

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0204 (Gemini School of Visual Arts) DISTRICT: 6

ADDRESS: 12325 Hymeadow Drive, STE 3-100

ZONING FROM: I-SF-2

TO: GO

SITE AREA: 2995 sq. ft.

PROPERTY OWNER: Joan Wang HWA Revocable Trust

AGENT: Gemini School of Visual Arts and Communication (Colette Barcilon)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends GO, General Office District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

September 6, 2022

CITY COUNCIL ACTION:

September 29, 2022

ORDINANCE NUMBER:

ISSUES:

The applicant is applying for zoning because TWC Career Schools and Colleges who approve them closed Gemini School of Visual Arts down over the summer because they did not have a Fire Certificate for the property. The school, which has been in existence for 21 years, is due to resume classes in early October so they need to have permanent zoning in place by the end of September so that they can acquire the fire certificate and reapply to TWC for reinstatement.

CASE MANAGER COMMENTS:

The property in question is a 2,995 sq. ft. suite within an existing office complex. The lots to the east are developed with office buildings. The tract to the west contains a day care use (Stepping Stone School). To the north, across Hymeadow Drive, there is public school (Westwood High School) and a multifamily use (The Lantern). To the south, there is a single-family residential neighborhood. The applicant is requesting GO zoning for the site to utilize a suite within the office complex for a College or University Facility or Business or Trade School use (Gemini School of Visual Arts).

The staff recommends GO, General Office district, zoning for this footprint area because the property meets the intent of GO district as it fronts on/takes access to a Level 2 collector roadway, Hymeadow Drive, and will provide services to the surrounding community. There are existing professional and medical office uses located to the east and public school and day care services to north and west of the site under consideration.

The applicant agrees with the staff recommendation.

BASIS OF RECOMMENDATION:

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

General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs.

2. *The proposed zoning should promote consistency and orderly planning.*

The GO zoning district would be compatible and consistent with the surrounding uses because there are existing office uses east and civic uses to the north and west of the site.

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

The GO zoning district would allow for a fair and reasonable use of the site. General Office district zoning will permit a civic use within the existing office structure. A footprint of GO zoning at this location will bring a portion of this site into conformance with the City of Austin Land Development Code use regulations.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Office (Gemini School of Visual Arts, Beeline Software, Master's Learning Institute, Elliott Properties, Tristone Aprendizaje Instituto, The One Clinic -Facial Spa & Acupuncture)
<i>North</i>	I-SF-2	Public School (Westwood High School), Multifamily (The Lantern)
<i>South</i>	I-SF-2	Single-Family Residences
<i>East</i>	SF-2	Office (Hymeadow Square: Star of Texas Dental Assisting School, Northwest Counseling and Wellness Center, Mangold Anker Phillips, MyEmerge, Reliant Pools)
<i>West</i>	I-SF-2	Daycare (Stepping Stone School Lakeline Westwood)

NEIGHBORHOOD PLANNING AREA: N/ATIA: Deferred to the time of Site PlanWATERSHED: Lake Creek WatershedSCHOOLS: Round Rock I.S.D.NEIGHBORHOOD ORGANIZATIONS:

Anderson Mill Neighborhood Association
 Friends of Austin Neighborhoods
 Long Canyon Homeowners Assn.
 Mountain Neighborhood Association (MNA)
 Neighborhood Empowerment Foundation
 SELTexas
 Sierra Club Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0073 (Hymeadow Office Park: 12343 and 12401 Hymeadow Drive)	I-SF-2 to LO	8/07/18: Approved the staff's recommendation for LO zoning by consent (8-0, D. Breithaupt-arrived late, B. Evans-absent); S. Lavani-1 st , A. Denkler-2 nd .	8/30/18: Approved LO zoning by consent on all 3 readings (11-0), L. Pool-1 st , P. Renteria-2 nd .

