

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0117 – The Coffeehouse at Slaughter Lane

DISTRICT: 2

ZONING FROM: I-RR

ZONING TO: GR

ADDRESS: 648 East Slaughter Lane

SITE AREA: 0.41 acres
(17,859 square feet)

PROPERTY OWNERS: Najib Wehbe and Charles F. Wehbe

AGENT: South Llano Strategies (Josiah Stevenson)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR) district zoning. *The basis of Staff's recommendation is provided on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

October 1, 2019:

CITY COUNCIL ACTION:

October 31, 2019:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject undeveloped tract fronts on East Slaughter Lane, is undeveloped with moderate tree coverage across the property. Access is taken from East Slaughter Lane, a divided major arterial roadway and therefore, vehicle movements are limited to right-turn in, right-turn out. The tract is zoned interim – rural residence (I-RR) district that was assigned upon annexation in 2001.

There is a recently constructed condominium development to the north (MF-2; I-RR), an apartment complex to the east and south (MF-2-CO), and an apartment complex, retail with restaurant development under construction, and a service station with food sales and car wash across Slaughter Lane to the west (GR; CS-1). The Crossing at Onion Creek single family residential subdivision is further west and takes access to Narrow Glen Parkway (SF-4A).

Narrow Glen intersects with Slaughter Lane and is opposite this tract. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant has requested community commercial (GR) district zoning on the property in order to allow for a coffee shop with drive-in service (a restaurant use).

BASIS OF RECOMMENDATION:

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.

*2. Zoning changes should promote an orderly and compatible relationship among land uses.
3. Public facilities and services should be adequate to serve the set of uses allowed by a rezoning.*

Staff recommends GR zoning for this property given its location on Slaughter Lane, an arterial roadway, and the presence of similarly situated GR zoned lots to the west.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|--------------------------|--|
| <i>Site</i> | I-RR | Undeveloped |
| <i>North</i> | MF-2; I-RR | Attached condominiums and drainage pond (The Ridge at Slaughter) |
| <i>South</i> | MF-2-CO | Apartments (The Residences at Onion Creek) |
| <i>East</i> | MF-2; MF-2-CO; County | Attached condominiums; Apartments; One single family residence (County) |
| <i>West</i> | MF-3-CO; GR; CS-1; SF-4A | Apartments (Still Waters); Commercial buildings (under construction); Service station / Food sales / Auto washing; Single family residences within the Crossing at Onion Creek subdivision |

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District
 1228 – Sierra Club, Austin Regional Group
 1363 – SEL Texas
 1431 – Indian Hills Neighborhood Watch
 1528 – Bike Austin
 1550 – Homeless Neighborhood Organization
 1616 – Neighborhood Empowerment Foundation
 1258 – Del Valle Community Coalition
 1408 – GO Austin VAMOS Austin 78744
 1441 – Dove Springs Proud
 1530 – Friends of Austin Neighborhoods
 1578 – South Park Neighbors

SCHOOLS:

Blazier Elementary School Bedichek Middle School Crockett High School

AREA CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|---|--|---|
| C14-2013-0053 – Still Waters – 515 East Slaughter Ln | MF-2-CO to MF-3-CO | To Grant MF-3-CO w/CO limited to 517 units, the conds of the TIA and a RC for the conds of the NTA | Apvd MF-3-CO w/RC as Commission recommended (8-22-2013). |
| C14-2012-0073 – 729 East Slaughter Lane, Unit B | GR to CS-1 | To Grant | Apvd (9-27-2012). |
| C14-2007-0189.SH – Residences at Onion Creek – 2500 Brandt Rd | I-RR to MF-3 | To Grant MF-2-CO with CO for 2,000 trips/day | Apvd MF-2-CO as ZAP recommended (12-6-2007). |
| C14-02-0081 – Stone Creek Ranch Apartments Phases II and III – 515 E. Slaughter Ln | I-RR to MF-2 | To Grant MF-2-CO with a CO for the TIA | Apvd MF-2-CO as ZAP recommended (4-3-2003). |
| C14-02-0080 – 8 acres Slaughter Lane – 516 E. Slaughter Ln | I-RR to MF-2 | To Grant MF-2 | Apvd MF-2 (8-29-2002). |
| C14-02-0120a.SH – E Slaughter Lane at Brandt Rd | I-RR to SF-4A for Tract 1; GR for Tract 2 | To Grant SF-4A and GR with conds of the TIA | Apvd SF-4A and GR w/RC for the conds of the TIA (11-20-2003). |

RELATED CASES:

The property was annexed into the Full-purpose City limits on April 15, 2002 (C7a-02-003).

