ZONING CHANGE REVIEW SHEET

CASES: C14-2015-0105 & C14-2015-0106 – 1213 and 1217 W. Slaughter Ln

Z.A.P. DATE: September 1, 2015

ADDRESS: 1213 and 1217 West Slaughter Lane

DISTRICT AREA: 5

OWNER: CWS Iron Rock, L.P. (Mary Ellen Barlow)

AGENT: North Forest Office Space - South Austin LLC (Jon Denton)

ZONING FROM: LR-CO

TO: LR-CO, to change the Conditional Overlay and allow for medical office uses that exceed 5,000 square feet

AREA (-0105): 1.215 acres **AREA (-0106):** 0.916 acres **TOTAL AREA:** 2.130 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant neighborhood commercial – conditional overlay (LR-CO) combining district zoning and remove medical offices that exceed 5,000 square feet from the prohibited use list, and add a CO that limits medical office use to 19,950 square feet (-0105) and 15,050 square feet (-0106).

ZONING & PLATTING COMMISSION RECOMMENDATION:

September 1, 2015: *APPROVED LR-CO DISTRICT ZONING TO REMOVE MEDICAL OFFICE USES FROM THE PROHIBITED USE LIST AND ADD A –CO LIMITING MEDICAL OFFICE USE SQUARE FOOTAGE, AS STAFF RECOMMENDED, BY CONSENT*

[B. EVANS; D. BREITHAUPT – 2ND] (9-0) J. GOODMAN – NOT YET ARRIVED; A. DENKLER – ABSENT

ISSUES:

The adjacent property owner, Iron Rock Ranch Apartment Owners, LLC, has submitted a postponement request to November 12, 2015. The property owner is opposed to the proposed zoning change and has submitted a petition which is in the process of being calculated. The postponement request and petition information is located at the back of the Staff report.

DEPARTMENT COMMENTS:

The subject two undeveloped lots are situated along West Slaughter Lane at its intersection with and east of David Moore Drive, and are zoned neighborhood commercial – conditional

overlay (LR-CO) district since March 2001. There are retail sales (convenience), administrative and professional offices, a beauty salon and a day care facility in converted single family residences across Slaughter Lane to the north (LO-MU-CO; LO-CO; LO), single family residences and an upholstery shop to the east (SF-2; LR-CO), a 300-unit apartment complex to the east that was also part of the above-referenced 2001 case (MF-1-CO), and a roofing company, commercial businesses, single family residences and manufactured homes that front David Moore Drive and Swanson's Ranch Road to the west (SF-2, GO-CO; SF-2). Due to the property locations on a major arterial roadway, a joint access easement serves the apartments in addition to the two subject rezoning lots. Please refer to Exhibits A (Zoning Map), A-1 (Aerial), B (2001 Rezoning Ordinance) and C (Recorded Plat).

For each of the two rezoning cases filed, the Applicant has requested one change to the Conditional Overlay which is to remove medical offices (exceeding 5,000 square feet) from the list of prohibited uses. The Applicant does not propose driveway access to David Moore Drive, a narrow neighborhood collector street, and will use the common driveway on Slaughter Lane built to serve these two lots plus the apartments.

Since 2001, the zoning character of Slaughter Lane has changed as a number of the original residential uses and some non-conforming uses have been approved for office and commercial zonings. The nearest office and commercially zoned properties on the south side of Slaughter Lane allow for medical offices greater than 5,000 square feet. As for the subject rezoning areas, a traffic impact analysis was completed for the 2001 case and accounting for the existing apartment development, there is a total of 35,000 square feet of medical office uses available to the two rezoning areas. Staff recommends removing medical offices that exceed 5,000 square feet from the prohibited use list, and assigning a proportional square footage for this use based on the size of each lot, based on the following: 1) the use is not prohibited on similarly situated properties on the south side of Slaughter Lane, 2) the use is compatible with the adjacent multi-family residential, office and commercial uses; 3) its location on an arterial roadway and vehicular access is not proposed to David Moore Drive, and 4) limiting the square footage for a medical office use will ensure the resulting development is within the parameters of the traffic impact analysis approved in 2001.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Sites	LR-CO	Undeveloped
North	W/LO-CO; LR-CO; LO-MU-CO; LO-CO; LO	Retail sales (convenience); Offices; Personal services; Child care facility
South	MF-1-CO	Apartments (300 units)
East	SF-2; LR-CO	Single family residences; Upholstery shop
West	SF-2; LO-CO; GO-CO;	Roofing company; Custom manufacturing; Single family residences

AREA STUDY: N/A **TIA:** Is not required

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
360 – Texas Oaks South Neighborhood Association
511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
742 – Austin Independent School District
1228 – Sierra Club, Austin Regional Group
1340 – Austin Heritage Tree Foundation
1363 – SEL Texas
1424 – Preservation Austin
1447 – Friends of the Emma Barrientos MACC
1528 – Bike Austin
1530 – Friends of Austin Neighborhoods

