

ZONING CHANGE REVIEW SHEET**CASE:** C14-2018-0152 (Parmer Retail Center)**Z.A.P. DATE:** March 19, 2019**ADDRESS:** 1100 East Parmer Lane**DISTRICT AREA:** 7**OWNER/APPLICANT:** Quatro Business, LLC (Rafik Maredia)**AGENT:** MADC, LLC (Carl McClendon)**ZONING FROM:** LR-CO**TO:** LR**AREA:** 0.84 acres (36,590 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant LR, Neighborhood Commercial District, zoning.

ZONING AND PLATTING COMMISSION:**DEPARTMENT COMMENTS:**

The property in question is a 0.84 acre undeveloped tract of land fronting East Parmer Lane. There is an undeveloped area and a fire station (Harris Ridge Fire and EMS Station) to the north. To the south, the tract of land in the Oertli PUD is developed with a multifamily use (Bexley Apartment Homes Tech Ridge). There is an undeveloped area and a single family residential neighborhood to the east. To the west, across E. Parmer Lane, there are townhouse residential (Bella Terra) and restaurant uses (Pho King). The applicant is requesting LR, Neighborhood Commercial District, zoning to remove the existing conditional overlay for a 2,000 vehicle trip limit so that they can develop a retail use on the property

The staff recommends the applicant's request to rezone the property to remove the conditional overlay in Ordinance No.981119-I. A Transportation Impact Analysis (TIA), dated January 22, 2015, was submitted to and approved by TxDOT in conjunction with the site plan review for the property through case SP-2017-0491C (formerly case SP-2015-0559C). As the access to this property is exclusively on TxDOT facilities, the DSD Transportation staff has no additional comments and will defer to the attached approval letter from TxDOT indicating the required improvements which will be addressed with the site plan application (Please see Attachment A).

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR-CO	Undeveloped
<i>North</i>	LR	Undeveloped Area, Fire Station (Harris Ridge Fire and EMS Station)
<i>South</i>	PUD	Multifamily (Bexley Apartment Homes Tech Ridge), Detention Pond
<i>East</i>	LR, SF-2	Undeveloped Area, Single-Family Residential Neighborhood
<i>West</i>	GR, SF-6-CO	Restaurant (Pho King), Multifamily (Bella Terra)

AREA STUDY: N/A**TIA:** Previously Submitted**WATERSHED:** Walnut Creek**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council
 Bike Austin
 Copperfield Neighborhood Organization (CNO)
 Friends of Austin Neighborhoods
 Harris Glenn Homeowners Association
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 Pflugerville Independent School District
 Sierra Club, Austin Regional Group
 Yager Planning Area

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0094 (Parmer Village: 800 East Parmer Lane)	GR to GR-MU	8/07/18: Approved the staff's recommendation for GR-MU zoning, with conditions, by consent (8-0, D. Breithaupt- arrived late, B. Evans-absent); S. Lavani-1 st , A. Denkler-2 nd .	8/23/18: Approved GR-MU zoning, with conditions on 1 st reading by consent (11-0) 9/20/18: Ordinance No. 20180920-068 for community commercial-mixed use (GR-MU) combining district zoning was approved on Council Member Pool's motion, Council Member Kitchen's second on a 10-0 vote. Council Member Alter was absent.
C814-2008-0146 (Oertli PUD: 12422 Dessau	DR, SF-2 to PUD	1/20/09: Approved staff rec. for PUD zoning by consent (4-0)	2/26/09: Approved PUD zoning with conditions (6-0); 1 st reading

Road)			4/02/09: Approved PUD zoning with conditions (7-0); 2 nd /3 rd readings
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	<p>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 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.</p> <p>Vote: (6-0, J. Gohil and C. Hammond-absent); K. Jackson-1st, S. Hale-2nd</p>	<p>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, McCracken-2nd.</p> <p>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</p>
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)
C14-98-0114 (Copperfield IV Venture: E. Parmer Lane)	To LR	10/13/98: Approved staff rec. of LR-CO (7-0)	11/19/98: Approved PC rec. of LR-CO, with conditions (7-0); all 3 readings