EXISTING STREET CHARACTERISTICS:

| Name | ROW | Pavement | Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|---------------------|----------|----------|----------------|-----------|---------------|-------------------------------|
| East Slaughter Lane | 120 feet | 68 feet | ASMP Level 4 | No | Yes | Yes |

OTHER STAFF COMMENTS:Comprehensive Planning

The subject tract for this zoning case is located on Imagine Austin Corridor, East Slaughter Lane, and within one-half mile of the Imagine Austin Southpark Meadows Regional Center. The subject tract is an undeveloped, 0.47-acre parcel. It is located between a condominium complex and an apartment complex. The proposed use is commercial, a coffee house.

Connectivity

There are public sidewalks and shared bike lanes adjacent to the subject tract. All vehicular access to the site is via E. Slaughter Lane, a route divided by a vegetative median. The site is adequately served by CapMetro bus routes, with stops within a quarter-mile walking distance.

Imagine Austin

The subject tract falls just outside of the Imagine Austin designated Southpark Meadows Regional Center. Like many Imagine Austin Centers, this center is represented by a circle that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. The project is located along the E. Slaughter Lane Imagine Austin Corridor. 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 applicable to this case:

- **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.

Conclusion

Based on the subject tract's location, mobility and connectivity strengths, the proposed zoning change request supports Imagine Austin.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. 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.

At this time, site specific information is unavailable regarding 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.

Impervious Cover

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

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.

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

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

COMPATIBILITY STANDARDS

The site is subject to compatibility standards due to proximity of SF-4A to the Southwest. The following standards apply:

- 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.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

SCENIC ROADWAYS

This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Cierra Flores at (512) 974-2612 for more information.

Transportation

Additional right-of-way may be required at the time of subdivision and/or site plan. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC 25-6-113].

A neighborhood traffic analysis was not required for this case because the site is accessing a Level 4 roadway.

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the 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.

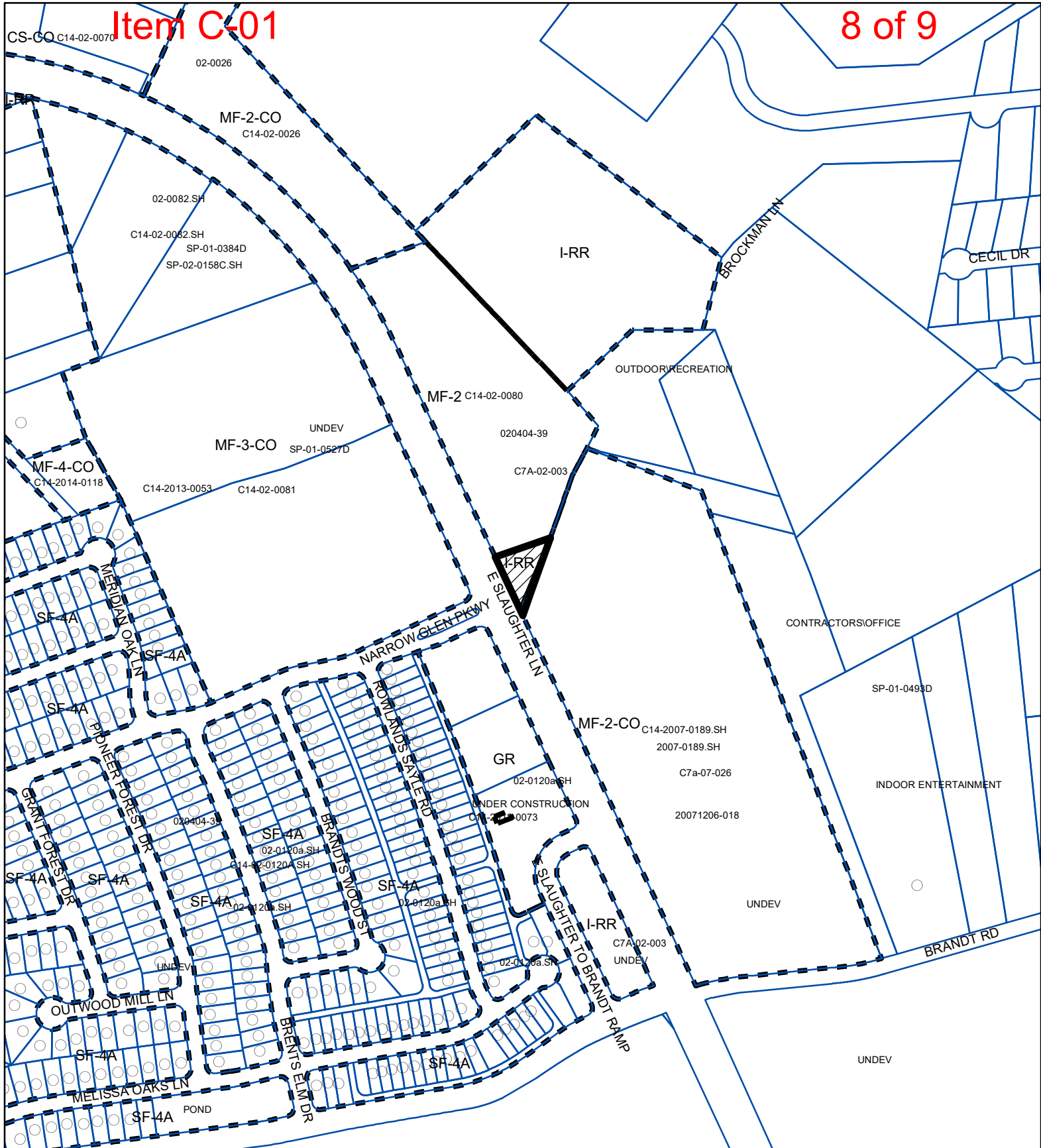
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.