SCHOOLS:

Casey Elementary School Paredes Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-99-0063 – Shirell and Lois Hipp Zoning Change – 1303 W Slaughter Ln	SF-2 to LO	To Grant LO-CO, w/conditions	Apvd LO-CO with CO prohibiting access to Slaughter Lane (8-19-1999).
C14-00-2189 – Wattinger Acres – 1218 W Slaughter Ln	DR to W/LO	To Grant W/LO-CO w/conditions	Apvd W/LO-CO with CO for 2,000 trips (1-18-2001).
C14-00-2242 – Swanson's Crossing Retail – 1216-1400 W Slaughter Ln	DR to LR	To Grant LR-CO w/conditions	Apvd LR-CO with CO for 2,000 trips (02-15-2001).
C14-02-0046 – Wattinger Corner – NW corner of W Slaughter Ln and Texas Oaks Dr	DR to GR-CO	To Grant LR-CO	Apvd LR-CO with CO for 2,000 trips and list of prohibited uses (9-26-2002).
C14-05-0217 – 1204 W Slaughter Ln	SF-2 to LR-CO	To Grant LO	Apvd LO district zoning (4-20-2006).

C14-2007-0059 – Blunt #5 – 1206 W Slaughter Ln	SF-2 to LR-CO	To Grant LO-CO w/CO for 2,000 trips	Apvd LO-CO (7-26-2007).
C14-2008-0052 – TJG – 9609 Swansons Ranch Rd	SF-2 to CS	To Grant GO-CO with CO for personal services use and all NO uses and dev't regs, parking to be located offsite, 150 trips/day and conditions of NTA. Encourage Applicant to petition City for no parking signs on David Moore Road	Apvd NO-CO with Restrictive Covenant for the NTA, as Commission recommended (01-15-2009).
C14-2014-0164 – DSHZ .46 – 1208 W Slaughter Ln	SF-2 to GO-MU	To Grant LO-MU-CO w/CO for 2,000 trips and prohibit access to Slaughter Ln and conds of a NTA	Apvd LO-MU-CO w/Restrictive Covenant for the NTA, as Commission recommended (02-12-2015).

RELATED CASES:

The property is platted as Lots 2 (-0106) and 3 (-0105), Block A, Blackhawk Subdivision, recorded on March 19, 2001 (C8-00-2223.0A). Please refer to Exhibit C.

The two rezoning areas as well as the apartment in between were rezoned to LR-CO and MF-1-CO on January 25, 2001 (C14-00-2098 – Blackhawk Apartments). The Conditional Overlay is for the conditions of the TIA, limits the number of apartments to 13.24 dwelling units per acre (300 units), requires a 15-foot wide vegetative buffer for screening purposes along David Moore Road, and prohibits a number of uses on the LR-CO zoned tracts, including medical offices which exceed 5,000 square feet. Please refer to Exhibit B.

The property was annexed into the Full purpose City limits on November 15, 1984 (C7a-83-017 A – Ordinance No. 841115-L).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
West Slaughter Lane	110 feet	93 feet	Major Arterial	Yes	Yes	Yes
David Moore	75 feet	25 feet	Neighborhood	Yes	No	Yes

