

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0060 – 2801 Hancock Drive

Z.A.P. DATE: July 19, 2016

ADDRESS: 2801 Hancock Drive

DISTRICT AREA: 10

OWNER/APPLICANT: Robert P. Stern Trust

AGENT: Texas Design Interests, LLC (Jeff Shindler)

ZONING FROM: CS

TO: CS-MU

AREA: 0.456 acres (19,863 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

Staff recommends granting general commercial services-mixed use (CS-MU) combining district zoning.

ISSUES: Transportation review continues on this case with additional information to be provided in late back-up.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 19, 2016;

Approved CS-MU-CO combining district zoning with the following uses prohibited: transitional housing, transportation terminal, adult-oriented business, automotive repair services, bail bond services, commercial blood plasma center, drop-off recycling collection facilities, outdoor entertainment, outdoor sports and recreation, pawn shop services, campground. (A. Denkler / G. Rojas-2nd)(6-1). Voting Aye: A. Aguirre, B. Evans, B. Greenberg, T. Weber. Voting Nay: J. Kiolbassa. Absent: D. Breithaupt, Y. Flores, S. Harris, S. Lavani

DEPARTMENT COMMENTS:

The subject tract is located on the southwest corner of Hancock Drive and Bull Creek Road and is currently used for monument retail sales by Dietz - Stasswender Memorials. The tract is developed with a 1-story commercial building and an attached metal forecourt that was used by an auto repair/filling station in the past. A portion, almost half, of the property is undeveloped. The property has two driveways from Hancock Drive and one driveway from Bull Creek Road.

This rezoning request is for the addition of the mixed use (MU) combining district to the existing commercial services (CS) base zoning district.

The subject tract is within the boundaries of the Rosedale NPA, which does not have an adopted plan, and is at an intersection that serves as a node of non-residential activity in an area that is predominantly single-family residential. Uses at this intersection and along portions of Hancock Drive are neighborhood serving and include auto repair, plant nursery, primary education facilities and art studio.

A greater variety of uses could benefit the area and this location is appropriate for a true mixed-use development with residential and non-residential uses on the same site and possibly in the same building and is appropriately scaled to the context of the surrounding residential uses. The tract would also be appropriate for higher intensity residential uses alone. Redevelopment under either scenario would provide a transition to less-intense, residential uses near-by. Furthermore, Hancock Drive and Bull Creek Road have Capitol Metro Bus Route service with 3 stops in the immediate area. Higher density residential use, with or without a retail use, on this tract would help to support the existing transit service in this area.

Staff supports the rezoning to CS-MU because it is congruent with the Imagine Austin Comprehensive Plan in that it would provide the opportunity for compact development that is connected by transit, would allow a mix of uses that would place residential, work, and retail land uses in proximity to each other and that serve as a destination to walk or bicycle to. The rezoning would encourage a variety in housing types in this area. Additionally, the zoning change to allow residential uses will promote compatibility with the near-by residential uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Monument Retail Sales
<i>North</i>	P	Cemetery
<i>South</i>	CS	Private Primary Educational Facility
<i>East</i>	CS	Auto Repair
<i>West</i>	CS	Art Workshop

NEIGHBORHOOD PLANNING AREA: Rosedale (NP process has not begun)

TIA or NTA: not required at this time.

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Community Registry Name

ID No.

Allandale Neighborhood Association

3

lower district 7 Green

1504

Shoal Creek Conservancy	1497
Austin Neighborhoods Council	511
Highland Park West Balcones Area Neighborhood Assn	105
5702 Wynona Neighbors	769
Austin Independent School District	742
Homeless Neighborhood Association	1550
Friends of Austin Neighborhoods	1530
Sierra Club, Austin Regional Group	1228
North Austin Neighborhood Alliance	283
Preservation Austin	1424
Bike Austin	1528
SEL Texas	1363
Austin Heritage Tree Foundation	1340
AUSTINRAMP	1150
NW Austin Neighbors	1507
Sustainable Neighborhoods	1396

