

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2014-0102  
(Storage Center-Parmer Lane)

**Z.A.P. DATE:** July 15, 2014

**ADDRESS:** 1714& 1724 East Parmer Lane

**OWNER/APPLICANT:** Essen-Parmer, LLC (R. Craig Smith)

**AGENT:** KFW Engineers (Benjamin Bunker)

**ZONING FROM:** I-RR

**TO:** CS

**AREA:** 3.571 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay Combining District, zoning. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day and prohibit the following uses: Equipment Repair Services, Equipment Sales, Construction Sales and Services, Vehicle Storage, Exterminating Services, Commercial Blood Plasma Center, Drop-Off Recycling Collection Facility, Laundry Services, Limited Warehousing and Distribution, Kennels and Transportation Terminal.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property in question is undeveloped and moderately vegetated. This tract of land was annexed by the City of Austin on June 23, 2005. The site is near the northeastern intersection of Parmer Lane and Dessau Road, fronting East Parmer Lane. The surrounding land uses include an undeveloped tract of land and an apartment complex to the north, a veterinary clinic, fast food restaurant, and service station to the west, an undeveloped tract of land and single-family residences to the east in the County, and undeveloped parcels of land to the south, across Parmer Lane. The applicant would like to zone the property to CS, General Commercial Services District, zoning to develop a convenience storage use on the site.

The staff recommends the applicant's request for CS-CO zoning because the property is located along an 'Activity Corridor', as identified on the Imagine Austin Comprehensive Plan's Growth Concept Map. The proposed zoning is compatible with surrounding uses/zoning as there is GR and GR-CO zoning located at the northwest and southwest intersection of Dessau Road and Parmer Lane and GR-MU zoning to the north of this site along Dessau Road. In addition, there are existing commercial uses directly to the west of this property (a vet clinic, a fast food restaurant and a service station) at the northeastern intersection of Dessau Road and Parmer Lane. The proposed zoning will provide services for the residential developments to the north and east.



**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	I-RR	Undeveloped
North	GR-MU, MF-2-CO	Multifamily (Harris Branch Apartment Community)
South	I-GR	Undeveloped
East	County	Undeveloped Tract, Single-Family Residential Homes (four residences along Parmer Lane)
West	I-SF-2, I-RR	Pet Services (Dessau Veterinary Clinic), Restaurant (Jack in the Box), Service Station (Shell)

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Harris Branch

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Monorail Project  
 Austin Neighborhoods Council  
 Bike Austin  
 Copperfield Neighborhood Organization  
 Friends of Copperfield Nature Trails  
 Friends of the Emma Barrientos MACC  
 Harris Branch Master Association, Inc.  
 Harris Glen HOA  
 Harris Ridge Phase IV  
 Homeless Neighborhood Association  
 North Growth Corridor Alliance  
 Pflugerville Independent School District  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 Super Duper Neighborhood Objectors and Appealers Organization  
 Tech-Ridge Association  
 Tech Ridge Neighbors  
 The Real Estate Council of Austin, Inc.  
 Yager Planning Area

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0134 (Dessau Road Commercial Center: 12401 Dessau Road)	I-RR to GR-MU	5/20/14: Approved staff's recommendation of GR-MU zoning, with conditions, on consent (6-0, R. McDaniel-absent); P. Seeger-1 <sup>st</sup> , S. Compton-2 <sup>nd</sup> .	6/12/14: Approved GR-MU zoning, with TIA conditions, on consent on all 3 readings 7-0); B. Spelman-1 <sup>st</sup> , L. Leffingwell-2 <sup>nd</sup> .



