

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0130 – The Meadows of
West Slaughter

Z.A.P. DATE: March 5, 2019

ADDRESS: 707 West Slaughter Lane

DISTRICT AREA: 5

OWNER: SFC Software Factory LLC
(Leonardo Madrigal)

AGENT: Morales Development
(Amy Morales)

ZONING FROM: GO-MU-CO

TO: GR-MU-V

AREA: 3.946 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – mixed use – vertical mixed use building (GR-MU-V) combining district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

March 5, 2019:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property is located along West Slaughter Lane, contains one vacant single family residence and is zoned general office – conditional overlay (GO-CO) combining district by way of a 2011 rezoning ordinance. The Conditional Overlay limits development to 2,000 trips per day. Access is taken to Slaughter Lane. The Buckingham Estates subdivision and stormwater pond is located across Slaughter Lane to the north (DR, SF-3; GO-CO), a shopping center with retail and restaurant uses is to the east (GR-CO; CS-1-CO), and apartments to the south and west (MF-3-CO zoning). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (2011 Rezoning Ordinance).

The Applicant has proposed to rezone the property to the community commercial – mixed use – vertical mixed use building (GR-MU-V) district in order to construct approximately 225 apartments and 5,000 square feet of retail use.

Slaughter Lane from IH-35 to MoPac Expressway is also designated as a Future Core Transit Corridor and thus, eligible for the addition of –V zoning. The addition of –V provides an additional development option to a property, however it does not grant: 1) additional height to the base zoning district which is 60 feet in the GR district or 2) additional impervious

cover which is limited to 80 percent in the suburban portion of the suburban Slaughter watershed. The addition of –V also does not waive applicable compatibility standards.

A building built under vertical mixed use building (–V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels. On the subject property, there is also the opportunity to waive: 1) the front and interior side setbacks, 2) the 1:1 floor-to-area ratio established by GR zoning, and 3) the minimum site area requirement which is the number of dwelling units on a site by requiring a certain amount of square footage for a specific type of multi-family unit (efficiency, one bedroom, two bedroom). A –V building is also eligible for 60 percent of the minimum requirement for off-street parking. Finally, a –V building has an established affordability level for rental units which is 10 percent of the residential units set aside for households earning no more than 80 percent of the current MFI (\$65,600 – dated May 2018), for a period of 40 years.

Staff supports the Applicant's request as the proposed apartments and retail uses are consistent with the adjacent uses, it is located on a Future Core Transit Corridor and is in proximity to supporting commercial services on West Slaughter Lane and South 1st Street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	One vacant single family residence
<i>North</i>	DR; SF-3; GO-CO	Pond; Undeveloped
<i>South</i>	MF-3-CO	Apartments
<i>East</i>	GR-CO; CS-1-CO	Commercial shopping center that includes restaurant and retail uses
<i>West</i>	MF-3-CO	Apartments

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

242 – Slaughter Lane Neighborhood Association
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 1228 – Sierra Club, Austin Regional Group
 1374 – Friends of Williams Elementary
 1520 – The Reserve at South Park Meadows
 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance

511 – Austin Neighborhoods Council
 1363 – SEL Texas
 1424 – Preservation Austin
 1528 – Bike Austin

1550 – Homeless Neighborhood Association
1616 – Neighborhood Empowerment Foundation

1578 – South Park Neighbors

SCHOOLS:

An EIS is required. Please refer to Attachment A.