SCHOOLS: Austin Independent School District - Highland Park Elementary, Lamar Middle School, McCallum High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2014-0078 – 2800 W Fresco Drive;	From SF-2 to SF-3	N/A – Case expired	N/A – Case expired
C14-96-0044 – Turnabout Terrace; 2710 Hancock Drive	From CS to SF-2	Apvd CS zoning – 4/23/1996	Apvd CS zoning – 5/23/1996

RELATED CASES:

SP-2014-0431C – Approved site plan for the addition of a 3,094 sq. ft. building and 350 sq. ft. covered patio for general retail and restaurant use (see Exhibit C).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Hancock Drive	62 ft.	36 ft.	Arterial	Yes	Yes	Yes
Bull Creek Road	63 ft.	39 ft.	Collector	No	Yes	Yes

CITY COUNCIL DATE:**ACTION:**

August 11, 2016;

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades

PHONE: 512-974-7719

EMAIL: wendy.rhoades@austintexas.gov

EXISTING CONDITIONS

Site Characteristics

The subject tract is developed with a 1-story commercial building and an attached metal forecourt. About half of the property is developed with impermeable surface (concrete) and the other half is undeveloped, green space. There are a number of trees on the undeveloped portion of tract that vary in size. There does not appear to be any topographic constraints since data shows very little change in elevation across the site.

Impervious Cover

In this location, zoning district impervious cover limits apply. The CS zoning district allows up to 95% impervious cover. If the property is developed with a residential use under the MU combining district, site development regulations, including impervious cover, could be more restrictive than what is allowed by the CS base zoning district. Note: The most restrictive impervious cover limit applies.

P&Z Comprehensive Planning - Kathleen Fox, 512-974-7877

Connectivity

A CapMetro stop is located within a quarter mile of this property, while public sidewalks on the two streets abutting this property are sparse and intermittent. The Walkscore for this site is 47/100, labeled as 'Car Dependent' meaning most errands require a car.

Imagine Austin

Based on the comparative scale of this site relative to other commercial uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

DSD Environmental - Mike McDougal, 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
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. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. 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.

DSD Transportation – Natalia Rodriguez, 512-974-3099

- TR1. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR2. Staff is still determining if a NTA is required at this time, however, if existing and proposed trips cumulatively exceed 300 trips per day, a NTA shall be required per LDC 25-6-114 at the time of site plan application. Additional comments may be provided after further review.
- TR3. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a buffered bike lane is recommended for Bull Creek Road. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Hancock

