

ZONING CHANGE REVIEW SHEET

C5
1

CASE: C14-2015-0007 – Alice Mae Rezoning **Z.A.P. DATE:** February 17, 2015

ADDRESS: 9500 Alice Mae Lane

DISTRICT AREA: 5

OWNER: SP Meadows West, Ltd.
(David Roche)

AGENT: Armbrust & Brown, LLC
(Richard T. Suttle, Jr.)

ZONING FROM: GR-CO

TO: GR-MU-CO

TOTAL AREA: 8.179 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning. The Conditional Overlay prohibits the following uses: drop-off recycling collection facility, pawn shop services, residential treatment, and service station.

ZONING AND PLATTING COMMISSION:

February 17, 2015:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject portion of a platted lot is undeveloped and zoned community commercial – conditional overlay (GR-CO) by way of a 2005 rezoning case. The Conditional Overlay that applies to this rezoning area prohibits drop-off recycling collection facility, pawn shop services, residential treatment, and service station. Access is taken from Taft Lane and Alice Mae Lane, both private streets that intersect South 1st Street and West Slaughter Lane, respectively. There is undeveloped land on the opposite side of Alice Mae Lane and the South Park Meadows shopping center is further to the east (GR-CO); apartments, condominiums under construction, and a convalescent services facility to the south (GR-MU-CO; SF-6; MF-4-CO); a single family residential subdivision that includes completed and in progress construction to the west (SF-4A), and undeveloped land to the north (GR-CO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), B (2005 Rezoning Ordinance) and C (Recorded Plat).

C5/2

The Applicant is proposing to rezone the property to add a mixed use (-MU) overlay for the purposes of developing 161 multi-family residential units.

Staff recommends the Applicant's request based on the following considerations of the property: 1) access to a major arterial roadway; 2) multi-family residential development is less intense than that commercial development that could be developed on this property; and 3) it is across from similarly zoned properties and continues to prohibit the commercial uses established by the 2005 rezoning case.

	ZONING	LAND USES
Site	GR-CO	Undeveloped
North	GR-CO	Undeveloped (approved for a 3-story, 89,590 square foot senior living facility, a congregate living use)
South	MF-4-CO; SF-6; GR-MU-CO	Convalescent services; Apartments; Commercial shopping center
East	GR-CO	Undeveloped; Commercial shopping center
West	SF-4A	Single family residences (under construction)

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- 26 – Far South Austin Community Association
- 242 – Slaughter Lane Neighborhood Association
- 627 – Onion Creek Homeowners Association
- 1228 – Sierra Club, Austin Regional Group
- 1363 – SEL Texas

- 742 – Austin Independent School District
- 1340 – Austin Heritage Tree Foundation
- 1374 – Friends of Williams Elementary

SCHOOLS:

- Williams Elementary School
- Paredes Middle School
- Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2009-0007 – Regency Nursing & Rehabilitation Center – 9901 South 1 st Street	SF-6 to MF-4	To Grant MF-4-CO w/CO limited to 40' height and a Restrictive Covenant addresses an update to the Traffic Impact Analysis	Apvd MF-4-CO with Restrictive Covenant as Commission recommended (05-14-2009).

C14-05-0014 – Harrell Tract – 9900 South 1 st Street	I-RR to SF-2	To Grant SF-2 w/ conditions of the Traffic Impact Analysis	Apvd SF-2 with a Restrictive Covenant for the conditions of the TIA (5-12-2005).
C14-05-0002 – Quick Tract – 9420 Cullen Ln	RR to CS	Approved GR-CO w/ CO for list of prohibited and conditional uses. Restrictive Covenant for the Traffic Impact Analysis.	Approved GR-CO as recommended by ZAP. Restrictive Covenant is for the TIA (3-10-2005).
C14-04-0075 – Southpark Meadows – 9600 S I 35 Service Rd SB	LO-CO; CS-1-CO to GR	To Grant GR-CO w/CO for list of prohibited uses and a Restrictive Covenant for the TIA	Approved CS-CO with a Restrictive Covenant for the TIA, as recommended by ZAP (10-21-2004).
C14-04-0124 – Harrell Tract #1 – 10116 South IH 35 Service Road Southbound; 9800-10000 South 1 st Street	I-RR to GR	To Grant GR-MU-CO for Tract One-A; CS-CO for Tract One-B, w/CO for prohibited uses on both tracts, with the conditions of the Traffic Impact Analysis	Apvd GR-MU-CO for Tract One-A; CS-CO for Tract One-B with a Restrictive Covenant for the conditions of the TIA (12-2-2004).

