

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0087 – 2103 West Slaughter
Lane Zoning Change

Z.A.P. DATE: July 1, 2014
July 15, 2014

ADDRESS: 2103 West Slaughter Lane

OWNER/APPLICANT: Shokrollah Delaram

AGENT: Sara Delaram

ZONING FROM: GO-MU-CO **TO:** LR-MU,
as amended **AREA:** 0.7682 acres
(33,462.79square feet)

SUMMARY STAFF RECOMMENDATION (REVISED on July 15, 2014):

The Staff recommendation is to deny the Applicant's request for neighborhood commercial – mixed use (LR-MU) district zoning, and maintain the general office – mixed use – conditional overlay (GO-MU-CO) combining district zoning, with the Conditional Overlay allowing for personal services, other neighborhood office (NO) zoning district uses and development regulations.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 1, 2014: *MEETING CANCELLED DUE TO LACK OF QUORUM; CASE
RENOTIFIED FOR JULY 15, 2014*

July 15, 2014: *TO GRANT LR-MU-CO DISTRICT ZONING WITH THE CONDITIONAL
OVERLAY ALLOWING FOR PERSONAL IMPROVEMENT SERVICES, PERSONAL
SERVICES AND ALL NO, NEIGHBORHOOD OFFICE USES AND DEVELOPMENT
REGULATIONS, AND MAINTAINING THE EXISTING SF-2 ZONING FOR THAT
PORTION OF THE LOT FRONTING ALLRED DRIVE*

[G. ROJAS; J. MEEKER – 2ND] (5-0) C. BANKS; S. COMPTON – ABSENT

ISSUES:

The Applicant desires to add general retail sales (convenience) as a permitted use, and would like to discuss this with Council.

DEPARTMENT COMMENTS:

The subject rezoning area consists of two platted lots and has access to West Slaughter Lane and Allred Drive. The lot fronting Slaughter Lane and the north 45 feet of the adjoining lot are zoned general office – mixed use – conditional overlay (GO-MU-CO) district by a 2009 rezoning case (The 2,060 square foot single family residential structure was originally constructed on the common lot line, hence the need in 2009 to rezone a portion of the adjoining lot to the south.) The Conditional Overlay allows for personal services, other neighborhood office (NO) zoning district uses and development regulations (C14-2009-

0149). Access is taken by way of a circular driveway to West Slaughter Lane. The remainder of the lot which faces Allred is zoned single family residence – standard lot (SF-2) district zoning, contains an efficiency unit and has its own driveway access.

The property to the east also has driveway access to Slaughter Lane (GO-MU-CO), while the property to the west takes access to a driveway that connects to Riddle Road (LR-MU-CO). There are single family residences on platted lots to the south (SF-2) and across Slaughter Lane to the north, there is a shopping center (GR). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), B (Recorded Plat), C (Survey of Property) and D (2009 Rezoning Ordinance).

The property most recently operated as a personal services use (a tattoo business), and is now vacant. The Applicant has requested community commercial – mixed use (GR-MU) zoning in order to allow for additional uses on the property, including personal improvement services, general retail sales and restaurant uses. Staff has discussed with the Applicant that these uses are first allowed in the neighborhood commercial (LR) district and believes that the Applicant is amenable to amending the request to the LR-MU district and maintaining the SF-2 zoned property on Allred.

Within the past 15 years, office zoning has been granted for three other properties on this block of Riddle Road/Slaughter Lane. Although the adjacent property to the west is zoned LR-MU-CO with the Conditional Overlay allowing for general retail sales (convenience), restaurant (limited) uses, and all GO uses, Staff is concerned about extending the precedent for commercial zoning along this block of Slaughter Lane. Staff recognizes that this property has access to Slaughter Lane, a heavily travelled roadway, however, the intent of the existing Conditional Overlay is to enable redevelopment while retaining the residential character of existing buildings, and maintain compatibility with the single family residences to the south. Therefore, the Staff recommendation is to retain the existing GO-MU-CO and SF-2 zonings on the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-MU-CO	Vacant building, most recently a personal services use
<i>North</i>	GR	Shopping center with food sales, retail and restaurant uses, auto repair business and liquor store
<i>South</i>	SF-2	Single family residences on Allred Drive
<i>East</i>	GO-CO; GR	Undeveloped; Financial services
<i>West</i>	LO-CO; SF-2; NO	Single family residences; Offices

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 217 – Tanglewood Forest Neighborhood Association
 242 – Slaughter Lane Neighborhood Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 943 – Save Our Springs Alliance
 997 – Tanglewood Oaks Owners Association 1037 – Homeless Neighborhood Association
 1075 – Bike Austin
 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 1363 – SEL Texas
 1447 – Friends of the Emma Barrientos MACC

SCHOOLS:

Kocurek Elementary School

Bailey Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0162 – Riddle Road Retail Center – 2301 Retail Rd	SF-2 to LO, as amended	To Grant	Apvd (05-09-2013).
C14-2011-0168 – Dean's .524 – 2101 West Slaughter Lane	NO-CO to GO-MU-CO	To Grant GO-MU-CO w/the CO for: 1) a 25' vegetative buffer along the south property line, 2) prohibits vehicular access to Allred Drive, and 3) and allows for personal services and other permitted neighborhood office (NO) zoning district uses and development regulations	Apvd GO-MU-CO (03-01-2012).
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	Apvd LR-MU-CO, w/CO limited to general retail sales (convenience) and restaurant (ltd.), all GO uses and 2,000

			trips (2-2-2012).
C14-2008-0114 – 2105 and 2107 West Slaughter Ln	SF-2 to LR	To Grant LO-CO w/CO limited to medical offices, NO uses and NO development regulations for impervious cover and height	Apvd LO-CO as Commission recommended (8-21- 2008).
C14-02-0083 – 2308 Riddle Road	DR to SF-3	To Grant SF-3	Apvd (8-22-2002).
C14-02-0061 – Lot 7, Rezone – 2101 West Slaughter Ln	SF-2 to NO	To Grant NO-CO with 25' buffer on south and west sides of property	Apvd NO-CO with CO for a 25' vegetative buffer and prohibiting access to Allred Drive (8-1-2002).
C14-97-0120 – Residential Services – 2111 West Slaughter Ln	SF-2 to NO	To Grant NO	Apvd (11-20-1997).

RELATED CASES:

On February 4, 2010, Council approved rezoning the property from SF-2 to GO-MU-CO with the CO for personal services, other neighborhood office (NO) zoning district uses and development regulations. The rezoning was accompanied by a Restrictive Covenant prohibiting business operations between the hours of 10 p.m. and 9 a.m. Monday through Saturday, and on Sundays (C14-2009-0149 – 2103 West Slaughter Lane Zoning Change).

The property is platted as Lot 6, and the north 45 feet of Lot 9, Block A of the Ford Oaks subdivision, recorded in June 1946 (C8-1946-1765). Prior to the expansion of West Slaughter Lane, right-of-way was acquired along the frontage of Lot 6. Notes on the Ford Oaks plat that was recorded in 1946 designate the use of all lots except for four lots located at the intersection of Riddle Road and Allred Drive to residential uses. However, a subsequent plat note states that, "...these restrictions and covenants shall be binding until January 1, 1960."

On February 29, 2012, a site plan exemption was approved to change the use of the property from residential to office, and create a 940 square foot area for parallel parking (DA-2012-0256).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
West Slaughter Lane	114 feet	75-85 feet	Arterial	Yes	Yes	Yes

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: Slaughter Lane serves route no. 86 with an existing bike lane.

CITY COUNCIL DATE: August 7, 2014

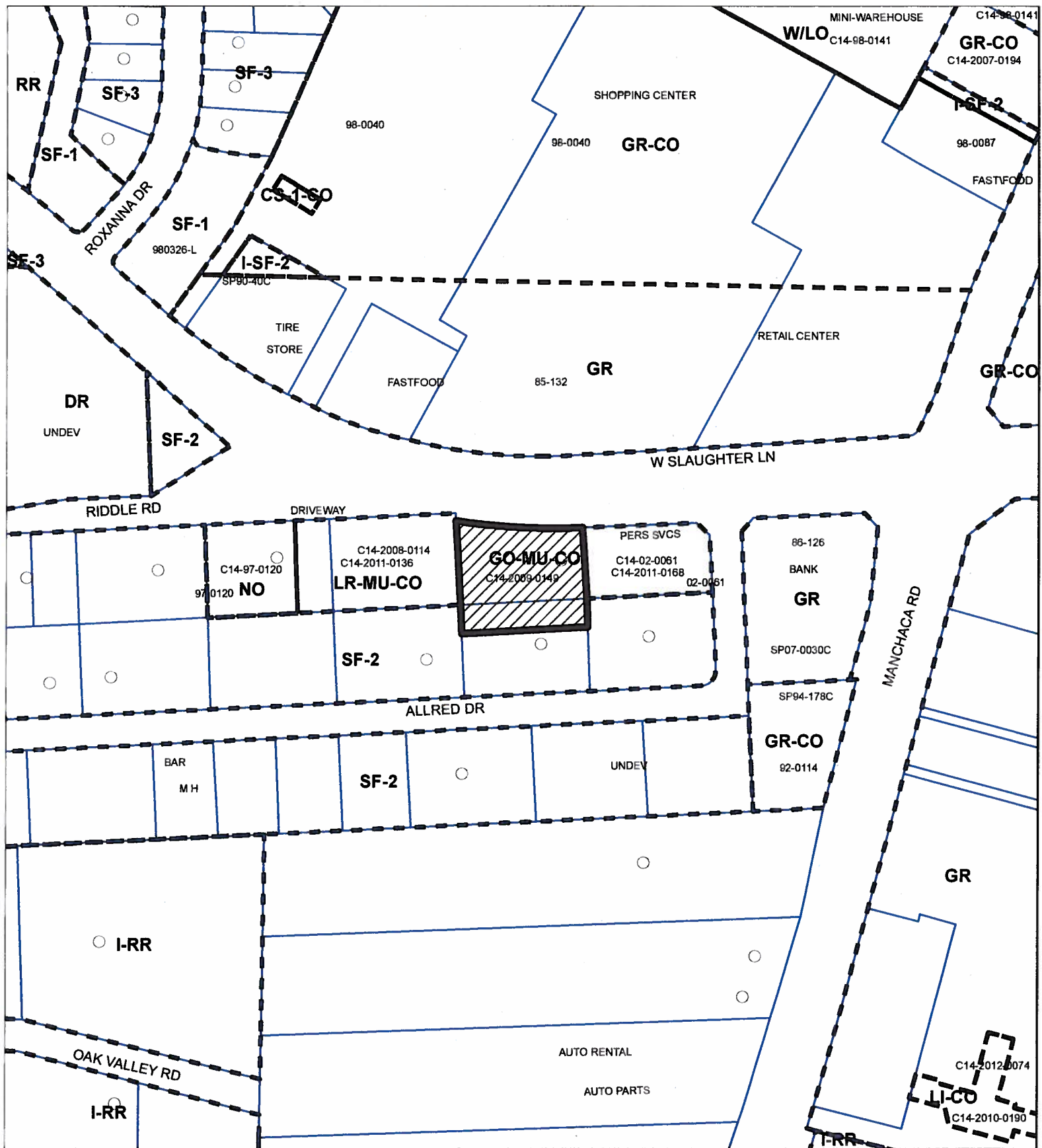
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

