ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0087 (RCA) (Parmer Village) **Z.A.P. DATE:** August 7, 2018

ADDRESS: 800 East Parmer Lane

DISTRICT AREA: 7

OWNER/APPLICANT: Ly Austin and Nguyen, L.P. (Kevin Nguyen) **AGENT:** Tri County Consultants (Phillip Duprey)

EXISTING ZONING: GR, LR-CO **AREA:** 18.9820 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends the proposed amendment to the public restrictive covenant to 1) remove paragraph 1 that necessitates compliance with the conditions of the TIA dated June 30, 2007 and 2) to remove paragraph 3 that requires public access easements for the connection of Josh Ridge Boulevard to Harris Ridge Boulevard.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

8/07/18: Approved staff's recommendation for the restrictive covenant amendment by consent (8-0, D. Breithaupt- arrived late, B. Evans-absent); S. Lavani-1st, A. Denkler-2nd.

DEPARTMENT COMMENTS:

The applicant is requesting an amendment to the restrictive covenant associated with zoning case C14-2007-0087 (Vina Plaza) to remove item/paragraph 1 that states that, "A site plan or building permit for the Property may not be approved release or issued if the completed development or uses of the Property, considered cumulatively with all exiting or previously authorized development and uses, generated traffic that exceeds the total traffic generation for the Property as specified in the Traffic Impact Analysis ("TIA") prepared by Robert J. Halls and Associates, dated June 30, 2007,…" and to remove item/paragraph 3 that states, "Prior to site plan approval, a 26-foot wide public access easement and a 30-foot wide public access easement shall be provided between the terminus of Josh Ridge Boulevard and Harris Ridge Boulevard to provide two access points to Harris Ridge Boulevard. Parking is prohibited along the entirety of the access easements unless otherwise approved by the Director." The applicant's request letter is included as Attachment A to this report.

The staff recommends the applicant's request to amend the public restrictive covenant to remove items/paragraphs 1 and 3. The applicant would like to delete these conditions from the public restrictive covenant as they are proposing to rezone the property to add a MU, Mixed Use Combining District, to the existing GR, Community Commercial District zoning, through case C14-2016-0094 (Parmer Village). The applicant would like to develop a mixed use project on the site that would contain multifamily residential, a hotel, indoor entertainment (a movie theater), personal improvement services (a fitness center), financial services and restaurant uses. As a requirement of the current rezoning case, the applicant has conducted a new Traffic Impact Analysis ("TIA") for this property. The conditions of this "TIA" prepared by LJA Engineering, dated March 6, 2018, will be recorded in a new public restrictive covenant along with the rezoning ordinance for zoning case C14-2016-0094.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR, LR-CO	Undeveloped
North	LI-PDA	Undeveloped Tracts
South	GR, MF-2-CO	General Retail Sales-Convenience (Walgreens), Undeveloped Tract, Office (Texas Department of Motor Vehicles)
East	SF-2, MF-2-CO	Single-Family Residential Neighborhood (Harris Ridge), Multi-family Residential (Settler's Ridge Apartments)
West	LI-PDA	Undeveloped Tracts

AREA STUDY: N/A

TIA: Yes

WATERSHED: Walnut Creek, Harris Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Neighborhoods Council
Bike Austin
Copperfield Neighborhood Organization (CNO)
Friends of Austin Neighborhoods
Harris Glenn Homeowners Association
Harris Ridge Homeowners Association
Harris Ridge Phase IV
Homeless Neighborhood Association
Pflugerville Independent School District
North Growth Corridor Alliance
SELTEXAS
Sierra Club, Austin Regional Group
Techridge Neighbors
Yager Planning Area

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0103 (Del Cerro: 13700 Dessau Road)	SF-2-CO, GR-MU, GR to MF-3	8/21/07: Approved staff's recommendation of MF-3 zoning by consent (7-0, K. Jackson-absent)	9/27/07: Granted MF-3 zoning by consent (6-0; B. Dunkerley-absent); all 3 readings
C14-2007-0087 (Vina Plaza: 12801 Harris Ridge Boulevard)	RR to GR	10/16/07: Approved staff rec. of LR-CO zoning, with a CO that will require a 25-foot undisturbed vegetative buffer along the northeast and eastern property lines of the site to provide separation	11/01/07: Approved GR zoning on 1st reading, leaving the public hearing open and requesting that the item be placed on the November 8, 2007 agenda (6-0, Wynn-absent); Martinez-1st,

		between the proposed commercial uses and the established residential neighborhood (existing SF-2 zoning) located the north and east and a public RC for the conditions of the TIA. The Commission added the following conditions: 1) There will be a 50-foot building setback from the north and east (SF-2 zoned) property lines. 2) No parking spaces will be permitted with the area 50-feet from the east/ SF-2 zoned property line. The applicant will construct a 6-foot masonry fence along the north and eastern SF-2 zoned property lines. 3) The will be a 30-foot height limit on the site 64-feet from the SF-2 zoned property lines. 4) The applicant will provide a bio-filtration pond instead of a sand filtration system on the site for the proposed development. 5) The following uses will be prohibited: Plant Nursery, Service Station and Urban Farm. Vote: (6-0, J. Gohil and C. Hammond-absent); K. Jackson-1st, S. Hale-2nd	McCracken-2nd. 11/08/07: Approved LR-CO zoning with the following conditions: 1) Construction of a solid wood fence with masonry columns, buffers as recommended by the Zoning and Platting Commission, 2) Two access points on Harris Ridge Boulevard - one with a thirty foot driveway and one with a twenty-six foot driveway that must be constructed prior to approval of the site plan. (7-0); M. Martinez-1st, B. McCracken-2nd
C14-04-0127 (Wright Subdivision: 1624 East Howard Lane)	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0)	11/18/04: Granted GR-CO (7-0); all 3 readings
C14-04-0056 (Fish Tract: 13600-14224 Dessau Road)	I-RR to SF-2, SF-6, MF-3 and 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 on all 3 readings (7-0)
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)
C14-00-2101	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	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

C14-98-0258	DR to MF-2	10/26/99: Approved staff rec. of MF-2-CO, w/ 400 unit limit, by consent (8-0, BH-off dais)	12/2/99: Approved PC rec. of MF-2-CO w/ conditions (6-0, WL-absent); 1st reading 1/27/00: Approved 2nd/3rd readings by consent (6-0)
C14-98-0257	DR to GR	10/26/99: Approved staff rec. of LO-CO (TR 1, 2, 3) & GR (TR 4 & 5) by consent (8-0, BH-off dais)	12/2/99: Approved PC rec. of LO (TR1), LO-CO (TR 2 & 3) w/ conditions, and GR (TR 4 & 5) (6-0, WL-absent); 1st reading 1/27/00: Approved 2nd/3rd readings by consent (6-0)
C14-98-0126	DR to GR	9/29/98: Approved LR-CO w/ conditions that uses limited to 'NO' uses (9-0)	11/5/98: Approved PC rec. of LR-CO (TRA) & LO-CO (TRB) w/ conditions (6-0); all 3 readings
C14-97-0126	DR to GR	12/9/97: Approved GR-CO w/ conditions (5-3)	2/5/98: Approved PC rec. of GR-CO w/ new conditions (5-0); 1st reading 4/9/98: Approved GR-CO w/ conditions (7-0); 2nd/ 3rd readings

RELATED CASES: C14-95-0183(RCA)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Harris Ridge Blvd.	46'	30'	Arterial	Yes	No	No
Parmer Lane	200'	123'	Arterial	No	No	No

CITY COUNCIL DATE: August 23, 2018 — **ACTION:** Postponed to August 30, 2018 at the staff's request by consent (11-0)

August 30, 2018 — **ACTION:** Postponed to September 20, 2018 at the staff's request by consent (11-0), L. Pool-1st, P. Renteria-2nd.

September 20, 2018 — **ACTION:**

CASE MANAGER: Sherri Sirwaitis — **PHONE:** 512-974-3057, sherri.sirwaitis@austintexas.gov