RELATED CASES:

The subject property is a portion Tract 5 and part of a total of five tracts zoned as part of the The Grove at Southpark Meadows case approved by City Council on May 18, 2006 (C14-05-0171 – The Grove at Southpark Meadows (AKA Saunders 143).

The property is platted as represents a portion of Lot 2, Block A of the Resubdivision of Lot 28, Block A Southpark Meadows Subdivision recorded in August 15, 2007 (C8-2013-0193.0A – SPM Block A Lot 28; Resubdivision). Please refer to Exhibit B (Recorded Plat).

There are no site plans in the review process at this time.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
South First Street	127 feet	85 feet	Major Arterial	Yes	Yes	No

CS
/4

Slaughter Lane	109 feet	90 feet	Major Arterial	Yes	Yes	Yes
----------------	----------	---------	----------------	-----	-----	-----

CITY COUNCIL DATE: March 26, 2015

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719

MF-3-CO

05-0171

SP-2007-0460C

VIGEN CIR
SF-4A
I-RR
C14-08-0203
C14-08-0204
W SLAUGHTER LN

SF-4A

SF-4A

SP-05-1731C

C14-04-0037

SF-4A

SF-4A

CS-1-CO
C14-08-0061

SHOPPING CENTER

C14-05-0002

P

SF-4A

SF-4A

UNDER CONSTRUCTION

SF-4A

GR-CO

2009-0007

C14-2009-0007

MF-4-CO

MILLA CIR

SF-6
PADRON LN

TAFT LN

04-0075

C14-04-0075

SHOPPING CENTER

WYE OAK ST

C14-05-0014

SF-2

GR-MU-CO

C14-04-0124

01-0124

SP-05-0568C

REST

S 1ST ST




ALICE MAE LN

CS-CO

C14-04-0059

ANGEL OAK ST
SF-2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING *EXHIBIT A*
CASE#: C14-2015-0007



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.

1" = 400'

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.

ORDINANCE NO. 20060518-046

CS/X

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

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-05-0171, on file at the Neighborhood Planning and Zoning Department, as follows:

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

A 5.867 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

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

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

EXHIBIT B
2006 ZONING ORDINANCE

5/8

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

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

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

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

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

A 39.023 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 301 West Slaughter Lane and 9501 South First Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

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

- | | |
|----------------------------------------|------------------------|
| Automotive sales | Bail bond services |
| Drop-off recycling collection facility | Exterminating services |
| Pawn shop services | Residential treatment |

C5/a

2. The following applies to Tract Five.

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

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

b) The following uses are prohibited uses:

Drop-off recycling collection facility	Pawn shop services
Residential treatment	Service station

