

ISSUES

None at this time.

CASE MANAGER COMMENTS:

Applicant requests zoning to build 290 apartment units with 10% designated affordable as required with the requested vertical mixed use building (V) zoning. 3,000 square feet of proposed commercial space make it a mixed use project in the requested community commercial – mixed use – vertical mixed use building (GR-MU-V) combining district zoning.

1017 West Slaughter, the rezoning tract (“Tract”) is located on the south side of West Slaughter Lane between Menchaca Road and South 1st Street. The Tract has approximately 178 feet of frontage along W. Slaughter Ln. and the only access is from W. Slaughter Ln. The 3.15 acre (137,214 square foot) Tract is undeveloped other than a 2400 square foot canopy, according to Travis County Appraisal District records. The view into the site is blocked with vegetation from all sides.

An Austin Energy substation is located west of the Tract. Two narrow (about 84 feet) lots separate the proposed rezoning Tract from the neighborhood with townhouse and condominium residence (SF-6) district zoning to the east. On the adjacent narrow lot, there is an autobody repair shop. The second narrow lot has two modular buildings, possibly residences. The SF-6 neighborhood is developed with two story detached homes on compact lots. This neighborhood wraps around the south side of the narrow lots and the rezoning Tract.

City maps show a creek buffer area running diagonally from northwest to southeast through the Austin Energy site and continuing through the rezoning Tract and SF-6 neighborhood beyond. Creek Buffers are unbuildable areas. The creek buffer has the effect of pushing site development north, toward W. Slaughter Ln. (*see attached Exhibit B: Aerial Map*).

Existing Zoning

The Tract was annexed into the City limits with full jurisdiction in November 1984 (C7A-83-017) and zoned development reserve (DR) district zoning. Applicant requests community commercial – mixed use – vertical mixed use building (GR-MU-V) combining district zoning. The land to the west is zoned P for the Austin Energy Substation and drainage easement. The adjacent lot to the east, one of the two narrow lots, is zoned DR. The next lot to the east has neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) district zoning. The townhouse and condominium residence (SF-6) district zoned neighborhood begins about 170 feet east of the rezoning Tract. (*see attached Exhibit A: Zoning Map*)

The land directly across W. Slaughter Ln. to the north has community commercial (GR) district zoning and is developed with a childcare business fronting and taking access on Chisholm Lane. Next to the childcare center is a detached residence on neighborhood commercial (LR) district zoned land. North of the childcare on Chisholm Lane, there is about 1,000 feet of development

reserve (DR) district zoning developed with single family residences on lots that are about an acre (more or less).

Mobility and Connectivity

W. Slaughter Ln. is a level 4 street (arterial) in Austin's Strategic Mobility Plan (ASMP) adopted in 2019. There are 3 travel lanes in each direction with a center median and turn lanes. W. Slaughter Lane is designated as a **Future Core Transit Corridor** from MoPac Expressway to IH-35. There are continuous bike lanes and sidewalks from Menchaca Rd. to S. 1st St. The Capital Metro #3 and 318 buses provide service to this section of W. Slaughter Ln. The CapMetro eastbound bus stop (2976) is located about 260 feet east of the rezoning tract. The westbound stop (2933) is across W. Slaughter Ln. at the corner of United Kingdom Dr. A morning peak hour trip from stop 2933 to Republic Square Station Downtown is 30 minutes on the #3.

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 Slaughter Creek 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 (\$79,100 – dated June 2021), for a period of 40 years.

BASIS OF RECOMMENDATION:

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

Community commercial (GR) district zoning 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 traffic ways.

Mixed use (MU) combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. **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 applicant requests community commercial (GR) base zoning for a district that permits buildings up to 60 feet in height and mixed use (MU) which adds the ability to build residential with commercial uses.

Applicant proposes to meet the combination of requirements for the V building including commercial uses, residential uses and affordable residential units.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

The City Council adopted Core Transit Corridors and Future Core Transit Corridors in 2006 and adopted the Imagine Austin Comprehensive Plan (IACP) June 15, 2012. The proposed location on W. Slaughter Ln. is an IACP activity corridor and on a designated Future Core Transit Corridor. The proposed location is where compact development should be located in conjunction with retail, service, entertainment, education and employers. Places where people can walk and bike to accomplish some daily tasks. Activity corridors help to increase the level of physical activity promoting health goals and reducing reliance on fossil-fuel based transportation thereby supporting environmental goals.

Staff supports the Applicant's request since the proposed apartments and retail uses are consistent with uses on the corridor. The proposed development is both mixed-use and compact and adds to the variety of housing choices available in the area. The addition of affordable units consistent with requirements of the vertical mixed use (V) zoning is also a benefit for the area.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	DR	2400 sq ft Canopy (<i>TCAD</i>); undeveloped
North	(Across Slaughter Ln.) GR, LR	Child Care, detached residences
South	SF-6-CO	Detached residences (condominiums)
East	DR	Auto body repair, detached residences
West	P	City Electric substation and drainageway

NEIGHBORHOOD PLANNING AREA: Not applicable

TIA: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code (LDC). A TIA determination is deferred to site plan application, when land use and intensity will be finalized.

WATERSHED: Slaughter Creek - Suburban

OVERLAYS:

- ADU Approximate Area Reduced Parking;
- Scenic Roadways Overlay: SLAUGHTER LANE;
- Wildland Urban Interface: Proximity Class - Within 150 feet of a wildland area

SCHOOLS: AISD Casey Elementary, Paredes Middle, Akins H.S.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Preservation Austin
Austin Lost and Found Pets	SELTexas
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Homeless Neighborhood Association	Slaughter Lane Neighborhood Assn.
Neighborhood Empowerment Foundation	South Austin Neighborhood Alliance (SANA)
Onion Creek Homeowners Assoc.	

