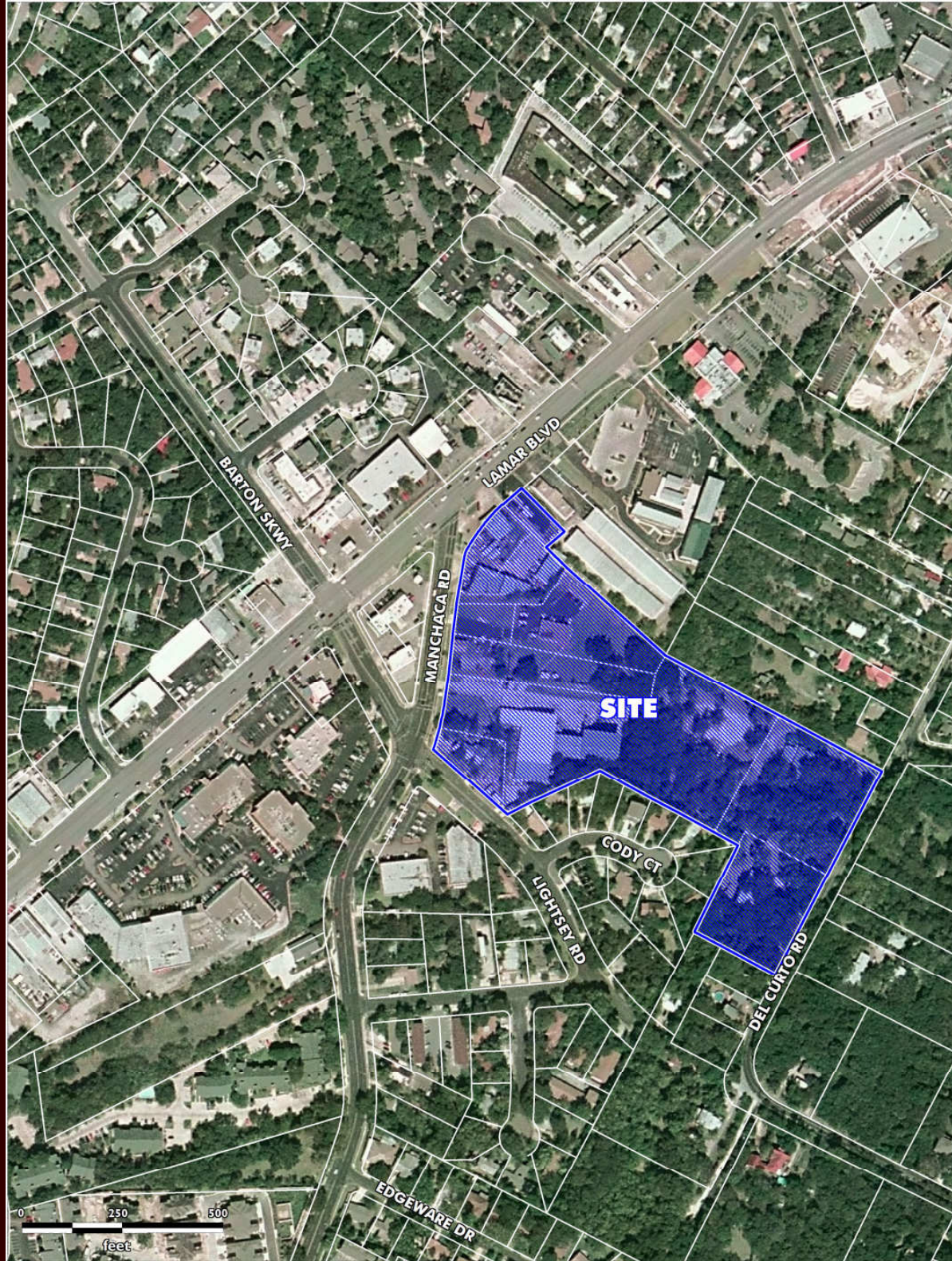


Lamar/Manchaca Mixed Use



Cypress Advisory Group





Current Uses

- ❑ Warehouse
- ❑ Machine Shop
- ❑ Small Offices
- ❑ Day Care
- ❑ Church
- ❑ Auto Parts Shop

