

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, February 01, 2007

+ Back Print

**Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 47**

Subject: C2A-84-002 - Schlumberger PDA Amendment #5 - Approve second reading of an ordinance amending Chapter 25-2 of the City Code by rezoning property locally known as 8311 RR 620 North (Bull Creek Watershed from research and development-planned development area R&D - PDA) combining district zoning to research and development-planned development area (R&D - PDA) combining district zoning to change a condition of zoning with conditions. First reading approved on January 11, 2007. Vote: 7-0. Applicant USL Austin Reserve, L P Agents: Armbrust & Brown, L.L P (Richard Suttle) and Consort (Ben Turner). City Staff: Tina Bui, 974-2755

**Additional Backup
Material**

(click to open)

Staff Report**For More Information:**

SECOND READING SUMMARY SHEET

ZONING CASE NUMBER: C2A-84-002, Schlumberger PDA Amendment # 5

APPLICANT: USL Austin Reserve, L.P.

AGENTS: Richard Suttle, Armbrust & Brown, L.L.P., (512) 435-2310
Ben Turner, Consort Inc., (512) 469-0500

REQUEST: Approve 2nd/3rd readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8311 FM 620 North (Bull Creek Watershed) from Research and Development-Planned Development Area (R&D-PDA) combining district zoning to Research and Development-Planned Development Area (R&D-PDA) to change conditions of the PDA.

The applicant wishes to maintain the base zoning of R&D but amend the PDA that governs the site to allow additional land uses and amend other regulations of the PDA.

NOTE: For 2nd reading, the applicant has requested additional land uses not recommended by the Zoning and Platting Commission and not requested of Council at 1st reading.

The applicant proposes the following additional

- Residential uses
 - Single-family* on Lot 1, developed under SF-2 regulations;
 - Multi-family* on Lot 1, developed under MF-2 regulations; and
 - Retirement housing (large site) on Lot 1, developed under MF-2 regulations, but with a maximum density of 23 units per acre regardless of the number of bedrooms.
- Civic uses
 - College and university facilities on all lots; and
 - Congregate living* on Lot 1, developed under GO regulations.

* These uses were not recommended by the Zoning and Platting Commission

The applicant also proposes

- Eliminating the 100-foot wide building setback line surrounding the entire property
- Amending the requirement that all signs be only berm or monument signs so that the university may erect signs on their buildings and other facilities (for example, athletic facilities) for purposes such as building identification, emergency signs, directional signs, and similar.
- Allowing sound restrictions for college and university uses different than those restrictions originally imposed upon the permitted R&D uses.
- Allowing for the construction of private streets.
- Allowing a gate or security gatehouses at the entrances of any private streets.
- Amending the PDA to recognize that the site is now within the city limits.

DATE & ACTION OF 1st READING VOTE:

January 11, 2007 - Approved staff's recommendation on consent (7-0).

On 1st reading, the applicant had requested only the following land uses:

- Retirement housing (large site) on Lot 1, developed under MF-2 regulations, but with a maximum density of 23 units per acre regardless of the number of bedrooms;
- College and university facilities; and
- Congregate living on Lot 1, developed under GO regulations.

The staff's recommendation at 1st reading was to grant the requested amendments to the PDA but the recommendation only included support for these three aforementioned land uses as these were the only uses requested of Council at that time.

SUMMARY STAFF RECOMMENDATION

The staff's recommendation is to grant the requested amendments to the PDA, including all of the additional land uses as they are being requested at 2nd reading. Prior to the Zoning and Platting Commission hearing, the applicant had requested all of the uses now being requested at 2nd reading; the staff remains supportive of all of the applicant's proposed land uses to the PDA.

The staff also recommends these additional conditions:

1. Provide a 100-foot wide buffer zone, with 25-feet being a vegetative screening buffer, between property developed with a research and development use and any of the following uses: retirement housing (large site), congregate living, single-family residential, multi-family residential, and college and university use. [Neighborhood Planning & Zoning Department recommendation]
2. At the site plan stage, provide 150' setbacks for all Critical Environmental Features (CEFs). Staff may administratively reduce the setbacks to 50' at the site plan stage if further information is provided that confirms the CEFs will be sufficiently protected. [Environmental Staff recommendation]
3. At the site plan stage, incorporate a drainage and utility strategy that minimizes or eliminates the impact to Spring S-5. This may include a span bridge and bored utilities for the future roadway crossing. Provide mitigation measures if groundwater is encountered. [Environmental Staff recommendation]
4. At the site plan stage, employ state-of-the-art erosion control measures during construction in order to prevent the release of any sediment from disturbed areas. [Environmental Staff recommendation]
5. At the site plan stage, comply with current code in regards to water quality volume capture. [Environmental Staff recommendation]

See below for the conditions recommended by the Environmental Board.

The staff understands that the applicant is in agreement with the staff's recommendation and conditions, and the additional conditions recommended by the Environmental Board.

ENVIRONMENTAL BOARD RECOMMENDATION

December 6, 2006: Recommended approval to amend the Schlumberger PDA, with the Environmental Staff's conditions and additional Board conditions (approved motion is attached):

Board Conditions

1. Provide an onsite Environmental Manager during construction. The inspector will conduct daily inspections and maintain a weekly log.

2. The Applicant will provide education to students, residents and general public on the Critical Environmental Features on the tract, via Kiosk, Signage etc.
3. Based on studies of hydrology of the source water area for Spring S-5, provide appropriate proactive measures to protect spring flow quality.

ZONING & PLATTING (ZAP) COMMISSION RECOMMENDATION:

December 19, 2006 - Approved staff's recommendation except that the ZAP Commission approved only the following additional land uses:

- o Retirement housing (large site) on Lot 1
- o College and university facilities.

Vote: 9-0 (J. Martinez, S. Hale 2nd)

ZAP minutes and transcript are attached.

CITY COUNCIL DATE: January 25, 2007

CITY COUNCIL ACTION:

ASSIGNED STAFF: Tina Bui, 974-2755, Tina.Bui@ci.austin.tx.us

Dec. 19, 2006 Zoning & Platting Commission Meeting - Schlumberger PDA Amendment (Item 3)

[The following discussion occurred as part of the reading of the consent agenda]

Betty Baker: Why are all of the other uses being added to the PDA?

Jorge Rousselin (NPZD): [Attempts to explain that Concordia is only part of the proposal.]

Baker: Mr. Suttle, are you agreeable to adding only that use [college & university]?

[Richard Suttle, co-agent, defers to Ben Turner, other co-agent.]

Turner: Those uses were added in. First of all, the case started prior to the project going under contract to Concordia. The owners, should Concordia not be able to close on the project for any reason, though it is not apparent that they will, it looks like they will close, is looking for the possibility of putting single-family housing or multi-family on this project should Concordia not close. Also on Lot 1 which is about 59 acres, there is a senior citizen housing project that is being considered for that lot.

Baker: I am going to pull it and we are going to discuss it .

[Discussion cases]

Baker: Our first item is item 3. I guess I would ask staff to tell me or tell us the changes that are proposed in the PDA.

Jerry Rusthoven: Sure Madame Chair, my name is Jerry Rusthoven. The PDA would remain R&D-PDA to R&D-PDA. The PDA would be amended to add the following uses:

- Residential uses
 - Specifically single-family residential, developed generally under SF-2 regulations.
 - Multi-family residential, developed under MF-2 regulations, but with a maximum density of 23 units per acre permitted on Lot 1 regardless of the number of bedrooms.
 - Retirement housing (large site), specifically developed under MF-2 regulations, but with a maximum density of 23 units per acre permitted on Lot 1 regardless of the number of bedrooms.
- It would also add the following Civic uses
 - College and university facilities.
 - Congregate living, specifically developed under MF-2 regulations, or under GO regulations if located on Lot 1.

Those additional uses are being added to the PDA. In exchange for that the City is getting greater environmental regulations than is allowed under the original PDA I can go over a list of those for you if you would like.

