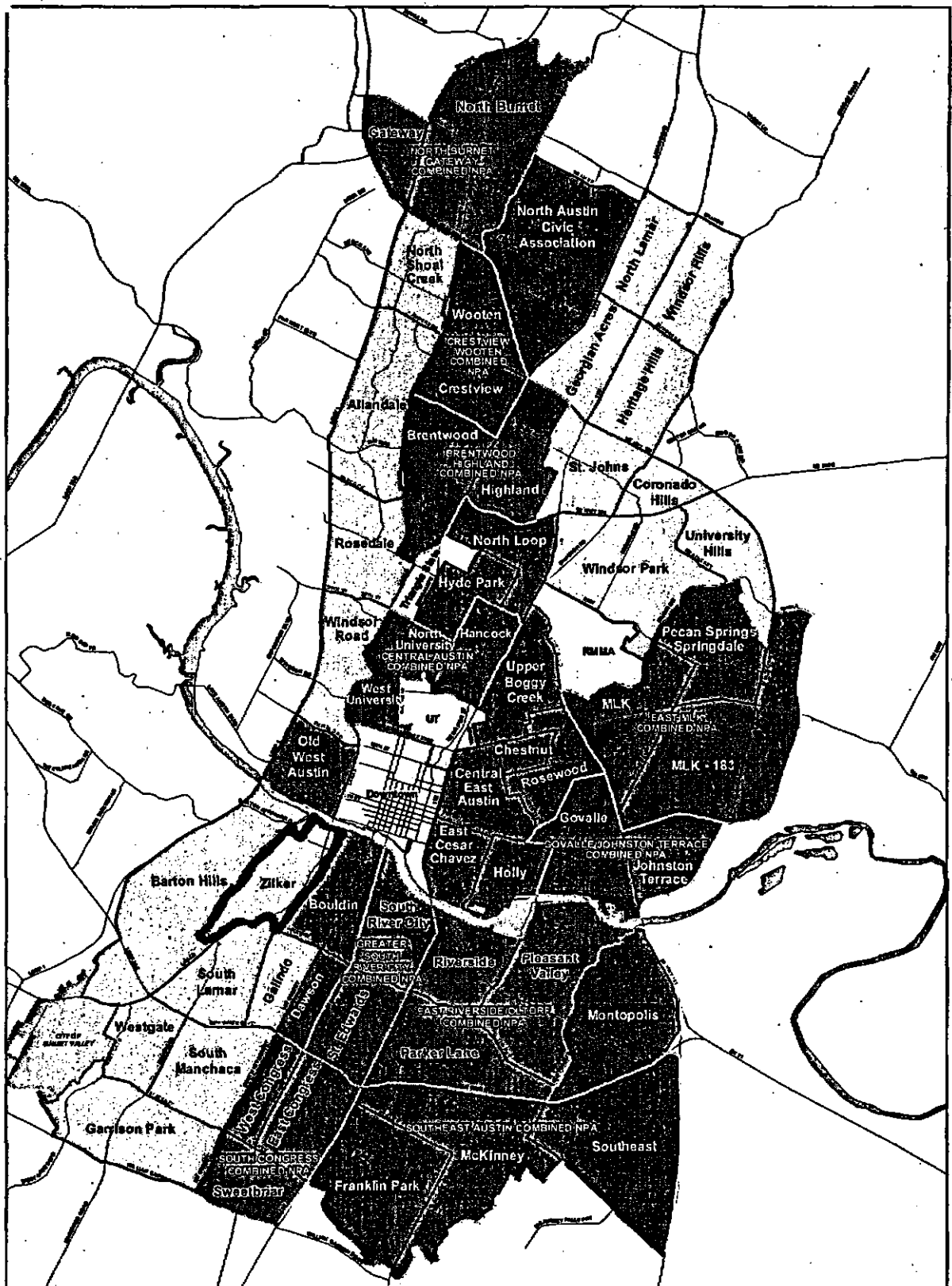
CITY GRID
REFERENCE
NUMBER

H21

1" = 400'

AIC-2





City of Austin Neighborhood Planning Areas



Produced by City of Austin
Neighborhood Planning & Zoning Department
August 18, 2011



Combined Neighborhood
Planning Areas

Neighborhood Plan Status

- Adopted Neighborhood Plan & Zoning
- Neighborhood Plan Underway
- Future Neighborhood Planning Area
- Non-Neighborhood Planning Area

0 1000 2000 3000 4000 Feet

This map has been produced by the City of Austin for the sole purpose of showing regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



Zilker Neighborhood Planning Area

Legend



Zilker Boundary

— Roads

— Railroads



City-owned Parks



Lakes

— Creeks



1,500 750 0 1,500 Feet



SUMMARY STAFF RECOMMENDATION

C14-05-0147

Staff recommends approval of General Commercial Services – Mixed Use – Conditional Overlay (CS-MU-CO) combining district. The conditional overlay would limit trips generated by the site to no more than 2000 vehicle trips per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

With the exception of the SF-3 zoned land to the west, which is used for a church and associated parking, the surrounding tracts are all zoned and built with commercial or multi-family uses compatible with CS-MU zoning and their location on South Lamar

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

MU–Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. The MU combining district is intended for use in combination with the base district only when its use will further the purposes and intent of the base district.

EXISTING CONDITIONS

The site is a large, roughly acre tract located on South Lamar Blvd. It is currently developed with one small office.

To the north lies a large office development on CS zoned land. Behind the site to the west is a church and associated parking on SF-3 zoned land. To the south are offices and a self-storage facility on CS zoned land. The site lies on South Lamar Blvd which is chiefly zoned CS and developed with a mix of commercial and some office uses.

Transportation

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

The trip generation under the requested zoning is estimated to be 6,567 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should

be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Capital Metro bus service is available along Lamar Boulevard.

There are existing sidewalks along Lamar Boulevard.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
South Lamar Boulevard	90'	60'	Arterial

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 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.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Site Plan

Any new construction on this site would be subject to compatibility development regulations due to the existing SF-3 zoned property to the west would be subject to the following requirements:

The site is subject to compatibility standards. Along the west property line, 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.**
- **No parking or driveways are allowed within 25 feet of the property line.**
- **In addition, 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.