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2014-0087

EXHIBIT A

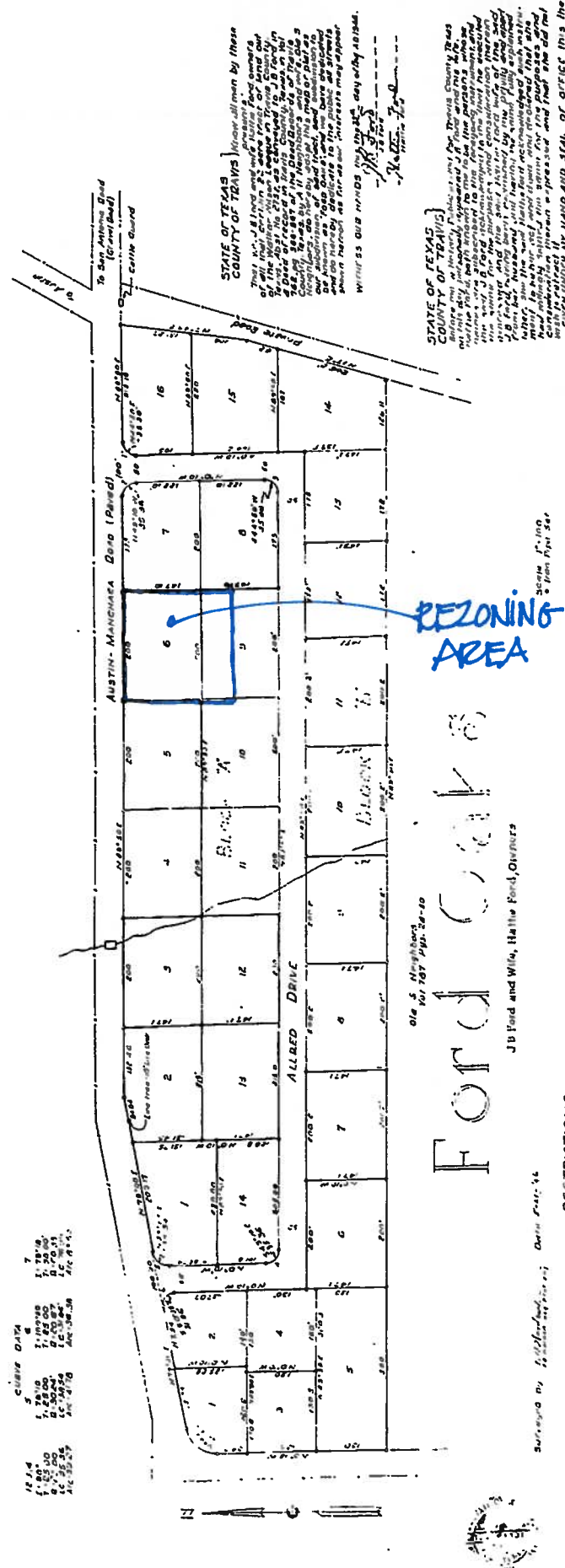
1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





[illegible][illegible][illegible]

10. A RESTRICTION AS TO SALE OF UNIMPROVED LAND
THEY FOUND THEM IN THE NORTH END, WHICH
OF GARDEN IN ITS ORIGINAL CONDITION, FIRST IN THE
P-133, WHICH WENT THROUGH (1903) TO THE FIRST IN THE
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It is the duty of the Government to protect the lives and property of its citizens. In the event of a disaster, the Government should take prompt action to provide relief and assistance to the affected population. The Government should also ensure that the necessary resources are available to carry out these duties. The Government should also ensure that the necessary resources are available to carry out these duties.

