

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0117 – West Slaughter Lane Residences DISTRICT: 5

ZONING FROM: DR

TO: GR-MU-V

ADDRESS: 1017 West Slaughter Lane

SITE AREA: 3.15 acres (137,214 sq. ft.)

PROPERTY OWNER:

Jamee F. & Charles Stewart

AGENT:

Alice Glasco Consulting
(Alice Glasco)

CASE MANAGER: Mark Graham (512-974-3574, mark.graham@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial mixed use-vertical mixed use (GR-MU-V) combining district zoning. *For a summary of the basis of staff's recommendation, see page 4.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**September 7, 2021 *APPROVED GR-MU-V COMBINING DISTRICT ZONING, AS
STAFF RECOMMENDED.
[C. ACOSTA; H. SMITH] (10-0) B. GREENBERG – OFF DAIS***

CITY COUNCIL ACTION:

September 30, 2021

ORDINANCE NUMBER:

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 - SuburbanOVERLAYS:

- 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

Austin Lost and Found Pets

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Onion Creek Homeowners Assoc.

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group

Slaughter Lane Neighborhood Assn.

South Austin Neighborhood Alliance (SANA)

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 ET TA 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.

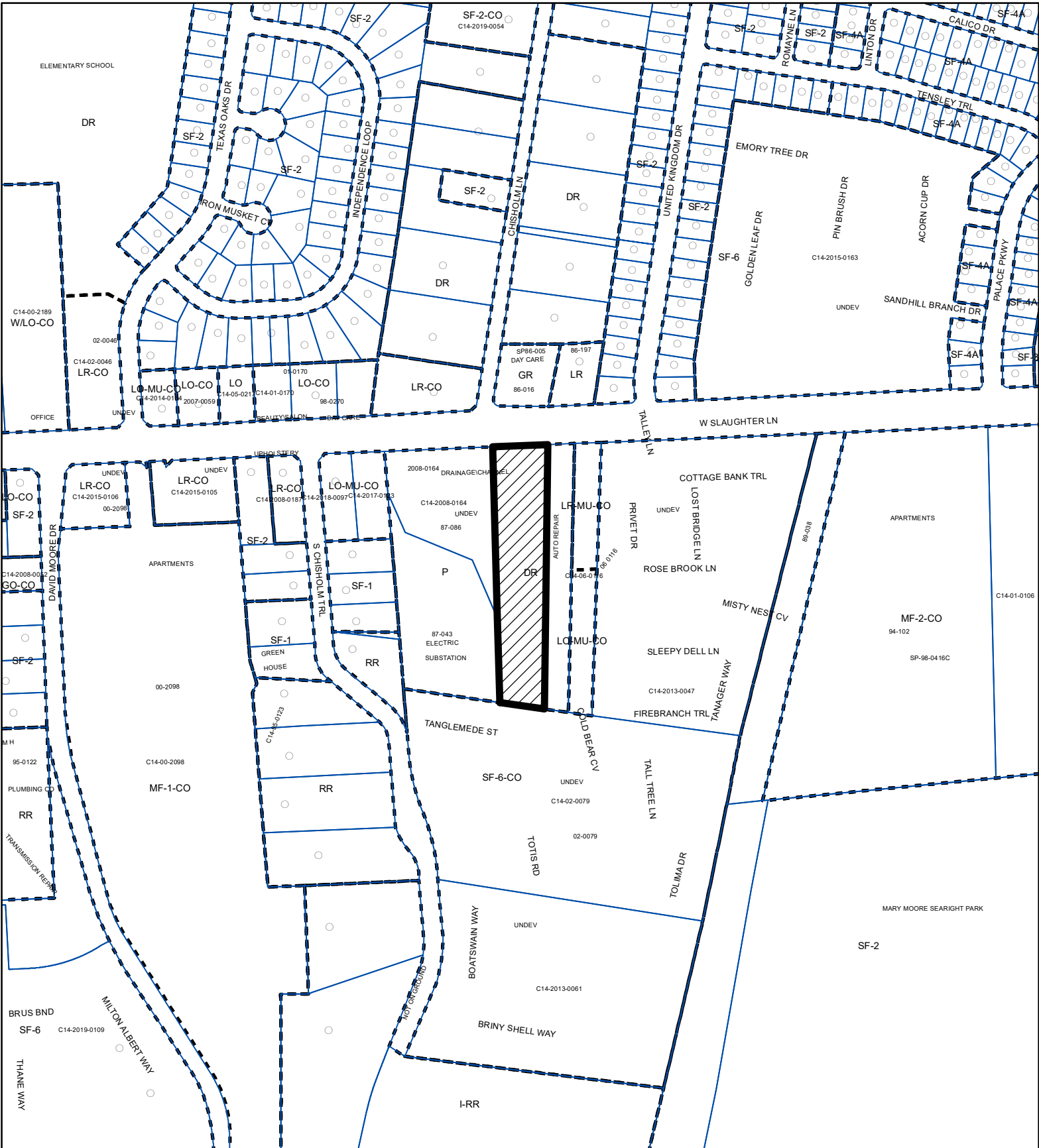
INDEX OF EXHIBITS TO FOLLOW

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**

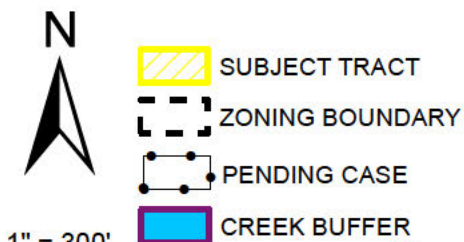
1" = 400'

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



1" = 300'

West Slaughter Lane Residences

Exhibit B

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



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: 290 STUDENTS PER UNIT ASSUMPTION
Elementary School: .03 Middle School: .015 High School: .015

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

