

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0169 – Neighborhood Convenience Store

DISTRICT: 5

ADDRESS: 1311 W Slaughter Lane

ZONING FROM: SF-2

TO: LR

SITE AREA: 0.455 acre (19,819.80 square feet)

PROPERTY OWNER: Seven Squirrels (Jose Gutierrez)

AGENT: Vincent Gerard & Associates Inc. (Vincent G. Huebinger)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

The Staff recommendation is to grant neighborhood commercial (LR) district zoning.
For a summary of the basis of Staff's recommendation, see pages 1 - 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

July 18, 2023: APPROVED LR DISTRICT ZONING AS STAFF RECOMMENDED
[B. GREENBERG; A. FLORES – 2ND] (10-0) D. FOUTS – ABSENT

June 6, 2023: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 18, 2023*
[L. STERN; D. FOUTS – 2ND] (10-0) C. ACOSTA – ABSENT;

CITY COUNCIL ACTION:

August 31, 2023:

ORDINANCE NUMBER:

ISSUES: None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area consists of one platted lot located at the intersection of West Slaughter Lane and Bilbrook Place, and is zoned single family residence - standard lot (SF-2) district. The property is undeveloped and approximately 0.455 acre. Bilbrook Place is a local street that is developed with a mixture of commercial uses, including auto services (LR, CS-CO) and single family residences (SF-1, SF-3; SF-6). To the west, there is an auto oil change business, undeveloped land and a church (LR; SF-6-CO) and to the east is a day spa (LO-CO) and medical offices (LR-CO). There is an auto service business directly to the south.
Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The applicant has requested neighborhood commercial (LR) district zoning for a future development that has not been determined; however, a coffee shop has been proposed. Access would be taken from Bilbrook Place and access to West Slaughter Lane would be a right out only.

BASIS OF RECOMMENDATION:

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

The proposed neighborhood commercial (LR) district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends neighborhood commercial (LR) district zoning which is intended for serving the neighborhood or community needs, such as limited business services, which may be located within or adjacent to residential neighborhoods. Although the subject lot is adjacent to other commercial businesses, there are still a number of single family residences in the surrounding area. A future development would potentially serve the surrounding neighborhoods.

There are other LR and LO zoned lots within the immediate vicinity along Bilbrook Place and West Slaughter Lane as well as CS-CO adjacent to the property. As such, the request would be compatible with the adjacent and nearby uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Sites</i>	SF-2	Undeveloped
<i>North</i>	LR-CO; MF-2-CO	W. Slaughter Lane; Undeveloped; Solar Sno trailers; Commercial building
<i>South</i>	CS-CO	Auto repair
<i>East</i>	SF-2; LO-CO	Day spa; Medical office
<i>West</i>	LR; CS-1	Oil Change Facility

NEIGHBORHOOD PLANNING AREA: No **TIA:** Is not required

WATERSHEDS: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** Slaughter Lane

SCHOOLS: Austin Independent School District

Casey Elementary School

Paredes Middle School

Akins High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council
 Austin Independent School District
 Friends of Austin Neighborhoods
 South Austin Neighborhood Alliance (SANA)
 Onion Creek Homeowners Association
 Neighborhood Empowerment Foundation
 Slaughter Lane Neighborhood Assn
 Texas Oaks South Neighborhood Assn.

Austin Lost and Found Pets
 Go!Austin/Vamos!/Austin-78745
 SEL Texas
 Sierra Club, Austin Regional Group
 Homeless Neighborhood Association
 Preservation Austin