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2017-0123 SOUTH CHISHOLM PROFESSIONAL OFFICES 1109 W Slaughter Ln	Rezone 0.67 ac from SF-2 to LO-MU	To Grant LO-MU.	Apvd.05/10/2018 Ord.# 20180510-069 1 st Rdg apvd. (LO-MU) 2-3 Rdg apvd. LO-MU-CO. Condition: maximum one residential unit; access control of S. Chisholm Trl prohibits vehicles, except bikes, peds and emerg vehicles.
C14-2013-0047 JDJ Family Holdings, Ltd.	Rezone 25.126 ac from DR & SF-1-CO to MF-2	To Grant DR and SF-1-CO to SF-6-CO. Conditions limit to 2,000 vehicle trips/day; prohibit vehicles access to Chisholm Trl except bikes, peds and emerg; max 200 residential	Apvd.08/22/2013 Ord.# 20130822

Number	Request	Commission	City Council
		units; max avg. 9 residential units/acre.	
C14-2018-0097 SOUTH CHISHOLM PROFESSIONAL OFFICES	Rezone 0.63 ac from SF-2 to LO-MU-CO	To Grant SF-2 to LO-MU-CO. Conditions: Max DU is one; remove driveway access to S. Chisholm Trl before CO; max 300 vehicle trips/day; list of prohibited uses: Club or lodge, College and University facilities, private and public primary education facilities, private and public secondary education facilities, urban farm	Apvd.11/01/2018 Ord.# 20181101-049
C14-02-0079 STONE TRACT 9601-9641 S Chisholm Trl	Rezone 13.084 ac from I-RR to SF-3. (Amended to SF-1)	To Grant IRR to SF-1-CO. Max of 28 units; maximum 2.144 units per acre.	Apvd. 01/16/2003 Ord.#20030116-021
C14-2015-0163 WEY TRACT REZONING 900 W Slaughter Ln	DR to SF-4A, Amended to SF-6	To Grant DR to SF-6	Apvd.08/11/2016 Ord.# 20160811-051
C14-2008-0164 Austin Energy 2.458 acres-adjacent to Slaughter Lane Substation	Rezone 2.454 ac from DR to P	To Grant	Apvd.10/02/2008 Ord.# 20081002-025

RELATED CASES:

C14-06-0116, 1017 W SLAUGHTER

LEGAL DESCRIPTION:

LOT 2 LESS .059A CHAPPELL ETTA ESTATE FARM TRACT SUBD RESUB TRACT C

OTHER STAFF COMMENTS:

Comprehensive Planning

The zoning case is located on the south side of West Slaughter Lane, on a vacant property that is approximately 3.15 acres in size. The property is located outside the boundaries of a small area plan but is located along **the Slaughter Lane Activity Corridor** and approximately a quarter of a mile west of the **Slaughter Lane Station Neighborhood Center**. Surrounding land uses include a children's day care center and a single-family subdivision to the north; to the south and east is a single-family subdivision; and to the west is an auto body shop and a City electrical substation and drainageway to the west. The proposed use is mixed use, includes 290 units of multi-family housing and 3,000 square feet of commercial. Ten percent of the units (29 units) will be classified as 'affordable housing' under the Vertical Mixed-Use Ordinance.

Connectivity

There is a public transit stop less than 300 feet from the subject property. Public sidewalks are located on both sides of this portion of West Slaughter Lane. Unprotected bike lanes are located along both sides of Slaughter Lane. A large park and a middle school are located less than a half a mile from the subject property. Mobility options are average while connectivity options are fair.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this section of W. Slaughter Lane as an **Activity Corridor**. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. 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. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of a variety of housing types and promoting growth along activity corridors:

- **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 P10.** Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- **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 proposal a true mixed-use project that includes an affordable housing component along Activity Corridor; and good mobility and fair connectivity options in the area; this proposed mixed use project supports the policies of the Imagine Austin Comprehensive Plan.

Environmental

1. 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.
2. 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%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Parks and Recreation

PR1: Parkland dedication will be required for the new residential units proposed by this development, multifamily with GR-MU-V 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. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

- SP1. FYI- This is located on the Scenic Road overlay.
- SP2. Site plans will be required for any new development other than single-family or duplex residential.
- SP3. 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.
- SP4. Any new development is subject to Subchapter E. Design Standards and Mixed Use. This site is located on a Suburban Roadway. Additional comments will be made when the site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 120 feet of right-of-way for Slaughter Lane.

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan/subdivision application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Slaughter Lane	122'	120'	80'	4	Yes	Yes	Yes

Austin Water Utility

AW1. 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.

