

## SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2008-0052 – TJG

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 9609 Swanson's Ranch Road (Slaughter Creek Watershed) from single family residence standard lot (SF-2) district zoning to general office – conditional overlay (GO-CO) combining district zoning. The Conditional Overlay allows personal services as the only permitted GO use and all permitted neighborhood office (NO) uses, establishes neighborhood office (NO) development regulations, requires that all parking be located on-site, and limits development of the property to 150 vehicle trips per day. The Restrictive Covenant is for the conditions of the Neighborhood Traffic Analysis

DEPARTMENT COMMENTS:

The Conditional Overlay and Restrictive Covenant incorporate the conditions imposed by the City Council at First Reading.

OWNER: T. J. Greaney.

AGENT: Jim Bennett Consulting (Jim Bennett).

DATE OF FIRST READING: November 20, 2008, approved GO-CO district zoning with conditions of a Restrictive Covenant, on First Reading (6-0, Mayor Pro Tem McCracken – off the dais).

CITY COUNCIL HEARING DATE: December 18, 2008

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0052 – TJG

**Z.A.P. DATE:** April 15, 2008

May 20, 2008

June 3, 2008

June 17, 2008

July 1, 2008

August 5, 2008

August 19, 2008

**ADDRESS:** 9609 Swanson's Ranch Road

**OWNER:** T.J. Greaney

**AGENT:** Jim Bennett Consulting  
(Jim Bennett)

**ZONING FROM:** SF-2    **TO:** CS    **AREA:** 0.517 acres (22,520.52 square feet)

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to maintain single family residence-standard lot (SF-2) district zoning.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated June 25, 2008, as provided in Attachment A.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

April 15, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO MAY 20, 2008.*

*[J. MARTINEZ; T. RABAGO – 2<sup>ND</sup>] (8-0)*

May 20, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO JUNE 3, 2008.*

*[K. JACKSON; J. SHIEH – 2<sup>ND</sup>] (7-0) J. MARTINEZ – ABSENT*

June 3, 2008: *MEETING CANCELLED DUE TO AGENDA POSTING ERROR*

June 17, 2008: *ITEM PULLED FROM THE AGENDA DUE TO NOTIFICATION ERROR*

July 1, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO AUGUST 5, 2008.*

*[T. RABAGO; J. SHIEH – 2<sup>ND</sup>] (6-0) K. JACKSON; J. MARTINEZ – ABSENT*

August 5, 2008: *CONTINUED TO 8-19-08 AND POST FOR ACTION ONLY (ZAP)*

*[R. EVANS; T. RABAGO-2<sup>ND</sup>] (6-0) C. HAMMOND – ABSENT*

**August 19, 2008: APPROVED GO-CO DISTRICT ZONING WITH THE CO ALLOWING PERSONAL SERVICES AS THE ONLY PERMITTED GO USE, ALL NEIGHBORHOOD OFFICE (NO) USES, NEIGHBORHOOD OFFICE (NO) DEVELOPMENT REGULATIONS, REQUIRE THAT ALL PARKING BE LOCATED ON-SITE; 150 TRIPS PER DAY, AND THE CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS.**

**[K. JACKSON; T. RABAGO – 2ND] (6-1) J. GOHIL – NAY**

**NOTE: ENCOURAGE THE APPLICANT TO TAKE ACCESS TO DAVID MOORE DRIVE BY REQUESTING THAT THE APPLICANT PETITION THE CITY FOR NO PARKING SIGNS ON SWANSON'S RANCH ROAD.**

**ISSUES:**

A valid petition of 38.85% has been filed by the adjacent property owners in opposition to this rezoning request.

On July 16, 2008, the Applicant met with representatives of the Swanson's Ranch Road Neighborhood Association and the Slaughter Lane Neighborhood Association, residents of Swanson's Ranch Road and representatives from the apartments to the east to discuss the rezoning application.

Slaughter Lane Neighborhood Association has provided written support for the requested zoning change.

