

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0117 – The Coffeehouse at Slaughter Lane

DISTRICT: 2

ZONING FROM: I-RR

ZONING TO: GR

ADDRESS: 648 East Slaughter Lane

SITE AREA: 0.41 acres
(17,859 square feet)

PROPERTY OWNERS: Najib Wehbe and Charles F. Wehbe

AGENT: South Llano Strategies (Josiah Stevenson)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR) district zoning. *The basis of Staff's recommendation is provided on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**October 1, 2019: *APPROVED GR-CO DISTRICT ZONING WITH THE
CONDITIONAL OVERLAY PROHIBITING ALTERNATIVE FINANCIAL SERVICES
AND BAIL BOND SERVICES, BY CONSENT***

***[H. SMITH; N. BARRERA-RAMIREZ – 2ND] (10-0) 1 VACANCY ON THE
COMMISSION***

CITY COUNCIL ACTION:

October 31, 2019:

ORDINANCE NUMBER:

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

CASE MANAGER COMMENTS:

The subject tract fronts on East Slaughter Lane, is undeveloped with moderate tree coverage across the property. Access is taken from East Slaughter Lane, a divided major arterial roadway and therefore, vehicle movements are limited to right-turn in, right-turn out. The tract is zoned interim – rural residence (I-RR) district that was assigned upon annexation in 2001.

There is a recently constructed condominium development to the north (MF-2; I-RR), an apartment complex to the east and south (MF-2-CO), and an apartment complex, retail with restaurant development under construction, and a service station with food sales and car wash across Slaughter Lane to the west (GR; CS-1). The Crossing at Onion Creek single family residential subdivision is further west and takes access to Narrow Glen Parkway (SF-4A). Narrow Glen intersects with Slaughter Lane and is opposite this tract. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant has requested community commercial (GR) district zoning on the property in order to allow for a coffee shop with drive-in service (a restaurant use).

BASIS OF RECOMMENDATION:

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.

2. Zoning changes should promote an orderly and compatible relationship among land uses.
3. Public facilities and services should be adequate to serve the set of uses allowed by a rezoning.

Staff recommends GR zoning for this property based on its location on Slaughter Lane, an arterial roadway, and the presence of similarly situated GR zoned lots and uses to the west.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	MF-2; I-RR	Attached condominiums and drainage pond (The Ridge at Slaughter)
<i>South</i>	MF-2-CO	Apartments (The Residences at Onion Creek)
<i>East</i>	MF-2; MF-2-CO; County	Attached condominiums; Apartments; One single family residence (County)
<i>West</i>	MF-3-CO; GR; CS-1; SF-4A	Apartments (Still Waters); Commercial buildings (under construction); Service station / Food sales / Auto washing; Single family residences within the Crossing at Onion Creek subdivision

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: YesNEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 1228 – Sierra Club, Austin Regional Group 1258 – Del Valle Community Coalition
 1363 – SEL Texas 1408 – GO Austin VAMOS Austin 78744
 1431 – Indian Hills Neighborhood Watch 1441 – Dove Springs Proud
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1550 – Homeless Neighborhood Organization 1578 – South Park Neighbors
 1616 – Neighborhood Empowerment Foundation

SCHOOLS:

Blazier Elementary School Bedichek Middle School Crockett High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0053 – Still Waters – 515 East Slaughter Ln	MF-2-CO to MF-3-CO	To Grant MF-3-CO w/CO limited to 517 units, the conds of the TIA and a RC for the conds of the NTA	Apvd MF-3-CO w/RC as Commission recommended (8-22-2013).
C14-2012-0073 – 729 East Slaughter Lane, Unit B	GR to CS-1	To Grant	Apvd (9-27-2012).
C14-2007-0189.SH – Residences at Onion Creek – 2500 Brandt Rd	I-RR to MF-3	To Grant MF-2-CO with CO for 2,000 trips/day	Apvd MF-2-CO as ZAP recommended (12-6-2007).
C14-02-0081 – Stone Creek Ranch Apartments Phases II and III – 515 E. Slaughter Ln	I-RR to MF-2	To Grant MF-2-CO with a CO for the TIA	Apvd MF-2-CO as ZAP recommended (4-3-2003).
C14-02-0080 – 8 acres Slaughter Lane – 516 E. Slaughter Ln	I-RR to MF-2	To Grant MF-2	Apvd MF-2 (8-29-2002).
C14-02-0120a.SH – E Slaughter Lane at Brandt Rd	I-RR to SF-4A for Tract 1; GR for Tract 2	To Grant SF-4A and GR with conds of the TIA	Apvd SF-4A and GR w/RC for the conds of the TIA (11-20-2003).