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at the front building and back line. The improvements must comply with the following restrictions and covenants shall be binding until Jan 1960.

18. PENALTY PROVISIONS

7. RESTRICTIONS AS TO TYPE OF IMPROVEMENTS BEING PLOTTED

No improvements shall be erected, altered, placed, or be

STATES OF TEXAS

and the Texas

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and apartment houses (but not George apartment) are
included in the term "dwelling", and provided further that

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EXHIBIT B
RECORDED
PLAT

SLAUGHTER LANE (R.O.W. varies)

N87°18'12"E 200.27' per 10503/620
N89°50'E 200' per Vol. 4 Pg. 264
N89°50'00"E 200.00'

SURVEY PLAT OF

TRACT 1: LOT 6, BLOCK A, FORD OAKS,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 4 PAGE 264 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS,
SASAVE AND EXCEPT THAT CERTAIN (0.1179
ACRE) TRACT CONVEYED TO TRAVIS COUNTY
IN GENERAL WARRANTY DEED RECORDED IN
VOLUME 10603 PAGE 620 OF THE REAL

TRACT 2: LOT 9, BLOCK A, FORD OAKS,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 4 PAGE 264 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 2103 SLAUGHTER LANE.

BLOCK A

FORD OAKS
VOLUME 4
PAGE 264

Legend

- Nylon Rod Found
 Ip ● Iron Pipe Found
 ◇ Nylon Rod Set with plastic cap
 imprinted with "Holt Corson Inc."
 ● Calculated Point!
 ● Water Valve
 ● Water Meter
 ● Fire Hydrant!
 --- Wire Fence
 --- Chain Link Fence
 --- Wood Board Fence
 --- Overhead Trolley Line
 --- (Record Bearing and Distance)
 pole
 guy wire

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned does hereby certify that the survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages or areas overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway.

It is further certified that this property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 490924 0280 F.

THIS the 28th day of NOVEMBER A.D., 2000.

AE

Holt Carson
Registered Professional Land Surveyor M. C. S.

HOLT CARSON, INC.

1304 Portland Road Austin, Texas 78704
(512) 442-0990

1905 FORTUNE ROAD AUSTIN
(512) 442-0990

Note:
This lot is subject to restrictions recorded in Volume 1 Page 261
of the Fial Records of Travis County, Texas

EXHIBIT C
SURVEY OF PROPERTY

ORDINANCE NO. 20100204-032

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2103 WEST SLAUGHTER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-2009-0149, on file at the Planning and Development Review Department, as follows:

Lot 6 and the north 45 feet of Lot 9, Block A, Ford Oaks Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 264, of the Plat Records of Travis County, Texas; Save and Except 0.1179 acres of land out of Lot 6 being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2103 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. Development of the Property shall comply with the following regulations:

- 1) The minimum front setback is 25 feet.
- 2) The maximum floor-to-area ratio is 0.35 to 1.0.
- 3) The maximum building coverage is 35 percent.
- 4) The maximum impervious cover is 60 percent.
- 5) The maximum height is 35 feet.
- 6) The maximum height is two stories.

EXHIBIT D

B. The following uses are prohibited uses of the Property:

Business or trade school	Business support services
Club or lodge	Communication services
Convalescent services	Cultural services
Guidance services	Hospital services (general)
Hospital services (limited)	Off-site accessory parking
Printing & publishing	Restaurant (limited)
Medical offices (exceeding 5000 sq. ft. of gross floor area)	
Medical offices (not exceeding 5000 sq. ft. of gross floor area)	

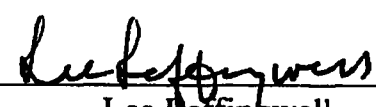
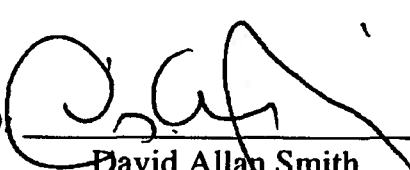
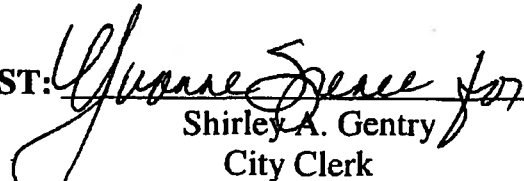
C. The following uses are conditional uses of the Property:

College and university facilities	Group home, Class II
Private secondary educational facilities	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 15, 2010.

