



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 09/02/2004
PAGE: 1 of 1

SUBJECT: C14-04-0103 - Parkside at Slaughter Creek. Lot 127, Block C - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 1825 National Park Boulevard (Slaughter Creek Watershed) from interim-rural residence (I-RR) district zoning to community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning with conditions. Applicant: Lumbermen's Investment Corp. (Robert M. Mann). Agent: Vaughn & Associates (Rick Vaughn). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0103

Z.P.C. DATE: August 3, 2004

ADDRESS: 1825 National Park Boulevard

OWNER AND APPLICANT: Lumbermen's
Investment Corp.
(Robert M. Mann)

AGENT: Vaughn & Associates, Inc.
(Rick Vaughn)

ZONING FROM: I-RR

TO: GR

AREA: 2.215 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay: 1) prohibits the following uses: automotive rentals; automotive repair services; automotive sales; automotive washing (of any type); commercial off-street parking; drop-off recycling collection facility; exterminating services; hotel-motel; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; service stations; congregate living; and residential treatment, and 2) limits development of the property to less than 2,000 motor vehicle trips per day.

The Restrictive Covenant includes all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated July 26, 2004, as provided in Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

August 3, 2004: *APPROVED STAFF'S RECOMMENDATION OF GR-CO ZONING; INCLUDE THE RECOMMENDATIONS OF THE N.T.A; PROHIBIT FINANCIAL SERVICES.*

[M.W. J.M 2ND] (S-O) J.P – ABSENT

ISSUES:

The applicant has met with representatives of the Parkside at Slaughter Creek Owners Association and a letter of support provided at the back of the staff report contains a list of prohibited uses. The list of prohibited uses has been incorporated into the Summary Staff Recommendation.

DEPARTMENT COMMENTS:

The subject zoning area is one undeveloped, platted lot that was assigned interim-rural residence (I-RR) district upon its annexation into the City on December 31, 2003. The lot has frontage on both the IH-35 northbound frontage road and National Park Boulevard, a collector street that provides the main access to the Parkside at Slaughter Creek subdivision. Both this lot, as well as a 5.18 acre rectangular lot on the north (opposite) side of National Park, are identified as "Commercial" on the plat. The remainder of Sections 1 and 2 consists of small lot single family residences to the north and east (zoned I-SF-4A). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The applicant proposes to zone the lot to the community commercial (GR) district for retail development. The site would primarily serve the residents of Parkside at Slaughter Creek and nearby Crossing at Onion Creek subdivisions. Staff supports GR-CO zoning in the context of its 1) location

at the intersection of a highway and the main entrance to the Parkside subdivision, thereby creating a transition in land uses stepping back from IH-35, and providing the opportunity for commercial goods and services to occur in proximity to residential development, and 2) consistency with the general land use category provided on the plat.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-RR; I-SF-4A	Undeveloped; Small-lot single family residences
<i>South</i>	I-RR; RR; MF-2-CO	Commercial; Floodplain; Apartments
<i>East</i>	I-RR	Undeveloped; Small-lot single family residences
<i>West</i>	N/A	IH – 35 frontage road and main lanes

AREA STUDY: N / A

TIA: A Neighborhood Traffic Analysis is required – Please refer to Attachment A

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association 300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 627 – Onion Creek Homeowners Association
 948 – South by Southeast Neighborhood Organization

SCHOOLS:

Graham Elementary School

Dobie Middle School

Reagan High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0104 (Parkside at Slaughter Lot 19, Block A)	I-RR to GR	Pending completion of the TIA	Pending
C14-04-0094 (Janssen Tract)	CS-CO to CS	Pending completion of the TIAs	Pending
C14-04-0075 (Southpark Meadows)	LO-CO; CS-1-CO to GR	Pending completion of the TIA	Pending
C14-99-0129 (RCT) (Southpark Meadows)	Terminate the Restrictive Covenant pertaining to a rollback to LO zoning	Pending completion of the TIA associated with C14-04-0075	Pending

C14-04-0059 (Harrell / Gatton)	I-RR to CS	Pending	Pending
C14-02-0120.SH	I-RR to SF-4A and GR	To Grant SF-4A for Tracts 1 and 3; GR for Tract 2, with conditions of the TIA	Approved SF-4A and GR with a Restrictive Covenant for the TIA (11-20-03)
C14-00-2181	I-RR to RR; MF-3	To Grant RR; MF-2-CO with conditions of the TIA	Approved RR; MF-2-CO with CO for a 25' building setback along east and southeast property lines adjacent to residential properties and the conditions of the TIA (2-8-01)

RELATED CASES:

The zoning area is platted as Lot 127, Block C of the Parkside at Slaughter Creek Section 1 plat, recorded on April 11, 2003 (C8J-02-0198.0A). Subsequently, on December 31, 2003, the zoning area was annexed into the City limits. There are no related site plan cases on the subject property.