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.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

A-1: Aerial Map



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2019-0117

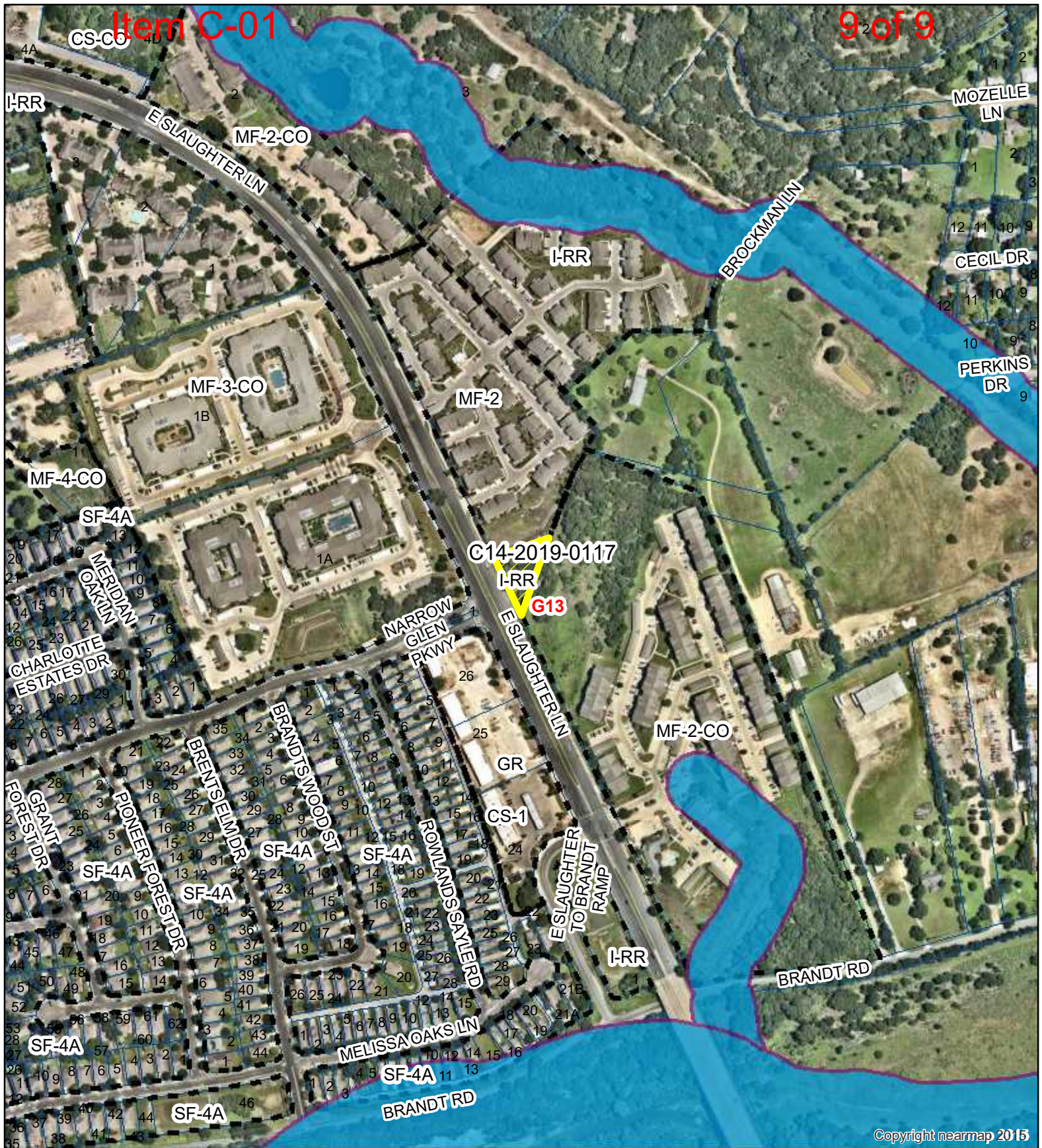
1" = 400'

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1" = 400'

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

THE COFFEEHOUSE AT SLAUGHTER LANE

ZONING CASE#: C14-2019-0117
 LOCATION: 648 E SLAUGHTER LANE
 SUBJECT AREA: .427 Acres
 GRID: G13
 MANAGER: Wendy Rhoades

Exhibit A -1



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.