PASSED AND APPROVED

February 4	§	
, 2010	§	
	§	
		Lee Leffingwell Mayor
APPROVED		ATTEST: 
	David Allan Smith City Attorney	Shirley A. Gentry City Clerk

C14-2009-0149

0.1179 Acres
Parcel # (17)

February 3, 1986
84325
Exhibit "A"

STATE OF TEXAS
COUNTY OF TRAVIS

FIELDNOTE DESCRIPTION of 0.1179 acres of land out of the Walker Wilson Survey No. 2 in Travis County, Texas, being a portion of that certain tract of land conveyed to Jack Spencer Moore, et ux, in Volume 1555, Page 362 as recorded in the Deed Records of Travis County, Texas; being Lot 6, Block A, Ford Oaks Subdivision as recorded in Book 4, Page 264, of the Plat Records of Travis County Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Slaughter Lane, being the northwest corner of said Lot 6 and the northeast corner of Lot 5, of the said Ford Oaks Subdivision, for the northwest corner hereof;

THENCE, with the south right-of-way line of Slaughter Lane and the north line of said Lot 6, N 87° 18' 12" E, 200.27 feet to a 1/2" iron rod found at the northeast corner of the said Lot 6; also being the northwest corner of Lot 7 of said Ford Oaks Subdivision;

THENCE, with the east line of the said Lot 6 and the west line of Lot 7, of the said Ford Oaks Subdivision, S 02° 23' 13" E, 32.58 feet to a 1/2" iron rod set;

THENCE, through said Lot 6, the following two (2) courses and distances:

- 1) S 87° 36' 47" W, 1.02 feet to a 1/2" iron rod set for a point of curvature;
- 2) Along the arc of the curve to the right 200.48 feet, having a delta angle of 11° 06' 26", a radius of 1034.17 feet, whose chord bears N 86° 30' 00" W, 200.17 feet to a 1/2" iron rod set in the west line of said Lot 6 and in the east line of said Lot 5;

THENCE, with the west line of said Lot 6 and the east line of Lot 5, of the said Ford Oaks Subdivision, N 02° 26' 44" W, 12.13 feet to the PLACE OF BEGINNING, CONTAINING 0.1179 acres (5,133 square feet) of land area.

That I, Tom H. Milo, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 5th day of February, 1986, A.D.



Tom H. Milo
Registered Public Surveyor
No. 4336 - State of Texas

NOTARIAL PUBLIC
I hereby certify that this instrument was filed in
the office of the County Clerk of Travis County, Texas, on
this day of February, 1986, and that the same has been
recorded in the Public Records of Travis County, Texas, in
Volume 1555, Page 362.

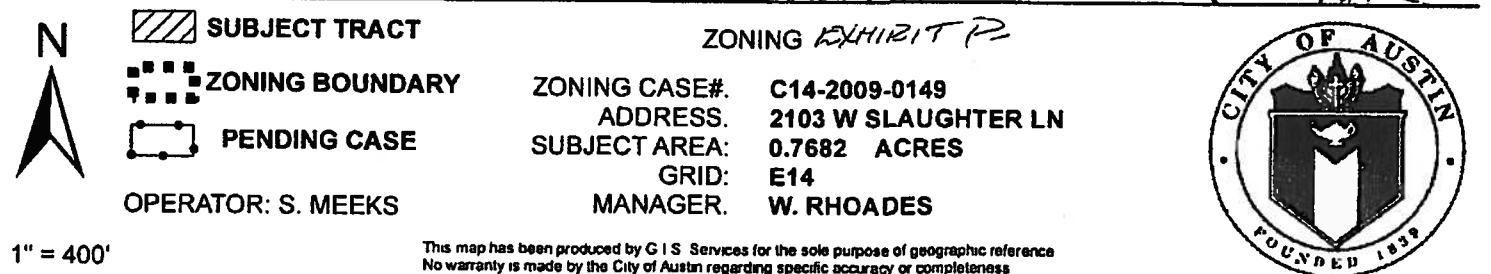
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COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
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COUNTY CLERK
TRAVIS COUNTY, TEXAS

10503 0622



SUMMARY STAFF RECOMMENDATION (REVISED on July 15, 2014):

The Staff recommendation is to deny the Applicant's request for neighborhood commercial – mixed use (LR-MU) district zoning, and maintain the general office – mixed use – conditional overlay (GO-MU-CO) combining district zoning, with the Conditional Overlay allowing for personal services, other neighborhood office (NO) zoning district uses and development regulations.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Applicant's Request, as amended: The neighborhood commercial (LR) district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states: "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment." The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

Staff Recommendation: The general office (GO) district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

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

Within the past 15 years, office zoning has been granted for three other properties on this block of Riddle Road/Slaughter Lane. Although the adjacent property to the west is zoned LR-MU-CO with the Conditional Overlay allowing for general retail sales (convenience), restaurant (limited) uses, and all GO uses, Staff is concerned about extending the precedent for commercial zoning along this block of Slaughter Lane. Staff recognizes that this property has access to Slaughter Lane, a heavily travelled roadway, however, the intent of the existing Conditional Overlay is to enable redevelopment while retaining the residential character of existing buildings, and maintain compatibility with the single family residences to the south. Therefore, the Staff recommendation is to retain the existing GO-MU-CO and SF-2 zonings on the property.

