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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0168 – Dean's .524

Z.A.P. DATE: February 7, 2012

ADDRESS: 2101 West Slaughter Lane

OWNER: Eddie Dean

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: NO-CO

TO: GO-MU-CO

AREA: 0.524 acres
(22,825.44 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – mixed use – conditional overlay (GO-MU-CO) combining district zoning. The Conditional Overlay: 1) requires a 25' wide vegetative buffer along the south property line, 2) prohibits vehicular access to Allred Drive, as established by the 2002 case, and 3) and allows for personal services and other permitted neighborhood office (NO) zoning district uses and development regulations.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

February 7, 2012:

ISSUES:

The Applicant is in agreement with the Staff recommendation.

DEPARTMENT COMMENTS:

The subject property is located on the west side of the intersection of Allred Drive and West Slaughter Lane. Across Slaughter Lane to the north is a retail shopping center, featuring a grocery store, fast food restaurant, tire store, and a liquor store. The shopping center is zoned GR-CO, except for the liquor store, which is zoned CS-1. Across Allred Drive to the east is a bank, which takes access from Slaughter Lane and Manchaca Road only, and is also zoned GR-CO. Immediately south of the subject property is a single family residence, zoned SF-2. Immediately west of the subject property is the recently rezoned property known as the Traywick tract (LR-CO) which was approved for retail sales (convenience), restaurant (limited) and all GO uses. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The property is platted as Lot 7, Block A of the Ford Oaks subdivision, recorded in June 1946 (C8-1946-1765). Please refer to Exhibit B. The subject property was rezoned from single family residence – standard lot (SF-2) to neighborhood office – conditional overlay (NO-CO) combining district in 2002. City Council approved the zoning with a conditional overlay for a 25' vegetative buffer along the south and west property lines, and prohibiting access to Allred Drive (City File # C14-02-0061). In 2008, a site plan was approved to

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develop the site under these conditions (City File # SP-2008-0616C). Please refer to Exhibit C.

The site has been developed and is occupied with a personal services use, which is first allowed in the GO zoning district. The Applicant has requested GO-MU-CO zoning to allow for the personal services use. Staff is recommending the personal services use, as well as other permitted neighborhood office (NO) zoning district uses and development regulations which is consistent with the zoning approved for the adjacent lot to the west, also intended for personal services use.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NO-CO	Personal services
<i>North</i>	GR	Shopping center with retail and restaurant uses, Auto repair business; Liquor store
<i>South</i>	SF-2	Single family residences
<i>East</i>	GO-MU-CO	Financial services
<i>West</i>	GO-MU-CO; LO-MU-CO	Vacant single family residence, Undeveloped; Office

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

217 – Tanglewood Forest Neighborhood Association
 242 – Slaughter Lane Neighborhood Association
 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 943 – Save Our Springs Alliance
 997 – Tanglewood Oaks Owners Association
 1037 – Homeless Neighborhood Association
 1075 – League of Bicycling Voters
 1113 – Austin Parks Foundation
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1214 – Baurle Ranch Homeowners Association
 1224 – Austin Monorail Project
 1228 – Sierra Group, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc.
 1340 – Austin Heritage Tree Foundation

SCHOOLS:

Kocurek Elementary School

Bailey Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0136 – Traywick 3 – 2105 and 2107 W. Slaughter Ln.; 2109 Riddle Rd.	SF-2; LO-CO to LR	To Grant GO-MU-CO and LO-MU-CO	Approved LR-MU-CO, with CO limited to general retail sales (convenience) and restaurant (ltd.), all GO uses and 2,000 trips (2-2-12).
C14-2009-0149 – 2103 W. Slaughter Lane Zoning Change	SF-2 to GO-MU	To Grant GO-MU-CO with the CO allowing for personal services and NO uses and dev't regulations; Restrictive Covenant limiting hours of operation	Approved GO-MU-CO with RC as ZAP recommended (2-4-10).
C14-97-0120 – Residential Services – 2111 West Slaughter Lane	SF-2 to NO	To Grant NO	Approved NO (11-20-07).

RELATED CASES:

The property is platted as Lot 7, Block A of the Ford Oaks subdivision, recorded in June 1946 (C8-1946-1765). Please refer to Exhibit B. As previously described, the subject property was rezoned from single family residence – standard lot (SF-2) to neighborhood office-conditional overlay (NO-CO) combining district in 2002. City Council approved the zoning with a conditional overlay for a 25' vegetative buffer along the south and west property lines, and prohibiting access to Allred Drive (City File # C14-02-0061). In 2008, a site plan was approved to develop the site under these conditions (City File # SP-2008-0616C). Please refer to Exhibit C.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
West Slaughter Lane	Varies	Varies	Arterial	35,620 (TxDOT, 2010)
Allred Drive	40'	Varies	Local	N/A

- There are existing sidewalks along West Slaughter Lane.
- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – mixed use – conditional overlay (GO-MU-CO) combining district zoning. The Conditional Overlay: 1) requires a 25' wide vegetative buffer along the south property line, 2) prohibits vehicular access to Allred Drive, as established by the 2002 case, and 3) and allows for personal services and other permitted neighborhood office (NO) zoning district uses and development regulations.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote an orderly and compatible relationship among land uses.*

GO-MU-CO zoning would be consistent with the adjacent GO-MU-CO property to the west. GO-MU-CO would also be a reasonable transition from the more intense land uses in the Slaughter Lane / Manchaca Road corridors. The conditional overlay requirements of a vegetative buffer and restricted access will also help protect the residential parts of the adjacent neighborhood.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends GO-MU zoning for the personal services use given its sole access to a major arterial roadway, with a Conditional Overlay that limits the property to neighborhood office (NO) uses and development standards. The intent of the Conditional Overlay is to retain the residential character of the other office-zoned properties on this block.

EXISTING CONDITIONS**Site Characteristics**

The site is developed with approximately 1,563 square feet of office use with a residential use, along with associated parking and drainage facilities.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development 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. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<u>Development Classification</u>	<u>% of Net Site Area</u>	<u>% with Transfers</u>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%

Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps there is no flood plain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

If the requested zoning is granted, it is recommended that access to Allred Drive be prohibited as a condition of zoning because Allred Drive is a small local street serving a residential neighborhood.

A traffic impact analysis is not required for this case because the traffic generated by the proposed land use will not exceed the threshold of 2,000 vehicle trips per day. LDC, 25-6-113.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

Site Plan and Compatibility Standards

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

There is a site plan currently for this property, SP-2008-0616C, which provides for approximately 1,563 square feet of office use with a residential use, along with associated parking and drainage facilities.

The site is subject to compatibility standards. Along the south and west property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

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