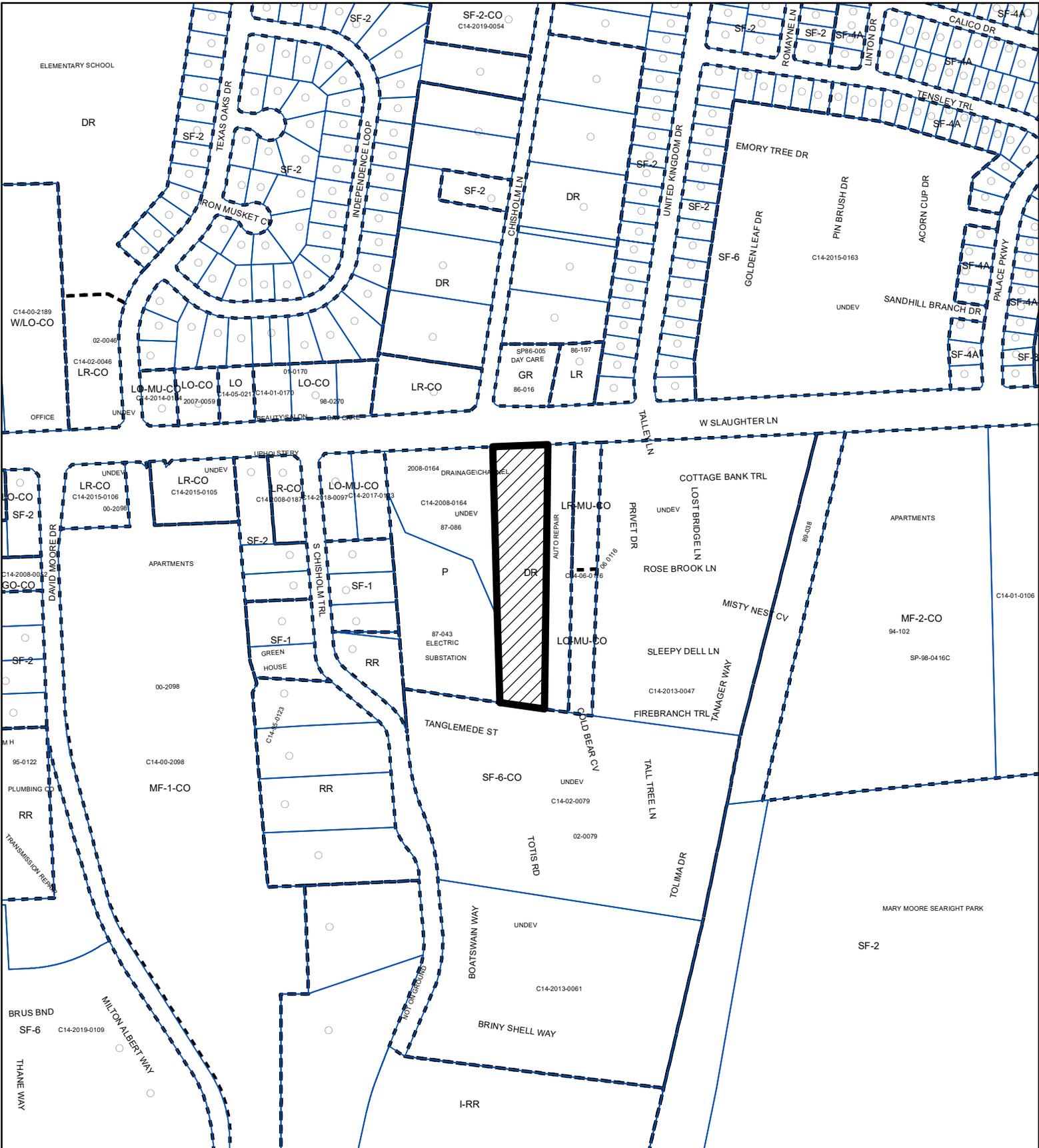
INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Educational Impact Statement

Correspondence



ZONING

Exhibit A

ZONING CASE#: C14-2021-0117



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

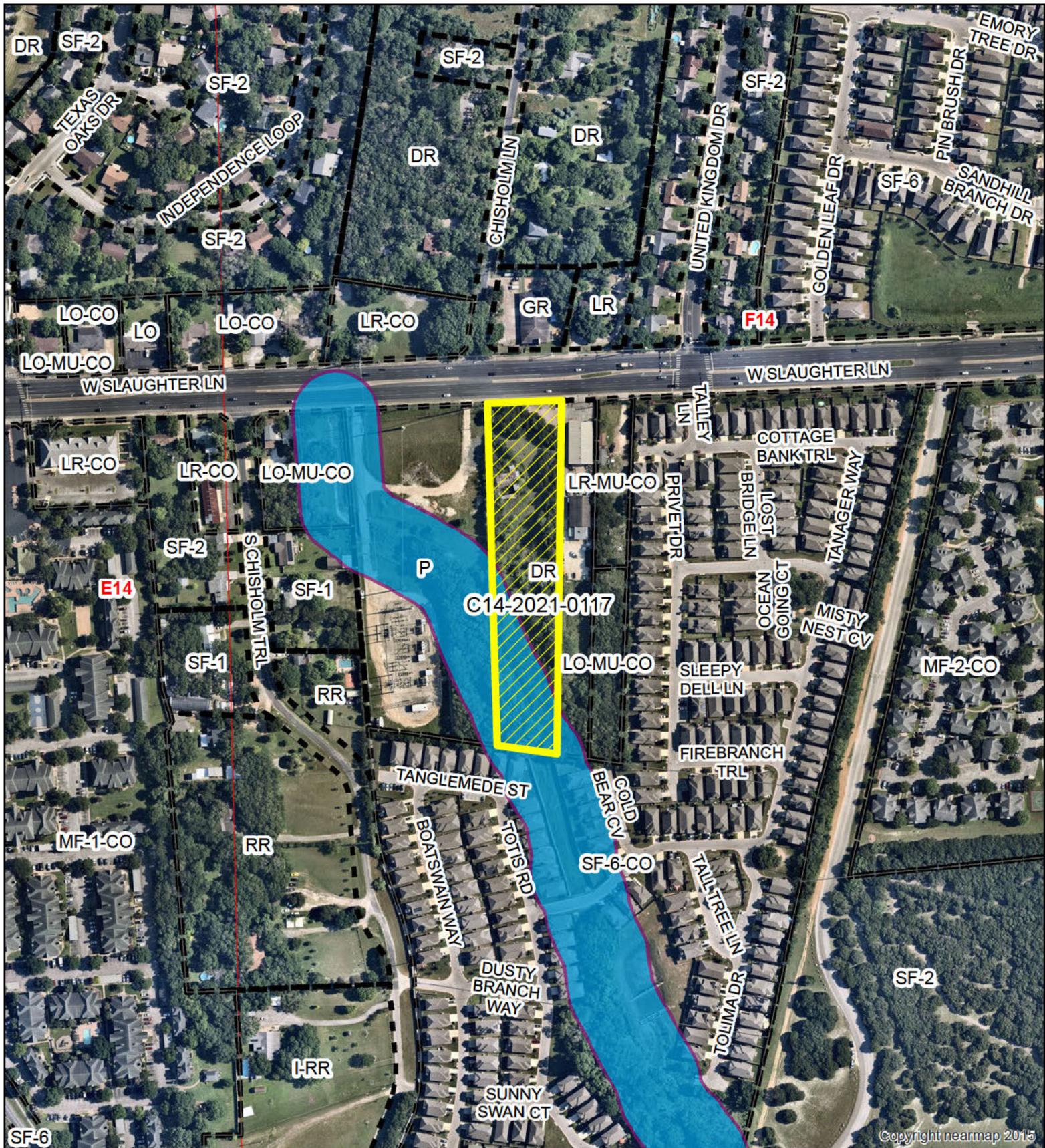
1" = 400'