Pilsch
Established since 1915

SHOCK VALUE

MACHINE SHOP SOUTH AUSTIN Complete Automotive MACHINE SHOP

AUTO PARTS



buy tickets on
Hot just a call phone. A Free
south.com



AUTO PARTS

SOUTH AUSTIN MACHINE SHOP
INDEPENDENTLY OWNED

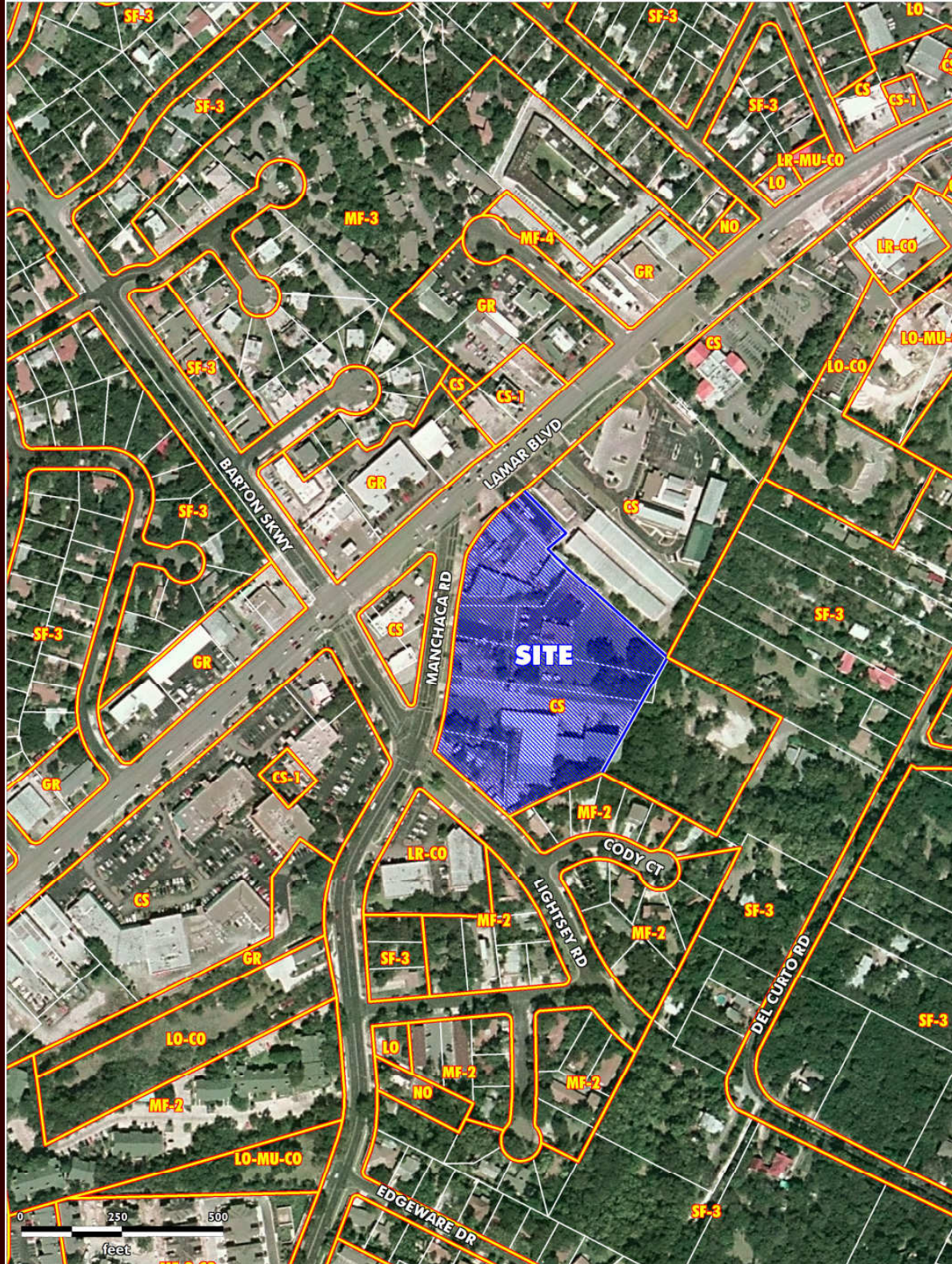
South
autos

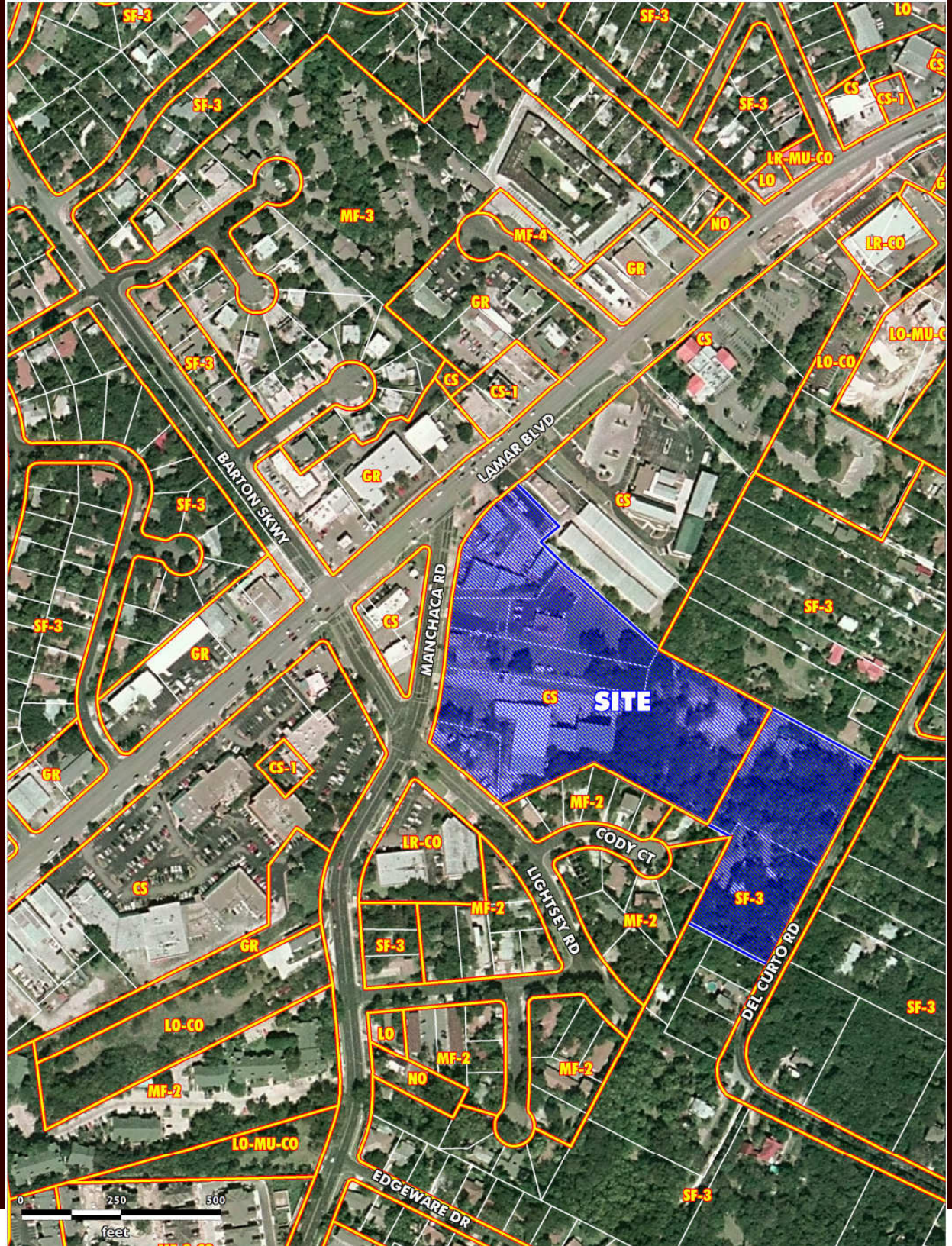


225
237
334
CHACA











CS-GR
6.39 AC

CS-SF6
2.47 AC

SF3 - SF6
1.84 AC

SF3
1.78 AC

BARTON SKWY

LAMAR BLVD

MANCHACA RD

LIGHTSEY RD

CODY CT

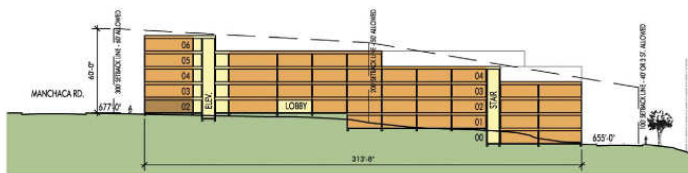
DEL CURCIO RD

EDGEWARE DR

0 250 500
feet

Features of VMU

- ❑ 6.389 acres
- ❑ 18, 000 square feet of commercial space
- ❑ 360 Apartment units
- ❑ 20 Live/work units
- ❑ Pedestrian oriented commercial space