Ch/B

C14-2007-0225 (Parmer Place: 1600-1622 East Parmer Lane)	DR, SF-2-CO to MF-2 for Tract 1 and GR for Tract 2	4/01/08: Approved staff's recommendation of MF-2 & GR district zoning with TIA conditions by consent (6-0, T. Rabago, J. Martinez-absent); K. Jackson-1 <sup>st</sup> , J. Shieh-2 <sup>nd</sup> .	5/08/08: Approved MF-2 zoning for Tract 1 and GR zoning for Tract 2, with conditions (read into the record that the traffic impact analysis recommendation by staff for the signalization improvements at Dessau Lane should not be 100%, but only 68.8 %) (7-0); 1 <sup>st</sup> reading  6/05/08: Approved MF-2 zoning for Tract 1 and GR zoning for Tract 2 by consent (6-0, J. Kim-off the dais); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-05-0124 (Dessau Market: 12317 Dessau Road)	I-RR to GR	1/09/07: Approved GR-CO zoning, with following conditions: 1) a 4,137 vehicle trip per day limit and 2) the developer will pay for limited purpose median openings which will be limited to south bound on Dessau Road (6-0, B. Baker, J. Martinez, S. Hale-absent); J. Pinnelli-1 <sup>st</sup> , C. Hammond-2 <sup>nd</sup> .	4/05/07: A motion was made by Councilmember Betty Dunkerley to send the case to the Urban Transportation Commission for a recommendation then bring it back to City Council (7-0)  11/08/07: Approved GR-CO zoning on 1 <sup>st</sup> reading by consent, with direction to review TIA as it is submitted now with the median break suggestion that Public Works has reviewed (7-0); B. Dunkerley-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .  11/08/08: The case expired for lack of CC action on 2 <sup>nd</sup> /3 <sup>rd</sup> readings.
C14-05-0065.SH (Harris Branch Apartments: 12317 Dessau Road)	I-RR to MF-2	7/05/05: Approved staff's recommendation for MF-2-CO district zoning with the conditional overlay limiting the site to 2,000 vehicle trips per day, requiring the dedication of 70 feet of right-of- way from the existing/future centerline of Dessau Road in accordance with the Transportation Plan, and limiting development on the site to a maximum of 248 residential units (7-1, B. Baker- Nay, M. Whaley-Absent)	8/18/05: Approved ZAP recommendation of MF-2-CO (7-0); 1 <sup>st</sup> reading  8/25/05: Approved MF-2-CO with conditions by consent (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0056 (Fish Tract: 13600- 14224 Dessau Road)	I-RR to SF-2, SF-6, MF-3, CS	11/02/04: Approved staff's recommendation of SF-2-CO, SF-6, MF-3, LR, LR-MU, GR, GR-MU zoning by consent (9-0)	12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR- MU (7-0); all 3 readings



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C14-04-0127 (Wright Subdivision Dessau Road Zoning Change: 1624 E. Howard Lane)	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0). The CO prohibits Adult Oriented Business uses. In addition the public RC encompasses the TIA recommendations.	11/18/04: Granted GR-CO (7-0); all 3 readings
C14-03-0001 (Cornerstone Baptist Church: 1300 Dessau Road)	DR to LO	1/28/03: Approved staff's recommendation of LO-CO zoning, w/2,000 trip limit (8-0, J. Donisi-absent)	2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)
C14-00-2241 (Exxon Tiger Mart: 1625 E. Parmer Lane)	To GR-CO to GR	1/09/00: Approved staff rec. of GR-CO zoning (8-0), with the following conditions: 1) Limit development on the site to 2,000 vehicle trips per day, 2) Prohibit Automotive Rentals, Automotive Repair Services, Automotive Sales, General Retail Sales-General, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Business or Trade School, Outdoor Entertainment, Business Support Services, Outdoor Sports and Recreation, Commercial Off-Street Parking, Pawn Shop Services, Personal Improvement Services, Drop-off Recycling Collection Facility, Exterminating Services, Research Services, Funeral Services, Theater, Communication Services, Hospital Services, Restaurant-Dive-in, Fast Food, Restaurant-General, and General Retail Sales-Convenience	2/08/00: Approved GR-CO zoning w/conditions (6-0); all 3 readings
C14-00-2101 (Harris Ridge Rezoning: Harrisglenn Drive at Howard Road)	DR to CS	8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0)	9/28/00: Approved GR-CO w/ conditions on TR 1 & 2 (7-0); all 3 readings
C14H-00-0005 (Evangelical Lutheran Church: 13300 Dessau Road)	DR to DR-H	9/12/00: Approved staff rec. by consent (6-0)	10/5/00: approved DR-H (5-0); all 3 readings

**RELATED CASES:** C7A-05-007 (Annexation Case)



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**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Parmer Lane	200'	120'	Arterial	No	No	No