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.

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: 7/13/2021



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West Slaughter Lane Residences

Exhibit B

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

ZONING CASE#: C14-2021-0117
 LOCATION: 1017 West Slaughter Lane
 SUBJECT AREA: 3.15 Acres
 GRID: F14
 MANAGER: MARK GRAHAM



1" = 300'

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 Aus in regarding specific accuracy or completeness.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: West Slaughter Lane Residences

ADDRESS/LOCATION: 1017 W. Slaughter Ln.

CASE #: C14-2021-0117

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT

# SF UNITS:	_____	STUDENTS PER UNIT ASSUMPTION
		Elementary School: _____ Middle School: _____ High School: _____

# MF UNITS:	<u>290</u>	STUDENTS PER UNIT ASSUMPTION
		Elementary School: <u>.03</u> Middle School: <u>.015</u> High School: <u>.015</u>

IMPACT ON SCHOOLS

The student yield factor of 0.06 (across all grade levels) for apartment homes was used to determine the number of projected students. This was determined by the district’s demographer by looking at similar projects in the area.

The proposed 290-unit multifamily development is projected to add approximately 17 students across all grade levels to the projected student population. It is estimated that of the 17 students, 9 will be assigned to Casey Elementary School, 4 to Paredes Middle School, and 4 to Akins Early College High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at Casey ES (92%) and Akins ECHS (101%) and below the target range at Paredes MS (61%). The projected additional students at Paredes MS would not offset the anticipated decline in student enrollment. All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students attending Casey ES or Paredes MS will not qualify for transportation unless a hazardous route condition is identified. Students at Akins ECHS will qualify for transportation, and there will be no impact.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 08/12/2021

Executive Director:

DocuSigned by:
Beth Wilson
38E999C905B4F8...

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Casey

ADDRESS: 9400 Texas Oaks Drive

PERMANENT CAPACITY: 692

MOBILITY RATE: -19.4%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	602	737	746
% of Permanent Capacity	87%	107%	108%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	485	625	634
% of Permanent Capacity	70%	90%	92%

MIDDLE SCHOOL: Paredes

ADDRESS: 10100 S. Mary Moore Searight

PERMANENT CAPACITY: 1,156

MOBILITY RATE: -37.0%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,315	1,190	1,194
% of Permanent Capacity	114%	103%	103%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	829	697	701
% of Permanent Capacity	72%	60%	61%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



HIGH SCHOOL: Akins

ADDRESS: 10701 S. First St.

PERMANENT CAPACITY: 2,394

MOBILITY RATE: -15.4%

POPULATION (without mobility rate)

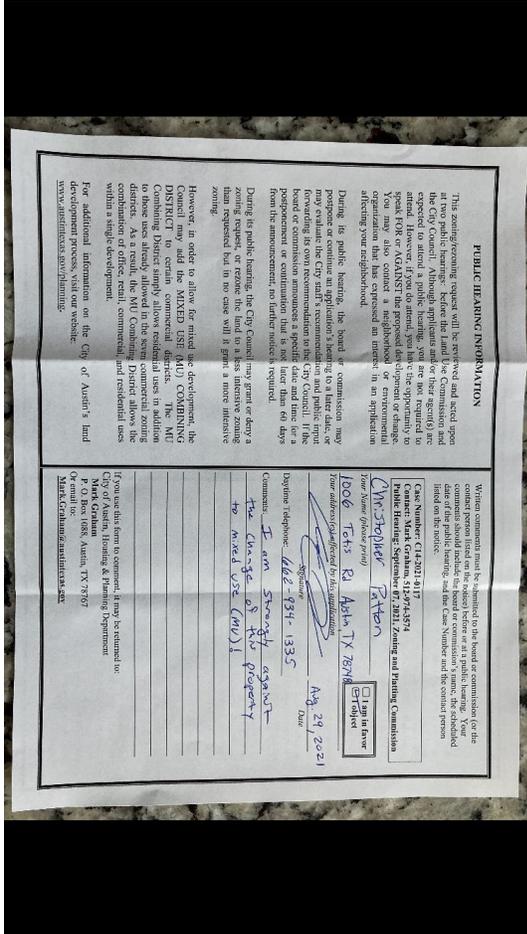
HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	3,327	3,123	3,127
% of Permanent Capacity	139%	130%	131%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,813	2,417	2,421
% of Permanent Capacity	118%	101%	101%

From: Christopher Patton
To: Graham, Mark
Subject: Re: I object to Case #: C14-2021-0117
Date: Monday, August 30, 2021 8:31:41 AM
Attachments: IMG_0893.PNG

Apologies, see attached now!