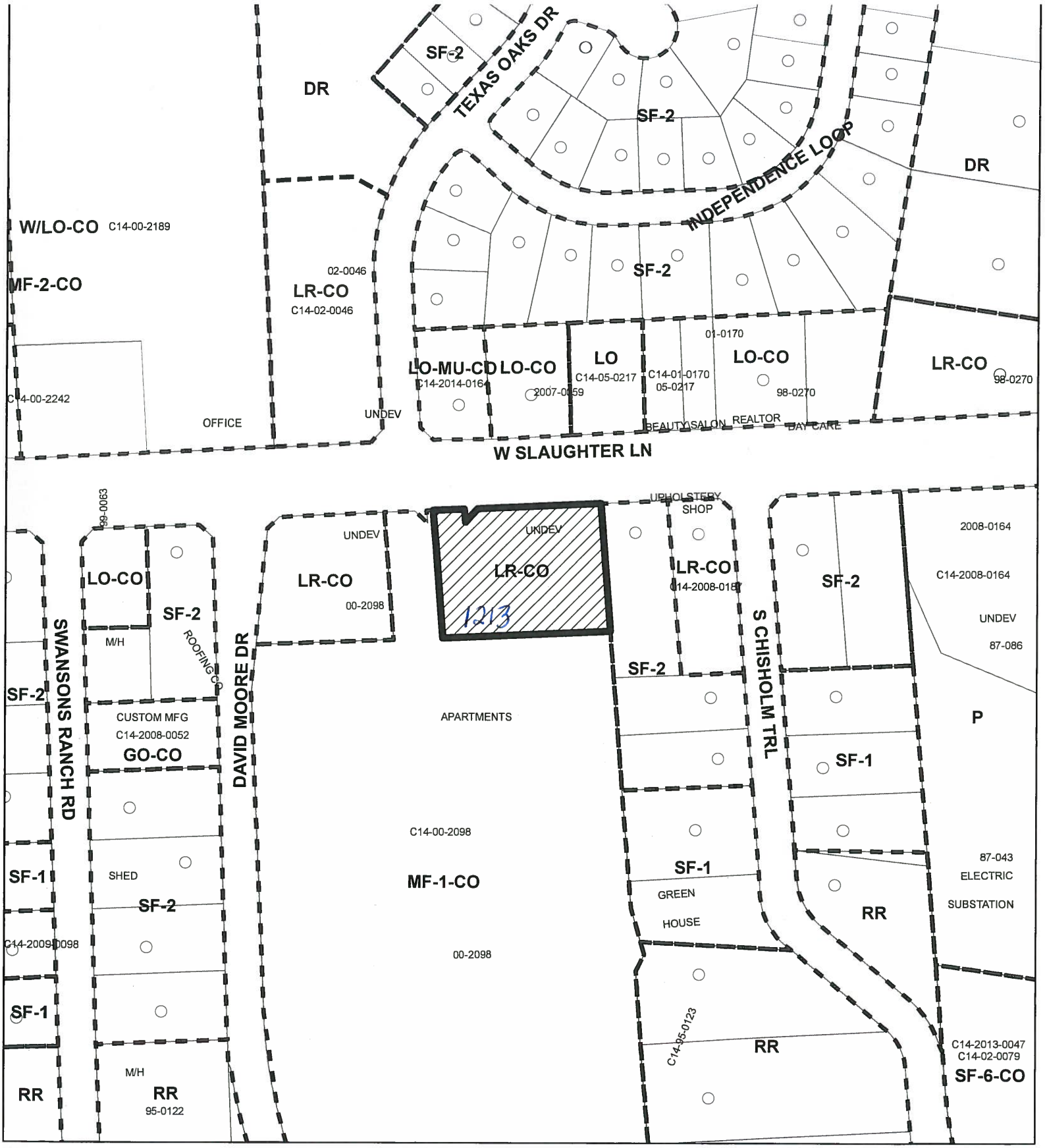
Drive			Collector			
Texas Oaks Drive (Private)	n/a	n/a	Private Drive	n/a	n/a	n/a

CITY COUNCIL DATE: October 8, 2015 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 512-974-7719
e-mail: wendy.rhoades@austintexas.gov



