ZONING CHANGE REVIEW SHEET


ADDRESS: 1201 West Slaughter Lane

OWNER: William Burr         AGENT: Jim Bennett Consulting
                                        (Jim Bennett)

ZONING FROM: SF-2 TO: LR AREA: 0.63 acres (27,442.8 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office (LO) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 7, 2008: APPROVED LR-CO DISTRICT ZONING, WITH THE CO ALLOWING FOOD SALES, GENERAL RETAIL SALES (CONVENIENCE) AND GENERAL RETAIL SALES (GENERAL) AND ALL PERMITTED LO USES.

[J. GOHIL; B. BAKER – 2ND] (5-I, D. TIEMANN – NAY) K. JACKSON – ABSENT

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

DEPARTMENT COMMENTS:

The subject rezoning area consists of one platted lot located at the southwest corner of West Slaughter Lane and South Chisholm Trail, and is zoned single family residence – standard lot (SF-2) district. South Chisholm Trail is a local street and developed with single family residences. This segment of West Slaughter Lane contains a mixture of undeveloped land, a few single family residences, apartments, a day care, a roofing business, and a City of Austin electric substation (SF-2; MF-1-CO; LO-CO; P). The subject property contains a single family residence as well as a shop that upholsters automobiles. The automotive upholstery business has been in operation since February 1983, prior to annexation into the City in November 1984, and is therefore considered a legal use. It is adjacent and across from single family residences (SF-2). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The existing automotive repair use is first allowed in the community commercial (GR) district, however, the Applicant proposes neighborhood commercial (LR) district zoning in order to allow for future redevelopment of the property. Although the lot has frontage on a major arterial roadway, however, the Staff recommends the limited office (LO) district
because it provides a less intense land use transition to the surrounding single family residences that take their access to South Chisholm Trail, a local street.

**EXISTING ZONING AND LAND USES:**

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>LO-CO</td>
<td>Offices; Beauty salon; Child care facility</td>
</tr>
<tr>
<td>South</td>
<td>SF-2; SF-1</td>
<td>Single family residences</td>
</tr>
<tr>
<td>East</td>
<td>SF-2; P</td>
<td>Single family residence; Undeveloped; City of Austin electrical substation</td>
</tr>
<tr>
<td>West</td>
<td>SF-2; MF-1-CO; LR-CO</td>
<td>Single family residence; Undeveloped; Apartments</td>
</tr>
</tbody>
</table>

**AREA STUDY:** N/A  
**TIA:** Is not required

**WATERSHED:** Slaughter Creek  
**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No  
**SCENIC ROADWAY:** Yes, Slaughter Lane

**NEIGHBORHOOD ORGANIZATIONS:**

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  
786 – Home Builders Association of Greater Austin  
948 – South by Southeast Neighborhood Organization  
1037 – Homeless Neighborhood Organization  
1113 – Austin Parks Foundation

**SCHOOLS:**

Casey Elementary School  Paredes Middle School  Akins High School

**CASE HISTORIES:**

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>PLANNING COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-98-0270 – Uresti Day Care – 9316 Chisholm Lane and 1112 Slaughter Lane</td>
<td>DR; SF-2 to GR</td>
<td>To Grant LO-CO on the Tract 1 (west) and LR-CO on the Tract 2 (east), with conditions</td>
<td>Approved LO-CO (Tract 1) and LR-CO (Tract 2) with CO for 2,000 trips, no vehicle access to Chisholm</td>
</tr>
<tr>
<td>Case Number</td>
<td>Application</td>
<td>Grant Type and Conditions</td>
<td>Description</td>
</tr>
<tr>
<td>-------------</td>
<td>-------------</td>
<td>---------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>C14-99-0063 - Shirell and Lois Hipp Zoning Change - 1303 W Slaughter Lane</td>
<td>SF-2 to LO</td>
<td>To Grant LO-CO, w/conditions</td>
<td>Approved LO-CO with CO prohibiting access to Slaughter Lane (8-19-99).</td>
</tr>
<tr>
<td>C14-00-2098 - Blackhawk Apartments - 1200 W Slaughter Lane</td>
<td>SF-1 to MF-1-CO and LR-CO</td>
<td>To Grant MF-1-CO and LR-CO, w/conditions</td>
<td>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).</td>
</tr>
<tr>
<td>C14-00-2111 - Solera - 1200 Block of W Slaughter Lane</td>
<td>DR to MF-3</td>
<td>To Grant MF-2-CO w/conditions.</td>
<td>Approved MF-2-CO with CO for 12.18 u.p.a. and conditions of Traffic Impact Analysis (10-26-00).</td>
</tr>
<tr>
<td>C14-00-2189 - Wattinger Acres - 1218 W Slaughter Lane</td>
<td>DR to W/LO</td>
<td>To Grant W/LO-CO w/conditions</td>
<td>Approved W/LO-CO with CO for 2,000 trips (1-18-01).</td>
</tr>
<tr>
<td>C14-00-2242 - Swanson's Crossing Retail - 1216 - 1400 W Slaughter Lane</td>
<td>DR to LR</td>
<td>To Grant LR-CO w/conditions</td>
<td>Approved LR-CO with CO for 2,000 trips (2-15-01).</td>
</tr>
<tr>
<td>C14-02-0079 - Stone Tract - 9601-9641 South Chisholm Trail</td>
<td>I-RR to SF-3</td>
<td>To Grant SF-1-CO with max. 28 units and conditions of NTA</td>
<td>Approved SF-1-CO as Commission recommended, and conditions of Neighborhood Traffic Analysis (1-16-03).</td>
</tr>
<tr>
<td>C14-02-0046 - Wattinger Corner - NW corner of Slaughter Lane and Texas Oaks Drive</td>
<td>DR to GR-CO</td>
<td>To Grant LR-CO</td>
<td>Approved LR-CO with CO for 2,000 trips and list of prohibited uses (9-26-02).</td>
</tr>
<tr>
<td>C14-05-0217 -1204 West Slaughter</td>
<td>SF-2 to LR-CO</td>
<td>To Grant LO</td>
<td>Approved LO district zoning (4-20-06).</td>
</tr>
<tr>
<td>Lane</td>
<td>ROW</td>
<td>Pavement</td>
<td>Classification</td>
</tr>
<tr>
<td>------</td>
<td>-----</td>
<td>----------</td>
<td>----------------</td>
</tr>
<tr>
<td>C14-2007-0059 – 1206 W Slaughter Lane</td>
<td>120 feet</td>
<td>2 at 36 feet</td>
<td>Arterial (55,070 vpd, Travis County 2005)</td>
</tr>
<tr>
<td>C14-2008-0052 – TJG – 9609 Swanson’s Ranch Road</td>
<td>60 feet</td>
<td>Varies – 16 – 38 feet</td>
<td>Local</td>
</tr>
</tbody>
</table>

**CITY COUNCIL DATE:** November 6, 2008

**ACTION:**

**ORDINANCE READINGS:** 1st 2nd 3rd

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades

e-mail: wendy.rhoades@ci.austin.tx.us

**PHONE:** 974-7719
BEZONING AREA

EXHIBIT B
RECORDED PLAT
SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office (LO) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

   Applicant’s request: The LR, Neighborhood Commercial district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin Land Development Code states: “The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.”

   Staff recommendation: 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. The proposal meets the purpose statement set forth in the Land Development Code. The subject lot is adjacent to a neighborhood that is largely single family. The proposed office use would potentially serve the surrounding neighborhoods and the mixed use component would allow for residential uses on the property, which should be encouraged in the City’s Desired Development Zone.

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

   Although the lot has frontage on a major arterial roadway, however, the Staff recommends the limited office (LO) district because it provides a less intense land use transition to the surrounding single family residences that take their access to South Chisholm Trail, a local street.

EXISTING CONDITIONS

Site Characteristics

The subject property contains a business that upholsters automobiles. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district is 80%, a consistent figure between the zoning and watershed regulations.
Environmental

The site is not located over the Edwards 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:

<table>
<thead>
<tr>
<th>Development Classification</th>
<th>% of Net Site Area</th>
<th>% with Transfers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family (minimum lot size 5750 sq. ft.)</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>Other Single-Family or Duplex</td>
<td>55%</td>
<td>60%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>60%</td>
<td>70%</td>
</tr>
<tr>
<td>Commercial</td>
<td>80%</td>
<td>90%</td>
</tr>
</tbody>
</table>

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. Please be advised that approximately five large trees are located on the subject tract. A zoning change might increase development intensity, requiring the removal of one or more of these trees.

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 not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

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 relocations and or abandonments required. 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.

This site is in the Scenic Roadway Sign District. All commercial signage must meet the criteria for Scenic Roadway signs, as found in 25-10-124 of the Land Development Code.

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.

a. The site is subject to compatibility standards. Along the South, West, and North property lines, the following standards apply:
b. No structure may be built within 25 feet of the property line.
c. Because the site is adjacent to SF-2, compatibility setbacks will also apply to the Front property line.
d. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
e. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
f. For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
g. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
h. No parking or driveways are allowed within 25 feet of the property line.
i. A landscape area at least 25 feet wide is required along 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.
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: C14-2008-0187
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
October 7, 2008 Zoning and Platting Commission
November 6, 2008 City Council

THOMAS HUVER

Your Name (please print)

9502 S. CHISHOLM TRAIL  Austin, TX 78748

Your address(es) affected by this application

Signature  Date  9-27-2008

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-2008-0187
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
October 7, 2008 Zoning and Platting Commission
November 6, 2008 City Council

John W. Blunt Jr.
Your Name (please print)
1200 West Slaughter Lane Austin, TX 78748
Your address(es) affected by this application
John W. Blunt Jr. 9-30-08
Signature Date

Comments:
I own the property across the street (1200 W. Slaughter Lane) and I am in favor of this zoning change.
John W. Blunt Jr. 9-30-08

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810
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Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
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\[ \text{\underline{I am in favor}} \quad \text{\underline{I object}} \]

John J Fasano
Your Name (please print)

9502 S. Chisholm Trl
Your address(es) affected by this application

\[ \begin{array}{cc}
\text{Signature} & \text{Date} \\
\hline
\text{10-07-08} & \\
\end{array} \]

Comments:

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