38E9999C905B4F8...

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)

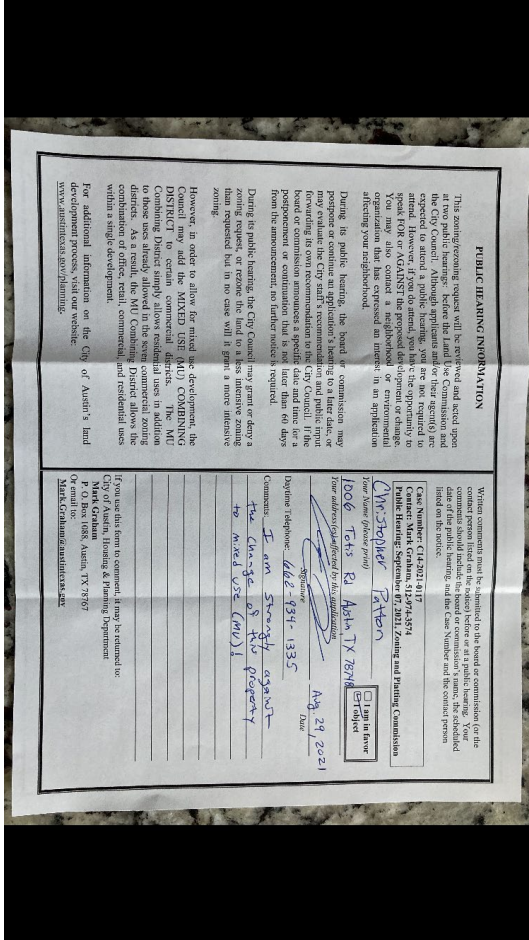
HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	3,327	3,123	3,127
% of Permanent Capacity	139%	130%	131%

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

Your Name (please print) Tina Phifer ☐ I am in favor
9301 Chisholm Ln ☒ I object
Your address(es) affected by this application Tina Phifer
Signature [Signature] Date 8/31/21
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 exit 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. Slaughterer 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@austintexas.gov

[Sent from Yahoo Mail on Android](#)

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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)

1001 Totus Rd. Austin TX

Your address(es) affected by this application

78748

☐ I am in favor

☒ I object

9/2/2021

Date

Signature

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:
To:
Subject:
Date:

David Rios
Graham, Mark

Case number C14-2021-0117
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: _____

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Mark Graham
P. O. Box 1088, Austin, TX 78767
Or email to:
Mark.Graham@austintexas.gov

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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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Contact: Mark Graham, 512-974-3574

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

Alexander Cole Shulyak

Your Name (please print)

9801 Telling Dr., Austin, TX 78731

Your address(es) affected by this application

Abx Sh

Signature

☒ I am in favor
☐ I object

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*

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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