Baker: Let me ask you a question. See if I heard it correctly. I think it was Mr. Turner who said they had retirement housing on the 59-acre site [Lot 1, approximately 54 acres], or is it proposed?

Rusthoven: It is proposed.

Baker: Could we, to sort of close up a little bit of a gap here, allow an amendment to the PDA that would allow 59 acres for retirement housing and then amend it to allow college and university facilities?

Rusthoven: I believe you could. If you'd like Mr. Turner to address that, I could have him come up here.

Turner: Mrs. Baker, that would be fine with the owner.

Baker: That would be fine?

Turner: Yes Ma'am.

Dec. 19, 2006 Zoning & Platting Commission meeting - Schlumberger PDA Amendment (cont)

Baker: I just didn't want to zone something out there and in the event that Concordia did not buy it, we'd see it later and say, Did we really do that? So the motion would be to amend the PDA to add to the permitted uses: college and university facilities, and to set aside and allow retirement housing on a 59-acre site. Is there a motion?

Joseph Martinez: So moved

Baker: Is there a second?

[Lots of voices] Stephanie Hale: Second

Baker: All in favor, please say "Aye."

All: Aye.

Baker: Thank you

CITY ZONING AND PLATTING COMMISSION

December 19, 2006

CITY HALL – COUNCIL CHAMBERS

301 W. 2nd Street

Annotated & Zoning Summaries

3. **Rezoning:** C2A-84-002 - Schlumberger PDA Amendment
Location: 8311 FM 620 North, Bull Creek Watershed
Owner/Applicant: USL Austin Reserve, L.P.
Agent: Armbrust & Brown, L.L.P. (Richard Suttle);
Consort Inc. (Ben Turner)
Postponements: Postponed on 11/21/06 (staff)
Request: R&D-PDA to R&D-PDA
Staff Rec.: **Recommended with conditions**
Staff: Tina Bui, 974-2755, tina.bui@ci.austin.tx.us
Neighborhood Planning and Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR PDA AMENDMENT; EXCEPT ONLY
ALLOWING THE FOLLOWING ADDITIONAL USES:***

- ***COLLEGE & UNIVERSITY FACILITIES;***
- ***RETIREMENT HOUSING ON LOT 1***

[J.MARTINEZ, S.HALE 2ND] (9-0)

ZONING CHANGE REVIEW SHEET

CASE: C2A-84-002, Schlumberger PDA Amendment # 5

Z.A.P. DATE: December 19, 2006

ADDRESS: 8311 FM 620 North

OWNER/APPLICANT: USL Austin Reserve, L.P.

AGENTS: Richard Suttle, Armbrust & Brown, L.L.P.
Ben Turner, Consort Inc.

ZONING FROM: R&D-PDA (Research and Development-Planned Development Area)
TO: R&D-PDA

AREA: 438 acres

APPLICANT'S REQUEST

For 2nd reading, the applicant has requested additional land uses not recommended by the Zoning and Platting Commission and not requested of Council at 1st reading.

The applicant wishes to maintain the base zoning of R&D but amend the PDA that governs the site to allow additional land uses and amend other regulations of the PDA.

The applicant requests the addition of the following uses to the PDA:

- Residential uses
 - Single-family* on Lot 1, developed under SF-2 regulations;
 - Multi-family* on Lot 1, developed under MF-2 regulations, and
 - Retirement housing (large site) on Lot 1, developed under MF-2 regulations, but with a maximum density of 23 units per acre regardless of the number of bedrooms.
- Civic uses
 - College and university facilities on all lots; and
 - Congregate living* on Lot 1, developed under GO regulations.

* These uses were not recommended by the Zoning and Platting Commission.

The applicant was under the impression that the Zoning and Platting (ZAP) Commission had recommended the addition of Congregate Living uses, under the conditions listed above. Congregate Living uses, under those conditions, was requested of the ZAP at the time of their consideration. However, the ZAP Commission only recommended the addition of Retirement Housing (Large Site), specifically only on Lot 1, and College and University Facilities. Therefore, the applicant now requests of the City Council the additional Congregate Living use, to be developed under the conditions listed above.

The applicant also proposes

- Eliminating the 100-foot wide building setback line surrounding the entire property
- Amending the requirement that all signs be only berm or monument signs so that the university may erect signs on their buildings and other facilities (for example, athletic facilities) for purposes such as building identification, emergency signs, directional signs, and similar.
- Allowing sound restrictions for college and university uses different than those restrictions originally imposed upon the permitted R&D uses.
- Allowing for the construction of private streets.
- Allowing a gate or security gatehouses at the entrances of any private streets.

- Amending the PDA to recognize that the site is now within the city limits.

SUMMARY STAFF RECOMMENDATION

The staff's recommendation is to grant the requested amendments to the PDA, including all of the additional land uses as they are being requested at 2nd reading. Prior to the Zoning and Platting Commission hearing, the applicant had requested all of the uses now being requested at 2nd reading; the staff has always supported inclusion of the additional land uses in the PDA.

The staff also recommends these additional conditions:

1. Provide a 100-foot wide buffer zone, with 25-feet being a vegetative screening buffer, between property developed with a research and development use and any of the following uses: retirement housing (large site), congregate living, single-family residential, multi-family residential, and college and university use. [Neighborhood Planning & Zoning Department recommendation]
2. At the site plan stage, provide 150' setbacks for all Critical Environmental Features (CEFs). Staff may administratively reduce the setbacks to 50' at the site plan stage if further information is provided that confirms the CEFs will be sufficiently protected. [Environmental Staff recommendation]
3. At the site plan stage, incorporate a drainage and utility strategy that minimizes or eliminates the impact to Spring S-5. This may include a span bridge and bored utilities for the future roadway crossing. Provide mitigation measures if groundwater is encountered. [Environmental Staff recommendation]
4. At the site plan stage, employ state-of-the-art erosion control measures during construction in order to prevent the release of any sediment from disturbed areas. [Environmental Staff recommendation]
5. At the site plan stage, comply with current code in regards to water quality volume capture. [Environmental Staff recommendation]

See below for the conditions recommended by the Environmental Board.

The staff understands that the applicant is in agreement with the staff's recommendation and conditions, and the additional conditions recommended by the Environmental Board.

ENVIRONMENTAL BOARD RECOMMENDATION

December 6, 2006: Recommended approval to amend the Schlumberger PDA, with the Environmental Staff's conditions and additional Board conditions (approved motion is attached)

Board Conditions

1. Provide an onsite Environmental Manager during construction. The inspector will conduct daily inspections and maintain a weekly log.
2. The Applicant will provide education to students, residents and general public on the Critical Environmental Features on the tract, via Kiosk, Signage etc.
3. Based on studies of hydrology of the source water area for Spring S-5, provide appropriate proactive measures to protect spring flow quality.

ZONING AND PLATTING COMMISSION RECOMMENDATION

December 19, 2006: Approved the Staff's recommendation except that the Commission approved only the following additional land uses:

- o Retirement housing (large site) on Lot 1
- o College and university facilities.

ZAP minutes and transcript attached.

DEPARTMENT COMMENTS

The applicant wishes to maintain the base zoning of R&D but amend the PDA that governs the site to allow additional land uses and amend other regulations of the PDA as outlined above.

The uses currently permitted under the PDA are

- Offices for administrative, business, financial, sales, and marketing operations.
- Laboratories for product and process research, development, analysis and testing
- Assembly of products which are related to the research and development activities being conducted on the property.
- Uses incidental and accessory to the administrative, office, research and development, and assembly activities at and in the Facility, including, without limitation, food service facilities; meeting and training facilities; health and recreational facilities; storage facilities and areas; maintenance facilities and areas; treatment facilities; control devices, equipment and areas; cooling towers; mechanical and electrical utility and/or communications equipment, facilities and areas; electrical transformers and substations; and utility facilities, areas and centers.
- Support uses and facilities normally segregated from primary structures.