RELATED CASES: C14-98-0114 (Previous Zoning Case)
C8-2017-0009.0A (Subdivision Case)
SP-2017-0491C (Site Plan Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Parmer Lane	200'	123'	Arterial	No	No	No

CITY COUNCIL DATE: April 11, 2019

ACTION:

ORDINANCE READINGS: 1st

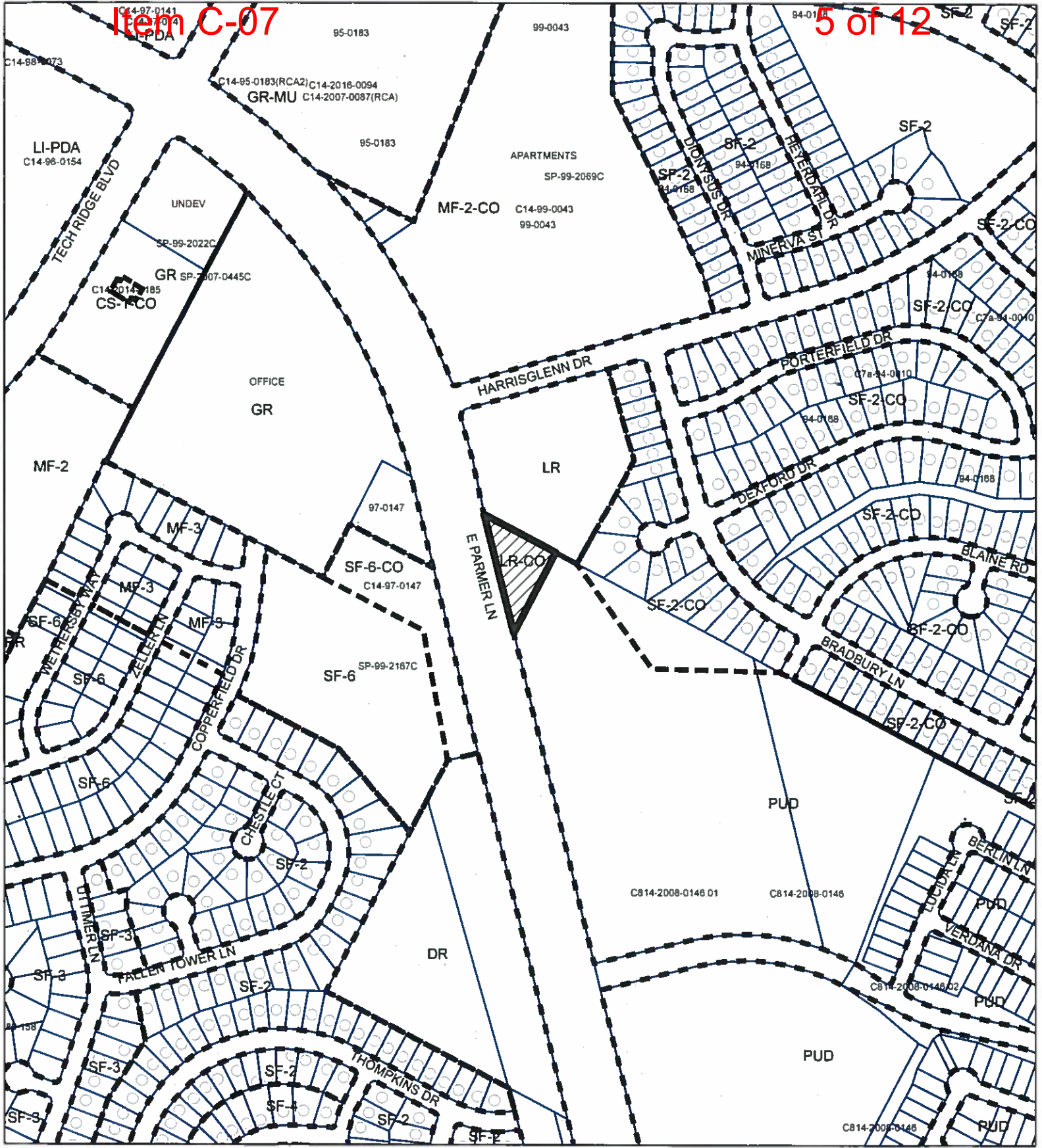
2nd

3rd

ORDINANCE NUMBER:





CASE MANAGER: Sherri Sirwaitis

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



ZONING

ZONING CASE#: C14-2018-0152

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

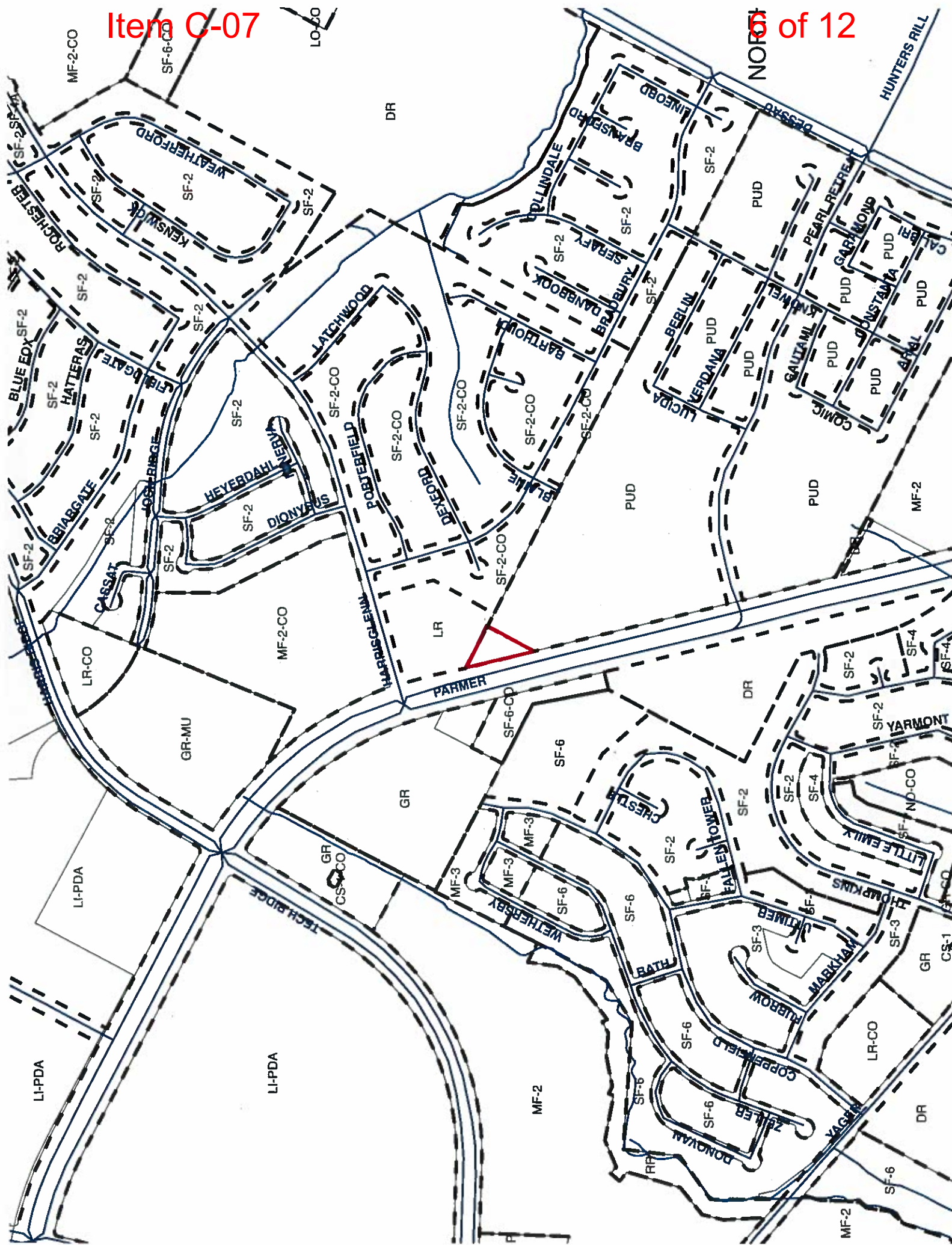
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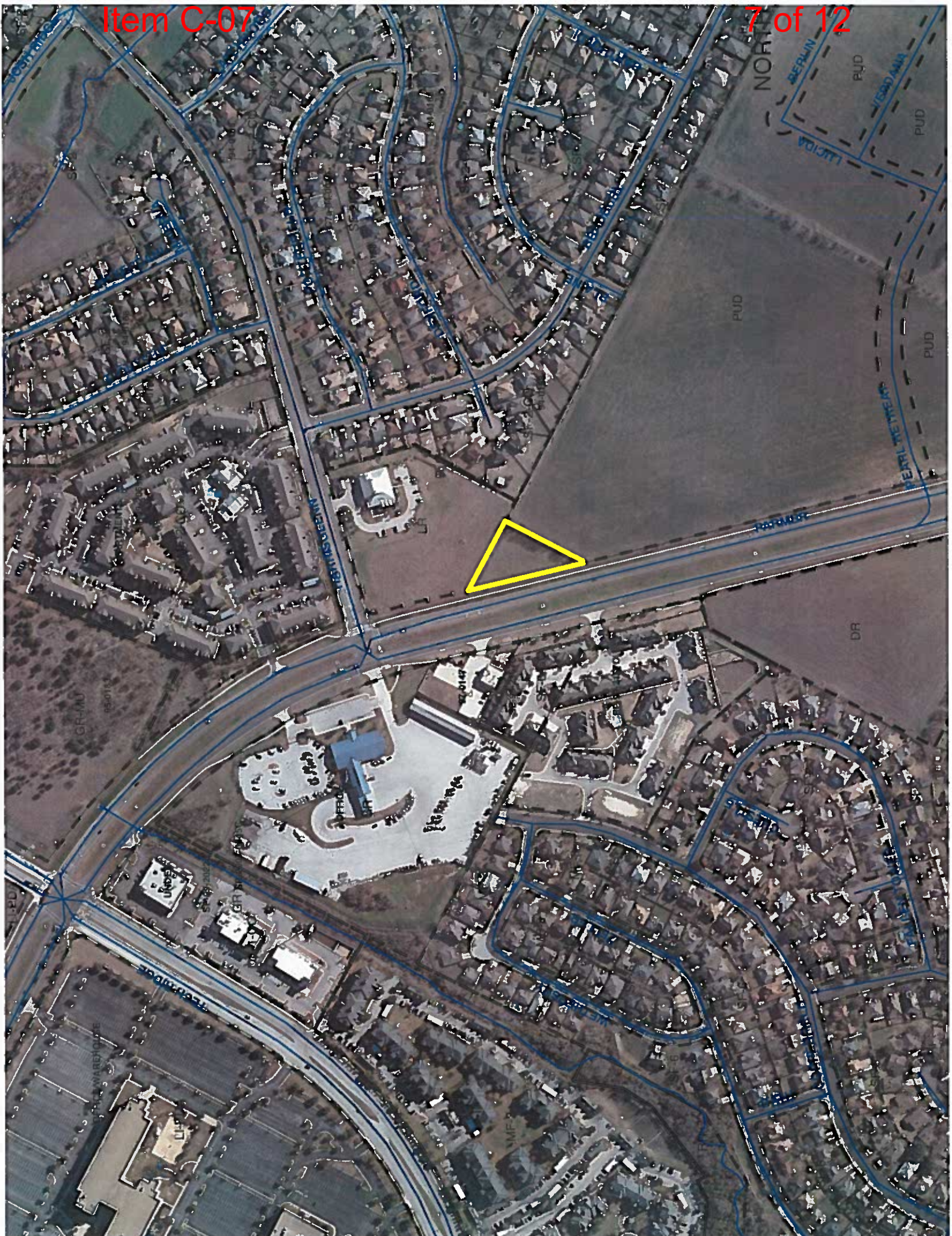
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Created: 12/19/2018





