

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2019-0244A **PC DATE:** 2/25/2020

PROJECT NAME: Stassney Food Prep

ADDRESS: 2056 W Stassney Lane

APPLICANT: John and Susan Hoberman

AGENT: Marco Castaneda, PE, (512) 785-8446

CASE MANAGER: Jonathan Davila or jonathan.davila@austintexas.gov

WATERSHED: Williamson Creek (Suburban)

APPLICATION REQUEST:

Change of use from Retail to Food Preparation, which is a conditional use on a site zoned GR-NP.

PROJECT DESCRIPTION:

The applicant proposes to change the use in an abandoned building from Retail to Food Preparation for a catering kitchen

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

PROJECT INFORMATION:

SITE AREA	0.40 acres
ZONING	GR-NP
PROPOSED USE	Food Preparation
PROPOSED IMPERVIOUS COVER	14,043 sf, 81.4% (existing)
PROPOSED BUILDING COVERAGE	3,750 sf, 21.7% (existing)
PROPOSED BUILDING HEIGHT	15 ft (existing)
PROPOSED F.A.R	0.022:1 (existing)
PROPOSED VEHICULAR ACCESS	W Stassney Ln
PROPOSED PARKING	9 automobile, 6 bicycle

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Cherry Creek Southwest Neighborhood Assn. (CCSWNA)
 Friends of Austin Neighborhoods
 Go Austin Vamos Austin 78745
 Homeless Neighborhood Association
 Neighborhood Association of Beckett Ranch at Southern Oaks
 Neighborhood Empowerment Foundation
 Oak Hill Trails Association
 Onion Creek Homeowners Assoc.
 Preservation Austin
 Sierra Club, Austin Regional Group
 SELTexas
 South Austin Neighborhood Alliance
 Southern Oaks Neighborhood Association
 TNR BCP – Travis County Natural Resources

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. Comply with the requirements of this title;
Staff response: This application complies with all requirements of this title.
2. Comply with the objectives and purposes of the zoning district;
Staff response: This application complies with the objectives and purposes of the zoning district.
3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;
Staff response: This application is compatible with the abutting sites.
4. Provide adequate and convenient off-street parking and loading facilities;
Staff response: Adequate parking and loading facilities have been provided.
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;
Staff response: The proposed project does not contribute to any of these adverse effects.

A conditional use site plan may not:

1. More adversely affect an adjoining site than would a permitted use;
Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;
Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

To make a determination required for approval under Section 25-5-145 (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- 1) A special yard, open space, buffer, fence, wall, or screen;
- 2) Landscaping or erosion;
- 3) A street improvement or dedication, vehicular ingress and egress, or traffic circulation;
- 4) Signs;
- 5) Characteristics of operation, including hours;
- 6) A development schedule; or
- 7) Other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

Land-Use Site Plan for STASSNEY FOOD PREP

PROJECT DATA

PROJECT NAME: STASSNEY FOOD PREP

PROJECT ADDRESS: 2056 W. STASSNEY LANE
AUSTIN, TEXAS 78745

OWNER: JOHN W & SUSAN HOBBERMAN
7801 CHIMNEY CORNERS
AUSTIN, TEXAS 78731

ENGINEER: MARCO CASTANEDA, PE
5524 BEE CAVE ROAD, SUITE B-2
AUSTIN, TEXAS 78746
PH. (512) 785-8446
CONTACT: MARCO CASTANEDA, P.E.
marco@sectexas.com

FLOODPLAIN: NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP # 48453C0385H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED. NO PORTION OF THIS SITE IS LOCATED IN THE EDWARD'S AQUIFER RECHARGE ZONE.

LEGAL DESCRIPTION: LOT A, ALLEN CENTER SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL. 75, PAGE 351, PLAT RECORDS, TRAVIS COUNTY, TEXAS

RELATED CASES: SUBDIVISION: C8S-77-132

ZONING: GR-NP

JURISDICTION: DEVELOPMENT REVIEW: CITY OF AUSTIN FULL PURPOSE
WATER AND WASTEWATER: CITY OF AUSTIN
FIRE PROTECTION: CITY OF AUSTIN FIRE DEPARTMENT
ELECTRIC: AUSTIN ENERGY

REVISIONS / CORRECTIONS

[illegible]

SHEET INDEX

1. COVER SHEET
2. SITE LAYOUT PLAN
3. CONSTRUCTION DETAILS
4. SUBDIVISION PLAT

[illegible]

AUSTIN FIRE DEPARTMENT	2015
FIRE DESIGN CODES	1500
FIRE FLOW DEMAND @ 20 PSI (GPM)	
INTENDED USE	FOOD PREPARATION
CONSTRUCTION CLASSIFICATION	III-A
BUILDING FIRE AREA (S.F.)	3750
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE	N/A
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM)	N/A
AFD FIRE HYDRANT FLOW TEST DATE	10/10/19
AFD FIRE HYDRANT FLOW TEST LOCATION	2000 W. Stassney Ln
HIGH RISE	NO
ALTERNATIVE METHOD OF COMPLIANCE AMOC	N/A

Traffic Control Plan Note:

This note is being placed on the plan set in the absence of a temporary traffic control strategy with the full understanding that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by the Right of Way Management Division. The owner/representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

The following must be taken into consideration when developing future traffic control

- Pedestrian and bicycle traffic access must be maintained at all times unless otherwise authorized by right of way management.
- No long-term lane closures will be authorized, unless Right Of Way Management determines that adequate accommodations have been made to minimize traffic impact.
- Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.

