

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

**CASE NUMBER:** SPC-2016-0398C **ZAP DATE:** August 1, 2017  
**PROJECT NAME:** Slaughter Lane Professional Park II

**ADDRESS:** 1213 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:** Christine Barton-Holmes  
[Christine.barton-holmes@austintexas.gov](mailto:Christine.barton-holmes@austintexas.gov)

**AREA:** 1.21 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 10,912 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 19,950 square feet [Ordinance No. 20151112-065].

**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.

**PROJECT INFORMATION:** 1.21 acres  
**ALLOWED F.A.R.:** 0.5:1  
**MAX. BLDG. COVERAGE:** 50%  
**MAX. IMPERVIOUS CVRG:** 80%  
**REQUIRED PARKING:** 50  
**PROPOSED ACCESS:** Slaughter Lane

**EXIST. ZONING:** LR-CO  
**PROPOSED F.A.R.:** 0.20:1  
**PROPOSED BLDG. CVRG:** 21%  
**PROPOSED IMPERVIOUS CVRG:** 62%  
**PROVIDED PARKING:** 54

**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.

**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**

<b>North:</b>	Slaughter Lane, then LR-CO (Single-family)
<b>East:</b>	SF-2 (Single-family and undeveloped)
<b>South:</b>	MF-1-CO (Multifamily Apartments)
<b>West:</b>	Joint access drive, then SF-2 (Single-family residential)

**NEIGHBORHOOD ORGANIZATIONS:**

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

**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: A medical office use would not more adversely affect an adjoining use than would a permitted use.

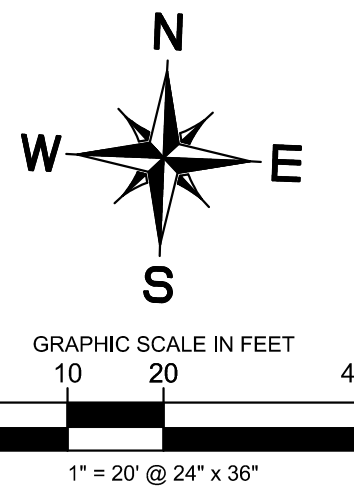
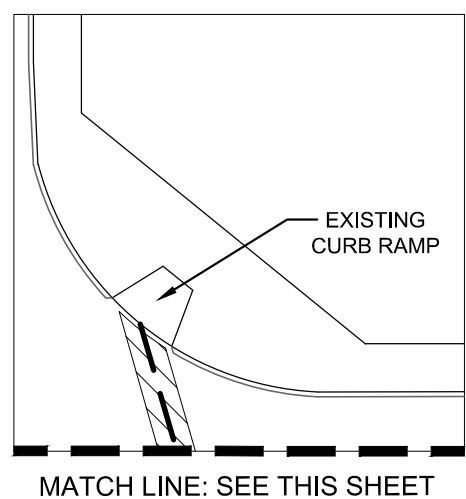
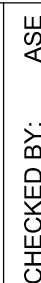
**8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

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










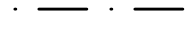
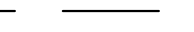

**9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.**

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.





## LEGEND

	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	ADA ROUTING PATH
	PLANTING ZONE
	CLEAR ZONE
	FIRE HOSE LAY
	STANDARD PARKING COUNTRY
	COMPACT PARKING COUNTRY
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK PER C.O.A. DETAIL 4502 - ON SHEET 11

PROPOSED FEATURE KEY NOTES	
(1)	ONE STORY BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
(2)	CONCRETE CURB AND GUTTER PER DETAIL ON SHEET 11.
(3)	"DO NOT ENTER" TRAFFIC SIGN
(4)	DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
(5)	SIDEWALK CURB RAMP PER CITY OF AUSTIN DETAIL. 4323-3G ON SHEET 11.
(6)	SIDEWALK CURB RAMP PER CITY OF AUSTIN DETAIL. 4323-3H ON SHEET 11.
(7)	3 BICYCLE RACKS PER CITY OF AUSTIN DETAIL "10S-1 ON SHEET 12. (8 BICYCLE PARKING SPACES TOTAL)
(8)	STANDARD 90° PARKING STALL, 4" PAINTED WHITE PAVEMENT STRIPING (TYPICAL)
(9)	COMPACT 90° PARKING STALL, 4" PAINTED WHITE PAVEMENT STRIPING (TYPICAL)
(10)	LANDSCAPE AREA. SEE LANDSCAPE PLAN FOR DETAIL.
(11)	PARKING LOT BUMPER CURB PER C.O.A. DETAIL 439S-1 ON SHEET 12. LOCATE 2' FROM FACE OF CURB.
(12)	ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET 13.
(13)	ACCESSIBLE PARKING SIGN WITH "VAN ACCESSIBLE" SIGN PER DETAIL ON SHEET 13.
(14)	DIAGONAL STRIPING (TYPICAL) 4" PAINTED WHITE @ 45° AND 2' O.C.
(15)	ACCESSIBLE PARKING IDENTIFICATION SYMBOL PER DETAIL ON SHEET 13.
(16)	CONCRETE BOLLARD PER DETAIL ON SHEET 13.
(17)	FIRE LANE STRIPING PER DETAIL ON SHEET 13.
(18)	TYPE "D" ASPHALT PAVEMENT
(19)	PROPOSED 6' FENCE. SEE LANDSCAPE PLAN FOR DETAILS.

