

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;

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
Site	CS	Monument Retail Sales
North	P	Cemetery
South	CS	Private Primary Educational Facility
East	CS	Auto Repair
West	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:

<i>Community Registry Name</i>	<i>ID No.</i>
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: Victoria Haase

PHONE: 512-974-7691

EMAIL: tori.haase@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.

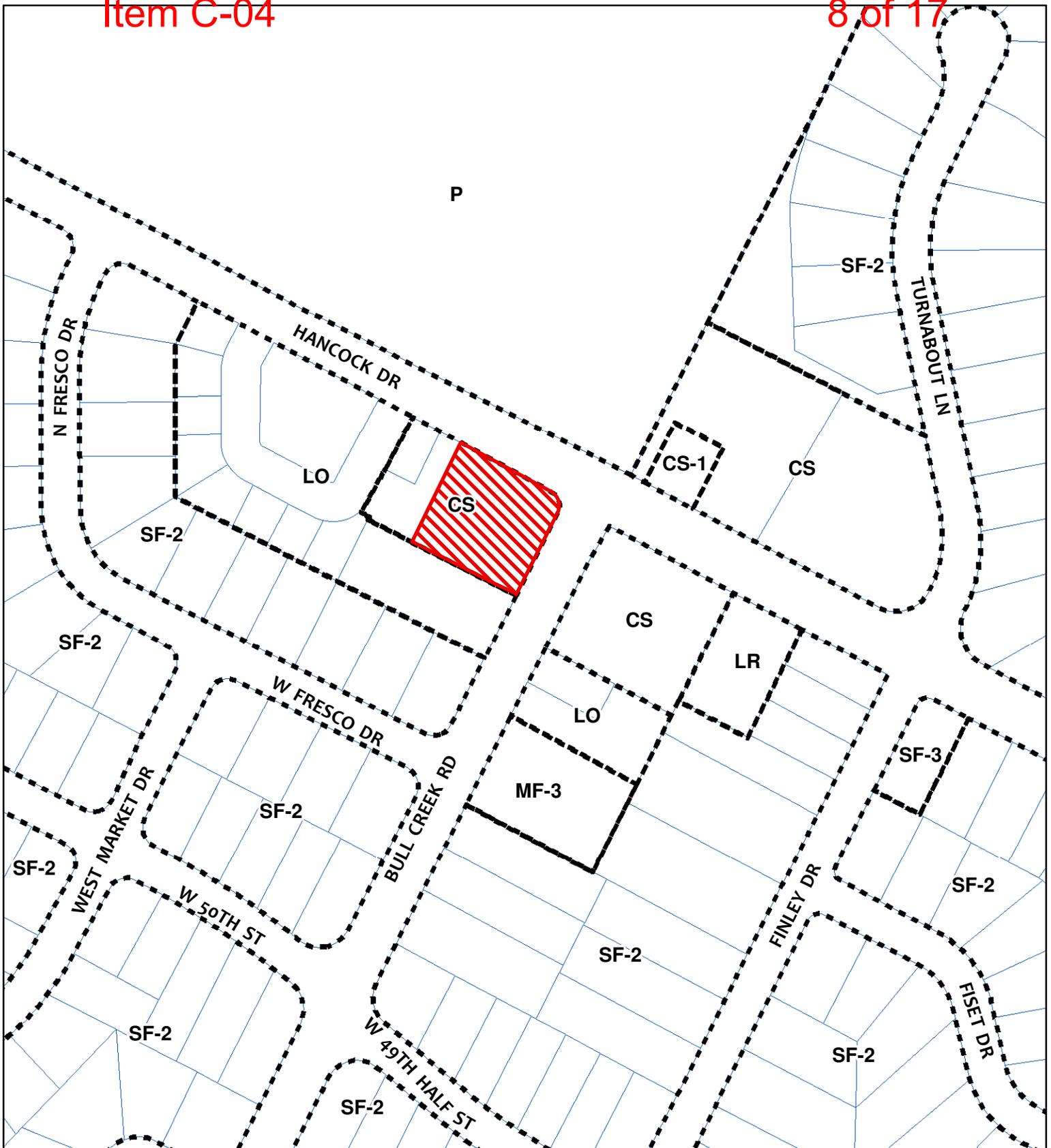
Storm Water Detention

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

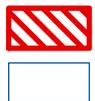
- SP 1. Development on this site will be subject to *Subchapter E: Design Standards and Mixed Use*, including Section 4.2 (*Mixed Use Zoning Districts*). Hancock Drive, the Principal Street, is considered an Urban Roadway for design purposes.