C14-2015-0158 (Hymeadow Square Office Park)	I-SF-2 to LO	01/05/16: Approved staff's recommendation of LO zoning by consent (8-0, S. Lavani-absent, J. Goodman-arrived late); T. Webber-1 st , A. Denkler-2 nd .	2/11/16: Approved LO zoning on consent on all 3 readings (11-0); L. Pool-1 st , D. Zimmerman-2 nd .
C14-2014-0048 (Hymeadow: 12416 Hymeadow Drive)	I-RR to GO	5/20/14: Approved staff's recommendation of GO zoning by consent (6-0, R. McDaniel-absent); P. Seeger-1 st , S. Compton-2 nd .	6/12/14: Approved GO zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Leffingwell-2 nd .
C14-2007-0170 (13686 North U. S. Highway 183)	I-SF-2 to GR	10/16/07: Approved staff's recommendation for GR-CO zoning with conditions to limit the development intensity for the entire site to less than 2,000 vehicle trips per day and prohibit Automotive Repair Services, Automotive Rental, Automotive Sales, Automotive Washing (of any type), Exterminating Services, with added condition to prohibit Pawn Shop Services, by consent (6-0, C. Hammond, J. Gohil-absent); J. Martinez-1 st , S. Hale-2 nd	11/29/07: Approved GR-CO zoning by consent (6-0, Cole-off dais)
C14-06-0006 (Training Room Sports, LLP: 13713 Research Boulevard/ 12611 Hymeadow Drive)	GR, I-RR to GR	2/21/06: Approved staff's recommendation of GR-CO by consent (8-0, T. Rabago-not yet arrived); J. Martinez-1 st , J. Pinnelli-2 nd .	3/23/06: Approved GR-CO zoning by consent (7-0); all 3 readings
C14-05-0043 (Warren Broz: U.S. Highway 183 North at Caldwell Drive)	SF-2 to GR	6/07/05: To approve GR-CO zoning; prohibiting all the uses offered by the applicant as follows: Bail Bond Services; Business or Trade School; Commercial Off-Street Parking; Communications Services; Financial Services; Food Sales; Funeral Services; Hotel – Motel; Indoor entertainment; Indoor Sports & Recreation; Outdoor Sports & Recreation;- Pawn Shop Services; Restaurant (General); Service Station; Theater; College	7/28/05: Approved GR-CO on three readings (7-0)

		& University Facilities; Counseling Services; Guidance Services; Hospital Services Limited; Public & Private, Primary & Secondary Education Services; Residential Treatment; Urban Farm. In addition, prohibit the following additional uses: Drop-Off Recycling Collection Facility; Exterminating Services; Automotive Rentals; Automotive Repair Services; Automotive Sales; Automotive Washing (of any type); Daycare Services (Commercial); Daycare Services (General); Daycare Services (Limited); Drive-through Services; and include the conditions set out by staff relative to a 2,000 vehicle trip limit and no curb cuts onto Caldwell until the pavement is improved (9-0); K. Jackson-1 st , J. Martinez-2 nd .	
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RELATED CASES: N/A

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification
Hymeadow Drive	70'	46'	Collector

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 12325 HYMEADOW DR. C14-2022-0204. Project: Gemini School of Visual Art. 2995 sq ft from commercial offices to educational offices.

I-SF-2 to GO

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
	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:
	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.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education: Located within 0.50 miles from a public school or university.
	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 for 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.
Y	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 particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
5	Total Number of "Yes's"

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It 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 Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

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.

Fire

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for trade/vocational school, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

Site Plan

Site plans will be required for any new development other than single-family, two-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. The site is subject to compatibility standards due to the proximity of the SF-2 district to the east.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

This tract is already developed and the proposed zoning change is a footprint within the existing development. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

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].

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

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
HYMEADOW DR	Local Mobility - Level 2	84 feet	59 feet	46 feet	No	Shared lane (on-street)	No