REQUIRED PARKING TABLE	
USE	MEDICAL OFFICE
RATIO	1 SPACE PER 200 SF
SF	10,000
TOTAL PARKING REQUIRED	50

PROVIDED PARKING TABLE	
STANDARD PARKING PROVIDED	37
COMPACT PARKING PROVIDED	15
ACCESSIBLE PARKING PROVIDED (2 REQUIRED)	2
TOTAL PARKING PROVIDED	54
COMPACT PARKING ALLOWED	16

LOADING SPACE TABLE	
LOADING SPACES PROVIDED (0 REQUIRED)	0

BICYCLE PARKING TABLE	
BICYCLE PARKING PROVIDED (5 REQUIRED)	6

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N49°07'24"E	26.25'
(L1)	(N49°05'09"E)	(26.23')
L2	S89°44'34"E	48.49'
(L2)	(S89°48'07"E)	(48.34')
L3	S45°59'44"E	27.51'
(L3)	(S46°01'02"E)	(27.53')
L4	N02°10'37"W	19.06'
(L4)	(N02°13'57"W)	(19.07')
L5	S89°55'40"E	10.66'
(L5)	(S89°48'07"E)	(10.65')
L6	S89°55'40"E	49.49'
(L6)	(S89°48'07"E)	(49.43')
L7	S01°04'36"E	20.94'
(L7)	(S02°13'57"E)	(19.73')
L8	N43°58'26"E	29.00'
(L8)	(N43°58'58"E)	(28.88')

Site Data Table	
Zoning	LR-CO
Proposed Use	Medical
Gross Site Area (SF)	52,908.94
Building Coverage (SF)	10,912
Building Coverage (%)	21%
Enclosed Building Area (SF)	10,000
FAR	0.20:1
Existing Impervious Cover (SF)	0.00
Proposed Impervious Cover (SF)	32,782
Impervious Cover (%)	62.0%

Open Space Calculations	
	Proposed
Area (SF)	52,908.94
Minimum Required Open Area (SF)	2,645.45
Open Area Provided (SF)	2,700.00

## BENCHMARKS

<b>REFERENCE BENCHMARK (BM)</b>	<b>ELEVATION - 686.54'</b>
MAG NAIL FOUND IN CONCRETE PAVER, APPROXIMATE INTERSECTION SOUTH R.O.W. LINE OF SLAUGHTER LANE WITH WEST R.O.W. LINE OF CHISHOLM LANE SOUTH.	
<b>TEMPORARY BENCHMARK (TBM)</b>	<b>ELEVATION - 704.40'</b>
MAG NAIL SET IN CONCRETE SIDEWALK, APPROXIMATELY 11' SOUTHWEST OF NORTHWEST CORNER LOT 3, BLACKHAWK SUBDIVISION.	



Know what's **below**.  
**Call** before you dig.

SITE PLAN APPROVAL SHEET 08 OF 25  
 FILE NUMBER SPC-2016-0398C APPLICATION DATE 08/26/2016  
 APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION 112 OF  
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. **BARTON-  
 HOLMES**  
 EXPIRATION DATE (25-5.1, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
 PROJECT EXPIRATION DATE (ORD #970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASSED FOR GENERAL COMPLIANCE ZONING LR-CO