In December 2007, Code Enforcement received a complaint that a business was operating in SF-2 zoned property. The property owner submitted a rezoning application for CS zoning on February 25, 2008.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of one platted lot that has frontage on both Swanson's Ranch Road and David Moore Drive, and is zoned single family residence – standard lot (SF-2) district. Swanson's Ranch Road is a local street and developed with a mixture of single family residences and commercial uses, including two automotive repair businesses, a vehicle storage use and a plumbing company. Zoning maps from the late 1980's suggest that some of the commercial uses were in operation prior to annexation into the City limits and therefore, are considered legal, non-conforming uses. The subject property contains an electrician's business, an embroidery/monogramming shop and a contractor's office, and is adjacent to single family residences on both the north and south sides. There are also four single family residences on the west side of Swanson's Ranch Road, including two directly across the street from the subject property. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to rezone the lots to the general commercial services (CS) district to resolve the Code Enforcement issue and bring the existing uses, including a construction sales and services use first permitted in the CS district, into compliance with the Zoning

Code. The Staff position is that CS zoning is incompatible with the adjacent single family residences and street access, and therefore, recommends that the existing SF-2 zoning be maintained.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2	Electrician's business; Embroidery/monogramming business; Extermination services
<i>North</i>	LO-CO; SF-2	Day care services; Office for a roofing company; Manufactured home
<i>South</i>	SF-2; RR	Four single family residences; Manufactured home; Plumbing company; Transmission repair company
<i>East</i>	LR-CO; MF-1-CO	Undeveloped; Apartments
<i>West</i>	SF-2; SF-1; RR	Single family residences; Auto repair business; Vehicle storage; Woodworking company; Undeveloped

**AREA STUDY:** N/A

**NTA:** Is required – Please refer to Attachment A

**WATERSHED:** Slaughter Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association  
 242 – Slaughter Lane Neighborhood Association  
 300 – Terrell Lane Interceptor Association  
 360 – Texas Oaks South Neighborhood Association  
 428 – Barton Springs/Edwards Aquifer Conservation District  
 627 – Onion Creek Homeowners Association  
 645 – Swansons Ranch Rd. Neighborhood Association  
 742 – Austin Independent School District  
 786 – Home Builders Association of Greater Austin  
 948 – South by Southeast Neighborhood Organization  
 1037 – Homeless Neighborhood Organization      1075 – League of Bicycling Voters

**SCHOOLS:**

Casey Elementary School      Paredes Middle School      Akins High School

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-95-0122 – City of Austin-City Initiated	DR; SF-2 to RR; SF-1	To Grant RR; SF-1; SF-2	Approved RR; SF-1; and Tract 1 stays SF-2 (11-16-95).
C14-99-0063 – Shirell and Lois Hipp Zoning Change	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 – 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).
C14-2007-0059 – 1206 W Slaughter Lane	SF-2 to LR-CO	To Grant LO-CO	Approved LO-CO with CO for 2,000 trips (7-26-07).

**RELATED CASES:**

The property is platted as Lot 6 of the Resubdivision of a Portion of Lot No. 3 Swanson's Ranchettes No. 2, recorded on February 24, 1964 (C8-63-067). Please refer to Exhibit B.

The property was annexed into the City limits on November 15, 1984.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Swanson's Ranch Road	60 feet	17 feet	Local	No	No	Rt. 1 – South First
David Moore Road	54 feet	21 feet	Local	No	No	No

**CITY COUNCIL DATE:** August 7, 2008

**ACTION:** Approved a Postponement request by the Staff to August 21, 2008 (7-0).

August 21, 2008

Approved a Postponement request by the Applicant to September 25, 2008 (7-0).

September 25, 2008

Approved a Postponement request by the Neighborhood to October 16, 2008 (7-0).

October 16, 2008

Approved a Postponement request by the Neighborhood to November 6, 2008 (7-0).

November 6, 2008

Approved a Postponement request by the Applicant and Neighborhood to November 20, 2008 (7-0).

November 20, 2008

Approved GO-CO district zoning with conditions of a Restrictive Covenant as Zoning and Platting Commission recommended, on 1<sup>st</sup> Reading only (6-0, Mayor Pro Tem McCracken – off the dais).