Under the existing PDA, the maximum building height permitted anywhere on the entire site is 60 feet, with the additional requirement that any building over 40 feet in height shall be at least 300 feet from the nearest residential unit. The current maximum impervious cover limit is 50%. Neither the height limit nor the impervious cover limit is proposed for amendment.

The applicant is currently considering a retirement housing and congregate living development on Lot 1. Concordia University is in the process of purchasing Lots 2, 3, and 4 so that they may relocate their current central Austin campus to this site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	R&D-PDA	Existing Schlumberger campus on Lot 2; Undeveloped, 10(a) land on Lot 2, Undeveloped land on Lots 1, 3, and 4
<i>North</i>	SF-2, SF-6, MF-2	Undeveloped
<i>South</i>	DR, LO, P-CO, I-RR	Undeveloped; BCP lands
<i>East</i>	I-RR, SF-1	Undeveloped
<i>West</i>	MF-2, GR, R&D	Apartments; Undeveloped but future retail (Wal-Mart) site

AREA STUDY: N/A

TIA: N/A

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

965 – Old Spicewood Springs Rd. Neighborhood Assn.
 475 – Bull Creek Foundation
 426 – River Place Residential Community Assn., Inc.
 439 – Concerned Citizens For P&B of FM 2222
 448 – Canyon Creek Homeowners Assn.
 190 – Middle Bull Creek Neighborhood Assn.
 157 – Courtyard Homeowner Assn.
 416 – Long Canyon Phase II Homeowners Assn Inc.

NEARBY CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0012	From GR, R&D, and GO to MF-2	03/09/99: APVD STAFF REC OF MF-2 BY CONSENT (6-0)	04/15/99: APVD PC REC OF MF-2 (6-0) ALL 3 RDGS
C14-99-0011	From GR to MF-2	03/09/99: APVD STAFF REC OF MF-2 BY CONSENT (6-0)	04/15/99: APVD PC REC OF MF-2 (6-0) ALL 3 RDGS

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO	BICYCLE PLAN
FM 620 North	160'	85'	Expressway	No	No	No

CITY COUNCIL DATE: January 25, 2007

ACTION:

ORDINANCE READINGS:

1st - January 11, 2007 - Approved staff's recommendation on consent (7-0).

On 1st reading, the applicant had requested only the following land uses:

- Retirement housing (large site) on Lot 1, developed under MF-2 regulations, but with a maximum density of 23 units per acre regardless of the number of bedrooms,
- College and university facilities; and
- Congregate living on Lot 1, developed under GO regulations.

The staff's recommendation at 1st reading was to grant the requested amendments to the PDA but the recommendation only included support for these three aforementioned land uses as these were the only uses requested of Council at that time.

2nd - January 25, 2007

3rd

ORDINANCE NUMBER:

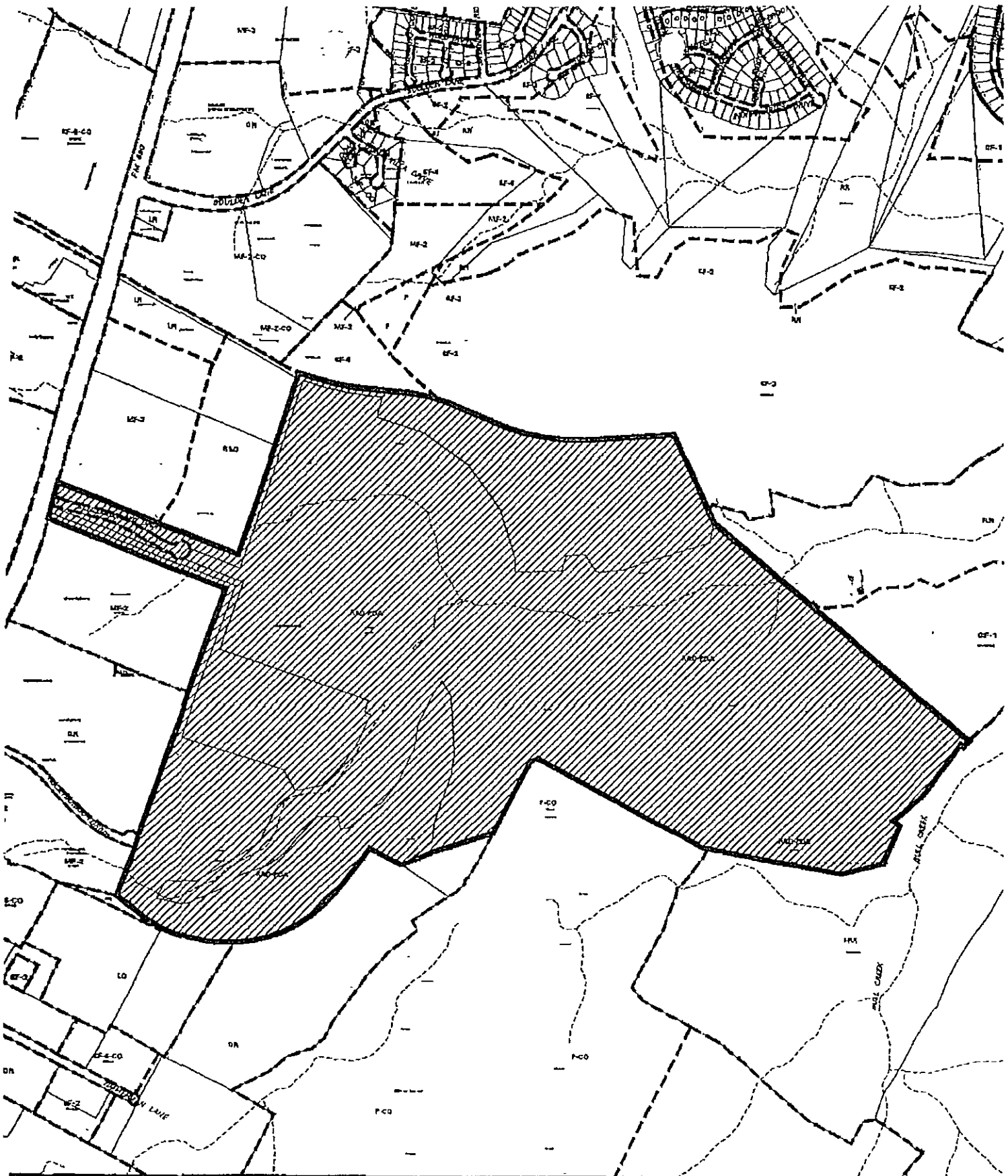
CASE MANAGER: Tina Bui


PHONE:

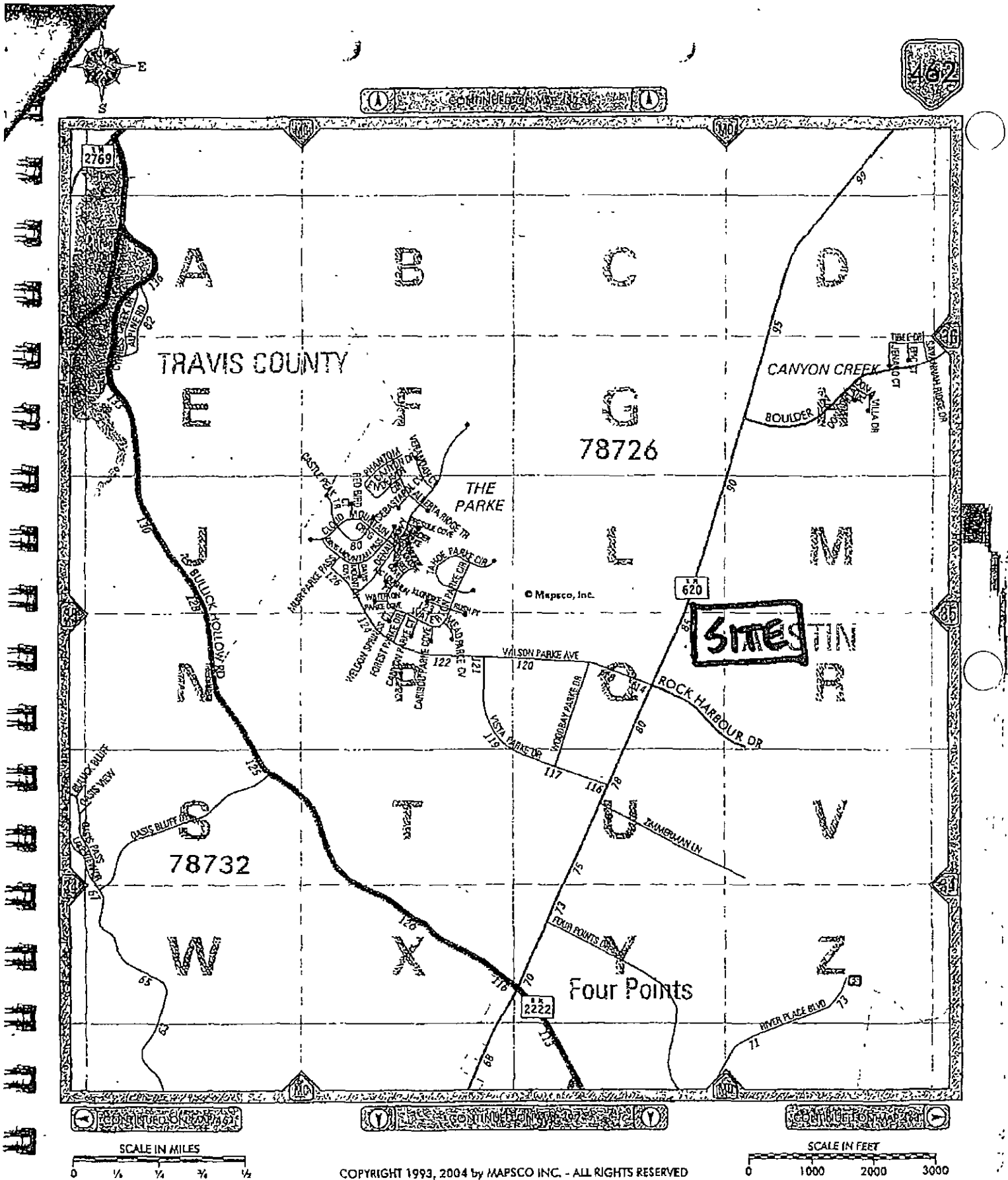
(512) 974-2775

E-MAIL:

tina.bui@ci.austin.tx.us

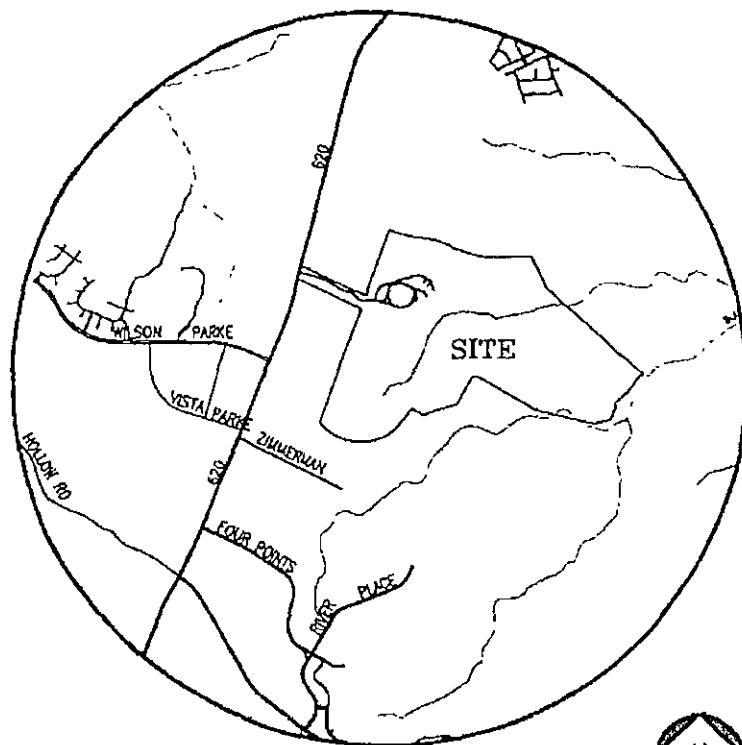


 1" = 1000'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: C. ALTER	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 10px; border-top: 1px dashed black; border-bottom: 1px dashed black; margin-right: 5px;"></div> </div> <div style="text-align: center;"> PDA SITE PLAN AMENDMENT CASE #: C2A-84-002 ADDRESS: 8311 F M 620 SUBJECT AREA (acres): 438.400 </div>	DATE: 08-10 INTL S: SM	CITY GRID REFERENCE NUMBER E38
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BOOK PAGE 1124



LOCATION MAP

NTS

STAFF RECOMMENDATION

The staff's recommendation is to grant the requested amendments to the PDA with the additional conditions that the applicant

1. Provide a 100-foot wide buffer zone, with 25-feet being a vegetative screening buffer, between property developed with a research and development use and any of the following uses: retirement housing (large site), congregate living, single-family residential, multi-family residential, and college and university use. [Neighborhood Planning & Zoning Department recommendation]
2. At the site plan stage, provide 150' setbacks for all Critical Environmental Features (CEFs). Staff may administratively reduce the setbacks to 50' at the site plan stage if further information is provided that confirms the CEFs will be sufficiently protected. [Environmental Staff recommendation]
3. At the site plan stage, incorporate a drainage and utility strategy that minimizes or eliminates the impact to Spring S-5. This may include a span bridge and bored utilities for the future roadway crossing. Provide mitigation measures if groundwater is encountered. [Environmental Staff recommendation]
4. At the site plan stage, employ state-of-the-art erosion control measures during construction in order to prevent the release of any sediment from disturbed areas. [Environmental Staff recommendation]
5. At the site plan stage, comply with current code in regards to water quality volume capture. [Environmental Staff recommendation]

Staff supports the applicant's principal request to allow the additional land uses because the uses are compatible in this area given the adjacent multi-family and GR-zoned properties on FM 620 and given the recommended buffering between any possible R&D or assembly uses that are already permitted, the proposed uses are protected.

Staff also supports the other proposed amendments regarding sign and noise regulations, private street construction, and gates or security gatehouses given the unique nature of a college and university use and given that the original regulations of the PDA were drafted with only an R&D use in mind.

Both the City and County staff of the Balcones Canyonlands Preserve (BCP) did originally have concern about the applicant's request to eliminate the 100-foot wide building setback line surrounding the entire property. The building setback line was originally required when the PDA was approved in 1985 to separate the uses permitted on the site from the residentially-zoned properties surrounding the site. Over time however, the surrounding properties have remained undeveloped and much of the residentially-zoned land is now protected as BCP land owned by the City of Austin. There are RR-zoned and SF-1-zoned properties on the northeastern side of the Schlumberger site that are not owned by the City of Austin but by Northwest Austin MUD # 1. However, the MUD's property is protected given that the land within the PDA that the MUD abuts cannot be developed under the 10(a) permit.

BCP staff has come to an agreement with the applicant and is comfortable with removing the building setback line under the following conditions, which are being met through a private restrictive covenant:

- The owners are restricted from using or allowing others to use their lots for access or egress to or from the adjacent BCP land.
- The owners acknowledge that the BCP land may be heavily vegetated and that placement of any improvements near the boundary could be subject to wildfire. The Owners further acknowledge that the City is not required to manage vegetation on the BCP Land so as to provide a defensible space against wildfires (an area of reduced vegetation to reduce potential for wildfire spreading).

