

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0135

West Stassney Lane Pharmacy Site Plan

DISTRICT: 2

ZONING FROM: SF-3-NP

TO: GR-NP

ADDRESS: 725 W. Stassney Lane

SITE AREA: 0.32 acres

PROPERTY OWNER:

Sought Austin Healthcare Co  
(Rohit Chaudhary)

AGENT:

Southwest Engineers  
(Matthew Dringenberg)

CASE MANAGER: Kate Clark (512-974-1237, [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends community commercial – neighborhood plan (GR-NP) combining district zoning.** *For a summary of the basis of staff's recommendation, see case manager comments and basis of recommendations on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

**November 12, 2019      Scheduled for Planning Commission**

CITY COUNCIL ACTION:

**December 5, 2019      Scheduled for City Council**

ORDINANCE NUMBER:

ISSUES

There are no know issues.

CASE MANAGER COMMENTS:

This property is approximately 0.32 acres in size and is located on the south side of W. Stassney Lane. The site is currently undeveloped. The property owner is a pharmacy company that is currently renting in the area and would like to construct their own building.

Adjacent to the west and south of the property, and across the street to the north are parcels zoned community commercial – neighborhood plan (GR-NP) combining district. To the west of the property are parcels zoned community commercial – conditional overlay – neighborhood plan (GR-CO-NP) combining district. Additional zoning districts within 150 feet of the property include multifamily – limited density – conditional overlay – neighborhood plan (MF-1-CO-NP) combining district across Nancy Drive to the west, and limited office – neighborhood plan (LO-NP) combining district and family residence – neighborhood plan (SF-3-NP) combining district to the south, see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

BASIS OF RECOMMENDATION:

- Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Staff recommends GR-NP combining district zoning because of its location and the existing zoning districts surrounding the property. The property fronts on to and is accessed by W. Stassney Lane, a Level 3 designated road within the Austin Strategic Mobility Plan. It is surrounded by existing parcels with GR base district zoning on all sides. Stassney Lane is identified on the Imagine Austin’s Growth Concept Map as an Activity Corridor, an appropriate location for a mix of commercial, residential and public uses. Additionally, this parcel is identified within the South Austin Combined Neighborhood Plan’s future land use map (FLUM) as Mixed-Use Activity Hub/Corridor, in which GR base zoning districts are permitted. Rezoning this property to GR-NP would be consistent with the existing zoning pattern in the area and be inline with the adopted neighborhood plan.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3-NP	Vacant
North	GR-V-NP	Various commercial uses (Confetti Station shopping center)
South	GR-NP	Personal improvement services (Plant K Fitness)
East	GR-CO-NP	General retail sales (Dollar General)
West	GR-NP	Personal improvement services (Plant K Fitness)

NEIGHBORHOOD PLANNING AREA: Garrison Park

TIA: is not required at this time.

WATERSHED: Williamson Creek

OVERLAYS: ADU Approximate Area Reduced Parking, Residential Design Standards

SCHOOLS: Odom Elementary, Bedichek Middle and Crockett High Schools

NEIGHBORHOOD ORGANIZATIONS

Armadillo Park Neighborhood Association  
 Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Go Austin Vamos Austin 78745  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation

Onion Creek Homeowners Association  
 Preservation Austin  
 Salem Walk Association of Neighbors  
 Seltexas  
 Sierra Club, Austin Regional Group  
 South Austin Neighborhood Alliance (SANA)  
 South Manchaca Neighborhood Plan  
 Contact Team

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2014-0018	South Manchaca Neighborhood Plan Area Rezonings	Approved various properties to include neighborhood plan (NP) within zoning district.	Approved various properties to include neighborhood plan (NP) within zoning district.
C14-2014-0066 Blue Owl Tap Room 2400 E Cesar Chavez Street	CS-MU-CO-NP to CS-1-CO-NP	Case expired per LDC 25-2-246(A)(2).	Case expired per LDC 25-2-246(A)(2).
C14-2007-0216	South Manchaca Vertical Mixed Use Opt-In / Opt-Out Process	Approved various properties to include "V" within zoning district.	Approved various properties to include "V" within zoning district.

Number	Request	Commission	City Council
C14-03-0099 Stassney South First Retail  705 - 709 W Stassney Lane at S. 1 <sup>st</sup> Street	Tract 1: SF-3 to GR Tract 2: LO to GR Tract 3: LR to GR	Approved GR-CO with a list of prohibited uses and TIA recommendations per staff memo.	Approved GR-CO as ZAP recommended on all three readings.

