

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0081 – Platinum Slaughter Lane **Z.A.P. DATE:** November 1, 2011

ADDRESS: 715 West Slaughter Lane

OWNER: Estate of Donald Lamar West and
Alma Kay West;
Gruene Commercial Property, Ltd.
(Alma Kay West)

AGENT: Smith, Robertson, Elliott,
Klein & Douglas, LLP
(David Hartman)

ZONING FROM: DR **TO:** MF-3 **AREA:** 24.116 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence medium density – conditional overlay (MF-3-CO) combining district zoning. The Conditional Overlay limits the maximum number of units to 600.

The Restrictive Covenant includes all recommendations listed in the update to the Traffic Impact Analysis memorandum, dated October 27, 2011, as provided in Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

November 1, 2011: *TO GRANT MF-3-CO DISTRICT ZONING WITH CONDITIONS OF A TRAFFIC IMPACT ANALYSIS, AS STAFF RECOMMENDED, BY CONSENT*
[P. SEEGER; S. BALDRIDGE – 2ND] (7-0)

ISSUES:

An Educational Impact Statement from AISD's Office of Facilities is provided as Attachment B.

DEPARTMENT COMMENTS:

The subject undeveloped property is located along West Slaughter Lane and zoned development reserve (DR) district. The Buckingham Estates subdivision is located across Slaughter Lane to the north (DR, SF-3), undeveloped GO-MU-CO zoned property proposed for a memory care facility, as well as a shopping center with retail and restaurant uses is to the east (GR-CO; CS-1-CO), and to the east. Mary Searight Moore Park borders the property on the south (P). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has proposed to rezone the property to the multi-family residence-medium density (MF-3) district in order to construct approximately 600 apartments. Access to the site will be taken from one driveway shared with an adjacent GO-MU-CO zoned property proposed for convalescent services use on West Slaughter Lane, and two driveways on South 1st Street. Staff supports the Applicant's request as the convalescent services use is

compatible with the single family residential subdivision to the north, and the proposed apartments to the west and south, and it is in proximity to supporting commercial services on West Slaughter Lane and South 1st Street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	DR; SF-3	Pond; Undeveloped; Single family residences within the Buckingham Estates subdivision
<i>South</i>	P	Mary Moore Searight Park
<i>East</i>	GO-MU-CO; GR-CO; CS-1-CO; MF-3-CO	Undeveloped; Commercial shopping center that includes restaurant and retail uses
<i>West</i>	MF-2-CO	Apartments

AREA STUDY: N/A

TIA: 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
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1113 – Austin Parks Foundation
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc.

SCHOOLS:

Williams Elementary School

Paredes Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0071 – D. West Tract – 707 West Slaughter	DR to GO-MU-CO	To Grant GO-MU-CO with the CO for 2,000 trips	Approved GO-MU-CO as ZAP recommended (9-22-

Lane			11).
C14-2011-0042 – Toro Negro Lounge – 615 West Slaughter Lane	GR to CS-1	To Grant CS-1-CO with the CO prohibiting commercial off-street parking, exterminating services, guidance services and residential treatment	Approved CS-1-CO as ZAP recommended (6- 23-11).
C14-05-0181 – Verde Stone Creek – 700 Block of West Slaughter Lane	DR to MF-2	To Grant MF-2-CO with CO for 2,000 trips per day	Approved as Commission recommended (12-15- 05).
C14-01-0106 – Jack Moore – 800 West Slaughter Lane	DR to MF-2	To Grant MF-2-CO with CO limiting to 2,000 trips, 17 u.p.a., 25' wide vegetative buffer on east side, RC that would restrict development within 25' of a drainageway	Approved MF-2-CO with CO for 2,000 trips and 17 u.p.a. (8- 31-02).
C14-97-0027 – Red Barn Garden Center – 620 West Slaughter Lane	GR-CO to CS- CO	To Grant CS-CO with conditions	Approved CS-CO with CO for max. F.A.R. of 0.25 to 1; 60% max. impervious cover, list of prohibited uses (6- 5-97).

RELATED CASES:

The rezoning area was annexed on November 15, 1984. There are no related subdivision or site plan cases on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT	Bike Route	Capital Metro
West Slaughter Lane	140 feet	MAD-6	Major Arterial	32,500	Yes	Yes
South 1st Street	120 feet	MNR-4	Minor Arterial	13,500	Yes	Yes

- Capital Metro bus service (Routes No. 10, and 201) is available along Slaughter Lane and South First Street.
- Slaughter Lane is classified in the Bicycle Plan as Bike Route No. 86. South First Street is classified in the Bicycle Plan as Bike Route No 33.

