

## ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0117 – West Slaughter Lane Residences     DISTRICT: 5

ZONING FROM: DR

TO: GR-MU-V

ADDRESS: 1017 W Slaughter Lane

SITE AREA: 3.15 acres (137,214 sq. ft.)

PROPERTY OWNER:  
Jamee F. & Charles Stewart

AGENT:  
Alice Glasco Consulting  
(Alice Glasco)

CASE MANAGER: Mark Graham (512-974-3574, [mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov) )

### STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial mixed use-vertical mixed use (GR-MU-V) combining district zoning. *For a summary of the basis of staff's recommendation, see page 4.*

### ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**September 7, 2021**

### CITY COUNCIL ACTION:

**September 30, 2021**

### ORDINANCE NUMBER:

## ISSUES

None at this time.

## CASE MANAGER COMMENTS:

Applicant requests zoning to build 290 apartment units with 10% designated affordable as required with the requested vertical mixed use building (V) zoning. 3,000 square feet of proposed commercial space make it a mixed use project in the requested community commercial – mixed use – vertical mixed use building (GR-MU-V) combining district zoning.

1017 West Slaughter, the rezoning tract (“Tract”) is located on the south side of West Slaughter Lane between Menchaca Road and South 1<sup>st</sup> Street. The Tract has approximately 178 feet of frontage along W. Slaughter Ln. and the only access is from W. Slaughter Ln. The 3.15 acre (137,214 square foot) Tract is undeveloped other than a 2400 square foot canopy, according to Travis County Appraisal District records. The view into the site is blocked with vegetation from all sides.

An Austin Energy substation is located west of the Tract. Two narrow (about 84 feet) lots separate the proposed rezoning Tract from the neighborhood with townhouse and condominium residence (SF-6) district zoning to the east. On the adjacent narrow lot, there is an autobody repair shop. The second narrow lot has two modular buildings, possibly residences. The SF-6 neighborhood is developed with two story detached homes on compact lots. This neighborhood wraps around the south side of the narrow lots and the rezoning Tract.

City maps show a creek buffer area running diagonally from northwest to southeast through the Austin Energy site and continuing through the rezoning Tract and SF-6 neighborhood beyond. Creek Buffers are unbuildable areas. The creek buffer has the effect of pushing site development north, toward W. Slaughter Ln. (*see attached Exhibit B: Aerial Map*).

### **Existing Zoning**

The Tract was annexed into the City limits with full jurisdiction in November 1984 (C7A-83-017) and zoned development reserve (DR) district zoning. Applicant requests community commercial – mixed use – vertical mixed use building (GR-MU-V) combining district zoning. The land to the west is zoned P for the Austin Energy Substation and drainage easement. The adjacent lot to the east, one of the two narrow lots, is zoned DR. The next lot to the east has neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) district zoning. The townhouse and condominium residence (SF-6) district zoned neighborhood begins about 170 feet east of the rezoning Tract. (*see attached Exhibit A: Zoning Map*)

The land directly across W. Slaughter Ln. to the north has community commercial (GR) district zoning and is developed with a childcare business fronting and taking access on Chisholm Lane. Next to the childcare center is a detached residence on neighborhood commercial (LR) district zoned land. North of the childcare on Chisholm Lane, there is about 1,000 feet of development

reserve (DR) district zoning developed with single family residences on lots that are about an acre (more or less).

### **Mobility and Connectivity**

W. Slaughter Ln. is a level 4 street (arterial) in Austin's Strategic Mobility Plan (ASMP) adopted in 2019. There are 3 travel lanes in each direction with a center median and turn lanes. W. Slaughter Lane is designated as a **Future Core Transit Corridor** from MoPac Expressway to IH-35. There are continuous bike lanes and sidewalks from Menchaca Rd. to S. 1<sup>st</sup> St. The Capital Metro #3 and 318 buses provide service to this section of W. Slaughter Ln. The CapMetro eastbound bus stop (2976) is located about 260 feet east of the rezoning tract. The westbound stop (2933) is across W. Slaughter Ln. at the corner of United Kingdom Dr. A morning peak hour trip from stop 2933 to Republic Square Station Downtown is 30 minutes on the #3.

Slaughter Lane from IH-35 to MoPac Expressway is also designated as a Future Core Transit Corridor and thus, eligible for the addition of -V zoning. The addition of -V provides an additional development option to a property, however it does not grant: 1) additional height to the base zoning district which is 60 feet in the GR district or 2) additional impervious cover which is limited to 80 percent in the suburban portion of the Slaughter Creek watershed. The addition of -V also does not waive applicable compatibility standards.