STAFF RECOMMENDATION

The staff's recommendation is to grant LR, Neighborhood Commercial District, zoning.

BASIS FOR RECOMMENDATION

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

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

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

The LR zoning designation will permit the applicant to develop low intensity office and commercial uses on this tract of land that fronts onto an arterial roadway, E. Parmer Lane. The Imagine Austin Comprehensive Plan Growth Concept Map designates East Parmer Lane as an Activity Corridor. The proposed zoning will allow for uses that will serve residential needs to the north, south and east and community wide needs in this area of the City.

EXISTING CONDITIONS**Site Characteristics**

The site in questions is currently undeveloped and moderately vegetated. There is an undeveloped area and a fire station (Harris Ridge Fire and EMS Station) to the north. To the south, the tract of land in the Oertli PUD is developed with a multifamily use (Bexley Apartment Homes Tech Ridge). There is an undeveloped area and a single family residential neighborhood to the east. To the west, across E. Parmer Lane, there are townhouse residential (Bella Terra) and restaurant uses (Pho King).

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Comprehensive Planning

Monday January 07, 2019

LR-CO to LR

This zoning case is located on the east side of E. Parmer Lane, approximately 350 ft. south of Harrisglenn Drive on a vacant property that is approximately 0.84 acres in size. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land, a fire station and a large apartment complex to the north; to the south is a large apartment complex, Oertli Park, and vacant land; to the east is a single family subdivision; and to the west is a restaurant, an office, and a large single family subdivision. The proposed use is a gas station and unidentified retail uses. The current CO limits the site to no more than 2,000 trips per day. The applicant wants the CO removed but proposes to include a deceleration lane to address safety concerns.

Connectivity

A public sidewalk is located along E. Parmer Road. There are no bike lanes, urban trails, or public transit stops located within a quarter of mile from this property. The Walkscore for this site is 26/100, Car Dependent, meaning almost all errands require a car. The mobility options in this area are below average.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this section of E. Parmer Lane as an **Activity Corridor**. Activity corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are applicable 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.

Based on the property being located along an Activity Corridor that encourages a variety of land uses along corridors, including commercial, but a lack of mobility options in the area, this project appears to only partially support the policies of the Imagine Austin Comprehensive Plan.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. 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

Thursday January 03, 2019

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek and Harris Branch Watersheds of the Colorado River Basin, both are 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.

At this time, site specific information is unavailable regarding 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

Thursday January 17, 2019

No Site Plan comments at this time. Comments will be generated at the time of site plan submission.

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 provided separately and was reviewed and approved by the Texas Department of Transportation. Since the access to this site is exclusively on TxDOT facilities, Land Use Review staff has no additional comments.

The Austin Metropolitan Area Transportation Plan calls for 200 feet of right-of-way for E Parmer Lane. With the approval of the Texas Department of Transportation, 100 feet of right-of-way from the existing centerline should be dedicated for E Parmer Lane according to the Transportation Plan at the time of the subdivision and/or site plan application, whichever comes first. [LDC 25-6-51 and 25-6-55].

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for an E Parmer Lane. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way

dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information.

FYI – the existing sidewalks along Parmer Lane may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within mile)
E Parmer Lane	200 feet	120 feet (with median)	Arterial	Yes	Yes, shared lane	No

Water and Wastewater

Tuesday December 18, 2018

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 Austin Water 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 fees once the landowner makes an application for Austin Water utility tap permits.



7901 NORTH IH 35 | AUSTIN, TEXAS 78753 | (512) 832-7000 | WWW.TXDOT.GOV

February 27, 2015

Joe S. Ternus, P.E.
Ternus Consulting Services
399 Lamaloa Lane
Bastrop, TX 78602

RE: Parmer Retail Center TIA

This letter serves as comments from TxDOT Austin District Traffic Operations Office of the Parmer Retail Center development TIA at the north side of Parmer Lane east of Harrisglenn Drive, in the City of Austin, Texas.

TxDOT has the following comments:

- We agree with site driveway being a "right-in and right-out only" driveway.
- Recommended east bound left turn median opening at the site driveway is denied because of the high volume, high speed, safety concerns and proximity to Harrisglenn Dr.
- Coordinate with the North Travis Area Office on how to handle the right turn deceleration lane construction and/or donation/AFA agreement.

The City of Austin and the TxDOT North Travis Area Office may have some additional comments.

If you have any questions or require additional information please contact me at (512) 832-7286.

Thank you,

Mahendran Thivakaran, P.E.
Traffic Operations – Austin District

cc: Mike McKissick, P.E., North Travis AO
Houman Hemati, P.E., North Travis AO
Gary Morris, Permit Coordinator
Sangeeta Jain, City of Austin