Williams Elementary School

Paredes Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0077 – 718 W Slaughter Lane Rezoning	DR to GO	To Grant GO-CO w/CO for 2,000 trips/day and Restrictive Covenant concerning modifications to the detention pond	Apvd GO-CO with Restrictive Covenant as Commission recommended (10-11-2012).
C14-2011-0081 – Platinum Slaughter Lane – 715 W Slaughter Lane	DR to MF-3	To Grant MF-3-CO w/CO for a max of 600 units and the conds of the TIA	Apvd MF-3-CO with Restrictive Covenant for the TIA (12-8-2011).
C14-2011-0042 – Toro Negro Lounge – 615 West Slaughter Lane	GR to CS-1	To Grant CS-1-CO with the CO prohibiting commercial off-street parking, exterminating services, guidance services and residential treatment	Apvd CS-1-CO as ZAP recommended (6-23-2011).
C14-05-0181 – Verde Stone Creek – 700 Block of West Slaughter Lane	DR to MF-2	To Grant MF-2-CO with CO for 2,000 trips per day	Apvd as Commission recommended (12-15-2005).
C14-01-0106 – Jack Moore – 800 West Slaughter Lane	DR to MF-2	To Grant MF-2-CO with CO limiting to 2,000 trips, 17 u.p.a., 25' wide vegetative buffer on east side, RC that would restrict development within 25' of a drainageway	Approved MF-2-CO with CO for 2,000 trips and 17 u.p.a. (8-31-2002).
C14-97-0027 – Red Barn Garden Center – 620 West Slaughter Lane	GR-CO to CS- CO	To Grant CS-CO with conditions	Approved CS-CO with CO for max. F.A.R. of 0.25 to 1; 60% max. impervious cover, list of prohibited uses (6-

			05-1997).
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RELATED CASES:

The property was rezoned from DR to GO-MU-CO on September 22, 2011 (C14-2011-0071 – D. West Tract).

The rezoning area was annexed on November 15, 1984. There are no related subdivision or site plan cases on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalks	Capital Metro (within ¼ mile)	Bicycle Route
West Slaughter Lane	120 feet	90 feet	Arterial	Yes	Routes 3, 10, 201, 318	Yes

CITY COUNCIL DATE: March 28, 2019

ACTION:

ORDINANCE READINGS: 1st

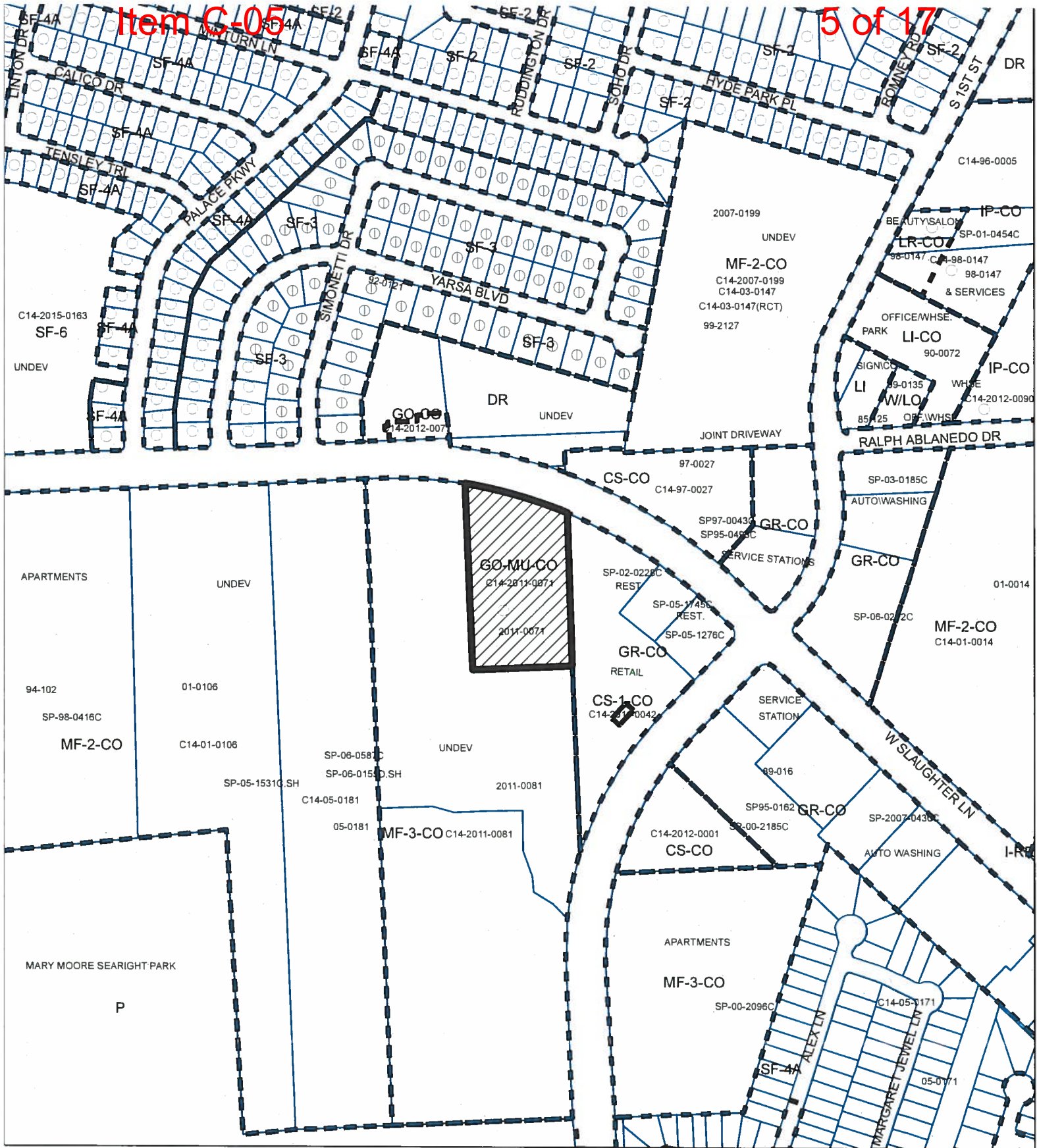
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2018-0130