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

ZONING

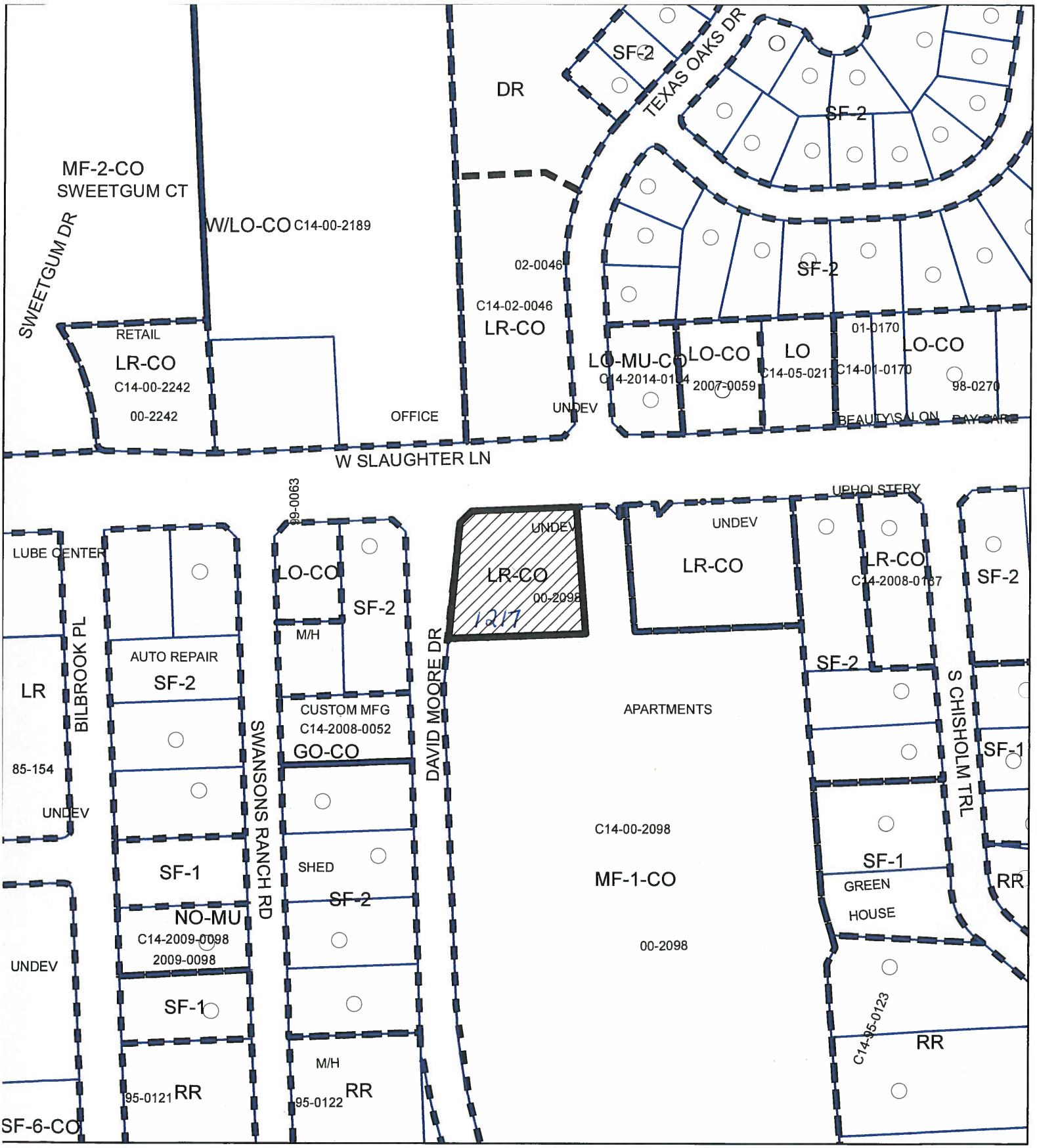
CASE#: C14-2015-0105

EXHIBIT A

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.

CITY OF AUSTIN FOUNDED 1839



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

ZONING

Zoning Case: C14-2015-0106

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.

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CITY OF AUSTIN
FOUNDED 1839

DR
SF-2
DR
W/LO-CO
00-2189
SWEETGUM CT
INDEPENDENCE LOOP
02-0046
MF-2-CO
LR-CO
SF-2
RETAIL
LR-CO
LO-CO
LO
01-0170
LO-CO
LR-CO
2008-0059
05-0217
98-02
00-2242
OFFICE
UNDEV
BEAUTY SALON
DAY CARE
W SLAUGHTER LN
UPHOLSTERY
LUBE CENTER
UNDEV
UNDEV
2008-016
LR-CO
LR-CO
LR-CO
SF-2
00-2098
LO-CO
AUTO REPAIR
M/H
ROOFING CO
SF-2
CUSTOM MFG CONTRACTOR
APARTMENTS
LR
SF-2
SF-1
P
85-154
UNDEV
GENOA DR
JUNK CARS
SHED
SF-1
SF-1
GREEN HOUSE
RR
NO-MU
SF-2
00-2098
UNDEV
2009-0098
SF-1
SWANSONS RANCH RD
DAVID MOORE DR
BILBROOK PL
SF-6-C
M/H
95-0121
95-0122
PLUMBING CO
MF-1-CO
RR
00-2027
RR
RR
TRANSMISSION REPAIR
SP-00-0216C
CHURCH
UNDEV
SF-6-CO
I-RR
I-RR
FOX GROUND

ORDINANCE NO. 010125-61

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING, REZONING, AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

24.8 ACRES OF LAND, MORE OR LESS, CONSISTING OF THREE TRACTS OF LAND OUT OF THE S. F. SLAUGHTER LEAGUE NO. 1, FROM SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT AND INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY (MF-1-CO) COMBINING DISTRICT FOR TRACT ONE, AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT FOR TRACTS TWO AND THREE, LOCALLY KNOWN AS 1200 WEST SLAUGHTER LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

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 respective base districts on the property described in File C14-00-2098, as follows:

Tract One: From single family residence large lot (SF-1) district and interim rural residence (I-RR) district to multifamily residence limited density-conditional overlay (MF-1-CO) combining district.

22.67 acre tract of land out of the S. F. Slaughter League No. 1 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: From single family residence large lot (SF-1) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

0.916 acre tract of land out of the S. F. Slaughter League No. 1 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, and

Tract Three: From single family residence large lot (SF-1) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

EXHIBIT B
2001 REZONING ORDINANCE

1.214 acre tract of land out of the S. F. Slaughter League No. 1 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, (the "Property")

locally known as 1200 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

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

1. 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, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated November, 2000, or as amended and approved by the Director of the Development Review and Inspection Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Development Review and Inspection Department, dated November 28, 2000. The TIA shall be kept on file at the Development Review and Inspection Department.

2. Development on Tract One may not exceed 13.24 residential units per acre.

3. On Tract One and Tract Two, a 15-foot wide vegetative buffer shall be provided and maintained for screening purposes along the west property line adjacent to David Moore Road.

