

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0164

Z.A.P. DATE: September 2, 2008

ADDRESS: 1021-1111 West Slaughter Lane

AREA: 2.458 acres

OWNER/APPLICANT: City of Austin - Austin Energy (Lena Lund)

AGENT: City of Austin - Austin Energy (Lena Lund)

ZONING FROM: DR (Development Reserve)

TO: P (Public)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant Public zoning.

ZONING AND PLANNING COMMISSION RECOMMENDATION:

9/2/08: Approved DR (Development Reserve) to P (Public) district zoning by consent. (8-0 all 3 readings).

DEPARTMENT COMMENTS:

The subject tract is currently undeveloped and lies adjacent to an Austin Energy owned electric substation. The property is zoned DR (Development Reserve). The applicant is requesting Public zoning for the lot for usage as a laydown storage yard for material used at the substation. Staff recommends Public zoning for this site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i> 1021-1111 West Slaughter Lane	DR	Undeveloped
<i>North</i> 1106-1114 West Slaughter Lane	SF-2; LO; LO-CO; LR-CO; DR; GR	Single family residences; Beauty salon; Realtor; Child care facility; Undeveloped
<i>South</i> 1111 West Slaughter Lane	P; SF-1-CO; I-RR	Electric substation; Undeveloped
<i>East</i> 1013-1017 West Slaughter Lane	DR; LO-MU-CO; LR-MU-CO; MF-2-CO	Shed; Undeveloped; Auto repair; Mary Moore Searight Park; Apartments

<i>West</i> 1109-1201 West Slaughter Lane	LR-CO; MF-1- CO; SF-2; SF- 1; RR	Drainage channel; Two single family residences; Undeveloped; Apartments; Upholstery shop
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NEIGHBORHOOD PLAN: N/A

TIA: Waived

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Slaughter Lane Neighborhood Association
South by Southeast Neighborhood Association
Home Builders Association of Greater Austin
Austin Neighborhoods Council
Terrell Lane Interceptor Association
Austin Parks Foundation
Barton Springs/Edwards Aquifer Conservation District
Onion Creek Homeowners Association

SCHOOLS:

Casey Elementary School
Paredes Middle School
Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-87-043 1111 West Slaughter Lane	DR to P	5/5/87: Approved the staff's recommendation of P zoning by consent (9-0).	5/7/87: Approved the staff's recommendation of P zoning by consent; all 3 readings (5- 0).
C14-98-0270 9316 Chisholm Lane	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 1303 West Slaughter Lane	SF-2 to LO	To Grant LO-CO, w/conditions	Approved LO-CO with CO prohibiting access to Slaughter Lane (8-19-99).
C14-00-2098 1200 West Slaughter	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;

Lane			13.24 u.p.a. (300 units); 15' vegetative buffer along David Moore Rd; list of prohibited uses (1- 25-01).
C14-00-2111 1200 West Slaughter Lane	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 1218 West Slaughter Lane	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 1216 - 1400 West Slaughter Lane	DR to LR	To Grant LR-CO w/conditions	Approved LR-CO with CO for 2,000 trips (2-15- 01).
C14-2008-0187 1201 West Slaughter Lane	SF-3 to LR	Pending	Pending

RELATED CASES:

The rezoning area consists of a portion of Lot 1 of the Resubdivision of Tract C of the Etta Chappell Estate Farm Tract Subdivision, recorded in April 2001 (C8-95-0231.02.1A). The subject rezoning area was proposed for GR district zoning in December 2006 (C14-06-0112). Both the Zoning and Platting Commission and the City Council denied the applicant's request for GR zoning.

STAFF RECOMMENDATION

The staff is recommending Public zoning for this site.

BASIS FOR RECOMMENDATION

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

Public zoning will be consistent with the adjacent tract to the south, also owned by Austin Energy. The rezoning will allow for an extension of the electric substation to the south to provide additional storage area for the substation.

2. *The proposed zoning should allow for a reasonable use of the property.*

Public zoning will allow for a reasonable use by expanding the usage of the existing electric substation to the south that serves the surrounding communities.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently undeveloped and lies adjacent to an Austin Energy owned electric substation. The property is zoned DR (Development Reserve). The applicant is requesting Public zoning for the lot for usage as a laydown storage yard for material used at the substation.

Impervious Cover

The maximum impervious cover allowed by the P (Public) district zoning is established by a conditional use site plan.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

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.

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.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

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]

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
W Slaughter Lane	117'	86'	Arterial	No	No	10 -S. First

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, system upgrades, utility adjustments, and utility relocation. 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 all associated and applicable City fees.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Site Plan:

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Section 25-2-625(d)(2) of the Land Development Code states that sites of one acre or more zoned Public require approval of a conditional use permit by the Land Use Commission.

CITY COUNCIL DATE:

ORDINANCE READINGS: 1st

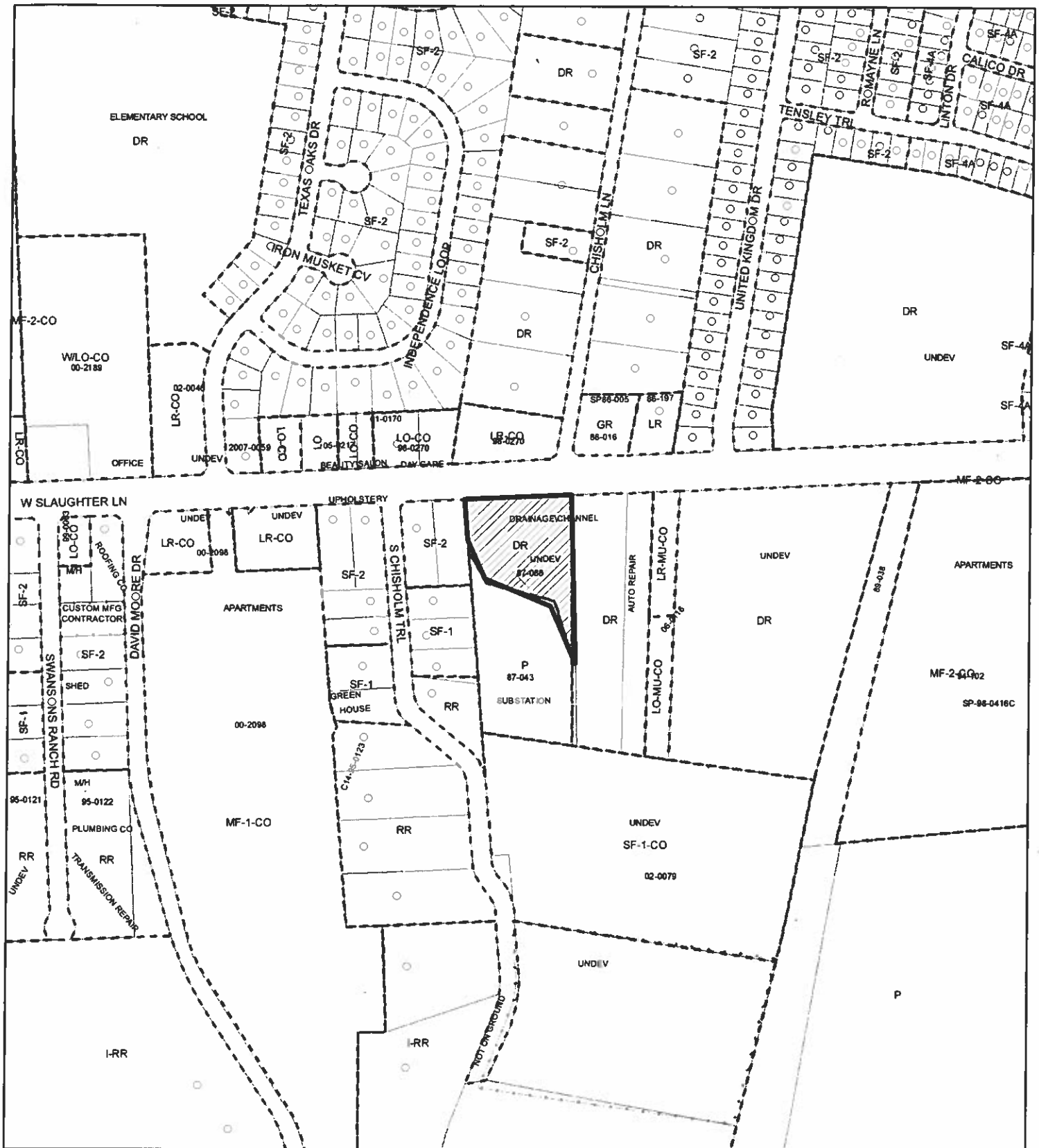
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604,
stephen.rye@ci.austin.tx.us



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING

ZONING CASE#: **C14-2008-0164**
 ADDRESS: **1111 W SLAUGHTER LANE**
 SUBJECT AREA: **2.458 ACRES**
 GRID: **F14**
 MANAGER: **S. RYE**

OPERATOR: **S. MECKS**



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
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C14-2008-01694 1021-1111 West Slaughter Lane
From Development Reserve (DR) to Public (P) District Zoning