

## ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0050 – Southpark Meadows Plaza

DISTRICT: 5

ZONING FROM: GR-CO

ZONING TO: GR-MU-CO

ADDRESS: 9505 Alice Mae Lane

TOTAL SITE AREA: 6.963 acres

PROPERTY OWNER: Southpark Meadows Plaza, LP  
(Mitchell Kalogridis)

AGENT: Cunningham-Allen, Inc.  
(Richard G. Couch)

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

### STAFF RECOMMENDATION:

**The Staff recommendation is to grant community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning. The Conditional Overlay prohibits the following uses: drop-off recycling collection facility, pawn shop services and service station. For a summary of the basis of Staff's recommendation, see case manager comments on page 2.**

### ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**May 4, 2021: TO GRANT GR-MU-CO DISTRICT ZONING AS STAFF  
RECOMMENDED, BY CONSENT**

***[H. SMITH; D. KING – 2<sup>ND</sup>] (8-0) C. ACOSTA, E. RAY – ABSENT; ONE  
VACANCY ON THE COMMISSION***

### CITY COUNCIL ACTION:

**June 3, 2021:**

### ORDINANCE NUMBER:

### ISSUES:

Correspondence received from the Southpark Meadows West Owners Association and an adjacent resident on the west side of Alice Mae Lane is attached at the back of this packet.

### CASE MANAGER COMMENTS:

The subject rezoning area consists of three platted lots with access taken to West Slaughter Lane and Alice Mae Lane, a private roadway extending north-south and serving existing multifamily portions of the Southpark Meadows development. The property is undeveloped and zoned community commercial – conditional overlay (GR-CO) district since Council approved rezoning of the larger Southpark Meadows property which extends west to South

1<sup>st</sup> Street in mid-2006. The Conditional Overlay establishes development regulations for height, the street side yard, building coverage, impervious cover, and the maximum floor-to-area ratio, and establishes drop-off recycling collection facility, pawn shop services, residential treatment, and service station as prohibited uses. ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial Exhibit) and B (2006 Zoning Ordinance).***

There are single family residences in the Park Ridge subdivision across Slaughter Lane to the north (I-RR; I-SF-4A), commercial and retail uses within the Southpark Meadows shopping center to the east and south (GR-CO), two apartment complexes to the southwest (GR-MU-CO), and an assisted living center directly west, and financial services and retail services fronting West Slaughter Lane (GR-CO). The Imagine Austin Growth Concept Map identifies West Slaughter Lane as an Activity Corridor which is a reflection of both the land uses along this roadway and the available transportation options.

The Applicant's rezoning request is to twofold: to add the – Mixed Use overlay and remove some components of the Conditional Overlay. Thus, the proposed rezoning is community commercial – mixed use – conditional overlay (GR-MU-CO) combining district so that the property may be developed with up to 130 apartment units.

The Applicant desires to remove the development standards portion of the Conditional Overlay, including height and story limitation, street yard setback, building coverage, impervious cover, and floor-to-area ratio which are based on the neighborhood commercial (LR) district. Residential treatment would also be removed as a prohibited use. As information, the Applicant would retain three of the four prohibited uses listed in the ordinance: drop-off recycling collection facility, pawn shop services and service station. ***Please refer to the Applicant's correspondence attached at the back of the Staff packet.***

#### 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. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The Conditional Overlay (-CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

*The property has access to West Slaughter Lane, an arterial and Alice Mae Lane a private street which serves existing convalescent services, multifamily and commercial / retail uses.*

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

Staff recommends the Applicant's request for GR-MU-CO zoning given its access to an arterial street and a collector street, and adjacency to commercial, multifamily residential and

civic properties within the Southpark Meadows development. It represents infill development in an area that contains a mixture of residential, commercial, and civic uses.

Staff believes the Applicant's proposal to remove the development standards is appropriate given its interior location within the overall Southpark Meadows development and the significant changes in the surrounding built environment that have occurred since Council approved GR-CO zoning in 2006. Removing residential treatment as a prohibited use is consistent with recent guidance from the Law Department to avoid excluding persons experiencing a medical condition.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO	Undeveloped
<i>North</i>	I-RR; I-SF-4A; GR-CO	Pond; Single family residences in the Park Ridge subdivision; Undeveloped (approved site plan for 1-story, 8,156 sf of retail)
<i>South</i>	GR-MU-CO; GR-CO	Multifamily residences; Southpark Meadows shopping center
<i>East</i>	GR-CO	Southpark Meadows shopping center
<i>West</i>	GR-CO; GR-MU-CO; SF-4A	Financial services; Restaurants (limited); Convalescent services; Multifamily residences; Single family residences

NEIGHBORHOOD PLANNING AREA: Not Applicable

TRAFFIC IMPACT ANALYSIS: Is not required

WATERSHEDS: Onion / Slaughter Creeks – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Williams Elementary School

Paredes Middle School

Akins High School

COMMUNITY REGISTRY LIST:

242 – Slaughter Lane Neighborhood Association

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1363 – SEL Texas

1424 – Preservation Austin

1496 – Park Ridge Owners Association

1528 – Bike Austin

1530 – Friends of Austin Neighborhoods

1531 – South Austin Neighborhood Alliance (SANA)

1616 – Neighborhood Empowerment Foundation

1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0162 – Slaughter and Cullen – 166 West Slaughter Ln and 9012 Cullen Ln	GR-CO to GR-CO, to change a condition of zoning and remove restaurant (general) and restaurant (limited) from the prohibited use list	To Grant	Apvd as ZAP recommended (9-3-2020).
C14-06-0161 – Southpark Meadows Building 19 – 9200-9250 Cullen Ln	GR-CO to CS-1	To Grant CS-1-CO for a 15,534 sf area and prohibiting adult-oriented businesses	Apvd CS-1-CO as Commission recommended (11-2-2006).