- SP 2. Additional Site Plan Review comments will be provided upon submittal of site plans to accompany an application for site development permit.



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

 Subject Property
 Base Map



1' = 400'



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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.

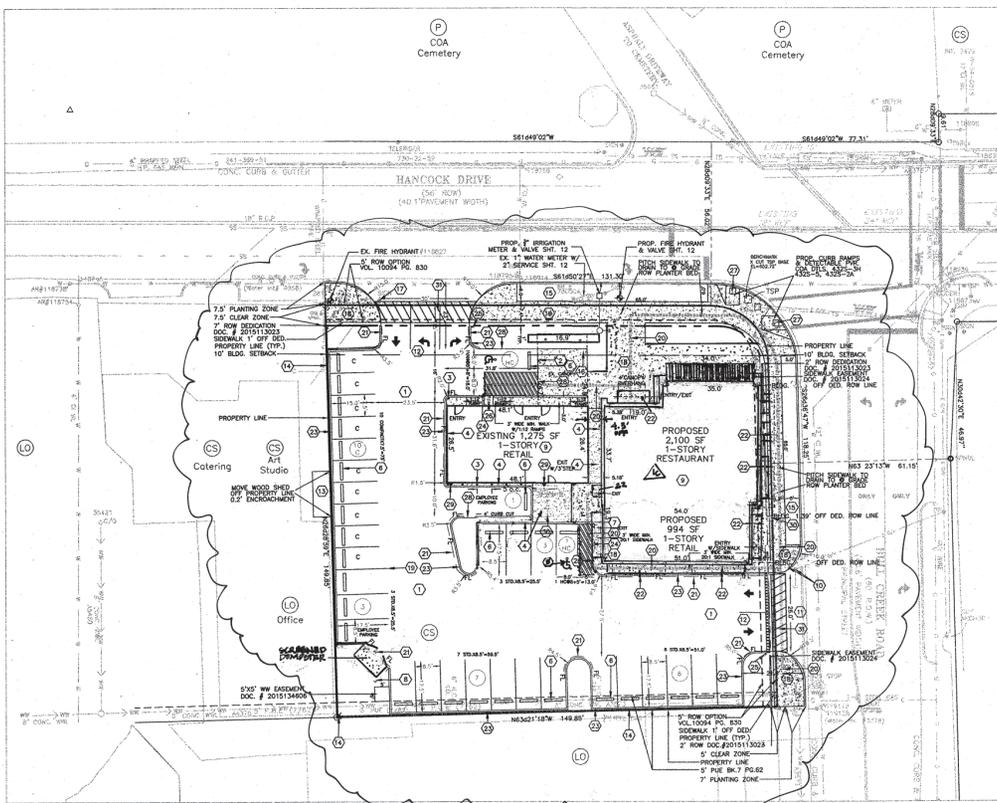
ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer are required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the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

David B. Holt
Signature of Applicant

For Rob Stern 11/18/2015
Owner Date

M. Simmons Smith
Permit Approved by City of Austin

11.18.2015
Date



LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/ CAP
- STEEL PIPE FOUND, SEE NOTES
- COMPUTED POINT
- DRAINAGE CASHEMENT
- PUBLIC UTILITY EASEMENT
- EXISTING CONCRETE DRIVE
- RECORD INFORMATION
- EXISTING SIDEWALK
- WATER MAIN
- WASTEWATER MAIN
- FIRE HYDRANT
- POWER POLE
- TRAFFIC SIGNAL POLE
- WATER METER
- WV WATER VALVE
- GAS LINE
- WATER LINE
- STORM SEWER LINE
- COMPACT PARKING
- HC HANDICAP PARKING
- PKG. CONTROL
- PARKING SPACES
- HACKBERRY TREE
- ALBANY TREE
- CONIFER FLM TREE
- DOWN CUT
- GRASSY MAIN FLOW
- PERMANENT MAIN FLOW
- ACCESSIBLE ROUTE
- RAIL STOP
- GRAVEL
- ASPHALT
- KEY WORK DESCRIPTION
- SON
- POW DEDICATION PROVIDED
- PROPERTY LINE EXISTING
- LIMIT OF CONSTRUCTION
- CURB RAMP
- EX TREE TO BE REMOVED
- BLDG. CANOPY
- BOLLARDS
- BLDG. ENTRY
- STRIPING