EXISTING CONDITIONS

Site Characteristics

The subject lot is developed with one single family residential structure that was formerly used as a personal services use, and has moderate vegetative cover. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GR-MU and the LR-MU zoning districts would be 80%, which is a consistent figure between the *zoning and watershed* regulations.

The maximum impervious cover allowed by the GO zoning district is 80%, a consistent figure between the *zoning and watershed* regulations. The maximum impervious cover allowed by the NO and LO zoning districts is 60% and 70%, respectively, a figure based on the more restrictive *zoning* regulations.

Comprehensive Planning

This zoning case is located on the south side of W. Slaughter Lane, on a vacant parcel that is 1.3 acres in size and also has double frontage on Allred Drive. The subject property is not located within the boundaries of the neighborhood planning area. Surrounding land uses includes an HEB shopping center to the north, vacant land to the south (along Allred Drive, a residential street), a single family house to the west and a small personal services use to the east. The proposed use is retail. The existing conditional overlay on the property prohibits a number of uses, including but not limited to medical office and restaurants, while a restrictive covenant restricts hours of operation.

Imagine Austin

The property is located within the boundaries of ‘**Neighborhood Center**’ and along an ‘**Activity Corridor**’, as identified on the Imagine Austin’s Growth Concept Map. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on creating local businesses and services—including doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses that generally serve the center and surrounding neighborhoods. Activity corridors are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following IACP policies are also relevant to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a **compact and connected city** in line with the growth concept map.
- **LUT P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

Conclusion

Based on this property being: (1) within the boundaries of a 'Neighborhood Center' and along an 'Activity Corridor', as identified on the Imagine Austin Growth Concept Map, which supports commercial uses, including retail; and (2) the Imagine Austin policies referenced above that supports the a variety of land uses including retail, staff believes that the proposed land use is supported by the Imagine Austin Comprehensive Plan.

Environmental

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.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

Transportation

If the requested zoning is granted, it is recommended that access to Allred Drive be prohibited as a condition of zoning because it is inappropriate for a commercial use to take access to a local street which predominately serves single family.

If access is allowed on to Allred Drive, a Neighborhood Traffic Analysis will be required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo [LDC, Sec. 25-6-114].

Additional right-of-way may be required at the time of subdivision and/or site plan.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

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 land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility 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.

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. The site is on a Core Transit Corridor.

This location is in the Scenic Roadway sign district.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. The site is subject to compatibility standards. Along the south property line (Allred Drive), the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along 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.
- f. for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- g. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- h. Additional design regulations will be enforced at the time a site plan is submitted.

CASE NUMBER C14-2014-0087

2103 W SLAUGHTER LN

AUSTIN TX 78748

Children are
the world's most
valuable resource
and its best hope
for the future.”

John F. Kennedy, July 25, 1963



An Idea Lives On.

JFK Presidential Library and Museum

75 Archibut Point, Boston ★ AnIdeaLivesOn.org

**Property Address: 2103 W Slaughter Lane
Austin Tx 78748**

My background:

Having Graduated from University of Texas at Austin with a degree in Mathematics and completing the Uteach teaching certification program I have always wanted to teach and make a difference in someones life. When I was in high school I struggled with math and science, One of my teachers would stay after school and teach me the material I wasn't understanding, she changed the way I viewed math and made me fall in love with the subject. From than on I have made it my mission to make a difference in kids lives. The passion I have for math and teaching is so great, and I want to spread that to as many students as I can. I ran my own business for 3 years and have a business background as well but I was meant to teach and do this I will make it my mission to better and higher education in Austin. I want to create more jobs and make learning fun for students. Learning should not be dictated to students they should learn to better their life and the way they see the world.

Our Mission:

The mission of Delta Learning Center is to help struggling students excel in school and in life by providing tools that ensure countless successes. We provide service to underserved communities aimed at increasing education and promoting success beyond Elementary, Middle, and High School. Our hands on approach to school makes learning fun and memorable. The material learned at Delta will prove to be invaluable beyond primary and secondary school. Our goal is to increase high school and college graduation rates, thereby increasing the community's employment opportunities.

Business goal and plan:

- We will provide tutoring service to all students, we will have individualized lesson plans for each student that will fit their needs, based on their learning styles and academically.
- We will give each student a pre and post assessment to keep track of their progress.
- We want to decrease dropout and unemployment rates. More than 50 % of Texas population is economically disadvantaged.
- Our goal is to have more students graduate from high school and with the a strict academic plan we will have them more prepared for college than any school and institute.
- Mentor each student to teach them about life and help them make future goals to succeed
- We want to create more jobs for the community
- Have leadership programs that will help get students involved in their communities
- I will work closely with the community to help increase high school and college graduates.
- At the same time I will be selling school supplies and books to help pay for the center. this is help improve the community in so many ways
- Increase attendance and test scores in schools.

- Engage students in wanting to learn and having fun learning.