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0053 Swansons Ranch Single Family 9608, 9700, 9702 Swansons Ranch Road	SF-1; SF-2 to SF-3	To grant SF-3.	Apvd (4-13-2023).
C14-2019-0048 The Avalon N Holdings LLC 9606 Swansons Ranch Rd	SF-2 to CS-CO	To grant CS-CO. CO includes list of prohibited uses.	Apvd (06-20-2019).
C14-2020-0131 FPT Apartments 1434 Genoa Drive	DR to MF-4-CO	To forward to Council without a recommendation.	Apvd MF-1 w/ RC for NTA conditions (09-02-2021).
C14-2015-0106 1217 W. Slaughter Ln.	LR-CO to LR-CO to change the CO to permit medical offices exceeding 5,000 SF	Approved LR-CO district to remove medical ofs >5K sf from prohibited use list & add a -CO limiting medical office use to 15,050 sf.	Apvd (11-12-2015).
C14-2015-0105 1213 W. Slaughter Ln.	LR-CO to LR-CO to change the CO to permit medical offices exceeding 5,000 SF	Approved LR-CO district to remove medical ofs >5K sf from prohibited use list & add a -CO limiting medical office use to 19,050 sf.	Apvd (11-12-2015).

C14-2014-0164 DSHZ .46 1208 W Slaughter Ln	SF-2 to GO-MU	To grant LO-MU-CO with conditions of NTA and CO limiting to 2,000 trips/day & prohibiting access to Slaughter	Apvd (2-12-2015).
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RELATED CASES:

C8S-75-114 - Approved subdivision.

EXISTING STREET CHARACTERISTICS:

Name	<u>ASMP Classification</u>	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Bilbrook Place	Level 2 - Collector	84'	72'	42'	No	Yes	Yes
West Slaughter Lane	Level 4 - Major Arterial	154'	110'	82'	Yes	Yes	Yes

ADDITIONAL STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 1311 West Slaughter Ln. C14-2022-0169. Project: Neighborhood Convenience Store. 0.455 acres from SF-2 to LR. Vacant land to convenience store.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center:
Y	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.

	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu of affordable housing.
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
7	Total Number of "Yes's"

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 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.

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.

PARD – Planning & Design Review

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2023, new commercial uses are subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan and Compatibility Standards

A site plan will be required for any new development other than single-family or duplex residential.

Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 ft. or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards due to adjacent SF-2 zoning to the east, and SF-2 zoning within 540 feet to the south. The following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories and 30 feet in height may be constructed within 50 feet of the property line of the compatibility-triggering property.
- No structure in excess of three stories and 40 feet in height may be constructed within 100 feet of the property line of the compatibility-triggering property.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-2, the height is limited to 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-2.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-2, the height is limited to 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-2.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-2 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

Project is required to comply with Scenic Roadway sign regulations in 25-10-124.

Austin Transportation Department – Engineering Review

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. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan if triggered per LDC 25-6 and TCM 10.2.1.

The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for West Slaughter Lane. It is recommended that 77 feet of right-of-way from the existing centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Bilbrook Place. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Austin Water Utility

FYI: The landowner intends to serve the site with existing City of Austin water utilities and an On-Site Sewage Facility previously permitted.