EXHIBIT A

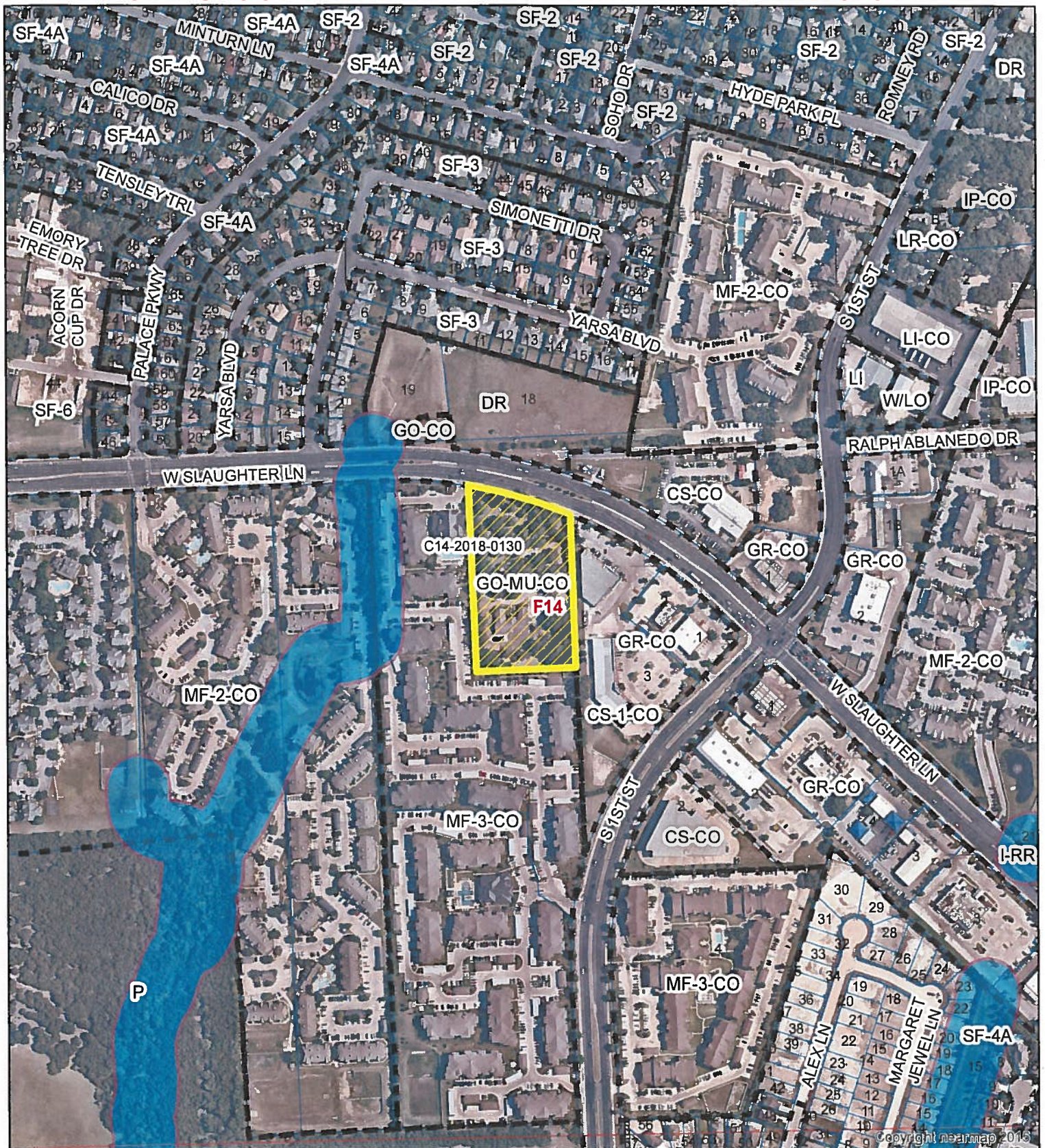


1" = 400'

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.

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Created: 10/22/2018



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER

THE MEADOWS ON WEST SLAUGHTER

ZONING CASE#: C14-2018-0130

LOCATION: 707 W. SLAUGHTER LANE

SUBJECT AREA: 3.946 ACRES

GRID: F14

MANAGER: WENDY RHOADES

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



ORDINANCE NO. 20110922-072

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 707 WEST SLAUGHTER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in **Zoning Case No. C14-2011-0071**, on file at the Planning and Development Review Department, as follows:

A 3.946 acre tract of land, more or less, out of the S.F. Slaughter League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 707 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 3, 2011.

PASSED AND APPROVED

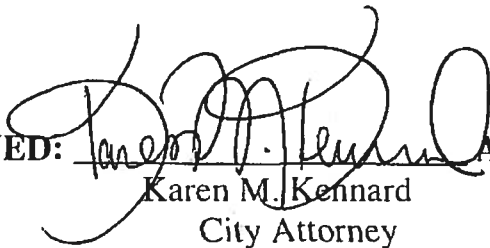
_____, September 22, 2011

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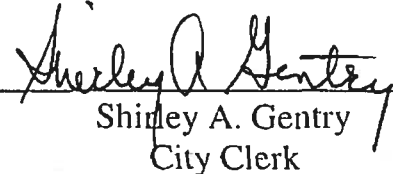
Lee Jeffingwell
Mayor

APPROVED:

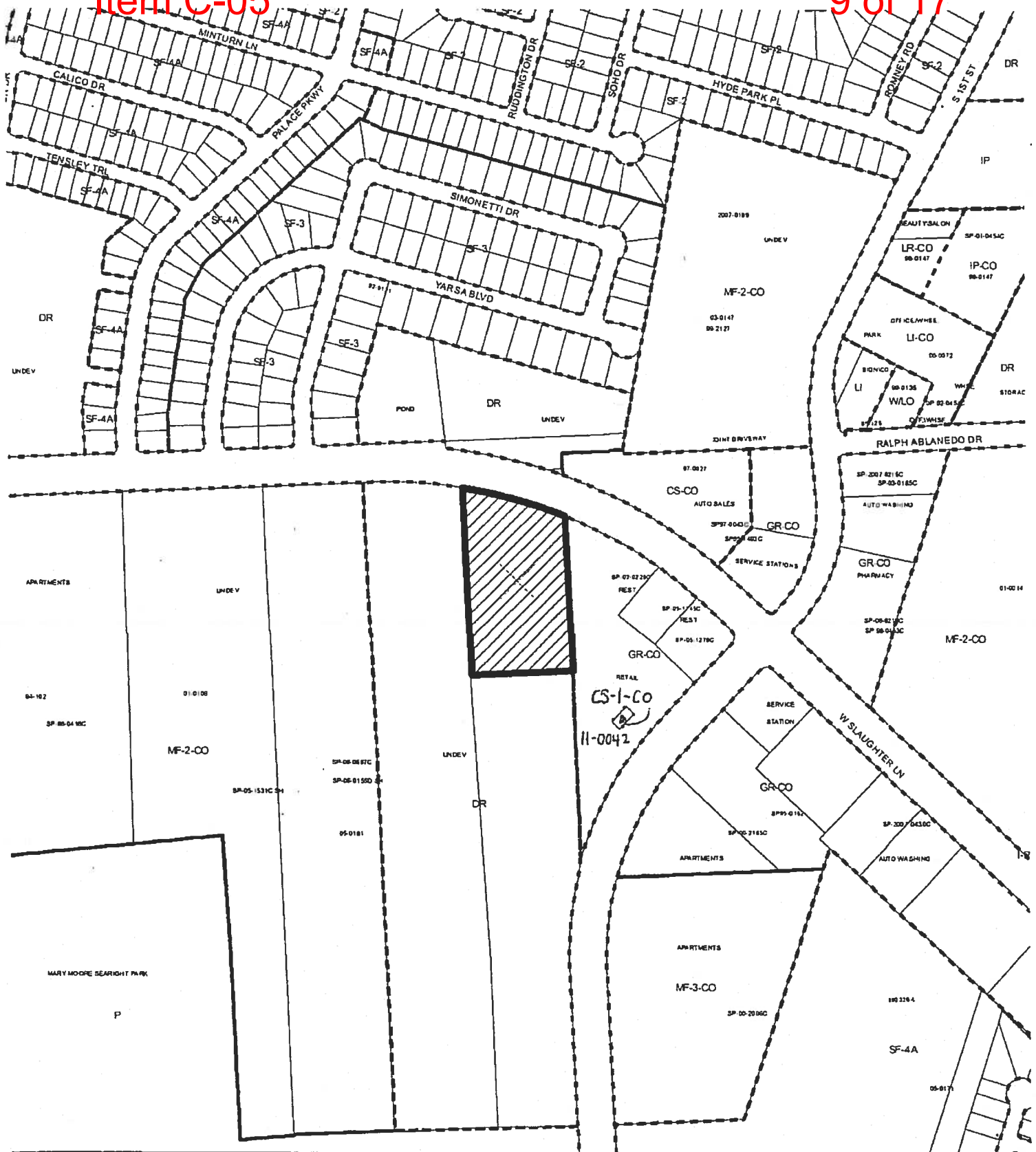


Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



ZONING EXHIBIT B

ZONING CASE#: C14-2011-0071
LOCATION: 707 W SLAUGHTER LN
SUBJECT AREA: 3.946 ACRES
GRID: F14
MANAGER: WENDY RHOADES



N

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

1"=400'

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CASE #: C14-2018-0130

TAX CREDIT

ATTACHMENT A

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Williams	RATING: Met Standard
ADDRESS: 500 Mairo Street	PERMANENT CAPACITY: 561
% QUALIFIED FOR FREE/REDUCED LUNCH: 80.34%	MOBILITY RATE: -3.7%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2018-19 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	491	512	528
% of Permanent Capacity	88%	91%	94%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2018-19 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	473	484	500
% of Permanent Capacity	84%	86%	89%

MIDDLE SCHOOL: Paredes	RATING: Met Standard
ADDRESS: 10100 S. Mary Moore Searight Drive	PERMANENT CAPACITY: 1,156
% QUALIFIED FOR FREE/REDUCED LUNCH: 79.24%	MOBILITY RATE: -27.9%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2018-19 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,209	867	873
% of Permanent Capacity	105%	75%	76%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2018-19 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	872	725	731
% of Permanent Capacity	75%	63%	63%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



HIGH SCHOOL: Akins	RATING: Met Standard
ADDRESS: 10701 S. First Street	PERMANENT CAPACITY: 2,394
% QUALIFIED FOR FREE/REDUCED LUNCH: 61.73%	MOBILITY RATE: -18.9%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2018-19 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	3,455	3,185	3,193
% of Permanent Capacity	144%	133%	133%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2018-19 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,801	2,634	2,642
% of Permanent Capacity	117%	110%	110%

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – mixed use – vertical mixed use building (GR-MU-V) combining district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The proposed community commercial (GR) 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 mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

The property has access to West Slaughter Lane, a major arterial roadway.

