

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2021-0146 – 127 East Slaughter Lane

DISTRICT: 5

ZONING FROM: I-RR

TO: CS-CO

ADDRESS: 127 East Slaughter Lane

SITE AREA: 2.46 acres

APPLICANT: UH Storage Limited Partnership (Stuart Shoen)

AGENT: Kimley-Horn and Associates, Inc. (Amanda C. Brown)

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

STAFF RECOMMENDATION:

**The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay prohibits the following uses: Adult oriented businesses, Automotive repair services, Automotive sales, Automotive washing (of all types), Campground, Drop-off recycling collection facility, Electronic prototype assembly, Kennels, Laundry services, Monument retail sales, Pawn shop services, Transportation terminal, Vehicle Storage, and Veterinary services.**

*For a summary of the basis of Staff's recommendation, see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**November 16, 2021:**

CITY COUNCIL ACTION:

**December 9, 2021:**

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject zoning tract consists of one platted lot and a portion of another lot, and is mostly undeveloped tract, except for the westernmost area which contains part of a convenience storage building and parking areas for an equipment rental component of the business. An administrative site plan was approved in January 1999 (pre-dating annexation into the City limits in December 2001) and shows it included the westernmost area. The moving and storage business is located at the southeast corner of East Slaughter Lane and South IH 35 Service Road Northbound, and has access to both roadways. The property was zoned interim – rural residence (I-RR) at the time of annexation.

There is a service station and food sales uses, and home improvement store at the northeast corner of Slaughter Lane and the IH 35 service road, and apartments on East Slaughter Lane further east (CS; CS-CO; MF-2-CO; MF-3-CO). There are residential uses, and auto repair facilities and a trucking company to the south in unincorporated Travis County; and the remainder of the convenience storage and equipment rental facility is to the west (CS-CO).

***Please refer to Exhibits A – Zoning Map and A-1 – Aerial View.***

The Applicant proposes general commercial services – conditional overlay (CS-CO) district zoning in order to expand the existing convenience storage and equipment rental facility to the west and construct a 12,000 square foot building and add truck parking. The Applicant proposes to prohibit certain intensive land uses otherwise permitted in the CS zoning district. This set of prohibited uses is consistent with that applied to several other zoning cases in the vicinity and is incorporated into the Staff recommendation. ***Please refer to Applicant's correspondence.***

#### BASIS FOR RECOMMENDATION

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

The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *The proposed zoning should allow for a reasonable use of the property.*

Staff recommends CS-CO zoning based on its access to two major arterial roadways and compatibility with adjacent commercial zoned and used properties along this portion of the northbound frontage road of IH 35 and East Slaughter Lane. The Conditional Overlay continues to prohibit certain intensive land uses otherwise permitted in the CS zoning district consistent with that applied to several other zoning cases in the general vicinity.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Portion of existing convenience storage / equipment rental facility; Undeveloped
<i>North</i>	CS; CS-CO	Service station / food sales; Construction sales and services
<i>South</i>	MF-4-CO; County	Multifamily residences; A few single family residences and manufactured homes; Two auto repair businesses; Telecommunications tower; Trucking company

<i>East</i>	MF-2-CO; MF-3-CO	Multifamily residences
<i>West</i>	CS-CO	Convenience storage / equipment rental facility; Northbound IH 35 service road

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes,  
East Slaughter Lane

SCHOOLS:

Blazier Elementary School

Bedichek Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

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      1424 – Preservation Austin  
 1431 – Indian Hills Neighborhood Watch      1441 – Dove Springs Proud  
 1530 – Friends of Austin Neighborhoods  
 1531 – South Austin Neighborhood Alliance (SANA)  
 1550 – Homeless Neighborhood Association  
 1616 – Neighborhood Empowerment Foundation      1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0118 – NL Land Holdings, Ltd – 9101-9201 S IH 35 Service Rd NB	I-RR; CS-CO to MF-4, as amended	To Grant MF-4-CO w/CO prohibiting access to Oak Hill Ln until improved to City standards, require a 15’ vegetative buffer along the west property line and 2,000 trips per day	Apvd MF-4-CO as Commission recommended (10-16-2014).
C14-2014-0121 – Holt Cat South Austin – 9200-9500 S IH 35 Service Rd NB	SF-2 to LI	To Grant CS-CO w/CO for list of prohibited uses, 15’ vegetative buffer along west property line and 2,000 trips per day	Apvd CS-CO as Commission recommended (10-16-2014).
C14-2013-0053 – Still Waters – 515 E Slaughter Ln	MF-2-CO to MF-3-CO	To Grant MF-3-CO w/CO for max. 517 units and Restrictive	Apvd MF-3-CO as Commission recommended

