

C5
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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0053 – Still Waters

Z.A.P. DATE: July 2, 2013

ADDRESS: 515 East Slaughter Lane

OWNER: Westwood Residential 48 LP
(Jeff Lindsey)

AGENT: Jones & Carter, Inc.
(James M. Schissler, P.E.)

ZONING FROM: MF-2-CO

TO: MF-3-CO

AREA: 22.730 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 number of units to 517 and continues the conditions of the Traffic Impact Analysis.

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, 2013, as provided in Attachment A.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 2, 2013:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property consists of a platted lot that has frontage on East Slaughter Lane and Narrow Glen Parkway and is zoned multi-family residence – low density – conditional overlay (MF-2-CO) district. There are apartments to the north and east (MF-2; MF-2-CO), single family residences within the Crossing at Onion Creek subdivision, general retail sales uses, a service station and food sales use, and liquor sales to the south (SF-4A; GR; CS-1) and single family residences within the Crossing at Onion Creek subdivision to the west (SF-4A). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

As established by a 2002 zoning case, the conditional overlay (CO) included a Traffic Impact Analysis (TIA) which limits development of the property to 528 dwelling units (3,502 average daily trips). The unit cap was based on a site plan that was filed prior to the property's annexation into the City limits (a "D" site plan) and while the resulting MF-2-CO zoning of the property was consistent with the approved site plan, it may not have taken into account the minimum site area requirement prescribed by the MF-2 zoning district. The 2002 site plan has expired, and the proposed unit mix on the site plan in process exceeds the

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minimum site area for each dwelling unit requirement (*LDC 25-2-651(B) – MF-2 District Regulations*). Therefore, in order to meet the density requirements, the Applicant proposes to rezone the property to the multi-family residence – medium density – conditional overlay (MF-3-CO) district so that it may be developed up to 517 units. The proposed number of units is well within the average daily trips identified in the approved 2002 TIA. Driveway access to the site will be taken to East Slaughter Lane as well as one driveway to Narrow Glen Parkway.

Staff believes the rezoning request is incremental and in the context of the surrounding land uses and roadway, MF-3-CO zoning is appropriate. The property has access to East Slaughter Lane, a major arterial roadway. There are also four other properties zoned for multi-family residential uses that take access to Slaughter Lane in the immediate vicinity. The Conditional Overlay established with the 2002 case would be continued which is the conditions of the Traffic Impact Analysis, and includes the number of average daily trips.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-2-CO	Undeveloped
<i>North</i>	MF-3-CO; MF-2-CO	Apartments
<i>South</i>	SF-4A	Single family residences within the Crossing at Onion Creek subdivision
<i>East</i>	MF-2; MF-2-CO	Undeveloped; Apartments
<i>West</i>	SF-4A; I-RR; County	Single family residences within the Crossing at Onion Creek subdivision; Single family residence and automotive repair (County)

AREA STUDY: N/A

NTA: Is required – Please refer to Attachment A

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes – East Slaughter Lane

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods (SCAN)
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 1037 – Homeless Neighborhood Organization 1075 – Bike Austin
 1200 – Super Duper Neighborhood Objectors and Appeals Organization
 1228 – Sierra Club, Austin Regional Group 1224 – Austin Monorail Project
 1236 – The Real Estate Council of Austin, Inc.
 1258 – Del Valle Community Coalition
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

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1408 – GO! Austin/VAMOS! Austin – Dove Springs

SCHOOLS:

Blazier Elementary School Bedichek Middle School Crockett High School

Note: An Educational Impact Statement (EIS) is required. Please refer to Attachment B.**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0073 – 729 East Slaughter Lane, Unit B	GR to CS-1	To Grant	Apvd. (9-27-2012).
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	Apvd. MF-2-CO as ZAP recommended (12-6-2007).
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	Apvd. MF-2-CO as ZAP recommended (4-3-2003).
C14-02-0080 – 8 acres Slaughter Lane – 516 E. Slaughter Ln.	I-RR to MF-2	To Grant MF-2	Apvd MF-2 (8-29-2002).

RELATED CASES:

The property was annexed into the City limits on April 15, 2002 (C7a-02-003, Ordinance No. 020404-39).

The property is platted as Lot 1 Block A, Stone Creek Ranch Section Two, recorded on May 8, 2002 (C8-01-0247.0A). Please refer to Exhibit B. There is a site plan in process (SP-2013-0162C – Still Waters).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
East Slaughter Lane	130 feet	2 @ 35 feet	MAD 6	12,394
Narrow Glen Parkway	60 – 72 feet	40 – 48 feet	Residential Collector	2,248 (June, 2013)

CITY COUNCIL DATE: August 8, 2013**ACTION:**

C5/H

ORDINANCE READINGS: 1st

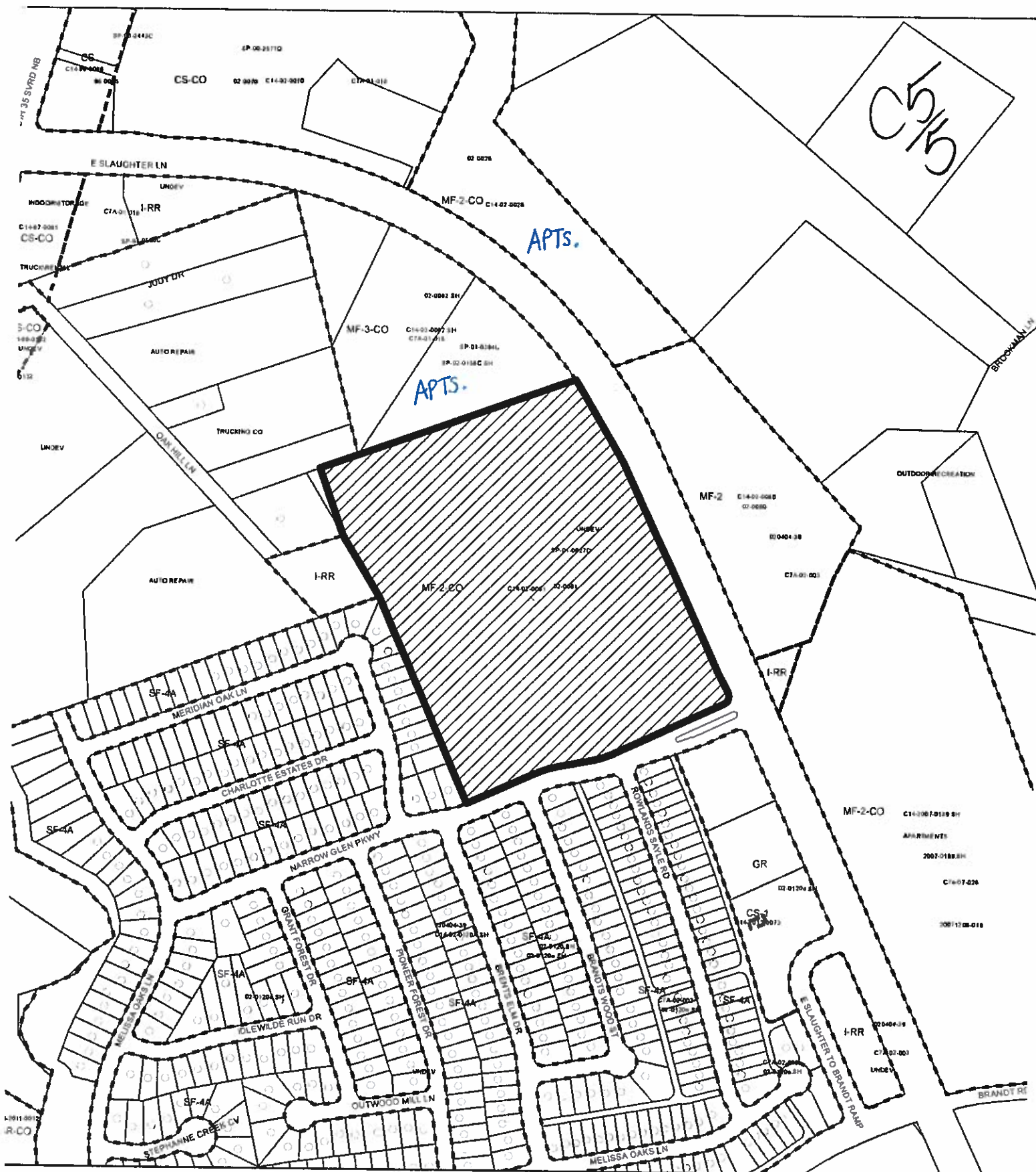
2nd

3rd

ORDINANCE NUMBER:





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

PHONE: 974-7719



ZONING
ZONING CASE#: C14-2013-0053

Exhibit A

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

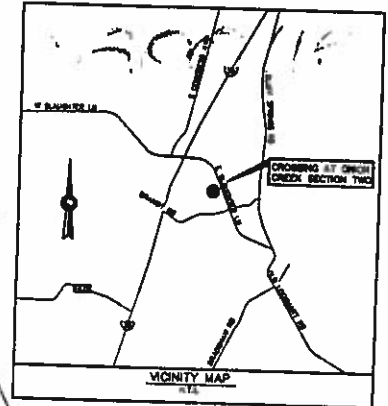
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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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200200115



SOUTH BEND SUBDIVISION
BLOCK 1
VOL. 98, PG. 5
P.R.O.T.C.

CALLED 1.03 ACRES
W.B. SCHILL
VOL. 1447, PG. 27

CALLED 1.25 ACRES
W.B. SCHILL
VOL. 815, PG. 508
D.R.T.C.

EAST SLAUGHTER LANE INVESTMENTS
CALLED 38.778 ACRES
VOL. 12189, PG. 0361
R.P.R.O.T.C.

EAST SLAUGHTER LANE INVESTMENTS
CALLED 8.013 ACRES
VOL. 12189, PG. 0361
R.P.R.O.T.C.

PUBLIC SIDEWALK

LOT 1
BLOCK A
22.7341 ACRES
990,298 SQ. FT.

SANTIAGO DEL VALLE SURVEY
A-24

LEGEND

— PUBLIC SIDEWALK
--- DRAINAGE ESMT.
□ CONC. MONUMENT
— LINE CHART

LINE	DISTANCE	BEARING
L1	17.70'	N 14°45'00" E
L2	20.39'	S 23°37'14" E
L3	9.58'	N 23°35'07" W
L4	10.00'	S 21°42'20" E
L5	25.00'	S 68°17'40" W
L6	16.42'	S 68°42'20" E
L7	25.00'	N 72°36'15" E

CURVE CHART

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	90°00'00"	38.27	25.00	S 22°16'45" W	38.36
C2	300.00	13°54'28"	72.82	36.58	S 74°15'58" W	72.84
C3	330.00	12°56'53"	74.46	37.38	S 74°48'27" W	74.29

Edminster - Hinshaw - Russ
and Associates
18555 Westchase Drive, Houston, Texas 77042
(713) 784-4500 (713) 784-4577 www.edrinc.com



RUSS & PAPE
SURVEYING COMPANY
LAND SURVEYING • CONSTRUCTION • LAND RIGHTS
LAND ACQUISITION • EASING • EASEMENTS • EASES
1970-2000 1970-2000 1970-2000 1970-2000

PLAT OF
STONE CREEK RANCH
SECTION TWO

BEING A TOTAL OF 22.7341 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 34
IN TRAVIS COUNTY, TEXAS

1 LOTS 1 BLOCKS 0 RESERVES

SOUTH AUSTIN LAND VENTURE, LTD.
A TEXAS LIMITED PARTNERSHIP
BY
MDA HOLDINGS, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
GENERAL PARTNER - MICHAEL D. ATLAS
4188 SOUTHERLAND
HOUSTON, TEXAS 77082

EXHIBIT B
RECORDED PLAT

ORDINANCE NO. 030403-Z-1

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AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 515 EAST SLAUGHTER LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No.C14-02-0081 on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block A, Stone Creek Ranch Section Two Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200200115, Official Records of Travis County, Texas, (the "Property")

locally known as 515 East Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generates traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by Alliance-Texas Engineering Company, dated December 3, 2002, or as amended and approved by the Director of the Watershed Protection and Development Review Department. Development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department dated February 27, 2003. The TIA shall be kept on file at the Watershed Protection and Development Review Department

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Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on April 14, 2003.