RELATED CASES:

The rezoning area is portion of a 2005 rezoning case that encompassed 143 acres (C14-05-0171 – The Grove at Southpark Meadows. On May 18, 2006, Council approved GR-CO zoning for Tract Five (39.023 acres) and the Conditional Overlay establishes development regulations for height, the street side yard, building coverage, impervious cover, and the maximum floor-to-area ratio, and establishes drop-off recycling collection facility, pawn shop services, residential treatment and service station as prohibited uses. ***Please refer to Exhibit B.***

The rezoning area is platted in a flag lot configuration as the Resubdivision of Lot 2, Block A, of the Resubdivision of Lot 29, Block A, SouthPark Meadows Subdivision recorded in March 2018 (C8-2017-10081.0A). ***Please refer to Exhibit C.***

An administrative site plan for three office buildings was approved and released on June 23, 2017 (SP-2016-0077C – Southpark Meadows Plaza).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Alice Mae Lane (Private)	N/A	40 feet	Level 2	No	N/A	No

## OTHER STAFF COMMENTS:

### Comprehensive Planning

This rezoning case is located on the northeast corner of Alice Mae Lane and Taft Lane on an undeveloped piece of land that is 6.963 acres in size and is a flag lot stretching from Slaughter Lane to Taft Lane. This property has frontage along the both Alice Mae Lane and **Slaughter Lane, which is an Activity Corridor**. The site is also located **within the Southpark Meadows Town Center** but is not located within the boundaries of a small area plan. Surrounding land uses includes retail, a day care center and fast food restaurants to the north; to the south is an apartment complex and the Southpark Meadows Shopping Center; to the east is the main core of the Southpark Meadows Shopping Center, where the subject property abuts the rear of the Target store; and to the west is an apartment complex and a single family subdivision. The proposed use is a 130-unit multifamily apartment complex and mixed use zoning.

### **Connectivity**

The closest transit stop is 0.30 miles from the subject property on Slaughter Lane. A public sidewalk is located on the opposite side of Alice Mae Lane and only partially along Taft Lane. A public sidewalk is located against the Target side of Taft Lane. There are no bike lanes in this area. Connectivity options are average (the area lacks civic uses such as a park and school) while mobility options are only fair because of the lack of a complete sidewalk system (especially within the shopping center), bike lanes and distant public transit stops.

### **Imagine Austin**

The property is located within the boundaries the boundaries of the **Southpark Meadows Town Center and along the Slaughter Lane Activity Corridor**, as identified on the Imagine Austin's Growth Concept Map. Imagine Austin Centers are represented by a circle or globular shape 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. Both Activity Centers and Corridors support multi-family and mixed use projects. Employers within Town Centers have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, **to low-to midrise apartments**, mixed use buildings, and office buildings. Regional, town, and neighborhood centers are supposed to be walkable, bikable, and supported by transit.

The following Imagine Austin policies are applicable to this project:

- **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 P5.** Create healthy and family-friendly communities through development that includes a mix of land uses **and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.**
- **LUT 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.**

### **Analysis**

In the last decade, the area surrounding the Southpark Meadows Shopping Center has rapidly expanded to include variety of residential uses (single family houses, senior living and assisted living facilities and apartment complexes), which are located mostly west of the shopping center. Unfortunately, most of the growth both within and around this shopping center is not pedestrian friendly or connected. While the Imagine Austin Plan supports mixed use and apartments being located within a Town Center, it also promotes connectivity and mobility so people can get around within their surrounding community without the use of a car. Based on the project providing housing but only fair mobility options in the area and this project not being a true mixed-use project under the Mixed Use zoning district, this proposal only partially supports the policies of the Imagine Austin Comprehensive Plan.

### 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. There is a regional water quality / detention facility that will serve this site, therefore onsite drainage facilities will not be provided.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Slaughter Creek and Onion Creek Watersheds 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.

#### Impervious Cover

Within the Slaughter and Onion Creek watersheds, the maximum impervious cover allowed by the *GR-MU zoning district is 80% (90% with transfers)*, which is based on the more restrictive *watershed* regulations.

#### PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, multifamily with GR-MU-CO zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

#### Site Plan and Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use, including Public and Private open space as required for multifamily/condo developments. Additional comments will be made when the site plan is submitted.

#### Transportation

#### *ASMP Assessment*

No right of way is required for Alice Mae Lane at this time.

*Transportation Assessment*

This site will need to demonstrate compliance with the master TIA approved with zoning case C14-05-0171 at the time of site plan application.