RELATED CASES:

The property was annexed into the Full-purpose City limits on April 15, 2002 (C7a-02-003).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
East Slaughter Lane	120 feet	68 feet	ASMP Level 4	No	Yes	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

The subject tract for this zoning case is located on Imagine Austin Corridor, East Slaughter Lane, and within one-half mile of the Imagine Austin Southpark Meadows Regional Center. The subject tract is an undeveloped, 0.47-acre parcel. It is located between a condominium complex and an apartment complex. The proposed use is commercial, a coffee house.

Connectivity

There are public sidewalks and shared bike lanes adjacent to the subject tract. All vehicular access to the site is via E. Slaughter Lane, a route divided by a vegetative median. The site is adequately served by CapMetro bus routes, with stops within a quarter-mile walking distance.

Imagine Austin

The subject tract falls just outside of the Imagine Austin designated Southpark Meadows Regional Center. Like many Imagine Austin Centers, this center is represented by a circle that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. The project is located along the E. Slaughter Lane Imagine Austin Corridor. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

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 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 the subject tract's location, mobility and connectivity strengths, the proposed zoning change request supports Imagine Austin.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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.

At this time, site specific information is unavailable regarding 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.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

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

Site Plan and Compatibility Standards

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.

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

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

COMPATIBILITY STANDARDS

The site is subject to compatibility standards due to proximity of SF-4A to the Southwest. The following standards apply:

- 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.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 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.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

SCENIC ROADWAYS

This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Cierra Flores at (512) 974-2612 for more information.

Transportation

Additional right-of-way may be required at the time of subdivision and/or site plan. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC 25-6-113].

A neighborhood traffic analysis was not required for this case because the site is accessing a Level 4 roadway.

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, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water 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.