TABULATION

ITEM	AREA	% ALLOWED	BLDG HEIGHT	TYPE FOUNDATION	FINISH FLOOR	BLDG MATERIAL
GROSS SITE AREA	20,802SF / 0.477AC					
ROW DEED AREA	-1,281SF					
REMANINDER SITE	19,524SF / 0.448AC					
GROSS BUILDING AREA						
RETAIL EX	1,275	6.5%	18'1"	1-STORY CONC. SLAB	655.72	BRICK & WOOD
RESTAURANT	2,100	10.8%	18'1"	1-STORY CONC. SLAB	654.8	WOOD FRAME
RETAIL	994	5.1%	18'1"	1-STORY CONC. SLAB	654.8	WOOD FRAME
TOTAL	4,369	SF 22.4%				
F.A.R.	0.221		2:1			
BUILDING COVERAGE			25%			
EX. BLDG.	1,693	8.6%				
PROP. BLDGS.	2,676	13.2%				
TOTAL	4,369	SF 22.4%				
IMPERVIOUS COVER	17,410	SF 84.1%				
TOTAL IMPERVIOUS	17,410	SF 84.1%				

PARKING DATA

BLDG. UNIT	USE	UNIT SF	PKG. RATIO	PKG. REQ.	PKG. PROV.
A	RETAIL	1,275	1:275	5	5
B	RETAIL	994	1:275	3	3
C	RESTAURANT	2,100	1:100	21	21
	PATIO	1,100	1:100	3	3
TOTALS		4,369	3:4	32	32
			30% REDUCTION	26	26

PARKING TYPES SPACES PROVIDED

STANDARD	20
COMPACT	10
HANDICAPPED	2
TOTAL	32
BICYCLE	9

SITE PLAN RELEASE NOTES:

1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Planning & Development Review Department.
2. Approval of this Site Plan does not include Building Code approval; Fire Code approval; or building, demolition, or relocation permits approval. A City demolition or relocation permit can only be issued once the historic review process is completed.
3. All signs must comply with the requirements of the Land Development Code.
4. The owner is responsible for all costs of relocation of, or damage to, utilities.
5. Additional electric easements may be required at a later date.
6. A Development Permit must be issued prior to an application for building permit for non-consolidated or Commission approved site plans.
7. Water and wastewater service will be provided by the City of Austin.
8. For construction within the right-of-way, a ROW excavation permit is required.

COMPATIBILITY

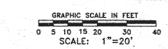
1. Highly reflective materials will not be used. Materials may not exceed 23% reflectivity. This requirement shall not apply to solar panels or to copper or painted metal roofs.
2. The noise level of mechanical equipment will not exceed 70 d.b.a. of the property line adjacent to residential uses.
3. All exterior lighting shall be hooded or shielded from the view of adjacent residential uses.
4. All exterior lighting shall be hooded or shielded from the view of adjacent residential property.
5. Exterior lighting above the second floor is prohibited when adjacent to residential property.
6. All dumpsters and any permanently placed refuse receptacles will be located at a minimum of (20) feet from a property used or zoned as SF-3 or more restrictive.

FIRE DEPARTMENT

1. The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface."
2. Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four-inch opening must face the driveway or street with three to six-foot setbacks from the curbside(s). No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.
3. TIMING OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include oil surface access roads, which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
4. All pervious/decorative paving shall be engineered and install for 80,000 lb. live-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
5. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or combustible eave lines.
6. Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.
7. Vertical clearance required for fire apparatus is 14 feet for full width of access drive.

AMERICANS WITH DISABILITIES ACT

The City of Austin has reviewed this plan for compliance with City development regulations only. The applicant, property owner, and occupant of the premises are responsible for determining whether the plan complies with all other laws, regulations, and restrictions which may be applicable to the property and its use.