GENERAL NOTES:

- COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE. COMMENCEMENT OF CONSTRUCTION BY THE ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- THESE PLANS ARE FOR LAND USE REVIEW ONLY. NO CONSTRUCTION IS PROPOSED WHILE UNDER A SITE DEVELOPMENT PLAN CONSTRUCTION REVIEW. THE APPLICANT SHALL BE REVIEWED UNDER A SITE DEVELOPMENT PLAN CONSTRUCTION REVIEW.

SITE PLAN APPROVAL SHEET 1 OF 4
 FILE NUMBER: SPRC-2019-0444-A APPLICATION DATE: June 11, 2019
 APPROVED BY COMMISSION ON _____ UNDER SECTION 142 OF
 CHAPTER 25.5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-4-8.1.LDC) _____
 EXPIRATION DATE (25-4-8.1.LDC) _____
 PROJECT EXPIRATION DATE (ORD 897905-A) _____
 DW/ZZ _____ DWZ _____

Director, Development Services Department _____ ZONING GROUP _____
 REQUESTED FOR GENERAL COMPLIANCE:
 Rev. 1 _____ Connection 1 _____
 Rev. 2 _____ Connection 2 _____
 Rev. 3 _____ Connection 3 _____
 Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site
 Review and/or a notice of construction of a building pursuant to code required, and also be approved
 prior to the Project Expiration Date.

SPC-2019-0244A



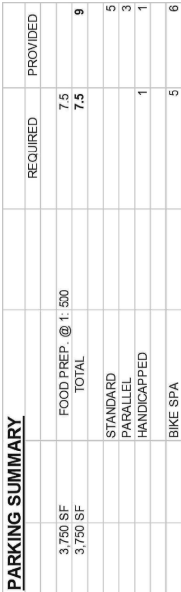
STASSNEY FOOD PREP
2056 W Stassney Lane
Austin, Texas 78745

SITE LAYOUT PLAN

PROJECT:	
DATE:	JANUARY 8, 2020
DRAWN BY:	MEC
CHECKED BY:	MEC
SHEET NO.	

Director, Development Services Department		ZONING CIR-NDP
RELEASED FOR GENERAL COMPLIANCE:		
Rev. 1	Correction 1	
Rev. 2	Correction 2	
Rev. 3	Correction 3	
<p><i>Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans must not comply with the Code enacted at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), and to be approved</i></p>		

SPC-2019-0244A



CONTRACTOR NOTE: THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED IN THE FIELD. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE ANY AND ALL DAMAGES AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND ABOVE GROUND UTILITIES INCLUDING BUT NOT LIMITED TO WATER, WASTEWATER, ELECTRIC/TELEPHONE, CABLE, GAS, STORM SEWER, ETC.

Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.

ACCESSIBILITY NOTE:

- Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2002 Standards for Accessible Design or the 2021 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards.
- Accessible routes must have a cross-slope no greater than 1:50. (ANSI A117.1 403.3)
- Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. (ANSI A117.1 403.3)
- Accessible routes may not exceed 120 inches designed as a ramp. (ANSI A117.1 403.3)
- The maximum slope of a ramp is 1:12. The maximum rise for any ramp is 30 in. The maximum horizontal projection is 30 feet for a ramp with a slope between 1:12 and 1:16, and 40 feet for a ramp with a slope between 1:16 and 1:20. (A 406.2 - 406.6)

GENERAL NOTES

REVIEWER NOTES

- (2) APPROVAL NOR BUILDING PERMIT APPROVAL.
- (3) ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- (4) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- (5) WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.
- (6) A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR A BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

TREE LIST (SURVEYED 11/17/19)

702	MULTI-TRUNK	HACKBERRY (6", 6", 4")
703	MULTI-TRUNK	HACKBERRY (6.5", 5.5", 5")
704	17" ASH	
705	16" ASH	
706	12.5" ASH	

SITE PLAN APPROVAL SHEET 2 OF 4
FILE NUMBER SPC-2019-0244A APPLICATION DATE: June 11, 2019
APPROVED BY COMMISSION ON _____ UNDER SECTION 142 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

SITE PLAN APPROVAL SHEET 2 OF 4
 TITLE PLAN APPROVAL SHEET: 2019-02444 APPLICATION DATE: June 11, 2019
 APPROVED BY COMMISSION ON _____ UNDER SECTION 142 OF
 CHAPTER 255 OF THE CITY OF AUSTIN CODE _____
 EXPIRATION DATE: (25-5-81, LDC) _____
 CASE MANAGER: J. Davella _____
 PROJECT EXPIRATION DATE: (ORD #070905-A) _____

Director, Development Services Department

Director, Development Services Department

Rev. 1 _____
Correction 1 _____

Rev. 2
Correction 2

Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site

Permits and/or a notice of construction (if a building permit is not required), must also be a Plans which do not comply with the Code current at the time of filing, and all required Building

prior to the Project Expiration Date.

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CBC-2010-0247

470-6107-716