

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0073 – 729 E. Slaughter Lane, **Z.A.P. DATE:** August 21, 2012
Unit B

ADDRESS: 729 East Slaughter Lane, Unit B

OWNER/APPLICANT: 729 East Slaughter Lane, Ltd. **AGENT:** Charles Wehbe
(Najib F. Wehbe) and Charles Wehbe

ZONING FROM: GR **TO:** CS-1 **AREA:** 0.028 acres
(1,200 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant commercial – liquor sales (CS-1) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

August 21, 2012: *TO GRANT CS-1 DISTRICT ZONING AS STAFF RECOMMENDED. [S. BALDRIDGE; S. COMPTON – 2ND] (4-3) B. BAKER, J. MEEKER, P. SEEGER – NAY*

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The rezoning request is for a lease space area in a single-story retail sales center under construction near the intersection of East Slaughter Lane, an arterial roadway and Brandt Road, a collector street. The center is planned for 10,000 square feet of retail sales, service station and food sales uses and has community commercial (GR) zoning. There is an auto washing business proposed on GR property to the north, multi-family residences across East Slaughter Lane (MF-2-CO). There are single family residences immediately west of the retail center, within the Crossing at Onion Creek subdivision. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant proposes commercial – liquor sales (CS-1) district zoning in order to occupy a 1,200 square foot lease space with a liquor sales use. Staff recommends the Applicant's request given its location within a shopping center which contains a mix of commercial uses and takes its access to an arterial roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Under construction
<i>North</i>	GR	Under construction for additional retail sales space and auto washing uses
<i>South</i>	GR	Under construction for retail sales uses, service station and food sales uses
<i>East</i>	MF-2-CO	Apartments
<i>West</i>	SF-4A	Single family residences in the Crossing at Onion Creek Subdivision

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**SCHOOLS:**

Blazier Elementary School Bedichek Middle School Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

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
 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. 1258 – Del Valle Community Coalition
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0189.SH – Residences at Onion Creek – 2500 Brandt Rd.	I-RR to MF-3	To Grant MF-2-CO with CO for 2,000 trips/day	Approved MF-2-CO as ZAP recommended (12-6-07).
C14-02-0081 – Stone Creek Ranch Apartments Phases II and III – 515 E. Slaughter Ln.	I-RR to MF-2	To Grant MF-2-CO with a CO for the TIA	Approved MF-2-CO as ZAP recommended (4-3-03).
C14-02-0080 – 8 acres	I-RR to MF-2	To Grant MF-2	Approved MF-2 (8-29-

Slaughter Lane – 516 E. Slaughter Ln.			02).
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RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on April 4, 2002 (C7a-02-003 – Ord. 020404-39). The rezoning area was part of Tract One and zoned GR and included a Restrictive Covenant for the conditions of the Traffic Impact Analysis on November 20, 2003 (C14-02-0120a.SH – Crossing at Onion Creek). The single family residential component of the Crossing at Onion Creek was identified as Tract Two and zoned SF-4A by the same zoning case.

The property is platted as a portion of the Crossing at Onion Creek Section Five final plat, recorded in July 2003 (C8-02-0184.3A). The site plan which covers the rezoning area includes 10,000 square feet of general retail sales uses, a service station and food sales use, and was approved on June 16, 2008 (SP-2007-0515C – Slaughter Lane Retail Center). Please refer to Exhibits B and C.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
East Slaughter Lane	120 feet	MAD 6	Arterial	No	No	Yes

