

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0185 (Parmer South Retail Lot 1) **Z.A.P. DATE:** January 20, 2015

ADDRESS: 12601 Tech Ridge Boulevard

DISTRICT AREA: 7

OWNER/APPLICANT: Parmer South 97 Ltd. (Grant Gottesman)

AGENT: Jones & Carter, Inc. (James Schissler)

ZONING FROM: GR

TO: CS-1

AREA: 0.1043 acres
(4,542 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant CS-1-CO, Commercial- Liquor Sales-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

1/20/15: Approved staff's recommendation of CS-1-CO zoning by consent (5-0, B. Baker and S. Compton-absent); R. McDaniel-1st, C. Banks-2nd.

DEPARTMENT COMMENTS:

The property in question is a suite within an existing shopping center (The Ridge) located near the southeast intersection of Tech Ridge Boulevard and Parmer Lane. The applicant is requesting CS-1 zoning to develop a cocktail lounge.

The staff recommends CS-1-CO zoning at this location because the property meets the intent of the Commercial-Liquor Sales District. The site is a vacant unit/suite within an existing commercial-retail shopping center located near the southeast intersection of Tech Ridge Boulevard and Parmer Lane, two arterial roadways. CS-1 zoning will promote consistency and orderly planning as it will be compatible with surrounding commercial uses. The property in question is surrounded by retail sales, restaurant, personal services and office uses. The proposed zoning will permit the applicant to provide additional commercial services for the residential developments to the south.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	General Retail Sales-Convenience (The Ridge Shopping Center)
<i>North</i>	GR	General Retail Sales- Convenience (Walgreen's)
<i>South</i>	MF-2	Multifamily (La Paloma Apartment Homes)
<i>East</i>	GR	Office
<i>West</i>	LI-PDA	Office/Warehouse

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
AustinNeighborhoods Council
Bike Austin
Copperfield Neighborhood Organization (CNO)
Friends of the Emma Barrientos MACC
Harrisglen HOA
Harris Ridge Phase IV
North Growth Corridor Alliance
Pflugerville Independent School District
SELTEXAS
Sierra Club, Austin Regional Group
Techridge Neighbors
The Real Estate Council of Austin, Inc.
Westview Homeowners Association
Yager Planning Area

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0108 (Tech Ridge: 13001 Center Lake Drive)	LI-PDA to LI-PDA	10/21/14: Approved LI-PDA zoning on consent (5-0, P. Seeger and R. McDaniel-absent); C. Banks-1 st , B. Baker-2 nd .	11/20/14: Pending
C14-2012- 0121(Tech Ridge Center Phase III Apartments: 12504-12620 McCallen Pass)	LI, GR, and RR to MF-4	11/20/12: Approved MF-4 zoning on consent (7-0); P. Seeger-1 st , C. Banks-2 nd .	12/06/12: Approved MF-4 zoning on consent on all 3 readings (7-0); M. Martinez-1 st , B. Spelman-2 nd .
C14-2008-0076 (The Ridge: East Parmer Lane)	SF-2 to LI-PDA* *With this LI- PDA request, the applicant is asking for a variance to Section 25-8-341 and 25-8-342 to allow for cut and fill of up to twelve (12) feet on this site.	9/02/08: Approved the staff's recommendation for LI-PDA zoning (5-0, T. Rabago, R. Evans-absent); K. Jackson- 1 st , C. Hammond-2 nd .	9/25/08: Approved LI-PDA district zoning as Zoning and Platting Commission recommended, (7-0), 1 st reading 10/16/12: Approved LI-PDA zoning on 2 nd /3 rd readings (7-0)
C14-03-0050 (Parmer Lane	CS to CH	5/13/03: Approved staff's recommendation of CH-CO	6/12/03: Approved CH-CO zoning (5-1, Garcia-off dias, Goodman-