- ❑ 15 foot sidewalks
- ❑ Street art
- ❑ Structured parking garage wrapped by units



02 PROPOSED BUILDING SECTION
SCALE: 1" = 40'-0"

KEYNOTES:

- 1 URBAN ART
- 2 PARKING GARAGE ENTRANCE
- 3 POOL
- 4 LOBBY
- 5 OFFICE
- 6 COURTYARD
- 7 18,000 SF COMMERCIAL
- 8 4,000 SF TENANT AMENITY CENTER
- 9 25' COMPATIBILITY SETBACK
- 10 50' COMPATIBILITY SETBACK
- 11 100' COMPATIBILITY SETBACK
- 12 200' COMPATIBILITY SETBACK
- 13 300' COMPATIBILITY SETBACK

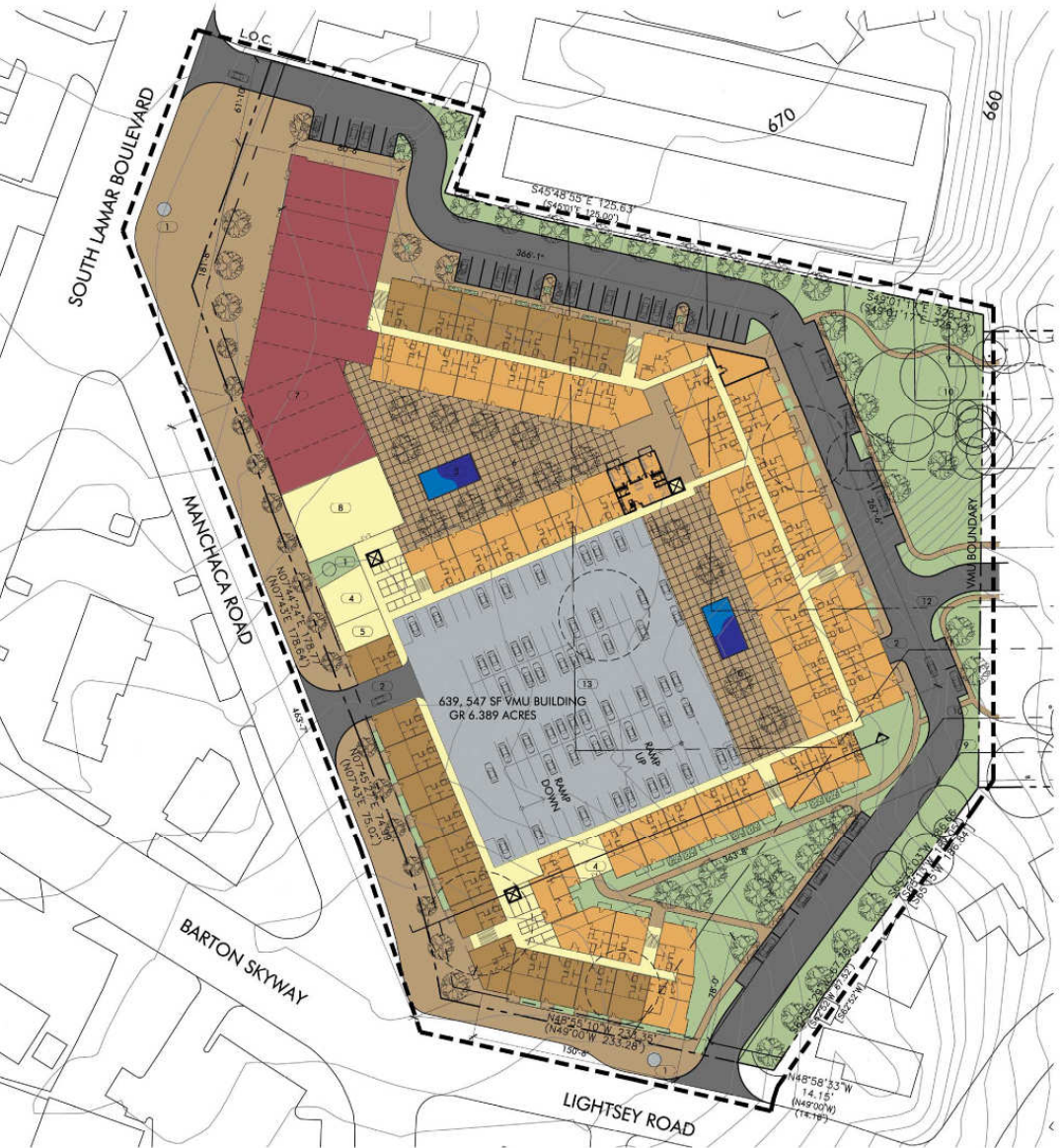
LEGEND

- COMMERCIAL
- LIVE/ WORK
- APARTMENT

DEVELOPMENT SUMMARY - VMU OPTION

	QTY.	GR TRACT (VMU)	278, 315 SF
COMMERCIAL	18,000 SF	VMU BUILDING SF	639,547 SF
LIVE/WORK UNITS	20		
APARTMENTS	360	GR TRACT F.A.R.	2.29
TOTAL UNITS IN VMU BUILDING	380		