Austin Water Utility

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, ATTACHMENTS AND CORRESPONDENCE TO FOLLOW**

Exhibit A: Zoning Map

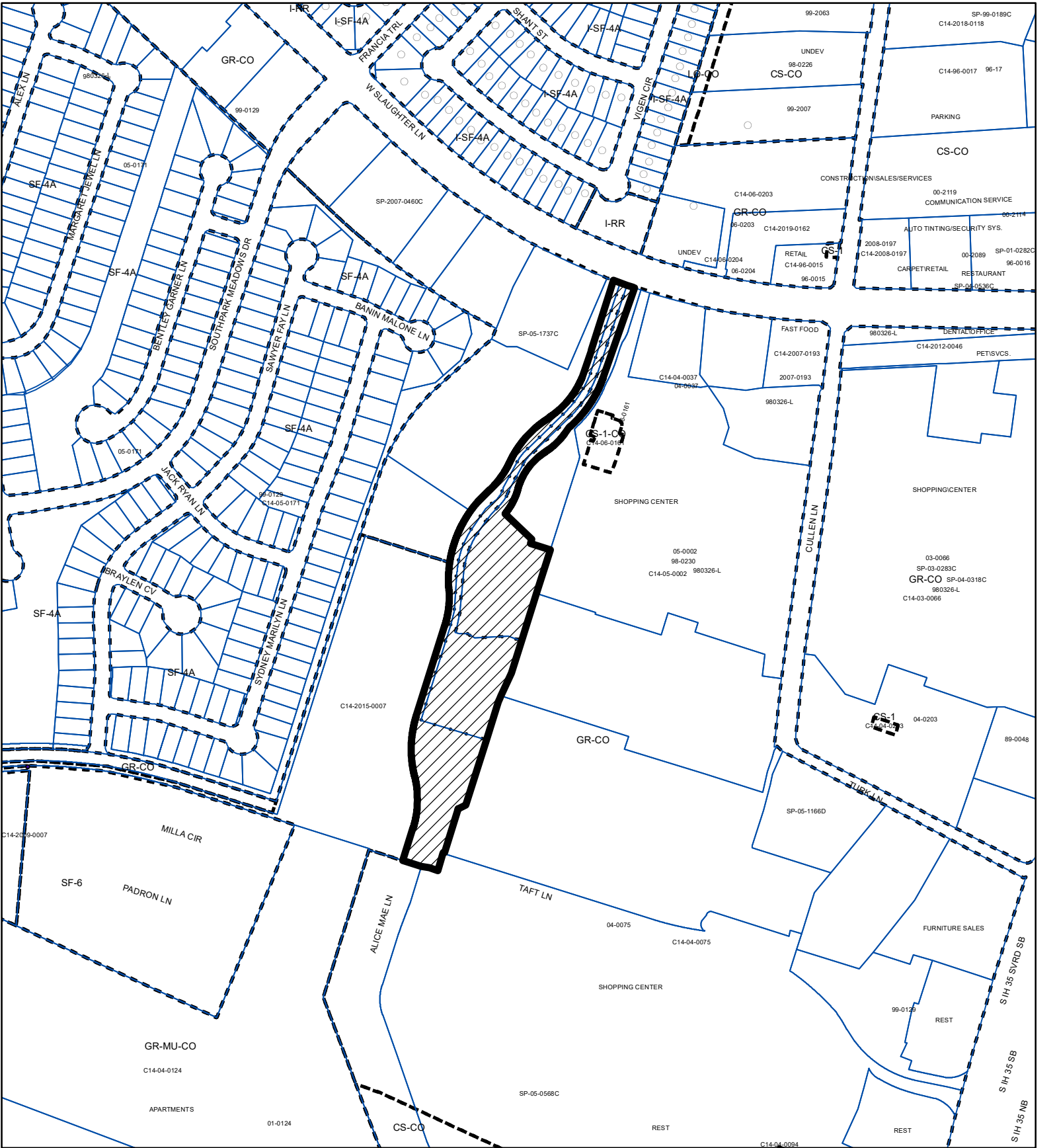
Exhibit A-1: Aerial Map

Exhibit B: 2006 Rezoning Ordinance

Exhibit C: Recorded Plat

Correspondence Received





N

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

Exhibit A

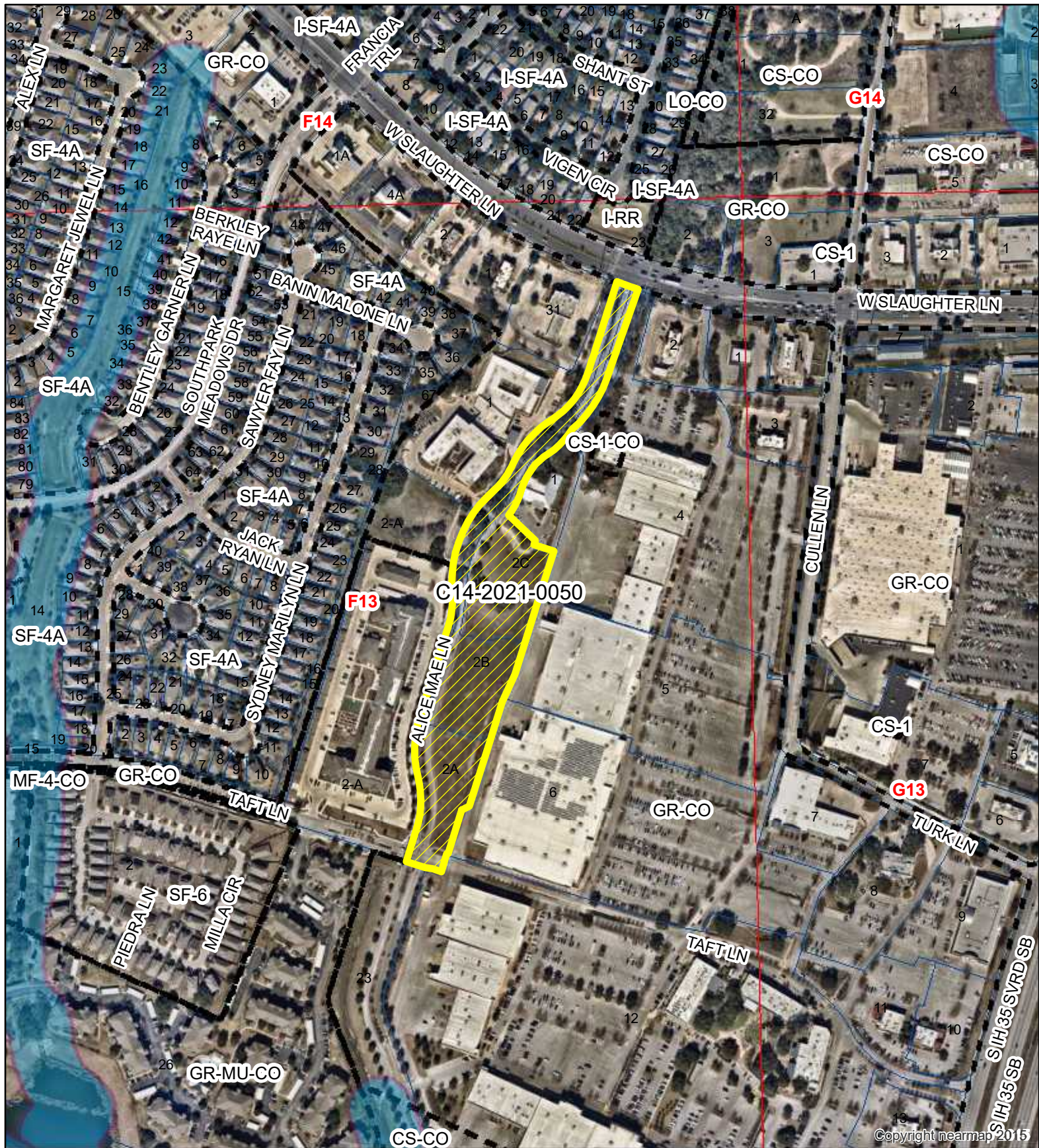
ZONING CASE#: C14-2021-0050

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 5/12/2021





Copyright nearmap 2015



1" = 400'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

### Southpark Meadows Plaza

### Exhibit A - 1

ZONING CASE#: C14-2021-0050  
 LOCATION: 9505 Alice Mae Lane  
 SUBJECT AREA: 6.963 Acres  
 GRID: F13  
 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. 20060518-046**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 301 WEST SLAUGHTER LANE AND 9501 SOUTH FIRST STREET AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT, LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT, AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACTS ONE AND TWO, TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT FOR TRACT THREE, SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT FOR TRACT FOUR AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT FIVE.**

**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 districts on the property described in **Zoning Case No. C14-05-0171**, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From general commercial services-conditional overlay (CS-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

A 5.867 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, 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 interim rural residence (I-RR) district and limited office-conditional overlay (LO-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

A 4.616 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