NPZD staff is also comfortable with the request to remove the 100-foot-wide building setback line because of the condition requiring a 100-foot wide buffer zone, with 25-feet being a vegetative screening buffer, between property developed with a retirement housing (large site), congregate living, or college and university use and a research and development use.

The site is not subject to current watershed ordinances but to the Lake Austin Watershed ordinance, which has no provisions for the protection of CEFs. Environmental Resource Management staff of WPDR has worked with the applicant to provide for greater environmental protection than that which is required under the Lake Austin watershed ordinance. The recommendations made by the environmental review staff, listed above, have been accepted by the applicant and recommended by the Environmental Board. The Environmental Board also recommended other conditions for approval as detailed above. For further information, please refer to the memo dated December 6, 2006 from Betty Lambright, Environmental Review Specialist Senior, Watershed Protection and Development Review Department, and Tina Bui, Senior Planner, Neighborhood Planning and Zoning Department (NPZD).

BASIS FOR RECOMMENDATION

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

Research and development (R&D) district is the designation for a research use located on a site with a campus-style design. An R&D district designation may be applied to testing services, research warehousing services, or research assembly services. An R&D district use may not include fabrication, processing, manufacturing, refining, or resource extraction.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed uses can be compatible with and protected from the research and development and assembly uses already permitted on the site given the recommended buffering between any possible R&D or assembly uses and the proposed uses. Additionally, the proposed land uses are not unreasonable in this area given the adjacent multi-family and GR-zoned properties on FM 620.

3. *The proposed zoning should allow for a reasonable use of the property.*

The site is a 438-acre site with much of it protected under a US Fish and Wildlife 10(a) permit. The remaining area is large enough to accommodate the proposed uses (each of the four lots is ranges anywhere in size from 26 to approximately 60 acres), particularly the university or the multi-family, retirement housing, and congregate living uses, which often require larger areas for sound development.

EXISTING CONDITIONS

Site Characteristics

The subject tract consists of a 438-acre site with access only to FM 620 North, which is classified as a Hill Country Roadway Corridor. However, the site has minimal frontage on FM 620 due to the flag lot configuration of the site (see attached maps). The site is located over the North Edwards Aquifer Recharge Zone at the headwaters of tributaries to Bull Creek (Water Supply Suburban Watershed). The site is almost entirely undeveloped save for the existing Schlumberger research and development campus that is located at the entrance of the site on Lot 2. The remainder of Lot 2 is protected under a U.S. Fish and Wildlife 10(a) permit. Lots 1, 3, and 4 are not developed but can be developed under the 10(a) permit agreement.

Hill Country Roadway

FM 620 is classified as a Hill Country Roadway Corridor but the site has minimal frontage on FM 620 due to the flag lot configuration of the site.

Environmental & Impervious Cover

The site is located over the North Edwards Aquifer Recharge Zone at the headwaters of tributaries to Bull Creek (Water Supply Suburban Watershed). The maximum impervious cover limit is 50%.

Transportation

Development of the site is limited to the trip generation estimates in the Traffic Impact Analysis (TIA) prepared by Alliance-Texas Engineering, dated October 30, 1997. Any proposed development that results in site traffic that will exceed the threshold level of the approved TIA will require the submittal of a new TIA Addendum.

Existing Street Characteristics

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO	BICYCLE PLAN
FM 620 North	160'	85'	Expressway	No	No	No

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and/or wastewater utility service, the landowner will be responsible for providing the necessary utility improvements, offsite main extension and system upgrades. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City.

Water Quality

The proposed PDA is cleared with respect to water quality review. The applicant is proposing to comply with current code in regards to water quality volume capture.



ENVIRONMENTAL BOARD MOTION 120606-B4

Date: December 06, 2006

Subject: Schlumberger PDA Amendment #5

Motioned By: Rodney Ahart

Seconded By: Phil Moncada

Recommendation

The Environmental Board recommends **approval with conditions** to amend Schlumberger PDA.

Staff Conditions:

1. Provide 150' setbacks for all Critical Environmental Features. Staff may administratively reduce the setbacks to 50' at the site plan stage if further information is provided that confirms the CEF's will be sufficiently protected.
2. Incorporate a drainage and utility strategy that minimizes or eliminates the impact to Spring S-5. This may include a span bridge and bored utilities for the future roadway crossing. Provide mitigation measures if groundwater is encountered.
3. Employ state-of-the-art erosion control measures during construction in order to prevent the release of any sediment from disturbed areas.
4. The applicant will comply with current code in regards to water quality volume capture

Board Conditions:

1. Provide an onsite Environmental Manager during construction. The inspector will conduct daily inspections and maintain a weekly log.
2. The Applicant will provide education to students, residents and general public on the Critical Environmental Features on the tract, via kiosk, signage etc.
3. Based on studies of hydrogeology of the source water area for Spring S-5, provide appropriate proactive measures to protect spring flow and quality.

Rationale:

1. Sufficient setbacks are provided to protect critical Environmental Features, although not required by code.
2. Findings of fact have been met.

Dissenting Opinion:

1. The evaluation of whether a project that changes still falls within the scope of the original PDA, or is instead a new project, appears to be highly subjective. In my opinion, this proposed project is different enough that it no longer warrants the privilege of complying merely with 20+ year old environmental regulations rather than current regulations.

Vote: 8-1-0-0

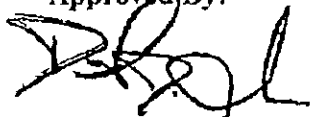
For: Dave Anderson, Dr. Mary G. Maxwell, Bill Curra, Jon Beall, Rodney Ahart, Julie Jenkins, Phil Moncada, and John Dupnik.

Against: Karin Ascot

Abstain:

Absent:

Approved By:



Dave Anderson P.E., CFM
Environmental Board Chair



ITEM FOR ENVIRONMENTAL BOARD AGENDA

**BOARD MEETING
DATE REQUESTED:** December 6, 2006

**NAME AND NUMBER
OF PROJECT:** Schlumberger PDA Amendment #5
C2A-84-002

**NAME OF APPLICANT
OR ORGANIZATION:** Armbrust & Brown
Richard Suttle (Attorney) 435-2310

LOCATION: 8311 FM 620

PROJECT FILING DATE: August 10, 2006

**WPDR/ENVIRONMENTAL
STAFF:** Betty Lambright, 974-2696
betty.lambright@ci.austin.tx.us

**NPZD/
CASE MANAGER** Tina Bui, 974-2755
tina.bui@ci.austin.tx.us

WATERSHED: Bull Creek (Water Supply Suburban)
Drinking Water Protection Zone

ORDINANCE: Planned Development Area

REQUEST: Request to amend Schlumberger PDA.

**WPDR STAFF
RECOMMENDATION:** Recommended with conditions.
**NPZD supports the requested land use changes. Austin
Water Utility Staff recommendation pending.



MEMORANDUM

TO: Betty Baker, Chairperson
Members of the Zoning and Platting Commission

FROM: Betty Lambright, Environmental Review Specialist Sr.
Watershed Protection and Development Review Department

Tina Bui, Senior Planner
Neighborhood Planning and Zoning Department

DATE: December 6, 2006

SUBJECT: Schlumberger PDA Amendment/C2A-84-002
8311 FM 620

Description of Project

The subject tract consists of a 438-acre site with access only to FM 620 North, which is classified as a Hill Country Roadway Corridor, but the site has minimal frontage on FM 620 due to the flag lot configuration of the site (see attached maps). The site is located over the North Edwards Aquifer Recharge Zone at the headwaters of tributaries to Bull Creek (Water Supply Suburban Watershed). The site is almost entirely undeveloped save for the existing Schlumberger research and development campus that is located at the entrance of the site on Lot 2. The remainder of Lot 2 is protected under a U.S. Fish and Wildlife 10(a) permit. Lots 1, 3, and 4 are not developed and ~~are not protected~~ *is governed by* under the 10(a) permit. The site is subject to the Lake Austin Watershed ordinance, which has no provision for protection of Critical Environmental Features (CEFs).