**CITY COUNCIL DATE:** August 7, 2014

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

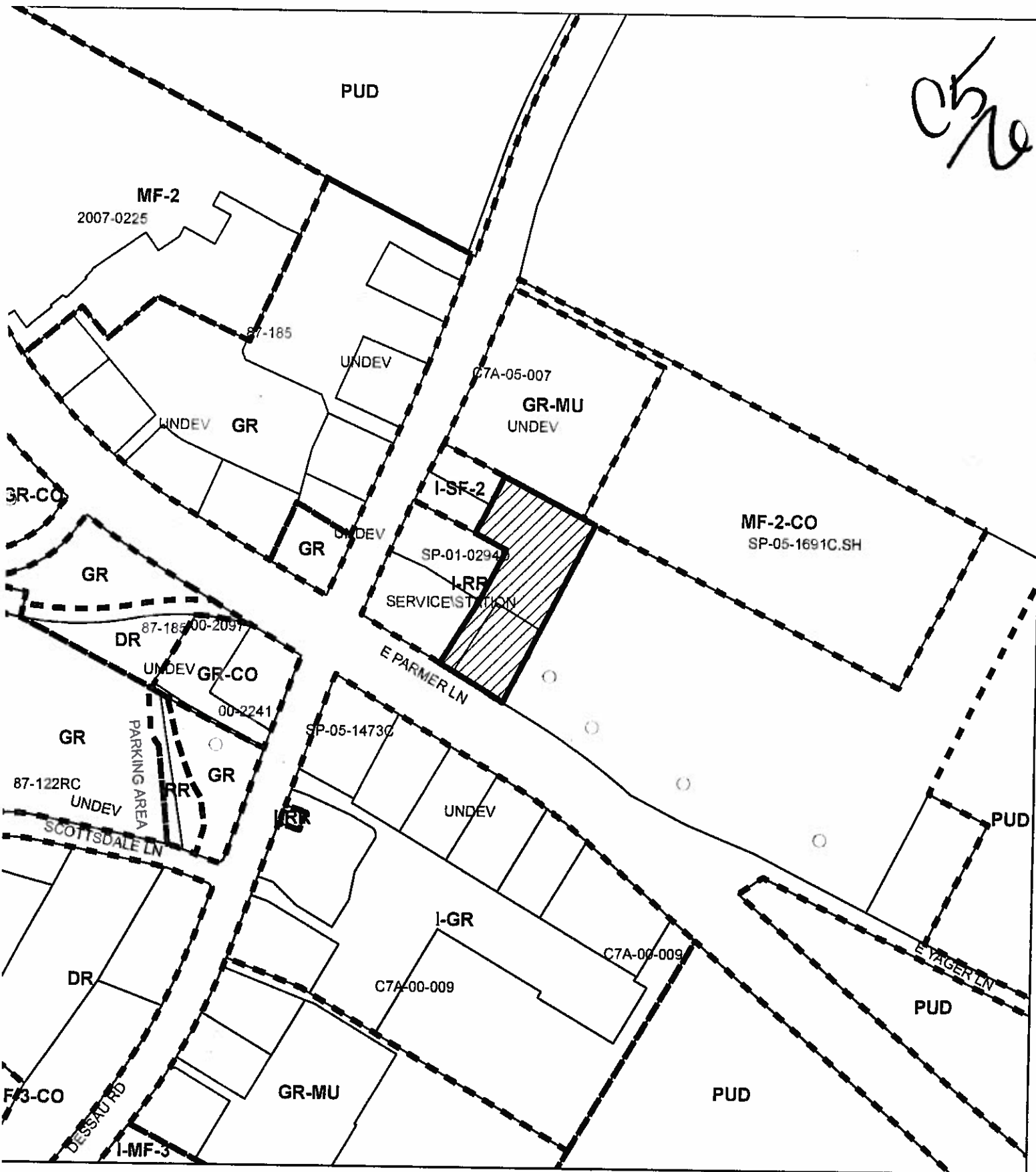
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

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



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 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**ZONING CASE**  
C14-2014-0102