- KEY NOTES**
- 1. FINAC PAVEMENT
 - 2. HANDICAP VAN SIGN
 - 3. BOLLARDS
 - 4. GRASS
 - 5. EX. CURB
 - 6. WHEEL STOPS
 - 7. HANDICAP SIGN
 - 8. DUMPSTER ENCLOSURE
 - 9. SCREENED A/C UNITS (ON BLDG. ROOF)
 - 10. RELOCATE OVERHEAD ELECTRIC SERVICE-SHEET 7
 - 11. TYPE II DRIVEWAY
 - 12. TRAFFIC FLOW ARROWS
 - 13. MOVE EX. WOOD SHED ENCROACHMENT
 - 14. 6" WOOD PRIVACY FENCE & GRADE PLANTER BEDS (ROW)-SHEET 21
 - 15. BICYCLE RACK FOR 5 BIKES
 - 16. SIDEWALK
 - 17. 4" WHITE PARKING STRIPING
 - 18. ACCESSIBLE ROUTE
 - 19. FIRE LANE
 - 20. 4" BLDG. CANOPY
 - 21. CONC. CURB & GUTTER
 - 22. ACCESSIBLE PARKING STRIPING
 - 23. STOP SIGN
 - 24. PARALLEL CURB RAMP
 - 25. PERPENDICULAR CURB RAMP (ROW)
 - 26. LAYDOWN/REBORN CURB
 - 27. EX. ROOF DRAIN DOWNSPOUT EXTEND TO P/MT. GAP & RELOCATE EX. GAS SERVICE LINE-SHEET 7
 - 28. STRIPED ACCESSIBLE CROSSWALK

RECORDED DOCUMENTS:

1. STREET RIGHT OF WAY (ROW) HAS BEEN DEDICATED BY THE OWNER TO THE CITY OF AUSTIN 110 FEET OF ADDITIONAL ROW FROM BULL CREEK ROAD SIDE OF LOT 1 NEWTON AND LUCKEY ADDITION AND IS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS REFERENCE DOCUMENT #201113022.
2. A SIDEWALK EASEMENT HAS BEEN GRANTED BY THE OWNER TO THE CITY OF AUSTIN ALONG BULL CREEK ROAD SIDE OF LOT 1 NEWTON AND LUCKEY ADDITION AND IS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS REFERENCE DOCUMENT #201113022.
3. A SUBSURFACE POND MAINTENANCE PLAN RESTRICTIVE COVENANT FOR CITY OF AUSTIN SITE PLAN CASE 889-2014-DALIC IS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, REFERENCE DOCUMENT #201113022.

- NOTES**
1. COMPLIANCE WITH SHADE AND SHELTER REQUIREMENTS (SECTION 3.2.3 (a) AND (b)) IS PROVIDED WITH THE USE OF PROPOSED 4" WIDE BUILDING CANOPIES, PROPOSED TREES, AND LANDSCAPE.
 2. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL, IN ACCORDANCE WITH SECTION 2.2.1.2.
 3. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".

NOTE: FIRE ZONE CURB SHALL BE PAINTED RED AS SHOWN AND AS REQUIRED BY THE CITY OF AUSTIN FIRE DEPARTMENT. FIRE ZONE CURB SHALL BE PAINTED RED AND SHALL READ "FIRE LANE/TOW AWAY ZONE".

FIRE LANE/TOW AWAY ZONE FL _____ FL _____

CONTRACTOR WARNING:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED. (SEE SEQUENCE OF CONSTRUCTION)

NOTE: THE DEDICATION OF SEVEN FEET (7') OF RIGHT-OF-WAY ALONG HANCOCK DRIVE AND THE DEDICATION OF TWO FEET (2') RIGHT OF WAY ALONG BULL CREEK ROAD IS EXPRESSLY MADE IN LIEU OF AND IN EXTINGUISHMENT OF THAT CERTAIN OPTION TO PURCHASE RIGHT-OF-WAY ("OPTION") DATED DECEMBER 22, 1985 AND MADE BY BULL CREEK PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 1089A, PAGE 830 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND TO THE EXTENT THAT THE STRIPS OF LAND WHICH ARE THE SUBJECT OF SUCH OPTION ARE NOT SUBMITTED IN THE SEVEN FOOT (7') RIGHT OF WAY DEDICATION OR THE TWO FOOT RIGHT-OF-WAY DEDICATION, THE CURRENT OWNER OF LOT 1, NEWTON AND LUCKEY ADDITION, A SUBDIVISION CREATED PURSUANT TO THAT MAP OR PLAT RECORDED IN BOOK 7, PAGE 62, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY RENOVIC SUCH OFFER TO SELL RIGHT-OF-WAY UNDER THE OPTION AND BY THE ACCEPTANCE OF THIS SITE PLAN AND IN CONSIDERATION FOR THE DEDICATION OF SUCH THE SEVEN FOOT (7') RIGHT-OF-WAY DEDICATION AND TWO FOOT (2') RIGHT-OF-WAY, WHICH WOULD NOT BE MADE WITH THE REVOCATION OF THE OPTION, CITY OF AUSTIN SHALL BE DEEMED TO HAVE FOREVER WAIVED ANY RIGHT TO ACCEPT OR TO EXERCISE ANY OPTION TO PURCHASE RIGHT-OF-WAY UNDER THE OTRP.