The site is currently zoned R&D-PDA (Research and Development district-Planned Development Agreement combining district). The applicant wishes to maintain the base zoning of R&D but amend the PDA that governs the site to allow additional land uses and amend other regulations of the PDA.

The applicant proposes to add the following

- Residential uses:
 - o Single-family residential, specifically developed under SF-2 regulations except that the minimum front yard setback is requested to be 15 feet (instead of 25 feet as required in the SF-2 district)
 - o Multi-family residential, specifically developed under MF-2 regulations
 - o Retirement housing (large site)
- Civic uses:
 - o College and university facilities
 - o Congregate living.

The applicant requests that each of the proposed uses be allowed anywhere on the entire site. Concordia University is in the process of purchasing all but Lot 1 of the property so that they may relocate their current Central Austin campus to this site.

The applicant also proposes

- Eliminating the 100-foot perimeter buffer surrounding the entire property (see further comments under Endangered Species)
- Allowing signs for college and university uses that are not subject to the sign regulations under the City Code, including exempting athletic facilities from the sign regulations in the PDA (more detailed information is being requested from the applicant regarding this proposal)
- Allowing different sound restrictions for college and university athletics (more detailed information is being requested from the applicant regarding this proposal)
- Allowing for the construction of private streets
- Allowing a gate or security gatehouses at the entrances of any private streets
- Amending the PDA to recognize that the site is now within the city limits
- Amending the PDA to acknowledge the current ownership by USL Austin Reserve, L.P.

The applicant has committed to capturing current water quality volumes.

The applicant has also agreed to limit development of the site to the level assumed in the traffic impact analysis performed in 1997.

Staff of the Neighborhood Planning and Zoning Department (NPZD) supports the applicant's principal request to add single-family residential, multi-family residential, retirement housing (large site), college and university, and congregate living uses because those uses are reasonable in this area and with sufficient buffering between any possible research and development or assembly uses that are already permitted, the proposed uses are compatible. (NPZD staff is still awaiting confirmation from the applicant that they are in agreement with the request to provide a 25-foot wide vegetative buffer and a 100-foot wide buffer between any of the proposed uses and any research and development use.)

Staff also generally supports the other proposed amendments regarding signage, permitted noise levels, private street construction, and gates or security gatehouses but

continues to seek more details from the applicant about the desired sign allowances and permitted noise levels so that more specific language may be incorporated into the PDA.

Staff, particularly both the City and County staff of the Balcones Canyonlands Preserve (BCP) system, does have concern about the proposed removal of the 100-foot perimeter buffer due to the BCP lands surrounding much of the subject property. However, BCP staff is working with the applicant on a restrictive covenant that would keep the 100' setback as defensible space in regard to wildland fire threats of structures.

Existing Topography/Soil Characteristics/Vegetation

The Schlumberger property is located on the Jollyville Plateau and possesses terrain typical of the region. Upland areas are relatively flat and incised by steep sided canyons. An eastward trending Y-shaped canyon is present in the central portion the property and divides the uplands into three plateaus. Another drainage is present just off the property to the south; the southern edge of the property lies on the north slope of this drainage.

Soils are classified within the Brackett and Tarrant Associations. Upland soils consist of the Tarrant and Speck and the Tarrant (rolling) series. Soils on the slopes consist of Tarrant soils and rock outcrop (steep) series. These soils are typically shallow, stony, and clayey; large limestone rocks are often common at the surface. Soils on the floor of the main canyon are of the Volente series, which typically consist of deep, well-drained soils that develop in slope alluvium.

Vegetation on the undeveloped area of the western plateau consists of a dense canopy of Ashe juniper/live oak woodland. Due to past clearing, portions of the north and south plateaus consist primarily of low open Ashe juniper woodlands. Undisturbed areas are similar to the wooded areas of the western plateau. The main canyon supports a mix of Ashe juniper and deciduous trees.

Critical Environmental Features/Endangered Species

There are numerous CEFs on this tract. A 1999 Environmental Assessment conducted by SWCA identified 12 springs, 3 wetlands, 15 karst features and 41 canyon rimrocks. Most of the spring, wetland and canyon rimrock features are located within the Greenbelt. Additional site visits by staff have confirmed that the current setbacks are sufficient. Please see the attached memo and maps from Sylvia Pope. As mentioned earlier, much of the tract is covered under a 10(a) permit from US Fish and Wildlife. The specific wording of a restrictive covenant concerning the 100' buffer is being reviewed by COA legal staff.

Water/Wastewater

Water and wastewater will be provided by the City of Austin.

Recommendations

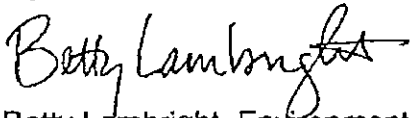
WPDR staff supports the amendment request with the following conditions to address the environmental issues within the proposed project.

Conditions

The following conditions/enhancements are required to be implemented during the site plan stage:

- (1) Provide 150' setbacks for all Critical Environmental Features. Staff may administratively reduce the setbacks to 50' at the site plan stage if further information is provided that confirms the CEFs will be sufficiently protected.
- (2) Incorporate a drainage and utility strategy that minimizes or eliminates the impact to Spring S-5. Provide a span bridge and bored utilities for the future roadway crossing. Provide mitigation measures if groundwater is encountered.
- (3) Employ state-of-the-art erosion control measures during construction in order to prevent the release of any sediment from disturbed areas.
- (4) The applicant will comply with current code in regards to water quality volume capture.

If you have any questions or need additional information, please feel free to contact us.



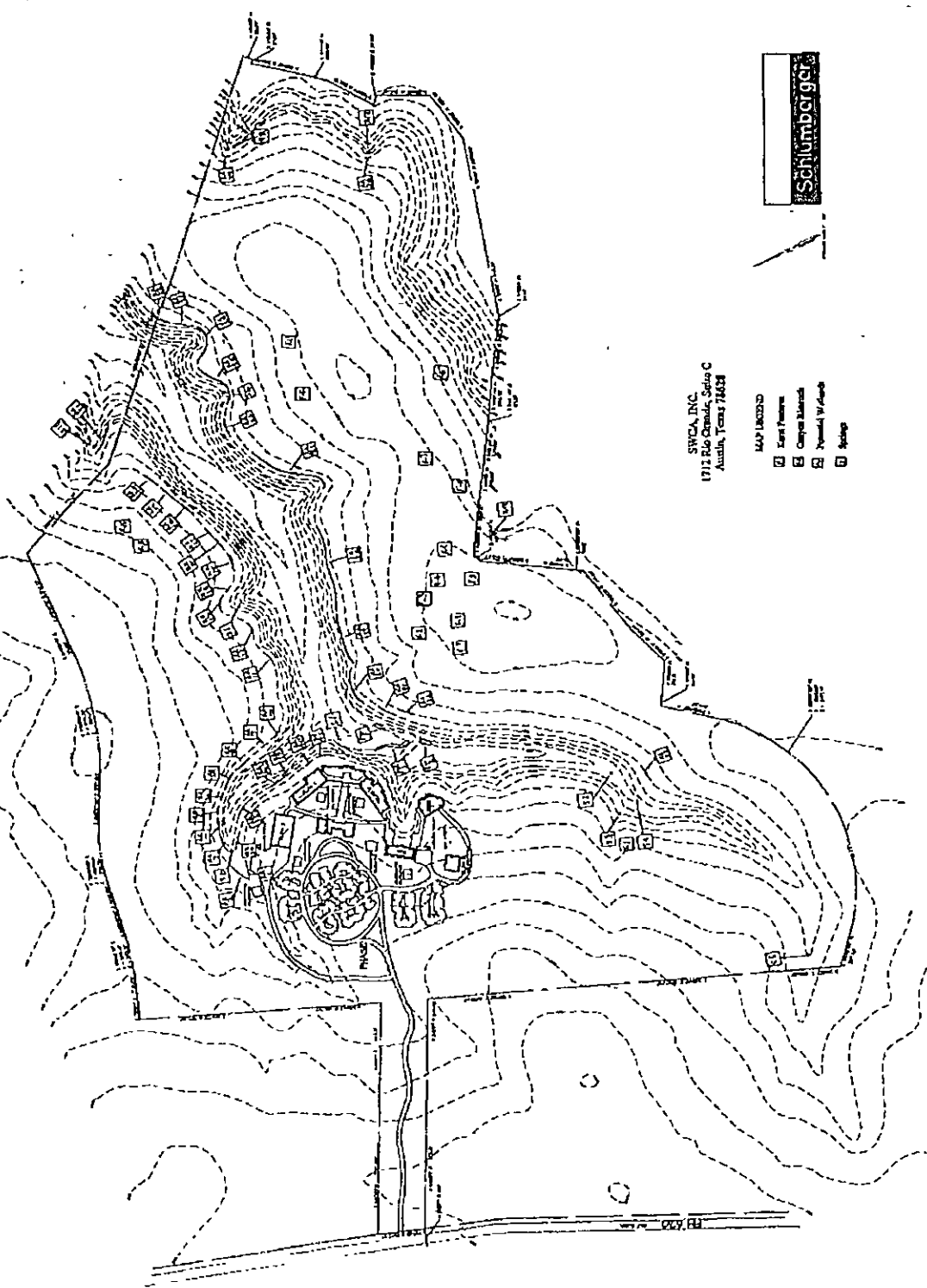
Betty Lambright, Environmental Review Specialist Sr.
Watershed Protection and Development Review