and IH-35: 500 West Parmer Lane)		zoning, with height limit of 120-feet, by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd .	Nay); all 3 readings
C14-01-0169 (Parmer Center-1.334 acres: 900-1004 Center Ridge Drive)	IP to CS	2/5/02: Approved staff's alternate rec. of CS-CO on consent w/ following conditions: 1) Limit site to TIA conditions and post fiscal for roadway improvements prior to third reading of the case at City Council; 2) Prohibit the following uses: Agricultural Sales and Services, Campgrounds, Commercial Blood Plasma Center, Construction Sales and Services, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Monument Retail Sales, Vehicle Storage, Veterinary Services, Maintenance and Service Facilities, Art and Craft Studio (General), Art and Craft Studio (Limited), Building Maintenance Services, Convenience Storage, Kennels, Laundry Services, Pawnshops, Adult Oriented Businesses; 3) Make the following uses conditional: Custom Manufacturing, Limited Warehousing and Distribution (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings
C14-01-0168 (Parmer Center: 13001-13299 North Interstate Highway-35 Service Road Northbound)	IP & CS-CO to CS	2/5/02: Approved staff's alternate rec. of CS-CO on consent w/ following conditions: 1) Limit site to TIA conditions and post fiscal for roadway improvements prior to third reading of the case at City Council; 2) Prohibit the following uses: Agricultural Sales and Services, Campgrounds, Commercial Blood Plasma Center, Construction Sales and Services, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Monument Retail Sales, Vehicle Storage, Veterinary Services,	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings

		Maintenance and Service Facilities, Art and Craft Studio (General), Art and Craft Studio (Limited), Building Maintenance Services, Convenience Storage, Kennels, Laundry Services, Pawnshops, Adult Oriented Businesses; 3) Make the following uses conditional: Custom Manufacturing, Limited Warehousing and Distribution (8-0)	
C14-01-0118 (Capital Vineyards-Center Park @ Tech Ridge: 401 East Parmer Lane)	GR to CS-1	9/18/01: Approved staff's rec. of CS-1 by consent (9-0)	10/25/01: Approved CS-1 (7-0); all 3 readings
C14-01-0085 (Parmer Meadows Subdivision: North Lamar Blvd. At Parmer Lane)	GO to GR	6/26/01: Approved staff rec. of GR-CO, w/ CO to limit the development intensity to less than 2,000 vehicle trips per day, by consent (7-0, Garza-recused himself, Cravey-absent) Vrudhula-1 st , Mather-2 nd	8/2/01: Approved PC rec. of GR-CO readings (6-0, Thomas-absent); all 3 readings
C14-01-0077 (Revocable Living Trust – Walmart Parmer: 12700-12800 Block of IH 35 Service Road Southbound)	DR to CS	2/26/02: Approved GR-CO, w/ CO to limit the site to conditions of the TIA, by consent (7-0, K. Jackson-absent, Adams-off dais); J. Martinez-1 st , J. Mather-2 nd .	4/18/02: Approved GR-CO on 3 readings (5-0, Slusher/ Thomas-absent)

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Tech Ridge Blvd	140'	110'	Arterial	Yes	Yes: dedicated bike lane	Yes

CITY COUNCIL DATE: February 26, 2015

ACTION:

ORDINANCE READINGS: 1st

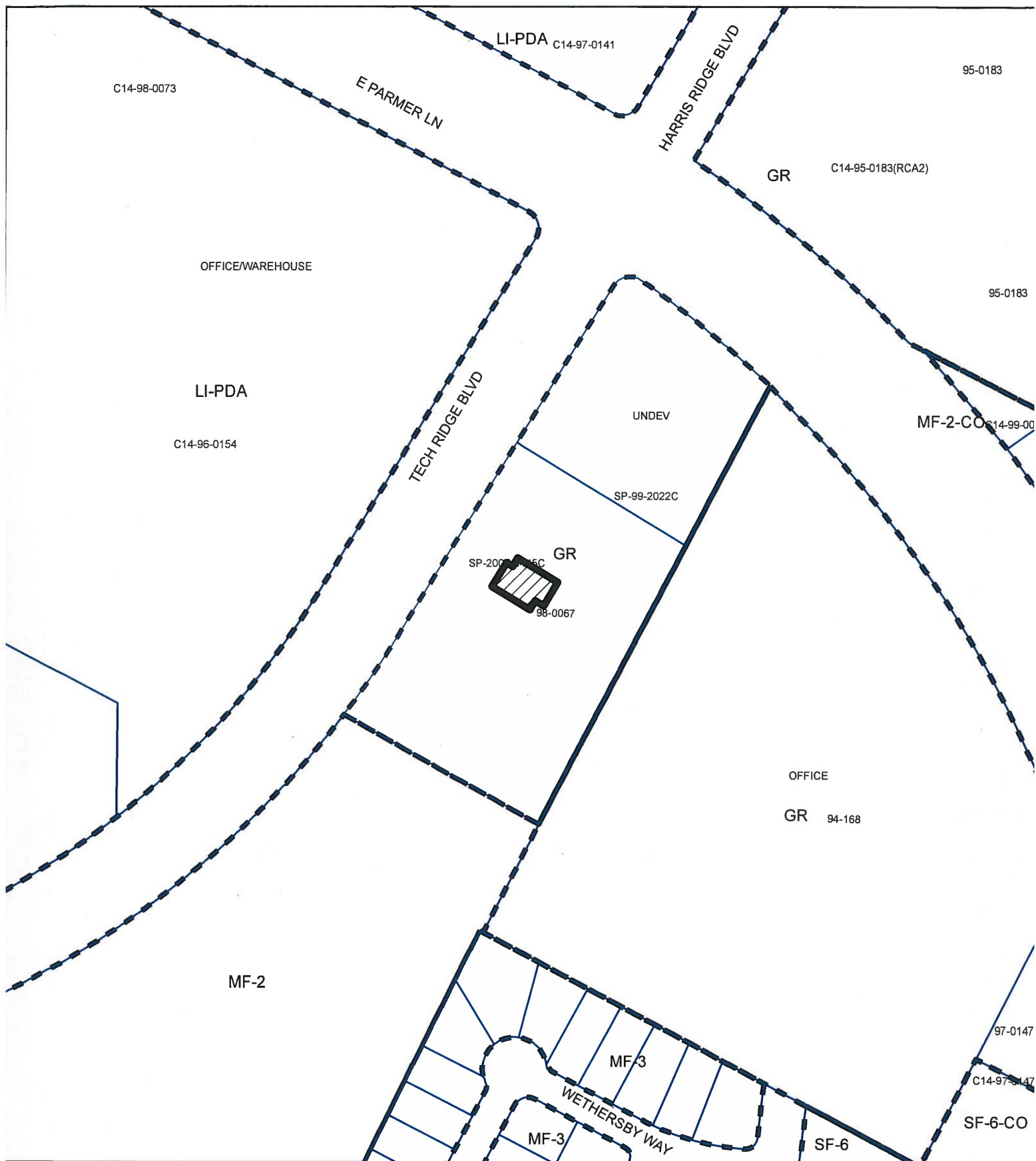
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

