

**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2016-0338C
PROJECT NAME: Slaughter Lane Professional Park

ZAP DATE: August 15, 2017

ADDRESS: 1217 W Slaughter Lane
COUNCIL DISTRICT: 5

APPLICANT/ North Forest Office Space-South Austin LLC, (Jon Denton) (512) 515-1553
OWNER: 305 N. Heatherwilde Blvd. #250
Pflugerville, TX 78660

CASE MANAGER: Rosemary Avila (512) 974-2784
Rosemary.avila@austintexas.gov

AREA: 0.92 acres
WATERSHED: Slaughter Creek (Suburban)
WATERSHED ORDINANCE: Comprehensive Watershed Ordinance
T.I.A.: N/A
CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a Conditional Use Permit to construct a medical office building with parking, sidewalks, utilities, a water quality & detention pond, and other associated improvements. The proposed structure is a one story building totaling 7,986 square feet.

EXISTING ZONING: The site is zoned LR-CO. A medical office use that exceeds 5,000 square feet gross floor area is a conditional use in the LR base zoning district [LDC25-2-491]. The CO (Conditional Overlay) subjects this site to the condition that a medical office use on the property may not exceed 15,050 square feet [Ordinance No. 20151112-066].

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for the proposed medical office building. This site plan complies with all Land Development Code requirements.

ZAP ACTIONS:

August 1, 2017 Postponement by Applicant to 8/15/17, Consent Postponement 7-0 vote

PROJECT INFORMATION: 0.92 acres
ALLOWED F.A.R.: 0.5:1
MAX. BLDG. COVERAGE: 50%
MAX. IMPERVIOUS CVRG: 80%
REQUIRED PARKING: 40
PROPOSED ACCESS: Slaughter Lane

EXIST. ZONING: LR-CO
PROPOSED F.A.R.: 0.20:1
PROPOSED BLDG. CVRG: 20%
PROPOSED IMPERVIOUS CVRG: 59.5%
PROVIDED PARKING: 40

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed medical office use is a conditional use in the LR base zoning district. The site is subject to compatibility standards due to lots being zoned SF-5 or more restricted zoning within 540 feet of the property. There are no adjacent SF lots triggering a compatibility setback.

Environmental: The site is located in the Slaughter Creek watershed and subject to Suburban Watershed regulations. All comments are cleared.

SPC-2016-0338C

Slaughter Lane Professional Park

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Transportation: All parking spaces are located on site and parking requirements have been met. All comments are cleared. Access to the site will be from Slaughter Lane through an existing joint use access drive.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North:	Slaughter Lane, then LR-CO (Undeveloped lot)
East:	Joint access drive, then LR-CO (Proposed medical office use)
South:	MF-1-CO (Multifamily Apartments)
West:	David Moore Drive, then SF-2 (Single Family)

NEIGHBORHOOD ORGNIZATIONS:

Austin Heritage Tree Foundation	Preservation Austin
Austin Independent School District	SEL Texas
Austin Neighborhood Council	Sierra Club, Austin Regional Group
Bike Austin	Slaughter Lane Neighborhood Assn.
Far South Austin Community Assn.	South Austin Neighborhood Alliance
Friends of Austin Neighborhoods	South Park Neighbors
Homeless Neighborhood Association	Texas Oaks South Neighborhood Assn.
Onion Creek Homeowners Assoc.	

CONDITIONAL USE PERMIT

D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan will comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The proposed medical office use is a conditional use within the LR base zoning district and the proposed gross floor area is within the conditional overlay limitations. This site plan complies with all

development regulations of the LR zoning district, including height, impervious cover, and building coverage.

3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**

Staff Response: The proposed development complies with the site development regulations of the LR zoning district.

4. **Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: The site plan does comply with off-street parking and loading facility requirements.

5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay.

C. In addition, a conditional use site plan may not:

7. **More adversely affect an adjoining site than would a permitted use;**

Staff Response: No, a medical office use would not more adversely affect an adjoining use than would a permitted use.

8. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.**

Staff Response: Any proposed signage will comply with the requirements of the Land Development Code. Compatibility notes are in the plan set to regulate lighting.

Kimley»Horn

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July 19, 2016

City of Austin
Planning and Development Review Department
505 Barton Springs Road
Austin, TX 78767

Re: *Slaughter Lane Professional Park
1217 W Slaughter Lane
Austin, Texas 78748
Owner's Authorization*

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Slaughter Lane Professional Park is a proposed development that will consist of a single medical office building on 0.916 acres located at 1217 Slaughter Lane within the Full Purpose city limits of the City of Austin. This project is located within the Slaughter Creek Watershed and is regulated as a Suburban watershed.

The subject site is currently undeveloped. The site is not located in the Federal Emergency Management Agency's 100-year floodplain according to FIRM 48453C0590H. The site is not located within the Edwards Aquifer Recharge Zone according to the City of Austin. There are no critical water quality zones or critical environmental features located on-site.

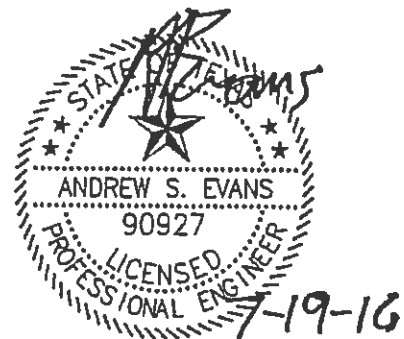
If you have any questions or comments regarding this request, please contact me at 512-418-4501.

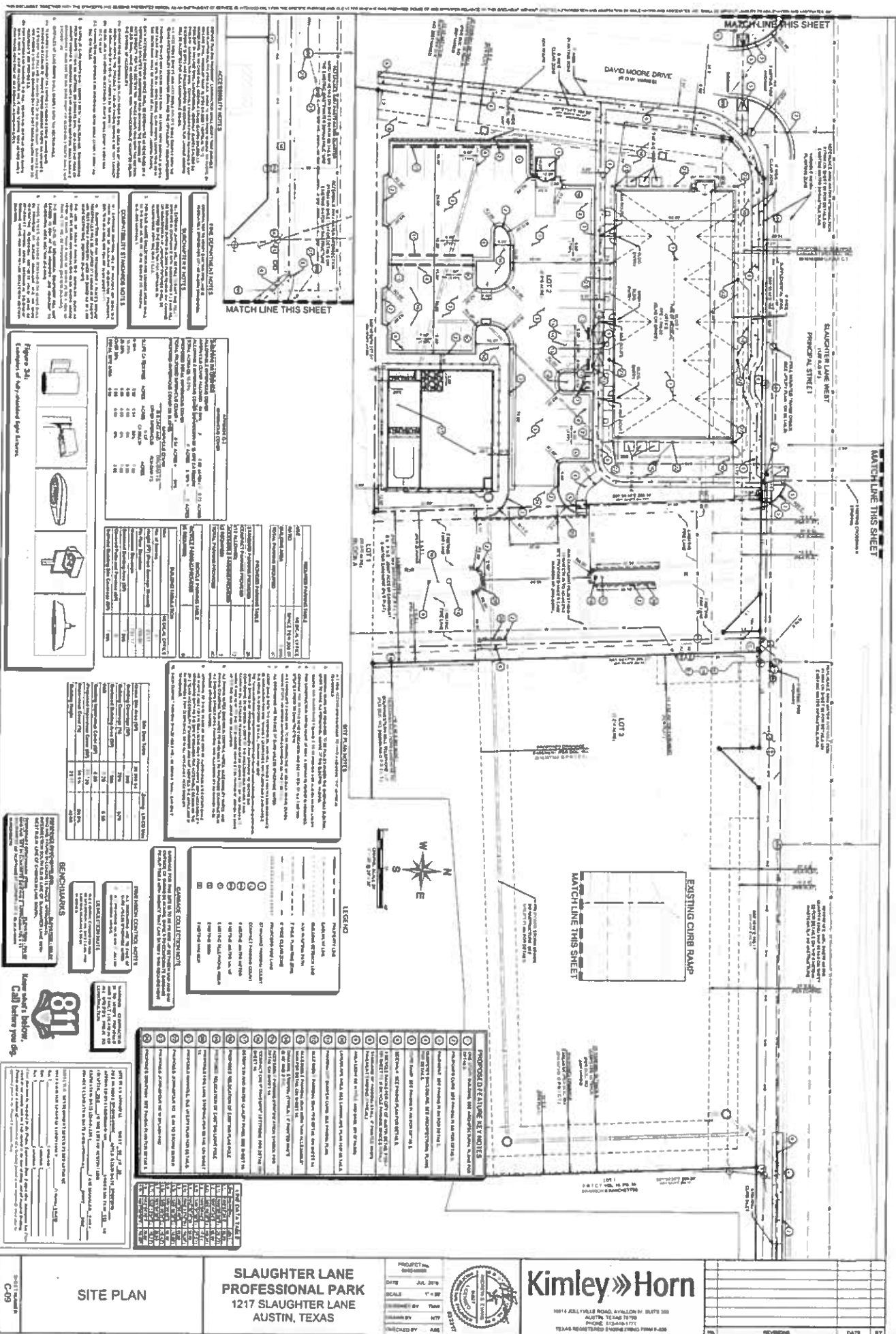
Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.



Andrew S. Evans, P.E.







SUBJECT TRACT



ZONING BOUNDARY

0 80 160 320 Feet

CASE#: SPC-2016-0338C
 ADDRESS: 1217 W Slaughter Lane
 CASE NAME: Slaughter Lane Professional Park
 MANAGER: Rosemary Avila

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 Planning and Development Review Department for the



ORDINANCE NO. 20151112-066

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1217 WEST SLAUGHTER LANE FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 neighborhood commercial-conditional overlay (LR-CO) combining district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Cases No. C14-2015-0106, on file at the Planning and Zoning Department, as follows:

Lot 2, Block A, Blackhawk Subdivision, a subdivision in Travis County, Texas, recorded in Document No. 200100084 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1217 West Slaughter Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

- A. A site plan or building permit for the Property may not be approved, released, or issued if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc. dated November 2000, or as amended and approved by the Director of the Development Services Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Development Services Department dated November 28, 2000. The TIA shall be kept on file at the Development Services Department.

B. The following uses are not permitted uses of the Property:

Bed and breakfast (group 1)	Hospital services (limited)
Bed and breakfast (group 2)	Off-site accessory parking
Community recreation (private)	Pet services
Community recreation (public)	Residential treatment
Congregate living	Service station
Counseling services	

C. A drive-in service for a Restaurant (limited) use is prohibited.

D. A medical office use on the Property may not exceed 15,050 square feet.

E. A 15-foot wide vegetative buffer shall be provided and maintained for screening purposes along the western property line adjacent to David Moore Road.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 23, 2015.