AUSTIN FIRE DEPARTMENT
 OCT 07 2015
 Approved by [Signature]
 APPROVED ON 12-15-15

SITE PLAN RELEASE Sheet 5 of 23

FILE NUMBER: SP-2014-0431C EXPIRATION DATE: 11/18/18

CASE NUMBER: Michael Simmons-Sm/Map Application DATE: 10/23/14

APPROVED ADMINISTRATIVELY ON: 11/18/15

APPROVED BY PLANNING COMMISSION ON: N/A

APPROVED BY CITY COUNCIL ON: N/A

Under the authority of Chapter 25-5 of the Austin City Code

Director: [Signature]

DATE OF RELEASE: 11/18/15 2:00pm CS

Rev. 1: Correction 1: 10/14/15

Rev. 2: Correction 2:

Rev. 3: Correction 3:

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLY BY THE APPLICANT. THE ENGINEER OR RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

RIVERA ENGINEERING

PROJECT: 2801 HANCOCK DRIVE
 SHEET: 5 OF 23
 DATE: FEBRUARY 2015
 CHECKED BY: [Signature]
 REVISIONS: AS NOTED
 DESIGNED BY: [Signature]

CONSECUTIVE VERSION

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMIT
2			REVISIONS
3			REVISIONS
4			REVISIONS
5			REVISIONS
6			REVISIONS
7			REVISIONS
8			REVISIONS
9			REVISIONS
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47			REVISIONS
48			REVISIONS
49			REVISIONS
50			REVISIONS

HANCOCK SITE
 2801 HANCOCK DRIVE
 AUSTIN, TEXAS 78731

SITE PLAN

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2016-0060
Contact: Victoria Haase, 512-974-7691
Public Hearing: Jul 19, 2016, Zoning and Platting Commission
Aug 11, 2016, City Council

KATHY HOINSEK
Your Name (please print)

2803 W. FRESCO DR

Your address(es) affected by this application

[Signature]

Signature

7/11/16

Date

Daytime Telephone: *N/A*

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Victoria Haase
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0060
Contact: Victoria Haase, 512-974-7691
Public Hearing: Jul 19, 2016, Zoning and Platting Commission
Aug 11, 2016, City Council

Michael Hoiniski
Your Name (please print)
2803 West Fresco Drive

I am in favor
 I object

2803 West Fresco Drive
Your address(es) affected by this application
[Signature]
Signature
7/11/16
Date

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Haase, Victoria [Tori]

Subject: FW: 2801 Hancock, rezoning case # C14-2016-0060

From: Caroline Reynolds

Sent: Wednesday, July 13, 2016 4:17 PM

To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC

Cc: Rivera, Andrew; Haase, Victoria [Tori]

Subject: 2801 Hancock, rezoning case # C14-2016-0060

Dear Ladies and Gentlemen,

The Allandale Neighborhood Association Board reviewed plans for the 2801 Hancock Drive property last Wednesday evening. Serious concern was expressed regarding the **large number of General Retail/Commercial uses that may currently occur** on this property. Current zoning has been in place since this property was near the edge of town, in the 1950s. Some uses, including:

- sale of liquor,
- adult-oriented businesses,
- kennels,
- carriage stables,
- pedicab storage,
- scrap and salvage business,
- recycling drop-off center,
- payday and auto loan offices,
- pawn shops, bail bonds office, and
- blood plasma center.

are not appropriate or desired near residences, pre-schools or cemeteries.