**EXHIBIT B**

Tract Three: From interim rural residence (I-RR) district and limited office-conditional overlay (LO-CO) combining district to townhouse and condominium residence (SF-6) district.

A 14.017 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Four: From interim rural residence (I-RR) district and limited office-conditional overlay (LO-CO) combining district to single family residence small lot (SF-4A) district.

A 79.684 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Five: From interim rural residence (I-RR) district and limited office-conditional overlay (LO-CO) combining district to community commercial-conditional overlay (GR-CO) combining district.

A 39.023 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, 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 301 West Slaughter Lane and 9501 South First Street, 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:

1. The following uses are prohibited uses on Tract One and Tract Two:

Automotive sales  
Drop-off recycling collection facility  
Pawn shop services

Bail bond services  
Exterminating services  
Residential treatment

2. The following applies to Tract Five.

a) For a lot with frontage on Slaughter Lane, the following development regulations apply:

1. the maximum height is 40 feet from ground level;
2. the maximum height is three stories;
3. the minimum street side yard is 15 feet;
4. the maximum building coverage is 50 percent;
5. the maximum impervious cover is 80 percent; and
6. the maximum floor-to- area ratio (FAR) is 0.5 to 1.0.

b) The following uses are prohibited uses:

Drop-off recycling collection facility  
Residential treatment

Pawn shop services  
Service station

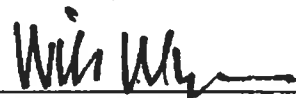
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on May 29, 2006.

**PASSED AND APPROVED**

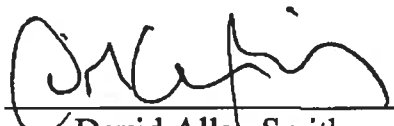
\_\_\_\_\_, May 18, 2006

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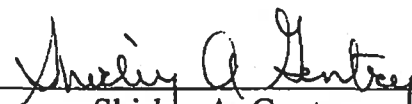


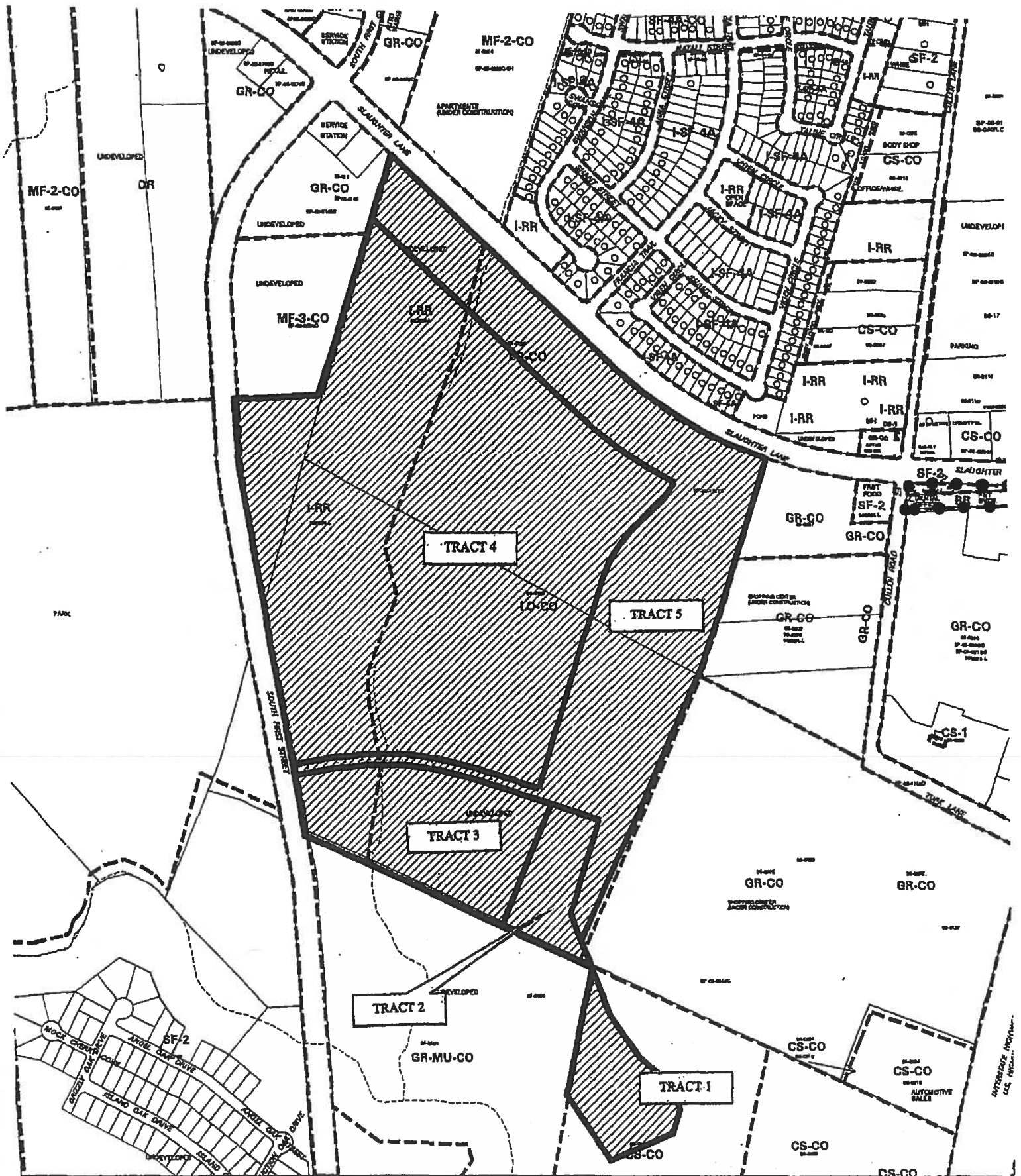
Will Wynn  
Mayor

APPROVED:

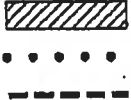
  
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David Allan Smith  
City Attorney

ATTEST:

  
\_\_\_\_\_  
Shirley A. Gentry  
City Clerk



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: W. WALSH



CASE #: C14-05-0171  
ADDRESS: 301 W SLAUGHTER LN &  
8501 S 1ST ST  
SUBJECT AREA (acres): 143.207

# ZONING EXHIBIT B

DATE: 06-01  
INTLS: SM

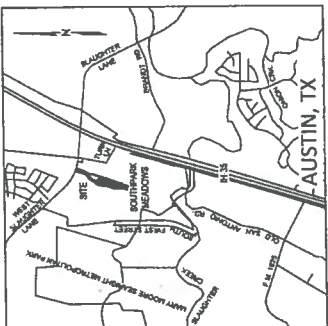
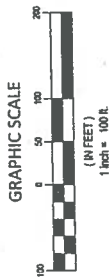
CITY GRID  
REFERENCE  
NUMBER  
F13

CS-CO

# RESUBDIVISION OF LOT 2, BLOCK A, OF THE RESUBDIVISION OF LOT 29, BLOCK A, SOUTHPARK MEADOWS SUBDIVISION

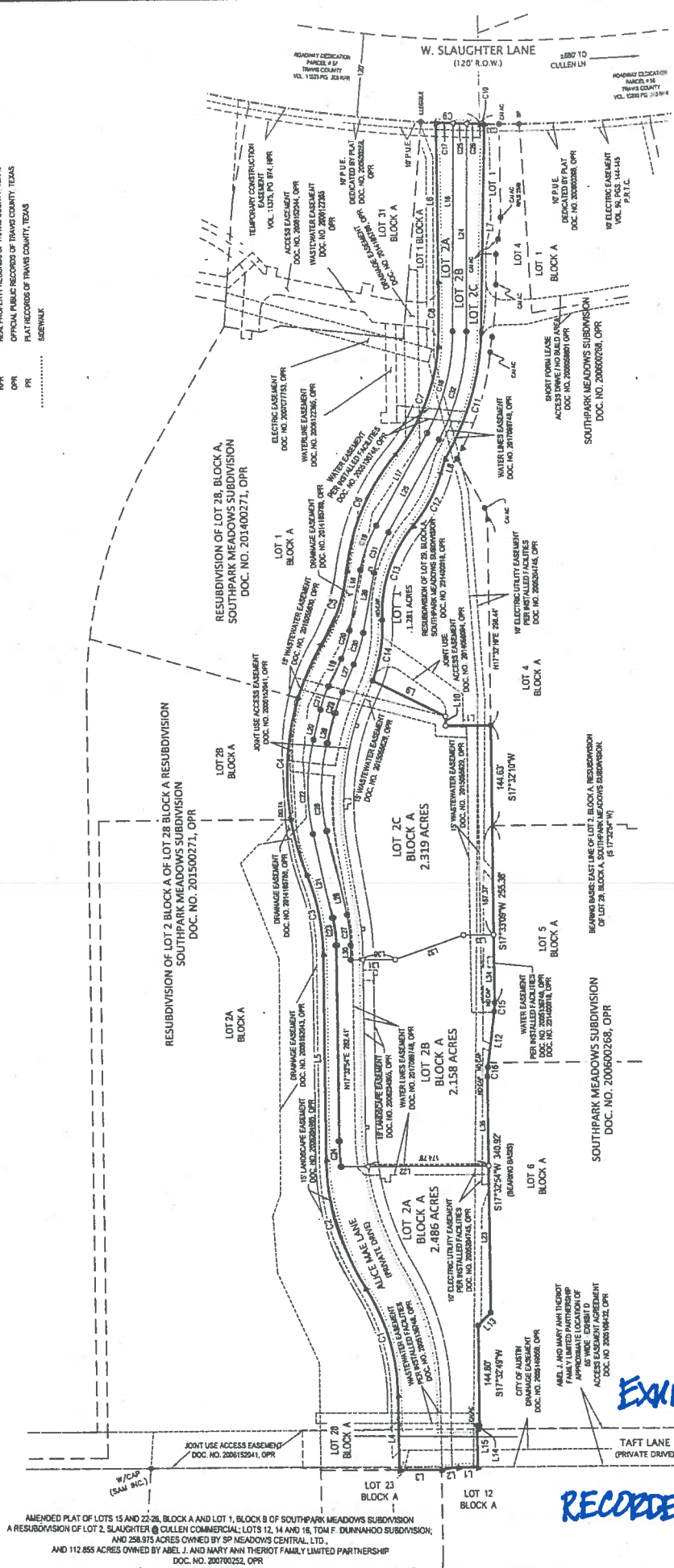
AREA: 6.80 ACRES  
SURVEY: S.F. SLAUGHTER LEASE NO. 1, ABSTRACT NO. 29  
LOTS: 3 (COMMERCIAL)  
BLOCKS: 1