Plan for the property:

- Front building will be used as indoor tutoring center
- Back building will be used as a classroom
- Back land will be used as outdoor study area for students
- Back lot that is zoned SF-2 will be fenced and leased out as residential to a tenant
- Front parking will be the same, parents will drop kids off and pick them up during business hours.
- Parents will only use the entrance from slaughter

Some facts:

There are still 8939 Students who need to pass the STAAR Exam. If we can help at least half of these students we can help the community. Every year schools lose about 5.4 million dollars for every student that don't attend class and school. This comes out to be about \$45 per student per day they miss

Below is the percentage of Passing scores in STAAR test in the AISD district. Our goal is to increase these numbers Grades Elementary and Middle school:

Mathematics

GRADE	2011-2012	2012-2013	2013-2014
3	67%	69%	70%
4	68%	68%	70%
5	77%	75%	79%
6	77%	73%	78%
7	70%	71%	67%
8	75%	76%	79%

Reading

GRADE	2011-2012	2012-2013	2013-2014
3	76%	79%	76%
4	77%	72%	74%
5	77%	77%	76%

6	75%	71%	77%
7	76%	77%	75%
8	80%	84%	82%

Writing

GRADE	2011-2012	2012-2013	2013-2014
4	71%	71%	73%
7	71%	70%	70%

Science/ Social Studies

SCIENCE	GRADE	2011-2012	2012-2013	2013-2014	Difference From 2012-2013
	5	72%	73%	73%	No Change
	8	69%	74%	70%	- 4%
SOCIAL STUDIES	8	59%	63%	61%	- 2%

High School

Subject	2011-2012	2012-2013	2013-2014
Biology	86%	87%	93%
Algebra	82%	82%	86%
English I			72%
English II			73%

