ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0102 -- Wonderspaces DISTRICT: 1

ZONING FROM: LI-NP

TO: CS-1-NP

ADDRESS: 1205 Sheldon Cove, Building 2, Units A-H

SITE AREA: 17,576 Square Feet

PROPERTY OWNER/APPLICANT: Metis Capital, LLC (Colin Laitner)

AGENT: Graves Dougherty Hearon & Moody (Peter J. Cesaro)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request of CS-1-NP zoning for the property.

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 22, 2019:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

There are no issues at this time.

CASE MANAGER COMMENTS:

The proposed rezoning is for eight lease spaces in an existing office/warehouse building in a small industrial park located at the southwest corner of Connor Lane and Sheldon Cove. The industrial park is zoned LI-NP. Other tenants of the industrial park include office, commercial, and limited industrial uses. Immediately west of the industrial park is undeveloped landed zoned IP-CO-NP; further west is a single family neighborhood zoned SF-3-NP. North of the industrial park, across Sheldon Cove, is undeveloped land zoned LI-NP. Across Connor Lane to the east and southeast is land zoned LI-NP that is developed with outdoor recreation and an office/warehouse facility. Immediately south of the industrial park is undeveloped land zoned LI-NP; further south is another small industrial park. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

The proposed rezoning is intended to allow development of a mixed use space that would include art gallery and workshop uses, as well as related retail uses. The proposed rezoning would allow liquor to be sold and consumed throughout the lease space. ***Please see Exhibit C – Applicant Letter.***

Staff supports the proposed rezoning. Similar developments across Austin allow artists to share work space and gallery space. By allowing liquor sales, the facility would have an additional draw to visitors and customers. The rezoning tract is located in an industrial park area, where uses of this type are often permitted. An undeveloped tract zoned IP-CO-NP provides approximately 400 feet of separation between the rezoning property and the residential neighborhood to the west. There is no vehicular connection between the rezoning tract and the residential area. CS-1 zoning and cocktail lounge use is compatible with the types of land uses permitted in the surrounding LI zoned area.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.
Commercial-liquor sales (CS-1) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

2. Granting of the request should result in an equal treatment of similarly situated properties.
Mixed use developments that contain art studios and galleries and serve alcohol are located in industrial parks throughout the City. Other land uses that require CS-1 zoning are also often found in industrial park areas—distilleries, etc.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LI-NP	Professional offices, Mixed commercial and limited industrial
North	LI-NP	Undeveloped
South	LI-NP	Undeveloped, Mixed commercial and limited industrial
East	LI-NP	Mixed commercial and limited industrial

West	IP-CO-NP, SF-3-NP	Undeveloped, Single family residential

NEIGHBORHOOD PLANNING AREA: Heritage Hills Neighborhood Plan

TIA: N/A WATERSHED: Little Walnut Creek (Urban)

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Connor Lane	90'	60'	ASMP Level 1	Yes	No	No
Sheldon Cove	70'	50'	ASMP Level 1	Yes	No	No

CASE HISTORIES:

There are no recent rezoning cases in the area. The property was changed from LI to LI-NP at the time of the Heritage Hills Neighborhood Planning process.

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Bike Austin
Sierra Club, Austin Regional Group
Homeless Neighborhood Association
North Growth Corridor Alliance
Friends of Austin Neighborhoods
SEL Texas
Austin ISD
Claim Your Destiny Foundation
Neighborhood Empowerment Foundation
Heritage Hills/Windsor Hills Neighborhood Contact Team
Heritage Hills-Woodbridge Neighborhood Association

OTHER STAFF COMMENTS:

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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.
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.

SITE PLAN

SP 1. Site plans will be required for any new development other than single-family or duplex residential.
SP 2. 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.
SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use.
SP 4. FYI – This site is located within the Heritage Hills Neighborhood Planning Area and the Heritage Hills /Windsor Hills Combined NPA. Additional comments may be generated during site plan review process.

TRANSPORTATION

TR1. Additional right-of-way maybe required at the time of subdivision and/or site plan. At the time of submittal of any site plan on the Property, a traffic impact analysis ("TIA") is required if the proposed development or uses on the Property, considered cumulatively with all existing or previously authorized development and uses, generates traffic that exceeds 2,000 trips per day. The adjacent existing street characteristic are provided in the table below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Connor Lane	90'	60'	ASMP Level 1	Yes	No	No
Sheldon Cove	70'	50'	ASMP Level 1	Yes	No	No