On Mon, Aug 30, 2021 at 8:11 AM Graham, Mark <Mark.Graham@austintexas.gov> wrote:

Hi Christopher,
There was no document attached.
Regards,
Mark Graham, Case Manager

From: Christopher Patton <[REDACTED]>
Sent: Sunday, August 29, 2021 3:40 PM
To: Graham, Mark <Mark.Graham@austintexas.gov>
Subject: I object to Case #: C14-2021-0117

contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2021-0117

Contact: Mark Graham, 512-974-3574

Public Hearing: September 07, 2021, Zoning and Platting Commission

ROBERT MERRIAM

Your Name (please print)

I am in favor
 I object

9420 PRIVET DRIVE, AUSTIN, TX 78748

Your address(es) affected by this application

R. J. Merriam

Signature

08/30/2021

Date

Daytime Telephone: 713-417-1914

Comments: THE REZONING WILL NEGATIVELY AFFECT THE AREA
IN THE FOLLOWINGWAYS:

(1) REMOVAL OF THE GREENBELT

(2) IMPERVIOUS SURFACE RUNOFF INTO SEARIGHT VILLAGE
AREA

(3) SIGNIFICANT INCREASE IN TRAFFIC ON SLAUGHTER LANE,
ESPECIALLY AT THE UNITED KINGDOM / SLAUGHTER
INTERSECTION

(4) INCREASE IN CRIME RATE IN THE AREA

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

From: [Tina Phifer](#)
To: [Graham, Mark](#)
Date: Tuesday, August 31, 2021 11:55:51 AM

*** External Email - Exercise Caution ***

Mark,
Attached is a copy of my objection to the proposed zoning change to this property.

Thank you,
Tina Phifer

----- Forwarded Message -----

From: Tina Phifer <[REDACTED]>
To: Tina Phifer <[REDACTED]>
Sent: Tuesday, August 31, 2021, 11:33:04 AM CDT
Subject: Proposed Zoning Change C14-2021-0117

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2021-0117
Contact: Mark Graham, 512-974-3574
Public Hearing: September 07, 2021, Zoning and Platting Commission

Tina Phifer
Your Name (please print)

9301 Chisholm Ln
Your address(es) affected by this application

Mark Graham
Signature

8/31/21
Date

Daytime Telephone: 512-791-4522

Comments: I object to this rezoning. I understand this is a proposed mixed use development w/ 300 units that will exist onto Slaughter Ln. I know this area is being pushed for dense development however Slaughter is already maxed out w/ traffic. Daily, multiple accidents occur. This is right across the street from a daycare that has no protected access onto Slaughter. Slaughter was built as an east-west corridor but now it is a parking lot during rush hour + most of the weekends.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Mark Graham
P. O. Box 1088, Austin, TX 78767
Or email to:
Mark.Graham@ustintexas.gov

[Sent from Yahoo Mail on Android](#)

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@ustintexas.gov.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2021-0117
Contact: Mark Graham, 512-974-3574
Public Hearing: September 07, 2021, Zoning and Platting Commission

Nicole Parker
Your Name (please print)

I am in favor
 I object

1001 Totus Rd. Austin TX
Your address(es) affected by this application

78748

[Handwritten Signature]
Signature

9/2/2021
Date

Daytime Telephone: 214-042-9964

Comments: I object to construction
at this site & to potential apartment
complexes being built.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department

Mark Graham
P. O. Box 1088, Austin, TX 78767

Or email to:
Mark.Graham@austintexas.gov

From: [David Rios](#)
To: [Graham, Mark](#)
Subject: Case number C14-2021-0117
Date: Sunday, September 5, 2021 11:57:21 AM

*** External Email - Exercise Caution ***

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Case Number: C14-2021-0117
Contact: Mark Graham, 512-974-3574
Public Hearing: September 07, 2021, Zoning and Platting Commission

David Rios
Your Name (please print)

I am in favor
 Object

9710 Briny Shell Way, Austin, TX 78748
Your address(es) affected by this application

David Rios 9/5/2021
Signature Date

Daytime Telephone: 512-230-5076

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Mark Graham
P. O. Box 1088, Austin, TX 78767
Or email to:
Mark.Graham@austintexas.gov

[Sent from Yahoo Mail for iPhone](#)
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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2021-0117

Contact: Mark Graham, 512-974-3574

Public Hearing: September 07, 2021, Zoning and Platting Commission

Alexander Cole Shulyak

Your Name (please print)

9801 Toling Dr., Austin, TX, 78739

Your address(es) affected by this application

Alex Sh

Signature

9-4-21

Date

Daytime Telephone: 832-282-6428

Comments: This location is in need for redevelopment. It is not kept up well, and is a sore sight for the neighboring communities

I am in favor
 I object

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City of Austin, Housing & Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

Mark.Graham@austintexas.gov

PETITION

Date: August 29, 2019

File Number: C14-2021-0117

Address of Rezoning Request:

1017 West Slaughter Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change for 1017 West Slaughter Lane, feel that the proposed zoning change would negatively impact neighborhood safety and residents' well-being. Chisholm Lane is a narrow street (average width is 16') with egress only onto Slaughter Lane. It is already challenging to turn out of Chisholm Lane. The light at Slaughter and Buckingham enables drivers to turn east fairly easily, however, to turn west is often challenging – impeded by traffic flowing east on Slaughter Lane unchecked in conjunction with the light at Buckingham. There is no controlled traffic system at Chisholm Lane.

To the north of this property is a daycare center that has egress onto Chisholm Lane, and this further complicates the traffic at this intersection. Mornings and afternoons are especially challenging as parents are dropping off or picking up their children. Chisholm Lane residents frequently must wait on this traffic. With such a narrow street, there is no safe way to split the traffic into left or right-turning exiting the street and leave way for cars entering the street. It is unsafe to add additional traffic flow to Slaughter Lane at this point. The City has clearly marked this area as a "High Crash Roadway" and provided signage to that effect both east and west of Chisholm Lane.