Water Utility

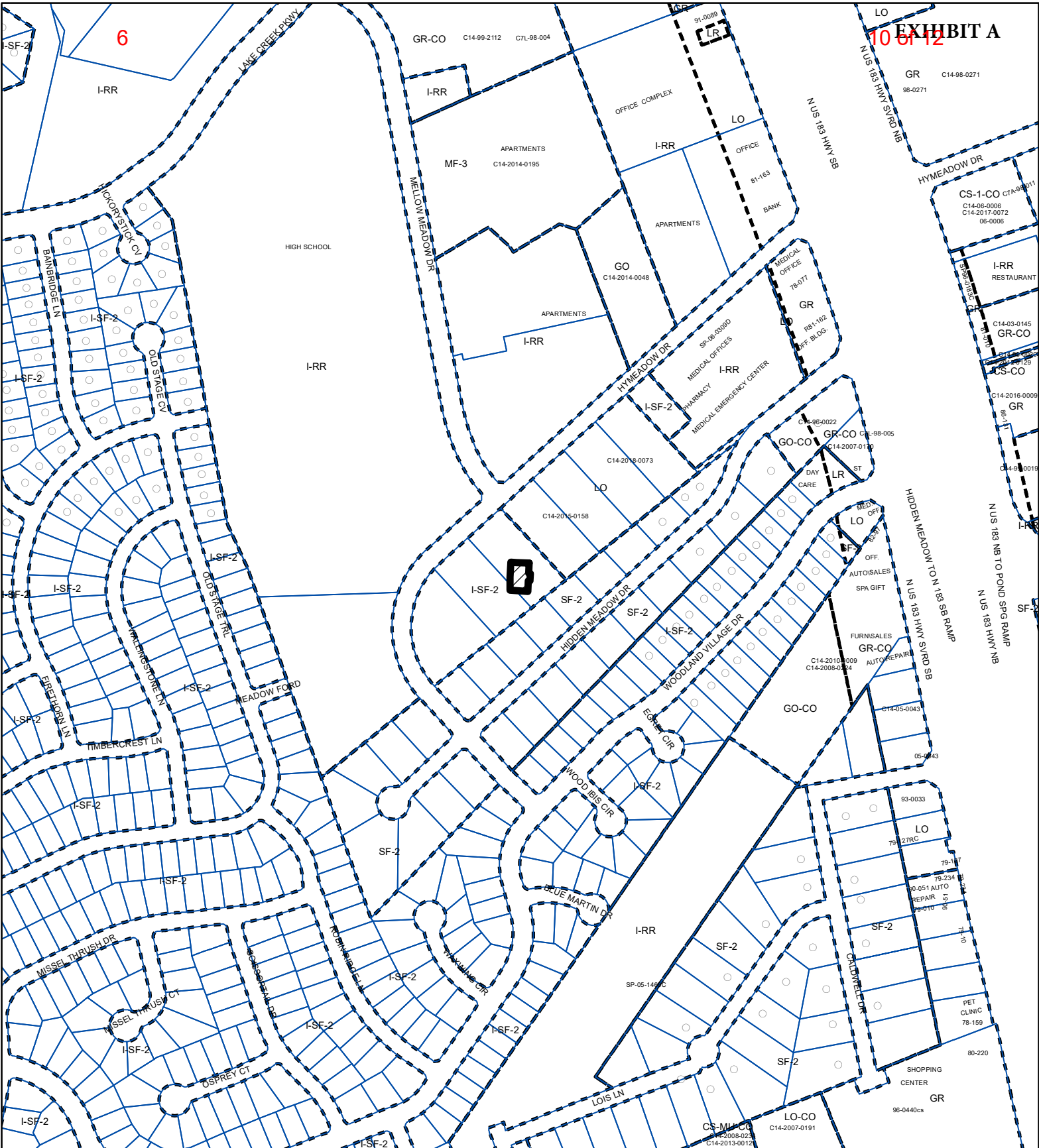
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water 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
- B. Aerial Map
- C. Applicant's Request Letter