TOTAL UNITS IN PROJECT 380



01

EXHIBIT K
PROPOSED SITE PLAN, ENLARGED
SCALE: 1" = 40'-0"

LAMAR/ MANCHACA MIXED-USE
04-19-07

HAILEY JOHNSON
ARCHITECTS

714 Congress Ave., Suite 200 Austin, Texas 78701
512.472.0650 www.halleyjohnsonarchitects.com

Features of Rest of Site

- 45 Townhomes
- Parkland
- Pedestrian Trails



LAMAR / MANCHACA
MIXED-USE

HAILEY | JOHNSON

ARCHITECTS

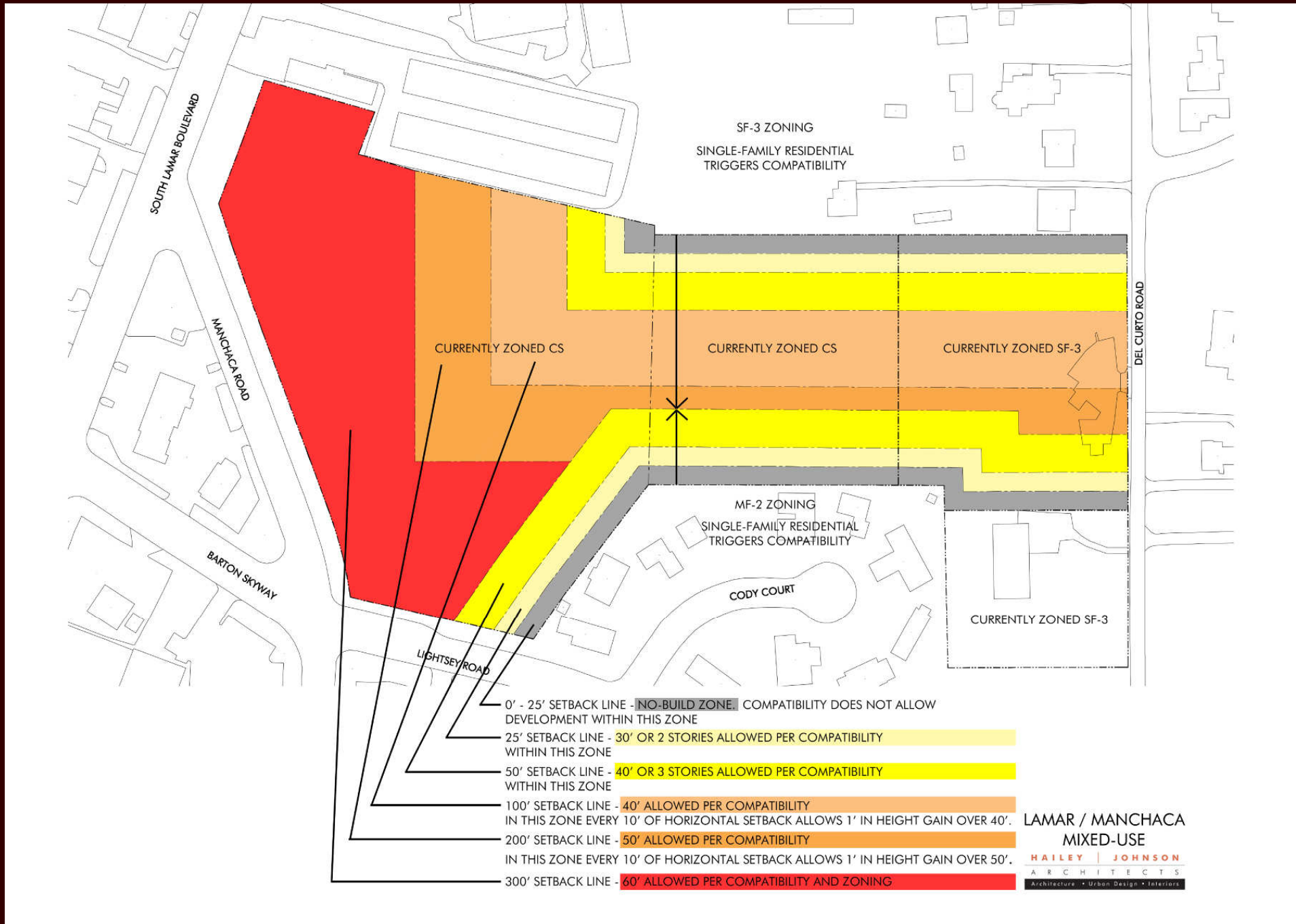
Architecture • Urban Design • Interiors



01 SITE PLAN - VMU OPTION

4-16-07

SCALE: 1" = 40'-0"
DISCLAIMER: SITE PLAN IS CONCEPTUAL. CONFIGURATION AND SIZE SUBJECT TO CHANGE.