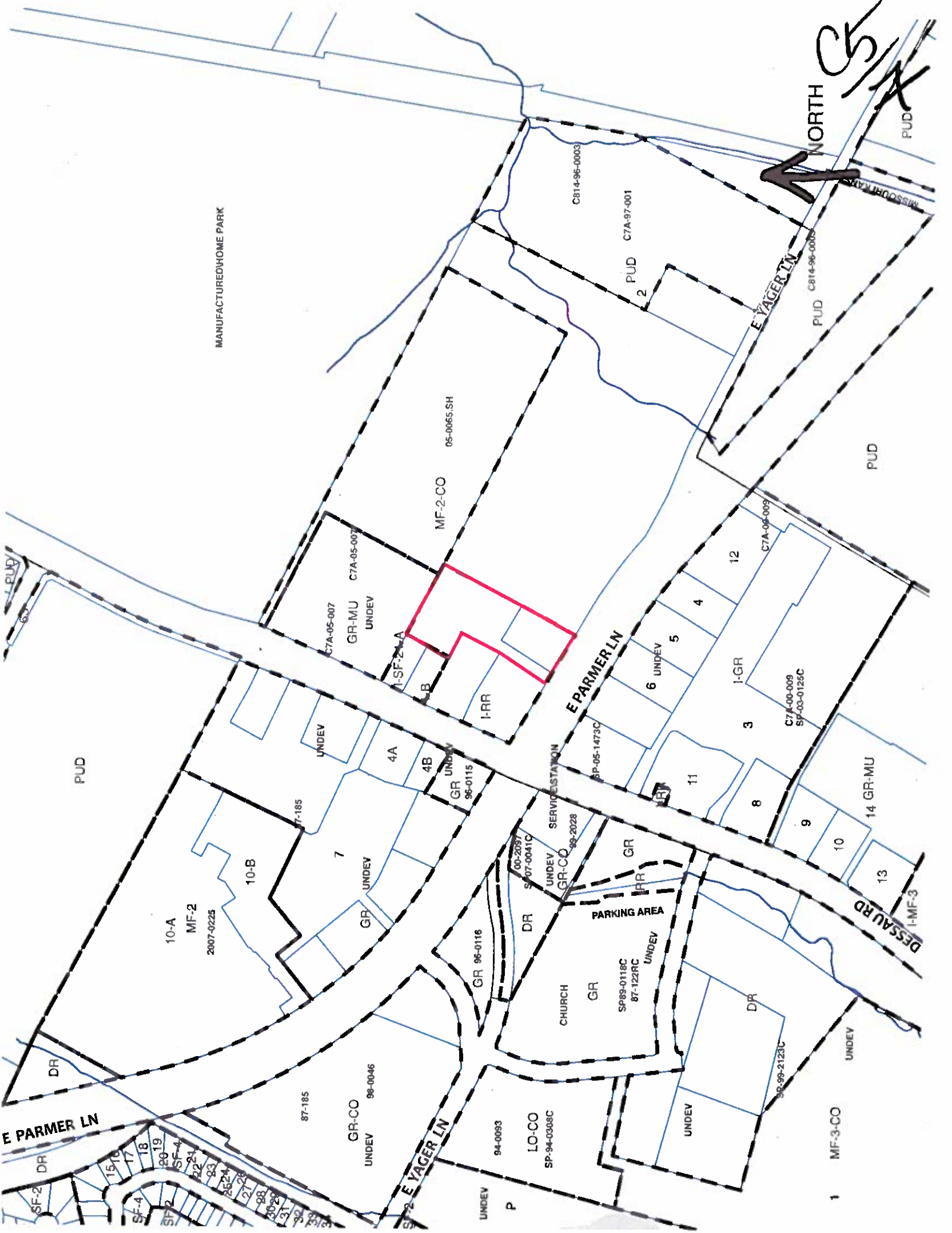
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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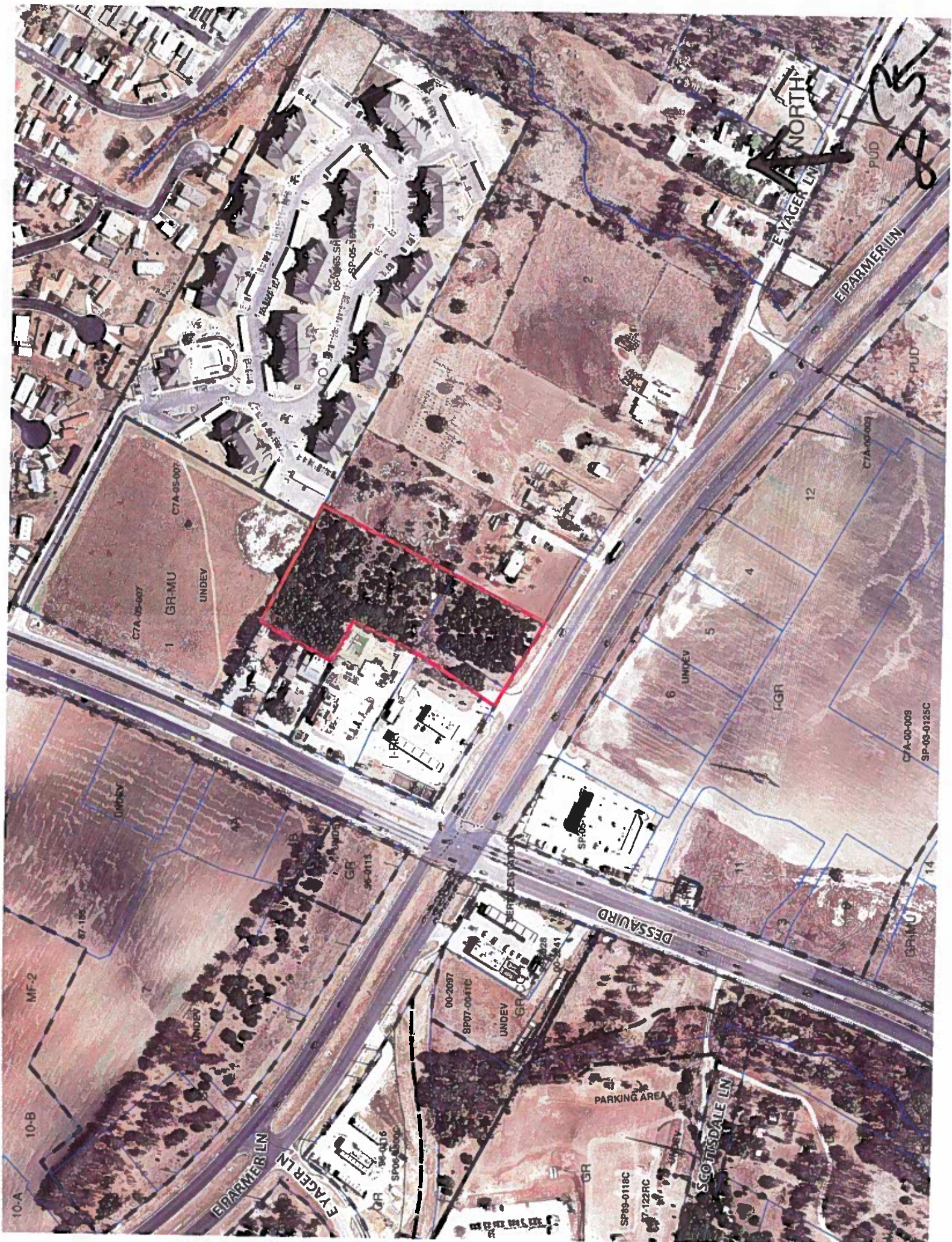




