

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

**CASE NUMBER:** SPC-2019-0224C

**PC DATE:** December 14<sup>th</sup>, 2021

**PROJECT NAME:** H-E-B Austin #8

**ADDRESS:** 2400 Congress Avenue

**AREA:** 5.96 acres

**APPLICANT:** HEB Grocery Company, LP  
646 South Flores Street  
San Antonio, TX 78204

**AGENT:** Will McAshan (Jones and Carter)  
3100 Alvine Devane Blvd.  
Austin, TX 78741-7425  
Phone: (512) 441-9493

**EXISTING ZONING:** GR-V-CO-NP; CS-V-CO-NP

**PROPOSED DEVELOPMENT:**

Approval of a conditional use permit to allow the construction of an H-E-B grocery store.

**AREA STUDY:** Dawson Neighborhood Group

**WATERSHED:** East Bouldin

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive Watershed Ordinance

**CAPITOL VIEW:** N/A

**T.I.A.:** TIA was required and was satisfied through an alternative study.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the improvements shown on the site plan. The related site plan has been reviewed in accordance with all requirements of the Land Development Code once submitted.

**PLANNING COMMISSION ACTION:**

Related Case: N/A

**CASE MANAGER:** Clarissa Davis

Telephone: (512) 974-1423

[Clarissa.Davis@austintexas.org](mailto:Clarissa.Davis@austintexas.org)

**PROJECT INFORMATION:****ZONING:** GR-V-CO-NP; CS-V-CO-NP**MAX. BLDG. CVRG:** 95%**MAX. HEIGHT:** 60 ft.**MAX. IMP. CVRG:** 90%;95%**EXIST. USE:** Food Sales**PROP. BLDG. CVRG:** 65.5%**PROP.HEIGHT:** 54 ft.**PROP. IMPERV. CVRG.:** 87.7%**PROPOSED USE:** Food Sales**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The submitted site plan is for the reconstruction of the existing H-E-B on the corner of Congress Avenue and Oltorf Street. This project is required to receive Conditional Use approval per Large Retail Uses, Code Section 25-2-815(B).

**Environmental:** The site is not located in the Edward's Aquifer Recharge Zone. The site is in the East Bouldin watershed.

**SURROUNDING CONDITIONS:****Zoning/ Land use:****North:** MF-3-NP; Religious**East:** CS-V-CO-NP; Retail**South:** CS-V-CO-NP; Retail**West:** SF-3-NP; Single-Family

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Oltorf Street	70'	Varies	Level 3
Congress Avenue	100'	Varies	Level 3

**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:

**A.** "The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section."

**B. A Conditional Use Site Plan Must:**

- 1. Comply with the requirements of this title;** Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
- 2. Comply with the objectives and purposes of the zoning district;** Staff Response: The proposed use is compatible with the abutting uses.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff Response: The site plan has complied with the Land Development Code.

**4. Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: These items have been reviewed and approved by the appropriate reviewer.

**5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.** Staff Response: These items have been reviewed and approved by the appropriate reviewers.

**6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a Neighborhood Plan adopted by the City Council for the area in which the use is proposed.** Staff Response: This project is not within the East Austin Overlay.

**C. A Conditional Use Site Plan May Not:**

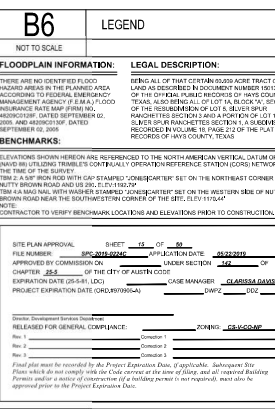
**1. More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will not adversely affect any adjoining properties.

**2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of vehicular safety or convenience. The site plan is improving these items.

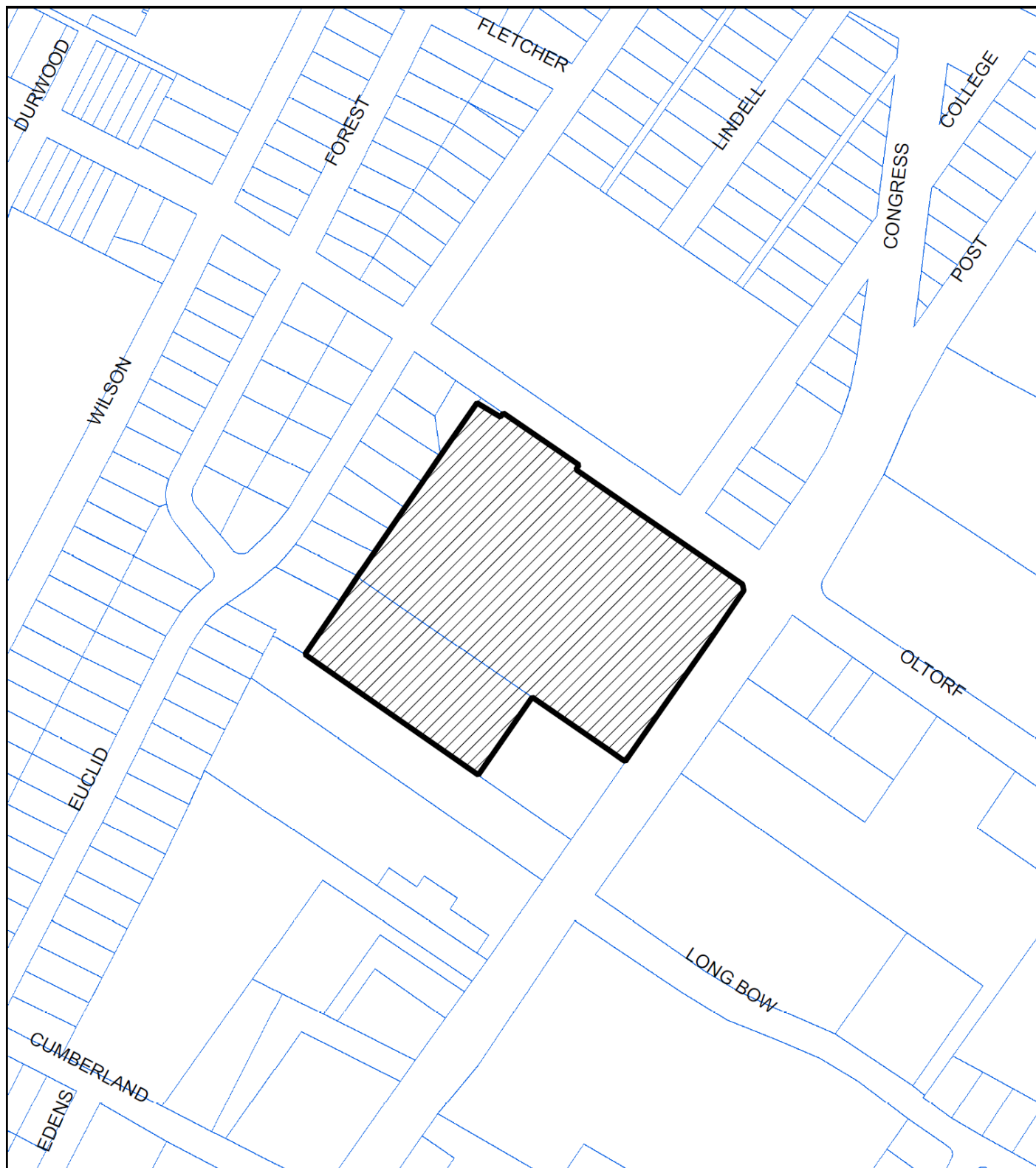
**3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: All proposed signs will comply with the Land Development Code.

**4. For a large retail use described in Section 25-2-815 (Large Retail Uses), adversely affect the future redevelopment of the site.** Staff Response: This project is redeveloping an existing site to be more efficient, and maintaining the Food Sales use.

**D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**



TITLE: <b>PROPOSED</b> PROJECT: <b>COA SITE PLAN</b> CLIENT: <b>HEB AUSTIN 08</b> DATE: <b>09/22/2017</b> SHEET NO: <b>C-2.5</b> OF 50		<b>COA SITE PLAN</b> <b>HEB AUSTIN 08</b> 2400 S. CONGRESS AUSTIN, TEXAS 78704-6512
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Subject Tract



Base Map

CASE#: SPC-2019-0224C  
LOCATION: 2400 S Congress Ave.



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.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number: SPC-2019-0224C**

**Contact: Clarissa E. Davis, 512-974-1423 or** *Clarissa.Davis@*  
**Sophia Briones, 512-974-3169** *austintexas.gov*

**Public Hearing: Planning Commission, Dec 08, 2021**

*Elloa Mathews*

Your Name (please print)

☐ I am in favor  
☒ I object in part

*2610 Friar Tuck Ln.*

Your address(es) affected by this application

*Elloa M. Mathews 12/6/21*

Signature

Date

Daytime Telephone: *512) 470-5232*

Comments: *On behalf of the Greater South River City Neighborhood Plan Contact Team, we oppose an outdoor music stage/venue or outdoor alcohol sales at this site. These services do not currently exist here at HEB. This store serves an area of working class diverse residents who need groceries and parking... Not*

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

City of Austin

Development Services Department

Clarissa E. Davis

P. O. Box 1088

Austin, TX 78767-8810

*more alcohol sales and outdoor music disturbing our residential quality of life. Please register the GSRCC NPCT as an interested*

*Party. Thank you. Elloa Mathews ellomail@*  
*austin.tx.com*