

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0047 – JDJ Family Holdings, Ltd.
(Slaughter 25 Rezoning)

Z.A.P. DATE: June 18, 2013

ADDRESS: 913 West Slaughter Lane

OWNER: JDJ Family Holdings, Ltd.
(Kirby H. Jackson, Jr.)

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: DR; SF-1-CO

TO: MF-2

AREA: 25.126 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence-low density – conditional overlay (MF-2-CO) combining district zoning. The Conditional Overlay restricts vehicular access to South Chisholm Trail to emergency only and limits the number of daily trips to 2,000.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

June 18, 2013: *APPROVED MF-2-CO DISTRICT ZONING AS STAFF RECOMMENDED;
BY CONSENT*

*[G. ROJAS; S. COMPTON – 2ND] (5-0) B. BAKER – OFF THE DAIS; C. BANKS –
ABSENT*

ISSUES:

On Monday, July 15, 2013 the Applicant met with property owners and residents on South Chisholm Trail. The Applicant has amended his request from MF-2 to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning, with the following Conditional Overlays/ Restrictive Covenant:

- 1) The “no vehicular access” clause in the current ordinance needs to be expanded to specifically detail / add “no construction access”. *Note: The Conditional Overlay recommended by the Zoning and Platting Commission prohibits vehicular access to South Chisholm Trail, and this would also extend to construction traffic.*
- 2) Existing vegetation along Chisholm Trail to be retained except to the extent necessary for fence construction, pedestrian / bicycle access.

DEPARTMENT COMMENTS:

The subject property consists of two unplatted and undeveloped tracts: Tract 1 has frontage on West Slaughter Lane and is zoned development reserve (DR); Tract 2 has single family residence – large lot – conditional overlay (SF-1-CO) zoning and has frontage on South Chisholm Trail. The Slaughter Cemetery is a 0.04 acre area (2,000 square feet) located within Tract 1. There is a child care facility, single family residences and undeveloped land

across Slaughter Lane to the north (GR; LR; SF-2; DR), Mary Moore Searight Metropolitan Park and apartments to the east (P; MF-2-CO), undeveloped land and Paredes Middle School to the south (I-RR), a mobile food establishment, automotive repair, a drainage channel and electric substation west of Tract 1 (LR-MU-CO; LO-MU-CO; DR; P) and single family residences on large lots across Chisholm Trail west of Tract 2 (RR; SF-1; SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone property to the multi-family residence – low density (MF-2) district so that it may be developed with multi-family or townhome/condominium uses. Slaughter Cemetery will be retained and access must be provided with any new development. Driveway access to the site will be taken to West Slaughter Lane, and with the exception of allowing for emergency access as is recommended by the Fire Department for large tracts, will be prohibited to South Chisholm Trail. In the context of the surrounding land uses and roadway, MF-2-CO zoning is appropriate. The property has access to Slaughter Lane, an improved 6-lane arterial roadway. There are also three other properties zoned for multi-family residential uses that take access to Slaughter Lane in the immediate vicinity. Furthermore, MF-2 zoning would be compatible with the 350 acre Mary Moore Searight Metropolitan Park to the east. Staff has proposed a Conditional Overlay to limit the property to use that generate less than 2,000 vehicle trips per day in order to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR; SF-1-CO	Undeveloped; Slaughter Cemetery
<i>North</i>	GR; LR; SF-2; DR; SF-4A	Child care facility; Single family residences; Undeveloped
<i>South</i>	I-RR	Undeveloped (proposed for SF-6); Paredes Middle School
<i>East</i>	P; MF-2-CO	Mary Moore Searight Park; Apartments
<i>West</i>	LR-MU-CO; LO-MU-CO; DR; P; SF-2; SF-1; RR; I-RR	Undeveloped; Automotive repair; Electric substation; Single family residences on large lots

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes – West Slaughter Lane

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association

242 – Slaughter Lane Neighborhood Association

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

658 – Texas Oaks North Neighborhood Association

742 – Austin Independent School District
 1037 – Homeless Neighborhood Organization 1075 – Bike Austin
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1228 – Sierra Club, Austin Regional Group 1224 – Austin Monorail Project
 1236 – The Real Estate Council of Austin, Inc.
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

SCHOOLS:

Casey Elementary School Paredes Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0061 – Simpson Tract – S Chisholm Tr	I-RR to SF-6	Pending	Pending
C14-06-0116 – 1017 W Slaughter Ln	DR to LR	To Grant LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2	Apvd LR-MU-CO and LO-MU-CO (8-31-2006).
C14-05-0217 – 1204 W Slaughter Ln	SF-2 to LR-CO	To Grant LO	Apvd LO (4-20-2006).
C14-01-0170 – Andrasi Zoning Change – 1200 W Slaughter Ln	SF-2 to LO	To Grant LO-CO with CO to prohibit medical office uses	Apvd LO-CO as ZAP recommended (2-7-2002).
C14-00-2098 – Blackhawk Apartments – 1200 W Slaughter Ln	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 (1-25-2001).
C14-98-0270 – Uresti Day Care – 9316 Chisholm Trail @ W Slaughter Ln	DR, SF-2 to GR	To Grant LO-CO & LR-CO, w/conditions	Approved LR-CO and LO-CO with CO for 2,000 trips, prohibit access to Chisholm Lane, prohibit service station and financial services (7-15-1999).
C14-87-043 – City of Austin Electric – 1111 W Slaughter	DR to P	To Grant P	Approved P (5-7-1987).

Ln			
C14R-86-197 – Soeburn O. and Dorothy Carter – 1012 W Slaughter Ln	I-SF-2 to LR	To Grant LR subject to conditions	Approved LR with an attached site plan and Street Deed (3-5-1987).
C14-86-016 – La Petite Academy – 1018-1022 W Slaughter Ln	SF-2 to GR	To Grant GR subject to site plan approval and Restrictive Covenant	Approved GR with a Restrictive Covenant limiting the property to day care services and subject to site plan approval (12-4-1986).

RELATED CASES:

The property was annexed into the City limits in November 1984 (C7a-83-017 A, Ord. 841115-L). The south tract was zoned SF-1-CO district zoning on January 16, 2003 (C14-02-0079 – Stone Tract). The Conditional Overlay limits development of the property to 28 units. A 2007 case proposed SF-2 zoning on the SF-1-CO zoned tract and the I-RR zoned tract to the south, but expired (C14-07-0022 – South Chisholm Trail).

There are no related subdivision or site plan applications on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT
West Slaughter Lane	120 feet	2 @ 36 feet	Major Arterial	40,234

- Slaughter Lane is classified in the Bicycle Plan as Bike Route No. 86.
- Capital Metro bus service (Route No. 10) is available along Slaughter Lane.
- There are existing sidewalks along Slaughter Lane.

Note: An access road for Mary Moore Searight Metropolitan Park and Paredes Middle School abuts the site to the east. The road is within the boundaries of the City Park and no driveway access is permitted.

CITY COUNCIL DATE: June 27, 2013

ACTION: Approved a Postponement request by the Applicant and adjacent neighbors to August 8, 2013 (6-0) Council Member Spelman – off the dais.