4. The following uses of the property are prohibited on Tract Two and Tract Three:

Service station	Hospital services (limited)
Bed and breakfast (Groups 1&2)	Off-site accessory parking
Medical office (exceeding 5,000 sf)	Restaurant (drive-in, fast food)
Pet services	Recreational equipment, maintenance & storage
Congregate living	
Counseling services	Residential treatment
Community recreation (private)	Community recreation (public)
Adult oriented businesses	Liquor sales

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on February 5, 2001.

PASSED AND APPROVED

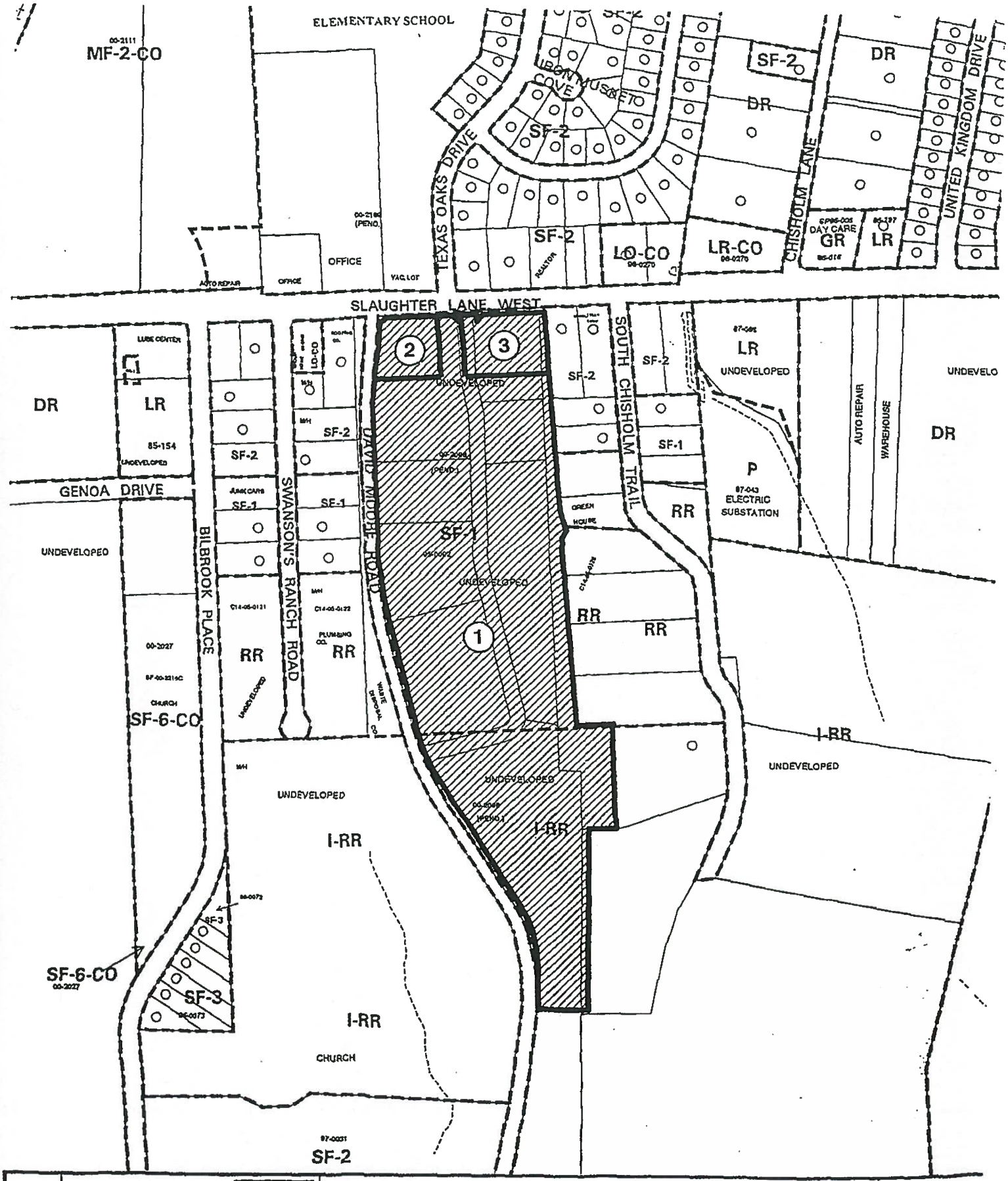
January 25, 2001

§
§
§

Kirk Watson
Mayor

APPROVED: Andrew Martin
Andrew Martin
City Attorney

ATTEST: Shirley A. Brown
Shirley A. Brown
City Clerk

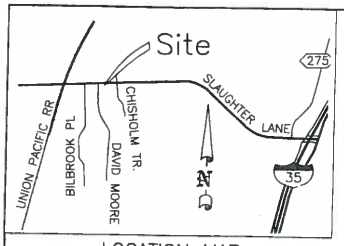


SUBJECT TRACT	ZONING EXHIBIT D		CITY GRID REFERENCE NUMBER
PENDING CASE	CASE #: C14-00-2098		E14
ZONING BOUNDARY	ADDRESS: 1200 SLAUGHTER LANE	DATE: 00-11	
CASE MGR: M.ROGERSON	SUBJECT AREA (acres): 24.800	INTLS: BAR	

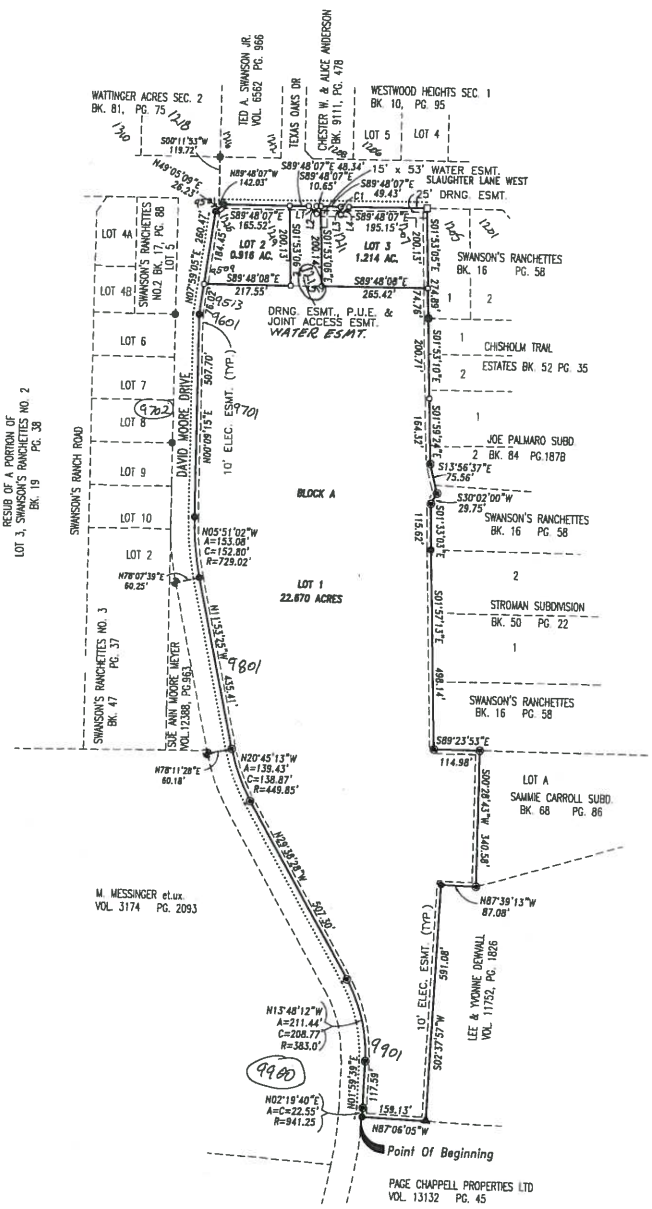
PHOTOGRAPHIC MYLAR

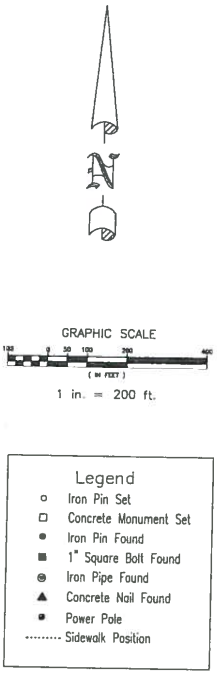
03-19-2001 DOC # 200100084

BLACKHAWK SUBDIVISION



LOCATION MAP





LINE	DIRECTION	DISTANCE
L1	S46°01'02"E	27.53'
L2	N02°13'57"W	19.07'
L3	S02°13'57"E	19.73'
L4	N43°58'58"E	28.88'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	1.14'	0.57'	1.14'	S00°55'50"E	02°36'14"

FILLING DATE: OCTOBER 17, 2000
C.O.A. CASE NO.: C8-00-2223.0A

Lockwood, Andrews & Newnam, Inc.
A SUBSIDIARY OF LEO A DALY
3420 Executive Ctr. Dr., Suite 151 Austin, Texas 78731

ACREAGE: 24.799 AC.
SURVEY: S.F. SLAUGHTER LEAGUE SURVEY NO.1
NUMBER OF LOTS: 3
NUMBER OF BLOCKS: 1
F.E.M.A. MAP NO: 48453C-0260E
TRAVIS COUNTY, TEXAS DATED: 6/16/1993
DATE: FEBRUARY 1, 2001
PROJECT NUMBER: 2075.20.001.100

Sheet Number
1
SHT 1 OF 2

EXHIBIT C
RECORDED PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant neighborhood commercial – conditional overlay (LR-CO) combining district zoning and remove medical offices that exceed 5,000 square feet from the prohibited use list, and add a CO that limits medical office use to 19,950 square feet (-0105) and 15,050 square feet (-0106).