		Covenant for conds of the Neighborhood Traffic Analysis	(8-22-2013).
C14-2013-0009 – Prosperity Business Park – 9101-9201 S IH 35 Service Rd NB	CS-CO to CS-CO, to change a condition of zoning	To Grant CS-CO and remove provisions which limit signage and prohibit vehicular access to Oak Hill Ln until this street is improved to City standards	Apvd CS-CO as Commission recommended (8-08-2013).
C14-99-0132(RCT) – Prosperity Business Park – 9101-9201 S IH 35 Service Rd NB	To terminate the Restrictive Covenant	To Grant the Restrictive Covenant Termination	Apvd as Commission recommended (8-08-2013).
C14-02-0082.SH – Stone Creek Ranch Apartments- SMART Housing – 333 E Slaughter Ln	I-RR to MF-3-CO, as amended	To Grant MF-3-CO w/CO for max. 198 d.u. and all MF-2 dev't standards	Apvd (9-26-2002).
C14-02-0026 – Springs at Onion Creek – 8515 S IH 35 Service Rd NB	I-RR to MF-3	To Grant MF-2-CO w/CO limiting development to 330 multifamily units	Apvd (6-27-2002).
C14-02-0070 – Home Depot #6563 at Slaughter Lane – 8801 S IH 35 and 100-200 E Slaughter Ln	I-RR to CS	To Grant CS-CO with CO for list of prohibited uses	Apvd CS-CO (7-11-2002).
C14-97-0081 – IH 35 South at Slaughter Lane – 9000-9100 Block of S IH 35 Service Rd Northbound	SF-2 to CS	To Grant CS-CO	Apvd CS-CO w/CO for 2,000 trips, list of prohibited uses, no vehicular access to Oak Hill Ln. until improved to City standards, 45' height limit for structures, 40' wide setback for structures from IH 35 r-o-w (10-16-1997).
C14-96-0086 – South Bend – NE corner of IH 35 and E Slaughter Ln	DR to CS	To Grant CS for two tracts; RR for one tract	Apvd CS with Restrictive Covenant for the conditions of the TIA (10-10-1996).

RELATED CASES:

An administrative site plan for a convenience storage and equipment rental facility, and parking, detention and utilities was approved and released on January 15, 1999 (SP-97-0500C – UHaul Center & Self Storage Facility @ Slaughter Lane and I-Hwy 35).

The zoning area consists of a portion of Lot 1, and all of Lot 2, Block A, UHaul Center of Slaughter Lane, a subdivision recorded in January 1999 (C8-98-0005.0A).

The property was annexed into the City limits on December 31, 2001 and assigned I-RR zoning (C7a-01-018).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
East Slaughter Lane	82 – 92 feet	78 feet	Level 4 (Arterial)	Yes	Shared Lane	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

The subject tract for this zoning case is located on the south side of East Slaughter Lane, on an undeveloped tract of land that is 2.46 acres in size. The property is located along the **East Slaughter Lane Activity Corridor** and within the **Imagine Austin Southpark Meadows Town Center ‘circle’**. Surrounding land uses include a Home Depot to the north; to the south are light industrial/warehouse uses; to the west is a U-Haul Center and IH-35; and to the east is an apartment complex.

**Request:** Rezone property from I-RR to CS-CO to expand the U-Haul Center to the west by constructing a 12,000 square foot building and additional truck parking, and prohibit certain land uses through a Conditional Overlay.

**Connectivity**

There are public sidewalks on this side of East Slaughter Lane from Brandt Road to IH-35 except in front of the subject property. There are no bike lanes east of IH-35. This proposed commercial use would trigger the installation of a public sidewalk along Slaughter Lane. A public transit stop is located next to the subject property. Connectivity options are good while mobility options in this area are fair due to intermittent public sidewalks and no bike lanes along this section of Slaughter Lane.

**Imagine Austin**

The subject tract falls within the Imagine Austin designated **Southpark Meadows Town Center and is located along an Activity Corridor**. 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. Regional, Town, and Neighborhood Centers are supposed to be walkable, bikeable, and supported by transit.