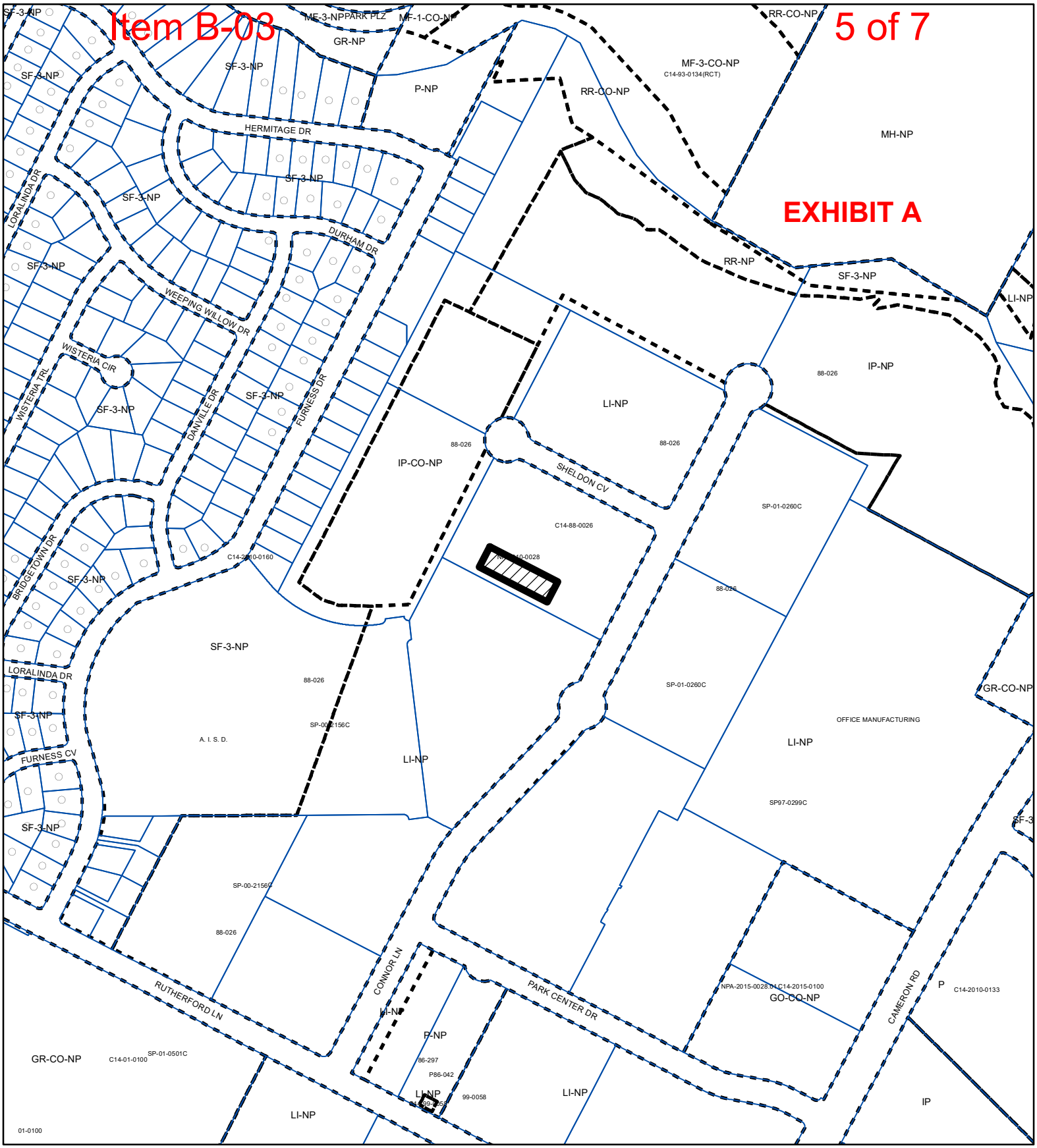
WATER UTILITY

1. 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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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
B. Aerial Exhibit
C. Applicant Letter

EXHIBIT A



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0102

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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CITY OF AUSTIN FOUNDED 1839

Created: 7/31/2019



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0102

1 " = 400 '

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CITY OF AUSTIN FOUNDED 1839

Created: 10/17/2019

GRAVES DOUGHERTY HEARON & MOODY

Peter J. Cesaro
512.480.5728
512.536.9928 (fax)
pcesaro@gdhm.com

MAILING ADDRESS:
P.O. Box 98
Austin, TX 78767-9998

EXHIBIT C

July 2, 2019

Via Hand Delivery
Mr. Greg Guernsey, Director
CITY OF AUSTIN
Planning and Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

RE: Rezoning of 1205 Sheldon Cove, Building 2, Units A-H; Neighborhood Plan Amendment for 1205 Sheldon Cove, Building 2, Units A-H (the "Property")

Dear Mr. Guernsey:

On behalf of Metis Capital, LLC, please accept the enclosed applications to rezone the above-referenced property, which includes a Neighborhood Plan Amendment. Units A-H in Building 2 are 17,5[illegible] square feet (.[illegible] acres) located on a 5.081 acre lot. The area is currently zoned Limited Industrial. ~404

Metis Capital, LLC is leasing the Property to wonderspaces Austin LLC ("Wonderspaces"). The goal of the applications is to rezone 1205 Sheldon Cove from LI-NP to CS-1-NP, Commercial-Liquor Sales to allow Wonderspaces to sell alcohol at the Property.

Wonderspaces operates galleries that create a space where artists deliver artwork to new audiences. They create unique art shows that present immersive, interactive, and participatory work in a way that makes visitors of all ages feel welcome. Visitors experience 12-15 art installations and also have an opportunity to purchase a limited selection of curated cocktails and beverages, food and gift items. The shows rotate every 3-4 months. With each show, they intend to create a place where people can connect with art and with each other. The mission is to create shared understanding through shared experiences.

If you have any questions, please feel free to call me.

Very truly yours,

GRAVES, DOUGHERTY, HEARON & MOODY, P.C.

By: Peter J. Cesaro
Peter J. Cesaro