Water and Wastewater – Neal Kepple, 512-972-0077

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater

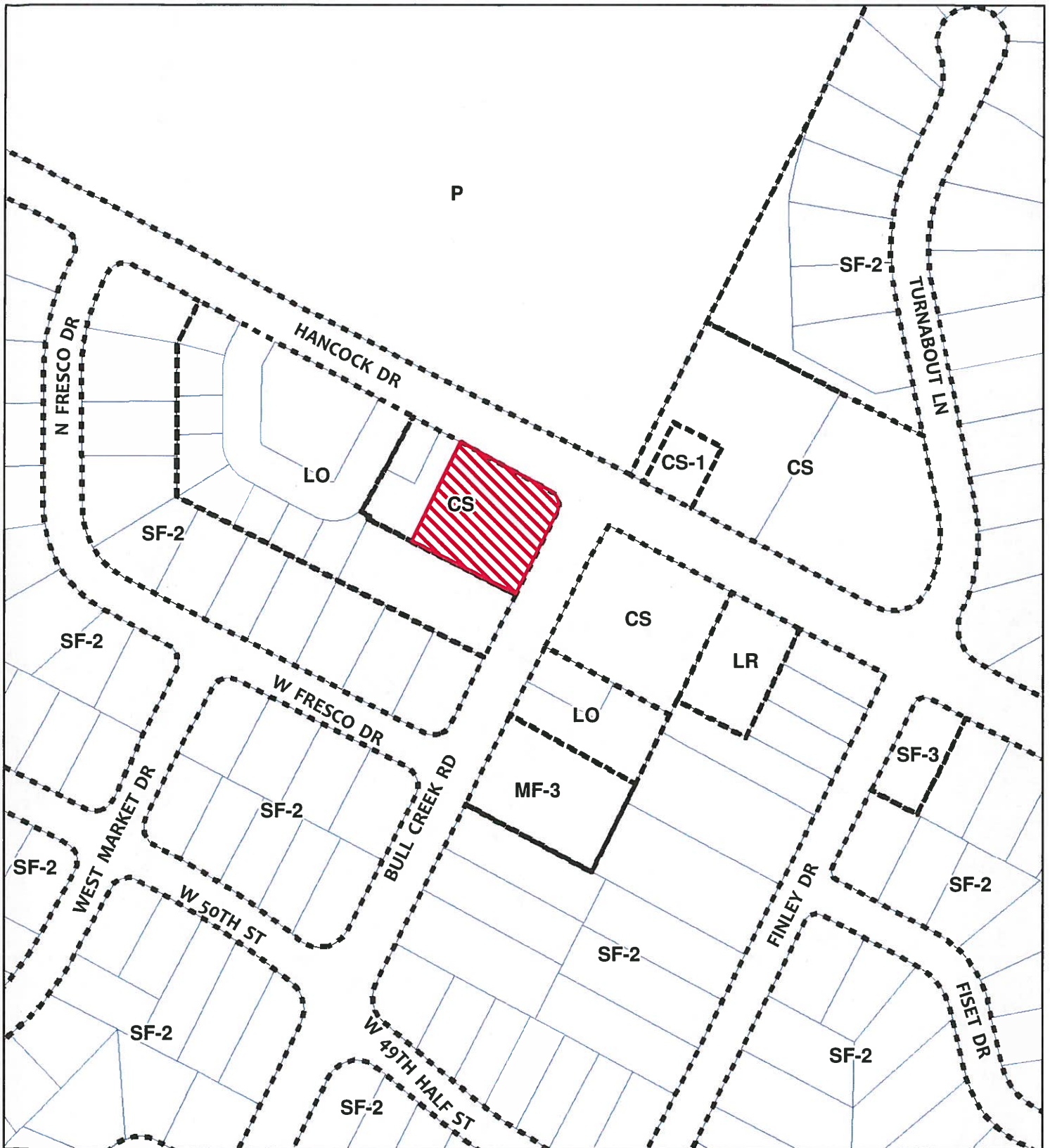
service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The 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.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

DSD Site Plan Review – Michael Simmons-Smith, 512-974-1225

- SP 1. Development on this site will be subject to *Subchapter E: Design Standards and Mixed Use*, including Section 4.2 (*Mixed Use Zoning Districts*). Hancock Drive, the Principal Street, is considered an Urban Roadway for design purposes.
- SP 2. Additional Site Plan Review comments will be provided upon submittal of site plans to accompany an application for site development permit.