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION
South IH-35	320 feet	Varies	Major Arterial
National Park Boulevard	90 feet	2 @ 27 feet	Collector

- Capital Metro bus service is not available within 1/4 mile of this property.

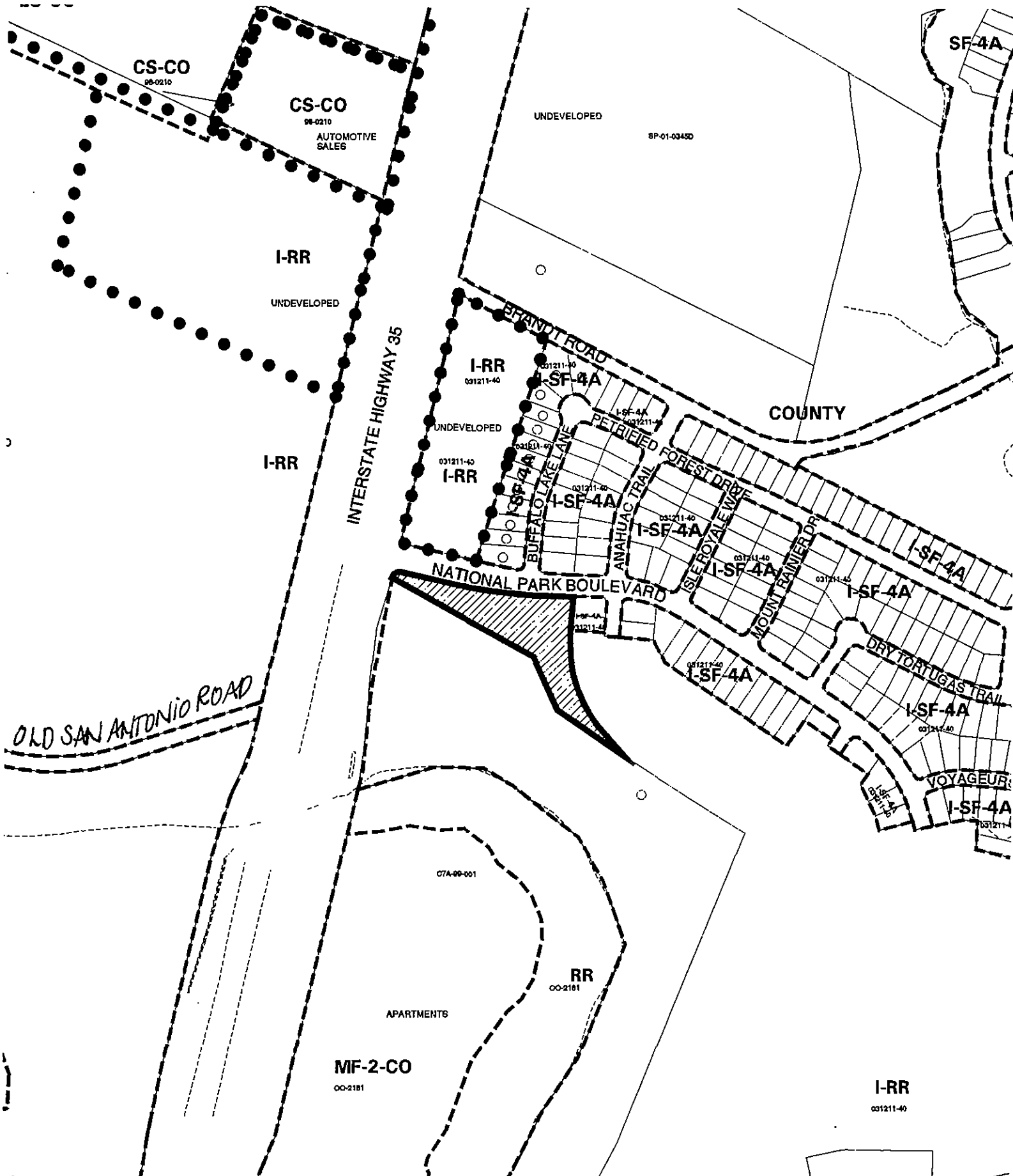
CITY COUNCIL DATE: September 2, 2004 **ACTION:**