PASSED AND APPROVED

_____, April 3, 2003

§
§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

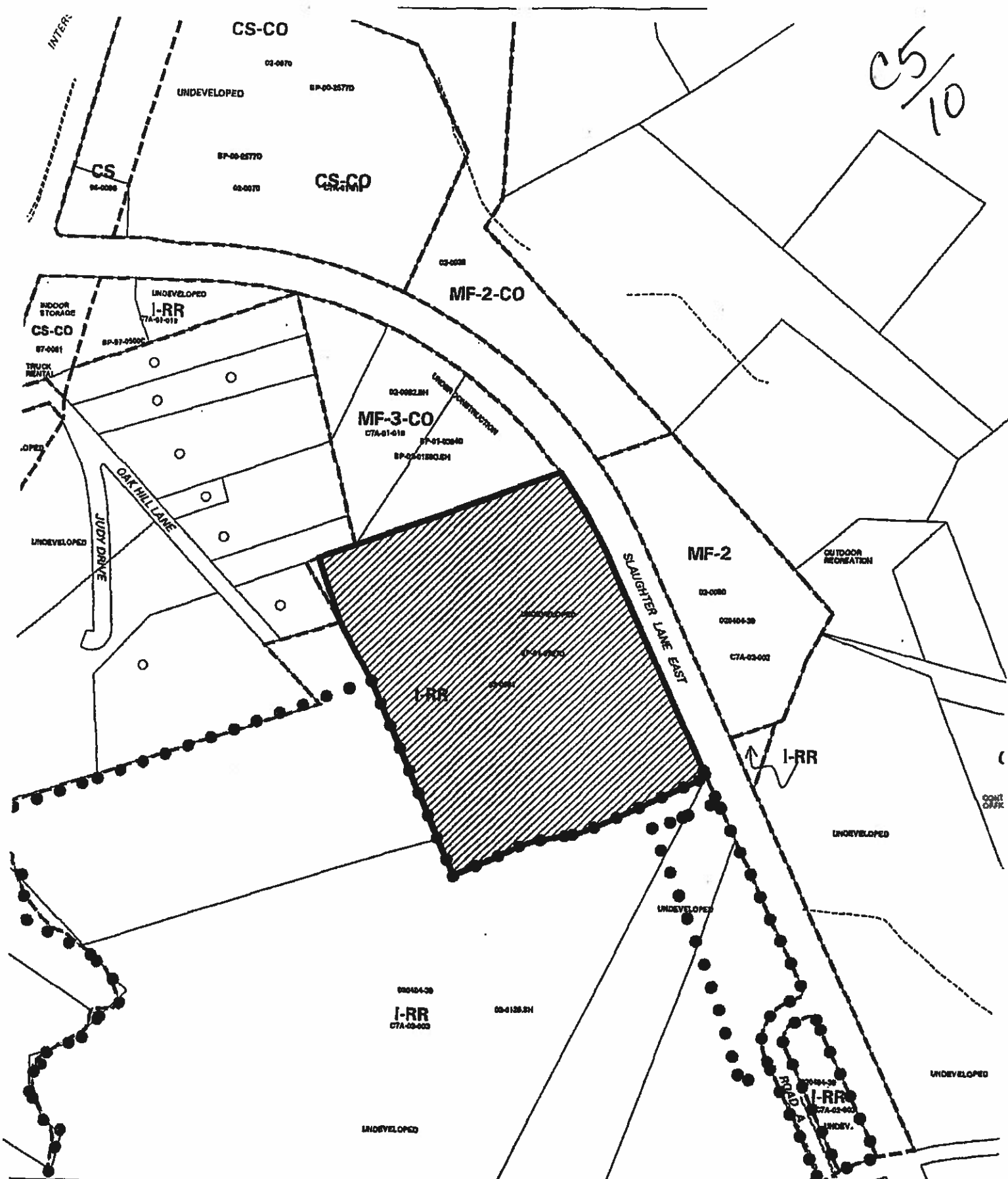
APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

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 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER G13
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-02-0081	DATE: 03-03	
	CASE MGR: W. WALSH	ADDRESS: 515 E SLAUGHTER LANE	INTLS: SM	
SUBJECT AREA (acres): 22.734				



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MEMORANDUM

TO: Wendy Rhoades, Case Manager
CC: James Schissler, Jones and Carter, Inc., Consulting Engineers
FROM: Caleb Gutshall, Transportation Planner
DATE: June 25, 2013
SUBJECT: Neighborhood Traffic Analysis for Still Waters
Zoning Case No. C14-2013-0053

Section 25-6-114 of the Land Development Code requires that a neighborhood traffic analysis be conducted for a project proposed with a zoning application if:

- (1) the project has access to a residential local or collector street; *and*
- (2) the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 vehicle trips per day.

The 22.73 acre tract is located in southeast Austin at 515 East Slaughter Lane with proposed access to East Slaughter Lane and Narrow Glen Parkway. The site is currently located in the City of Austin Full Purpose zoning area. Surrounding development includes the single family residential development, Crossing at Onion Creek, zoned SF-4A to the west and south along Narrow Glen Parkway, Stone Creek Ranch apartments north of the site zoned MF-3-CO along Slaughter Lane, and undeveloped land east of the site across Slaughter Lane. The applicant's zoning request is for multi-family residential MF-3. The existing conditional overlay limits the development of the site to 528 units. The applicant is planning to develop 512 multi-family apartment units, which is estimated to generate approximately 3,226 vehicle trips per day. The applicant has concurrently submitted site plan SP-2013-0162C for the site, which is currently under review.

Roadways

The tract proposes access to Slaughter Lane via two driveways and access to Narrow Glen Parkway via one driveway.

Slaughter Lane is classified as a Major Arterial Divided 6-lane (MAD 6) roadway with 130 feet of right-of-way. However, the pavement width narrows to roughly 70 feet. In November 2010, the traffic volume on East Slaughter Lane was 12,394 vehicles per day 0.2 miles south of the site.

Narrow Glen Parkway is considered a residential collector street because at least 50 percent of its frontage is zoned for SF-5 or more restrictive uses. Existing right-of-way varies between 60-72 feet with 40-48 feet of pavement. In June 2013, the traffic volume on Narrow Glen Parkway was 2,248 vehicles per day (500 feet west of Rowlands Sayle Road).

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Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, 8th Edition, the 512 apartment dwelling units proposed with this development will generate 3,226 vehicle trips per day (vpd). Site traffic is expected to use East Slaughter Lane, a MAD 6, and Narrow Glen Parkway, a residential collector with predominately single-family residential usage. Approximately 33% of the site traffic will be directed south on Narrow Glen Parkway towards Interstate Highway 35 via East Slaughter Lane and Brandt Road while 67% of the site traffic will be directed north on Slaughter Lane towards Interstate Highway 35. Trip generation for the 512 apartment dwelling unit is summarized in Table 1.

Table 1.		
Land Use	Size	Trip Generation
Apartment	512 d.u.	3,226

Table 2 represents the expected distribution of the 3, 226 trips:

Table 2.	
Street	Traffic Distribution by Percent
Narrow Glen Parkway	33%
Slaughter Lane	67%

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 is less than 1,200 vehicle trips per day. Streets which are 30 feet in width but less than 40 feet in width have a desirable operating level of 1,800 vehicle trips per day or less. Streets which are greater than 40 feet in width have a desirable operating level of 4,000 vehicle trips per day or less. In 2013, the existing daily traffic volume on Narrow Glen Parkway was 2,248 vehicles per day.

For this study, existing traffic counts on Narrow Glen Parkway were taken since this collector serves as a major collector for the surrounding Crossing at Onion Creek development. Narrow Glen Parkway is a roadway with 40 to 48 feet of pavement. The existing roadway is lined with curb and gutter and has 4 feet of sidewalks on both sides. The existing roadway is also landscaped on both sides and mailboxes serving the Crossing at Onion Creek development are situated along the north side of the roadway just west of Rowlands Sayle Road.

Along the southeast corner of the site, Narrow Glen Parkway terminates into an intersection with East Slaughter Lane. There is not currently a median break along East Slaughter Lane at the intersection. Therefore, traffic entering Narrow Glen Parkway must come from the north along East Slaughter Lane. Traffic exiting Narrow Glen Parkway must turn right (south) along East Slaughter Lane. Southwest of the site, Brent Elms Drive runs parallel to East Slaughter Lane and connects Narrow Glen Parkway through Crossing at Onion Creek to Brandt Road. Brandt Road provides an additional connection to Interstate Highway 35 approximately 1.0 mile southwest of the site.

Table 3 represents a breakdown of existing traffic, proposed site traffic, total traffic after development and percentage increase in traffic on Narrow Glen Parkway and East Slaughter Lane.

Table 3.

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Street	Pavement Width (ft)	Maximum Desirable Volume (vpd)	Existing Traffic (vpd)	Proposed New Site Traffic	Overall Traffic	Percentage Increase in Traffic
Narrow Glen Parkway	40'-48'	4,000	2,248	1,075	3,323	48%
East Slaughter Lane	70'	*	12,394	2,151	14,545	17%

Recommendations/Conclusions

1. No additional right-of-way will be required at this time.
2. All proposed Type II driveway approaches should comply with the design, location, and construction standards in accordance with the Transportation Criteria Manual and Standard Detail No. 433S-2 unless otherwise approved by the Austin Transportation Department and/or the Public Works Department.
3. As a condition of site plan approval and release, the applicant should coordinate with Austin Transportation Department to determine if traffic calming measures are warranted for the intention of slowing down or reducing motor-vehicle traffic in the residential neighborhood as well as promote pedestrian safety, and the reduction of noise and local air pollution which are side effects of higher traffic volumes.
4. As a condition of site plan approval and release, the applicant should coordinate with Public Works Department for the planning and installation of future bicycle lane facilities along Slaughter Lane in accordance with the 2009 Bicycle Plan Update.
5. Development of this site shall be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the NTA, including peak hour trip characteristics, traffic distributions, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me 974-6420.

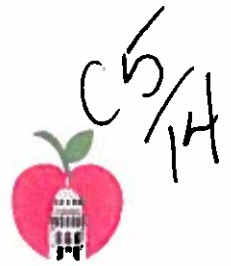


Caleb Gutshall
Senior Planner, City of Austin
Planning and Development Review Department

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



PROJECT NAME: 515 E. Slaughter Lane

ADDRESS/LOCATION: 515 E. Slaughter Lane

CASE #: C14-2013-0053

CITY COUNCIL DATE: _____

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: _____

STUDENTS PER UNIT ASSUMPTION: _____

MF UNITS: 512 (420 1- bedroom and 92 2-bedroom units)

STUDENTS PER UNIT ASSUMPTION: 0.15

ELEMENTARY SCHOOL: Blazier

RATING: Academically Acceptable

ADDRESS: 8601 Vertex Blvd

PERMANENT CAPACITY: 598

% QUALIFIED FOR FREE/REDUCED LUNCH: 81%

MOBILITY RATE: -14%

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,136	1,195	1,233
% of Permanent Capacity	190%	200%	206%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

MIDDLE SCHOOL: Bedichek

RATING: Academically Acceptable

ADDRESS: 6800 Bill Hughes Road

PERMANENT CAPACITY: 941

% QUALIFIED FOR FREE/REDUCED LUNCH: 86%

MOBILITY RATE: -12%

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,170	1,151	1,168
% of Permanent Capacity	124%	122%	124%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

HIGH SCHOOL: Crockett

RATING: Academically Acceptable

ADDRESS: 5601 Manchaca Road

PERMANENT CAPACITY: 2,163

% QUALIFIED FOR FREE/REDUCED LUNCH: 75%

MOBILITY RATE: -9%

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,846	1,900	1,922
% of Permanent Capacity	85%	88%	89%

☐ INCREASE

☐ DECREASE

☒ NO IMPACT

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



IMPACT ON SCHOOLS

At a rate of 0.15 students per multi-family unit, the proposed development is projected to add approximately 77 AISD students over all grade levels to the current projected student population. It is estimated that of the 77 students, 38 will be assigned to Blazier Elementary School, 17 to Bedichek Middle School and 22 to Crockett High School. These additional students would increase the percentage of permanent capacity to 206%, 124% and 89% respectively.

The additional students from the development will have a negative impact on the operating capacity at Blazier Elementary School and Bedichek Middle School. Although the additional 38 elementary students and 17 middle school students does not increase the functional capacity beyond the target range (75- 115%), it is important to note a large number of portables have been added to both campuses to accommodate the enrollment and overcrowding at the schools is severely stressing the core facilities (cafeteria, gym and library).

Crockett High School will be able to accommodate the additional students with a functional capacity of 76%.

TRANSPORTATION IMPACT

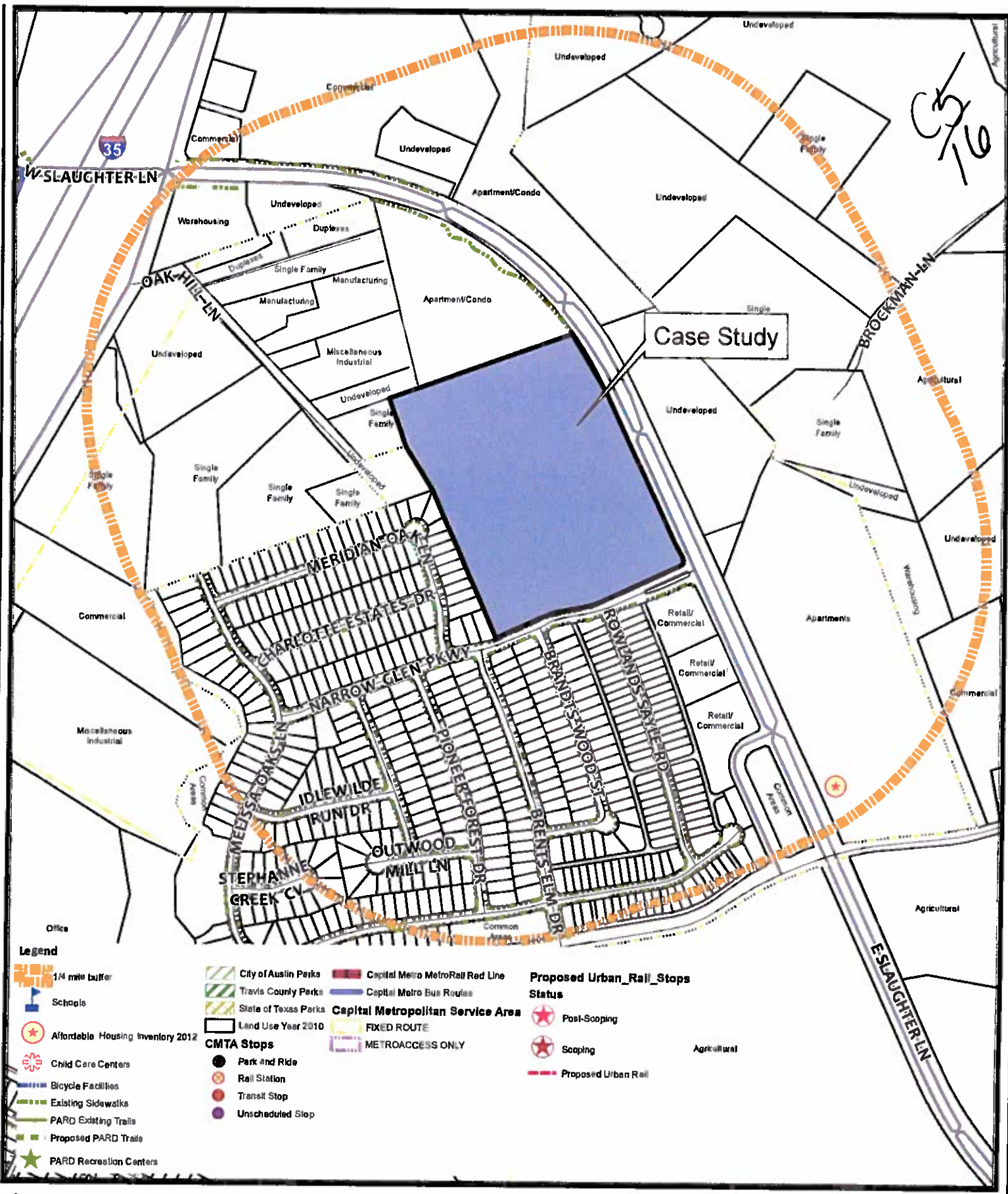
All students within the development attending Blazier Elementary School, Bedichek Middle School or Crockett High School would qualify for transportation. The projected number of students would have a considerable impact on transportation resources, requiring three new bus routes and one additional school bus.

SAFETY IMPACT

There are no safety concerns identified at this time.

Date Prepared: 06/14/2013

Director's Signature: Paul Turner



Zoning Case
 Case#: C14-2013-0053
 Address: 515 E Slaughter Lane
 Case Name: Still Waters
 22.730 Acres

Neighborhood Planning Area: No
 School District: Austin ISD
 Case Manager: Wendy Rhoades

Disclaimer: 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 the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Educational Impact Assessment

C5/17

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 number of units to 517 and continues the conditions of the Traffic Impact Analysis.

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, 2013, 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.

The MF-3, Multi-family Residence (Medium Density) 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 East Slaughter Lane.

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

Staff believes the rezoning request is incremental and in the context of the surrounding land uses and roadway, MF-3-CO zoning is appropriate. The property has access to East Slaughter Lane, a major arterial roadway. There are also four other properties zoned for multi-family residential uses that take access to Slaughter Lane in the immediate vicinity. The Conditional Overlay established with the 2002 case would be continued which is the conditions of the Traffic Impact Analysis, and includes the number of average daily trips.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and is generally flat. There are no known critical environmental features on the site.