- There are existing sidewalks along both sides of Slaughter Lane and South First Street.

CITY COUNCIL DATE: December 8, 2011

ACTION:

ORDINANCE READINGS: 1st

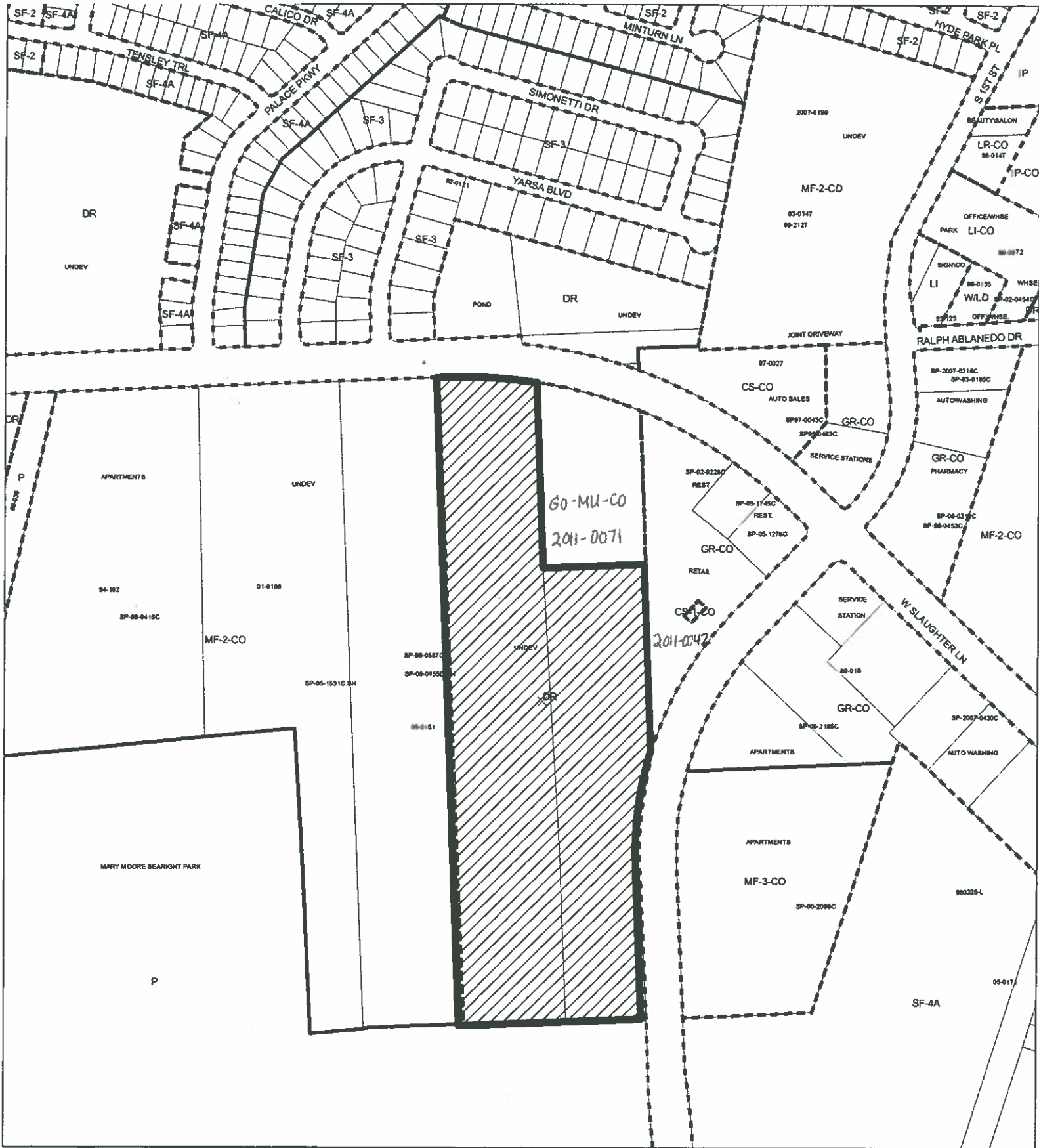
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

