

South Lamar & Bluebonnet

As Presented by Talisman Group, Inc.

To the South Lamar Neighborhood
Association

August 21st, 2008





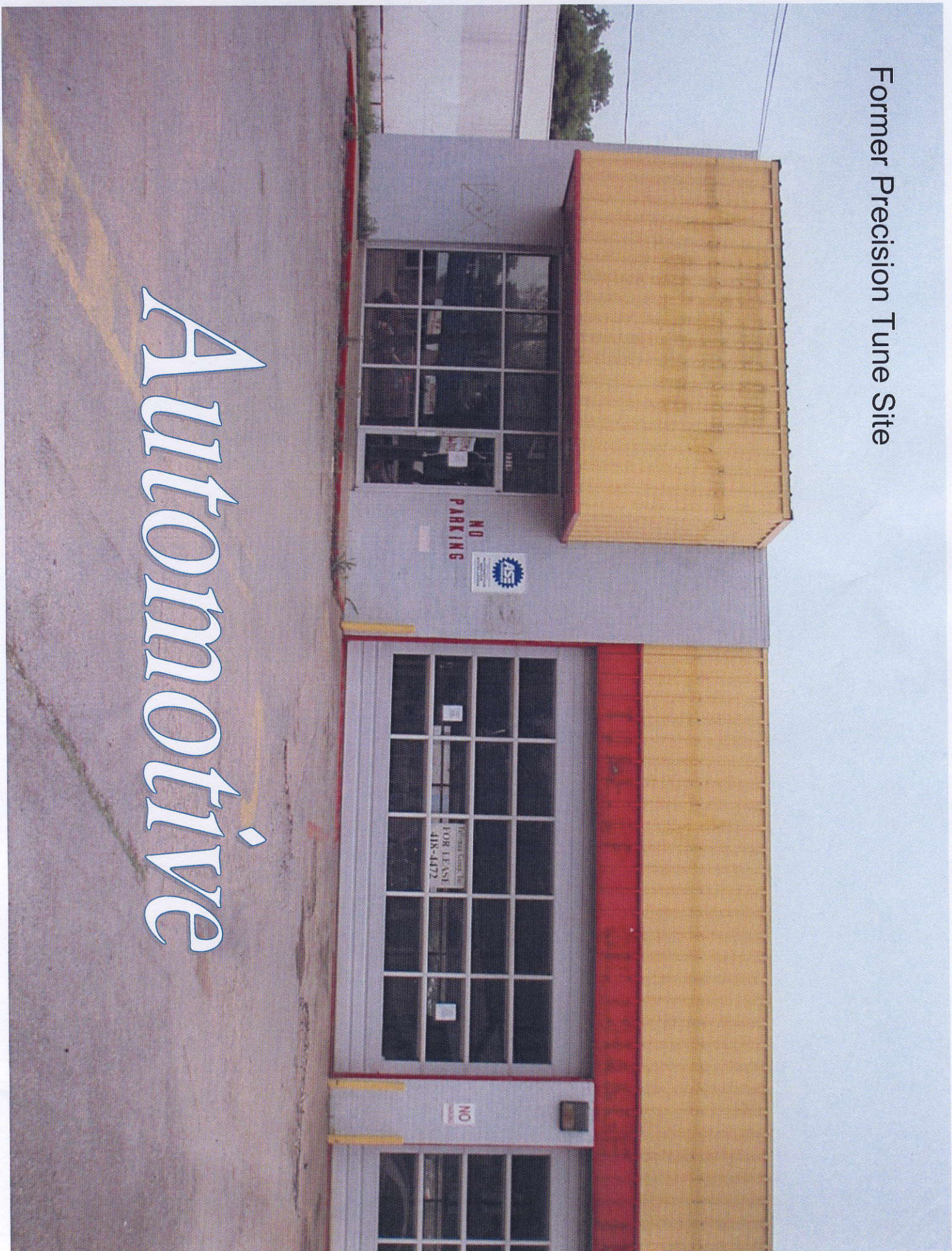
S. Lamar Blvd.

Del Curto Rd.

Bluebonnet Ln.