A building built under vertical mixed use building (V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels. On the subject property, there is also the opportunity to waive: 1) the front and interior side setbacks, 2) the 1:1 floor-to-area ratio established by GR zoning, and 3) the minimum site area requirement which is the number of dwelling units on a site by requiring a certain amount of square footage for a specific type of multi-family unit (efficiency, one bedroom, two bedroom). A -V building is also eligible for 60 percent of the minimum requirement for off-street parking. Finally, a (V) building has an established affordability level for rental units which is 10 percent of the residential units set aside for households earning no more than 80 percent of the current MFI (\$79,100 – dated June 2021), for a period of 40 years.

### **BASIS OF RECOMMENDATION:**

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

**Community commercial (GR)** district zoning 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 traffic ways.

**Mixed use (MU)** combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. **Vertical mixed use building (V)** combining district may be applied in combination with any commercial base zoning district and allows for a

combination of office, retail, commercial and residential uses within a vertical mixed use building.

The applicant requests community commercial (GR) base zoning for a district that permits buildings up to 60 feet in height and mixed use (MU) which adds the ability to build residential with commercial uses.

Applicant proposes to meet the combination of requirements for the V building including commercial uses, residential uses and affordable residential units.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

The City Council adopted Core Transit Corridors and Future Core Transit Corridors in 2006 and adopted the Imagine Austin Comprehensive Plan (IACP) June 15, 2012. The proposed location on W. Slaughter Ln. is an IACP activity corridor and on a designated Future Core Transit Corridor. The proposed location is where compact development should be located in conjunction with retail, service, entertainment, education and employers. Places where people can walk and bike to accomplish some daily tasks. Activity corridors help to increase the level of physical activity promoting health goals and reducing reliance on fossil-fuel based transportation thereby supporting environmental goals.

Staff supports the Applicant’s request since the proposed apartments and retail uses are consistent with uses on the corridor. The proposed development is both mixed-use and compact and adds to the variety of housing choices available in the area. The addition of affordable units consistent with requirements of the vertical mixed use (V) zoning is also a benefit for the area.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	DR	2400 sq ft Canopy (TCAD); undeveloped
North	(Across Slaughter Ln.) GR, LR	Child Care, detached residences
South	SF-6-CO	Detached residences (condominiums)
East	DR	Auto body repair, detached residences
West	P	City Electric substation and drainageway

NEIGHBORHOOD PLANNING AREA: Not applicable

TIA: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code (LDC). A TIA determination is deferred to site plan application, when land use and intensity will be finalized.

WATERSHED: Slaughter Creek - Suburban

OVERLAYS:

- ADU Approximate Area Reduced Parking;
- Scenic Roadways Overlay: SLAUGHTER LANE;
- Wildland Urban Interface: Proximity Class - Within 150 feet of a wildland area

SCHOOLS: AISD Casey Elementary, Paredes Middle, Akins H.S.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Preservation Austin
Austin Lost and Found Pets	SELTexas
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Homeless Neighborhood Association	Slaughter Lane Neighborhood Assn.
Neighborhood Empowerment Foundation	South Austin Neighborhood Alliance (SANA)
Onion Creek Homeowners Assoc.	

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2017-0123 SOUTH CHISHOLM PROFESSIONAL OFFICES 1109 W Slaughter Ln	Rezone 0.67 ac from SF-2 to LO-MU	To Grant LO-MU.	Apvd.05/10/2018 Ord.# 20180510-069 1 <sup>st</sup> Rdg apvd. (LO-MU) 2-3 Rdg apvd. LO-MU-CO. Condition: maximum one residential unit; access control of S. Chisholm Trl prohibits vehicles, except bikes, peds and emerg vehicles.
C14-2013-0047 JDJ Family Holdings, Ltd.	Rezone 25.126 ac from DR & SF-1-CO to MF-2	To Grant DR and SF-1-CO to SF-6-CO. Conditions limit to 2,000 vehicle trips/day; prohibit vehicles access to Chisholm Trl except bikes, peds and emerg; max 200 residential	Apvd.08/22/2013 Ord.# 20130822