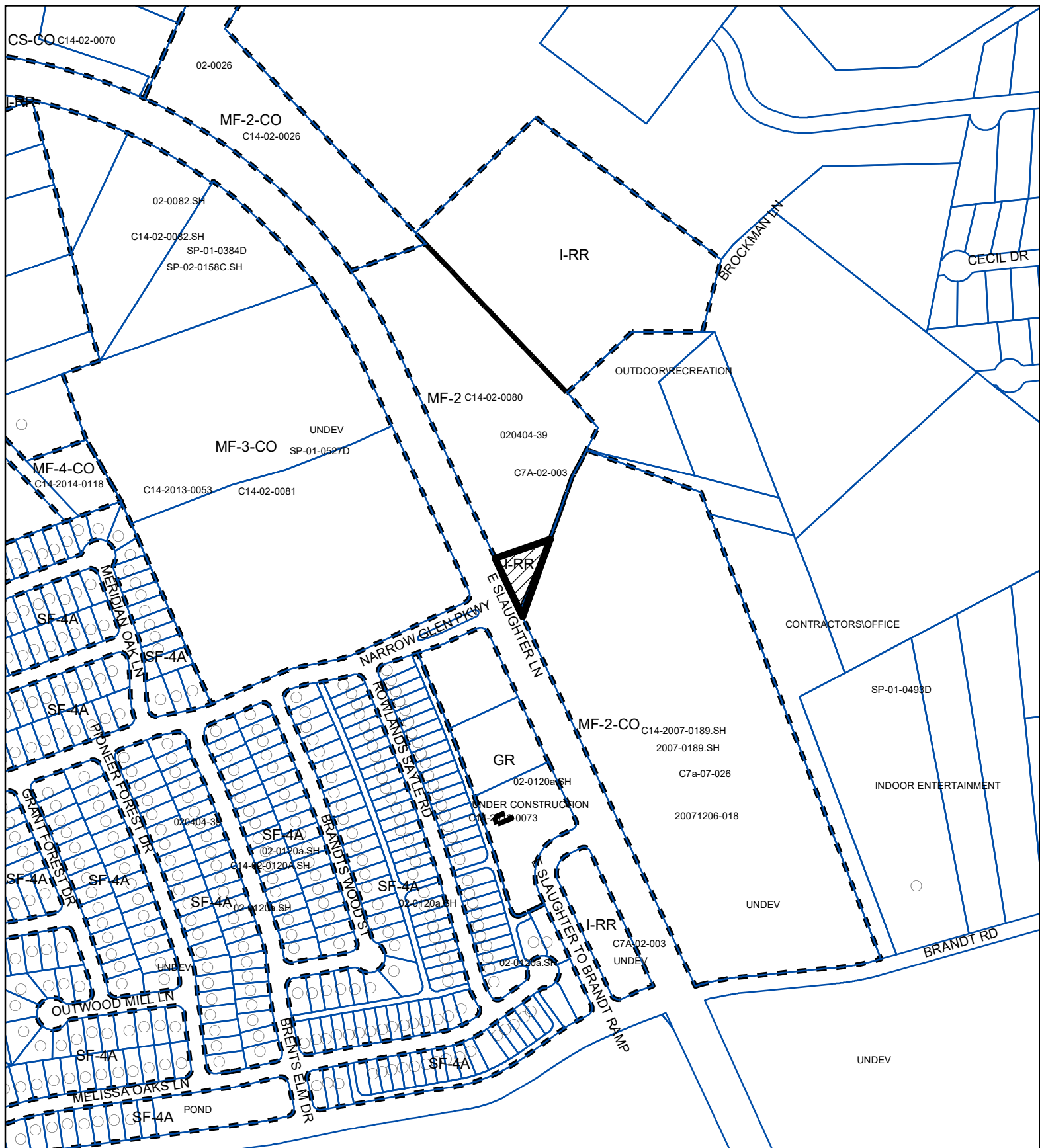
INDEX OF EXHIBITS TO FOLLOW




A: Zoning Map

A-1: Aerial Map

Correspondence Received

Questions and Answers



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2019-0117

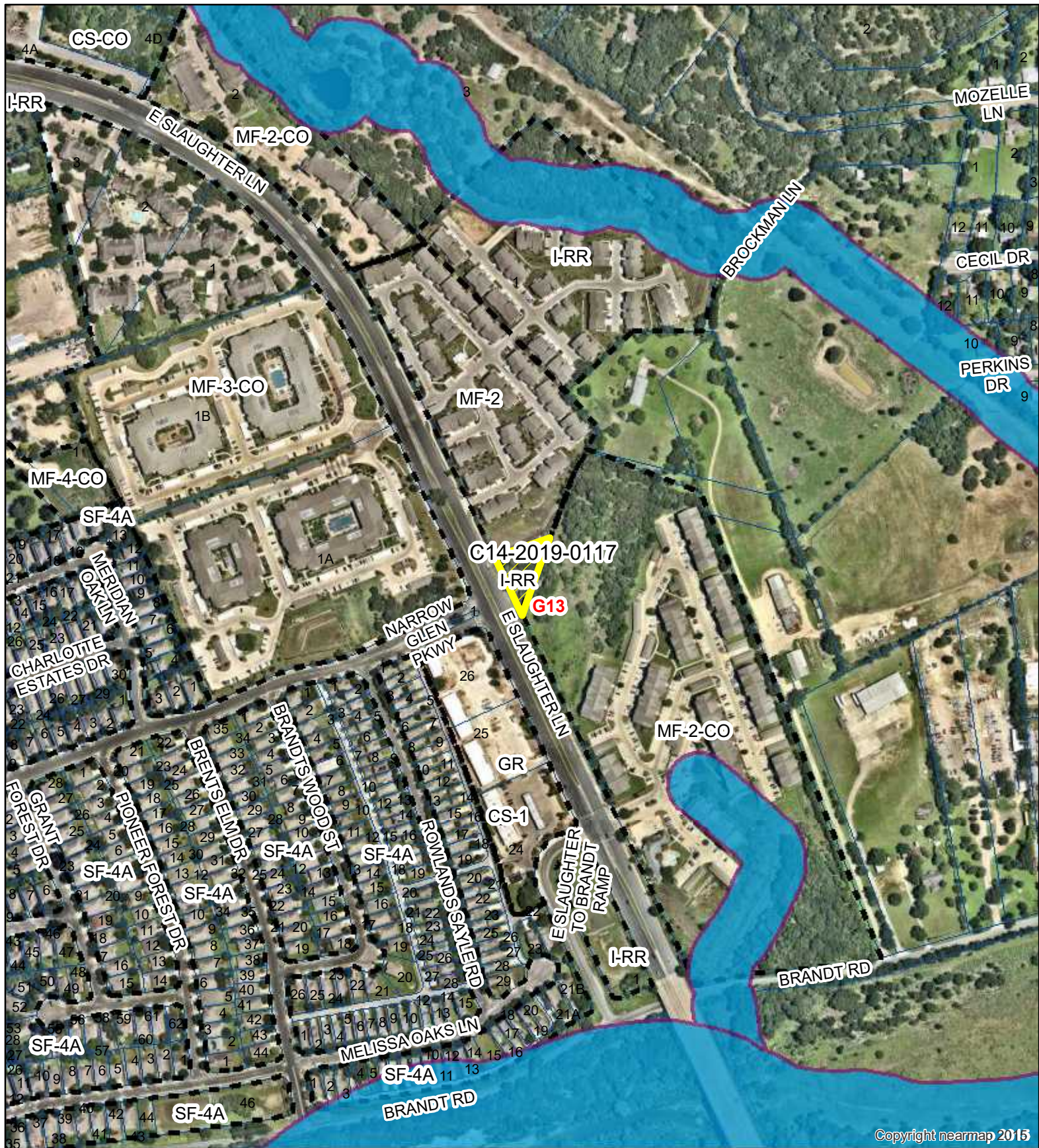
1" = 400'