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally ***incompatible with residential environments***. Despite Ms. Carbone's belief that some of these uses would be constrained by lot size, I see that the 22,000 SF of this half-acre lot are more than adequate for the required 5750 SF and 50 FT lot width for all uses in CS zoning.

I believe that the ZAP should take a hard look at the current zoning on this property now that the owner is asking for even MORE — MU (Mixed Use). The property owner's freedom is beginning to infringe on long-time usage and expectations of both his commercial neighbors and the nearby residential neighborhood. Now is the time to place limits on commercial uses in return for up-zoning for additional residential or office uses.

We are concerned that zoning runs with the land and the current owner who already has pawn shop tenants, may see the land at any time he sees fit, leaving the nursery school, culinary institute, art gallery and cemetery and home owners to live with the **noise, traffic and other disruptions to family life** and quite, low impact businesses.

This is also a time to **look at non-street set backs**. CS zoning has no set back from either the back or side property lines. While the owner is not currently proposing to build up to the lot line at this time, his plans seem to change and expand every six months. Moreover, he may flip the property at any time.

I was shocked, appalled and dismayed when the **Traffic Impact Analysis reported that the proposed businesses and residences will produce 3727 trips per day.** Assuming that the businesses do not open until 9 am, and close at about 9 pm, the majority of the traffic will arrive and depart over a 12 hour period. Thus, there will be over 300 trips per hour, or **FIVE CARS per MINUTE.** It boggles the mind to think how this many cars will park and depart in the small parking lot shown for this property. I am thankful that there is already a traffic light at that location.

The TIA results raise the question of whether there is even adequate on-site parking for the expected residential, commercial and restaurant uses proposed. The nearby school parking lot is used for parent pick-up, in order to avoid dangerous traffic backups on Hancock Drive during rush hours.

How will this property traffic impact Grove traffic?

This property is just a short way from the Grove, which is expecting 19,000 trips per day. What portion of the Grove traffic will be coming north on Bull Creek Road? What portion of the 2801 Hancock traffic will be headed for MoPac via the 45th Street intersection? What will we do if a funeral procession arrives, as they do several times each day? What will the busy customers do while they wait for the mourners to get out of their way? Will they be patient with the parents delivering and picking up the children from the school nearby?

If you would like to view the conditions around this property, it is easily accessible all day long. Rush hours might be a good time to evaluate the impact of the additional 5 cars/ minute entering / leaving the parking lot.

Please feel free to call if you have any questions.

Caroline Reynolds
CR Solutions
2611 West 49th St
Austin, Texas 78731
512-454-8880

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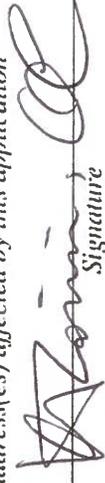
Case Number: C14-2016-0060
Contact: Victoria Haase, 512-974-7691
Public Hearing: Jul 19, 2016, Zoning and Platting Commission
Aug 11, 2016, City Council

KATHERINE & ANTON W TORRIN
Your Name (please print)

I am in favor conditionally

2802 W. FRESCO DR.

Your address(es) affected by this application



Signature

7/12/16
Date

Daytime Telephone: _____

Comments: We support adding MU residential uses with the condition that these 22 (of 93 currently entitled) CS uses be prohibited as incompatible:

- Hospital Services-Limited**
- Hospital Services-General**
- Residential Treatment**
- Civic**
- Telecommunication Tower
- Transitional Housing
- Transportation Terminal

Commercial

- Adult-Oriented Business
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing
- Bail Bond Services
- Business or Trade School
- Commercial Blood Plasma Center
- Drop-Off Recycling Collection Facilities
- Hotel/Motel
- Kennels
- Outdoor Entertainment
- Outdoor Sports & Recreation
- Pawn Shop Services
- Service Station
- Vehicle Storage

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Contact: Victoria Haase, 512-974-7691
Public Hearing: Jul 19, 2016, Zoning and Platting Commission
Aug 11, 2016, City Council

I am in favor
 I object

Tony Gregg
Your Name (please print)

2712 W 49 1/2 st
Your address(es) affected by this application

Tony Gregg
Signature

512 547-8216
Date

Comments: We are opposed to any zoning change that would increase traffic flow on Bull Creek or Hancock Dr; or that would allow any business to be opened that is inconsistent with a single family residential area.

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