SF-3 ZONING
SINGLE-FAMILY RESIDENTIAL
TRIGGERS COMPATIBILITY

CURRENTLY ZONED CS

CURRENTLY ZONED CS

CURRENTLY ZONED SF-3

MF-2 ZONING
SINGLE-FAMILY RESIDENTIAL
TRIGGERS COMPATIBILITY

CURRENTLY ZONED SF-3

- 0' - 25' SETBACK LINE - NO-BUILD ZONE. COMPATIBILITY DOES NOT ALLOW DEVELOPMENT WITHIN THIS ZONE
- 25' SETBACK LINE - 30' OR 2 STORIES ALLOWED PER COMPATIBILITY WITHIN THIS ZONE
- 50' SETBACK LINE - 40' OR 3 STORIES ALLOWED PER COMPATIBILITY WITHIN THIS ZONE
- 100' SETBACK LINE - 40' ALLOWED PER COMPATIBILITY IN THIS ZONE EVERY 10' OF HORIZONTAL SETBACK ALLOWS 1' IN HEIGHT GAIN OVER 40'.
- 200' SETBACK LINE - 50' ALLOWED PER COMPATIBILITY IN THIS ZONE EVERY 10' OF HORIZONTAL SETBACK ALLOWS 1' IN HEIGHT GAIN OVER 50'.
- 300' SETBACK LINE - 60' ALLOWED PER COMPATIBILITY AND ZONING

LAMAR / MANCHACA
MIXED-USE

HAILEY | JOHNSON
ARCHITECTS
Architecture • Urban Design • Interiors

What Neighborhood Receives

- VMU



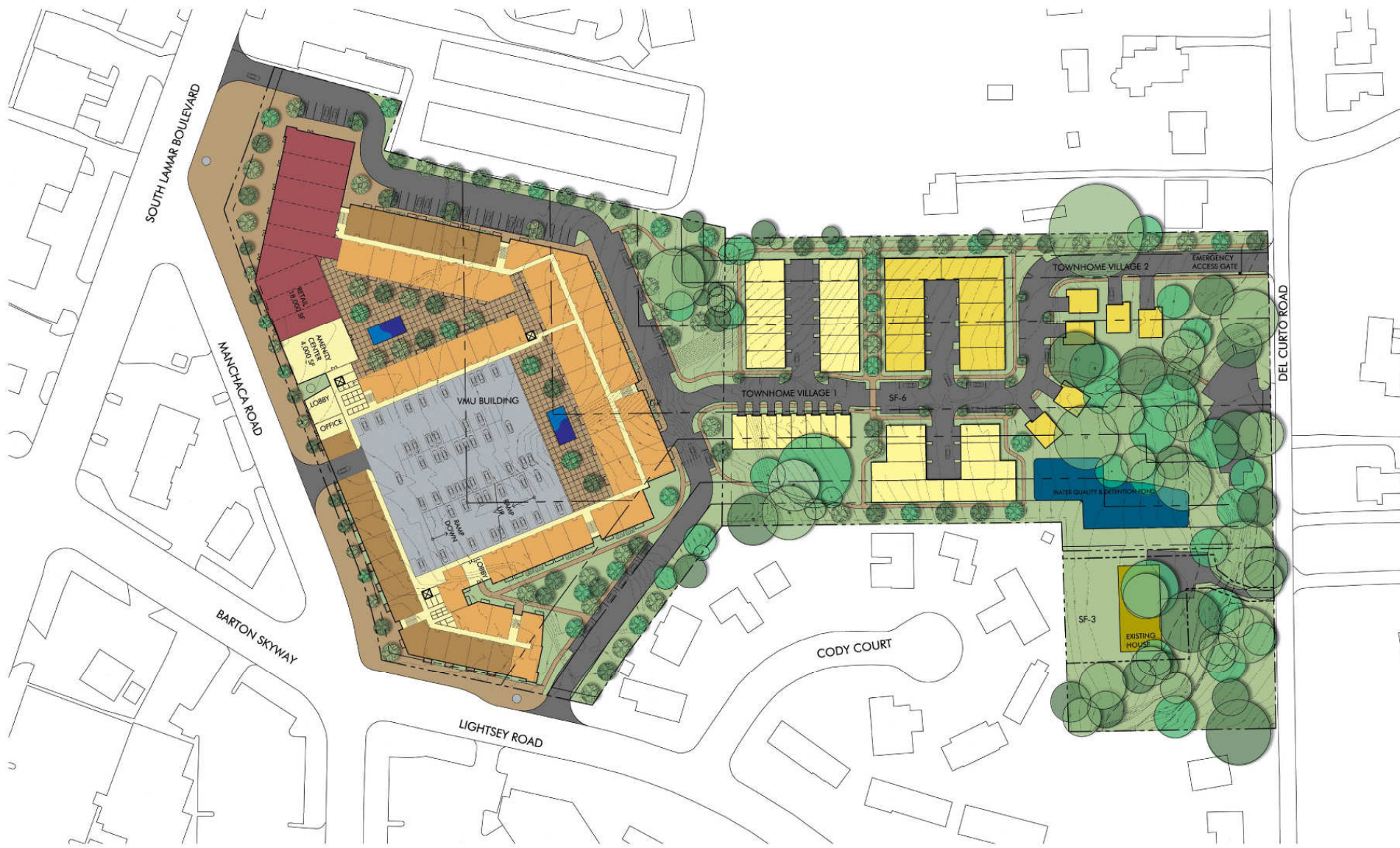
CYPRESS
REAL ESTATE ADVISORS

LAMAR / MANCHACA
MIXED-USE

HAILEY | JOHNSON
ARCHITECTS
Architecture • Urban Design • Interiors

What Neighborhood Receives

- VMU
- Limit on trips to Del Curto: **0**



DEVELOPMENT SUMMARY - VMU OPTION

COMMERCIAL	QTY	OR	TRACT (VMU)	278,315 SF
LIVE/WORK UNITS	18,000 SF		VMU BUILDING SF	439,547 SF
APARTMENTS	20		TRACT F.A.R.	2.29
TOTAL UNITS IN VMU BUILDING	360	GR	SF 6 TRACT	215,706 SF
TOWNHOMES	380		TOWNHOME SF	88,000 SF
VILLAGE 1 (WEST)	45			
VILLAGE 2 (EAST)	28			
VILLAGE 2 (EAST)	17			
TOTAL UNITS IN PROJECT	425			

LEGEND

COMMERCIAL	
LIVE/WORK	
APARTMENT	
TOWNHOME VILLAGE 1	
TOWNHOME VILLAGE 2	
EXISTING HOUSE	



01 SITE PLAN - VMU OPTION
 SCALE: 1" = 40'-0"
 DISCLAIMER: SITE PLAN IS CONCEPTUAL. CONFIGURATION AND SIZE SUBJECT TO CHANGE.