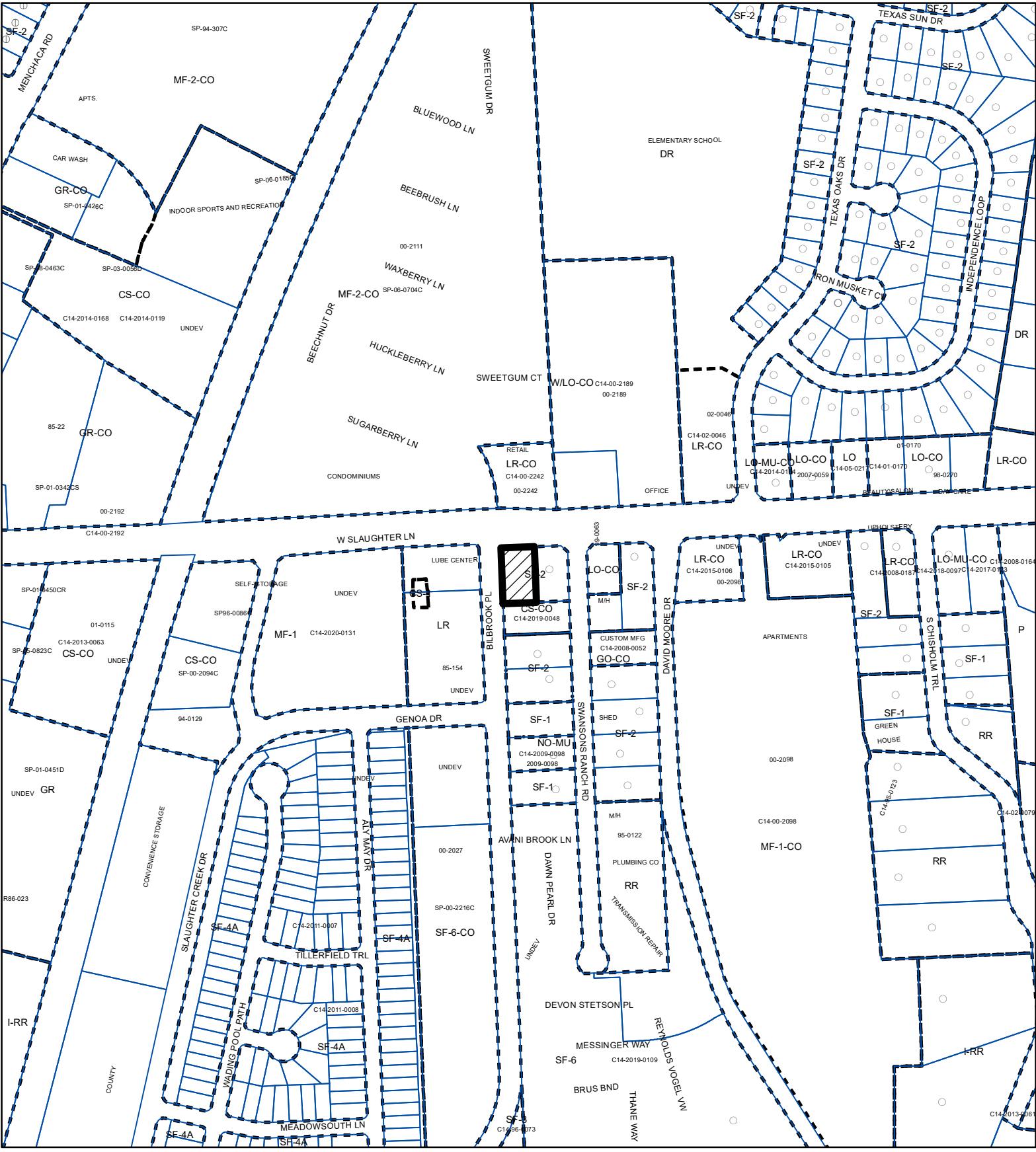
Depending on future development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.




INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Correspondence Received



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0169

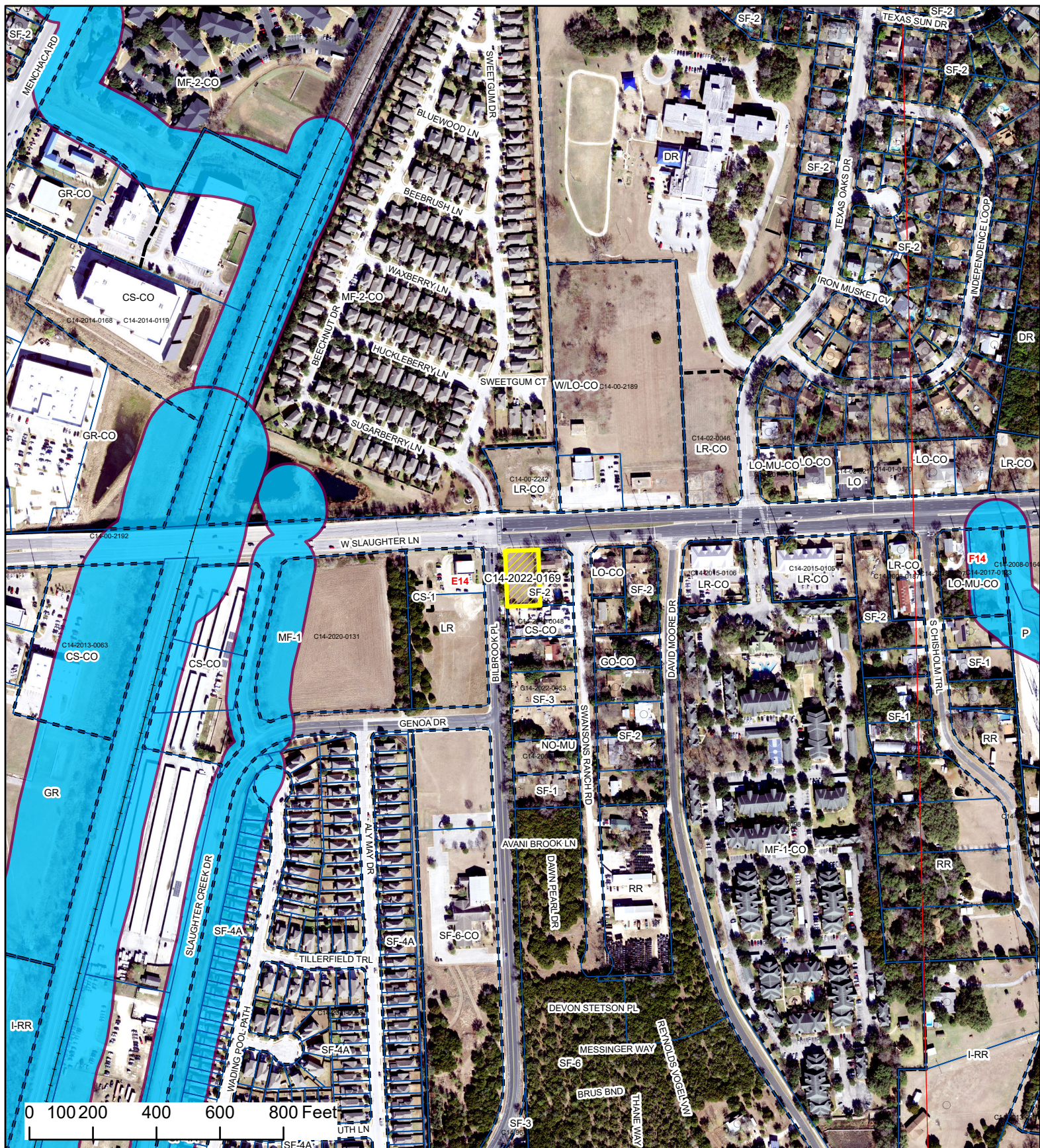
1" = 400'

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: 12/7/2022



Neighborhood Convenience Store

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

ZONING CASE#: C14-2022-0169
 LOCATION: 1311 W Slaughter Ln
 SUBJECT AREA: 0.416 Acres
 GRID: E14
 MANAGER: Nancy Estrada



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Created: 6/29/2023

From: [Zen Blend](#)
To: [Vincent Huebinger](#)
Subject: Rezoning of 1311 W. Slaughter Lane - Rec#: 2022-1721137C
Date: Tuesday, April 4, 2023 1:59:38 PM

Dear Austin Zoning and Planning,

My name is Brian Ludlam and I reside at 1309 W. Slaughter Lane. As adjacent property owners to the lot under consideration for rezoning at 1311 W. Slaughter Lane, we fully support the change to LR, Local Retail. I / we are not in opposition to possible use for convenience or drive-thru coffee/ food. Furthermore, I / we believe the requested zoning is compatible with the surrounding businesses and land use.

Thank you for the opportunity to provide input.

Sincerely,
Brian & Kristi Ludlam