AEROTECH

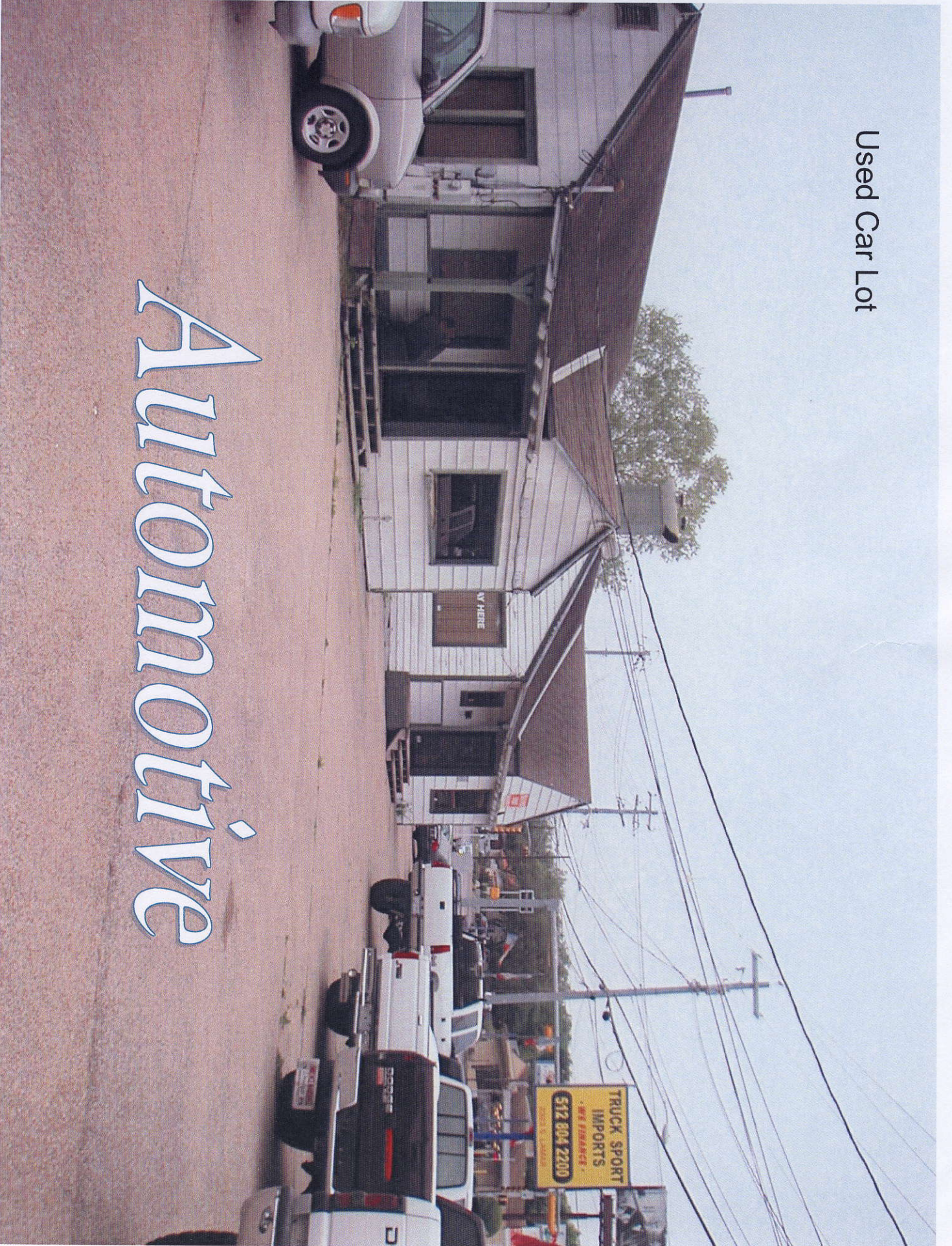
Former Precision Tune Site



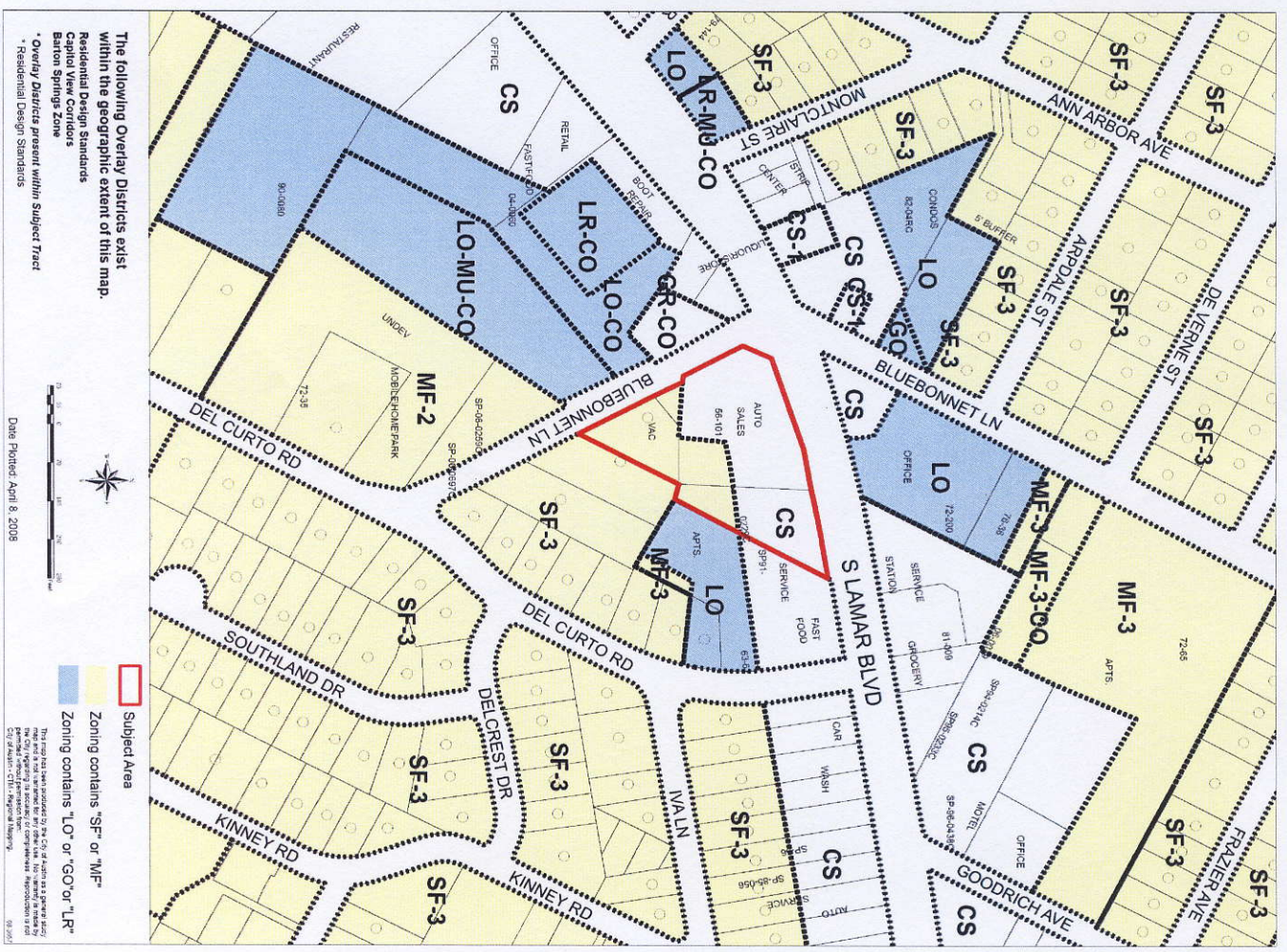
Automotive

Used Car Lot

Automotive



Current Zoning Map



SOUTH LAMAR BLVD.
(PARTLY UNDEVELOPED)

ISAAC DECKER LEAGUE

TRACT 3
54,050 S.F. (1.241 AC.)
CS ZONING

OWNER: TALUSMAN PARTNERS, LTD.
DOC. #2007047478
ADDITION, BOOK 89, PG. 322, P.R.I.C.T.

TRACT A OF TRACT B OF F.M. DEL CURIQ RESUBDIVISION OF LOTS 1, 28, 27, 29, 29 & 30 OF DELCREST ADDITION AND OF LOTS 6, 7 AND 8 BLOCK A OF DELCREST ADDITION SECTION 2 BK. 17 PG. 90, P.R.I.C.T.1.

TRACTS 1 & 2
DESCRIPTION
POINT AND
BEGINNING

4B. R.O.K. DEDICATION PER
VOL. 445, PG. 581, D.R.I.C.T.
VOL. 445, PG. 581, D.R.I.C.T.

LOT 2, THEODORE LOW HEIGHTS SUBDIVISION
VOL. 445, PG. 581, D.R.I.C.T.
ADD. PLAW. TO CITY OF AUSTIN VOL. 1753, PG. 443, D.R.I.C.T.
"CF. 10866 REV. ORDINANCE 443 SUBC.

CALLER: TALUSMAN PARTNERS, LTD.
DOC. #200324808A, D.P.R.I.C.T.

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DOC. #200324808A, D.P.R.I.C.T.

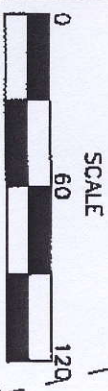
TRACT 2
15,097 S.F. (0.347 AC.)
SF-3 ZONING

OWNER: TALUSMAN PARTNERS, LTD.
DOC. #2003057478
ADDITION, BOOK 89, PG. 322, P.R.I.C.T.