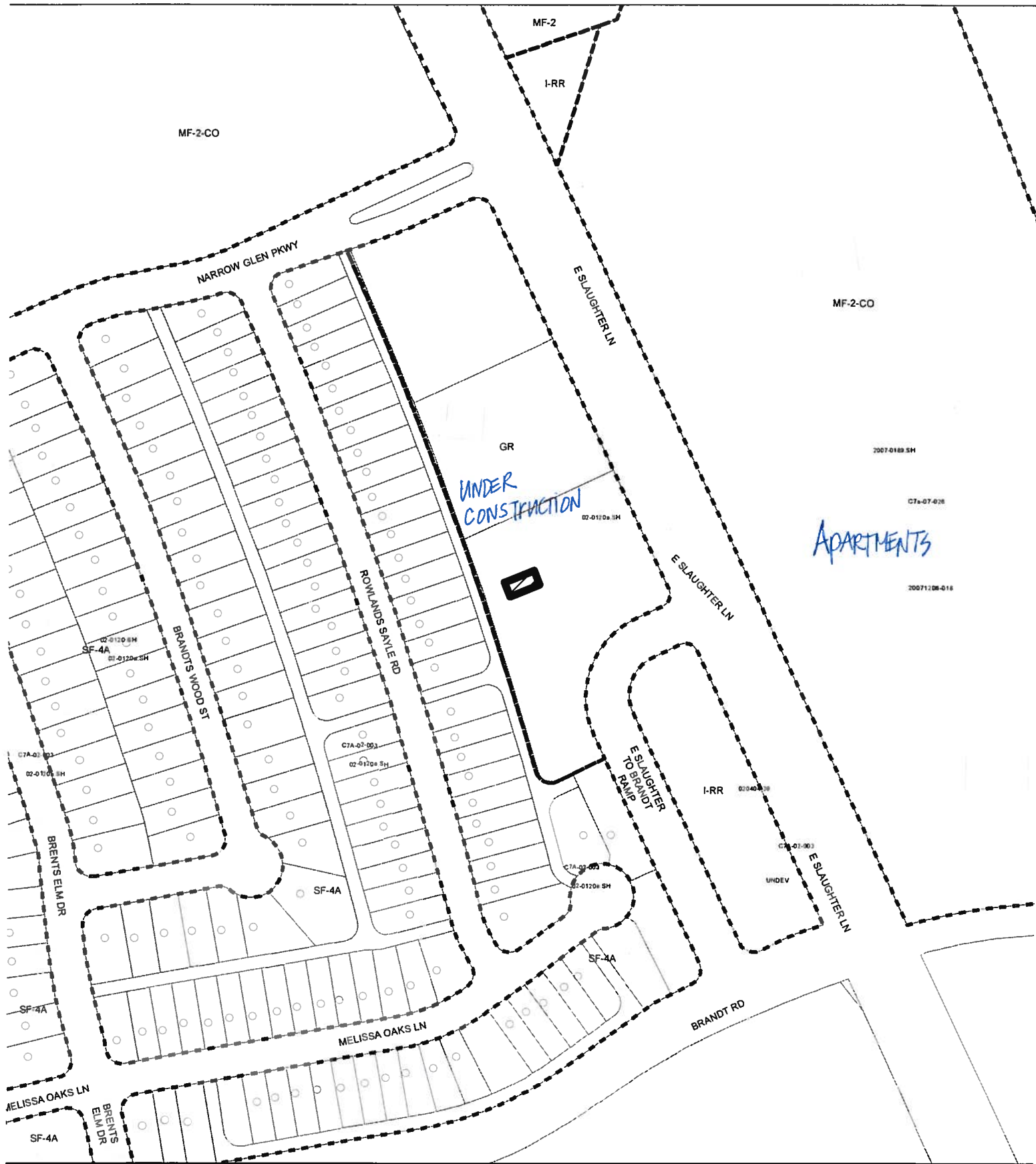
CITY COUNCIL DATE: September 27, 2012 **ACTION:**




ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2012-0073

EXHIBIT A

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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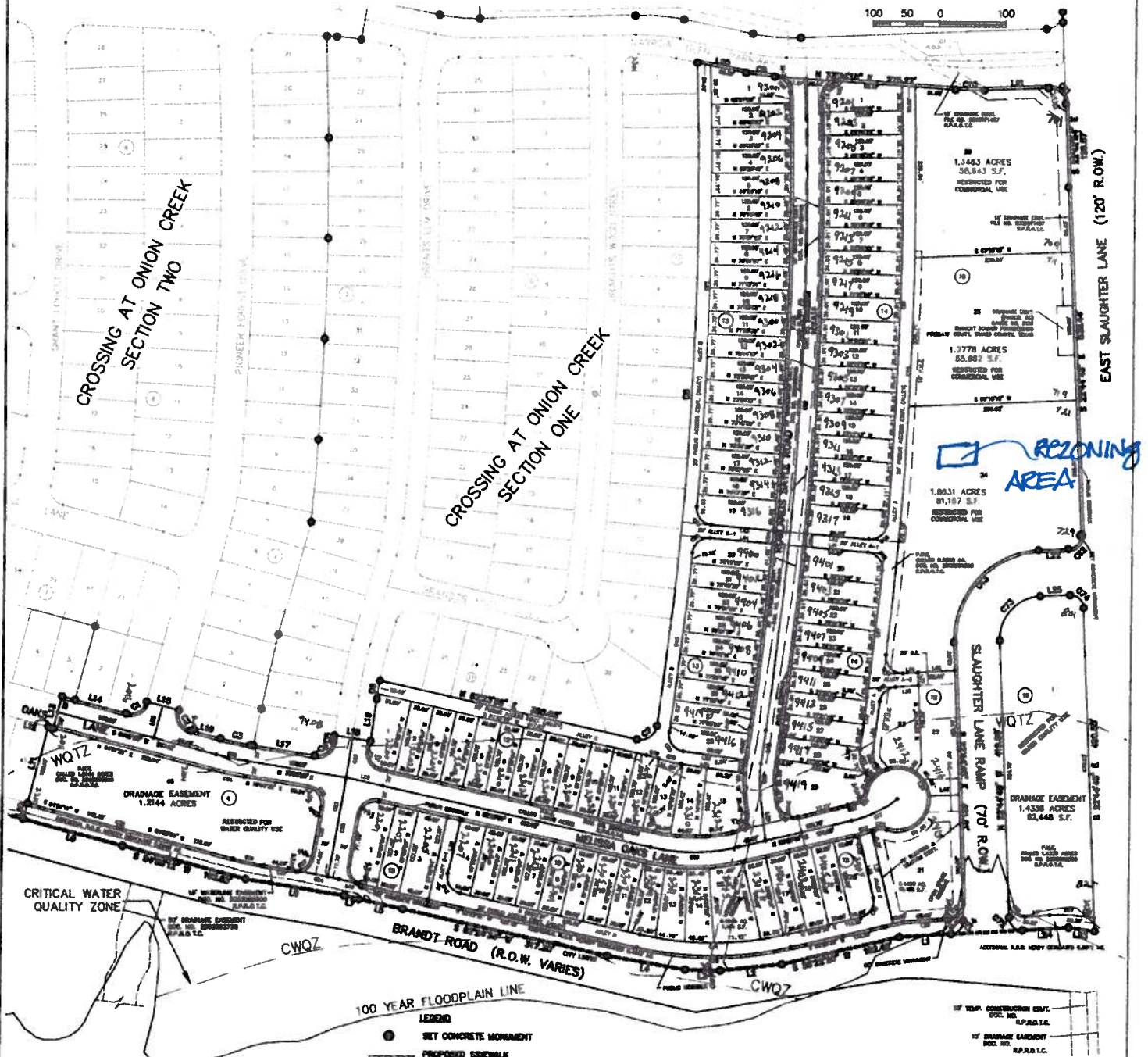
Image Data: 2009

0 100 200 400 Feet

1 inch = 200 feet

200300183

STONE CREEK RANCH
SECTION TWO



FINAL PLAT OF
CROSSING AT UNION CREEK
SECTION FIVE

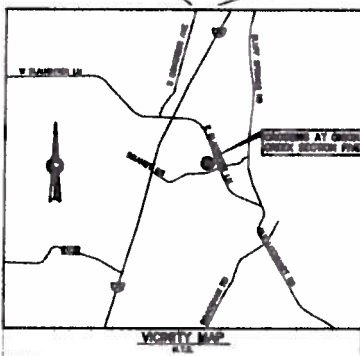
BEING A TOTAL OF 23.180 ACRES OUT OF THE SANFORD DEL VALLE GRANT, ABSTRACT 24
IN TRAVIS COUNTY, TEXAS.

100 LOTS 6 BLOCKS

LESSOR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
4801 SPICEWOOD SPRINGS ROAD, SUITE 100
AUSTIN, TEXAS 78789

JANUARY 2006

EXHIBIT B
RECORDED PLAT



Edminster - Hinshaw - Russ
and associates
civil engineers • surveyors • land planners
205 gold basin drive, austin, texas 78746
1 512 306 7233 1 512 617 2020 edminsterhinc.com

11847



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant commercial – liquor sales (CS-1) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The commercial – liquor sales (CS-1) zoning district is intended for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

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

Staff recommends the Applicant's request given its location within a shopping center which contains a mix of commercial uses and takes its access to an arterial roadway.

EXISTING CONDITIONS**Site Characteristics**

The subject rezoning area is undeveloped. There appear to be no significant topographical constraints on the site.

Impervious Cover

Within the Onion Creek watershed, the maximum impervious cover allowed by the CS-1 zoning district would be 80%, which is a consistent figure between the watershed and the zoning 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 Onion 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%
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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.

No trees are located on this property. 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.

Site Plan

Compatibility Standards apply within 540 feet or less from property in an SF-5 or more restrictive zoning district. SF-4A is located approximately 350 feet to the west of the proposed zoning change.

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

Please be aware that State Law governs the location of the sale of alcohol; it may not be sold within 300 feet of a church, public or private school or public hospital [Please refer to Subchapter C Local Regulation of Alcoholic Beverages].

Transportation

No additional right-of-way is needed at this time. Additional right-of-way may be required at the time of a revised subdivision and/or site plan.

A traffic impact analysis was completed with zoning case no. C14-02-0120a.SH.

Water / Wastewater

The site is currently served with City of Austin water and wastewater utilities. If new development is planned, 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. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.