2. Zoning changes should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.

Staff supports the Applicant's request as the proposed apartments and retail uses are consistent with the adjacent uses, it is located on a Future Core Transit Corridor and is in proximity to supporting commercial services on West Slaughter Lane and South 1st Street.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is developed with one vacant single family residence, moderately treed and relatively flat. There appear to be no significant topographical constraints on the site.

Impervious Cover

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

Comprehensive Planning

This rezoning case is located on the south side of W. Slaughter Lane, on a property that is approximately 3.95 acres in size and contains one vacant single family house on a large and heavily wooded lot. The property is not located within the boundaries of an areas with an

adopted neighborhood plan. Surrounding land uses includes undeveloped land and single family subdivision to the north; to the south is a large multifamily apartment complex, and the Mary Moore Searight Park; to the east are various retail uses, an animal hospital and an apartment complex; and to the west is an apartment complex. The proposal is demolish the existing residential unit and build a vertical mixed use building project consisting of 225 apartments and 5,000 square feet of commercial uses.

Connectivity:

The Walkscore for this area is **54/100, Somewhat Walkable**, meaning some errands can be accomplished on foot. Public sidewalks and bike lanes are located along both sides of Slaughter Lane. A Cap Metro Transit stop is located within 1,500 ft. of the subject property. An urban trail is not located within a quarter of a mile of this site. The mobility and connectivity options in this are above average.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this project as being located along an **Activity Corridor**. The property is also a quarter of a mile from the Southpark Town Center. **Activity Corridors** are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following Imagine Austin policies are 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 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.
- **HN 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.
- **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 upon this property being: (1) situated along an Imagine Austin **Activity Corridor**, which supports a variety of residential, commercial and mixed uses; (2) the existing commercial and residential uses abutting this proposed project; and (3) the Imagine Austin policies referenced above that supports a variety of development along this Activity Corridor, including mixed use, this proposed vertical mixed use project appears to support 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:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area 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 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.

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 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.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan and Compatibility Standards

It appears the subject property has not been subdivided. A subdivision application must be submitted for review and approved prior to site plan approval (Section 25-1-61) or an exception to platting must be obtained; contact the Development Assistance Center on the first floor of One Texas Center at 978-4000 to apply for a Land Status Determination.

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located <540 feet from property in an SF-5 or more restrictive zoning district will be subject to residential compatibility development regulations. The site may be subject to residential compatibility standards in the form of height restrictions.

Transportation

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations will be required at the time of site plan application. Coordinate with the assigned transportation reviewer at the time of the site plan application to determine the required mitigations.

A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (Slaughter Lane). The sidewalk and bicycle facilities shall comply with the required cross-section for Slaughter Lane at the time of the site plan application. Per the Corridor Planning Office, an 8-foot planting zone planted with shade trees every 30' on center located back of curb and a 7-foot sidewalk/clear zone adjacent to the planting zone is required on Slaughter Lane. Find additional information about the Corridor Mobility Program here: <https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>. Additional right-of-way or public easements may be required for all required transportation facilities.

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane for all ages and abilities is recommended for Slaughter Lane. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information. Per the Corridor Mobility Project, a protected bike lane is required between the travel lane and planting zone along Slaughter Lane (2-foot buffer and 5.5-foot bike lane).

FYI – The existing driveways and sidewalks along Slaughter Lane will be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

FYI – Access to Slaughter Lane is subject to the Corridor Planning Office and Austin Transportation Department's approval at the time of the subdivision and site plan applications. Access may be restricted after further review.

FYI – Based on the location of the existing driveways on Slaughter Lane, staff recommends obtaining joint use access easements with the adjacent properties for access to Slaughter

Lane to reduce the number of curb cuts and provide the necessary sight distance. Access may be restricted during the site plan application. FYI – a median cut would not be permitted for full access to Slaughter Lane.

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 Austin Water 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.