August 8, 2013

ORDINANCE READINGS: 1st

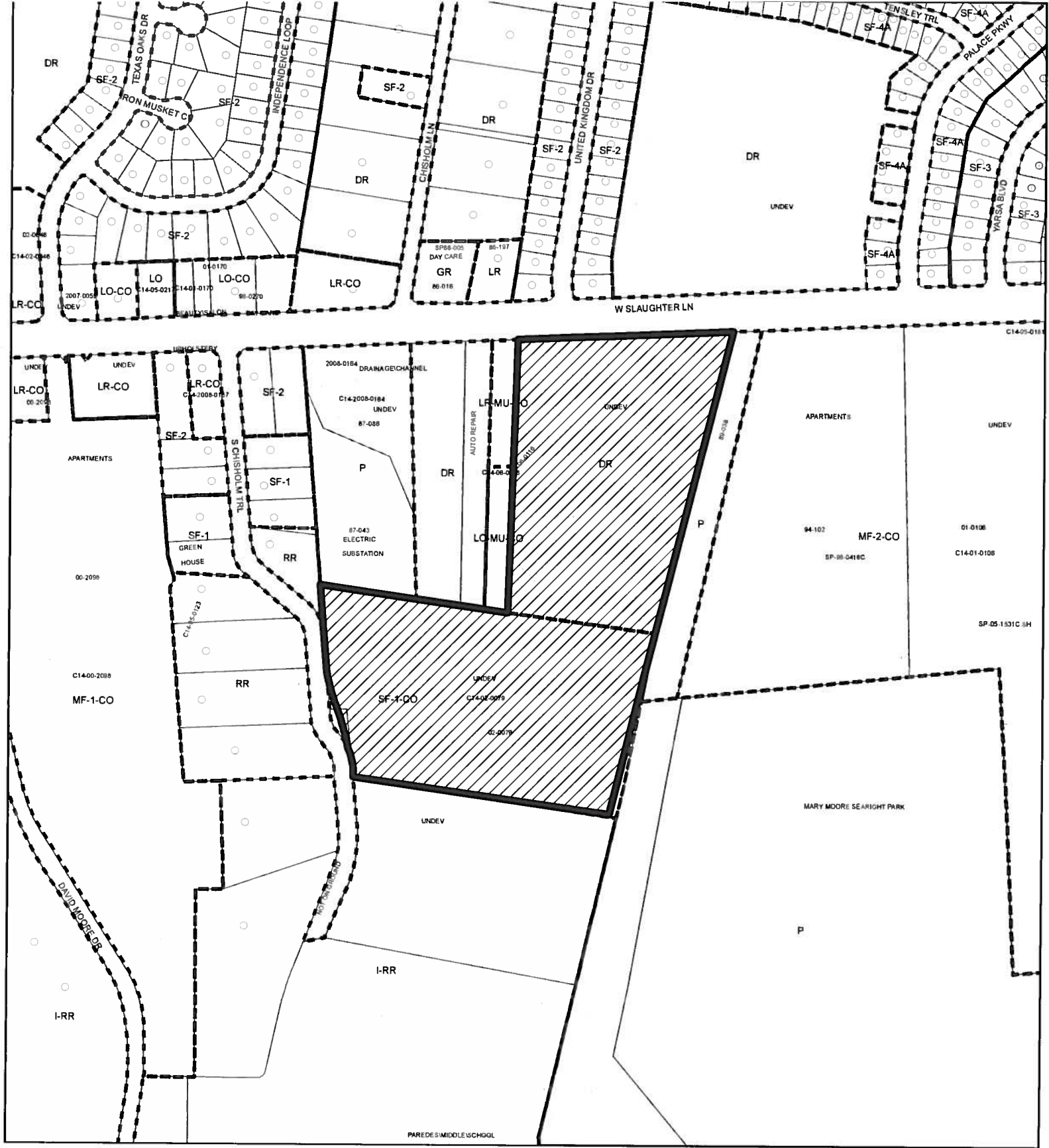
2nd




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#: C14-2013-0047

Exhibit A

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.





SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence-low density – conditional overlay (MF-2-CO) combining district zoning. The Conditional Overlay restricts vehicular access to South Chisholm Trail to emergency only and limits the number of daily trips to 2,000.

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 low density (MF-2) district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities.

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

In the context of the surrounding land uses and roadway, MF-2-CO zoning is appropriate. The property has access to Slaughter Lane, an improved 6-lane arterial roadway. There are also three other properties zoned for multi-family residential uses that take access to Slaughter Lane in the immediate vicinity. Furthermore, MF-2 zoning would be compatible with the 350 acre Mary Moore Searight Metropolitan Park to the east. Staff has proposed a Conditional Overlay to limit the property to use that generate less than 2,000 vehicle trips per day in order to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and is generally flat.

Impervious Cover

Within the Slaughter Creek watershed, the maximum impervious cover allowed by the MF-2 zoning district would be 60%, which is based on the more restrictive watershed regulations.

Comprehensive Planning

The zoning case is located on the south side of W. Slaughter Lane, just west of S. Mary Moore Searight Drive. The property is approximately 25 acres in size and is vacant. The zoning case is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family houses and vacant land to the north, parkland to the south, a multi-family apartment complex to the east, and an auto-body shop to west. The proposed use is multi-family housing.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP), identifies this section of W. Slaughter Lane as an **Activity Corridor**. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors 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. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of a variety of housing types and promoting growth along activity corridors:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P10.** Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the Imagine Austin policies referenced above that: (1) direct housing and employment growth to activity corridors, (2) support a mix of housing types and land uses, and (3) surrounding land uses in the area, including multi-family, staff believes that the proposed residential use is consistent with 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 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 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.