Number	Request	Commission	City Council
		units; max avg. 9 residential units/acre.	
C14-2018-0097 SOUTH CHISHOLM PROFESSIONAL OFFICES	Rezone 0.63 ac from SF-2 to LO-MU-CO	To Grant SF-2 to LO-MU-CO. Conditions: Max DU is one; remove driveway access to S. Chisholm Trl before CO; max 300 vehicle trips/day; list of prohibited uses: Club or lodge, College and University facilities, private and public primary education facilities, private and public secondary education facilities, urban farm	Apvd.11/01/2018 Ord.# 20181101-049
C14-02-0079 STONE TRACT 9601-9641 S Chisholm Trl	Rezone 13.084 ac from I-RR to SF-3. (Amended to SF-1)	To Grant IRR to SF-1-CO. Max of 28 units; maximum 2.144 units per acre.	Apvd. 01/16/2003 Ord.#20030116-021
C14-2015-0163 WEY TRACT REZONING 900 W Slaughter Ln	DR to SF-4A, Amended to SF-6	To Grant DR to SF-6	Apvd.08/11/2016 Ord.# 20160811-051
C14-2008-0164 Austin Energy 2.458 acres-adjacent to Slaughter Lane Substation	Rezone 2.454 ac from DR to P	To Grant	Apvd.10/02/2008 Ord.# 20081002-025

RELATED CASES:

C14-06-0116, 1017 W SLAUGHTER

LEGAL DESCRIPTION:

LOT 2 LESS .059A CHAPPELL ETTA ESTATE FARM TRACT SUBD RESUB TRACT C

## OTHER STAFF COMMENTS:

### Comprehensive Planning

The zoning case is located on the south side of West Slaughter Lane, on a vacant property that is approximately 3.15 acres in size. The property is located outside the boundaries of a small area plan but is located along **the Slaughter Lane Activity Corridor** and approximately a quarter of a mile west of the **Slaughter Lane Station Neighborhood Center**. Surrounding land uses include a children’s day care center and a single-family subdivision to the north; to the south and east is a single-family subdivision; and to the west is an auto body shop and a City electrical substation and drainageway to the west. The proposed use is mixed use, includes 290 units of multi-family housing and 3,000 square feet of commercial. Ten percent of the units (29 units) will be classified as ‘affordable housing’ under the Vertical Mixed-Use Ordinance.

### **Connectivity**

There is a public transit stop less than 300 feet from the subject property. Public sidewalks are located on both sides of this portion of West Slaughter Lane. Unprotected bike lanes are located along both sides of Slaughter Lane. A large park and a middle school are located less than a half a mile from the subject property. Mobility options are average while connectivity options are fair.

### **Imagine Austin**

The Imagine Austin Growth Concept Map identifies this section of W. Slaughter Lane as an **Activity Corridor**. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. 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. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of a variety of housing types and promoting growth along activity corridors:

- **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 P10.** Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this proposal a true mixed-use project that includes an affordable housing component along Activity Corridor; and good mobility and fair connectivity options in the area; this proposed mixed use project supports the policies of the Imagine Austin Comprehensive Plan.

Environmental

1. 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.
2. 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%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

### Parks and Recreation

PR1: Parkland dedication will be required for the new residential units proposed by this development, multifamily with GR-MU-V zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

### Site Plan

- SP1. FYI- This is located on the Scenic Road overlay.
- SP2. Site plans will be required for any new development other than single-family or duplex residential.
- SP3. 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.
- SP4. Any new development is subject to Subchapter E. Design Standards and Mixed Use. This site is located on a Suburban Roadway. Additional comments will be made when the site plan is submitted.

### Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 120 feet of right-of-way for Slaughter Lane.

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan/subdivision application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Slaughter Lane	122'	120'	80'	4	Yes	Yes	Yes

Austin Water Utility

AW1. 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.