RELATED CASES:

This property was apart of the Garrison Park Neighborhood Plan Area Rezoning (C14-2014-0019). No base district zoning changes were proposed during this process. The zoning changes added a neighborhood plan (NP) combining district to all base zones, as well as design tools and special use infill options.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
W. Stassney Lane	136'	72'	Level 3	Yes	Bike Lane	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This property is located on the south side of W. Stassney Lane, which is designated as an Activity Corridor. The property is located in the South Austin Combined Neighborhood Planning Area, in the Garrison Park Neighborhood Plan area.

*Connectivity*

There are public sidewalks and bike lanes located along both sides of Stassney Lane. Public transit stops are located less than 300 feet from the subject property. The mobility and connectivity options in the area are above average.

*South Austin Combined Neighborhood Plan (SACNP)*

The SACNP area Character District Map classifies this area of the plan as a Mixed-Use Activity Hub/Corridor. The GR base district zoning is permitted in a Mixed Use Activity Hub/Corridor.

The following SACNP text and policies are applicable to this case:

- **Mixed-use Activity Hub/Corridor (excerpted from pages 65 to 70):** Located at the intersections of major roadways, Mixed-Use Activity Hubs/Corridors are the most urban areas of the neighborhood and serve the surrounding neighborhoods and the broader community. They consist of a mix of services and housing types at a more intensive scale than a Neighborhood Node. Mixed-Use Activity Hubs/Corridors are located along arterial roadways and building heights currently range from one to two stories (although many locations are zoned for greater height). Most are currently setback from roadways behind large surface parking lots.
- **Vision:** The Mixed-Use Activity Hub/Corridor District contains a mix of uses and is accessible by car, bus, bike, and foot. Ample public amenities including trees and landscaping, plazas, outdoor seating, and public art create a sense of place.

Policies for the Mixed-Use Activity Hub/Corridor:

- **MUH P1:** Mixed-Use Activity Hubs/Corridors should be designed to be people-friendly, walkable, bikeable, and transit-accessible.
- **MUH P2:** Many sites are likely to redevelop in the future, but the following design elements should be encouraged in the interim: windows and awnings, street trees, outdoor dining areas, reduce the number of driveways, pedestrian paths through parking lots and creative use of surface parking.

As properties within Mixed-Use Activity Hubs/Corridors redevelop, the following policies should guide building siting and form.

- **MUH P3:** Buildings should be up to five stories at the tallest part of the district, depending on context, including consideration of adjacent districts, buildings, and land uses. Buildings should have appropriate step down in height or other buffering to the adjacent Residential Core and Neighborhood Transition districts.
- **MUH P4:** New buildings should be constructed closer to the street to create people-friendly places.
- **MUH P5:** New buildings should be mixed-use, with pedestrian-oriented ground floors. Pedestrian-oriented ground floors should incorporate: transparent windows, awnings and outdoor seating.
- **MUH P6:** New buildings should be connected by wide sidewalks, with space for trees, sidewalk furniture, or restaurant patios to create people-friendly places to walk.

- MUH P7: Shared parking in structures or behind buildings should be encouraged to improve walkability.
- MUH P8: When larger Mixed-Use Activity Hubs are redeveloped, new buildings and parks, plazas, or other gathering spaces should be constructed on surface parking lots.
- MUH P9: Sites should be redeveloped with internal streets reconnecting with the street network and improving connections to the neighborhood. Incorporate Complete Streets and transition down to missing middle housing types.

The SACNP appears to support projects in this portion of the planning area that incorporates amenities such as street trees, awnings, parking located behind the building, wide sidewalks, outdoor seating, patios, and transparent windows to make the project people friendly, attractive and walkable.

### *Imagine Austin*

The property is located along an “Activity Corridor: (Stassney Lane) as identified on the Imagine Austin’s Growth Concept Map. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway – shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following policies apply to this request:

- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

Based upon this property being located along an Activity Corridor and the SACNP policies above that supports a mixture of uses in this area, the proposed project appears to support the policies the Imagine Austin Comprehensive Plan.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site. 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.

Site Plan

Site plans will be required for any new development other than single-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. Any new development is subject to Subchapter E: Design Standards and Mixed Use. Additional comments and design regulations will be made when the site plan is submitted.

*Compatibility Standards*

The site is subject to compatibility standards due to proximity of SF-3 zoning to the south and north. The following standards apply:

- Side and rear setbacks must be at least 20.5’.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1 or CH.

*Demolition and Historic Resources*

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.

*Residential Design Standards Overlay*

This site is in the Garrison Park Neighborhood Planning Area. It is subject to 25-2 Subchapter F: Residential Design and Compatibility Standards.