December 18, 2008

**ORDINANCE READINGS:** 1<sup>st</sup> November 20, 2008 2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us

**PHONE:** 974-7719

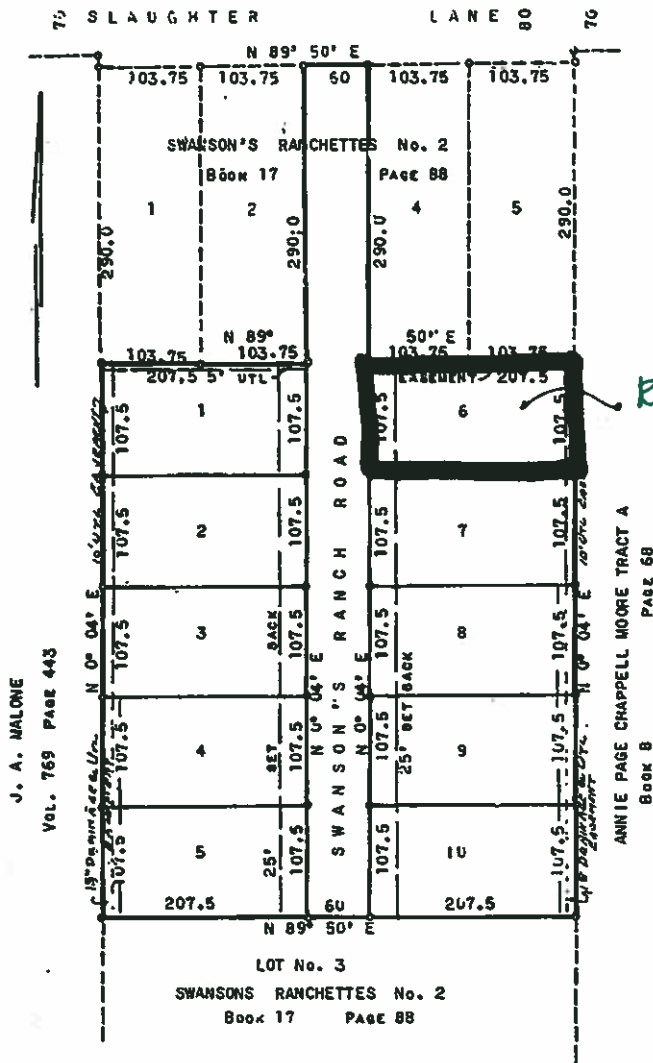






Exhibit A





RESUBDIVISION OF A PORTION OF LOT No. 3

SWANSON'S RANCHETTES No. 2

SCALE 1" = 100'

0 IRON STAKE

FILED FOR RECORD ON THE 24 DAY OF Feby

A. O. 1964 AT 3:00 O'CLOCK P. M.  
EMILIE LIMBERG, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
BY Travis Wacker DEPUTY.

STATE OF TEXAS::

COUNTY OF TRAVIS::

I, EMILIE LIMBERG, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE

FILING FOR RECORD OF THIS PLAT ON THE 24<sup>th</sup> DAY OF Feb.

A. O. 1964, AND THAT THE SAID ORDER IS ONLY RECORDED IN THE MINUTES OF SAID COURT IN BOOK 3, PAGE 355.

WITNESS MY HAND AND THE SEAL OF SAID COUNTY ON THIS THE 24<sup>th</sup> DAY OF Feb. A. O. 1964

EMILIE LIMBERG, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, BY P. Hayden DEPUTY.



STATE OF TEXAS::

COUNTY OF TRAVIS:: AND NOW ALL MEN BY THESE PRESENTS:

THAT I, TED A SWANSON, OWNER OF LOT No. 3 IN SWANSON'S RANCHETTES, No. 2, IN TRAVIS COUNTY, TEXAS, ACCORDING TO A PLAT OF RECORD IN BOOK 17, PAGE 88, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ME BY DEED RECORDED IN VOL. 2405, PAGE 636, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY ADOPT THIS PORTION OF SAID LOT No. 3 AS MY SUBDIVISION TO BE KNOWN AS

"A RESUBDIVISION OF A PORTION OF LOT No. 3, SWANSON'S RANCHETTES No. 2"

AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND ON THIS THE 8<sup>th</sup> DAY OF January,

A. O. 1964.

Ted A. Swanson  
TED A. SWANSON.

STATE OF TEXAS::

COUNTY OF TRAVIS::

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TED A. SWANSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING, AND HE ACKNOWLEDGED TO ME THAT HE SIGNED IT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8<sup>th</sup> DAY OF January, A. O. 1964.

Walter A. Lawrence  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS.

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1954 HAS BEEN COMPLIED WITH.

