

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0059

Z.A.P. DATE: June 5, 2007

ADDRESS: 1206 West Slaughter Lane

OWNER: B. F. Properties
(John Blunt)

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: SF-2

TO: LR-CO **AREA:** 0.46 acres
(20,037 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited office – conditional overlay (LO-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

ZONING & PLATTING COMMISSION RECOMMENDATION:

June 5, 2007: *APPROVED LO-CO DISTRICT ZONING AS STAFF RECOMMENDED; BY CONSENT.*

[J. PINNELLI, J. SHIEH – 2ND] S. HALE, J. MARTINEZ – ABSENT

ISSUES:

The Applicant is in agreement with the Staff recommendation.

DEPARTMENT COMMENTS:

The subject rezoning area consists of one single family residence, has direct access to West Slaughter Lane and is zoned single family residence – standard lot (SF-2) district. The north side of West Slaughter Lane between Chisholm Lane and Texas Oaks Drive consists of a single family residence (LR-CO), child care facility and Realtor's office (LO-CO) to the east, and two single family residences to the west (SF-2). Since 1998, rezoning requests from SF-2 to commercial and office districts have been approved for the six properties to the east, based on the upgrade of Slaughter Lane to an arterial. The rezonings have provided for the conversion of single family residences to office, civic and at the corner of Chisholm and Slaughter Lanes, to neighborhood commercial uses. The single family residential subdivision known as Westwood Heights is adjacent to the north (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the lot to the limited office (LO) district to accommodate its renovation for office uses. Staff recommends LO-CO district zoning in the context of its location on an arterial roadway, consistency in zoning and compatibility with the office and

civic uses to the east. The Conditional Overlay limits the property to 2,000 vehicle trips per day.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Single family residence
<i>North</i>	SF-2	Single family residences
<i>South</i>	LR-CO; MF-1-CO; SF-2; LR; P; DR	Undeveloped; Apartments; Upholstery shop; Single family residences; Electric substation; Auto repair
<i>East</i>	LO; LO-CO; LR-CO; GR; LR	Realtor's office; Child care facility; Single family residences
<i>West</i>	SF-2; LR-CO; W/LO-CO; MF-2-CO	Single family residence; Undeveloped; Warehouse / office; Auto repair; Apartments

AREA STUDY: N / A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

26 – Far South Austin Community Association
 242 – Slaughter Lane Neighborhood Association
 300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 658 – Texas Oaks North Neighborhood Association
 742 – Austin Independent School District
 948 – South by Southeast Neighborhood Organization

SCHOOLS:

Casey Elementary School Paredes Middle School Charles Akins High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-98-0270 – Uresti Day Care	DR, SF-2 to GR	To Grant LO-CO & LR-CO, w/conditions	Approved LR-CO and LO-CO with CO for 2,000 trips, prohibit access to Chisholm Lane, prohibit service station and financial services (7-15-99).
C14-99-0063 – Shirell and Lois	SF-2 to LO	To Grant LO-CO, w/conditions	Approved LO-CO with CO prohibiting access

Hipp Zoning Change			to Slaughter Lane (8-19-99).
C14-00-2098 – Blackhawk Apartments	SF-1 to MF-1-CO and LR-CO	To Grant MF-1-CO and LR-CO, w/conditions	Approved MF-1-CO and LR-CO, with CO for Traffic Impact Analysis; 13.24 u.p.a. (300 units); 15' vegetative buffer along David Moore Rd; list of prohibited uses (1-25-01).
C14-00-2111 - Solera	DR to MF-3	To Grant MF-2-CO w/conditions.	Approved MF-2-CO with CO for 12.18 u.p.a. and conditions of Traffic Impact Analysis (10-26-00).
C14-00-2189 – Wattinger Acres	DR to W/LO	To Grant W/LO-CO w/conditions	Approved W/LO-CO with CO for 2,000 trips (1-18-01).
C14-00-2242 – Swanson's Crossing Retail	DR to LR	To Grant LR-CO w/conditions	Approved LR-CO with CO for 2,000 trips (2-15-01).
C14-02-0046 – Wattinger Corner	DR to GR-CO	To Grant LR-CO	Approved LR-CO with CO for 2,000 trips and list of prohibited uses (9-26-02).
C14-05-0217 -1204 West Slaughter Lane	SF-2 to LR-CO	To Grant LO	Approved LO district zoning (4-20-06).
C14-06-0112 – Slaughter 2.458	LR to GR	To Deny GR zoning	Denied GR zoning (2-15-07).
C14-06-0116 – 1017 West Slaughter Lane	DR to LR	To Grant LR-MU-CO for Tract 1; LO-MU-CO for Tract 2	Approved LR-MU-CO for Tract 1; LO-MU-CO for Tract 2 with CO for 2,000 trips across both tracts (8-31-06).

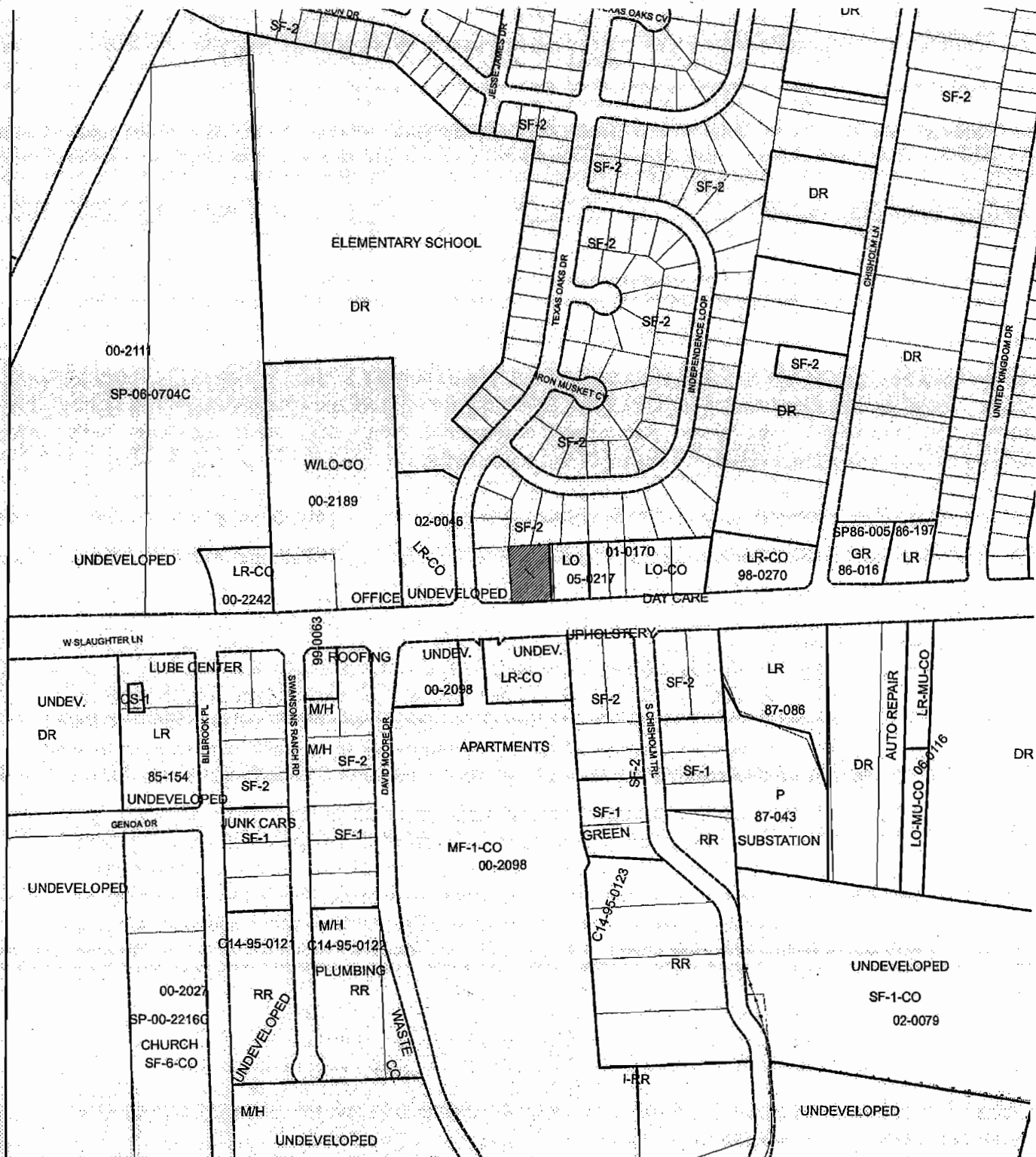
RELATED CASES:

The rezoning area represents a portion of Lot 5 of Westwood Heights, Section 1, recorded in April 1960 (C8s-60-019). Please refer to Exhibit B. There are no pending site plan applications on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
West Slaughter Lane	110 feet	105 feet	Arterial	Yes	Yes, Route 10, South First Street	Yes, Priority 2

CITY COUNCIL DATE: July 26, 2007**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us**PHONE:** 974-7719



Subject Tract

Zoning Boundary

Pending Cases

1" = 400'

ZONING

CASE#: C14-2007-0059

ADDRESS: 1206 W SLAUGHTER LANE

SUBJECT AREA: 0.46 ACRES

GRID: E14

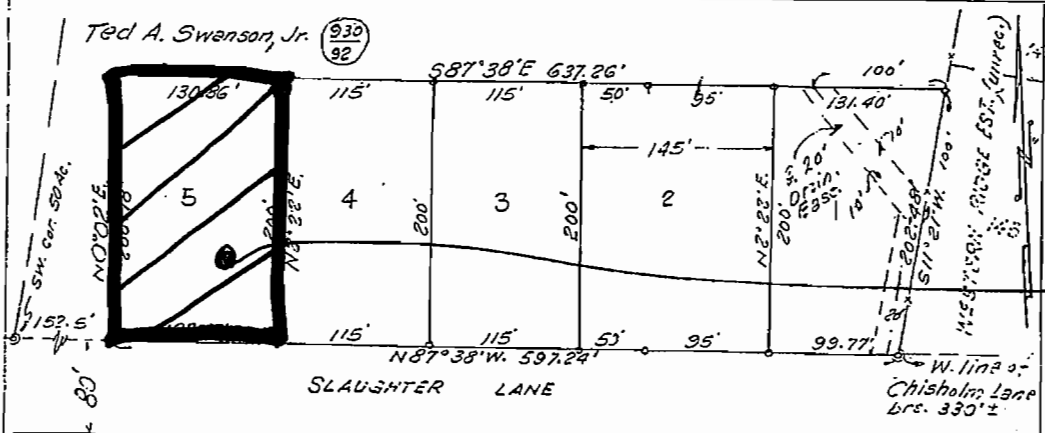
MANAGER: W. WALSH



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.

EXHIBIT A





REZONING
AREA

WESTWOOD HEIGHTS SECTION 1

SCALE: 1" 100'
By Claude F. Bush, Jr.
Reg. Public Surveyor #202
Jan. 15, 1960



-LEGEND-
● - Iron Stake Found
○ - " " Set
Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Dept.

THE STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
That we, Ted A. Swanson, Jr. and wife Bette Swanson, owners of the hereon designated tract out of the William Cannon League, Travis County, Texas, a part of that certain 50 acre tract conveyed to Ted A. Swanson, Jr. by deed recorded in Volume 930, Page 92 of the Deed Records of Travis County, Texas, do hereby subdivide 2.83 acres of said 50 acre tract in accordance with the foregoing plat and do hereby adopt this plat as our subdivision to be known as Westwood Heights, Section 1

WITNESS OUR HANDS this the 10th day of Feb. A.D. 1960
Ted A. Swanson, Jr.
Ted A. Swanson, Jr.
Bette Swanson 3/1/60
Bette Swanson
(Change OK in Deed)

THE STATE OF TEXAS
COUNTY OF TRAVIS
Before me the undersigned authority on this day personally appeared Ted A. Swanson, Jr. and wife Bette Swanson, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said Bette Swanson wife of the said Ted A. Swanson, Jr., having been examined by me privily and apart from her husband and having the same fully explained to her, she the said Bette Swanson acknowledged to me that she willingly signed the same for the purposes and ~~and~~ consideration therein expressed and that she did not wish to retract it.

WITNESS MY HAND AND SEAL OF OFFICE this the 10th day of Feb. A.D. 1960
Ted A. Swanson
Notary Public in/for Travis County, Texas

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges, and culverts necessary to be placed in such streets, roads or other public thoroughfares or in connection therewith, shall be the responsibility of the owner or developer, of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat or of constructing any bridges, or culverts in connection therewith.

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emilie Limberg, County Clerk of Travis County, Texas, do hereby certify that the Commissioners Court of Travis County, Texas passed an order on the 4 day of April A.D. 1960 authorizing the filing for record of this plat and that said ~~order~~ has been duly entered in the Minutes of said Court in Book 3 Page 340
WITNESS MY HAND AND SEAL OF OFFICE this the 4 day of April A.D. 1960
Miss Emilie Limberg, County Clerk, Travis County, Texas
By Stuart Harris
Deputy



APPROVED FOR ACCEPTANCE ON THE 28th DAY OF March A.D. 1960
By Hoyle W. Osborne
Hoyle W. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS
on the 28th day of March A.D. 1960
David B. Bowers
Secretary Chairman

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emilie Limberg, County Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for

EXHIBIT B
RECORDED
PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited office – conditional overlay (LO-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Limited office (LO) zoning is intended for office use predominantly serving the neighborhood or community needs, such as professional, semi-professional and medical offices, which may be located within or adjacent to residential neighborhoods.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff recommends LO-CO district zoning in the context of its location on an arterial roadway, consistency in zoning and compatibility with the office and civic uses to the east. The Conditional Overlay limits the property to 2,000 vehicle trips per day.

EXISTING CONDITIONS**Site Characteristics**

The subject property contains one single family residence. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the LO district would be 70%. The watershed impervious cover listed below is less restrictive than the zoning district's allowable impervious cover, and therefore, the impervious cover is limited by the zoning regulations.

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 Slaughter 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

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

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]

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 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 and Compatibility Standards

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.

The site is subject to compatibility standards. Along the north, west, 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.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO. 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.

This site is in the Scenic Roadway Sign District. All signs must comply with Scenic Roadway sign district regulations, 25-10-124 of the Land Development Code.

This site will be subject to Subchapter E (Commercial Design Standards) of the Land Development Code if it is new construction or if it is redevelopment, and that redevelopment generates 1,000 trips or more per day (on a site less than one acre), or increases the site's impervious cover by 25% or more beyond existing. Slaughter Lane is the principal street, and is identified as a Future Core Transit Corridor.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2007-0059

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

June 5, 2007 Zoning and Platting Commission

Joseph R. Vela, Jr.
Your Name (please print)

930 INDEPENDENCE LOOP AUSTIN, TX 78748
Your address(es) affected by this application

Wendy Walsh
Signature

5/29/07
Date

☒ I am in favor
☐ I object

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Wendy Walsh
P. O. Box 1088
Austin, TX 78767-8810