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

*Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

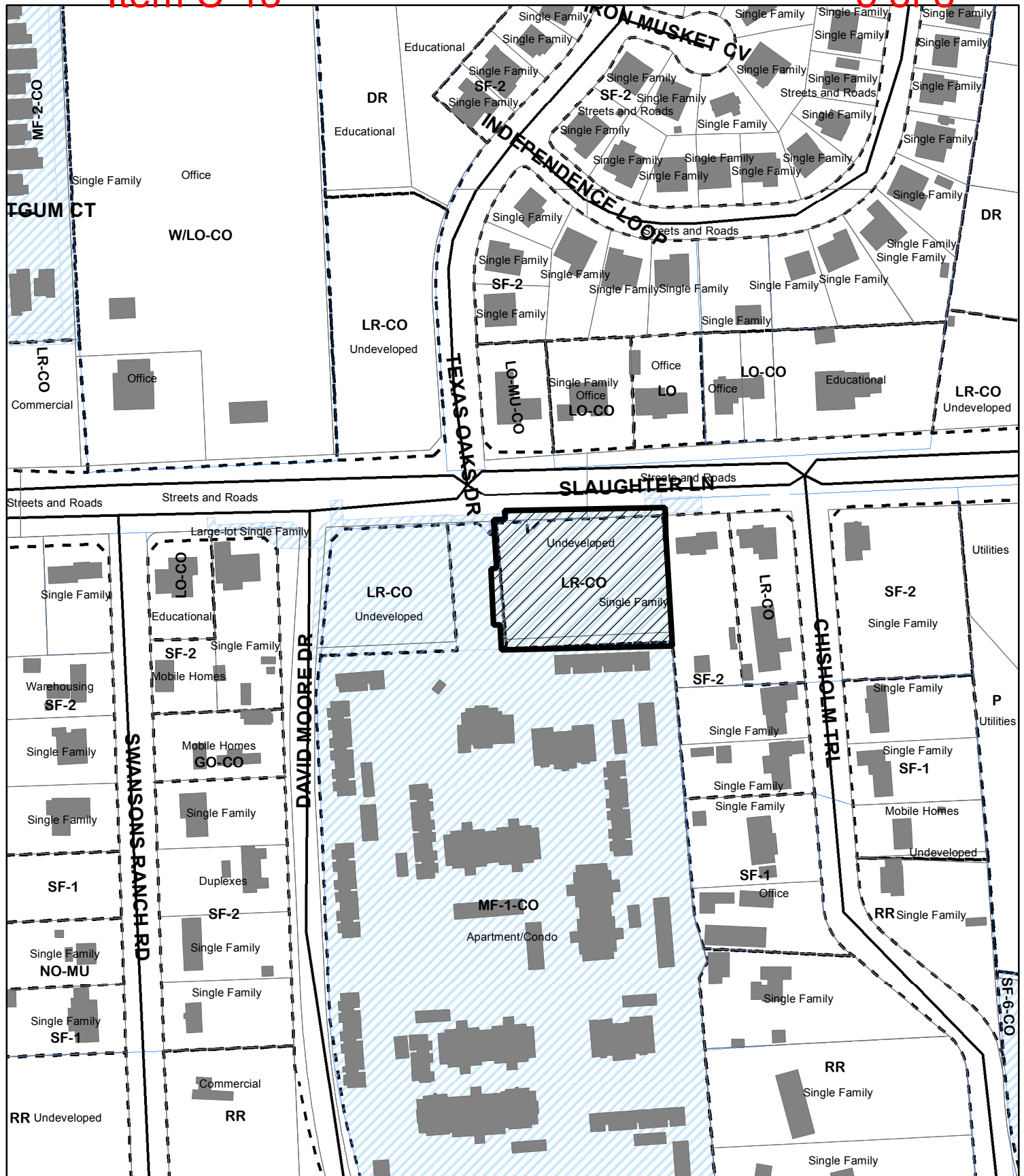
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08 OF 25

SPC-2016-0398C





SITE PLAN

CASE#: SPC-2016-0398C

ADDRESS: 1213 W Slaughter Lane

CASE NAME: Slaughter Lane Professional Park II

MANAGER: Christine Barton-Holmes



SUBJECT TRACT

ZONING BOUNDARY

0 100 200 400 Feet

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

OPERATOR: Christine Barton-Holmes

**ORDINANCE NO. 20151112-065**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1213 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. C14-2015-0105, on file at the Planning and Zoning Department, as follows:

Lot 3, 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 1213 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 19,950 square feet.

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

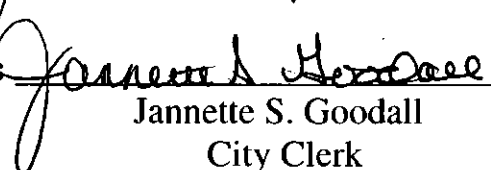
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



1" = 200'