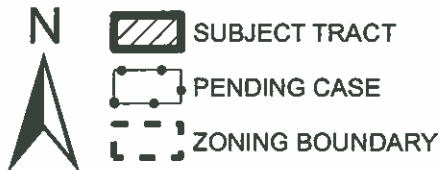
PHONE: 974-7719



ZONING

Exhibit A

ZONING CASE#: C14-2011-0081
 LOCATION: 715 W SLAUGHTER LN
 SUBJECT AREA: 24.116 ACRES
 GRID: F14
 MANAGER: WENDY RHOADES



1"=400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Date: October 27, 2011
To: Wendy Rhoades, Case Manager
CC: Leslie Pollack, P.E., HDR Engineering, Inc.
Reference: Platinum Slaughter Lane TIA (Zoning Case: C14-2011-0081)

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Platinum Slaughter Lane TIA (Zoning Case C14-2011-0081), dated July 20, 2011, prepared by HDR Engineering, Inc., and offers the following comments:

TRIP GENERATION

The Platinum Slaughter Lane development is a 24.12-acre development located southwest of the intersection at Slaughter Lane and South First Street in south Austin.

The property is currently undeveloped and zoned DR-Development Reserve. The proposed zoning is MF-3 (Multi-family) and the development is to consist of 600 dwelling units of apartments. The estimated completion of the project is expected in the year 2018.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development is estimated to generate approximately 3,760 unadjusted average daily trips (ADT) upon build-out.

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Apartments	600 DU	3,760	60	238	226	122
Total		3,760	60	238	226	122

ASSUMPTIONS

1. Background traffic volumes for 2018 included estimated traffic volumes for the following projects:

Toro Negro Lounge	C14-2011-0042
Colonial Grand at Cityway	C14-2010-0027
Rosa's Café	SP-2011-0109C
Goodwill at S. Park Meadows	SP-2010-0275C
Oak Terrace	SP-2010-0206C
Regency Nursing & Rehab Center	SP-2009-0014C/C14-2009-0007
Sun Devil Auto	SP-05-0158C
S. Park Meadows Shopping Center	SP-05-0568C
The Grove at S. Park Meadows	C14-05-0171
South Park Meadows	C14-04-0075
Double Creek Village	C14-03-0053/C14-04-0018/C14-04-0019/C14-04-0020/ C14-2008-0220/C14-2010-0111
Harrell Tract	C14-04-0124/C14-04-0125/C14-04-0126/C14-04-0160/ C14-2007-0253

ATTACHMENT A

2. No pass-by reductions were assumed for the development.
3. No reduction was taken for internal capture for the development.
4. No reductions were taken for transit use.
5. A 10% increase in traffic volume was used to account for the schools which were not in session when the 2011 traffic counts were taken.
6. A 2% annual growth rate was used to account for increased background traffic at the study intersections.

EXISTING AND PLANNED ROADWAYS

Slaughter Lane – Slaughter Lane forms the northern boundary of the site and it is classified as a six-lane major arterial in the AMATP and CAMPO 2035 Transportation Plan. The latest traffic volume for Slaughter Lane is estimated at 32,500 vpd based on recent 2011 traffic counts west of South First Street. Slaughter Lane is classified in the Bicycle Plan as Route 86.

South First Street – This roadway forms the eastern boundary of the site. South First Street is classified as a four-lane divided undivided minor arterial by the Austin Metropolitan Area Transportation Plan and the CAMPO Mobility Plan between William Cannon Drive and Slaughter Lane. The latest traffic volumes for South First Street are estimated at 13,500 vpd based on recent 2011 traffic counts taken south of Slaughter Lane. South First Street is classified in the Bicycle Plan as Route 33.

IH-35 – This roadway is located approximately 1 mile east of the site. The traffic volumes for IH-35 in 2009, north and south of Slaughter Lane, were 144,000 and 115,000 vehicles per day (vpd) respectively. The Austin Metropolitan Area Transportation Plan and the CAMPO Mobility Plan classify IH-35 as a six-lane freeway in the site's vicinity area.

Francia Trail – This roadway is currently a two-lane undivided road north Slaughter Lane. The traffic volume on Francia Trail is estimated at approximately 1,600 vpd based on 2011 peak hour counts taken by HDR.