Tina But, Senior Planner
Neighborhood Planning and Zoning Department

Environmental Officer: 

Pat Murphy



SWCA, INC.
1712 Elm Street, Suite C
Austin, Texas 78701

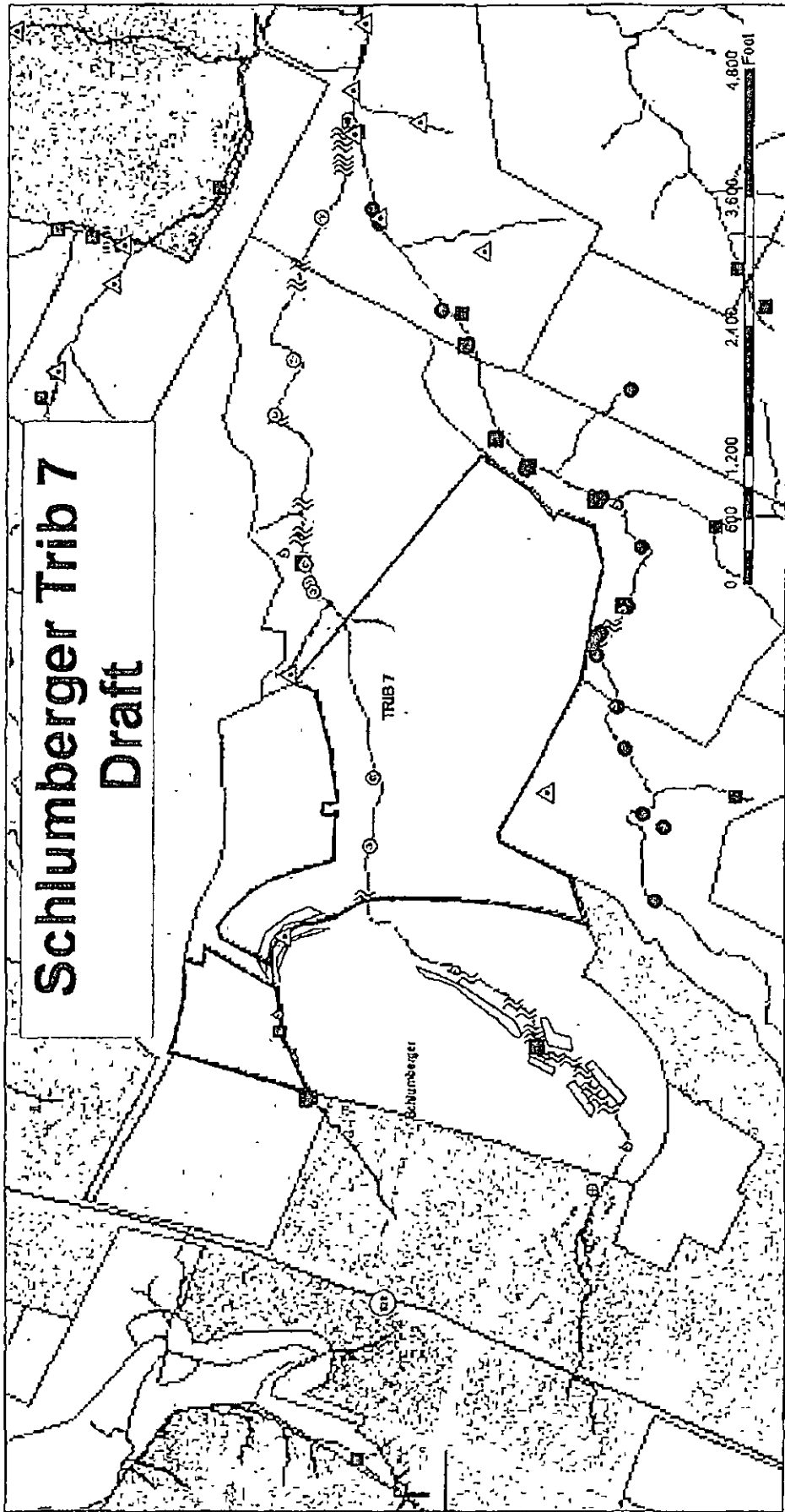
- MAP LOCATIONS
- Elev. Features
 - Campsite
 - Picnic Area
 - Spring



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(FOR USE BY S.W.C.A. FOR ENVIRONMENTAL MONITORING)



- △ PBS&J Points
- Points of Interest
- ⊙ Points of Interest 2
- ⊖ Springs
- ▣ New Salamander Sightings
- ▤ All Salamander Sightings
- ⊕ Stormwater Outfalls
- ⋈ Riffles

- Creeks
- Major Roads
- ▭ Rim Rock
- ▭ Schlumberger BCP
- ▭ Balcones Canyonland Preserve

