

ZONING CHANGE REVIEW SHEET

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CASE: C14-93-0090.01

Z.A.P. DATE: June 21, 2011

ADDRESS: 7700 Parmer Lane

OWNER/APPLICANT: Parmer Lane Parent, L.P. (John Grassi, President)

AGENT: Aquila Commercial (Jim Gallegos)

ZONING FROM: I-LI-PDA **TO:** LI-PDA

AREA: 128.847 acres

SUMMARY STAFF RECOMMENDATION:

Staff's recommendation is to grant LI-PDA, Limited Industrial-Planned Development Area, district zoning to add College and University Facilities as a permitted use to the existing PDA zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently developed with an industrial use (Freescale Semiconductor). There are also supporting uses on the site such as Tru West Credit Union, Paypal, Baylor Business, Stepping Stone School, and the Windmill Café. This tract land is surrounded by undeveloped areas to the north, south, and east. There is a single-family residential neighborhood (Rattan Creek Neighborhood) to the west, across Parmer Lane. This site was granted PDA-ID, Planned Development Area and an Industrial District zoning in 1994, through Ordinance No. 940317-G. In 1998, the City of Austin annexed the property in case C7L-98-002. According to Land Development Code-Sec.25-2-222 (B)(1), "Property that is subject to a planned development area agreement is designated as an interim limited industrial services (LI) district and regulated by the planned development agreement." Therefore, the property currently has the I-LI-PDA, Interim-Limited Industrial-Planned Development Area, district status. In this request, the applicant would like to permanently zone the property to LI-PDA and would like to amend the existing Planned Development Agreement (PDA) overlay to add College and University Facilities as a permitted use on the site.

The staff recommends the applicant's request for permanent LI-PDA zoning with the proposed amendment to the existing PDA because the applicant's request will expand the availability of supporting uses on this industrial campus. The PDA amendment will allow the applicant to have educational training at this site, which is accessible from a major arterial roadway, Parmer Lane. The proposed change will not alter the conditions of the current PDA ordinances that govern this site.

The applicant agrees with the staff's recommendation.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-PDA	Industrial (Freescall Semiconductor), Financial Services (Tru West Credit Union, Paypal), Office (Baylor Business), Day Care (Stepping Stone School), Restaurant (Windmill Café)
<i>North</i>	PUD	Undeveloped
<i>South</i>	PUD	Undeveloped
<i>East</i>	PUD	Undeveloped
<i>West</i>	County	Single-Family Residential (Rattan Creek Neighborhood)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Monorail Project
 Austin Parks Foundation
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 Neighborhood Association of SW Williamson County
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appeals Organization
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0194 (Briarwick Apartments - 13400 Briarwick Drive)	Unzoned to MF-4	3/01/11: Approved the staff's recommendation of MF-4 zoning, with conditions (5-0, Bourgeois-absent); P. Seeger-1 st , D. Tiemann-2 nd .	4/07/11: Approved MF-4 district zoning, with conditions, on consent all 3 readings (6-0, Martinez-off dais); Spelman-1 st , Riley-2 nd .
C14-2007-0162 (13830 North F.M. 620 Road)	GO-MU-CO, GR-MU-CO, GR-CO to GR-CO	10/16/07: To approve the staff's recommendation for GR-CO zoning on consent (6-0, C. Hammond, J. Gohil-absent); J. Martinez-1 st , S. Hale-2 nd .	11/29/07: Approved GR-CO by consent (6-0, Cole-off dais)
C14-02-0100 (9200 West Parmer Lane)	GR to CS-1-CO	7/16/02: Approved staff's recommendation of CS-1-CO by consent, with added conditions prohibiting Adult Oriented Businesses and Pawn Shop. (6-0, M. Casias/ Diana Castaneda/K. Jackson-absent)	8/08/02: Approved CS-1-CO on all 3 readings (6-0, Wynn out of room)

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C14-99-0027 (PAC 10 MGA Tract 6A: 13608-13640 FM 620)	I-RR, DR to GR	Approved staff rec. of GR-CO (TR1); GO-CO (TR2) w/ conditions & restrictive covenant (7-0) on 4/13/99	Approved GR-CO for TR1 (0027A) w/conditions limiting to 2,000 vehicle trips per day for the 5-acre Hill tract (6-0, KW-out of room); Balance of site (TR2-110 acres) postponed to 6/1/00 (0027B) on 3/23/00 0027A: Approved 2 nd / 3 rd readings (5-0, Lewis-absent) on 5/18/00 0027B: Approved GR-CO (TR1), GO-CO (TR2) w/ conditions (4-0); all 3 readings on 7/19/01
C14-97-0059 (PAR 620 LTD.: 13900 Block of FM 620 Road at Parmer Lane)	DR to GR	Approved GR-CO w/conditions of 2,000 vtlpd (8-0) on 8/05/97	Approved GR-CO w/conditions; 2,000 vtlpd and subject to 25% impervious cover max; (5-0); 1 st reading on 9/04/97 Approved GR-CO w/conditions; subject to 25% impervious cover max;(7-0); 2 nd reading on 12/11/97 Approved GR-CO w/out condition of 25% impervious cover max (6-0); 3 rd reading on 1/15/98
C14-96-0045 (Davis Spring- Section 8B: 300' from Parmer Lane at Spectrum south side)	LI, GR to MF-3	Approved staff alternate rec. of MF-3-CO, limited to less than 2,000 vehicle trips per day (9-0)	Approved PC rec. of MF-3-CO (5-0); limiting to less than 2,000 vehicle trips per day; all 3 readings on 5/23/96
C14-93-0090 (Apple Computer Austin Campus: West Parmer Lane at Anderson Mill)	? to PDA	3/17/94: Approved PDA with conditions (5-0); Apple will notify City of Austin within 90 days before it assigns land to another part	2/15/95: Approved PDA (8-0), with additional conditions: 1) Subject to IPM program and 2) Consultation with ECSD incorporating 'Green Builder Program' into project
C14-90-0068 (Castillo Corporate Office)	DR to GR	Approved GR (5-0-1, HG-No) on 11/06/90	Approved GR (4-0); 1 st reading on 12/06/90 Approved GR (7-0); 2 nd /3 rd readings on 1/24/91

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Development- Site A: FM 620 at Parmer west side)			
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RELATED CASES: There are no related zoning cases in this area.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro Service
W. Parmer Lane	150'	MAD-6	Major Arterial	Yes	No	No
Anderson Mill Road	114'	MAD-4	Major Arterial	Yes	Yes	No

CITY COUNCIL DATE: June 23, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

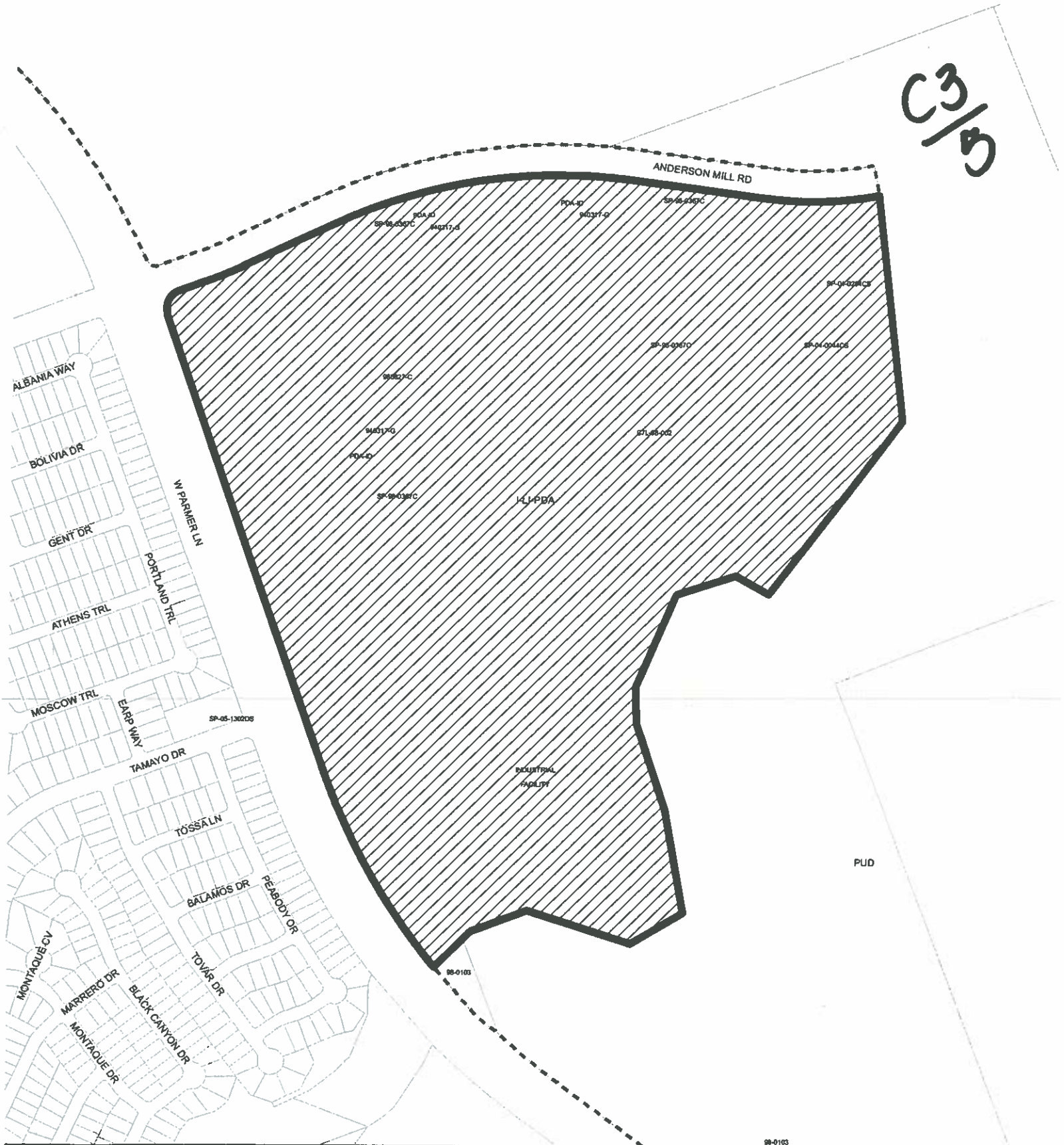
3rd

ORDINANCE NUMBER:





CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us

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ZONING

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-93-0090.01
 LOCATION: 7700 PARMER LANE
 SUBJECT AREA: 128.847 ACRES
 GRID: H38 H39 J38 J39
 MANAGER: SHERRI SIRWAITIS



1"= 500'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

GANZERT LAKE RD



PUD
C814-04-0066

C814-04-0066

MF-4

SP-01-0273D

I-RR

HARRIER DR
WOODBROOK DR
BLACKVIREO DR
WHITE IBIS DR

SP-03-0107CS

SP-04-0260D

PUD

WATER OAK LN
I-SF-2 I-RR

SP-01-0208D
I-RR

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SP-04-0294CS
SP-98-0367SP-04-0044CS
(ASRLE500913N)

940317-G
PDA-ID
SP-98-0367C

INDUSTRIAL

C814-04-0066

98-0103

SP-03-0107C
SP-03-0107C

98-0103

C814-04-0066

98-0103

SP-04-0227D

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NORTH
MC NEIL DR



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STAFF RECOMMENDATION

Staff's recommendation is to grant LI-PDA, Limited Industrial-Planned Development Area, district zoning to add College and University Facilities as a permitted use to the existing PDA zoning.

BASIS FOR RECOMMENDATION

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

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

The purpose of a planned development area (PDA) combining district is to:

- (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or
- (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

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

The proposed LI-PDA zoning will be compatible with surrounding land uses because this tract land is surrounded by undeveloped areas to the north, south, and east. There is another existing industrial campus to the northwest of this site at the intersection of FM 620 and Parmer Lane.

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

The proposed amendment to the existing PDA zoning will expand the availability of supporting uses on this industrial campus. The PDA amendment will allow the applicant to have educational training at this site, which is accessible from a major arterial roadway, Parmer Lane.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is developed with an industrial use (Freescale Semiconductor). There are also supporting uses on the site such as Tru West Credit Union, Paypal, Baylor Business, Stepping Stone School, and the Windmill Café. This tract land is surrounded by undeveloped, moderately vegetated areas to the north, south, and east. There is a single-family residential neighborhood (Rattan Creek Neighborhood) to the west, across Parmer Lane.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the Lake Creek and Rattan Creek Watersheds, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the LI zoning district would be 80%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Note: The most restrictive impervious cover limit applies.

Site Plan/Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because a TIA was previously done and submitted for this development. In addition, the approved site plan for this site allowed an educational facility for Motorola University which is the same size and comparable to the proposed use thus creating similar traffic generation patterns. [LDC, 25-6-117].

Parmer Lane is classified as Bike Route No. 2. Anderson Mill Road is classified as Bike Route No. 110.

Capital Metro bus service is not currently available in this area for Parmer Lane or Anderson Mill Road.

There are existing sidewalks along Anderson Mill Road. There are no existing sidewalks along this part of Parmer Lane.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
W. Parmer Lane	150'	MAD-6	Major Arterial	43,000
Anderson Mill Road	114'	MAD-4	Major Arterial	18,207

Water and Wastewater

FYI: The property is currently served with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. All water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-93-0090.01

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2011, Zoning and Platting Commission
June 23, 2011, City Council

Richard & Mary Dodson
Your Name (please print)

☒ I am in favor
☐ I object

7416 Peabody Drive, Austin 78729
Your address(es) affected by this application

Mary Dodson
Signature

06/21/2011
Date

Daytime Telephone: 512-217-7139

Comments:

We value education and we
want with the addition of colleges
or universities to the site.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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