Transportation

A traffic impact analysis (TIA) was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC 25-6-113].

A Neighborhood Traffic Analysis is not required for this case at this time.

Austin 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.

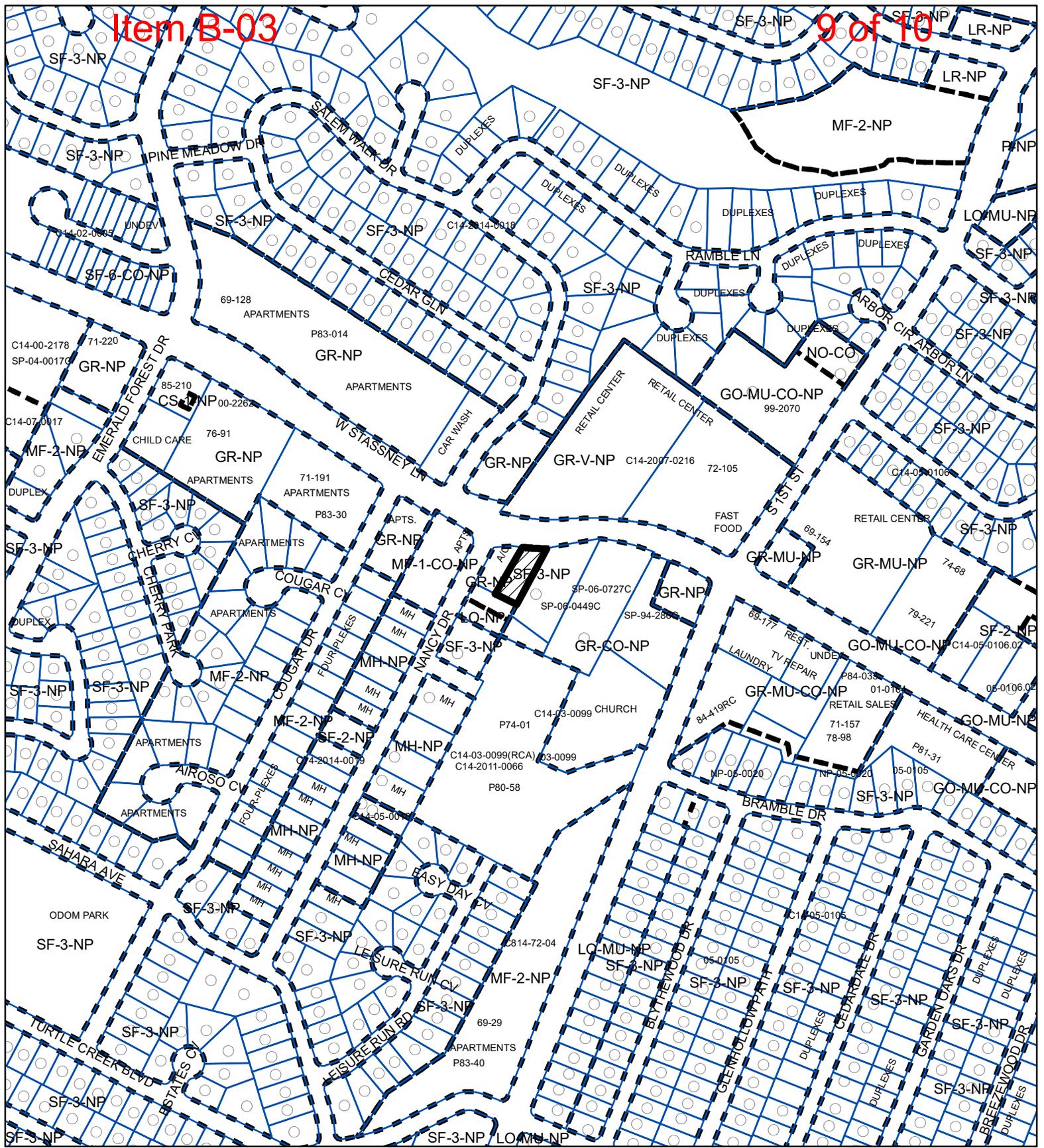
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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

Exhibit A: Zoning Map

Exhibit B: Aerial Map



ZONING

Exhibit A

ZONING CASE#: C14-2019-0135



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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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1" = 100'

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

**WEST STASSNEY LANE PHARMACY SITE PLAN**

ZONING CASE#: C14-2019-0135 **Exhibit A - 1**  
 LOCATION: 725 W STASSNEY LANE  
 SUBJECT AREA: 0.32 Acres  
 GRID: G17  
 MANAGER: Wendy Rhoades



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.