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## STAFF RECOMMENDATION

The staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay Combining District, zoning. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day and prohibit the following uses: Equipment Repair Services, Equipment Sales, Construction Sales and Services, Vehicle Storage, Exterminating Services, Commercial Blood Plasma Center, Drop-Off Recycling Collection Facility, Laundry Services, Limited Warehousing and Distribution, Kennels and Transportation Terminal.

## BASIS FOR RECOMMENDATION

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

General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

The property in question front onto Parmer Lane, a state maintained arterial roadway/highway.

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

The proposed zoning is compatible with surrounding uses/zoning as there is GR and GR-CO zoning located at the northwest and southwest intersection of Dessau Road and Parmer Lane. In addition, there are existing commercial uses directly to the east of this property (a vet clinic, a fast food restaurant and a service station) at the northeastern intersection of Dessau Road and Parmer Lane. The proposed zoning will provide services for the residential developments to the north and east.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The site under consideration is located near the intersection of two four land-divided arterial roadways, Parmer Lane and Dessau Road, and is front onto a designated 'Activity Corridor', according to the Imagine Austin's Growth Concept Map. Activity corridors are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is undeveloped. The property is relatively flat and moderately vegetated.

### Comprehensive Planning

RR to CS

This zoning case is located on the north side corner of E. Parmer Lane, on a vacant 3.57 acre parcel. The subject property is not located within the boundaries of the neighborhood planning area. Surrounding land uses include vacant land and an apartment complex to the north, vacant land to the



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south and east, and a vet clinic, fast food restaurant and gas station to the west. The proposed use is a storage center.

### **Imagine Austin**

The property is located along an '**Activity Corridor**', as identified on the Imagine Austin's Growth Concept Map. Activity corridors are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, **access services**, people watch, recreate, and hang out without traveling far distances. The following IACP policies are also relevant to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a **compact and connected city** in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

### **Conclusion**

Based on the property being situated along an 'Activity Corridor', as identified on the Imagine Austin Growth Concept Map and the policies above, which supports commercial uses, including storage centers, staff believes that the proposed land use complies with the Imagine Austin Comprehensive Plan.

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

### **Impervious Cover**

The maximum impervious cover allowed by the CS zoning district would be 95%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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 Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.



According to floodplain maps there is no floodplain within or adjacent to the project location.

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

Numerous 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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### **Site Plan**

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.

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

The site is subject to compatibility standards. Along the East property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
  - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
  - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
  - No parking or driveways are allowed within 25 feet of the property line.
  - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

### **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.



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### Transportation

If the requested zoning is granted, it is recommended that joint access be provided for the 2 lots along Parmer.

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for Parmer. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

#### Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Parmer lane	200'	120'	Arterial	No	No	No

### Water and Wastewater

The landowner intends to serve the site 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. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.