This is a working map and accuracy is not warranted
Date: 2/05/08/25

Legend

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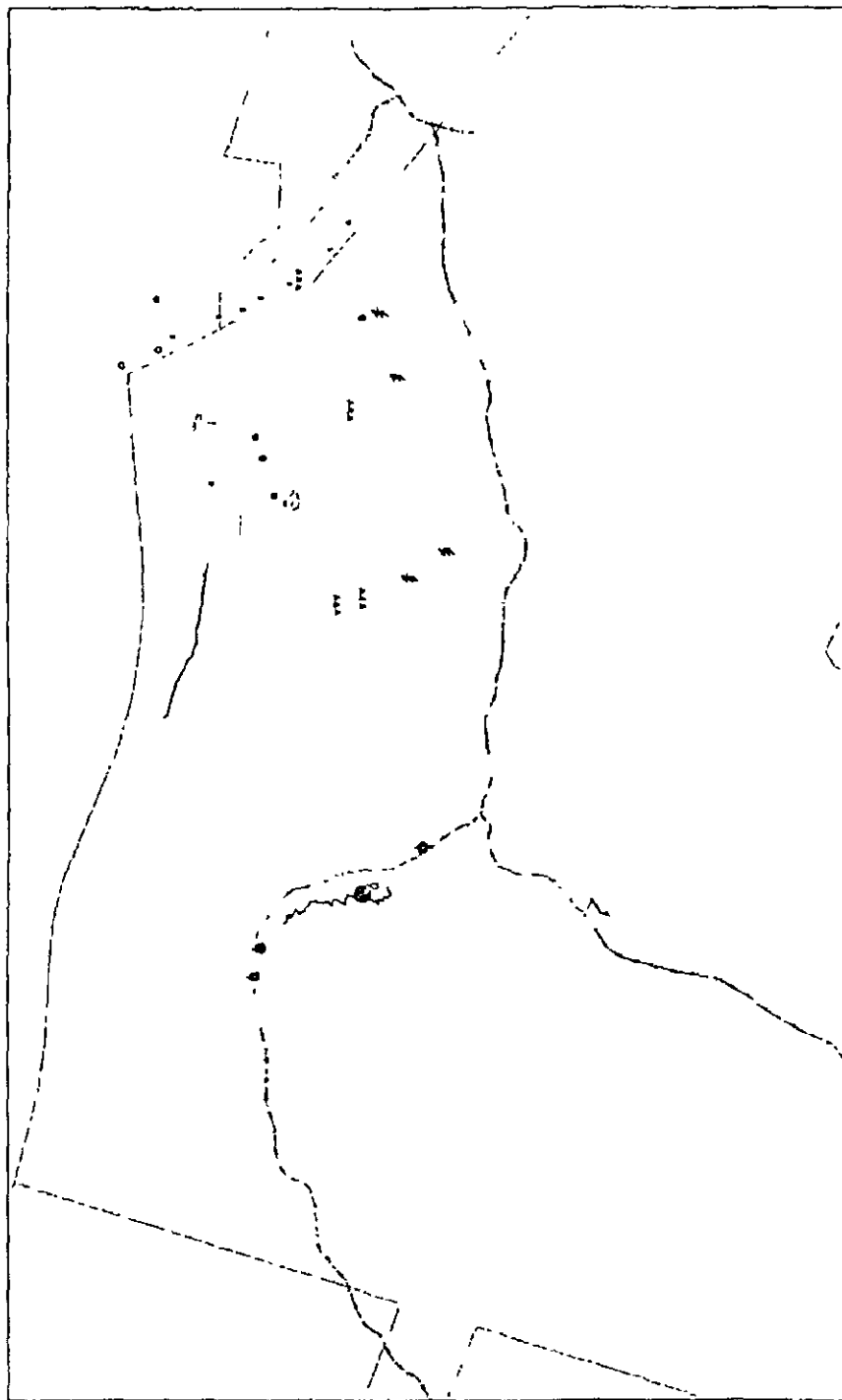
Comment

- BCP fence ranch rd
- Dillo hole 1
- F22 spring
- Schlum main
- Schlum spring 1
- pipe drainage pipe
- sink2d0g1
- sink2d0g2
- wdlqnd ranchrd

Point_gp

Comment

- 10 ft rimrock
- 2 3/4 dia sink
- 7 inch live oak
- depress depression 4 ft dia
- dry
- 2 hole pit
- fence surveypt1
- prop line
- prop line draw
- prop line w of bluff
- prop line2
- prop line3
- prop line4
- end pt
- grotto/rimrock
- head of draw
- head small draw
- propoormer WE
- rimrock N1
- rimrock a
- ss in honeycomb rk
- sink 60 inch live oak

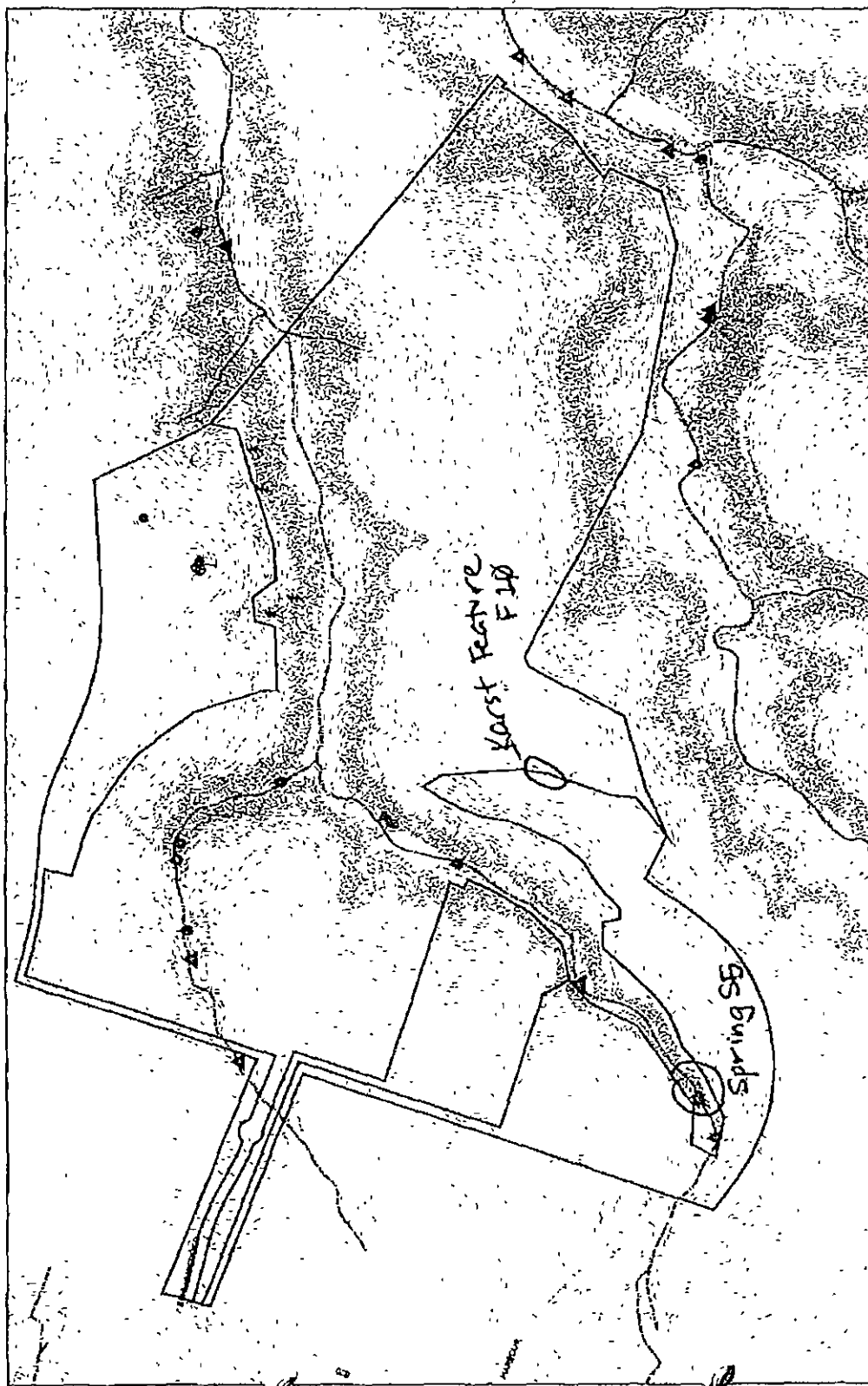


DRAFT
 Preliminary Geologic Survey
 Schlumberger PDA Amendment
 CSA 84 002
 Sylvia R. Pope, P.G.



Schlumberger, Lot 1 Environmental Features





LEGEND

Salamander sightings

Site name

- ▲ Schlumberger Spring # 1
- ▲ Schlumberger Spring # 2
- ▲ New salamander sightings

Schlumberger CEFS

Type

- # rimrock
- sink
- spring
- tree

Schlumberger property

SDE contour

Creeks

Watershed Protection
Development Review



0 15000 800 900 1200
Feet



DRAFT
Preliminary Geologic Survey
Schlumberger PDA Amendment
CZA-84-002
Sylvia R. Pope, P.G.

Schlumberger, Environmental Features

Date: 11.28.2006