OWNERS: SOUTHPARK MEADOWS PLAZA LP  
2110 BOCA RATON DRIVE, SUITE 100  
AUSTIN, TEXAS 78747  
SURVEYOR: CUNNINGHAM ALLEN, INC.  
3103 BEE CAVE ROAD, SUITE 202  
AUSTIN, TX 78748  
ENGINEER: DOUGLET + CHAN  
7401B HWY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78726  
STREET DEDICATION: NONE  
RIGHT-OF-WAY DEDICATION: NONE



- LEGEND**
- △ PERMITS SET WITH WATERSHED STAMPED "CUNNINGHAM ALLEN INC"
  - PERMITS SET WITH PLASTIC CAP STAMPED "CUNNINGHAM ALLEN INC"
  - PERMITS SET WITH PLASTIC CAP STAMPED "CUNNINGHAM ALLEN INC" (UNLESS STATED)
  - ▲ PERMITS SET WITH WATERSHED STAMPED "CUNNINGHAM ALLEN INC" (UNLESS STATED)
  - DRIE-HOLE FOUND
  - CALCULATED POINT
  - ▲ "CUNNINGHAM ALLEN INC" ALUMINUM CAP
  - ▲ "TERRY PARTNERS" CAP
  - ▲ PUBLIC UTILITY EASEMENT
  - ▲ REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - ▲ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - ▲ PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - PR SIDEWALK

LOT	BLOCK	ACREAGE	USE
2A	A	2.486	COMMERCIAL/RETAIL
2B	A	2.158	COMMERCIAL/RETAIL
2C	A	2.319	COMMERCIAL/RETAIL



SUBMITTAL DATE: MAY 11, 2017 CB-2017-0081.0A

3103 Bee Cave Road, Suite 202  
Austin, Texas 78746-5819  
Tel: (512) 327-2946  
Fax: (512) 327-2973  
www.cunningham-allen.com

Cunningham/Allen  
Engineers, Surveyors

DATE: 05/11/2017  
PROJECT NO: 1500090  
SHEET 1 OF 3

**EXHIBIT C**

**RECORDED PLAT**

AMENDED PLAT OF LOTS 15 AND 22-26, BLOCK A AND LOT 1, BLOCK B OF SOUTHPARK MEADOWS SUBDIVISION  
A RESUBDIVISION OF LOT 2, SLAUGHTER @ CULLEN COMMERCIAL; LOTS 12, 14 AND 16, TOM F. DUNNANHO SUBDIVISION;  
AND 258.975 ACRES OWNED BY SP MEADOWS CENTRAL, LTD.,  
AND 112.855 ACRES OWNED BY ABEL J. AND MARY ANN THERIOT FAMILY LIMITED PARTNERSHIP  
DOC. NO. 200700252, OPR



April 27, 2021

City of Austin  
Zoning and Platting Commission  
505 Barton Springs Drive, 4<sup>th</sup> Floor  
Austin, Texas 78767

**RE: Zoning Request  
Soutpark Meadows Plaza-C14-2021-0050  
CAI No. 6260204**

To Whom It May Concern:

In conjunction with our rezoning request, we are also requesting changes to the Conditional Overlay restrictions included in Ordinance No. 20060518-046, which are applicable to this property.

The property is located at 9505 Alice Mae Lane, Austin, Travis County, Texas. It is described as a Resubdivision of Lot 2, Block A, a Resubdivision of Lot 29, Block A Southpark Meadows Subdivision.

Specifically, we request the following changes to the Ordinance:

**PART 2**

Subparagraph 2, (a). Remove items 1 through 6.

1. The maximum height is 40 feet from ground level;
2. The maximum height is three stories;
3. The minimum street side yard is 15 feet;
4. The maximum building coverage is 50 percent;
5. The maximum impervious cover is 80 percent;and
6. The maximum floor-to-area ration (FAR) is 0.5 to 1.0

Subparagraph 2, (b). The listed prohibited uses are to remain.