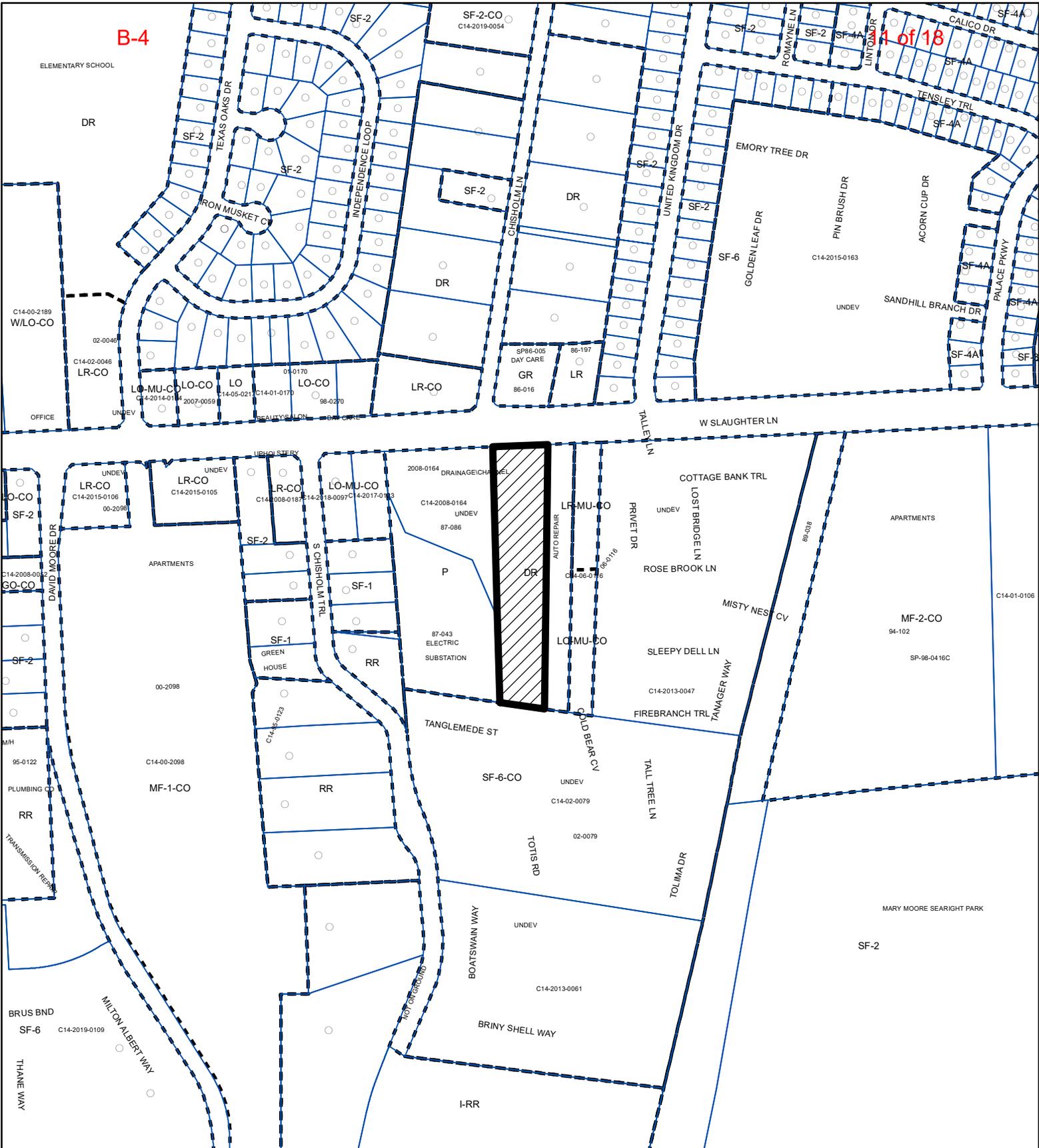
INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Educational Impact Statement

Correspondence



### ZONING

### Exhibit A

ZONING CASE#: C14-2021-0117



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 7/13/2021



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**West Slaughter Lane Residences**

**Exhibit B**

ZONING CASE#: C14-2021-0117  
 LOCATION: 1017 West Slaughter Lane  
 SUBJECT AREA: 3.15 Acres  
 GRID: F14  
 MANAGER: MARK GRAHAM



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

1" = 300'

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 Aus in regarding specific accuracy or completeness.

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



PROJECT NAME: West Slaughter Lane Residences

ADDRESS/LOCATION: 1017 W. Slaughter Ln.

CASE #: C14-2021-0117

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT

# SF UNITS:	<u>          </u>	STUDENTS PER UNIT ASSUMPTION
		Elementary School: <u>          </u> Middle School: <u>          </u> High School: <u>          </u>

# MF UNITS:	<u>290</u>	STUDENTS PER UNIT ASSUMPTION
		Elementary School: <u>.03</u> Middle School: <u>.015</u> High School: <u>.015</u>

## IMPACT ON SCHOOLS

The student yield factor of 0.06 (across all grade levels) for apartment homes was used to determine the number of projected students. This was determined by the district’s demographer by looking at similar projects in the area.