ORDINANCE READINGS: 1st 2nd 3rd

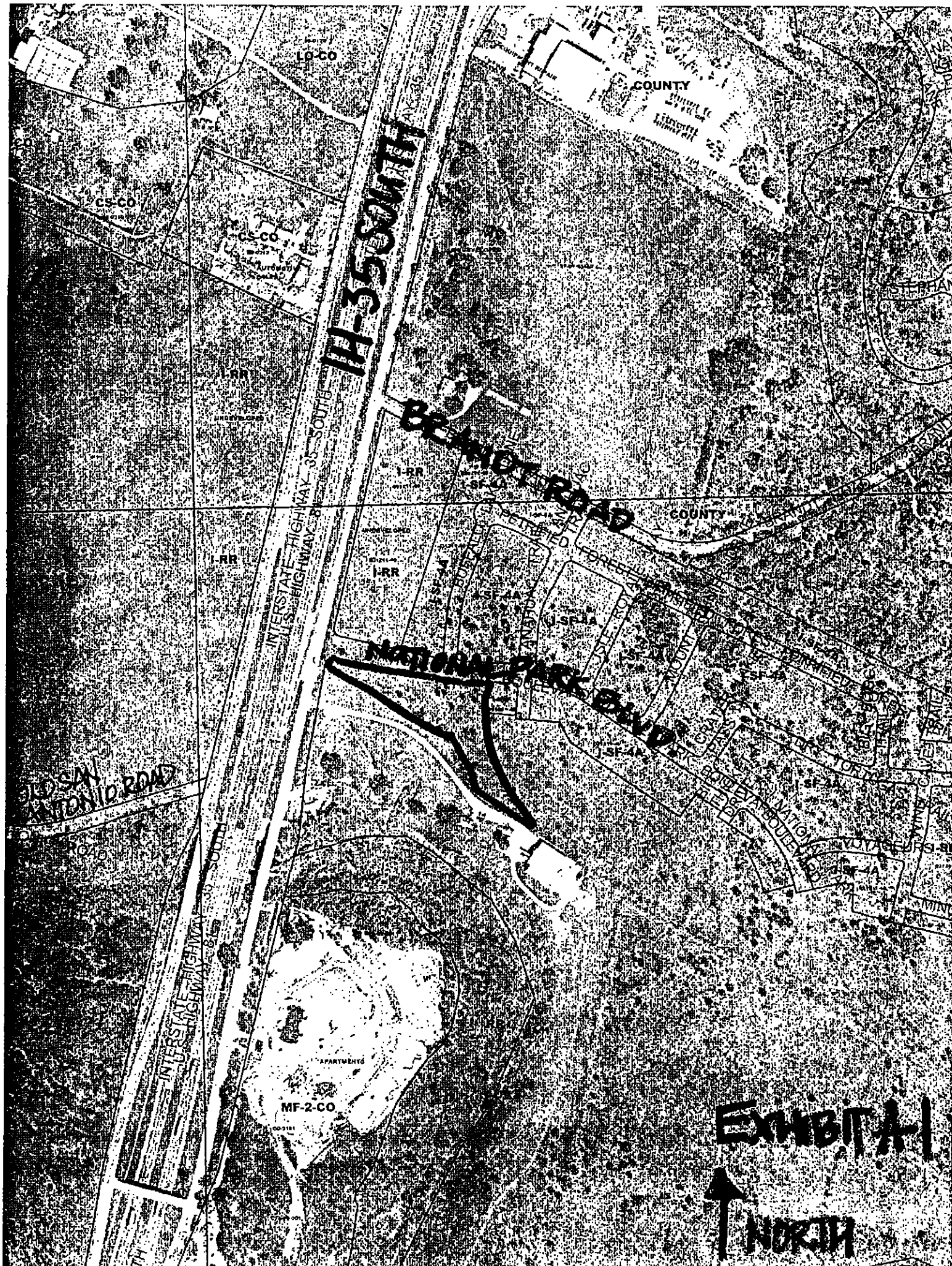
ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719