Numerous 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans or a site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

No additional right-of-way is needed at this time.

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

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.

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. This site has residential zoning within 540 feet and is subject to compatibility standards.

Along the west property line where adjacent to South Chisholm Trail, 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.
 - 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.

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.austintexas.gov

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: C14-2013-0047

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 18, 2013, Zoning and Platting Commission

June 27, 2013, City Council

Thomas Huver

Your Name (please print)

9502 S. Chisholm Trl.

Your address(es) affected by this application

Thomas Huver

Signature

6-13-13

Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810



To Mayor Lee Leffingwell, City Council, Betty Baker, Chair, Zoning and Platting Commission,

The Slaughter Lane Neighborhood association has voted a majority against any zoning other than the current large lot zoning for the tracts listed (C14-2013-0047, 913 West Slaughter Ln - C14-2013-0061, South Chisholm Trail). The council has supported this large lot zoning to coexist with the residential properties that are directly affected by these two subject properties for many years.

We would again like council, commission and staff to review the past decisions, criteria and attachments to the (Stone Tract) C14-2013-0047, 913 West Slaughter Ln. This would be a logical and appropriate set of conditions for the second property as well (C14-2013-0061, South Chisholm Trail). Previous council and commission staff, after visiting the area, have agreed unanimously.

There is a valid petition in place to support this vote and will be presented to the council and board upon completion.

Please feel free to contact me with any questions or information you may have or need,

Kind regards,

A handwritten signature in black ink, appearing to read "TJ Greaney", is written over the "Kind regards," text.

TJ Greaney
President
Slaughter Lane Neighborhood Association

512-292-1113

P E T I T I O N

Date: June 18, 2013

File Number: C14-2013-0047

Address of



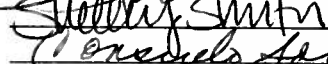
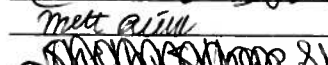
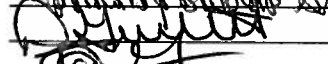
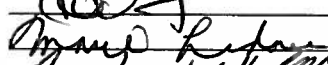
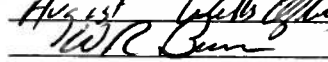
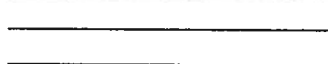
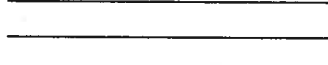

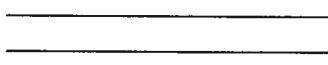
Rezoning Request: 913 W. Slaughter LN

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 SF-1-CO.

(STATE REASONS FOR YOUR PROTEST)
See Attached Document

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Brandon Thompson	9414 S. Chisholm Trl
	Steve Jones	9414 S. Chisholm Trl.
	Dan Smith	9415 S Chisholm Trl
	Shelley Smith	9415 S. Chisholm Trl.
	Consuelo Soto	9417 S. CHISHOLM TRL
	Matthew Silbas	9417 S. Chisholm Trl.
	Dawn Brunwaldt	9503 Chisholm TRAIL
	TJ Breaney	9508 CHISHOLM TRL
	Marie Lehoux	9600 S Chisholm Trl
	William Burr	9500 S Chisholm Trl
	William Burr	1201 W. SLAUGHTER LN

Date: June 18, 2013

Contact Name: Brandon Thompson

Phone Number: 512-981-8033

P E T I T I O N

Date: June 18, 2013

File Number: C14-2013-0047

Address of



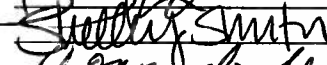
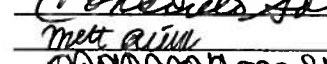
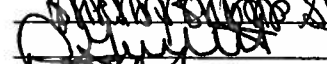
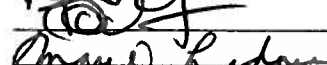


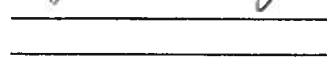
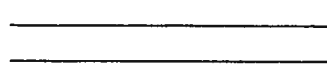

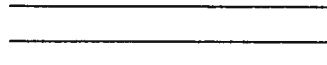
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To: Austin City Council