Carmen Henriquez Carmen Henriquez 9302 Chisholm

Rebecca Green Rebecca Green 8905 Chisholm Lane

80

Signature

Printed Name

Address

<i>Jason Helter</i>	Jason Helter	8715 Chisholm Ln
<i>Robert Bayless</i>	Robert Bayless	8710 Chisholm Ln
<i>Stephen Hackey</i>	STEPHEN HACKEY	8714 Chisholm Ln
<i>Jayne Malasko</i>	Jayne Malasko	8715 Chisholm Ln
<i>Spencer J. Stafford</i>	Spencer J. Stafford	1012 W Slaughterh.
<i>Amanda Wheelless</i>	Amanda Wheelless	9105 Chisholm Lane
<i>Mason Wheelless</i>	MASON WHEELLESS	9105 CHISHOLM LN
<i>Jackie Wheelless</i>	Jackie Wheelless	9007 Chisholm Ln.
<i>Robert F Beardslee</i>	Robert Beardslee	9109 Chisholm Ln
<i>Gracian Arreche</i>	Gracian Arreche	8711 Chisholm
<i>Matt A Nunes</i>	Matt A Nunes	8711 Chisholm
<i>Bruce VanWart</i>	Bruce VanWart	9106 chisholm lane
<i>Gwen Stroud</i>	Gwen Stroud	9206 Chisholm Ln
<i>Jane Dance</i>	Jane Dance	9200 Chisholm Ln
<i>David Toner</i>	DAVID TONER	9207 CHISHOLM LN
<i>Betty Hager</i>	BETTY HAGER	9215 Chisholm Ln.
<i>Stacey W. Hager</i>	Stacey W. Hager	9215 Chisholm Ln.
<i>Sierra Conde</i>	Sierra Conde	9216 Chisholm Ln.
<i>Erick Conde</i>	Erick Conde	9216 Chisholm Ln.
<i>Andrew Fullmann</i>	Andrew Fullmann	9210 Chisholm Ln
<i>Rosa Fullmann</i>	Rosa Fullmann	9216 chisholm la

Signature

Printed Name

Address

JPFuehlmann

Jessica Pfullmann

9212 Chisholm Ln.

~~Robert Pfullmann~~~~Robert Pfullmann~~~~9212 Chisholm Ln~~

Naya Farasworth

Naya Farasworth

9106 Chisholm Ln

MARK DAVID CARDER

MARK DAVID CARDER

9104 CHISHOLM LN

Yekaterina Fliginskaya

Yekaterina Fliginskaya

9007 Chisholm Ln

ANITA Aguillo

ANITA Aguillo

8900 Chisholm Ln

San Pedro San

San Pedro San

8714 Chisholm Ln 78748

Cruz Garcia

Cruz Garcia

8808 Chisholm Ln 78748

Frances Garcia

Frances Garcia

8808 Chisholm Ln 78748

Tine Phifer

Tine Phifer

9301 Chisholm Ln 78748

ELIZABETH TILCHER

ELIZABETH TILCHER

9301 CHISHOLM LN 78748

Margie White

Margie White

9006 Chisholm Lane 78748

L.H. White

L.H. White

9006 Chisholm Lane 78748

Deborah Poiset

Deborah Poiset

9207 Chisholm Lane

Karen Traylor

Karen Traylor

8904 Chisholm Lane
78748

Randall Edward Zimmerman

Randall Edward Zimmerman

8904 Chisholm Lane 78748

CHRIS REINA

CHRIS REINA

8905 Chisholm Lane

ROBERT MERRIAM

ROBERT MERRIAM

9420 RIVER DRIVE

GARY STROUD

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:

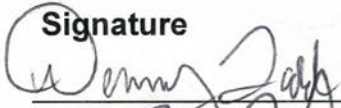
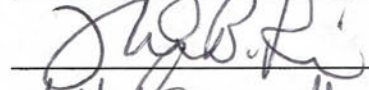
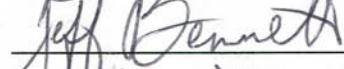
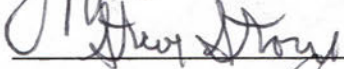

1017 West Slaughter Lane

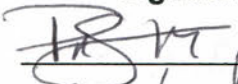

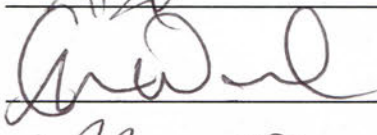
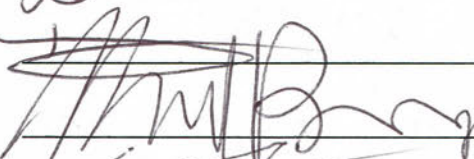
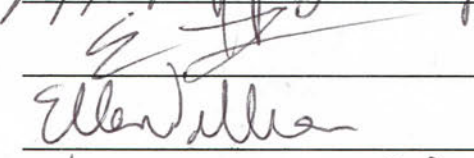
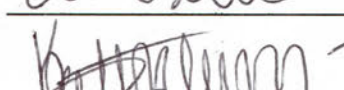
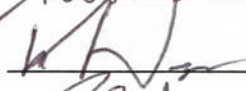

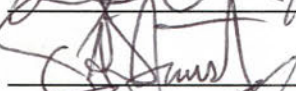
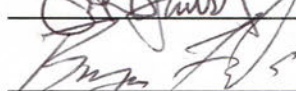

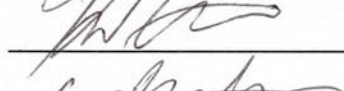
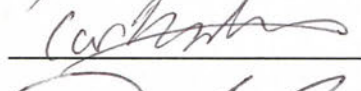
To: Austin City Council

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(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 Stephenson	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	9304 Priort Dr 78748
	Gene WAMP	9305 River Rd 78748
	David Thompson	912 Sleepy Dell Lane 78748
	Michael Burney	901 tangled web 78748
	Esteban Fernandez	1010 TOTIS Rd 78748
Ellen Williams	Ellen Williams	1012 Boatswain Way 78748
Kathleen Tobin	Kathleen Tobin	916 boatswain
	Russell Worden	908 Boatswain
	Ryan Smith-Meyers	913 Boatswain Way
	Pierre Moost	911 Boatswain Ln.
	Bryan Foulds	915 Boatswain Way
	CH, Driel	1019 Boatswain way
	Alfred, Carter	1019 Boatswain way
	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

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:

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)

☐ I am in favor
☒ I object

9420 PRIVET DRIVE, AUSTIN, TX 78748

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

R.L. 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

From:
To:
Subject:
Date:

David Rios
Graham, Mark
Case number C14-2021-0117
Sunday, September 5, 2021 11:57:21 AM

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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: _____

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Mark Graham
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Contact: Mark Graham, 512-974-3574

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

Alexander Cole Shulyak

Your Name (please print)

9801 Telling Dr., Austin, TX 78731

Your address(es) affected by this application

Abx Sh

Signature

☒ I am in favor
☐ I object

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*

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City of Austin, Housing & Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

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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

Dawn Wilson

Your Name (please print)

9503 S. Chisholm Tra

Your address(es) affected by this application

D. Wilson

Signature

Date

9/7/2021

Daytime Telephone: (512) 785-0067

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

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

☐ 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

EHIAH ERAZO

Your Name (please print)

9307 PRIVET DR. - SEARIGHT VILLAGE

Your address(es) affected by this application

Ehiah Erazo

Signature

☐ I am in favor
☒ I object

9/7/2021

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
City of Austin, Housing & Planning Department THAT SERVES THE
Mark Graham COMMUNITIES NEEDS SUCH AS
P. O. Box 1088, Austin, TX 78767 TANGLEWOOD SHOPPING CTR; SOUTH-
Or email to: Mark.Graham@austintexas.gov PARK MEADOWS; OAKS SHOPPING
CENTER; THE MARKET AT SLAUGHTER
AND SLAUGHTER WEST SHOPPING CTR.

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

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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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 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 pond, Light (Shine not on us) Trees (Keep ALL tall trees on border line, and window/verandas that will overlook 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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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

☐ I am in favor
☒ I object

9/7/2021

Date

Daytime Telephone: 312.504.1559

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

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

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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 our back
of the house also the Trespassing + Traffic.

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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:

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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 30, 2021, City Council

Carmen Henriquez
Your Name (please print)

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

☐ I am in favor
☒ I object

78748

Carmen Henriquez
Signature

9/15/2021
Date

Daytime Telephone (optional):

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