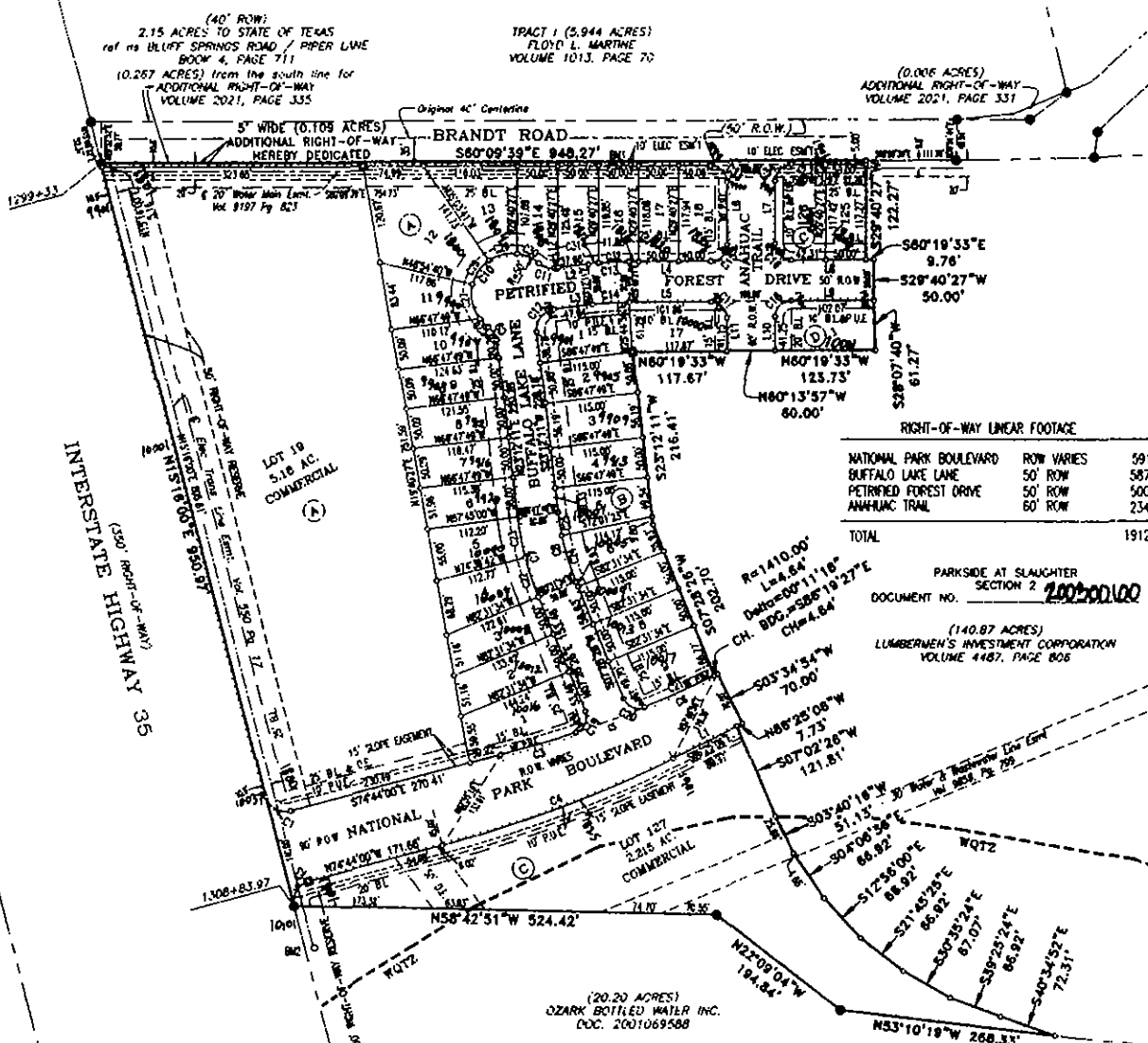


 1" = 400'	SUBJECT TRACT	  	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER F12
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0103 ADDRESS: 1825 NATIONAL PARK BLVD SUBJECT AREA (acres): 2.215	DATE: 04-07 INTLS: TRC	
	CASE MGR: W.WALSH				



200300099

PARKSIDE AT SLAUGHTER CREEK SECTION 1



RIGHT-OF-WAY LINEAR FOOTAGE

NATIONAL PARK BOULEVARD	ROW VARIES	591
BUFFALO LAKE LANE	50' ROW	587
PETRIFIED FOREST DRIVE	50' ROW	500
ANAHUAC TRAIL	60' ROW	234
TOTAL		1912

PARKSIDE AT SLAUGHTER
SECTION 2
DOCUMENT NO. **200300100**

(140.87 ACRES)
LUMBERMEN'S INVESTMENT CORPORATION
VOLUME 4487, PAGE 808

BENCHMARKS:

BASED ON FEMA MAP ELEVATION REFERENCE
MARKS AND UNION CREEK SUBDIVISIONS.