The proposed 290-unit multifamily development is projected to add approximately 17 students across all grade levels to the projected student population. It is estimated that of the 17 students, 9 will be assigned to Casey Elementary School, 4 to Paredes Middle School, and 4 to Akins Early College High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at Casey ES (92%) and Akins ECHS (101%) and below the target range at Paredes MS (61%). The projected additional students at Paredes MS would not offset the anticipated decline in student enrollment. All of these schools will be able to accommodate the projected additional student population from the proposed development.

## TRANSPORTATION IMPACT

Students attending Casey ES or Paredes MS will not qualify for transportation unless a hazardous route condition is identified. Students at Akins ECHS will qualify for transportation, and there will be no impact.

## SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 08/12/2021

Executive Director:

DocuSigned by:  
*Beth Wilson*  
38E9999C905B4F8...

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## DATA ANALYSIS WORKSHEET

**ELEMENTARY SCHOOL:** Casey

ADDRESS: 9400 Texas Oaks Drive

PERMANENT CAPACITY: 692

MOBILITY RATE: -19.4%

**POPULATION (without mobility rate)**

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	602	737	746
% of Permanent Capacity	87%	107%	108%

**ENROLLMENT (with mobility rate)**

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	485	625	634
% of Permanent Capacity	70%	90%	92%

**MIDDLE SCHOOL:** Paredes

ADDRESS: 10100 S. Mary Moore Searight

PERMANENT CAPACITY: 1,156

MOBILITY RATE: -37.0%

**POPULATION (without mobility rate)**

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,315	1,190	1,194
% of Permanent Capacity	114%	103%	103%

**ENROLLMENT (with mobility rate)**

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	829	697	701
% of Permanent Capacity	72%	60%	61%

# EDUCATIONAL IMPACT STATEMENT

Austin  
Independent  
School District



Prepared for the City of Austin

**HIGH SCHOOL: Akins**

ADDRESS: 10701 S. First St.

PERMANENT CAPACITY: 2,394

MOBILITY RATE: -15.4%

**POPULATION (without mobility rate)**

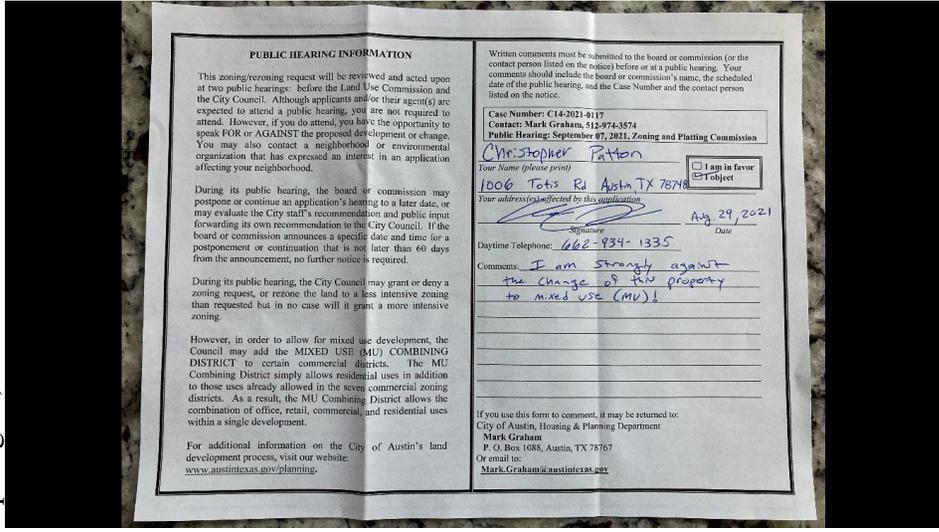
HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	3,327	3,123	3,127
% of Permanent Capacity	139%	130%	131%

**ENROLLMENT (with mobility rate)**

HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,813	2,417	2,421
% of Permanent Capacity	118%	101%	101%

**From:** Christopher Patton  
**To:** Graham, Mark  
**Subject:** Re: I object to Case #: C14-2021-0117  
**Date:** Monday, August 30, 2021 8:31:41 AM  
**Attachments:** IMG\_0893.PNG

Apologies, see attached now!



On Mon, Aug 30, 2021 at 8:11 AM Graham, Mark <[Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)> wrote:

Hi Christopher,

There was no document attached.