(PLEASE USE BLUE OR BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Ky Wolfe Karen Wolfe 9203 Chisholm Lane

Terry Hirsch TERRY HIRSH 9203 CHISHOLM LN.

Lauren Duke Lauren Duke 9315 Chisholm Ln

Carmon Henriquez Carmon Henriquez 9302 Chisholm

Rebecca Green Rebecca Green 8905 Chisholm Lane

**

*

1/n

80

Signature

Printed Name

Address

Joel Jason Hoelter 8715 Chisholm Ln

R Boyless Robert Boyless 8710 Chisholm Ln

Stephen STEPHEN HOCKEY 8714 CHISHOLM LN

J Malasko Jayne Malasko 8715 Chisholm Ln

* *Spencer J. Stafford* Spencer J. Stafford 1012 W Slaughter St.

Amanda Wheelless Amanda Wheelless 9105 Chisholm Lane

Mason MASON WHEELLESS 9105 CHISHOLM LN

Jackie Wheelless Jackie Wheelless 9007 Chisholm Ln.

Robert F Beardslee Robert Beardslee 9109 Chisholm Ln

Gracian Arreche Gracian Arreche 8711 Chisholm Ln

Matt A Nunes Matt A Nunes 8711 Chisholm Ln

Bruce VanWart Bruce VanWart 9106 Chisholm Lane

Gwen Stroud Gwen Stroud 9206 Chisholm Ln

Jane Dance Jane Dance 9200 Chisholm Ln

David Toner DAVID TONER 9207 CHISHOLM LN

Betty Hager BETTY HAGER 9215 Chisholm Ln.

Stacey W. Hager Stacey W. Hager 9215 Chisholm Ln.

Sierra Conde Sierra Conde 9216 Chisholm Ln.

Erick Conde Erick Conde 9216 Chisholm Ln.

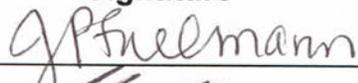
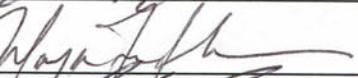
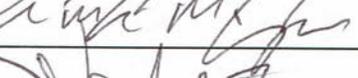
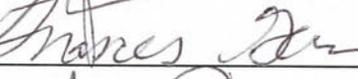
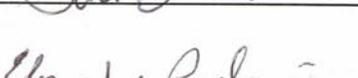
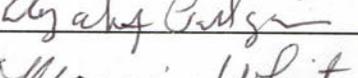
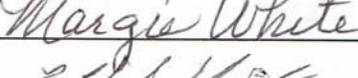
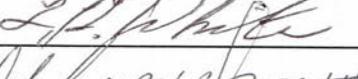
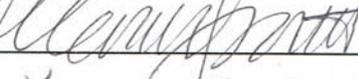
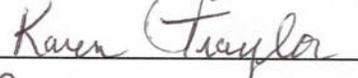
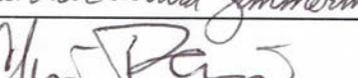
Andrew Pfellmann Andrew Pfellmann 9210 Chisholm Ln

Rosa Pfellmann Rosa Pfellmann 9216 Chisholm Ln

Signature

Printed Name

Address

	Jessica Pullmann	9212 Chisholm Ln.
	Robert Pullmann	9212 Chisholm Ln
	Maya Farasworth	9106 Chisholm Ln
	MARK DAVID CARDER	9104 CHISHOLM LN
	Yekaterina Fliginskaya	9007 Chisholm Ln
	Anwa Aguillo	8900 Chisholm Ln
	Jan Peterson	8714 Chisholm Ln 78748
	Cruz Garcia	8808 Chisholm Ln 78748
	Frances Garcia	8808 Chisholm Ln 78748
	Tine Phifer	9301 Chisholm Ln 78748
	ELIZABETH PICHON	9301 CHISHOLM LN 78748
	Margie White	9006 Chisholm Lane 78748
	L.H. WHITE	9006 CHISHOLM LN 78748
	Deborah Poiset	9207 Chisholm Lane
	Karen Traylor	8904 Chisholm Lane 78748
	Randall Edward Zimmerman	8904 Chisholm Lane 78748
	CHRIS REINA	8905 Chisholm Lane
	ROBERT MERRIAM	9420 RIVER DRIVE
	Gary Stroud	9206 Chisholm Lane 78748

Date: September 1, 2019

Contact Name: Karen Wolffe

Phone Number: 512-799-2666

PETITION

Date: September 4, 2019

File Number: C14-2021-0117

Address of Rezoning Request:

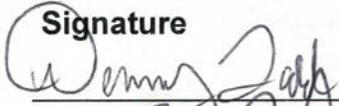
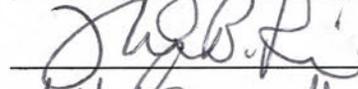
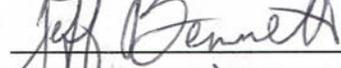
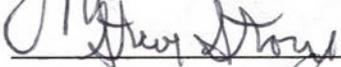
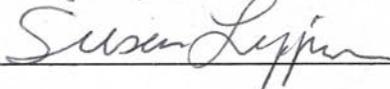
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To: Austin City Council

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To the north of this property is a daycare center that has egress onto Chisholm Lane, and this further complicates the traffic at this intersection. Mornings and afternoons are especially challenging as parents are dropping off or picking up their children. Chisholm Lane residents frequently must wait on this traffic. With such a narrow street, there is no safe way to split the traffic into left or right-turning exiting the street and leave way for cars entering the street. It is unsafe to add additional traffic flow to Slaughter Lane at this point. The City has clearly marked this area as a "High Crash Roadway" and provided signage to that effect both east and west of Chisholm Lane.