BM1: ELEVATION 620.13
SPRING SET BY TOWN 24\"/>

BM2: ELEVATION 603.04
RAILROAD SPIKE SET IN A POWER POLE 50\"/>

LEGEND

- IRON PIPE FOUND
- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- WATER LINE EASEMENT
- WASTEWATER EASEMENT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT

- 1 LOT NUMBER
- (A) BLOCK NUMBER

APPROX. SIDEWALK LOCATION

BUILDING SETBACK LINE

EASEMENT LINE

WATER QUALITY TRANSITION ZONE (WQTZ)

SCALE: 1" = 100'

DATE: APRIL 7, 2003

OWNER: LUMBERMEN'S INVESTMENT CORP.

1300 SOUTH MOPAC BLVD.

AUSTIN, TEXAS 78746

PHONE: (512) 434-5786 FAX (512) 434-5780

ENGINEER AND SURVEYOR:

CARLSON, BRIGANCE & DOERING, INC.

3401 SLAUGHTER LANE WEST

AUSTIN, TEXAS 78748

PHONE: (512) 280-5160 FAX (512) 280-5165

TOTAL ACREAGE: 14.993 ACRES

SURVEY: THE SANTIAGO DEL VALLE GRANT

NO. OF SINGLE FAMILY LOTS: 31

NO. OF COMMERCIAL LOT: 2

TOTAL NO. OF LOTS: 33

TOTAL NO. OF BLOCKS: 5

EXHIBIT B
RECORDED PLAT SHEET 1 OF 4

C&B&D Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
62 PROJ 2416 SECTION 1 PLAT.DWG

C85-02-0198.1A

LOCATION MAP

11783

2003000099

PARKSIDE AT SLAUGHTER CREEK

SECTION 1

GENERAL NOTES:

1. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, TEXAS. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY IS ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER 2002093909 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
2. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER 25 AS RECORDED IN DOCUMENT NO. 2002093909 (OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS).
3. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH SECTION 25-4-232 OF THE LAND DEVELOPMENT CODE.
4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.
5. THIS SUBDIVISION IS LOCATED IN THE SLAUGHTER CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25, ARTICLE V AND CHAPTER 25-8, OF THE LAND DEVELOPMENT CODE. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF CHAPTER 25-8-384, LAND DEVELOPMENT CODE.
6. THIS PROJECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.
7. OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
8. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON AN LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN AND TRAVIS COUNTY.
9. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
10. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
11. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT, INCLUDING ROADWAYS, WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA, IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE, CHAPTER 25-8-211.
12. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 25-8, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CHAPTER 25-8-181, LAND DEVELOPMENT CODE.
16. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
17. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
18. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR A WATER QUALITY EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
19. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER COLLECTION SYSTEM.
20. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER AND FIRE DEPARTMENT FOR REVIEW.
21. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 25-10-1.
22. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
23. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED, TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
24. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE AUSTIN ENERGY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
25. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET OR 80% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 80% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE EDGE OF THE PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
26. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF A SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
27. ACCESS IS PROHIBITED TO:
LOTS 12-18, BLOCK A, LOTS 125 & 126, BLOCK C, FROM BRANDT ROAD
LOT 1, BLOCK A AND LOT 9, BLOCK D, FROM NATIONAL PARK BOULEVARD
LOT 18, BLOCK A AND LOT 128, BLOCK C FROM ANNALINE TRAIL AND
LOT 1, BLOCK D FROM PETRIFFED FOREST DRIVE
LOT 18, BLOCK A AND LOT 127, BLOCK C FROM INTERSTATE HIGHWAY 35
28. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS, NATIONAL PARK BOULEVARD, BUFFALO LAKE LANE, PLATIFIED FOREST DRIVE, ANNALINE TRAIL AND THE SUBDIVISION SIDE OF BRANDT ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. SIDEWALKS ALONG THE 4-35 FRONTAGE ROAD ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE.
29. ALL 15" DRAINAGE EASEMENTS SHALL BE ENCLOSED CONDUIT.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED.

FLOOD PLAN NOTES: THE 100 YEAR FLOOD PLAN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453 C 0215 G, FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 19, 2000.

ENGINEERING BY:

CHARLES R. BRIGANCE, JR., P.E. NO. 64346 DATE 4-7-03
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748

STATE OF TEXAS:
COUNTY OF TRAVIS:

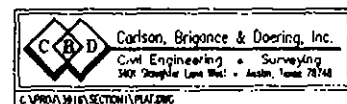
I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, OF 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

THOMAS J. DODD, R.L.S. NO. 1882 DATE 4-7-03
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748



SHEET 4 OF 4



11783



MEMORANDUM

TO: Wendy Walsh, Case Manager
CC: Rick Vaughn, Vaughn & Associates
FROM: Emily M. Barron
DATE: July 26, 2004
SUBJECT: Neighborhood Traffic Analysis for National Park Boulevard
Zoning Case: Parkside at Slaughter Creek, Lot 127, Block C C14-04-0103

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The 2.215-acre tract proposes a community commercial development. This site is located in southeast Austin near the southeast corner of National Park Boulevard and IH-35. The project, which is currently zoned Interim Rural Residence (I-RR), is requesting a change to Community Commercial (GR). The tract will have vehicular access to National Park Boulevard. Surrounding the tract to the north is National Park Boulevard, IH-35 and developed property borders the site to the west and southwest, to the east and southeast is single family and open space.

Roadways

National Park Boulevard, within the vicinity of the project, is classified as a divided collector with 90' of right-of-way and 40' of pavement carrying approximately 1,022 vehicles per day (vpd) at its intersection with IH-35. The trip generation is based on the projected build out of the Parkside at Slaughter Creek Phase I Final Plat. This area is currently being developed with single family homes and for the purpose of this neighborhood traffic analysis all homes were assumed to be built that have been final platted within the Parkside at Slaughter Creek subdivision. In addition it was assumed that approximately 70 percent of the vehicles would take access National Park Boulevard while the other 30 percent of the vehicles would access Anahuac, another collector within the Parkside at Slaughter Creek subdivision.

Trip Generation and Traffic Analysis

The exact uses have not yet been determined therefore the most intense use is assumed with a maximum trip generation of 2,000 unadjusted vehicles per day (vpd) based on the ITE's publication Trip Generation.

Trip Generation		
LAND USE	Size	VPD
Retail	14,850sf	2,000

Attachment A

A 34% pass-by trip reduction has been assumed for a retail use in accordance with the ITE Publication. Therefore, the adjusted trip generation is 1,320 vehicles per day.

Distribution of trips was estimated as follows:

Street	Site Traffic
National Park Boulevard	100%

Below is a table containing the estimated number of trips that will effect each street:

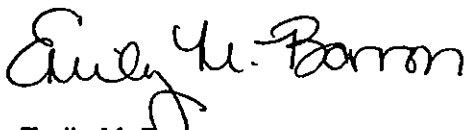
Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
National Park Boulevard	1,022	1,320	2,342

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential street with a pavement width of more than 40 feet should have 4,000 vpd or less.

Conclusions

1. The traffic along National Park Boulevard does not exceed the requirements established in Section 25-6-116.
2. In order to minimize traffic on surrounding streets the intensity and uses for this development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. The proposed development plan for these tracts does not exceed 2,000 vehicle trips.

If you have any questions or require additional information, please contact me 974-2788.



Emily M. Barron
Planner ~ Transportation Review
Watershed Protection and Development Review Department

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay prohibits the following uses: automotive rentals; automotive repair services; automotive sales; automotive washing (of any type); commercial off-street parking; drop-off recycling collection facility; exterminating services; hotel-motel; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; service stations; congregate living; and residential treatment, and 2) limits development of the property to less than 2,000 motor vehicle trips per day.

The Restrictive Covenant includes all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated July 26, 2004, as provided in Attachment A.

BACKGROUND

The subject zoning area is one undeveloped, platted lot that was assigned interim-rural residence (I-RR) district upon its annexation into the City on December 31, 2003. The lot has frontage on both the IH-35 northbound frontage road and National Park Boulevard, a collector street that provides the main access to the Parkside at Slaughter Creek subdivision. Both this lot, as well as a 5.18 acre rectangular lot on the north (opposite) side of National Park, are identified as "Commercial" on the plat. The remainder of Sections 1 and 2 consists of small lot single family residences to the north and east (zoned I-SF-4A).