Southpark Meadows Drive – This roadway is currently a two-lane undivided road in the site's vicinity that functions as a continuation of Francia Trail south of Slaughter Lane. Currently, 24-hour traffic volume data is not available at this location.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 8 intersections, 3 of which are signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. Level of Service				
Intersection	2011 Existing		2018 Site + Forecasted	
	AM	PM	AM	PM
Slaughter Lane and South First Street*	C	D	D	E
Slaughter Lane and Francia/Southpark Meadows Drive*	A	A	B	B
IH-35 WFR and Slaughter Lane *	D	D	E	E
IH-35 EFR and Slaughter Lane *	E	D	F	F

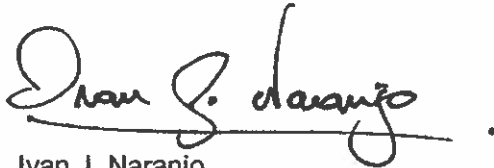
South First and Southpark Meadows Drive	A	A	A	A
South First and Taft Lane	A	A	A	B
Driveway A and Slaughter Lane			A	A
Driveway B and South First Street			A	A
Driveway C and South First Street			A	A

• = SIGNALIZED

RECOMMENDATIONS

- 1) Two copies of the final version of the TIA incorporating all corrections and additions must be submitted before 3RD Reading of the zoning case is scheduled.
- 2) Final approval from the Austin Transportation Dept. and the Texas Dept. of Transportation is required prior to 3RD Reading for the cost estimates of the recommended traffic improvements.
- 3) Prior to 3RD Reading of the zoning case for this development, fiscal is required to be posted based on a pro-rata share of the listed improvements in the TIA.
- 4) Driveways should be constructed to the widths as recommended in the TIA and in accordance with the Transportation Criteria Manual.
- 5) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-7649.



Ivan J. Naranjo
Sr. Planner ~ Transportation Review Staff
City of Austin – Planning and Development Review Department



MEMORANDUM

TO: Wendy Walsh, Case Manager
CC: Leslie Pollack, P.E., HDR Transportation Engineering, Inc.
FROM: Joe Almazán, Transportation Reviewer
DATE: December 1, 2011
SUBJECT: Platinum Slaughter Lane Traffic Impact Analysis (TIA)
Zoning Case No.: C14-2011-0081
Staff Report Addendum

The Transportation Review Section has no objection to deferring and posting of fiscal surety until the site plan application process and hereby amending the recommendations and conclusions provided in the Transportation Review staff report dated October 27, 2011.

Recommendations/Conclusions

- (1) Prior to any approval for the site plan application, fiscal surety is required to be posted based on a pro-rata share of the listed roadway and traffic improvements from the engineer's cost estimates dated November 23, 2011 (see attached).
- (2) Final approval from the City of Austin Transportation Department and the Texas Department of Transportation is required prior to 3rd reading of the zoning for the engineer's cost estimates of the recommended roadway and traffic improvements.
- (3) Site driveways should be constructed to the widths as recommended in the TIA and in accordance with the City of Austin Transportation Criteria Manual.
- (4) Two copies of the final version of the TIA incorporating all corrections and additions must be submitted prior to 3rd reading of the zoning.
- (5) Development of this property should be limited to uses and intensities which do not exceed or vary from the from the projected traffic conditions assumed in the TIA, including peak hour trip generation, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2674.


Joe R. Almazán
Development Services Process Coordinator
Watershed Protection and Development Review Department



Educational Impact Statement
Austin Independent School District
City Council Agenda: *Pending* Case Number: *C14-2011-0081*



Proposed Development:	Platinum Slaughter Lane – A multi-family development with 600 one to three bedroom units.		
Elementary School Name: Williams ES Address: 500 Maito Capacity: 561 Rating: Academically Acceptable Percent F/RL: 78% Mobility Rate: 0.31%	<input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease* <input type="checkbox"/> No impact		
	Students	Current	Future (5 year)
	Number	640	629 (w/o development) 698 (w/ development)
	Percentage of capacity	114%	112% (w/o development) 124% (w/ development)
Middle School Name: Paredes MS Address: 10100 S. Mary Moore Seatright Dr. Capacity: 1,156 Rating: Recognized Percent F/RL: 77% Mobility Rate: -20.17%	<input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease* <input type="checkbox"/> No impact		
	Students	Current	Future (5 Year)
	Number	1,165	1,293 (w/o development) 1,327 (w/ development)
	Percentage of capacity	101%	112% (w/o development) 115% (w/ development)
High School Name: Akins HS Address: 10701 South 1st St. Capacity: 2,394 Rating: Recognized Percent F/RL: 62% Mobility Rate: -12.03%	<input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease* <input type="checkbox"/> No impact		
	Students	Current	Future (5 Year)
	Number	3,092	3,305 (w/o development) 3,340 (w/ development)
	Percentage of capacity	129%	138% (w/o development) 140% (w/ development)
*Demographic characteristics of students will be reported			
Impact on Student Population:	<p>The 600 unit multi-family development is projected to add 69 elementary, 34 middle school, and 35 high school students to the current projected students population.</p> <p>This would have a negative effect on the operating capacity of the schools serving these students, increasing the percent of permanent capacity to 124% at Williams ES, 115% at Paredes MS and 140% at Akins HS by 2015-16.</p>		
Transportation Impact:	All three schools are within 2 miles of the proposed development, therefore students would not qualify for transportation unless a hazardous route condition was identified.		
Safety Impact:	There are not safety concerns identified at this time. Adequate sidewalks and bike paths are available in the area.		