Regards,

Mark Graham, Case Manager

**From:** Christopher Patton <[REDACTED]>  
**Sent:** Sunday, August 29, 2021 3:40 PM  
**To:** Graham, Mark <[Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)>  
**Subject:** I object to Case #: C14-2021-0117

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: C14-2021-0117

Contact: Mark Graham, 512-974-3574

Public Hearing: September 07, 2021, Zoning and Platting Commission

ROBERT MERRIAM

Your Name (please print)

I am in favor  
 I object

9420 PRIVET DRIVE, AUSTIN, TX 78748

Your address(es) affected by this application

R. J. Merriam

Signature

08/30/2021

Date

Daytime Telephone: 713-417-1914

Comments: THE REZONING WILL NEGATIVELY AFFECT THE AREA IN THE FOLLOWING WAYS:

(1) REMOVAL OF THE GREENBELT

(2) IMPERVIOUS SURFACE RUNOFF INTO SEARIGHT VILLAGE AREA

(3) SIGNIFICANT INCREASE IN TRAFFIC ON SLAUGHTER LANE, ESPECIALLY AT THE UNITED KINGDOM / SLAUGHTER INTERSECTION

(4) INCREASE IN CRIME RATE IN THE AREA

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

City of Austin, Housing & Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

**From:** [Tina Phifer](#)  
**To:** [Graham, Mark](#)  
**Date:** Tuesday, August 31, 2021 11:55:51 AM

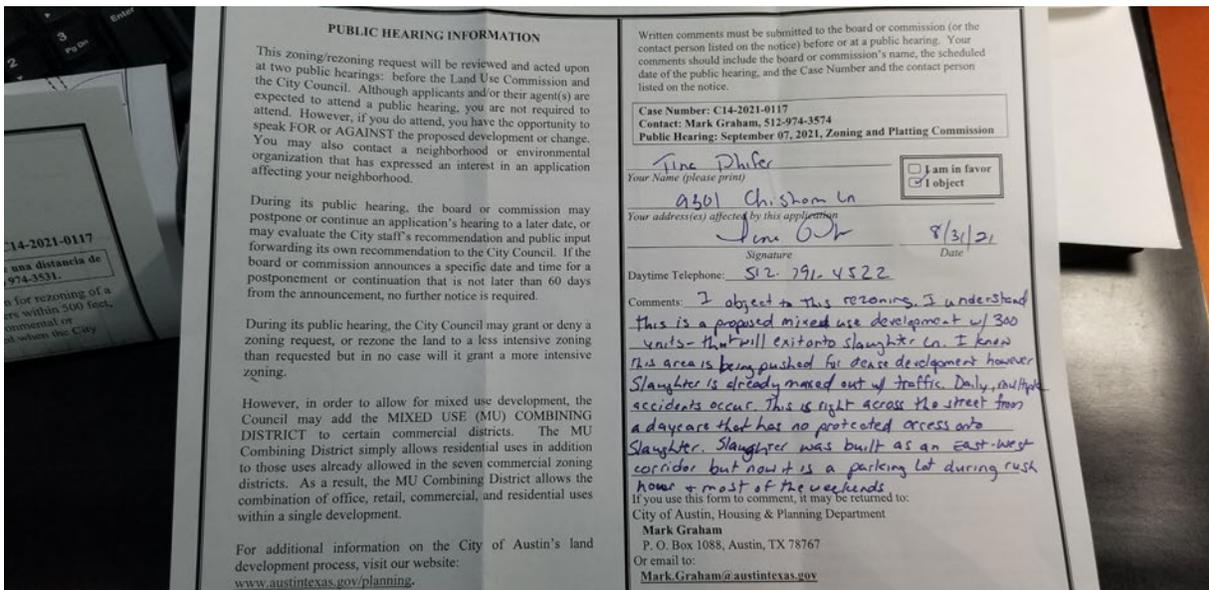
\*\*\* External Email - Exercise Caution \*\*\*

Mark,  
 Attached is a copy of my objection to the proposed zoning change to this property.

Thank you,  
 Tina Phifer

----- Forwarded Message -----

**From:** Tina Phifer <[REDACTED]>  
**To:** Tina Phifer <[REDACTED]>  
**Sent:** Tuesday, August 31, 2021, 11:33:04 AM CDT  
**Subject:** Proposed Zoning Change C14-2021-0117



[Sent from Yahoo Mail on Android](#)

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).