The applicant proposes to zone the lot to the community commercial (GR) district for retail development. The site would primarily serve the residents of Parkside at Slaughter Creek and nearby Crossing at Onion Creek subdivisions. Staff supports GR-CO zoning in the context of its 1) location at the intersection of a highway and the main entrance to the Parkside subdivision, thereby creating a transition in land uses stepping back from IH-35, and providing the opportunity for commercial goods and services to occur in proximity to residential development, and 2) consistency with the general land use category provided on the plat.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The proposed GR, Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The property has access to the IH-35 frontage road and National Park Boulevard a collector street providing the primary access to Parkside at Slaughter Creek subdivision.

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

Staff supports GR-CO zoning in the context of its 1) location at the intersection of a highway and the main entrance to the Parkside subdivision, thereby creating a transition in land uses stepping back from IH-35, and providing the opportunity for commercial goods and services to occur in proximity to residential development, and 2) consistency with the general land use category provided on the plat.

EXISTING CONDITIONS

Site Characteristics

The site is undeveloped and slopes to the south. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 80%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's 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. 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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is flood plain in, or within close proximity of, the project location. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 30%.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and 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.

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and

Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Transportation

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

The trip generation under the requested zoning is estimated to be 6,662 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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]

A Neighborhood Traffic Analysis is required and has been performed for this project by the Transportation Review staff. Results are provided in Attachment A. LDC, Sec. 25-6-114.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. Water and wastewater utility improvements are required. The landowner will be responsible for providing all required utility improvements to serve the site and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria and specifications.

Compatibility Standards

The site is subject to compatibility standards. Along the south and west property line across from single family use, the following standards apply:

- No structure may be built within 25 feet of the I-RR 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.
- 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.

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

**Parkside at Slaughter Creek
Owner's Association, Inc.**

P.O. Box 2030

Austin, TX 78768

February 3, 2004

Ms. Wendy Walsh, Zoning Planner
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: Zoning Request for Lot 19 Block. A and Lot 127, Block. C,
Parkside at Slaughter Creek, Section 1

Dear Ms. Walsh,

The Parkside at Slaughter Creek Owners Association has met with the property owner of the above referenced properties located at the entrance of our subdivision. The two properties were designated as commercial on the Subdivision Plats and the association supports the request for permanent zoning to "GR". We feel that this will provide a level of security as to what is built on their two lots. We have reviewed the uses allowed under the "GR" zoning district and with the owner's agreement request that the following uses be excluded for their properties.

- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing of any type
- Commercial Off-Street Parking
- Drop-Off/ Recycling Collection Facility
- Exterminating Services
- Hotel/Motel
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shops
- Service Stations
- Congregate Living
- Residential Treatment

With the exclusion of these uses listed above, the Parkside Owners Association is in support of the request for "GR" zoning on the above referenced properties.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,



Darlene Louk, President

Parkside at Slaughter Creek Owner's Association, Inc.

M E M O R A N D U M

TO: Betty Baker, Chair and Members of the Zoning and Platting Commission

FROM: Dora Anguiano, Zoning and Platting Commission Coordinator
Neighborhood Planning and Zoning Department

DATE: August 26, 2004

SUBJECT: Zoning and Platting Commission Summary

Attached is a Zoning and Platting Commission summary, which will be forwarded to the City Council.

CASE # C14-04-0103

12. C14-04-0103 – PARKSIDE AT SLAUGHTER CREEK. SECTION 1, LOT 127, BLOCK C, By: Lumbermen's Investment Corp. (Robert M. Mann), Vaughn & Associates (Rick Vaughn), 1825 National Park Blvd. (Onion Creek). **FROM I-RR TO GR. ALTERNATE RECOMMENDATION: GR-CO WITH CONDITIONS. City Staff: Wendy Walsh, 974-7719.**

SUMMARY

Wendy Walsh, staff – “This is an undeveloped platted lot, it's zoned Interim Rural Residence; it has a little bit of frontage on I-35 and the majority is on National Park Boulevard, at the entrance to the Parkside at Slaughter Creek subdivision. There are single-family residences that are built and under construction just to the east of this; this particular rezoning area and lot is noted as “Commercial” on the plat. The applicant has requested GR zoning with a number of prohibited uses, those include auto-related, entertainment type uses, pawn shops and these have been discussed with the Parkside Owner's Association. Staff is supporting GR-CO in the context of its location on an arteriole and collector. It creates a transition and land use between the commercial and to the single-family. It also provides the opportunity for commercial services to the residential component of the subdivision. There's a restrictive covenant regarding the recommendations or conditions of the neighborhood traffic analysis”.

Commissioner Whaley – “When were the other cases filed?”