P

SF-2

TURNABOUT LN

HANCOCK DR

LO

CS-1

CS

CS

SF-2

SF-2

CS

LR

W FRESKO DR

LO

MF-3

SF-3

SF-2

WEST MARKET DR

SF-2

W 50TH ST

SF-2

BULL CREEK RD

SF-2

W 49TH HALF ST

SF-2

FINLEY DR

SF-2

SF-2

FISSET DR

ZONING MAP - EXHIBIT A

ZONING CASE#: C14-2016-0060
 ZONING CHANGE: CS to CS-MU
 LOCATION: 2801 Hancock Drive
 SUBJECT AREA: 0.456 ACRES



Subject Property

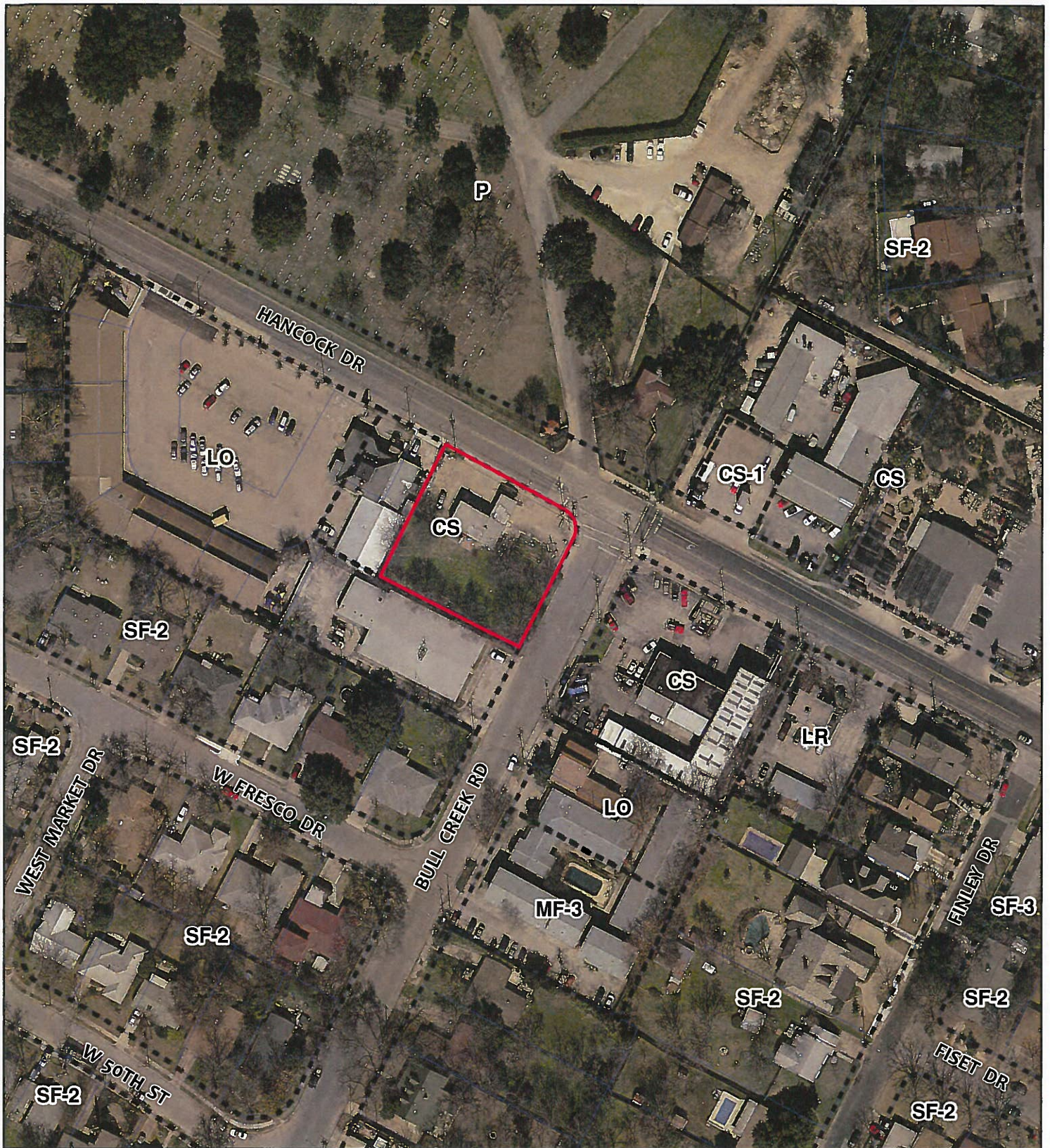


Base Map

1' = 400'

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.





AERIAL MAP - EXHIBIT B

ZONING CASE#: C14-2016-0060
 ZONING CHANGE: CS to CS-MU
 LOCATION: 2801 Hancock Drive
 SUBJECT AREA: 0.456 ACRES



1' = 400'

Subject Property
 Base Map

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CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit

Application Date: 10/24/2014

Site Plan Expiration Date: 11/18/2018

Permit No.: SP-2014-0431C

Project Name (or description): Hancock Site

Address or Location Description: 2801 Hancock Dr.