4-16-07

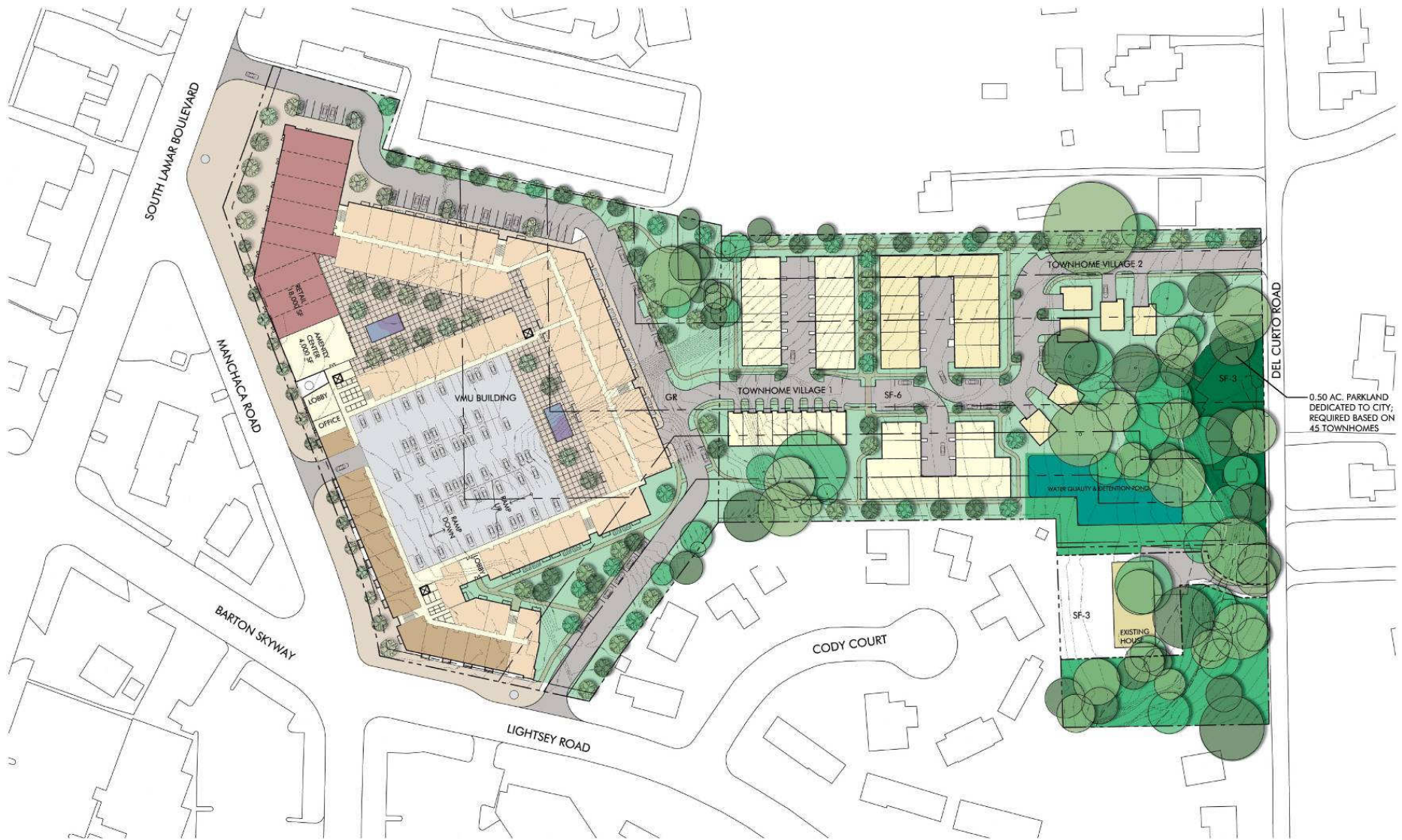
CYPRESS
 L. ESTATE ADVISORS

**LAMAR / MANCHACA
 MIXED-USE**

HAILEY | JOHNSON
 ARCHITECTS
 Architecture • Urban Design • Interiors

What Neighborhood Receives

- VMU
- Limit on trips to Del Curto: **0**
- **Use of Parks:**
 - Total: 1.34 (including non-dedicatable land = 2.29)



CYPRESS
REAL ESTATE ADVISORS

TOTAL SITE AREA (GR, SF-6, SF-3)	12.4 AC.
PARKLAND DEDICATED TO CITY	0.50 AC.
NEIGHBORHOOD PARK AREA	1.32 AC.
ADDITIONAL OPEN GREEN SPACE	1.24 AC.
TOTAL AREA GREEN SPACE	3.06 AC.