Drop-off recycling collection facility  
Service station

Pawn shop services



If you have any questions regarding this project, or should you require additional information to assist you in your review, please feel free to contact me at 512-327-2946.

Sincerely,

CUNNINGHAM-ALLEN, INC.

A handwritten signature in blue ink, appearing to read "Richard G. Couch", with a stylized flourish at the end.

Richard G. Couch, P.E.  
Associate

May 3, 2021

Regarding Case Number: **C14-2021-0050**

Contact: Wendy Rhoades [wendy.rhoades@austingexas.gov](mailto:wendy.rhoades@austingexas.gov)

Public Hearings: May 4, 2021, Zoning and Platting Commission; June 3, 2021, City Council

Dear City of Austin, Planning and Zoning Commission and Members of the City Council,

**This letter represents an objection to the proposed zoning change for the project location of 9505 Alice Mae Lane from GR-CO to GR-MU-CO.** The objection stated in this letter is officially submitted on behalf of the Southpark Meadows West Owners Association (SPMW Owners Association), of which I am President, as well as the Milestone Southpark Condominium Community, Inc. a subordinate association of the SPMW Owners Association, of which I am the Vice President and have received unanimous support from fellow board members. I also submit this objection as a residential homeowner in the zoning boundary. The subject tract of land is a member of the SPMW Owners Association and is thus bound by the governing documents of the same.

This proposed change represents a substantial deviation from the current zoning and presents a potential detriment to the SPMW Owner's Association area, and in particular to the existing residential units in it. Prior to the receipt of public notice, no such indication of the proposed change was presented by the owner to the Board or Management of the SPMW Owner's Association. However, in the review of the publicly available documentation, concerns are raised regarding the following aspects of this proposed zoning change:

- The SPMW Owner's Association has full responsibility to maintain the private roadway known as Taft Lane, from the beginning at South 1<sup>st</sup> Street to the intersection at Alice Mae Lane. This roadway has only one lane in each direction and was conceived and built to handle light traffic and has already seen premature aging and heavier than expected usage, with several expensive repairs and many repainting projects completed in its young lifespan. In 2020, several speed mitigation devices were installed and paid for by the SPMW Owners Association to help alleviate speeding of vehicles and to dissuade through traffic to adjacent commercial areas.
  - **The introduction of up to 130 additional units of residential housing will further exacerbate the challenges of this roadway**, including representing an increase in the wear and tear on the roadway and speed mitigation devices with an accelerated need for maintenance and upkeep, at a significant cost to the SPMW Owners Association.
  - **The intersection of Taft Lane at Alice Mae Lane is already overburdened.** It is simply a 4 way stop sign of two private roadways, and the traffic is frequently backed up during daytime hours. Even more, **there is great concern about the pedestrian crossing at this intersection**, especially by the residents of the age-restricted multi-family units located there and the assisted living/memory care residents located north on Alice Mae Lane as they travel to the connecting commercial areas.
  - There is also concern that increased traffic along Alice Mae Lane may represent safety concerns for the children attending the early learning center located adjacent to the subject parcel.

- Public safety may be compromised with emergency vehicles facing barriers to quickly accessing already developed areas given the narrow roadways and frequent traffic congestion.
- Further, **traffic from these residential units will further diminish the quality of life for current residential units adjacent to Taft Lane and Alice Mae Lane**, which includes single family, multifamily, and age-restricted multifamily housing. Many yards and apartment units abut Taft Lane and Alice Mae Lane, and additional traffic contributes to noise, air and light pollution affecting these and other nearby residents. Increased residential foot traffic will also further strain the limited sidewalks available for recreation and exercise in the immediate area.
- **The subject area is not well suited for residential housing.** This parcel of land is in very close proximity to a major shopping center with only a roadway designed specifically for large trucks to deliver products and haul refuse separating it from the shopping center. Residents of the proposed area will have reduced quality of life with excessive noise, air and light pollution that would be substandard for health and safety. The same is true of the challenges residents in these units would face regarding traffic along the roadways and at the adjacent intersection, causing difficulty in accessing their residences given the narrow nature and frequent congestion of the private roadways that feed this area. As stated previously, emergency vehicles may also find it difficult to quickly access this area in times of need, given these conditions.

**At a minimum, this project should require a new traffic impact analysis;** compliance with Case C14-05-0171 is not sufficient given the age of that analysis and the fact that the build out of adjacent parcels was not complete at the time it was conducted, and that conditions have changed substantially since then (including city of Austin initiated changes to the roadway at Slaughter Lane, TXDOT changes to the nearby I-35 interchange, and other major planned and completed changes in the area).

Thank you for your time and the opportunity to submit our objection and comments. We look forward to hearing the outcome of these meetings and welcome any opportunities for further discussion.

Sincerely,



Doray A. Sitko

President, Southpark Meadows West Owners Association

Vice-President, Milestone Southpark Condominium Community, Inc

Resident Homeowner, 720 Padron Lane Austin TX 78748

May 4, 2021

Regarding Case Number: **C14-2021-0050**

Contact: Wendy Rhoades [wendy.rhoades@austingexas.gov](mailto:wendy.rhoades@austingexas.gov)

Public Hearings: May 4, 2021, Zoning and Platting Commission; June 3, 2021, City Council

Dear City of Austin, Planning and Zoning Commission and Members of the City Council,

**This letter represents an objection to the proposed zoning change for the project location of 9505 Alice Mae Lane from GR-CO to GR-MU-CO.**

The purpose of this letter is to “second” the letter you received from Doray Sitko, President of the Southpark Meadows West Owners Association regarding the objection stated above. Currently I am the Vice-President of said organization.