(PLEASE USE BLUE OR BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address	
	Denny Todd	9007 Chisholm Ln	Austin TX 78748
	Thea Pierce	9000 Chisholm Lane	Austin TX 78748
	Jeff Bennett	9003 Chisholm Lane	78748
	STEVE STONE	9001 CHISHOLM LN.	78748
	SUSAN LIPPMAN	8901 Chisholm Ln	78748

Signature

Printed Name

Address

Paul Stepien Paul STEPIENSON 8809 Chisholm Ln 78748

Manda Freytag Manda Freytag 8809 Chisholm Ln 78748

Stanley Phillips STANLEY PHILLIPS 8804 CHISHOLM LA 78748

Mary Phillips MARY PHILLIPS 8804 CHISHOLM 78748

* *Alex Bracke* Alex Bracke 9304 Priest Dr 78748

* *Gene Wamp* GENE WAMP 9305 PRIEST DR 78748

* *David Thompson* David Thompson 912 Sleepy Dell Lane 78748

* *Michael Burney* Michael Burney 901 tangled nest 78748

* *Esteban Fernandez* Esteban Fernandez 1010 TOTIS Rd 78748

* *Ellen Williams* Ellen Williams 1012 Boatswain Way 78748

* *Kathleen Tobin* Kathleen Tobin 916 boatswain

* *Russell Worden* Russell Worden 908 Boatswain

* *Ryan Smith-Meyerson* Ryan Smith-Meyerson 913 Boatswain Way

* *Pierre Moost* Pierre Moost 911 Boatswain Ln.

* *Bryan Foulds* Bryan Foulds 915 Boatswain Way

* *Cheryl Dried* Cheryl Dried 1019 Boatswain Way

* *Alfred, Carter* Alfred, Carter 1019 Boatswain Way

* *TAYLER CALVERT* TAYLER CALVERT 9212 United Kingdom

Contact: Karen Wolfe
512.799.2666

* Reside within 200' of target site ** Business

contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2021-0117

Contact: Mark Graham, 512-974-3574

Public Hearing: September 07, 2021, Zoning and Platting Commission

ROBERT MERRIAM

Your Name (please print)

I am in favor
 I object

9420 PRIVET DRIVE, AUSTIN, TX 78748

Your address(es) affected by this application

R. J. Merriam

Signature

08/30/2021

Date

Daytime Telephone: 713-417-1914

Comments: THE REZONING WILL NEGATIVELY AFFECT THE AREA
IN THE FOLLOWINGWAYS:

(1) REMOVAL OF THE GREENBELT

(2) IMPERVIOUS SURFACE RUNOFF INTO SEARIGHT VILLAGE
AREA

(3) SIGNIFICANT INCREASE IN TRAFFIC ON SLAUGHTER LANE,
ESPECIALLY AT THE UNITED KINGDOM / SLAUGHTER
INTERSECTION

(4) INCREASE IN CRIME RATE IN THE AREA

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City of Austin, Housing & Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

listed on the notice.

Case Number: C14-2021-0117
Contact: Mark Graham, 512-974-3574
Public Hearing: September 30, 2021, City Council

ROBERT MERRIAM

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

9420 PRIVET DRIVE, AUSTIN, TX 78748

Your address(es) affected by this application (optional)

R.S. Merriam

Signature

09/16/2021

Date

Daytime Telephone (optional): 713-417-1914

Comments: PLEASE REFER TO THE ENCLOSED FILE.

If you use this form to comment, it may be returned to:

Comments re Rezoning Request

September 16, 2021

Case Number: C14-2021-0117

Contact: Mark Graham: 512-974-3574
Public Hearing: September 30, 2021, City Council

Comments:

I am against the request to rezone the property. The rezoning will negatively affect the Searight Village homeowners in the following ways.

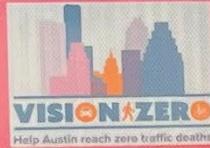
1. The proposed development will remove the current greenbelt that is on the property.
2. Currently, Searight Village has minimum water pressure. The addition of ~300 apartments will significantly affect the low water pressure in Searight Village.
2. The impervious surface runoff will flow into the Searight Village area.
3. There will be a significant increase in traffic on Slaughter Lane, especially at the United Kingdom / Slaughter Lane intersection.
4. The incidence of traffic accidents, already high, will increase on Slaughter Lane.
5. There will be an increase in pollution in the area.
6. There will be an increase in the crime rate in the area.
7. There will be a significant increase in light pollution.

Thank you for your attention.

Robert Merriam
9420 Privet Drive
Austin, TX 78748

HIGH CRASH ROADWAY

**Eyes Up
Buckle Up**



AUSTIN TRANSPORTATION

A B C

From: [David Rios](#)
To: [Graham, Mark](#)
Subject: Case number C14-2021-0117
Date: Sunday, September 5, 2021 11:57:21 AM

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Contact: Mark Graham, 512-974-3574
Public Hearing: September 07, 2021, Zoning and Platting Commission

David Rios
Your Name (please print)

I am in favor
 Object

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Your address(es) affected by this application

David Rios 9/5/2021
Signature Date

Daytime Telephone: 512-230-5076

Comments: _____

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Public Hearing: September 07, 2021, Zoning and Platting Commission

Alexander Cole Shulyak

Your Name (please print)

9801 Toling Dr., Austin, TX, 78739

Your address(es) affected by this application

Alex Sh

Signature

9-4-21

Date

Daytime Telephone: 832-282-6428

Comments: This location is in need for redevelopment. It is not kept up well, and is a sore sight for the neighboring communities