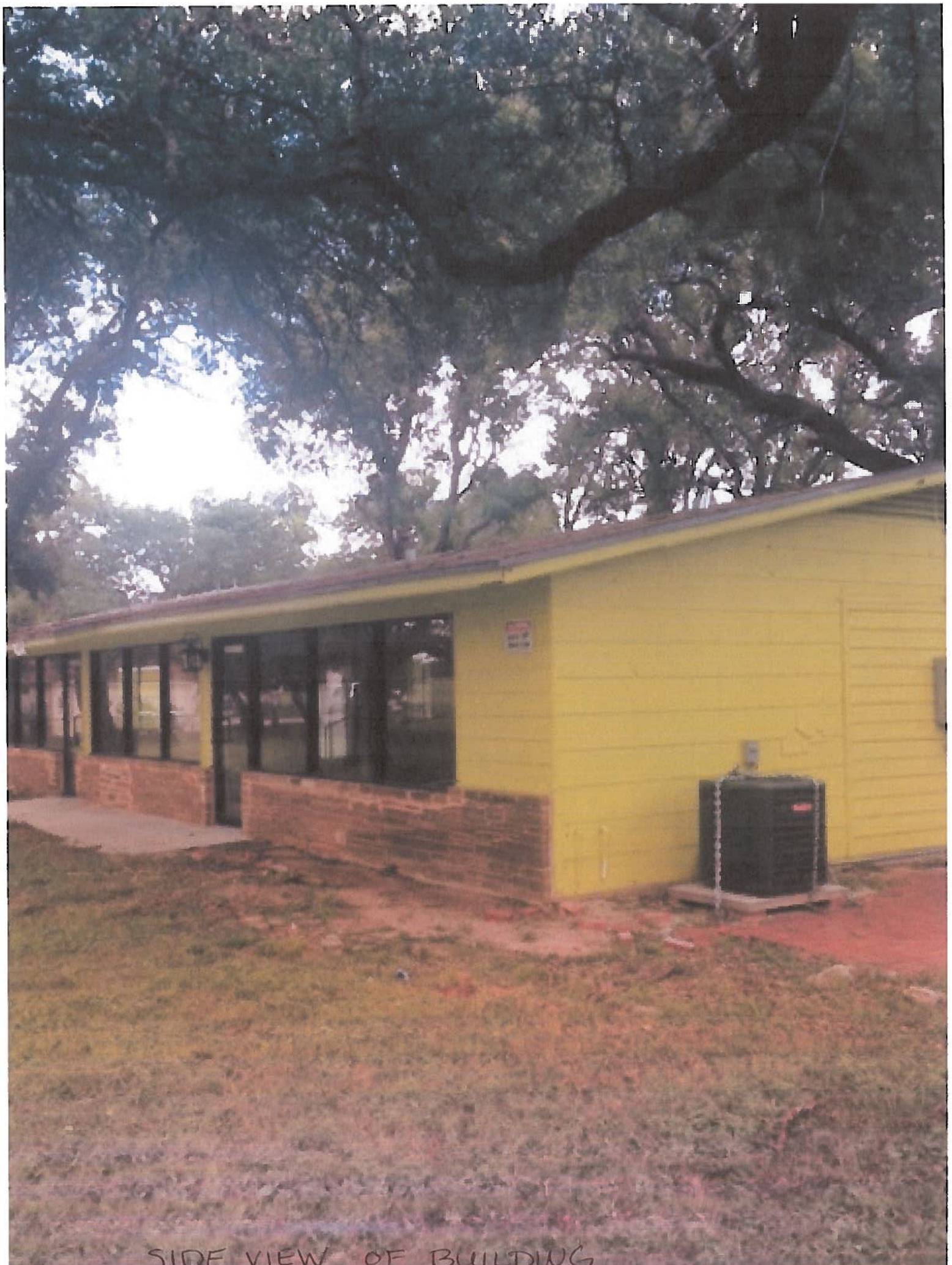




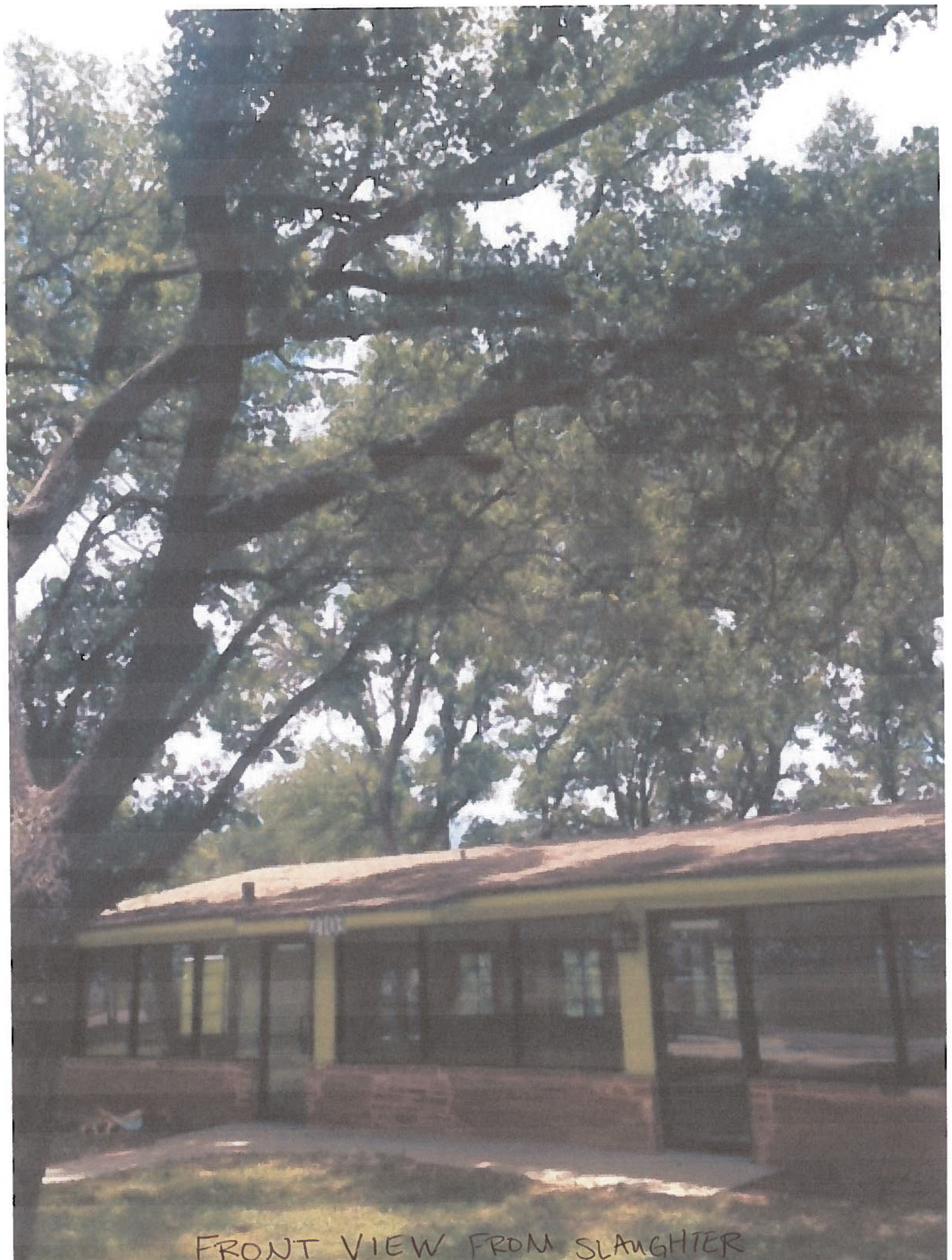
FRONT VIEW FROM SLAUGHTER LN



SIDE VIEW FROM SLAUGHTER LN



SIDE VIEW OF BUILDING



FRONT VIEW FROM SLAUGHTER

SLAUGHTER LN





SLAUGHTER LN



FRONT BUILDING



FRONT BUILDING



FRONT BUILDING



FRONT BUILDING



FRONT BUILDING

EXIT





SIDE VIEW



BACK OF LOT