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(STATE REASONS FOR YOUR PROTEST)
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	Steve Jotter	9414 S. Chisholm Trl.
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	Shelley Smith	9415 S. Chisholm Trl.
	Consuelo Soto	9417 S. Chisholm Trl
	Matthew Silbas	9417 S. Chisholm Trl.
	Shelly Silbas	9417 S Chisholm Trl
	Dawn Grunwaldt	9503 Chisholm TRAIL
	TJ Greaney	9508 CHISHOLM TRL
	Marie LeDoux	9603 Chisholm Trl
	William Buer	9500 S Chisholm Trl
	Taylor Greaney	1201 W. SLAUGHTER LN
		9508 Chisholm Trl.

Date: June 18, 2013

Contact Name: Brandon Thompson

Phone Number: 512-981-8033

Dear City Council,

As homeowners residing directly adjacent to the planned complex, we have concerns against the rezoning of said area to allow for multi-family housing. The neighborhood had an informal meeting, and we at 9414 S Chisholm Trl have the below requests.

Currently, our neighborhood is a very quiet and relaxed area. This complex would contribute significant noise and lower privacy due to lighting. This noise would come from everyday activity such as tenants entering and leaving the complex, or being outside on their balconies. The lighting would be from the lights in the parking lot that would be next to our street. This would shine into our houses, and cause us to not be able to use our yards. . Not to mention potentially keeping us up at night. We would like there to be a border of trees or tall fences between the properties to lower the chance of this happening.

While the complex is being built there will be several animals/pests that will be displaced, due to the construction process. The majority of these animals will be going onto our property. We have several pets that could get injured by pests. As well as our landscaping and structure would be affect by insects or other pests. We ask that we are provided pest control to reduce the risk to our house, yard and pets.

A complex that exits onto our street would also increase the number of vehicles driving by on an average day. Even if it is designated an emergency exit, people will still use this exit. Right now we are able to casually go for runs down our street, take our dogs on a walk, or walk with our children. If there was increased traffic we would have to be more careful and would be unable to safely enjoy our neighborhood as we do now. We would like it in writing this is gate will be closed and locked at all times, unless an emergency vehicle has to use it.

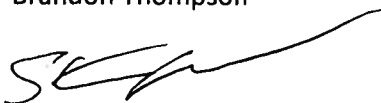
Previously complexes have been built around us that made promises about our concerns, but they did not adhere to these promises. To prevent this from happening we would like in writing that the following things will be provided for; pest control, border to block the lights, and confirmation the emergency exit will only be unlocked in emergencies.

In summation, our concerns are regarding lack of privacy, increased traffic, pets, noise, and lighting. We the undersigned are opposed to the rezoning of the area directly adjacent to our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brandon Thompson', with a long, sweeping horizontal line extending to the right.

Brandon Thompson

A handwritten signature in black ink, appearing to read 'Steve Jones', with a long, sweeping horizontal line extending to the right.

Steve Jones

I am opposed to the requested zoning changes for the following reasons:

- Traffic on Slaughter Ln. is already heavy during rush hours and on weekend
- There are severe accidents on Slaughter Ln. almost daily between IH 35 and Manchaca Rd. When I say severe most of the cars involved in accidents on Slaughter are totaled or near totaled. You can sit at any intersection along this strip for a few minutes and see multiple cars run red lights consistently.
- There is currently a 571 unit apartment complex being constructed near S. 1st and Slaughter Ln. that alone could yield an additional 750 to 1000 more cars a day to Slaughter Ln.
- Slaughter Creek Dr., Bilbrook Place, Swanson Ranch Rd., S. Chisholm Trail, Chisholm Ln. and Sugarberry Ln. are 6 streets located between IH 35 and Manchaca Rd. with commercial and residential property that have solo access out of their neighborhoods via Slaughter Ln. In addition many of these roads have the potential for more development due to undeveloped acreage still available. There have been times when accidents occur on Slaughter that I can't hardly get out of my neighborhood especially if it is during pick up and drop off at the day care located on my street.
- There is virtually non-existent speed control by APD along Slaughter Ln. In the past year I haven't seen police radar set up even 1 time to control speed. Almost nightly motorcycles and cars race up and down Slaughter Ln. Are there plans to increase the number of uniform officers and cars to our neighborhoods?
- There has been a steady increase in the crime rate for the area. Dense development will only increase the crime.
- The local schools for the area, Casey Elementary, Paredes Middle School and Akins High School are already over 100% capacity. The 2011 statistics show Casey at 108%, Paredes at 104% and Akins at 134% with increases expected at all. Akins just graduated 503 students this year. I haven't heard of any plans by AISD to build any new schools anytime soon. Where will we put these additional kids with more dense development?