JOAK RAINEY, P. S. AND P. E.  
JANUARY 7, 1964

APPROVED FOR ACCEPTANCE Feb. 18, 1964

W. M. Osborne  
W. M. OSBORNE, DIRECTOR OF PLANNING.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS

February 18, 1964 David B. Barrow  
CHAIRMAN  
W. L. Lewis SECRETARY

EACH HOUSE IN THIS SUBDIVISION MUST BE CONNECTED TO A SEPTIC TANK OF NOT LESS THAN 500 GAL. CAPACITY AND WITH OUTFALL LINES OF NOT LESS THAN 150 FEET IN LENGTH, CONSTRUCTED IN ACCORD WITH SPECIFICATIONS APPROVED BY THE COUNTY-CITY HEALTH AUTHORITIES AND BUILT UNDER THEIR SUPERVISION.

THE APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY IN NO WISE OBLITERATES THE COMMISSIONER'S COURT OR THE COUNTY TO BUILD ANY ROADS, CULVERTS, BRIDGES OR OTHER STRUCTURES. ALL SUCH CONSTRUCTION MUST BE DONE BY THE OWNER OR SUBDIVIDER UNDER THE SPECIFICATIONS APPROVED BY THE COMMISSIONER'S COURT AND UNDER THEIR SUPERVISION.

STATE OF TEXAS::

COUNTY OF TRAVIS::

I, EMILIE LIMBERG, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24 DAY OF Feby A. O. 1964, AT 3 O'CLOCK P. M., AND ONLY RECORDED ON THE 24 DAY OF Feby A. O. 1964 AT 3 O'CLOCK P. M., IN THE PLAT RECORDS OF SAID COUNTY, IN BOOK 19, PAGE 38.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT ON THE DAY WRITTEN ABOVE.

EMILIE LIMBERG, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, BY Travis Wacker DEPUTY.



EXHIBIT B  
RECORDED PLAT

067

05-63-42



## MEMORANDUM

**TO:** Wendy Rhoades, Neighborhood Planning & Zoning Department  
**CC:** Jim Bennett, Jim Bennett Consulting  
**FROM:** Amber Mitchell, Watershed Protection and Development Review Department  
**DATE:** June 11, 2008  
**SUBJECT:** Neighborhood Traffic Analysis for TJG  
Zoning Case # C14-2008-0052

---

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The .517-acre tract is located just south of W Slaughter Lane, between Manchaca and S 1<sup>st</sup> St. The site is currently zoned Multifamily Low Density (SF-2) and is surrounded by multi-family uses to the east, single family and commercial to the north and west, and single family development to the south. The applicant proposes to retain the existing non-residential uses on the property (an embroidery shop, an electrician's office, and a contractor's office) and is requesting a conditional overlay for a maximum of 2,000 vehicles per day.

### Roadways

Swansons Ranch Road abuts the western boundary of the site. It is classified as a local street and currently has approximately 61 feet of right-of-way and 17 feet of pavement.

David Moore Drive abuts the eastern boundary of the site and is classified as a local street with approximately 54 feet of right-of-way and 21 feet of pavement.

The applicant proposes continued access to both Swansons Ranch Road and David Moore Drive.

### Trip Generation and Traffic Analysis

The requested conditional overlay for 2,000 trips is being used for the analysis as the existing land use generates less than 100 trips a day:

Table 1.		
Land Use	Size	Trip Generation
Office/Light Manufacturing	Unknown	2,000

Table 2 represents the expected distribution of the 2,000 trips:

Table 2.	
Street	Traffic Distribution by Percent
Swansons Ranch Rd	20%
David Moore Drive	80%
<b>TOTAL</b>	<b>100%</b>

Table 3 represents a breakdown of existing traffic on Swansons Ranch Rd and David Moore Dr, proposed site traffic, total traffic after development and percentage increase in traffic for each roadway.

Table 3.				
Roadway	Trips	Existing Traffic	Forecasted Traffic	Percentage Increase
Swansons Ranch Rd.	400	179	579	31%
David Moore Dr.	1600	1017	2,617	39%

This neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation.

According to Section 25-6-116 of the Land Development Code, streets which are less than 30 feet in width are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. Per these standards, Swansons Ranch Rd will operate at a desirable level and David Moore Road will not.

#### **Recommendations/Conclusions**

Staff recommends that the site be limited through a conditional overlay to 500 trips per day. While the trip limit will not allow the David Moore Road to operate at the desirable operating level, it will acceptably mitigate the site's traffic contribution to the roadway.

---

If you have any questions or require additional information, please contact me 974-3428.