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

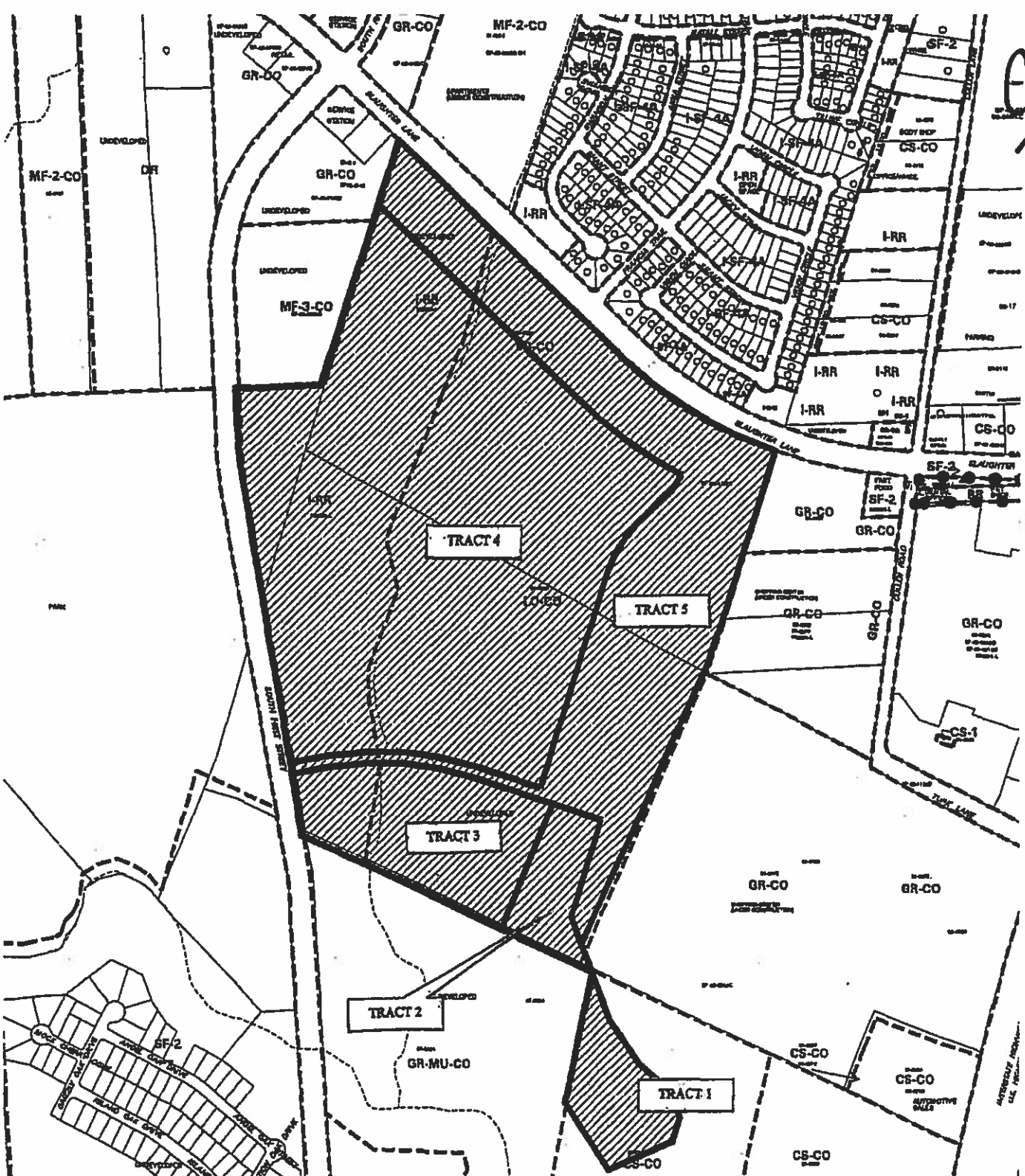
PART 3. This ordinance takes effect on May 29, 2006.


PASSED AND APPROVED




_____ May 18 _____, 2006 §
 §
 § _____
 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk

CS
10




1" = 600'

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

ZONING EXHIBIT B

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

DATE: 06-01
INTLS: SM

CITY GRID
REFERENCE
NUMBER
F13

CS-CO

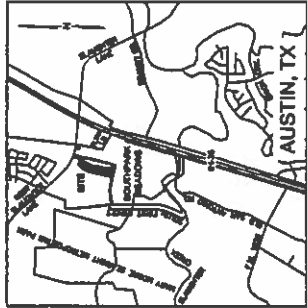
C5/2

RESUBDIVISION OF LOT 28, BLOCK A SOUTHPARK MEADOWS SUBDIVISION

201400271

AREA: 14.842 ACRES
 SURVEY: S.F. SOUTHPARK MEADOWS NO. 1, ABSTRACT NO. 28
 LOTS: 2 (COMMERCIAL)
 BLOCKS: 1
 OWNERS: S.F. MEADOWS INVEST, A TEXAS LIMITED PARTNERSHIP
 10000 W. BRIDGE BLVD. SUITE 100
 AUSTIN, TEXAS 78751-1504
 SURVEYOR: CARRISWORTHALL, INC.
 1901 BEE CAVE RD. SUITE 202
 AUSTIN, TX 78748
 ENGINEER: CARRISWORTHALL, INC.
 1901 BEE CAVE RD. SUITE 202
 AUSTIN, TX 78748
 STREET DESIGNATION: NONE
 RIGHT-OF-WAY DESIGNATION: NONE

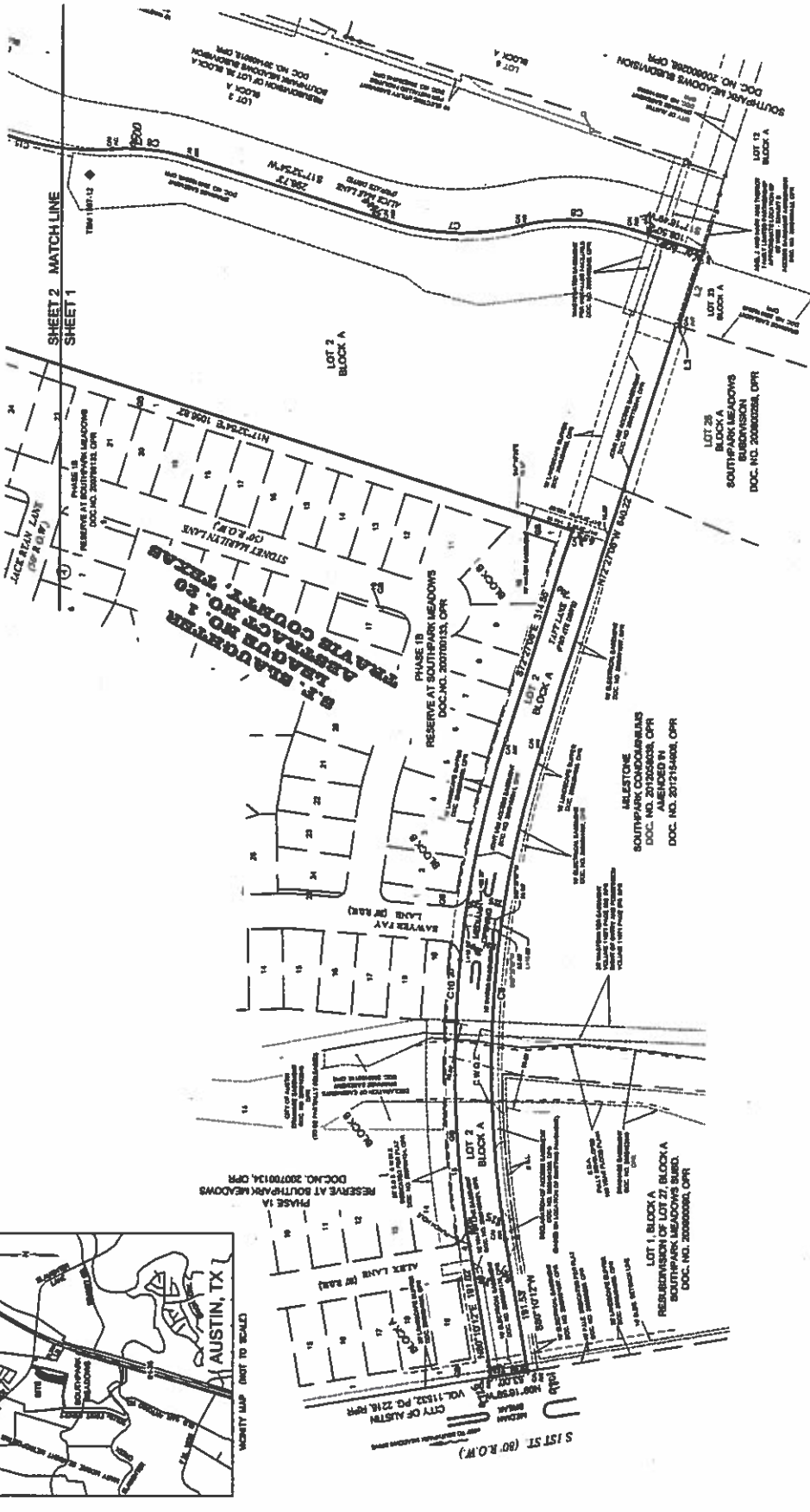
GRAPHIC SCALE



LOT SUMMARY TABLE

LOT	BLOCK	ACREAGE	USE
1	A	4.131	COMMERCIAL/RESIDENTIAL
2	A	10.711	COMMERCIAL/RESIDENTIAL

BOUNDARIES ARE BASED ON RECORDED MAP OF SOUTHPARK MEADOWS SUBDIVISION, DOC. NO. 20020028, O.P.R. AND REFERENCED TO THE COMMON LINE OF LOT 28, BLOCK A, S.F. SOUTHPARK MEADOWS SUBDIVISION (RIT725934).
 BENCHMARKS:
 BENCH MARK 10-107-1071 SET VERTICALLY IN THE EAST FACE OF THE SOUTHPARK MEADOWS SUBDIVISION, DOC. NO. 20020028, O.P.R. FROM UNDER THE NORTHWARD LINES OF ROAD BRIDGE OVER ELEVATION = 107.27 (P.W.D. 08)
 THE 1971-72 SOLAR CUT ON TOP OF CONCRETE OF THE EAST END OF THE SOUTHPARK MEADOWS SUBDIVISION, DOC. NO. 20020028, O.P.R. CAPS LINE OF SOUTH BOUNDARY LINE MAY CO. PRIVATE DRIVE, AND 1110 SOUTH OF THE CENTERLINE W. BLAUGHTER LANE.



CA
 Carrisworthall
 Engineers - Surveyors
 3103 Bee Creek Road, Suite 202
 Austin, Texas 78746-6819
 Tel: (512) 327-2944
 Fax: (512) 327-4797
 www.carrisworthall.com
 Project No. 144637
 Date: 8/20/13
 Sheet 1 of 1

CS-2013-0183.0A
 SUBMITTAL DATE: 12/05/2013
 © COPYRIGHT 2013 CARRISWORTHALL, INC.

14637

C5
13**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning. The Conditional Overlay prohibits the following uses: drop-off recycling collection facility, pawn shop services, residential treatment, and service station.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The mixed use (MU) combining district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

The property has access to South First Street, a major arterial roadway and is in proximity to West Slaughter Lane, also a major arterial roadway.

2. Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

3. Zoning should be consistent with approved and existing residential densities.

4. Zoning should allow for reasonable use of the property.

Staff recommends the Applicant's request based on the following considerations of the property: 1) access to a major arterial roadway; 2) multi-family residential development is less intense than that commercial development that could be developed on this property; and 3) it is across from similarly zoned properties and continues to prohibit the commercial uses established by the 2005 rezoning case.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is undeveloped and relatively flat, and there appear to be no significant topographical constraints. There is a drainage easement along the Alice Mae frontage of the subject property.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 80%, which is based on the more restrictive zoning regulations.

C5
/14

Comprehensive Planning

This zoning case is located on the west side of Alice Mae Lane, on an undeveloped piece of land that is 8.17 acres in size. This rezoning is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes retail and fast food restaurants to the north, an apartment complex to the south, single family housing to the west, and some undeveloped land which is located within the Southpark Meadows Shopping Center to the east. The proposed use is multifamily.

Imagine Austin

The property is located within the boundaries of a **Town Center**, as identified on the Imagine Austin's Growth Concept Map. Town Centers are intended to support a variety of housing types and a range of employers with regional customer and employee bases. Employers within Town Centers have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to **low-to midrise apartments**, mixed use buildings, and office buildings. The following Imagine Austin policies are applicable to this case.

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, **housing** and transportation costs.
- **LUT P5.** Create **healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel** and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P7.** Encourage infill and redevelopment opportunities that **place residential, work, and retail land uses in proximity** to each other to maximize walking, bicycling, and transit opportunities.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Analysis

The area around the Southpark Meadows area has been rapidly growing in the last five years and residential uses are going up west of the shopping center. Unfortunately most of the growth both within and around this shopping center has not been connected, pedestrian friendly or walkable. While the Imagine Austin Plan supports mixed use and apartments being located in a Town Center, it also promotes connectivity. The developer should consider adding the following features to this apartment complex to provide more connectivity to the adjoining residential neighborhood and shopping center: (1) adding street trees; (2) varying the density and height of the project that abuts the single family neighborhood to the west so the massing of this project does not overwhelm the abutting single family neighborhood; and (3)

installing a shared path along the Alice Mae Lane so residents can safely and easily access the surrounding retail uses and adjoining residential neighborhood.

CS
1/15

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. However, COA GIS indicates a Critical Water Quality Zone is located within the project location. Development is limited with the Critical Water Quality Zone per LDC 25-8.

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

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

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

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is identified on South First Street.

CS
1/16

Water and Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

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 subject to compatibility standards. Along the 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.
- 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.

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