ZONING

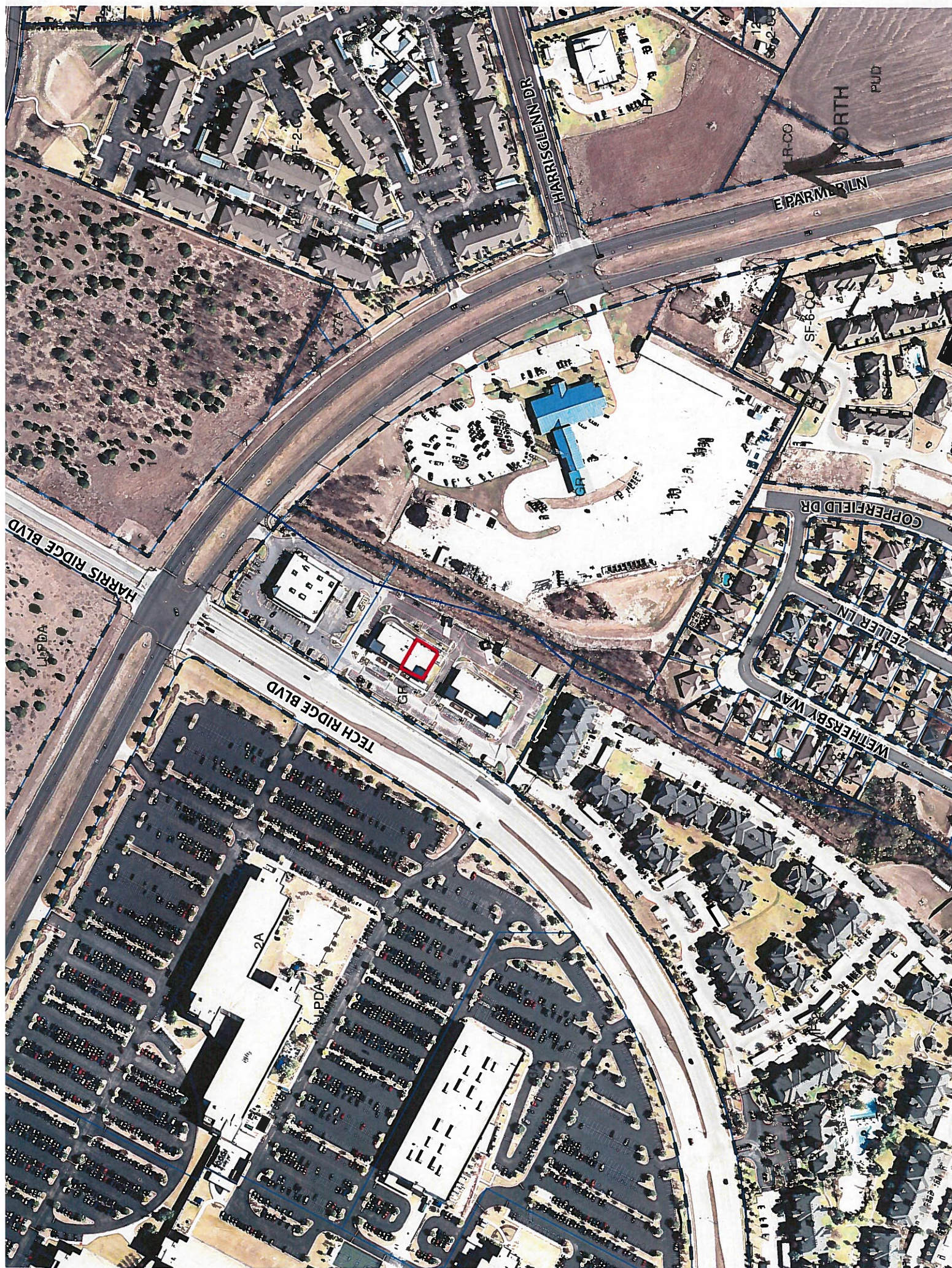
ZONING CASE#: C14-2014-0185

1" = 200'

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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STAFF RECOMMENDATION

The staff's recommendation is to grant CS-1-CO, Commercial- Liquor Sales-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

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

The CS-1 zoning district is intended for the development of a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

The CS-1-CO zoning district designation would be appropriate for this site because the property in question will take access to an arterial roadway. The site is developed with an existing retail shopping center, which fronts onto Tech Ridge Boulevard.

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

CS-1-CO zoning will promote consistency and orderly planning as it will be compatible with surrounding commercial uses. The property in question is a vacant suite that is surrounded by retail sales, restaurant, personal services and office uses.

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

The CS-1-CO zoning footprint is appropriate for this location because of the frontage of this property on an arterial roadway, Tech Ridge Boulevard. The proposed zoning will permit the applicant to provide additional commercial services for the residential developments to the south.

EXISTING CONDITIONS

Site Characteristics

The site is currently developed with a commercial shopping center (The Ridge). The property is located on Tech Ridge Boulevard near the southeast intersection of Tech Ridge Boulevard and Parmer Lane, two arterial roadways.

Comprehensive Planning

GR to CS-1

This zoning case is located on the west side Tech Ridge Blvd., approximately 700 ft. south of E. Parmer Lane. The subject property is approximately 3.76 acres in size, and contains a variety of retail and commercial uses in a shopping center called the 'The Ridge.' The property is not located within the boundaries of the neighborhood planning area. Surrounding land uses include commercial uses to the north and south, the Texas DMV to the east and a GM office building to the west. The proposed use is liquor sales.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this project as being located to the south of an **Activity Corridor** (on E. Parmer Lane). However, the comparative scale of this project relative to other nearby commercial and office uses falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek 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.

No trees are located on this property. 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.

Impervious Cover

The maximum impervious cover allowed by the CS-1 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.

Site Plan

The zoning request is for CS-1, which would require a conditional use site plan permit for a late hours permit or cocktail lounge.

Any new development will require compliance with Subchapter E, commercial design guidelines. Additional comment will be made when the 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.

Transportation

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]

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a dedicated bike land is recommended and exists along Tech Ridge Blvd.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Tech Ridge Blvd/ Harris Ridge Blvd	140'	110'	Arterial	Yes	Yes: dedicated bike lane	Yes

Water and Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.