I don't think anyone in our area is against development – it's inevitable. However smart planning is critical. I know there is a big push for dense development but if the roads and schools can't accommodate dense development we need to stick to single family developments in areas that are already maxed out to handle current population. At least put a hold on any more dense development in our area until studies can be done to determine potential roads to offer neighborhoods alternative access to leave their neighborhoods, and how this dense development will allow the schools to accommodate the increase in student population. The neighborhood and I thank you for taking the time to hear our concerns.



Janice Pomeroy <koz9508@gmail.com>

Lyns letter

1 message

Sandra Greaney <sandragreaney1@yahoo.com>
Reply-To: Sandra Greaney <sandragreaney1@yahoo.com>
To: "jan@kidsoutdoorzone.com" <jan@kidsoutdoorzone.com>

Thu, Jun 27, 2013 at 12:52 PM

Sandra L. Greaney

512-698-4761 (cell)

512-280-6967

----- Forwarded Message -----

From: Dawn <dgrunwaldt@yahoo.com>
To: "sandragreaney1@yahoo.com" <sandragreaney1@yahoo.com>
Sent: Thursday, June 27, 2013 12:36 PM
Subject: Fwd: Chisholm Trail neighborhood - letter draft

Sent from my iPhone

Begin forwarded message:

From: <Lciavarini@austin.rr.com>
Date: June 26, 2013, 11:29:50 PM CDT
To: "Dawn" <dgrunwaldt@yahoo.com>
Subject: Re: Chisholm Trail neighborhood - letter draft

here is the last finished letter;
Good luck tomorrow.

Case Number: C14-2013-0047
Contact: Wendy Rhoades, 512-9747719
Public Hearing: June 18, 2013, Zoning and Platting Commission
June 27, 2013, City Council

To the members of the City Council,

South Chisholm Trail is a dead end street. As one of residents of this street I have a few concerns over the building of houses and/or multifamily structures in the adjacent property.

I am concerned over the amount of lighting i.e.; spotlights and street lights. We have enjoyed our country like setting in this regard and want to make sure any security beams or bright lights be aimed TOWARD the buildings themselves and not toward our neighborhood.

We have enjoyed walking on our street at all hours and do not want any extraneous traffic to ruin our privacy in that regard. There have been many times when these walks could be likened to family gatherings. We have been assured that the builders would put in a large security gate that will remain locked. We want an order that maintains that the gate remain locked unless an emergency arises, that will also be enforced to any future owners and/or in the by-laws of any 'Home Association.'

Chisholm Trail residents have enjoyed a view similar to country living right in Austin. This has become rare and we want the view of ANY structures, ie, fences, buildings, garages blocked by leaving a fair amount of trees on the property lines.

In the event that the existing trees are not tall enough to block the aforementioned structures, we want tall trees, mature enough to block these from our everyday sight, to be planted at the onset.

Most residential complexes do have large dumpsters for trash. If these are to be part of this area then we want them to be in an area where our street will not be effected by any smell from hot rotting trash.

Given the amount of houses and people that will be coming to the area, we would like additional patrols by the APD.

The builders have said that these new structures will be "SINGLE-FAMILY Condominium-type" homes, yet we have heard that they intend to call it this so that they can erect a "High Density" condition. We all would like the council to deny any changes to what they have set forth in there petition. South Austin does not need any more buildings on top of each other and/or any more apartment buildings. We beseech the council to make sure that the builders remain true to this.

The residents of South Chisholm Trail have enjoyed the quiet, close knit neighborhood for many years. The street remains and unknown gem in the midst of a busy area. We are asking the Council to help us maintain our countryesque quality of life. While we would like to stop this building, we are merely asking for the council to see to it, that we are allowed to preserve our serene settings and legally agree to our requests

During the building of the apartments on the west side of our street, our neighbors described the additional critters that came into their yards. We want the builders to make sure our properties are treated by their landscapers when the problem arises, at no cost to us.

Lastly, and most importantly in my letter to you is about the children of this street. While I do not have any children, those that are here are dear to me as my own kin are. Some have grown up on

this street and have been lucky enough to enjoy the benefits of rare traffic. My next door neighbor has a young autistic son. River is a sweet loving little boy who occasionally, even with the use of many precautions, left the house unattended. River cannot be safe in an increased traffic area. This fact in itself should move your hearts to agree to our concerns, after all, isn't that what it is all about, protecting our children?

Thank you for listening and may God give you the memories of a neighborhood such as this and help us to protect it.

With respect,
Lynn Ciavarini

Subject: S. Chisholm
From: Consuelo Soto (csoto9417@gmail.com)
To: sandragreaney1@yahoo.com;
Date: Wednesday, June 26, 2013 9:19 PM

Connie
Soto

Thanks for all the info. I am sending my letter protesting the use of our street. I would like for it to stay the same. I have been living here for forty years and enjoy the quiet street. And safety. All the traffic that making this street an exit would create would be terrible. Do not rezone 9503.

Connie Soto

Subject: Fwd: Chisholm Trail neighborhood contact list-for your records
From: Dawn (dgrunwaldt@yahoo.com)
To: sandragreaney1@yahoo.com;
Date: Thursday, June 27, 2013 12:36 PM

Sent from my iPhone

Begin forwarded message:

Dan Smith
Shelly Smith

From: Daniel Smith <dsmitty02@gmail.com>
Date: June 25, 2013, 7:11:22 AM CDT
To: Sandra Greaney <sandragreaney1@yahoo.com>, dgrunwaldt@yahoo.com
Subject: Re: Chisholm Trail neighborhood contact list-for your records

I (Daniel Smith) participated in an informal S Chisholm Tr neighborhood gathering 6/24/13 7pm to discuss the potential changes coming to our neighborhood. As a group we decided on the key issues that will affect us and what terms we believe are necessary and fair should these changes come about.

I agree that Dawn and Sandra speak in the best interests of our neighborhood regarding the issues including but not limited to: no access from S Chisholm Tr, details on lighting, details on easement and dumpster locations, a plan in place for the ramifications with wildlife during construction; we would also require something in writing should the zoning change from single family condos to any other type of zoning.

On Tue, Jun 25, 2013 at 12:42 AM, Sandra Greaney <sandragreaney1@yahoo.com> wrote:

Hi Folks- here is contact information for our street- still gathering info but this is what we have so far. If anything needs to be corrected, added, deleted, please let me know. Also- please keep this list confidential- not to be shared with any others :) Thanks! Sandra Greaney

Chisholm Trail neighborhood contact list

Rick & Tina Burr
1201 W. Slaughter Lane
Rick cell 512-773-4953
Rick office 512-282-0444

Jeffrey Kenny
9401 S. Chisholm Trail

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.austintexas.gov

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: C14-2013-0047

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 18, 2013, Zoning and Platting Commission

June 27, 2013, City Council

Elizabeth Pilgrim & Tina Phifer

Your Name (please print)

9301 Chisholm Ln

☐ I am in favor
☒ I object

Your address(es) affected by this application

Jana Chisholm

Signature

Date

Daytime Telephone: 512-791-4522

Comments: See attached

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: Ron Thrower <ront@throwerdesign.com>
Sent: Friday, July 26, 2013 11:17 AM
To: Rhoades, Wendy
Subject: Slaughter

Importance: High

Wendy,

Got some news – we have been working with the Chisholm neighbors and there are some items that we need to get into the ordinance please:

- 1) Our request is modified to "SF-6" and please accept this email in regards to this change.
- 2) The "no vehicular access" clause in the current ordinance needs to be expanded to specifically detail / add "no construction access".
- 3) Existing vegetation along Chisholm Trail to be retained except to the extent necessary for fence construction, pedestrian / bicycle access and emergency service access.

I believe this covers everything for a CO. Please let me know that the ordinance can be corrected to address these minor items.

Hope you had a great vacation!!!!

Ron Thrower

Thrower Design

P.O. Box 41956
Austin, Texas 78704
512/476-4456