ATTACHMENT B



Educational Impact Statement
Austin Independent School District
City Council Agenda: *Pending* Case Number: *C14-2011-0081*



Date Prepared:

October 24, 2011

Director's Signature

Paul Turner

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence medium density – conditional overlay (MF-3-CO) combining district zoning. The Conditional Overlay limits the maximum number of units to 600.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The multi-family residence-medium density (MF-3) district is intended for multifamily developments with a maximum density of up to 36 units per acres located near supporting transportation and commercial facilities.

This property is accessible from West Slaughter Lane and South 1st Street.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

Staff supports the Applicant's request as the convalescent services use is compatible with the single family residential subdivision to the north, and the proposed apartments to the west and south, and it is in proximity to supporting commercial services on West Slaughter Lane and South 1st Street.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is undeveloped, sparsely vegetated and relatively flat. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the MF-3 zoning district would be 60%, which is based on the more restrictive 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:

<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 floodplain 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.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding 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

A traffic impact analysis is required for this case and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on the review of the TIA. [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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 signs must comply with Scenic Roadway sign district regulations.

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.

BUFFINGTON CAPITAL HOLDINGS, L.L.C.

3600 CAPITAL OF TEXAS HWY., BLDG. B, SUITE 170 AUSTIN, TEXAS 78746 PHONE: 512.732.2825 FAX: 512.732.2826

August 22, 2011

Ms. Wendy Rhoades
City of Austin
Neighborhood Planning & Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

RE: Rezoning of approximately 24.116 acres, 715 W. Slaughter Lane, to MF-3
"Multi-Family Residence, Medium Density" zoning category; Rezoning Case No.
C-14-2011-0081

Dear Wendy:

I am writing to express the strong support of Len-Buf Land Acquisitions of Texas, LP (Len-Buf), for rezoning the property at 715 W. Slaughter Lane to multifamily (MF-3) as requested by the landowner.

Len-Buf owns land located across S. First Street east of the property at 715 W. Slaughter Lane that is currently planned for single-family residential development. We believe the apartment community as proposed by the landowner provides a reasonable and fair project intensity that offers an appropriate, compatible land use transition from the Len-Buf development and other adjacent land uses.