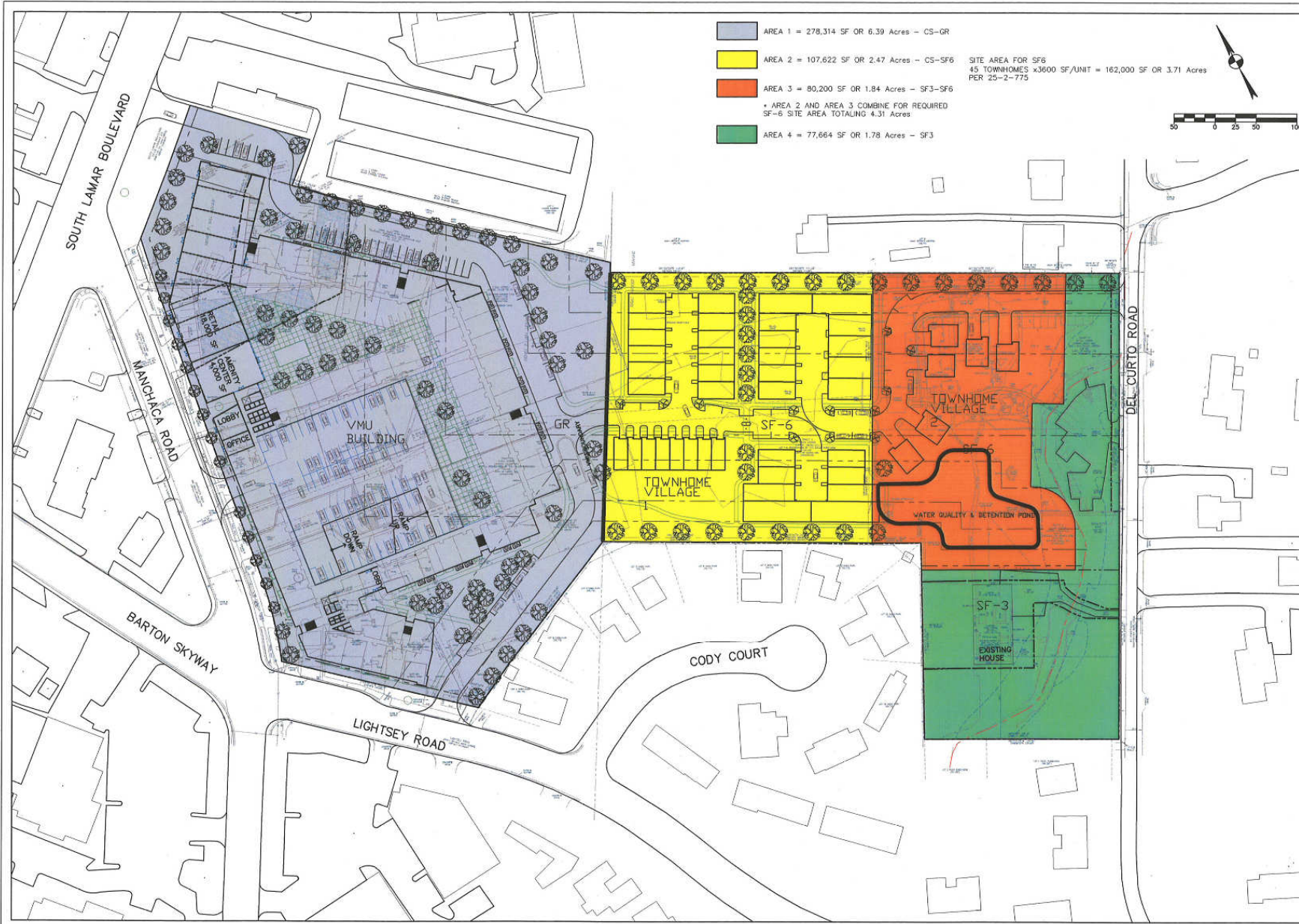
**LAMAR / MANCHACA
MIXED-USE**

01 SITE PLAN - VMU OPTION SHOWING GREEN SPACE 4-16-07
DISCUSS WITH PLAN & CONCEPTUAL. CONSTRUCTION AND SEE SUBJECT TO CHANGE

HAILEY | JOHNSON
ARCHITECTS
Architecture • Urban Design • Interiors

What Neighborhood Receives

- VMU
- Limit on trips to Del Curto
- Use of Parks
- **Down Zoning**



Bury+Partners
 ENGINEERING SOLUTIONS
 10000 W. 10th Ave., Suite 800
 Aurora, CO 80012
 Tel: (303) 681-1111 Fax: (303) 681-1122
 burypartners.com Copyright 2006

OPEN SPACE EXHIBIT

LAMAR/MANCHACA MIXED USE
CYPRESS REAL ESTATE ADVISORS

PLOTTING SCALE: 1" = 60'
 DATE PLOTTED: 04/16/07
 FILE: S:\78\07\7802\0416.dwg
 DRAWN BY: JAC
 DESIGNED BY: RAR
 REVIEWED BY: RAR
 PROJECT NO.: 781-000

EXH

\\1409\U\G\ARCH\781\7802\0416.dwg modified by jparicio on Apr 16, 2007 - 4:45am

What Neighborhood Receives

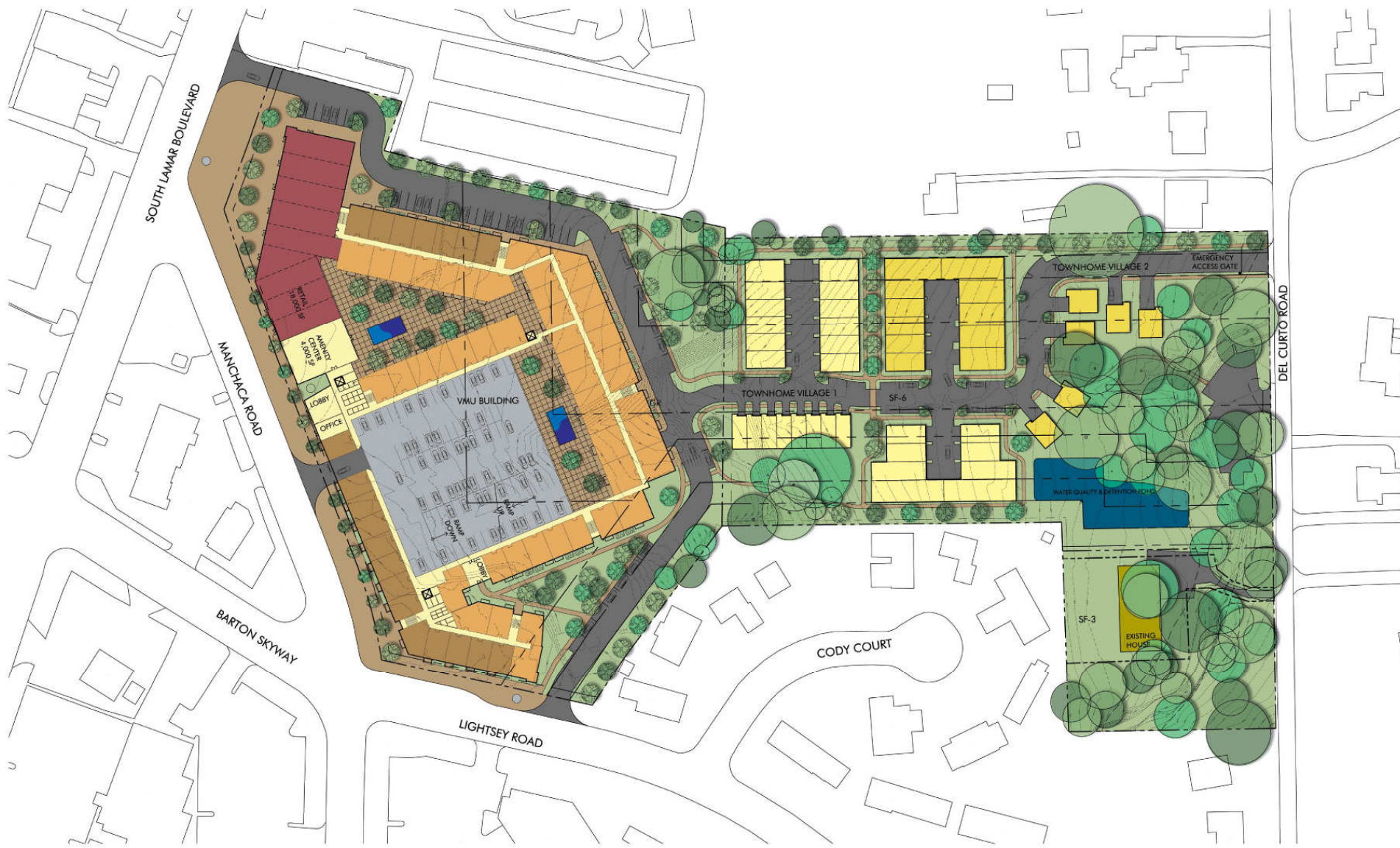
- VMU
- Limit on trips to Del Curto
- Use of Parks
- Down Zoning
- Zoning Conditional Overlays
 - GR Portion of Site: Limit Uses on site to LR Uses
 - SF-6 Portion of Site: Limit number of units and height

What Neighborhood Receives

- VMU
- Limit on trips to Del Curto
- Use of Parks
- Pond
- Zoning Conditional Overlays
- Saving Majority of Trees

What Neighborhood Receives

- VMU
- Limit on trips to Del Curto
- Use of Parks
- Pond
- Zoning Conditional Overlays
- Saving Majority of Trees
- Trails



CYPRESS
L. ESTATE ADVISORS

DEVELOPMENT SUMMARY - VMU OPTION

COMMERCIAL	QTY:	OR	TRACT (VMU)	278,315 SF
LIVE/WORK UNITS	18,000 SF		VMU BUILDING SF	439,547 SF
APARTMENTS	20		TRACT F.A.R.	2.29
TOTAL UNITS IN VMU BUILDING	360	GR	SF 6 TRACT	215,706 SF
	380		TOWNHOME SF	88,000 SF
TOWNHOMES	45			
	VILLAGE 1 (WEST)			
	VILLAGE 2 (EAST)			
	28			
	17			
TOTAL UNITS IN PROJECT	425			

LEGEND

COMMERCIAL	
LIVE/WORK	
APARTMENT	
TOWNHOME VILLAGE 1	
TOWNHOME VILLAGE 2	
EXISTING HOUSE	



01 SITE PLAN - VMU OPTION

SCALE: 1" = 40'-0"

DISCLAIMER: SITE PLAN IS CONCEPTUAL. CONFIGURATION AND SIZE SUBJECT TO CHANGE.

4-16-07

**LAMAR / MANCHACA
MIXED-USE**

HAILEY | JOHNSON

ARCHITECTS

Architecture • Urban Design • Interiors

What Neighborhood Receives

- VMU
- Limit on trips to Del Curto
- Use of Parks
- Pond
- Zoning Conditional Overlays
- Saving Majority of Trees
- Trails
- **Affordable Housing**

What Neighborhood Receives

- VMU
- Limit on trips to Del Curto
- Use of Parks
- Pond
- Zoning Conditional Overlays
- Saving Majority of Trees
- Trails
- Affordable Housing
- **Traffic Improvements**

Traffic Improvements

- **Intersection of Lightsey & Manchaca**
 - Update faded pavement markings at the intersection to ensure that traffic is aligned in the appropriate lane.
 - Provide split phase signal timing, so that southbound movements on Manchaca Road are given a separate green time phase than the northbound movements. This improvement will help to address the sight distance issues created by the vertical and horizontal curves on Manchaca Road, south of the intersection.
 - Optimize signal timing in terms of cycle length and green time per phase for the entire intersection.
 - Project will improve safety on the section of Manchaca Road between Lamar Boulevard and Lightsey Road simply by removing what looks to be five existing driveways and replacing them with one driveway that will provide access to the site.

What Neighborhood Receives

- VMU
- Limit on trips to Del Curto
- Use of Parks
- Pond
- Zoning Conditional Overlays
- Saving Majority of Trees
- Trails
- Affordable Housing
- Traffic Improvements



CYPRESS
REAL ESTATE ADVISORS

LAMAR / MANCHACA
MIXED-USE

HAILEY | JOHNSON
ARCHITECTS
Architecture • Urban Design • Interiors