TRACT B-1 OF TRACT B OF F.M. DEL CURIQ RESUBDIVISION OF LOTS 1, 28, 27, 29, 29 & 30 OF DELCREST ADDITION AND OF LOTS 6, 7 AND 8 BLOCK A OF DELCREST ADDITION SECTION 2 BK. 17 PG. 90, P.R.I.C.T.1.

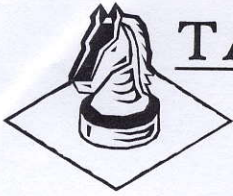
TALUSMAN PARTNERS, LTD.
CALLER: TALUSMAN PARTNERS, LTD.
DOC. #200324808A, D.P.R.I.C.T.

GABRIEL M. DAVIS
& ROBERTA E. LEAHY
CALLER: TALUSMAN PARTNERS, LTD.
DOC. #200324808A, D.P.R.I.C.T.
9/23/2000



THE WALLACE GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

OLD TOWN SQUARE
ONE CRISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681
(512-246-0065) (FAX: 512-246-0089)



SUMMARY OF DEVELOPER CORRESPONDENCE TO SLNA

The following summary is a consolidation of various letters and e-mails sent to and received from the South Lamar Neighborhood Association. These are the concerns of the Neighborhood as the Developer understands, and we have outlined our proposed response to those concerns.

- 1. Drainage:** Developer has agreed to work with the City of Austin staff to provide on site storm water detention and site grading which will improve the existing drainage conditions, as well as handling drainage issues created by all development on the site.
- 2. Lighting:** All exterior lighting associated with the development will confine lighting to the site and minimize glare and light pollution of surrounding properties. (Per City Code Sec. 25-2-1067 [A]) The City's Neighborhood Compatibility standards require all exterior lighting to be hooded or shielded so that the light source is not directly visible from adjacent property.
- 3. Traffic:** Developer will commit to maintaining only one driveway providing access to Bluebonnet. Also, per City staff recommendation, Developer will agree to limit total trip generation for the entire site to no more than 2,000 vehicle trips per day.
- 4. Tract 1 Zoning:** Developer is requesting a zoning change from "SF-3" to "LO" if an agreement with SLNA can be made. The Developer's original zoning application requested the entire site be re-zoned to GR.
- 5. Tract 2 & 3 Zoning:** Developer is requesting a down zoning from "CS" zoning to "GR" zoning for the two (2) tracts on South Lamar. (See "Zoning Use Comparison" on the next page.)

ZONING USE COMPARISON

Zoning Definitions:

CS Commercial Services: *Commercial or industrial activities which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, such as equipment sales, custom manufacturing, vehicle storage or construction services.*

GR Community Commercial: *Offices or commercial uses serving neighborhoods and community needs, including unified and individually developed shopping centers or commercial sites; such as service stations and restaurants.*

The following uses are allowed under the Site's current CS zoning but **NOT** in the proposed GR zoning:

Agriculture Sales	Kennels
Building Maintenance	Laundry Services
Campgrounds	Limited Warehouse & Distribution
Construction Sales/Services	Maintenance/Service Facility
Convenience Storage	Transitional Housing
Electronic Prototype Assem.	Transportation Terminal
Electronic Testing	Vehicle Storage
Equipment Repair	Veterinary Services
Equipment Sales	

The Owner will further agree to restrict the entire Site (through Conditional Overlay) against the following:

Auto Rentals
Auto Repairs
Auto Sales
Auto Washing
Exterminating Services
Freestanding "Fast Food" restaurants
with Drive-Throughs
Funeral Home
Pawn Shops
Service Stations

Exhibit "B"
South Lamar @ Bluebonnet
Zoning Case # C14-2008-0070
1-Jul-08

Existing Conditions

Site Area (sq ft.): 80,968 (1.859 acres)
Impervious Cover (per cent): 82%

Development Allowed Under Existing Zoning

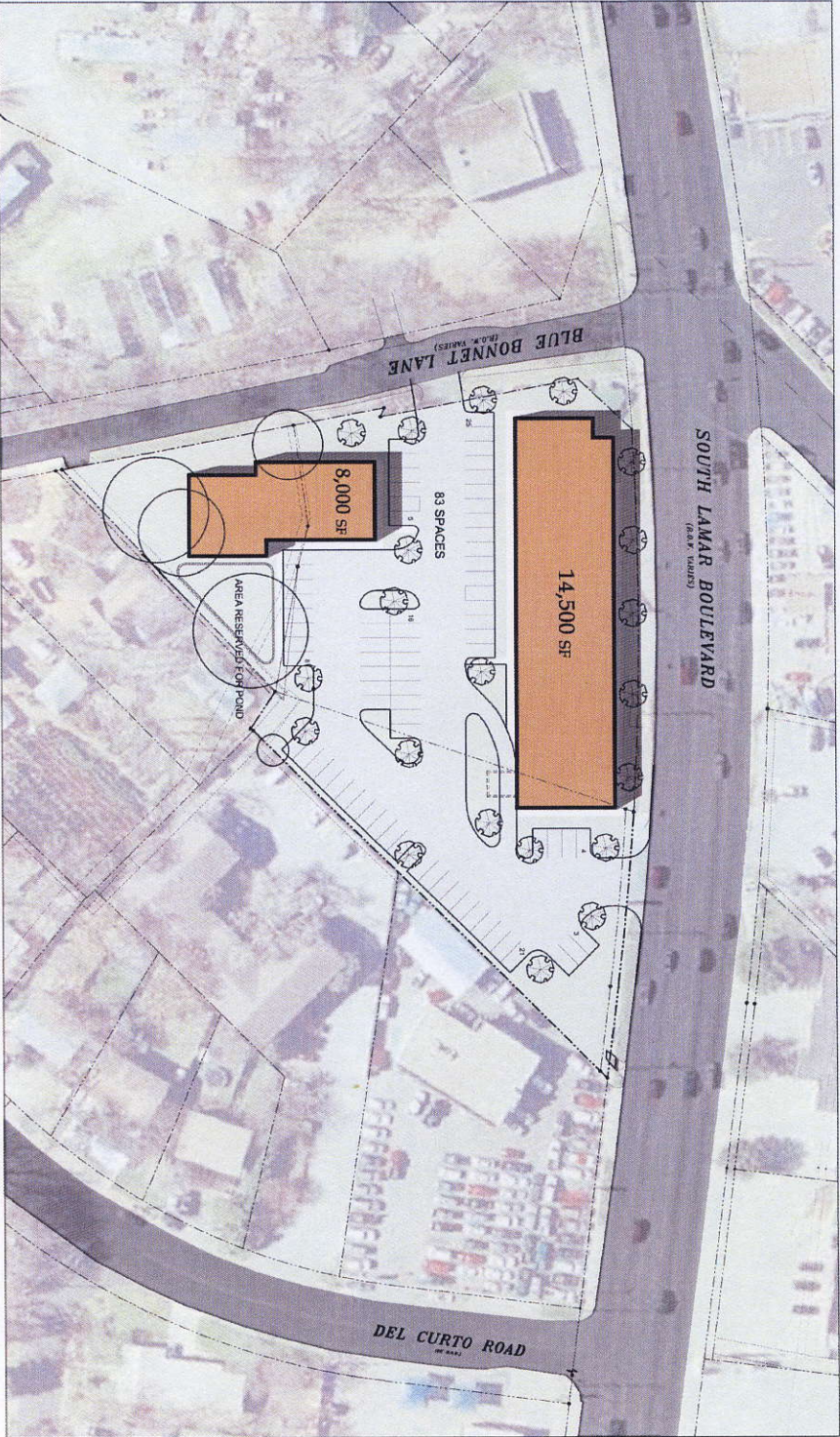
Tract	Zoning	Acres	Floor/Area Ratio	Allowable Gross Floor Area (sf)	Allowable Impervious Cover (%)	Allowable Impervious Cover (sf)
3	CS	1.241	2.00	108,116	95%	51,355
2	SF-3	0.341	0.57	8,467	45%	6,684
1	SF-3	0.277	0.57	6,878	45%	5,430
TOTALS		1.859		123,460	78%	63,469

Development Allowed Under Proposed Zoning Case

Tract	Zoning	Acres	Floor/Area Ratio	Allowable Gross Floor Area (sf)	Allowable Impervious Cover (%)	Allowable Impervious Cover (sf)
1	GR	1.859	1.00	80,978	90%	72,880

Development Allowable Under Proposed Amended Zoning Case (SLNA Agreement)

Tract	Zoning	Acres	Allowable Floor/Area Ratio	Allowable Gross Floor Area (sf)	Allowable Impervious Cover (%)	Allowable Impervious Cover (sf)
3	GR	1.241	1.00	54,058	90%	48,652
2	GR	0.341	1.00	14,854	90%	13,369
1	LO	0.277	0.70	8,446	70%	8,446
TOTALS		1.859		77,358	87%	70,467



PRELIMINARY SITE PLAN

BLUE BONNET LANE AT S. LAMAR BLVD.
TALISMAN GROUP INC.

PRELIMINARY