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0204

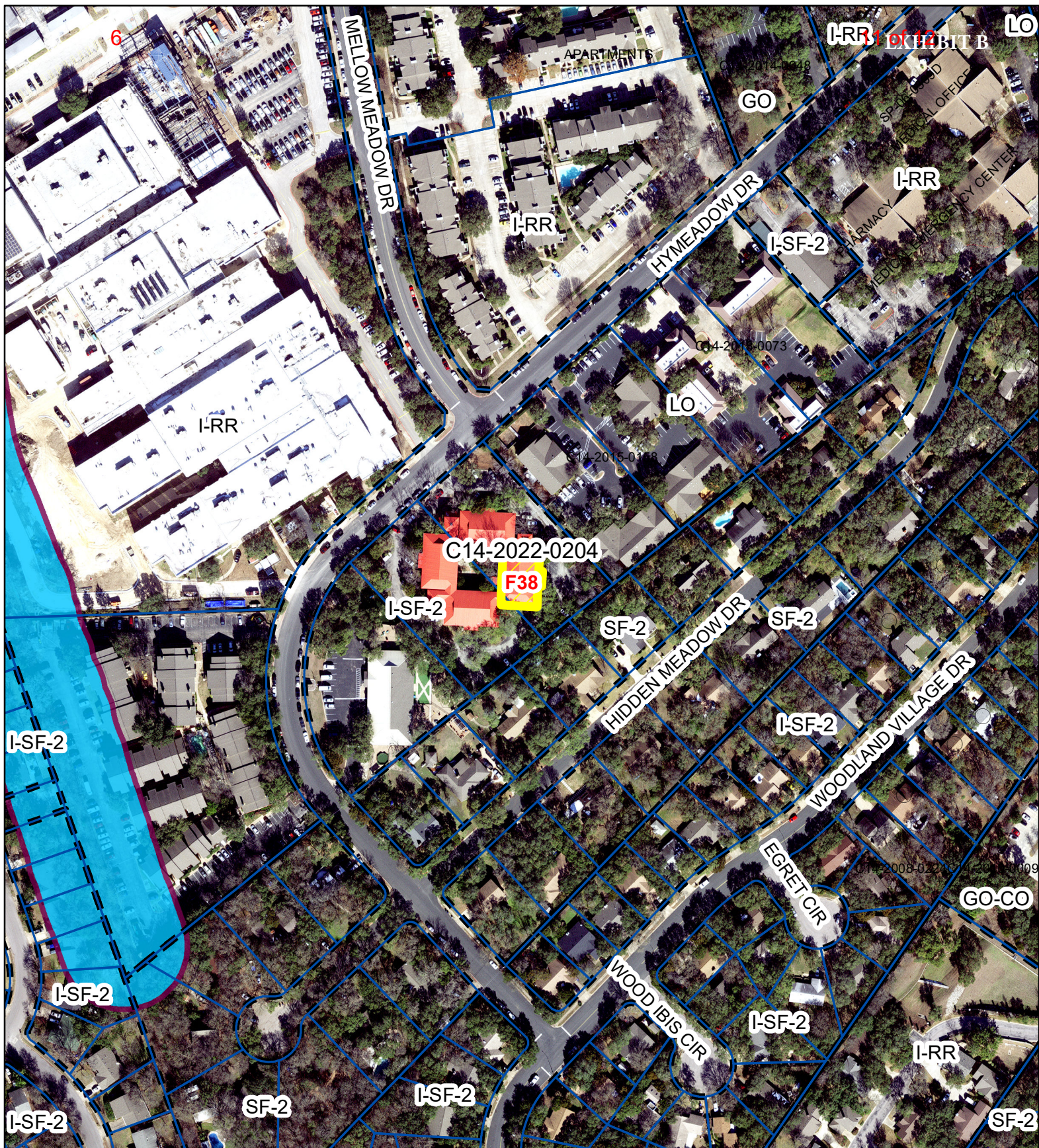
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$$1'' = 400'$$

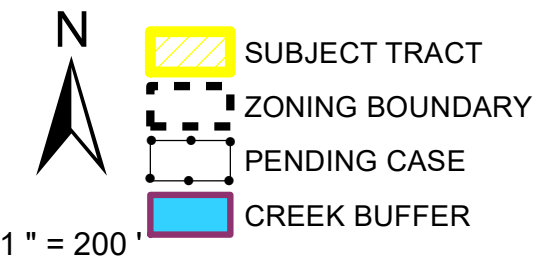


Gemini School of Visual Arts

ZONING CASE#: C14-2022-0204
 LOCATION: 12325 Hymeadow Dr
 SUBJECT AREA: 0.0688 Acres
 GRID: F38
 MANAGER: Sherri Sirwaitis



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Ms. Sherri Sirwaitis
City of Austin
Housing & Planning Department

August 12th, 2022

Dear Ms. Sirwaitis,

Re: Case #C14-2022-0204 – Gemini School of Visual Arts

I am writing to request a zoning change for the above-mentioned case from I-SF-2, Interim Single-Family Residence-Standard Lot District, zoning to GO, General District, zoning.

Sincerely,



Colette Barcilon

President