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.

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Created: 8/26/2019



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Exhibit A -1



1" = 400'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

THE COFFEEHOUSE AT SLAUGHTER LANE

ZONING CASE#: C14-2019-0117
 LOCATION: 648 E SLAUGHTER LANE
 SUBJECT AREA: .427 Acres
 GRID: G13
 MANAGER: Wendy Rhoades



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PUBLIC HEARING INFORMATION

A zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and City Council. 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 its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or evaluate the City staff's recommendation and public input regarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days after the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning district requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the City Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses in a single development.

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

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

Case Number: C14-2019-0117

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: October 1, 2019, Zoning and Platting Commission;
October 31, 2019, City Council

Ali Etebari

Your Name (please print)

516 E Slaughter Ln.

Your address(es) affected by this application

APT 503

Signature

Date

Daytime Telephone: 512-573-5346

Comments: I bought my home because
backyard view. I don't want
to see any buildings or people
hanging around the area!

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

Rhoades, Wendy

From: Rhoades, Wendy
Sent: Tuesday, October 01, 2019 11:40 AM
To: King, David - BC
Cc: Kiolbassa, Jolene - BC; Duncan, Jim - BC
Subject: RE: Item C-1 - C14-2019-0117 – The Coffeehouse at Slaughter Lane

Commissioner King,

Please see the Applicant's response:

We want to build a coffee shop and have no plans for either alternative financial services or bail bond services, now or at any point in the future. We would not have a problem with a restriction against them for its own sake. Our only hesitation in accepting these restrictions in the form of a conditional overlay is that there has been a lot of community discussion lately on principle about the practice of using conditional overlays to customize zoning on a case-by-case basis in general. As necessary as those conversations are in the larger context of land development policy in Austin, we worry they will pull attention away from the merits of having a coffee shop serving the apartments on either side of our site and the rest of the neighborhood.

Wendy

From: King, David - BC
Sent: Monday, September 30, 2019 1:41 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Duncan, Jim - BC <BC-Jim.Duncan@austintexas.gov>
Subject: Item C-1 - C14-2019-0117 – The Coffeehouse at Slaughter Lane

Hello, Wendy,

Regarding this case, would the applicant be willing to prohibit the following uses on the site?

- Alternative Financial Services
- Bail Bond Services

Thank you,
David

David King
Zoning and Platting Commission - District 5

Scheduled Meeting Disclosure Information:

Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey: