

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0011 – 2825 Hancock

DISTRICT: 7

ZONING FROM: LO

ZONING TO: ~~CS~~ *GR-CO
*see issues section

ADDRESS: 2825 Hancock Drive

SITE AREA: 1.47 acres (64, 033 sq. ft.)

PROPERTY OWNER: Lantern Lane Center, Ltd., a Texas limited partnership

AGENT: Armbrust & Brown, PLLC (Ferris Clements)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant community commercial – conditional overlay (GR-CO) combined district zoning. The conditional overlay will prohibit the following uses:

- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- Commercial Off-Street Parking
- Drop-Off Recycling Collection Facility
- Exterminating Services
- Medical Offices - exceeding 5000 sq. ft. gross floor area
- Off-Site Accessory Parking
- Outdoor Sports and Recreation
- Pawn Shop and Services
- Pedicab Storage and Dispatch
- Research Services
- Service Station

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

April 7, 2026: APPROVED THE APPLICANT'S REQUEST FOR GR-CO.
[C. TSCHOEPE; R. PUZYCKI - 2ND] (10-0) L. OSTA LUGO - ABSENT

CITY COUNCIL ACTION:

May 7, 2026:

ORDINANCE NUMBER:

ISSUES:

*On March 30, 2026 the applicant amended their request to match the staff recommendation of community commercial – conditional overlay (GR-CO) combined district zoning, which

included the same prohibited uses. ***Please refer to Exhibit D (Applicant Summary Letter as amended).***

CASE MANAGER COMMENTS:

The property in question is approximately 1.47 acres, developed with one large commercial building and a parking lot. It is on Hancock Drive an ASMP level 3 and is currently zoned limited office (LO) district zoning. There is a bus stop (Route 30) on the property as well as sidewalks and a bike lane on Hancock, which provide multimodal options to get to this property. The site is approximately 0.14 miles from the North Loop Station Area and 0.75 miles away from the ETOD overlay. The property has multifamily, commercial, office and automotive uses (CS; CS-1; LR; LO; MF-3) to the east, there are also single family residences (SF-2) to the south and west. The Austin Memorial Park Cemetery (P) is to the north across Hancock Drive. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant originally requested to go from limited office (LO) to general commercial services (CS) to allow for a broader range of commercial, retail, and service uses that better align with the existing development and commercial activity along this segment of Hancock Drive. ***Please refer to Exhibit C (Applicant's Summary Letter).*** The applicant amended their request to match staff's recommendation of community commercial – conditional overlay (GR-CO) combined district zoning on March 30, 2026. ***Please refer to Exhibit D (Applicant's Summary Letter – as amended).***

Staff is recommending the community commercial – conditional overlay (GR-CO) combined district zoning for the property. The conditional overlay will prohibit the more intense uses on the property that are not suitable near single family residential. There is no demolition proposed for the property and the applicant is intending to keep the current building but add more commercial uses on the property. The addition of uses such as art galleries, general retail, personal services, restaurant and more, would bring more community needs to the neighborhood.

BASIS OF RECOMMENDATION:

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

The community commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

The conditional overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Zoning should allow for reasonable use of the property.*

The staff recommends the applicant’s amended request because the lot meets the intent of the GR district as this rezoning would be operating commercial uses serving the neighborhood and community. The applicant is looking to add more commercial uses to go into their existing buildings with the rezoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Office Uses
<i>North</i>	P	Austin Memorial Park Cemetery
<i>South</i>	SF-2	Single Family Residential
<i>East</i>	CS; CS-1; LR; LO; MF-3	Commercial Uses; Office Uses; Multifamily Residential
<i>West</i>	SF-2	Single Family Residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Shoal Creek (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Highland Park Elementary School Lamar Middle School McCallum High School

COMMUNITY REGISTRY LIST:

Allandale Neighborhood Association	Homeless Neighborhood Association
Austin Neighborhoods Council	Lower District 7 Green
Austin Independent School District	Preservation Austin
Austin Ramp	North Austin Neighborhood Alliance
Bull Creek Road Coalition	NW Austin Neighbors
Friends Of Austin Neighborhoods	Shoal Creek Conservancy
Highland Park West Balcones Area Neighborhood Assn.	

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0060 – 2801 Hancock Drive	CS to CS-MU	To Grant CS-MU-CO with the following prohibited uses; Transitional housing Adult-oriented business Bail bond services Outdoor entertainment Outdoor sports	Approved CS-MU-CO as ZAP Recommended (8/11/2016)

		and recreation Drop-off recycling collection facility Transportation terminal Automotive repair services Commercial blood plasma center Pawn shop services Campground (7/19/2016)	
C14-2014-0078 – 2800 W. Fresco Dr.	SF-2 to SF-3	Expired	Expired
C14-96-0044 – Turnabout Terrace	CS to SF-2	NA	Approved SF-2 (5/23/1996)

RELATED CASES: N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 2825 HANCOCK DRIVE. C14-2026-0011. Project: 2825 Hancock. 1.47 acres from LO to CS. Existing: commercial strip center. Proposed: commercial and retail.

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. Names of Activity Centers/Activity Corridors/Job Centers *:
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Adjacent to bus stop along Hancock Dr
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk and bike lane present along Hancock Dr
	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.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • Adjacent to Austin Memorial Park Cemetery

	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 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.
	Housing Affordability * : Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	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.
	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 a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
3	Number of “Yes’s”

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone; the site is located over the Edwards Aquifer Recharge verification 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

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.

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 no comments.

PARD – Planning & Design Review:

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan:

FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

Site plans will be required for any new development except for residential only projects with up to 4 units.

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

Compatibility Standards

The site is subject to compatibility standards due to the adjacency of SF-2-zoned single-family to the west and north (i.e., the triggering property). Reference 25-2-1051, 25-2-1053

Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet

b. Less than 50 feet from any part of a triggering property may not exceed 40 feet Reference 25-2-1061

A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer. Reference 25-2-1062(B), 25-8-700

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property. Reference 25-2-1062

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Hancock Dr. It is recommended that 40 feet of right-of-way from the existing center line should be dedicated for Hancock Dr according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Hancock Dr	Level 3	80 feet	Approx 57 feet	Approx 36 feet	Yes	Yes	Yes

Austin Water Utility:

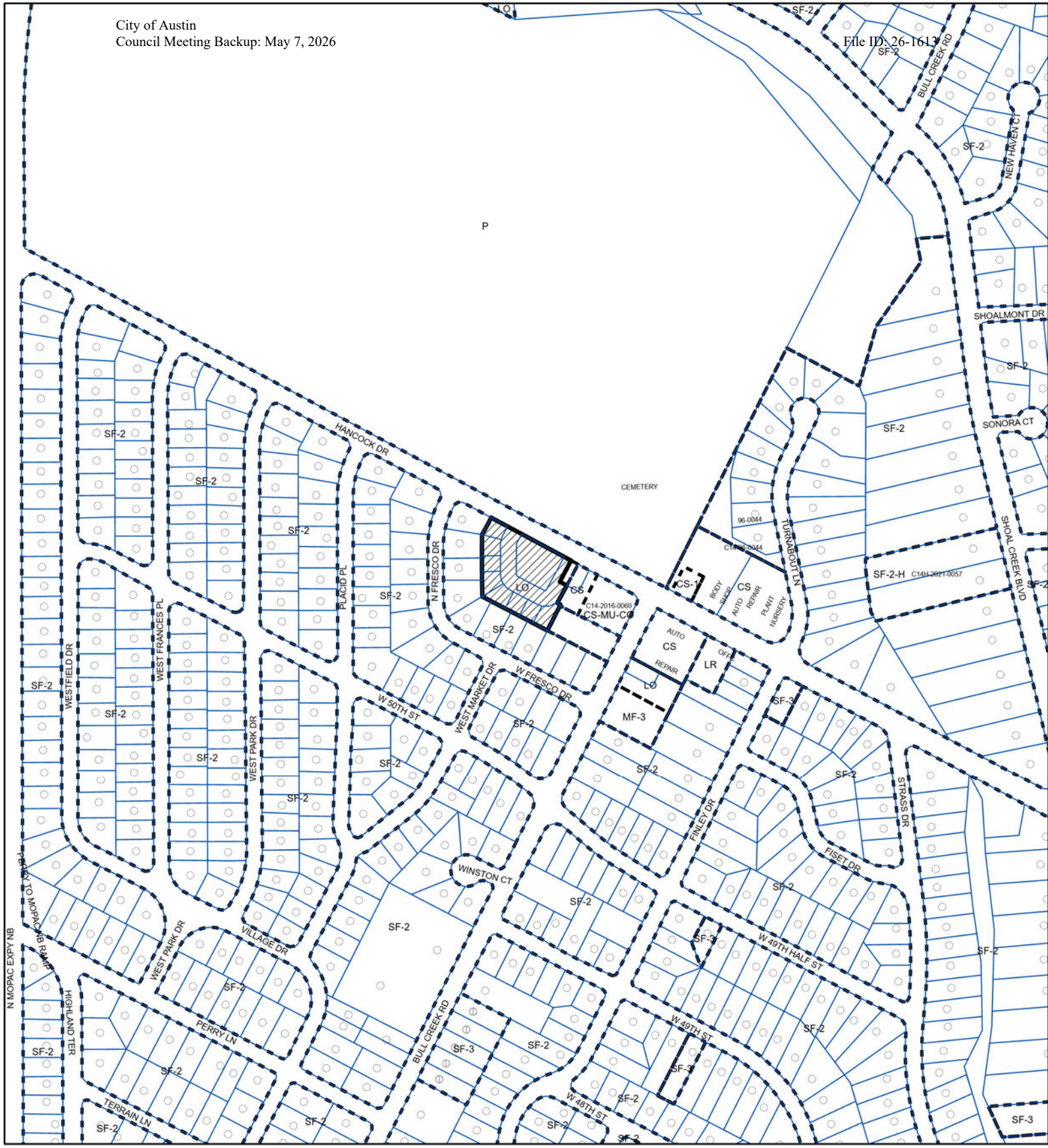
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.


INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:


- A. Zoning Map
- B. Aerial Map
- C. Applicant’s Summary Letter
- D. Applicant’s Summary Letter - as Amended
- Correspondence from Interested Parties





ZONING


ZONING CASE#: C14-2026-0011



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY



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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





 SUBJECT TRACT

 ZONING BOUNDARY

 PENDING CASE

 CREEK BUFFER

2825 Hancock

ZONING CASE#: C14-2026-0011
 LOCATION: 2825 Hancock Dr
 SUBJECT AREA: 1.47 Acres
 MANAGER: Cynthia Hadri



1" = 400'



This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Ferris Clements
(512) 435-2337
fclements@abaustin.com

May 19, 2025

Lauren Middleton-Pratt
Director, City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Rezoning application for 2825 Hancock Dr, Austin, TX 78731 (the "Application")

Dear Mrs. Middleton-Pratt:

This letter is submitted on behalf of the owner in the above referenced Application. The area to be rezoned is comprised of approximately 1.47 acres of land located at 2825 Hancock Dr, Austin, Travis County, Texas 78731 (the "Property").

The Property is currently zoned Limited Office (LO) and is developed with a one-story commercial strip center. The Applicant is requesting a rezoning from LO to General Commercial Services (CS) to allow for a broader range of commercial, retail, and service uses that better align with the existing development and commercial activity along this segment of Hancock Drive.

The current LO zoning significantly limits the site's potential by restricting many commercial uses—such as restaurants, retail stores, and other commercial establishments—that are permitted in CS zoning districts. Rezoning the Property to General Commercial Services (CS) will provide greater flexibility, allowing for a wider variety of commercial uses that are consistent with the character of the corridor and adjacent commercial properties.

Thank you in advance for your time and consideration of this zoning request. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2337.

Very truly yours,

ARMBRUST & BROWN, PLLC

G. Ferris Clements

cc: Joi Harden

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Ferris Clements
(512) 435-2337
fclements@abaustin.com

March 30, 2026

Lauren Middleton-Pratt
Director, City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: C14-2026-0011 – 2825 Hancock Drive

Dear Mrs. Middleton-Pratt:

I represent the applicant in connection with the above-referenced zoning case for the property located at 2825 Hancock Drive.

This letter confirms that the applicant will amend its zoning application to request Community Commercial-Conditional Overlay (GR-CO) zoning, consistent with the Planning Department staff recommendation. The applicant also agrees to the proposed conditional overlay, including the following prohibited uses: Automotive Rentals; Automotive Repair Services; Automotive Sales; Automotive Washing (of any type); Bail Bond Services; Commercial Off-Street Parking; Drop-Off Recycling Collection Facility; Exterminating Services; Medical Offices exceeding 5,000 square feet of gross floor area; Off-Site Accessory Parking; Outdoor Sports and Recreation; Pawn Shop and Services; Pedicab Storage and Dispatch; Research Services; and Service Station.

Custom Manufacturing will remain a conditional use.

Please include this letter in the backup materials for the case. Please let me know if you need anything further.

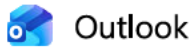
Very truly yours,

ARMBRUST & BROWN, PLLC



G. Ferris Clements

cc: Joi Harden



2825 Hancock Drive (Reference No. C14-2026-0011)

From Graeme Weaver [REDACTED]
Date Thu 3/12/2026 11:12 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Hi Cynthia,

I am emailing you in support of the rezoning request for 2825 Hancock Drive (Reference No. C14-2026-0011).

My wife and I have lived around the corner from this property on 49th 1/2 street for the past 3 years. This property has been in complete disrepair since we moved into the neighborhood. It would be great to see it refreshed and activated with new neighborhood-serving businesses.

Allowing a broader range of commercial uses such as restaurants and retail would help bring new life to the site, and would fit well within the existing commercial character of the neighborhood.

Sincerely,
Graeme Weaver

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



C14-2026-0011 concerns

From MeriJayd O'Connor [REDACTED]
Date Fri 3/6/2026 11:33 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Hadri,
We received the Filing of Application for Rezoning notice Case Number: C14-2026-0011. We have questions about what kind of development would be "generally incompatible with residential environments". That doesn't sound good or acceptable. Please give more details. We also are concerned about traffic and parking on North Fresco, so we would want Residential Permits required or enough parking in the development so people don't park on our street. And we do not want people to use our street to cut through to avoid traffic caused by the development. We have small children that live here.
Please let us know how to get more information and when a public hearing will occur. Is there an online version of the file? I am unable to go to the physical office during the times listed.

Thank you for any information,
MeriJayd O'Connor

MeriJayd O'Connor CST-D, LMT, MTI
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www.austincst.com


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Objection to zoning change

From [REDACTED]
Date Wed 3/4/2026 4:55 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

 3 attachments (10 MB)
Hancock 1.jpg; Hancock 2.jpg; Fresco.jpg;

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Cynthia Hadri,

We are writing to object to the proposed zoning change C14-2026-0011, pertaining to 2825 Hancock Drive. Such change will have a large negative impact on the quality of life of our residential neighborhood.

Even at present, West Fresco Drive, where we live, has lots of commercial traffic and street side parking, mostly due to the nearby dentistry and Montessori school – see attached photo. Additionally Hancock Drive routinely backs up all the way to Shoal Creek Boulevard and the Mopac bridge with current traffic volumes – see attached photos, taken during off-peak hours - and it would get much worse with the proposed change.

We hope that the Land Use Commission and the City Council have the wisdom to preserve the residential nature of our neighborhood and reject a business at all costs approach.

Regards,

Antonio and Katherine Torrini

[REDACTED] West Fresco Drive

Austin, TX 78731

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Hancock DR 2700

Bull Creek RD 5000

COLVIN AUTOMOTIVE BODY WORKS

100% AUSTIN WEEKEND! FEB. 27 - MAR. 1
NASCARATXOTA.COM

REPAIRS







RE: Zoning Case C14-2026-0011 – 2825 Hancock Drive - April 7, 2026

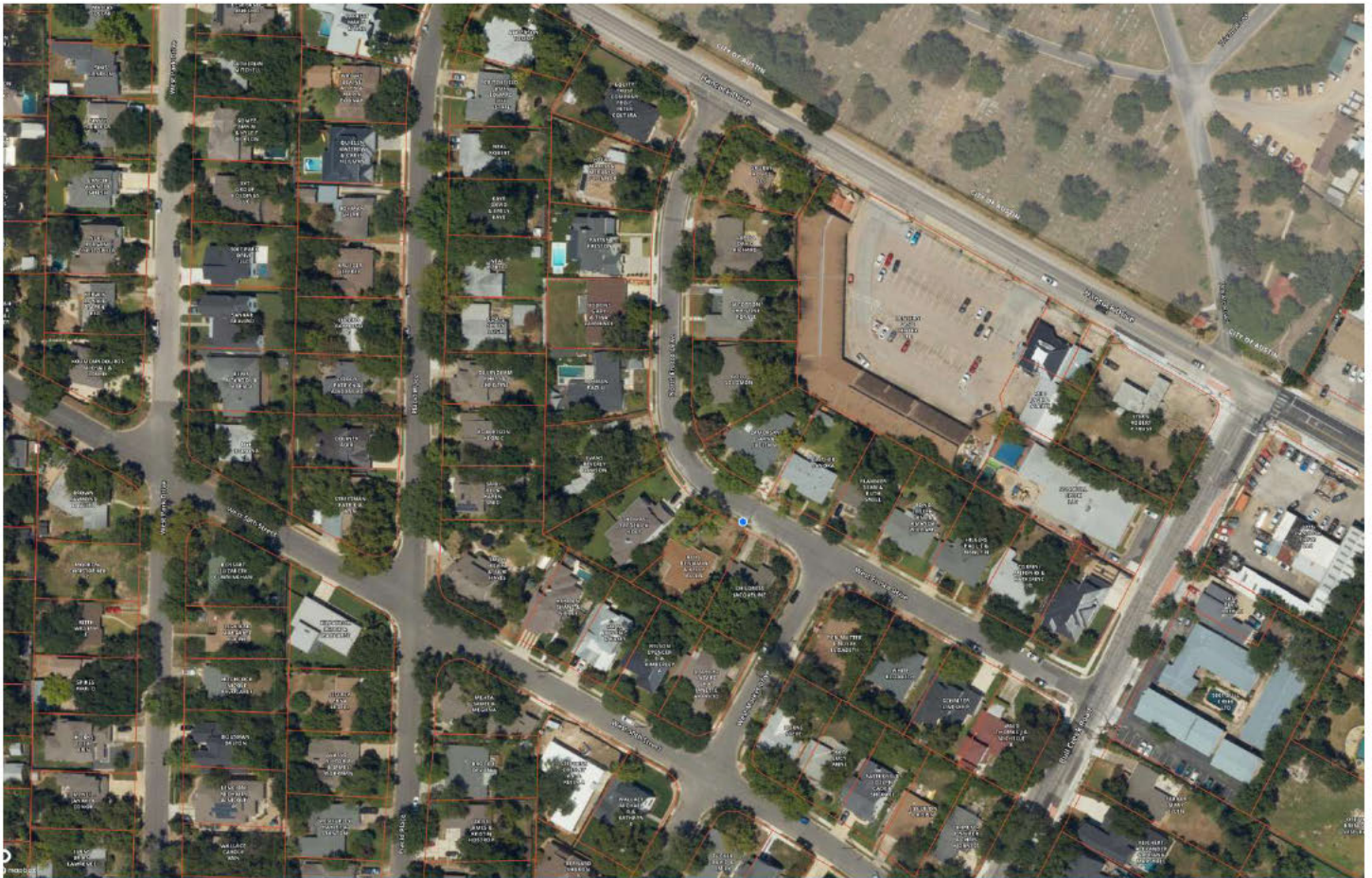
From Al Braden [REDACTED]
Date Mon 4/6/2026 10:15 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Hadri and Commissioners,

The Highland Park neighborhood that includes West Fresco and North Fresco is a vibrant community with many new families and young children. It is attractive both for its location with access to downtown and excellent neighborhood schools beginning with Highland Park Elementary, feeding Lamar and then McCallum. People choose to move here to raise their families. Traffic is moderate and folks are always out walking - with their strollers, young kids and dogs. Our neighborhood looks much more alive as an aerial view shown here compared to a plat drawing on a city map.



I live immediately behind the present Lantern Lane Center.

This property could benefit from maintenance and upgrading. With that done, I believe it could attract a range of quality retail customers that would be in keeping with our neighborhood as the applicant describes.

Nine families directly abut the back property line of the current building. Facing away from us, it's activity focus is toward Hancock Drive and has not been a problem – except for a few rock concerts held in the parking lot by a previous tenant - they have been good neighbors.

I face the back of their roof and enjoy the privacy of my yard.



Approving a zoning change to GR-CO could allow construction up to 60 feet, which would be a monster building looming over all our backyards – all along North and West Fresco. Imagine a five-story apartment building with balconies full of folks right over our back fence. The privacy that is a hallmark of this neighborhood would be destroyed for all of us.

I OBJECT and strongly oppose the new zoning request and instead request that a less commercial zoning designation be applied to maintain the height and profile of the current building. Make it new and attractive to new tenants but keep it in scale with its neighborhood.

In addition, I ask that restrictions be made to prevent music and entertainment, that no light spillover be allowed into our yards and that food preparation – if any – be done without cooking odors escaping into the neighborhood. In addition, parking, traffic and noise should not spill around onto North and West Fresco. This will maintain the quality of our neighborhood that we all so much enjoy.

I ask that you take all of us into consideration in not approving this zoning to GR-CO.

Thank you very much,

Al Braden

West Fresco Dr.


Austin, TX 78731

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Comment for public hearing 4/7/26

From MeriJayd O'Connor [REDACTED]
Date Mon 4/6/2026 5:21 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

 1 attachment (68 KB)
C14-2026-0011 Public hearing comment.pdf;

External Email - Exercise Caution

Case Number C14-2026-0011

Hello Ms. Hadri,

Thank you for trying to call me back. I am submitting my public comment (attached to this email) to be included in the hearing that is happening on April 7th. Many of my neighbors will be submitting comments as well as attending the meeting. Unfortunately, I will not be able to attend. When we tried to use the QR code, our case number was not available in the drop down menu. Do you know why?

Also, the proposed zoning changed on the agenda, but we did not get notice of that change in writing.

We are still opposed because the change to GR-CO still does not protect the parking on our streets or limit traffic or potential noise.

I look forward to hearing the outcome and how the city will help keep development compatible to our residential neighborhood.

Sincerely,
MeriJayd O'Connor

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Response to Rezoning Application Case Number C14-2026-0011

From Saurabh Khetrupal [REDACTED]
Date Mon 4/6/2026 10:21 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms Hadri,

My address is [REDACTED] W Fresco Dr, Austin TX 78731.

As a resident and owner of a home that is in the vicinity of the property referenced in this rezoning case (Case Number: C14-2026-0011), I would like to submit my OBJECTION to this application. The reasons for my OBJECTION are:

- Concerns regarding increased traffic, especially heavy vehicle traffic in the areas where children and adults often walk, run, and ride their bicycles. This increase in vehicular traffic poses a serious threat to the safety of us (the residents) and our friends, family members, visitors, etc.
- Parking issues will be definitely a direct result of having a business in that address that attracts crowds - such as a popular restaurant, or other social venue.
- Potential nuisance related to noise levels (that will be caused by certain establishments that are allowed in the current application), smells / odor (e.g. from restaurants), and overall cleanliness / sanitation / order in the property and surrounding areas.
- No height restrictions are currently being contemplated or imposed in the proposed rezoning (and the conditional overlay)

Kindly take my concerns in consideration while reviewing this rezoning application.

Sincerely,
Saurabh Khetrupal
Address [REDACTED] W Fresco Dr, Austin TX 78731
Phone; 212-671-2925

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C14-2026-0011: 2825 Hancock Drive

From Sean Flammer [REDACTED]
Date Tue 4/7/2026 9:55 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Cc Ruth Snell [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Ms. Hadri,

I am writing to object the rezoning of this property as indicated. I request additional restrictions to any zoning change. I live at [REDACTED] W Fresco Dr. and my property shares a border with this property. My concerns are the following:

1. Smell. If there is a restaurant, I want to make sure that the dumpster is not close to any of the residential homes right behind the property. There should also be restrictions to protect the neighborhood from odors that may impact the enjoyment of our neighborhood.
2. Parking. Parking should be sufficient on the property itself. Our residential street has a lot of children and we do not want our street to be used for overflow parking, which would affect the quiet enjoyment of the property and could be dangerous for the children.
3. Height. A height restriction would be appropriate given the neighborhood. If the current application anticipates no change to the existing structure, then this should be a restriction that all can agree on.
4. Noise. Our neighborhood is a quiet residential neighborhood. We want to ensure that noise does not negatively impact our community and the people who live here.

Thank you,
Sean Flammer

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Objection - Case C14-2026-011 2825 Hancock

From Tina L [REDACTED]
Date Mon 4/6/2026 8:59 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Ms. Hadri,

I would like to register my objection to the proposed zoning change in the above referenced case. While I understand and appreciate the need for improvement at the current property, I am concerned the proposed zoning change will not take into consideration the neighborhood itself. Our neighborhood has many children who play catch in driveways or shoot a basketball on a shared street hoop. People walk their dogs along the sidewalks, talk with their neighbors at the corner, and ride their bikes to and fro. What we do not want to see happen is a 50 foot building looming over our houses, smoke coming from a restaurant smoker, trash dumpsters filled with food scraps behind our fences, and loud music or crowd noise that would impede the enjoyment of our neighborhood. I am also concerned about increased traffic and parking needs. I do not want to see our neighborhood streets turned into thoroughfares for people trying to get to and from a popular restaurant, for instance.

All of that said, I also understand the need for progress and growth. If the planning commission votes to change the zoning, I would like the following restrictions put into place so this project and whatever future projects come in the space are forced to consider the needs of the residential neighborhood within which they're hoping to move.

1. Height restrictions. If the planned project is to keep the current footprint of the existing buildings, there should be no issue with limiting the height to its current stature.
2. Restrictions on noise, light, and smell pollution. Specifically I am concerned about any noise an entertainment venue might create, especially loud music or crowds. Also, personally, I have asthma that is triggered by wood burning smoke. It is not uncommon for restaurants to have smokers outside their kitchens. The most recent asthma attack I had was due to exposure to smoke from a wood burning fire and it resulted in lung scarring and a collapsed lung. Having to avoid stepping outside my house because of smoke coming from across the street would not be an ideal living situation.
3. Required traffic impact studies. I believe the current TIA on the zoning change indicated no change in traffic. I assume anyone reading this knows that cannot be accurate, given there is little to no traffic at the proposed site currently. Presumably this is a clerical error, and an accurate study should be done

before the proposed change is approved as I'm certain the commission would want to take these issues into consideration when they make recommendations.

4. Required environmental impact study. One of the great things about living in Austin is the care and thought that is put into our local environment. I would like to see that care and thought put into this neighborhood as well.

Sincerely,

Tina Lawrence

██████████ N Fresco

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



Comments on Case #: C14-2026-0011

From Paul Hilgers [REDACTED]
Date Tue 4/7/2026 11:50 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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Cynthia,

I respectfully submit the following comments with regard to the above referenced Case which is coming before the Zoning and Platting Commission tonight.

I am able to support this application with the following additional conditions:

1. A height restriction of 40 feet. If there is a sale of this property then the value of a 60 ft height will increase the potential for a much larger development. A height restriction of 40 ft, with the clear understanding of any increase in height would require a new zoning determination and a full site plan.
2. A restriction on outdoor music venues.
3. A review of the Traffic Impact Analysis to ensure that the new uses do not trigger a full TIA.

In addition to these conditions, it would be especially helpful if there would be consideration of eliminating the negative impact of the drainage on our property which is directly behind the subject tract. We have suffered from flooding any time it rains more than 1.5 inches due to the severe angle of the roof on the back of the center. Rainwater collection would be very helpful as a requirement.

Thank you for your assistance with this situation,

Paul and Nancy Hilgers
[REDACTED] West Fresco
Austin, Texas 78731



C14-2026-0011: 2825 Hancock Drive

From Ruth Snell [REDACTED]
Date Tue 4/7/2026 11:31 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Cc Sean Flammer [REDACTED]

External Email - Exercise Caution

Dear Ms. Hadri,

I am writing to object to the re-zoning of the above property as requested by the current owners, as the requested re-zoning is not appropriate for a residential neighborhood. I am concerned that the requested re-zoning would impact the quiet enjoyment of my home. Specifically, I request the following additional restrictions:

1. Exclusion of adult-oriented business and vaping stores.
2. Restrictions related to odors.
3. Restrictions to parking - need to require on-site parking sufficient for all customers, for the safety of neighborhood residents, including children.
4. Restrictions related to noise and hours of operation - many young families in the neighborhood, and we need quiet by 8pm to allow for sleep.
5. Restrictions related to height, such any future buildings are not taller than the existing structure.

I live at [REDACTED] West Fresco Drive, and share a property line with 2825 Hancock Drive. Thank you for your assistance with this.

thanks,
Ruth Snell

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Outlook

Case Number: C14-2026-0011 2825 Hancock Drive

From Sandra Braden [REDACTED]
Date Tue 4/7/2026 11:54 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Dear Ms. Hadri,

My home abuts the development at 2825 Hancock. I applaud efforts to re-vitalize this development. At the same time I strenuously object to the zoning change as proposed.

The current commercial activity along Hancock Drive already compromises the spirit and nature of our residential neighborhood with full day parking by employees of adjacent businesses and frequent traffic delays.

In addition to the current staff recommended overlays, I request additional consideration for the following:

Add all of the overlay restrictions placed on property at 2801 Hancock, not already recommended by staff. Those include adult-orientated businesses, transitional housing, outdoor entertainment, transportation terminals, commercial blood plasma centers, campgrounds

Restrict development on this site to the existing building footprint and structure height

Require exterior lighting be shielded to reduce light pollution and be specifically designed to avoid impacts to the adjacent residential properties.

The Transportation Department - Engineering review recommends additional right-of-way for Hancock Drive. This will undoubtedly compromise available parking area and add to the off-site parking that is already a problem on Fresco.

General Commercial Services District (CS) is specifically defined to be "incompatible with residential environments." And certainly the option for adding a Mixed Use Combining District (MU) would be incompatible.

Our community will benefit from the revitalization of this development. However, the more intense development options under CS and possibly MU are not compatible with our residential neighborhood.

Thank you for the opportunity to comment.

Sincerely,

Sandra Gaither Braden

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Rezoning meeting today 4/8/26

From Michelle Wald [REDACTED]
Date Tue 4/7/2026 1:26 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Hi Cynthia Hadri

C14-2026-0011

Michelle Wald from [REDACTED] West Fresco Dr.

It has come to my attention that the zoning in the lot 2800 Hancock I would like to formally oppose this rezoning and request a few items that were not included ,such as

- Live music venues, noise pollution, air pollution, such as from a barbecue restaurant .
- adult oriented businesses
- I would like to request the height ordinance of the buildings, not to exceed the existing height.
- onsite parking as our street is already strained.
- It appears that there is not a current traffic impact study for the site increasing traffic around that area with indeed your little kids at the preschool around the corner parking is also a concern to our neighborhood For the site.
- Our neighborhood strongly opposes the increase in industrial activity.

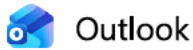
Thank you so much for your time and taking our neighborhoods concerns into consideration.

Michelle Wald

[REDACTED] W. Fresco Dr., Austin, TX 78731

Sent from Gmail Mobile

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Response to Rezoning Application Case Number C14-2026-0011

From Solomon Gold [REDACTED]
Date Tue 4/7/2026 1:33 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Cc Andie Gold [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Hadri,

I am writing to formally submit my objection to the rezoning application for Case Number: C14-2026-0011. I am a homeowner and resident at [REDACTED] N Fresco Dr, Austin, TX 78731, which is adjacent to the property referenced in this case.

My objections are based on the following concerns regarding the proposed redevelopment:

- Residential Amenity: I am concerned the project will materially harm the residential amenity of my property, specifically regarding privacy, light, outlook, noise, and potential odor pollution.
- Privacy and Light: Any increase in building height would result in direct overlooking into my habitable rooms and outdoor private spaces. Furthermore, I am concerned about overshadowing and the subsequent loss of natural light to my home and yard.
- Noise and Disturbance: A mixed-use project may generate significant noise from deliveries, refuse collection, late-night activities (including music), and mechanical equipment.
- Environmental Impacts: If the project includes commercial food services or loading operations, it may create adverse odor and fume impacts for adjacent residences.
- Traffic and Safety: I am concerned about increased traffic, particularly heavy vehicle traffic, in an area where residents frequently walk and bike. This poses a serious safety risk to the community.
- Parking: The introduction of a social venue or restaurant will likely result in significant parking congestion in the immediate area.
- Height Restrictions: I am concerned that no height restrictions are currently being contemplated or imposed within the proposed rezoning or conditional overlay.
- Property Value: I am concerned about the potential loss of property value associated with these negative externalities.

Thank you for your time and for considering these concerns during the review process.

Sincerely,

Solomon Gold
[REDACTED] N Fresco Dr, Austin TX 78731

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2026-0011
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: April 7, 2026, Zoning and Platting Commission

Katherine + Antonio Torrini

Your Name (please print)

2802 W Fresco DR, Austin, Tx 78731

Your address(es) affected by this application (optional)

[Handwritten Signature]

Signature

3.31.26

Date

Daytime Telephone (Optional): *512-534-1100*

Comments: *The proposed changes are not suitable for our neighborhood and will degrade quality of life for residents through increased traffic, noise and "predominately commercial activities of a service nature having operating characteristics.... generally incompatible with residential environments"*

We back right up to this property - what is more residential than that?

If you use this form to comment, it may be returned to:
City of Austin, Austin Planning
Cynthia Hadri
P. O. Box 1088, Austin, TX 78767
Or email to:
cynthia.hadri@austintexas.gov

I am in favor
 I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2026-0011
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: April 7, 2026, Zoning and Platting Commission

Meri Jayd O'Connor
Your Name (please print)

I am in favor
 I object

5008 N. Fresco Dr. Austin, TX 78731
Your address(es) affected by this application (optional)

Meri Jayd O'Connor 4/6/2026
Signature Date

Daytime Telephone (Optional): 512-517-4770

Comments: We do not want people using our already crowded street for parking, or cutting through because of increased traffic congestion at the intersections. Bullcreek and Hancock - cars build up because it is hard to turn right because it is one lane. We are concerned about noise or late night music or big delivery trucks. We have many small children on N. Fresco & W. Fresco so we don't want increased cut-through traffic. We want development compatible with residential neighborhoods. ~~Es~~ Opposed to bars or hyper-busy restaurants. Thank you

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

City of Austin, Austin Planning
Cynthia Hadri
P. O. Box 1088, Austin, TX 78767
Or email to:
cynthia.hadri@austintexas.gov