Also, this letter is officially submitted on behalf of the Board of Directors of the Reserve at Southpark Meadows HomeOwners Association (a subordinate association of Southpark Meadows West Owners Association) that consists of 358 single family homes, of which I am the President. Our Board has unanimously agreed on this objection. And I also submit this objection as a residential homeowner in the zoning boundary.

We are in full agreement with the entire contents of Doray Sitko’s letter of objection to the rezoning. But instead of repeating Doray’s points of concern, I just wanted to add a few comments for your consideration.

The Imagine Austin policies LUT P3, P5, P7 that are cited as being applicable to the proposed rezoning are not as obvious to us who live here as they are to the officials that wrote the proposal.

The residents that comprise Southpark Meadows West live in 833 apartments and 435 homes. Within our acreage here are no public grassy parks, trails or playgrounds other than two jungle gyms in the center of the shopping center one quarter mile away. This is already a challenge to Parkland dedication before adding another 130 apartment units.

That existing strip of land is too small to house 130 units and provide working spaces for all of them.

Regarding the statement that no traffic study is required, be advised that all of the cross streets intersecting Slaughter Ln between I-35 on the East border and First St on the West border contain all-way traffic lights.

Sincerely,

Fred Cerkar

Vice-President, Southpark Meadows West Owners Association

President, The Reserve at Southpark Meadows Homeowners Association

Resident Homeowner, 9320 Sydney Marilyn Austin TX 78748

## Rhoades, Wendy

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**From:** Nanette Atkins [REDACTED]  
**Sent:** Wednesday, May 5, 2021 9:08 AM  
**To:** Rhoades, Wendy  
**Subject:** Re: [Released] Rezoning Case Nbr. C-14-2021-0050

Thank you very much for your prompt response. I must admit I was surprised that I received any response at all. Kudos to you.

Because I do have your attention, I do wish to say that the omission of a traffic flow study is negligent and a dereliction of the planning and zoning departments duties.

I live in the apartment building across from that little strip of land and it has 163 apartment units, 1 2 & 3 bedroom. Our apartments are only accessed by two side streets, Alice Mae Lane and Taft Lane. Both streets are only two lanes, one in each direction.

We already have more traffic than we can handle from people turning off South 1st onto Taft Lane to get into South Park Meadows Mall and people coming off I-35 cutting through the mall onto Taft Lane to get to South 1st.

The the boundaries already have been pushed for these two streets. Just last year speed bumps were installed on Taft Lane due to heavy traffic and cars speeding through to South 1st to the extent it made it difficult for residents in the homes and soartments to cross the street when walking.

I realize the City is anxious to build more living accommodations and appease South Park Meadows, but not actually taking the time to study the traffic flow and the effect the additional 2-bedroom apartments would have on these 2 side streets is irresponsible.

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Thank you again for your prompt response and the attachments and for taking the time to read my email.

Sincerely,  
Nanette M. Atkins

On Wed, May 5, 2021, 8:06 AM Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Ms. Atkins,

I am the zoning case manager for the Southpark Meadows Plaza case referenced above and I am sorry to hear that you've had a difficult time finding my contact information.

Attached are the application materials as well as the updated Staff report after last night's Zoning and Platting Commission meeting. The property owner's proposal is to construct 130 apartment units on this property.

Sincerely,

Wendy Rhoades

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**From:** Nanette Atkins [redacted]  
**Sent:** Tuesday, May 4, 2021 9:53 AM  
**To:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>  
**Subject:** [Released] Rezoning Case Nbr. C-14-2021-0050

\*\*\* External Email - Exercise Caution \*\*\*

The above case number is for a rezoning application that has been filed for the area behind the Target store at Southpark Meadows Shopping Center, 78748, on Alice Mae Ln. I did not receive a copy of this application and I live across the street. I have been trying to get a copy the application so I can see exactly what it entails. (I have been passed along to 6 department phone numbers by city employees and now your email).

**Question:** How can I see a copy of this application online. Or in the alternative would you email me a copy, or mail me a copy.

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I would appreciate your response. Thank you.

Nanette M. Atkins

9500 Alice Mae Ln.

Austin, Tx. 78748

512-892-3045  
[redacted]

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**Rhoades, Wendy**

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**From:** mitchell@mkdevelopments [mailto:mitchell@mkdevelopments]  
**Sent:** Tuesday, May 4, 2021 9:27 AM  
**To:** Rhoades, Wendy  
**Cc:** Michele Perry; Richard G. Couch, PE  
**Subject:** SOUTHPARK MEADOWS: CASE #C14-2021-0050

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\* External Email - Exercise Caution \*\*\*

Hello Wendy:

I would like to respond to Doray Sitko's letter regarding the above referenced zoning case. While I appreciate Ms. Sitko's concerns, I would appreciate it, if possible, to have on record that there may be information that she did not have, which actually supports this zoning and her very concerns.

The current zoning and current site plan facilitates approximately 1,000 trips per day. The current zoning and potential use would allow up to 2,500 trips per day.

Both of these scenarios would not require any further action from Zoning, and would comply to normal site plan permitting process.

The requested zoning change, with the conditional overlay of a maximum of 160 units, would equate to approximately 700 trips per day.

I believe that this is information that Ms. Sitko did not have, and would have otherwise supported her comments. In addition, I believe this zoning is a *down-zoning*, as it would relate to trips per day; and as staff has noted, would support "compatibility with adjacent and nearby uses," as well as supports the City's directive for infill development with a mixture of residential, commercial and mobility, and civic uses.

Thank you for allowing me to comment. We will be prepared to do so this evening as well.

Kind Regards,

*Mitchell Kalogridis*