Impervious Cover

The maximum impervious cover allowed by the MF-3 zoning district would be 65%, which is based on the more restrictive zoning regulations.

Comprehensive Planning

The zoning case is not located with the boundaries of a neighborhood planning area. It involves a 22.73 acre lot of undeveloped land on Slaughter Lane east of Highway 35. Surrounding land uses include auto-oriented businesses and an apartment complex to the north, vacant land across the street to the east, and a single-family subdivision to the west and

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south. Also to the south, the property fronting East Slaughter Lane is zoned GR "Community Commercial" and is under construction. The requested zoning change is from MF-2-CO to MF-3-CO.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP), identifies the subject property as being located along an **Activity Corridor**. Activity corridors identify locations for additional people and jobs above what currently exists on the ground. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following policies are taken from Chapter 4 of the IACP, which specifically discusses promoting a variety of land uses, including a variety of housing types, and growing a compact and connected city:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P10.** Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Austin's diverse population.

The requested zoning change from MF-2-CO to MF-3-CO would increase the allowable density of housing on the subject property and would therefore create opportunity for additional homes along an **Activity Corridor**. Based on the Imagine Austin policies referenced above that direct housing growth to activity corridors, and support a mix of housing types, staff believes that the proposed zoning change is supported by the Imagine Austin Comprehensive Plan.

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%

C6/19

According to flood plain maps there is no flood plain 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.

Transportation

Additional right-of-way may be required at the time of subdivision and/or site plan.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development to 528 units. If the zoning is granted, development should be limited through a conditional overlay to the number of units negotiated.

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results are provided in Attachment A. Traffic Counts on Narrow Glen Parkway need to be provided by applicant [LDC, Sec. 25-6-114].

Water and Wastewater

FYI: 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. 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.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

The site is subject to compatibility standards. Along the West and South property lines, the following standards apply:

- No structure may be built within 25 feet of the 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 25 feet of the property line.
- A landscape area at least 15 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.
- 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.
- 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.

Additional design regulations will be enforced at the time a site plan is submitted.

CS/21

AUSTIN DALLAS
HOUSTON BRENNHAM
SAN ANTONIO ROSENBERG
BRYAN/COLLEGE STATION THE WOODLANDS

May 15, 2013

Texas Board of Professional Engineers Registration No. F-439

Mr. Greg Guernsey, Director
Planning and Development Review
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: Zoning Application
515 E. Slaughter Lane
Austin, Texas 78744

Dear Mr. Guernsey,


On behalf of our client, Westwood Residential 48 LP, Jones & Carter, Inc. has prepared the zoning application package for the lot at 515 E. Slaughter Lane. The zoning application is to increase the density of the 512-unit multi-family apartment project proposed for the tract by changing the zoning from MF-2 to MF-3. The 22.730-acre site is currently undeveloped and is located northwest of the E. Slaughter Lane and Narrow Glen Parkway intersection, within the city limits of Austin. The site is currently zoned MF-2-CO per Ordinance 030403-Z-1; the conditional overlay is that the trip generation cannot exceed the TIA amount, which is shown as 3502 trips per day based on 528 apartments in the zoning case backup material.

Prior to annexation and zoning of the tract, there was a site development permit, SP-01-0527D, approved that showed 528 units; the zoning backup material acknowledged that the owner was entitled to build 528 units on the site, while it did not specify the bedroom count used to calculate the density per the Land Development Code. The site development permit expired and the property was acquired back by the bank. Our client purchased it from the bank and designed a 512 unit apartment project with 420 one-bedroom and 92 two-bedroom units. Based on the density requirements, the project exceed the density requirement in LDC 25-2-561(B) although the project is less than the 23 units per acre stated in 25-2-63. To meet the density requirements, we request to up-zone the property from MF-2-CO to MF-3-CO and the conditional overlay can limit the number of units to the 517 units that was stated on page 1 of the original zoning backup material, as well as limit the trip generation to 3502 trips per day.

The site is not over the Edwards Aquifer Recharge Zone and there are no known critical environmental features on the site.

If you have any questions or require additional information, please contact me at (512) 441-9493.

Sincerely,


James M. Schissler, P.E.

JMS/jms

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Attachments

cc: Mr. Jeff Lindsey – Westwood Residential 48, L.P.

SCANNED