Ms. Walsh – “The one to the north on National Park is also requesting GR with a similar type of CO; that one has a traffic impact analysis which is not ready at this time, that's why it's not here tonight. The other two cases in the vicinity on the west side of I-35, both of those have traffic impact analyses on them also and they're both requesting CS zoning”.

Commissioner Baker – “Are there any floodplain issues here? Because of the configuration of a lot or the tract, are there any flood plain issues?”

Ms. Walsh – “On Exhibit B, which is a recorded plat, there is a water quality transition zone, as you can see it goes through or parallel to National Park Boulevard.”

Commissioner Baker – “How much of this lot is involved? Or is any of it within the floodplain?”

Ms. Walsh – “I need to look at my environmental comments”.

Commissioner Jackson – “Based on the plat, it doesn't look like any of it is in the floodplain”.

Ms. Walsh – “It says it's within or close... I know the agent worked on the subdivision, he can be of some assistance here”.

Commissioner Baker – “Any other questions?”

Rick Vaughn, applicant – “The floodplain itself is not on this property; the transition zone is and it does take up a considerable amount of this site. The configuration that you were looking at on the south side is the actual property line and that’s why it jogs through there, but that’s the limit of their property”.

Commissioner Baker – “This is a most unusual case, I don’t have a problem with GR on I-35, but I have a problem with single-family residential going to the east of you along National Park Blvd.”.

Mr. Vaughn – “Because of the transition zone, you’re limited in that area to 30% impervious cover, so this is not going to be a very high density type of commercial development at all because the transition zone and limitations within the watershed ordinance. This was just platted in the last couple of years, so it will comply with all the current regulations”.

Commissioner Whaley – “Where’s your proposed access?”

Mr. Vaughn – “Access will be off of National Park Blvd., there will be no access off I-35 frontage road”.

Commissioner Whaley – “Does Parkside support this?”

Mr. Vaughn – “Yes, we have a letter in there, it also lists the prohibited uses that we worked out”.

Commissioner Baker – “What is the right-of-way for National Park Blvd., please?”

Ms. Walsh – “70-feet”.

Commissioner Baker – “And it’s classified as?”

Ms. Walsh – “Collector”.

Commissioner Baker – “It goes down and makes a loop?”

Ms. Walsh – “It goes east and it’s under construction at this time”.

Commissioner Baker – “Okay, let me ask this about the homes. Because of the SF-4A, I’m going to ask if it’s SMART Housing?”

Ms. Walsh – “This was not a SMART Housing zoning case. The answer is no”.

Commissioner Baker – “It’s not subsidized or moderate income or something....or Affordable Housing is a better word?”

Mr. Vaughn – “No, it doesn’t come under those guidelines. When this subdivision was platted, it was in the County and not eligible for SMART Housing. This was only annexed the 1st of this year; the same time that Onion Creek was”.

Commissioner Baker – “How much of that is developed that doesn’t show houses along Buffalo Lake?”

Ms. Walsh – “I was just out there today and there are houses. I would say that the first three are built. The first and second sections are constructed and then the remainder is not; they are extending the road – National Park Boulevard – going east. There are probably less than 100 homes on the ground”.

Commissioner Whaley – “What’s on the other side of the property that’s further in the transition zone. Is there going to be anything there?”

Mr. Vaughn – “No, because that goes down to the creek; that would be in the critical water quality zone and floodplain; so there will be nothing south of it”.

FAVOR

No Speakers.

OPPOSITION

No Speakers.

Commissioner Martinez and Gohil moved to close the public hearing.

Commissioner Baker – “Mr. Vaughn, would you be willing to add to the conditional overlay the prohibition of financial services? The reason that I’m asking is because of the outdoor ATM machines.”

Mr. Vaughn – “Yes, we could do that”.

Commissioner Whaley – “I make a motion to approve staff recommendation including the prohibition of financial services with the recommendations listed in the traffic analysis”.

Commissioner Martinez – “Second”.

Motion carried.

**COMMISSION ACTION:
MOTION:**

**WHALEY, MARTINEZ
APPROVED STAFF'S
RECOMMENDATION OF GR-CO
ZONING; INCLUDE THE
RECOMMENDATIONS OF THE N.T.A;
PROHIBIT FINANCIAL SERVICES.**

AYES:

**GOHIL, MARTINEZ, BAKER, DONISI,
HAMMOND, WHALEY, RABAGO,
JACKSON.**

ABSENT:

PINNELLI

MOTION CARRIED WITH VOTE: 8-0.