

AUSTIN CITY COUNCIL

AGENDA



Thursday, February 15, 2007

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Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED) RECOMMENDATION FOR COUNCIL ACTION

ITEM No 42

Subject C2A-84-002 - Schlumberger PDA Amendment #5 - Approve third 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 Second Reading approved on January 25, 2007 Vote 6-0 (Mayor Wynn absent) 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

THIRD 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 3rd reading 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 3rd reading, the applicant has requested additional land uses not recommended by the Zoning and Platting Commission and not requested of Council at 1st and 2nd readings.

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 & 2nd READING VOTES:

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

February 1, 2007 - Approved staff's recommendation on consent (6-0)

On 1st and 2nd readings, 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 and 2nd readings 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 3rd reading. Prior to the Zoning and Platting Commission hearing, the applicant had requested all of the uses now being requested at 3rd 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 DATES & ACTION

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

January 25, 2007 Postponed 2nd reading to February 1, 2007 at applicant's request

February 1, 2007 Approved on 2nd reading staff's recommendation on consent (6-0)

February 15, 2007:

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 3rd reading, the applicant has requested additional land uses not recommended by the Zoning and Platting Commission and not requested of Council at 1st or 2nd readings

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: February 15, 2007**ACTION.****ORDINANCE READINGS.**1st - January 11, 2007 - Approved on 1st reading staff's recommendation on consent (7-0)2nd - January 25, 2007 Postponed 2nd reading to February 1, 2007 at applicant's request2nd - February 1, 2007 Approved on 2nd reading staff's recommendation on consent (7-0)On 1st and 2nd readings, 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

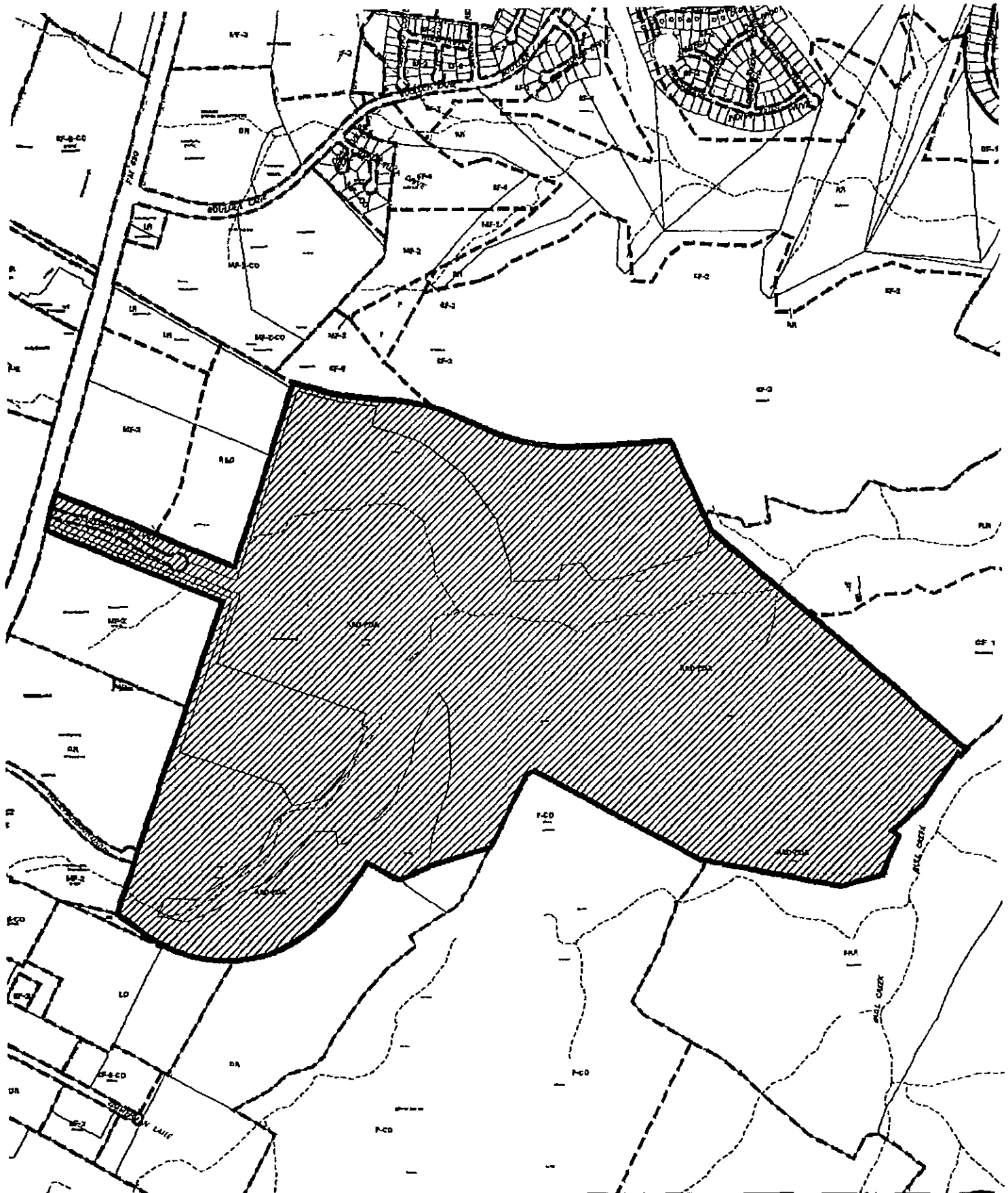
The staff's recommendation at 1st and 2nd readings was to grant the requested amendments to the PDA but the recommendation only included support for these three aforementioned land uses as these were the only uses requested of Council at that time



3rd – February 15, 2007:**ORDINANCE NUMBER:****CASE MANAGER** Tina Bui**PHONE.**

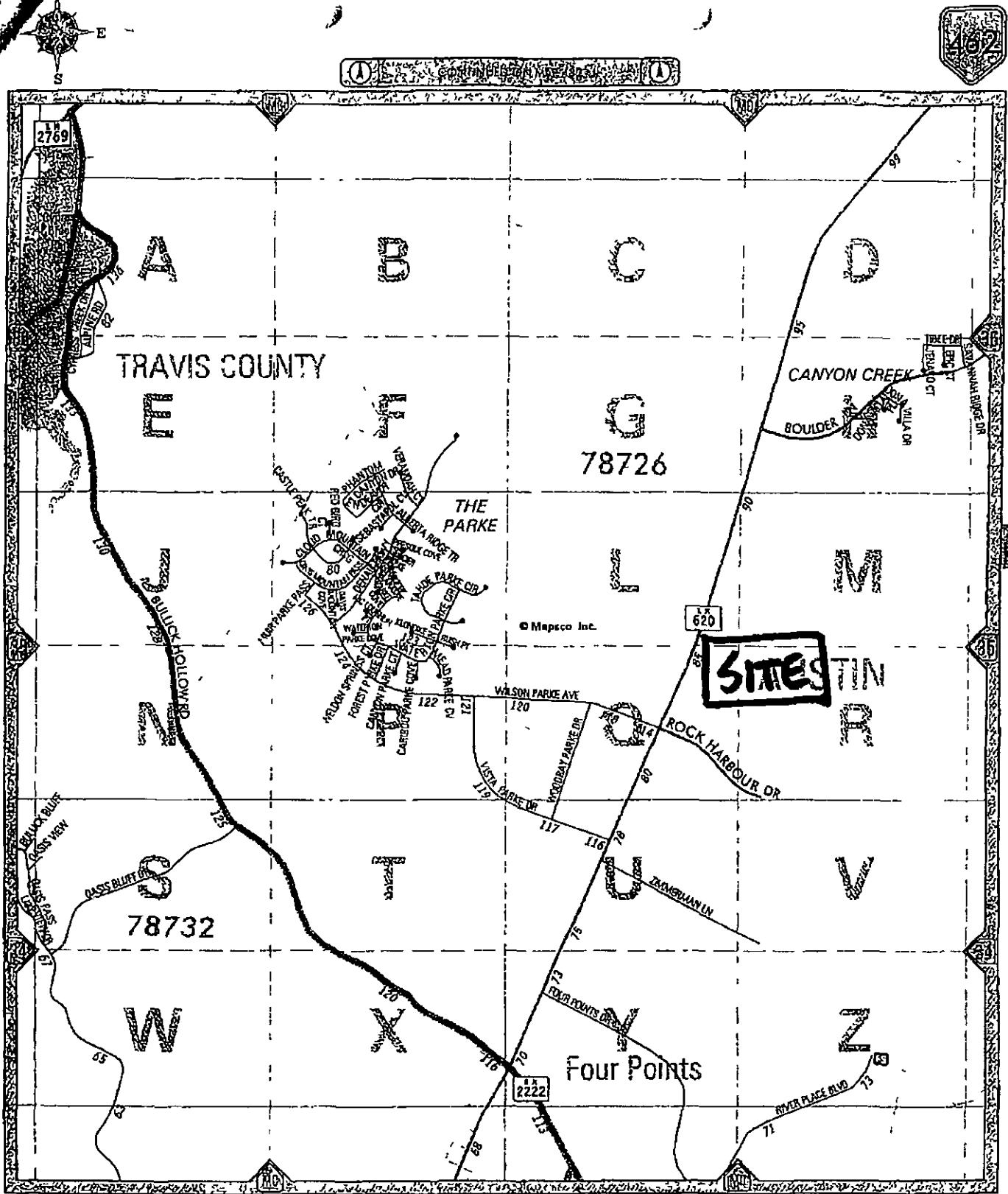
(512) 974-2775

E-MAIL.

tina.bui@ci.austin.tx.us



 1" = 1000'	SUBJECT TRACT		PDA SITE PLAN AMENDMENT		CITY GRID REFERENCE NUMBER E38
	PENDING CASE	• • • • •	CASE #. C2A-84-002		