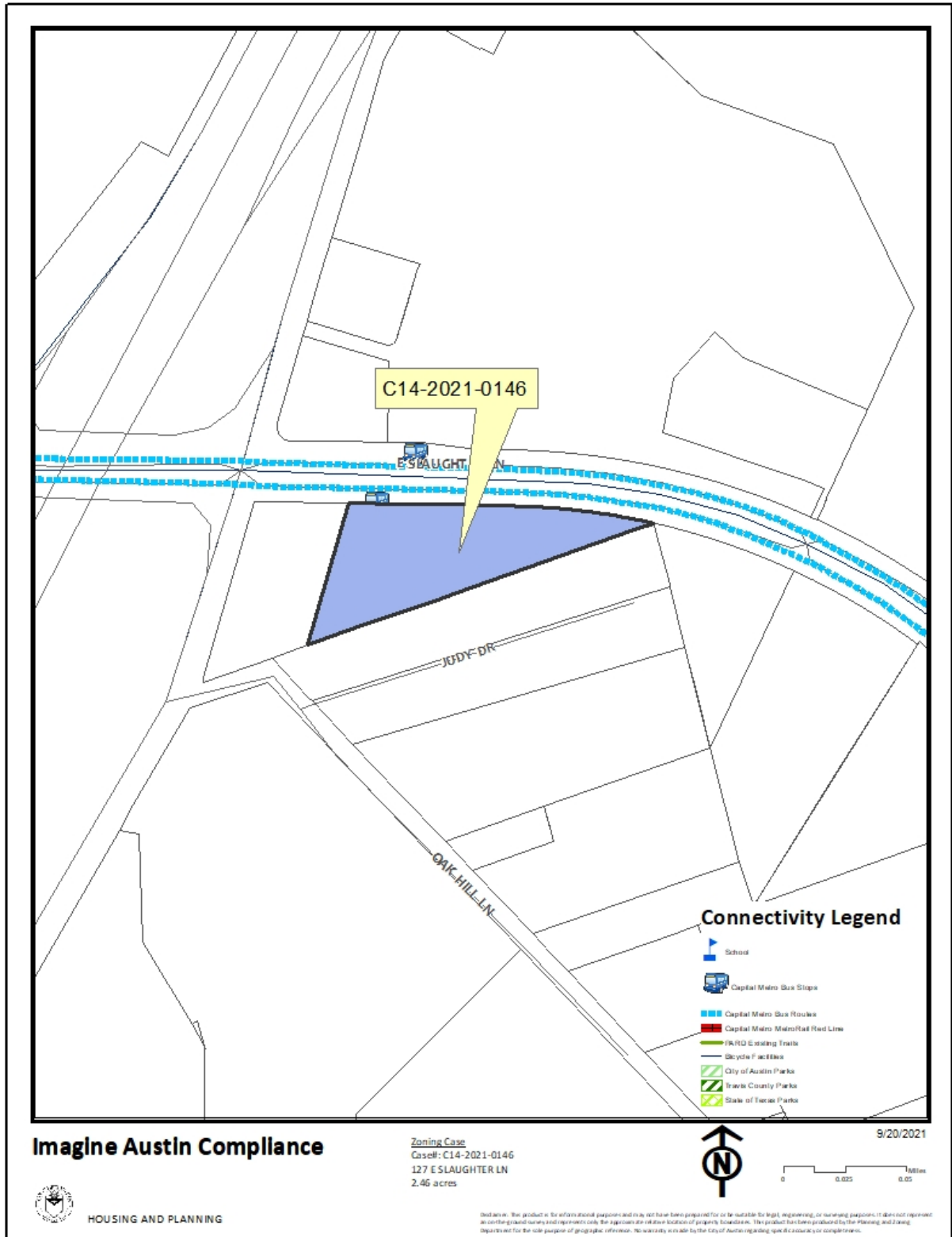
The project is also located along the **E. Slaughter Lane Imagine Austin Corridor**. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types 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 within an **Imagine Austin Town Center** and along an **Activity Corridor**; adding a required public sidewalk that will increase mobility options beyond a car in the area; and the applicable Imagine Austin policies above, this proposed project 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. There is a regional water quality / detention facility that will serve this site, therefore onsite drainage facilities will not be provided.

### 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.

### Impervious Cover

Within the Onion Creek watershed, the maximum impervious cover allowed by the CS zoning district is 80% (90% with transfers), which is based on the more restrictive watershed regulations.



### PARD – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for CS-CO, with a proposed warehouse use, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

### Site Plan

Site plans are 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.

### **Scenic Roadway**

This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations.

### Transportation

#### *ASMP Assessment*

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for E Slaughter Lane. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for East Slaughter Lane according to the Transportation with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

#### *Transportation Assessment*

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 application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

### Water / Wastewater

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

Applicant's correspondence







N



1" = 300'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

127 E Slaughter Lane

Exhibit A - 1

ZONING CASE#: C14-2021-0146  
 LOCATION: 127 E Slaughter Lane  
 SUBJECT AREA: 2.46 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.





July 6, 2021

Mr. Jerry Rusthoven, Assistant Director  
Planning and Zoning Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

*Via electronic Delivery*

Re: Application for Rezoning; 2.46 acres located at 127 E Slaughter Ln (the "Property")

Dear Mr. Rusthoven:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located at 127 E Slaughter Ln (see Location Map attached) and is currently zoned Interim Rural Residential (I-RR). The proposed zoning is General Commercial Services (CS)-Conditional Overlay (CO).

The Property is located within the Scenic Roadway Overlay which does not prohibit the use of commercial lots. The purpose of the rezoning is to allow for the expansion of the existing U-Haul business to the west. After working closely with staff it was determined that certain uses would not be compatible in the area, therefore it is proposed that the following uses are prohibited:

Adult oriented businesses (all types)  
Automotive sales  
Automotive washing  
Drop-off recycling collection facility  
Kennels  
Monument Retail Sales  
Transportation terminal  
Veterinary services

Automotive Repair Services  
Campground  
Electronic prototype assembly  
Laundry services  
Pawn shop services  
Transitional housing  
Vehicle Storage

The Property is not located within a Neighborhood Plan. Surrounding zoning is ETJ to the south (across Crozier Ln), CS-CO to the west, MF-3-CO east, and CS-CO to the north. Surrounding land uses include a commercial lot to the north, a multifamily complex to the south and the existing U-Haul location to the east.

A Traffic Impact Analysis (TIA) is not required at this time but may be required with the site plan. If you have any questions about this Application for rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Amanda Couch Brown

### Location Map