**Amber Mitchell**  
Sr. Planner - Transportation Review  
Watershed Protection and Development Review Department

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to maintain single family residence-standard lot (SF-2) district zoning.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated June 25, 2008, as provided in Attachment A.

**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:* CS, General Commercial Services, zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

*Staff recommendation:* The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

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

CS zoning is incompatible with the adjacent single family residences and street access, and therefore, recommends that the existing SF-2 zoning be maintained.

**EXISTING CONDITIONS****Site Characteristics**

The subject property contains an electrician's business, an embroidery/monogramming shop and a contractor's office. 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 CS zoning district would be 80%, which is based on the more restrictive watershed regulations.

The maximum impervious cover allowed by the SF-2 zoning district would be 45%, which is based on the more restrictive 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 Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114. *Please contact this reviewer for more information on this requirement.*

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 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.

**Compatibility and Building Standards**

The site is subject to Compatibility Standards. Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from the lot zoned SF-5 or more restrictive. This lot has SF-2 lots located along the northern and southern edge of the property.

- No structure may be built within 15 feet of any Single Family-zoned 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 19 feet of the Single Family-zoned 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.

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



Feb. 12, 2008

City of Austin  
Zoning and City Council

To Staff, Board and Council Members,

The Slaughter Lane Neighborhood Association (SLNA) has voted unanimously to and approves of the zoning changes at 9609 Swanson's Ranch Road.

- The local area is predominantly commercial or is in a transition state to a commercial zoning.
- This operation has been in existence for many, many years.
- This is a low impact use and fits the area.

The Association embraces smart community growth and is committed to being involved in any proposed development in our area. We look forward to working with the City of Austin and are available for any questions that may arise.

Regards

A handwritten signature in black ink, appearing to read "Rick Burr", is written over the typed name.

Rick Burr  
Vice-President  
Slaughter Lane Neighborhood Association  
1201 Slaughter Lane  
Austin, Texas 78748  
jhautotrim@juno.com

*Central Texas' Most Active Neighborhood Association*

# PETITION

Case Number:

**C14-2008-0052**

Date:

7/1/2008

**9609 SWANSON RANCH RD**

Total Area Within 200' of Subject Tract

251,682.36

1	<u>04-3019-0106</u>	<u>CARSON RONALD R</u>	<u>27,350.85</u>	<u>10.87%</u>
		RODRIGUEZ		
2	<u>04-3019-0108</u>	<u>ARMANDO L &amp; OLGA M</u>	<u>28,724.71</u>	<u>11.41%</u>
		WHITE IRENE L &		
3	<u>04-3019-0109</u>	<u>LORENE BELL</u>	<u>24,371.64</u>	<u>9.68%</u>
4	<u>04-3019-0115</u>	<u>DOBBS DAVID D</u>	<u>17,335.27</u>	<u>6.89%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
24				<u>0.00%</u>
25				<u>0.00%</u>
26				<u>0.00%</u>
27				<u>0.00%</u>

Validated By:

Total Area of Petitioner:

Total %

Stacy Meeks

97,782.47

38.85%



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.

P E T I T I O N

Date: 6-5-08  
File Number: C14-2008-0052

Address of  
Rezoning Request: 9609 SWANSON  
RANCH RD, AUSTIN

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS SF-2.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Ronald R. Carson</u>	RONALD CARSON	1301 SLAUGHTER LN
<u>Richard L. Contreras</u>	Richard Contreras	9705 Swanson Ranch Rd
<u>Chris Cortez</u>	Chris Cortez	9704 Swanson Ranch Rd
<u>Andrew Dossett</u>	Andrew Dossett	9706 Swanson Ranch Rd
<u>Lynmaria Rodriguez</u>	Lynmaria Rodriguez	9701 Swanson Ranch Rd
<u>Lois Jackson</u>	Lois Jackson	9702 Swanson Ranch Rd
<u>David D. Dobbs</u>	DAVID D. DOBBS	9702 SWANSON RANCH RD

Date: 6-27-08

Contact Name: Ron CARSON  
Phone Number: 280/1988  
789 4273

121

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: C14-2008-0052

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing:

April 15, 2008 Zoning and Platting Commission

Robert L. Wirt

Your Name (please print)

☒ I am in favor  
☐ I object

9606 Swanson Ranch Rd. - "Owner"

Your address(es) affected by this application

Robert L. Wirt

Signature

5-Apr-08

Date

Comments:

9606 Swanson Ranch Rd - Joins

my property 1309 Slaughter Ln. W

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

11

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: C14-2008-0052

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing:

April 15, 2008 Zoning and Platting Commission

Robert L. Wirt

Your Name (please print)

☒ I am in favor  
☐ I object

1309 Slaughter Ln. W - "Owner"

Your address(es) affected by this application

Robert L. Wirt

Signature

5 Apr-08

Date

Comments:

## 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](http://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:** C14-2008-0052

**Contact:** Wendy Rhoades, (512) 974-7719

**Public Hearing:**

June 17, 2008 Zoning and Platting Commission

Andrew S. Dossett

Your Name (please print)

9706 Swanson Ranch Rd.

Your address(es) affected by this application

Andrew S. Dossett

Signature

Date

06/09/08

Comments: SWANSON RANCH ROAD IS A ONE  
LANE STREET. THE OPERATION MR GREENEY  
IS PRESUPPOSING WOULD TIE UP THE  
STREET, TRUCKS, TRAILERS AND PERSONNEL.  
EMERGENCY TYPE VEHICLES IF NEEDED  
COULD NOT GET TO THE PEOPLE. I DON'T  
THINK THIS IS A GOOD IDEA FOR ALL  
CONCERNED.

☐ I am in favor  
☒ I object

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



## 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](http://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:** C14-2008-0052

**Contact:** Wendy Rhoades, (512) 974-7719

**Public Hearing:**

July 1, 2008 Zoning and Platting Commission

August 7, 2008 City Council

☐ I am in favor  
☒ I object

Andrew S. Dossett

Your Name (please print)

9706 SWANSON RANCH RD 78748

Your address(es) affected by this application

Andrew S. Dossett

Signature

06/23/08

Date

Comments: SWANSON RANCH ROAD IS A ONE LANE STREET. THIS OPERATION WOULD TIE UP THE STREET, TRUCKS, TRAILERS AND PERSONNEL, EMERGENCY TYPE VEHICLES IF NEEDED COULD NOT GET TO THE PEOPLE. I DON'T THINK THIS IS A GOOD IDEA FOR ALL CONCERNED.

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

## 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](http://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: C14-2008-0052

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing:

June 17, 2008 Zoning and Platting Commission

*Richard Contreras*

Your Name (please print)

*9705 Swanson Ranch Rd*

Your address(es) affected by this application

*(Richard Contreras)*

Signature

*06/11/08*

Date

Comments: *I am against this property being changed from residential to commercial because Swanson Ranch Rd will be impacted by the bottle neck created at that address. This would impede emergency vehicles from reaching other residences at the end of the road. I am concerned about environmental issues including those a commercial business would produce.*

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

## 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](http://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:** C14-2008-0052

**Contact:** Wendy Rhoades, (512) 974-7719

**Public Hearing:**

July 1, 2008 Zoning and Platting Commission

August 7, 2008 City Council

☐ I am in favor  
☒ I object

MALEK LEONARD  
Your Name (please print)

9707 SWANSON RAVENH ROAD  
Your address(es) affected by this application

MaLeLeon Leonard 7/1/08  
Signature Date

Comments: I object for the reasons;

Density  
Trapped congestion  
Drainage (cushion block)  
unpermitted work  
Chemical storage  
3 businesses & 2 rental!  
non conforming fence over 10' tall  
& 2' open at bottom

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

August 21, 2008

CITY OF AUSTIN  
AUSTIN CITY COUNCIL  
% Wendy Rhoades

RE: Postponement of Case C14-2008-0052  
9606 Swanson's Ranch Road

Dear Mayor and Council Members,

As agent on the above case I am requesting a postponement of the case to the September 25th agenda. This case is item 60 PH on today's agenda.

Thank you for your consideration.

Sincerely,

  
Jim Bennett



Swanson Ranch Road Neighborhood Association  
1301 Slaughter Lane W.  
Austin, Texas 78748  
October 15, 2008

Zoning & Platting Commission  
City Hall—Council Chambers  
301 W.2<sup>nd</sup> Street

Reference: C14-2008-0052-TJG  
9609 Swanson Ranch Road

Requesting an extension of the above zoning case with the  
City Council from Oct. 16<sup>th</sup> until 6<sup>th</sup> of November 2008.  
The petitioner is amenable.

*Ronald R. Carson*

Ronald Carson  
Chairman  
Swanson Ranch Road Neighborhood