Watershed: Shoal Creek

Owner of Property: Rob Stern, Rob P. Stern Trust (512) 502-1300

Address: 4131 Spicewood Springs Rd. Suite N-1, Austin TX 78759

Owner's Representative: David B. Holt, Holt Planners, (512) 327-4660

Address: P.O. Box 10903 Austin, TX 78766

Legal Description: Lot 1, Newton and Luckey Addition, Block 7

PERMIT IS HEREBY ISSUED FOR:

The project is composed of an existing 1,275 SF 1-story retail building and the new construction of a 3,094 SF 1-Story building with two units consisting of general retail and restaurant with an attached 350 s.q. covered patio totaling 4,369 (GFA) on a 0.448-acre site with associated parking, detention and other improvements. The total impervious cover is 89%. The project is located within the Shoal Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer are required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.


David B. Holt For Rob Stern 11/18/2015
Signature of Applicant Owner Date
M. Simmons Smith 11.18.2015
Permit Approved by City of Austin Date

[illegible]

LEGEND

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317	✓	4550	NO FOUND
318	✓	4560	NO FOUND
319	✓	4570	NO FOUND
320	✓	4580	NO FOUND
321	✓	4590	NO FOUND
322	✓	4600	NO FOUND
323	✓	4610	NO FOUND
324	✓	4620	NO FOUND
325	✓	4630	NO FOUND
326	✓	4640	NO FOUND
327	✓	4650	NO FOUND
328	✓	4660	NO FOUND
329	✓	4670	NO FOUND
330	✓	4680	NO FOUND
331	✓	4690	NO FOUND
332	✓	4700	NO FOUND
333	✓	4710	NO FOUND
334	✓	4720	NO FOUND
335	✓	4730	NO FOUND
336	✓	4740	NO FOUND
337	✓	4750	NO FOUND
338	✓	4760	NO FOUND
339	✓	4770	NO FOUND
340	✓	4780	NO FOUND
341	✓	4790	NO FOUND
342	✓	4800	NO FOUND
343	✓	4810	NO FOUND
344	✓	4820	NO FOUND
345	✓	4830	NO FOUND
346	✓	4840	NO FOUND
347	✓	4850	NO FOUND
348	✓	4860	NO FOUND
349	✓	4870	NO FOUND
350	✓	4880	NO FOUND
351	✓	4890	NO FOUND
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357	✓	4950	NO FOUND
358	✓	4960	NO FOUND
359	✓	4970	NO FOUND
360	✓	4980	NO FOUND
361	✓	4990	NO FOUND
362	✓	5000	NO FOUND
363	✓	5010	NO FOUND
364	✓	5020	NO FOUND
365	✓	5030	NO FOUND
366	✓	5040	NO FOUND
367	✓	5050	NO FOUND
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- KEY NOTES**
1. **MADE IN AMERICA**
2. **DOOLAROS**
3. **IN THE SUN**
4. 
5. **WATERPROOF**
6. **OVERSTAYS DOOLAROS**
7. **RESISTOR OVERSTAYS ELECTRIC SWIMMER-SHEET 7**
8. **TOGETHER IT'S A SWIMMER**
9. **8" MOOD PRINTER THERM-SHEET**
10. **8" MOOD PRINTER THERM-SHEET 21**
11. **REMOVE SWIM HOLE 2**
12. **"WHITE PAPER SWIMMER"**
13. **PRE-LAID**
14. **ROOF**
15. **CORRUPTED DUTTER**
16. **ACCESSIBLE PAPER SWIMMER**
17. **PAVILION CORN HOLE (room)**
18. **LIVIN' ROOM/STREET ROOM**
19. **SWIMMER'S ROOM**
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100. **SWIMMER'S ROOM**

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