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The neighborhood commercial (LR) district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states: "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment."
The property has frontage on West Slaughter Lane, a major arterial.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*
3. *Zoning should allow for reasonable use of the property.*

Since 2001, the zoning character of Slaughter Lane has changed as a number of the original residential uses and some non-conforming uses have been approved for office and commercial zonings. The nearest office and commercially zoned properties on the south side of Slaughter Lane allow for medical offices greater than 5,000 square feet. As for the subject rezoning areas, a traffic impact analysis was completed for the 2001 case and accounting for the existing apartment development, there is a total of 35,000 square feet of medical office uses available to the two rezoning areas. Staff recommends removing medical offices that exceed 5,000 square feet from the prohibited use list, and assigning a proportional square footage for this use based on the size of each lot, based on the following: 1) the use is not prohibited on similarly situated properties on the south side of Slaughter Lane, 2) the use is compatible with the adjacent multi-family residential, office and commercial uses; 3) its location on an arterial roadway and vehicular access is not proposed to David Moore Drive, and 4) limiting the square footage for a medical office use will ensure the resulting development is within the parameters of the traffic impact analysis approved in 2001.

EXISTING CONDITIONS

Site Characteristics

The site is flat with few trees and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *LR-CO* zoning district would be 80%, which is a consistent figure between the zoning and watershed regulations.

Comprehensive Planning

The zoning cases are located on the southeast corner West Slaughter Lane and David Moore Drive. The undeveloped subject properties total 2.13 acres in size and are not located within the boundaries of a neighborhood planning area. Surrounding land uses includes undeveloped land and a small office building to the north, an apartment complex to the south, a single family house to the west, and undeveloped land to the east. The proposed use is to amend the conditional overlay on this site and the adjoining vacant property to the east to allow for the construction of a medical office building on each lot, and for this lot, the building would be 7,800 sq. ft. in size. The current conditional overlay on both lots limits the building size to 5,000 sq. ft. or less.

Imagine Austin

The property is located just outside the boundaries of a '**Neighborhood Center**' to the less than 500 ft. to the west and is also situated along an '**Activity Corridor**', as identified on the Imagine Austin's Growth Concept Map. Activity corridors are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. A Neighborhood Center, the smallest center in the Imagine Austin Comprehensive Plan, has a more local focus, and is intended for doctors and dentist offices, retail shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses to generally serve the center and surrounding neighborhoods. The following IACP policies are also relevant to this case:

- **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 P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P4.** Protect neighborhood character by **directing growth to areas of change that includes designated redevelopment areas, corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Conclusion
Based on this property being located: (1) along an 'Activity Corridor', as identified on the Imagine Austin Growth Concept Map, which supports commercial uses, including office uses; and (2) the Imagine Austin policies referenced above that supports the a variety of land uses along designated corridors, including offices, staff believes that the proposed land use 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 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. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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 location.

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

Transportation

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

If the requested zoning is granted, it is recommended that joint access be provided for the 3 lots along Slaughter Lane because there is insufficient frontage for multiple driveways.

A Neighborhood Traffic Analysis will not be required if the applicant agrees to prohibit vehicular access to David Moore Drive.

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 land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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. Compatibility is triggered by property across David Moore and by property across Slaughter Lane.

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/planning.

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: C14-2015-0105
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: September 1, 2015, Zoning and Platting Commission
October 8, 2015, City Council

Thomas Hunter
Your Name (please print)

☑ **I am in favor**
☐ **I object**

9502 Chisholm Trail Austin, TX 78748
Your address(es) affected by this application

Thomas Hunter — 8-24-2015
Signature — *Date*

Daytime Telephone: (512) 442 · 7637

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0105
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: September 1, 2015, Zoning and Platting Commission
October 8, 2015, City Council

Wesley Parks
Your Name (please print)

☒ **I am in favor**
☐ **I object**

1219 W. Slaughter lane, Austin TX 78748
Your address(es) affected by this application

Signature

08/25/2015
Date

Daytime Telephone: 512-682-6901

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2015-0106
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: Zoning & Platting Commission, September 1, 2015
City Council, October 8, 2015

Wesley Parks
Your Name (please print)

☒ **I am in favor**
☐ **I object**

1207 W. Slaughter lane, Austin TX 78748
Your address(es) affected by this application

Signature — *Date* 08/25/2015

Daytime Telephone: 512-682-6901

Comments:

If you use this form to comment, it may be returned to:
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Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2015-0106
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: Zoning & Platting Commission, September 1, 2015
City Council, October 8, 2015

John W. Blunt Jr.
Your Name (please print)