	ZONING BOUNDARY	-----	ADDRESS 8311 FM 620		
	CASE MGR C.ALTER		SUBJECT AREA (acres) 438.400		
				DATE 06-10	
				INTL S. SM	

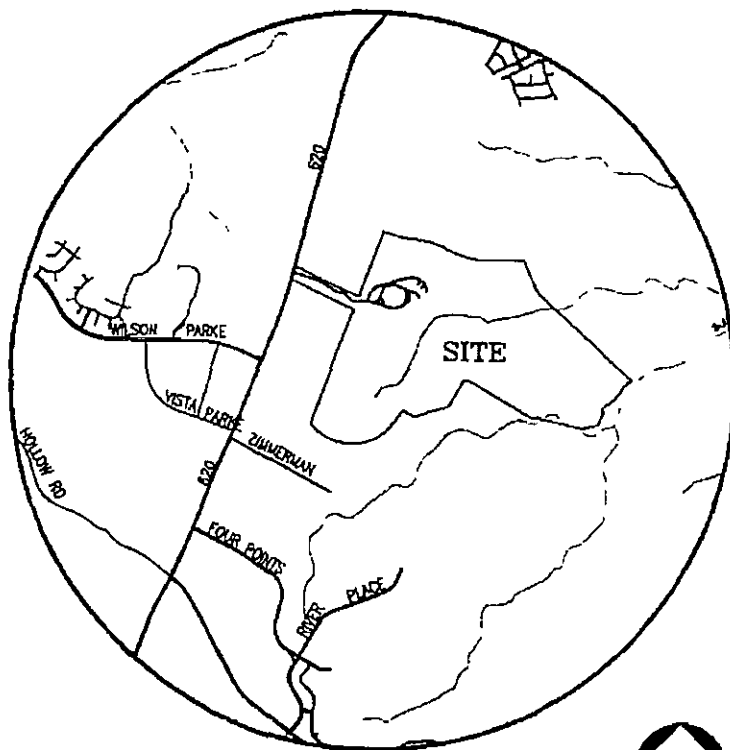


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BOOK PAGE 1124



NORTH

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.