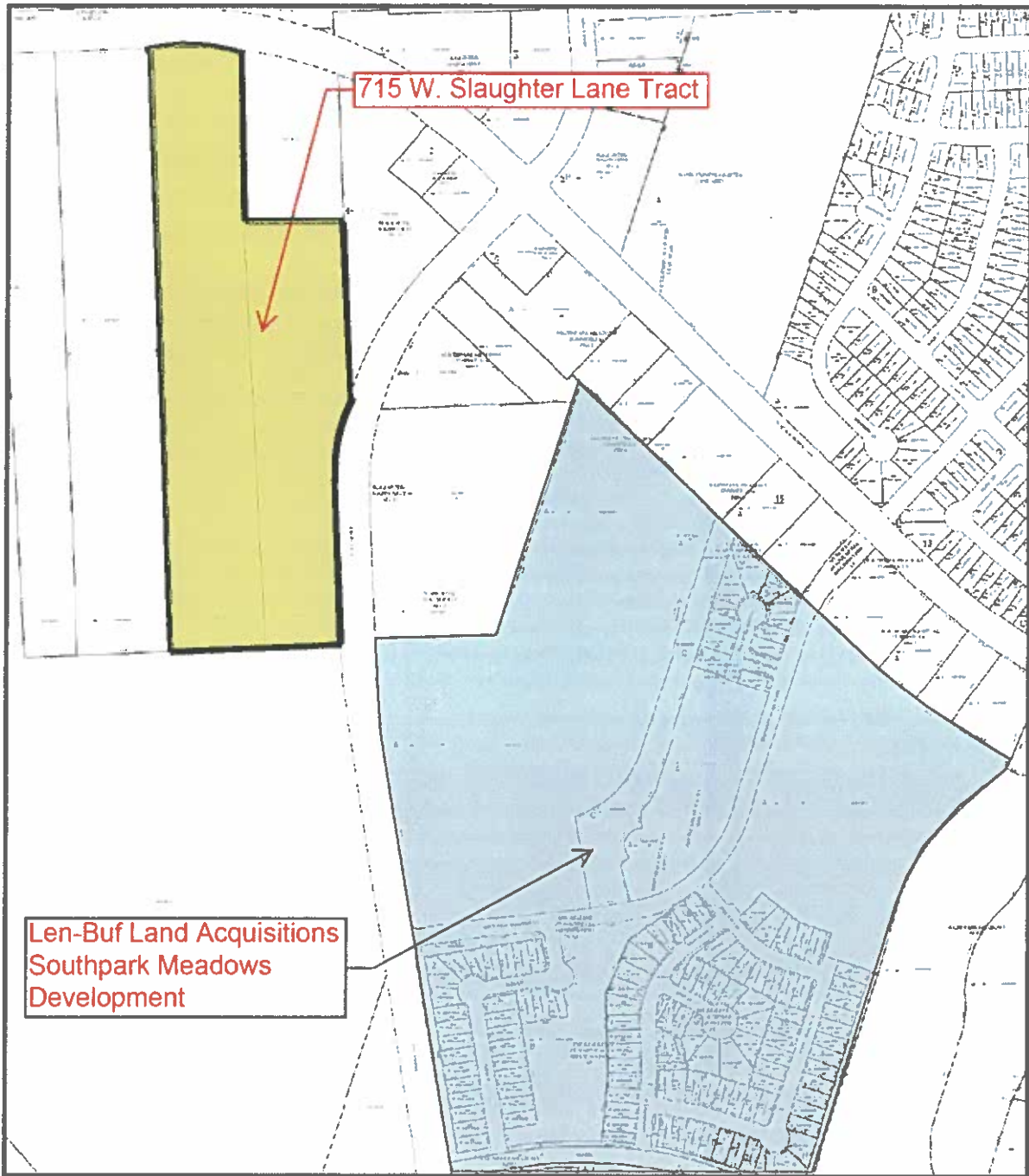
As one of the impacted adjacent landowners, we offer our strong support of the landowner's rezoning request. Please contact me with any questions you might have.

Sincerely,

Len-Buf Land Acquisitions of Texas, LP, a Texas
limited partnership

By: Buffington Land Management, LLC, a Texas
limited liability company, its General Partner

By: 
James Dorney, President



**SLAUGHTER SF, LTD.
504 LAVACA, SUITE 1160
AUSTIN, TEXAS 78701**

August 23, 2011

Ms. Wendy Rhoades
City of Austin
Neighborhood Planning & Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

RE: Rezoning of approximately 24.116 acres, 715 W. Slaughter Lane, to MF-3
"Multi-Family Residence, Medium Density" zoning category; Rezoning Case No.
C-14-2011-0081

Dear Wendy:

I am writing to express the strong support of Slaughter SF, LTD., a Texas limited partnership (Slaughter SF) for rezoning the property at 715 W. Slaughter Lane to multifamily (MF-3) as requested by the landowner.


Slaughter SF owns an approximately 2.11 acre tract and an approximately 1.801 acre tract across S. 1st Street east of and adjacent to the property at 715 W. Slaughter Lane, and we are proposing commercial uses on the land we own. We believe the apartment community as proposed by the landowner provides a reasonable and fair project intensity that offers an appropriate, compatible land use transition from the commercial project and adjacent land uses. In addition, construction of a quality apartment project would provide a much more desirable neighbor than the current situation that involves many of the negative consequences inherent in being located adjacent to the existing vacant land.

As one of the impacted adjacent landowners, we offer our strong support of the landowner's rezoning request. Please contact me with any questions you might have.

Sincerely,

SLAUGHTER SF, LTD.,
a Texas limited partnership

By: EGP Retail Management, LLC,
a Texas limited liability company,
its general partner

By: 
Name: DAVID L. ROCHE
Title: Executive Vice President