I am in favor
 I object

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Case Number: C14-2021-0117

Contact: Mark Graham, 512-974-3574

Public Hearing: September 07, 2021, Zoning and Platting Commission

Dawn Wilson

Your Name (please print)

9503 S. Chisholm Tra

Your address(es) affected by this application

D. Wilson

Signature

9/7/2021

Date

Daytime Telephone: (512) 785-0007

Comments: My concerns are as following -
The placement of the Exterior / Parking
Lot Lighting, The retention pond
that will be on this property, The
windows / Balcony facing our
properties, the trees being
cut down that line our side of
property. The Traffic that
will be caused by this project

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

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City of Austin, Housing & Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

Mark.Graham@austintexas.gov

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Contact: Mark Graham, 512-974-3574
Public Hearing: September 07, 2021, Zoning and Platting Commission

ERIAH ERAZO

Your Name (please print)

I am in favor
 I object

9307 TRAVET DR. - SEARIGHT VILLAGE

Your address(es) affected by this application

Eriah Erazo

9/7/2021

Signature

Date

Daytime Telephone: 512-695-2566

Comments: I OBJECT VEHEMENTLY THE PROPOSED ZONE CHANGE FROM DR TO GR BECAUSE THERE ISN'T SUFFICIENT LAND FOR THE HIGH DENSITY USE; SEARIGHT VILLAGE PROPERTY VALUES WILL REDUCE; THIS IS A RESIDENTIAL ZONE; THERE ARE NO PUBLIC SERVICES; SLAUGHTER LANE IS A HIGH TRAFFIC AREA AND DOES NOT SUPPORT SIGNIFICANT ADDITIONAL TRAFFIC.

NOISE POLLUTION AND CONTAMINATION WILL INCREASE. THE SUBJECT TRACT SERVES AS A BUFFER BETWEEN THE DRAINAGE CHANNEL. THERE ALREADY EXISTS

If you use this form to comment, it may be returned to: SHOPPING CENTERS THAT SERVES THE COMMUNITIES NEEDS SUCH AS TANGLEWOOD SHOPPING CTR; SOUTH-PARK MEADOWS; OAKS SHOPPING CENTER; THE MARKET AT SLAUGHTER AND SLAUGHTER WEST SHOPPING CTR.
City of Austin, Housing & Planning Department
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P. O. Box 1088, Austin, TX 78767
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Case Number: C14-2021-0117

Contact: Mark Graham, 512-974-3574

Public Hearing: September 07, 2021, Zoning and Platting Commission

Your Name (please print)

CONNIE Soto

I am in favor
 I object

Your address(es) affected by this application

9417 S. CHISHOLM Austin

9-7-2021

Signature

Date

Daytime Telephone: 512-282-0381

Comments:

My concerns are the apartments. For reasons of privacy to my back yard and lightning to face over back of the house also the Trespassing + Traffic.

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

Mark.Graham@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C14-2021-0117

Contact: Mark Graham, 512-974-3574

Public Hearing: September 07, 2021, Zoning and Platting Commission

LYNN CAVARINI

Your Name (please print)

9501 S Chisholm Tr Austin 78748

Your address(es) affected by this application

Lynn Cavarini

Signature

9/7/2021

Date

Daytime Telephone: 401-862-9017

Comments: I know we can't stop the building by my/our concern is placement of all aspects of the building. I(WE) have concern about placement/style of the retention ~~front~~ ponds, light (shine not on us) trees (keep all tall trees on border line, and window/verandas that will overtake our yards and into our homes. I cannot make the meeting tonight but need to be kept updated for future plans

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P. O. Box 1088, Austin, TX 78767

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I am in favor
 I object

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Case Number: C14-2021-0117

Contact: Mark Graham, 512-974-3574

Public Hearing: September 07, 2021, Zoning and Platting Commission

Christopher Bram

Your Name (please print)

9415 S. Chisholm Trail

Your address(es) affected by this application

Christopher Bram

Signature

9/7/2021

Date

Daytime Telephone: 317.504.1559

Comments: I am concerned about privacy, with a multistory residence having windows looking down into my yard. I am also concerned about light in yard all night long. ~~lastly~~

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

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Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

Mark.Graham@austintexas.gov

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Case Number: C14-2021-0117

Contact: Mark Graham, 512-974-3574

Public Hearing: September 07, 2021, Zoning and Platting Commission

Your Name (please print)

CONNIE Soto

I am in favor
 I object

Your address(es) affected by this application

9417 S. CHISHOLM AUSTIN

9-7-2021

Signature

Date

Daytime Telephone: 512-282-0381

Comments:

My concerns are the apartments. For reasons of privacy to my back yard and lightning to face our back of the house also the trespassing + Traffic.

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Mark Graham

P. O. Box 1088, Austin, TX 78767

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Case Number: C14-2021-0117

Contact: Mark Graham, 512-974-3574

Public Hearing: September 30, 2021, City Council

Jeff Barnett

Your Name (please print)

I am in favor
 I object

9502 Tanager Way

Your address(es) affected by this application (optional)

Jeffrey Barnett

Signature

9/12/21

Date

Daytime Telephone (optional): _____

Comments: The density of the project
is too much for that small
parcel of ground.

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

Mark.Graham@austintexas.gov

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Case Number: C14-2021-0117
 Contact: Mark Graham, 512-974-3574
 Public Hearing: September 30, 2021, City Council

Carmen Henriquez
 Your Name (please print) I am in favor
 I object

9302 Chisholm Ln. + W. Slaughter Ln. 1106 78748
 Your address(es) affected by this application (optional)

Carmen Henriquez 9/15/2021
 Signature Date

Daytime Telephone (optional): _____

Comments: _____

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 City of Austin, Housing & Planning Department
 Mark Graham
 P. O. Box 1088, Austin, TX 78767
 Or email to:
Mark.Graham@austintexas.gov