PASSED AND APPROVED

_____, November 12, 2015

§
§
§

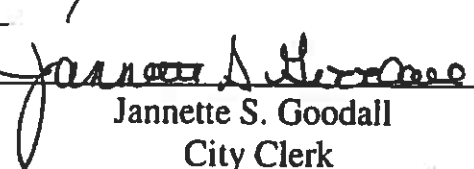


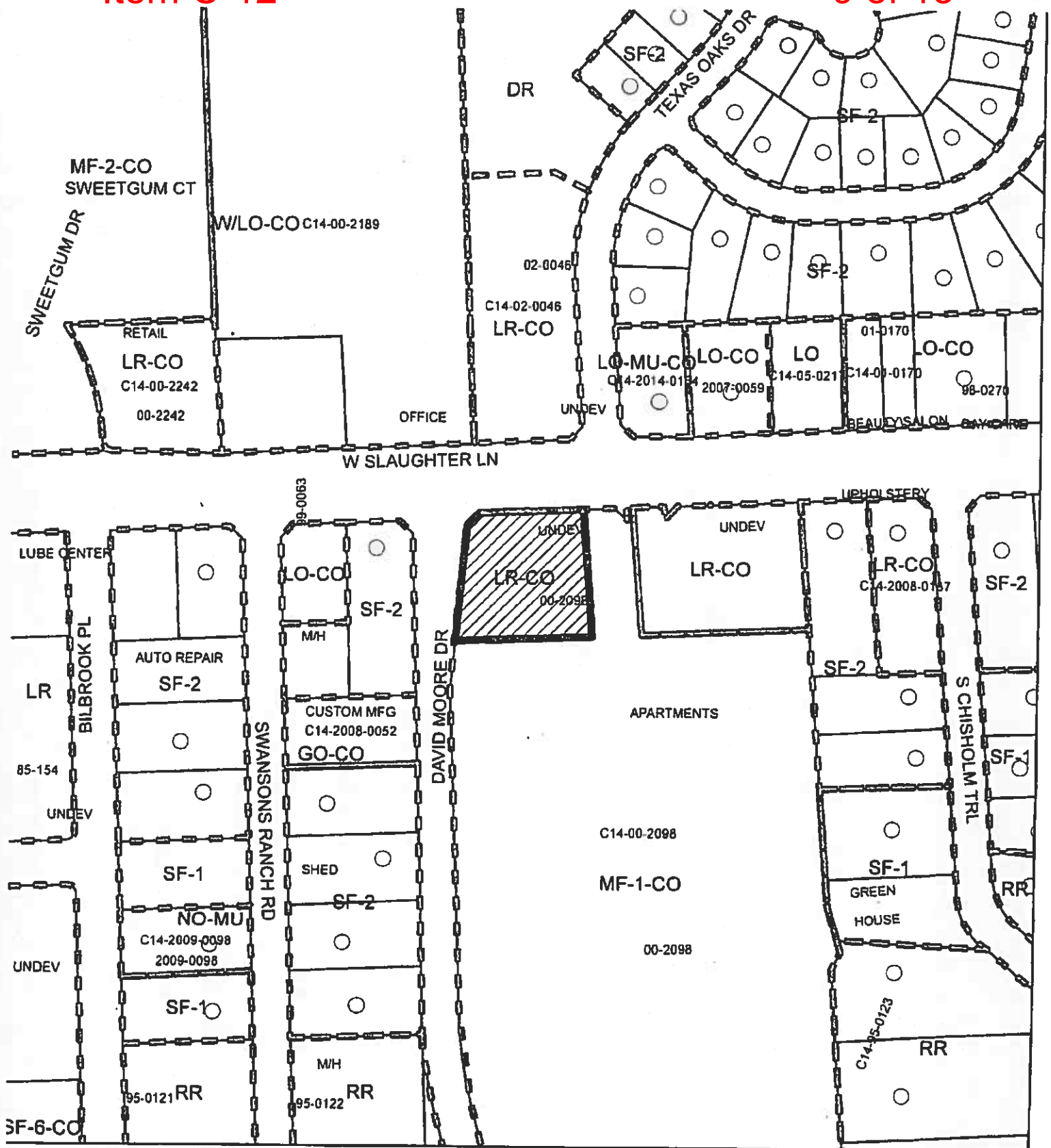
Steve Adler
Mayor

APPROVED: _____


Anne L. Morgan
Interim City Attorney

ATTEST: _____

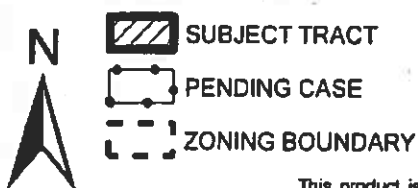

Jannette S. Goodall
City Clerk



ZONING

Zoning Case: C14-2015-0106

Exhibit A



1" = 200'

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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.

PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2016-0338C

Contact: Rosemary Avila, 512-974-2784 or

Cindy Edmond, 512-974-3437

Public Hearing: August 01, 2017, Zoning and Platting Commission

MATT FOSDICK

Your Name (please print)

9609 A. Swanson Park Ave.

Your address(es) affected by this application

[Signature] Date 7/22/17

Signature

Date

Daytime Telephone: 512-803-1224

Comments:

THIS IS A "VERY BAD

idea. Too much existing

pedestrian and vehicle traffic.

"Will make it UNSAFE for

the children at Casey Elementary

as well as Parkway Middle School.

If you allow this a poor student

could get injured by the address

vehicles traveling

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

City of Austin

Development Services Department - 4th floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

Avila, Rosemary

From: Nicova4 <
Sent: Thursday, July 27, 2017 1:11 PM
To: Avila, Rosemary
Subject: Case Number: SPC-2016-0338C

My name is Nicole Sichette and I live at 1215 W Slaughter Ln APT 113. I am writing this to object against the building of the medical office center in front of Iron Rock Ranch. I might just be a renter and not having to make this my permeant resident but this does raise some concerns. There are plenty of space to build a medical center where else and plenty of office vacant as well. I don't think this is the best place for medical center to be built due to the fact that there's an elementary school across the street. I can see a lot of unsafe incidents happening with that. It would also make it difficult for the Iron Rock Ranch residents with the added of unnecessary traffic.

Thank you,

Nicole Sichette

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Contact: Rosemary Avila, 512-974-2784 or
Cindy Edmond, 512-974-3437
Public Hearing: August 01, 2017, Zoning and Platting Commission

Your Name (please print) MARTIN E. COX

☒ I am in favor

☐ I object

9702 So. Chisholm Trk.
Your address(es) affected by this application
Martin E. Cox 7/22/17
Signature Date

Daytime Telephone: 512-282-0641

Comments: UNABLE TO ATTEND MEETING

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

City of Austin
Development Services Department - 4th floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

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Cindy Edmond, 512-974-3437

Public Hearing: August 01, 2017, Zoning and Platting Commission

Thomas Huve

Your Name (please print)

9502 S. Chisholm Trl Austin, TX 78748

Your address(es) affected by this application

Thomas Huve

Signature

Date

Daytime Telephone:

Comments:

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

City of Austin
Development Services Department – 4th floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810