☒ **I am in favor**
☐ **I object**

1206 W. Slaughter Lane
Your address(es) affected by this application

John W. Blunt
Signature

8/31/15
Date

Daytime Telephone: 512-292-3377

Comments: I strongly approve this zoning change. Medical office is perfect use for these two tracts

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2015-0105
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: September 1, 2015, Zoning and Platting Commission
October 8, 2015, City Council

John W. Bl[illegible]
Your Name (please print)

☐ **I am in favor**
☐ **I object**

1206 W. Slaughter Lane
Your address(es) affected by this application

John W. Bl[illegible] 8/31/15
Signature *Date*

Daytime Telephone: 512-292-3377

Comments: I strongly approve this zoning change. Medical office is ideal use for these two tracts

If you use this form to comment, it may be returned to:
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Case Number: C14-2015-0106
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: Zoning & Platting Commission, September 1, 2015
City Council, October 8, 2015

Matt Fosdick
Your Name (please print)

☐ **I am in favor**
☒ **I object**

9607 Swann Road
Your address(es) affected by this application

Matt Fosdick — 8-22-2015
Signature — *Date*

Daytime Telephone: 512-803-1224

Comments: Bad Idea, The school children already have a dangerous path to take crossing the intersection. This would make it 100 times worse. And the children & Pedestrian Bike riders and others would be at risk

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2015-0105
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: September 1, 2015, Zoning and Platting Commission
October 8, 2015, City Council

Matt Fosdick
Your Name (please print)

☐ I am in favor
☒ I object

9609 David Moore Rd
Your address(es) affected by this application

Matt Fosdick — 8-22-2015
Signature — *Date*

Daytime Telephone: 512-803-1224

Comments: Bad Idea, the school children allready have a dangerous path to take crossing the interstate this would make it 100 times worse and the children and pedestrian bike rider, and runners would be in risk.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroup.com

DRENNER GROUP

September 29, 2015

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Electronic Mail

Re: Zoning cases C14-2015-0105 and C14-2015-0106 located at 1213 and 1217 W. Slaughter Lane

Dear Mr. Guernsey:

Our client, Iron Rock Ranch Apartment Owners, LLC ("Iron Rock"), is the owner of the property located at 1215 W. Slaughter Lane (the "Iron Rock Property"). As representatives of Iron Rock, we respectfully request a postponement of the October 8, 2015 City Council public hearing on zoning case numbers C14-2015-0105 and C14-2015-0106 to the November 12, 2015 City Council meeting. This is the first request for postponement.

Iron Rock has learned of the proposed zoning changes on land adjacent to the Iron Rock Property and has concerns regarding the increased traffic and parking required for the expanded medical office use. In conjunction with this postponement request Iron Rock is submitting a petition to the rezoning for both zoning cases.

Please let me know if you have any questions. Thank you for your time and attention to this matter.

Very truly yours,

Amanda Swor

Amanda W. Swor

cc: Jerry Rusthoven, Planning and Zoning Department (*via electronic mail*)
Wendy Rhoades, Planning and Zoning Department (*via electronic mail*)
Farrell Ender, Iron Rock Ranch, *(via electronic mail)*
Steve Drenner, Firm

PETITION

Date: September 28, 2015
File Number: C14-2015-0105

Address of Rezoning
Request: 1213 W. Slaughter Lane

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 LR-CO or change any restriction of the conditional overlay. As adjacent property owners the modification of the conditional overlay to allow medical office in excess of 5,000 square feet will adversely affect our property with the increased traffic and abundance of parking required for such use. We respectfully request that you maintain medical office exceeding 5,000 square feet as a conditional use.

Signature	Printed Name	Address
	Iron Rock Ranch Apartment Owners, LLC	1215 W. Slaughter Lane TCAD Parcel: 532875

IRON ROCK RANCH APARTMENTS OWNER, LLC

By: Independence Realty Operating Partnership, LP, its sole member

By: Independence Realty Trust, Inc., its general partner

By: Independence Realty Advisors, LLC, its authorizes agent

By: _____
Name: Farrell Ender
Title: President

Date: 9/28/2015

Contact Name: Amanda Swor
Phone Number: 512-807-2904

PETITION

Date: September 28, 2015
File Number: C14-2015-0106

Address of Rezoning
Request: 1217 W. Slaughter Lane

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 LR-CO or change any restriction of the conditional overlay. As adjacent property owners the modification of the conditional overlay to allow medical office in excess of 5,000 square feet will adversely affect our property with the increased traffic and abundance of parking required for such use. We respectfully request that you maintain medical office exceeding 5,000 square feet as a conditional use.

Signature	Printed Name	Address
	Iron Rock Ranch Apartment Owners, LLC	1215 W. Slaughter Lane TCAD Parcel: 532875

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By: _____
Name: Farrell Ender
Title: President

Date: 9/28/2015

Contact Name: Amanda Swor
Phone Number: 512-807-2904