

ZONING CHANGE REVIEW SHEET**CASE:** C14-2018-0142 (SAS Campus II)**Z.A.P. DATE:** March 19, 2019**ADDRESS:** 11920 Wilson Parke Avenue**DISTRICT AREA:** 6**APPLICANT:** SAS Institute, Inc. (Patricia C. Dowty)**AGENT:** Drenner Group, PC (Dave Anderson)**ZONING FROM:** I-RR**TO:** GO**AREA:** 80.2787 acres**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant GO, General Office District, zoning.

The site development should be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA (Big Red Dog Engineering – March 2, 2018) through a public restrictive covenant that will be recorded prior to third reading of this case at City Council. The TIA recommendations are included as Attachment B to this report.

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

The property in question is undeveloped and densely vegetated. This land surrounds an existing office development - SAS Campus I. The area to the north is undeveloped. To the south, across Wilson Parke Avenue, there is an elementary school (Grandview Hills Elementary School). The tracts of land to the east along north FM 620 Road are developed with office, hotel, personal improvement, retail and restaurant uses. To the west, there is a single family residential neighborhood. The applicant is requesting to zone these tracts of land to develop to expand the SAS office campus (Request Letter – Attachment A).

The staff recommends GO, General Office District, zoning for the site under consideration. The property meets the intent of the GO district as it will allow for an office/commercial use that serves community and city-wide needs. These tracts of land are located on a collector roadway, Wilson Parke Avenue, near North F.M. 620 Road. The proposed zoning will permit office uses that will provide for a transition in the intensity of uses from the commercial uses fronting North FM 620 to the east and the established single family residential neighborhood to the west.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	County	Undeveloped
<i>South</i>	R&D-PDA	School (Grandview Hills Elementary School)
<i>East</i>	GO-CO, County, GR-CO	Office (Oldcastle Materials, A+Federal Credit Union, Champion Cryotherapy, Austin Regional Clinic, ARA Diagnostic Imaging), Hotel (Holiday Inn Express & Suites), Retail Center (Trails at 620: Mattress Firm, European Wax Center, AT & T, Moviehouse & Eatery, Freebirds World Burrito, Whataburger, Freddy's Steakhouses, Flores Mexican Restaurant, Chicken Express, Mathnasium, Oasthouse Kitchen + Bar, West Salon, Schlotzsky's, Trails Dental Group and Orthodontics, Highlights Gametime Grill, Angel Donuts, Peppermint Pedi Parlor, Redfin Seafood Kitchen, Napa Flats, Barre 3 Exercise Studio)
<i>West</i>	SF-1, SF-2	Single Family Residences

AREA STUDY: N/A**TIA:** Required**WATERSHED:** Lake Travis Creek**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Bike Austin
 Friends of Austin Neighborhoods
 Leander ISD Population and Survey Analysts
 Neighborhood Empowerment Foundation
 Northwest Austin Coalition
 Parke Homeowners Association Inc.
 SELTEXAS
 Sierra Club, Austin Regional Group
 The Parke HOA
 TNR BCP-Travis County Natural Resources
 2222 Coalition of Neighborhood Associations, Inc.
 Volente Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0241 (12200-12700 Block of Wilson Parke Avenue)	I-RR to LO	1/08/08: Approved staff's recommendation of LO zoning by consent (7-0, T. Rabago-not yet arrived); J. Martinez-1 st , K. Jackson.	2/14/08: Approved LO zoning on all 3 readings

C14-06-0021 (Versante: 8804 North R.M. 620)	GO to SF-6	4/18/06: Approved staff's recommendation for SF-6-CO zoning, with a CO to limit the development intensity for the site to less than 2,000 vehicle trips per day, by consent (9-0); J. Martinez-1 st , M. Hawthorne-2 nd .	5/18/06: Approved SF-6-CO zoning by consent (7-0); all 3 readings
C14-04-0183 (Escalon at Canyon Creek Apartments: 9715 N. FM 620 Road)	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0)	1/27/05: Approved MF-2-CO (6-0, Dunkerley-absent); 1 st reading 3/03/05: Approved MF-2-CO on consent (7-0); 2 nd /3 rd readings
C14-04-0141 (Grandview Hills Section 11B, Lot 1: N. FM 620 Road at Wilson Parke Avenue)	I-RR to GR	10/05/04: Approved staff rec. of GR-CO zoning (9-0)	11/04/04: Approved GR-CO zoning, with CO to prohibit Automotive Rentals, Automotive Repair Services, Automotive Sales, Commercial Off-Street Parking, Convalescent Services, Counseling Services, Exterminating Services, Drop-Off Recycling Collection Facility, Day Care Services (Limited), Funeral Services, Guidance Services, Outdoor Entertainment, Residential Treatment and to limit General Retail (Limited) and General Retail (General) uses to not more than 100,000 sq. ft. of floor area on all 3 readings (7-0).
C14-02-0027 (Grandview Hill Section 11B, Lot 3: 8500 Block of N. FM 620 Road)	I-RR to MF-2	3/26/02: Approved staff rec. of MF-2 by consent (9-0)	5/09/02: Approved MF-2 (7-0); all 3 readings
C14-02-0021 (Grandview Hills, Section 8: 8500 Block of N. FM 620 Road at Denali Parkway)	I-RR to SF-2	3/26/02: Approved staff rec. of SF-2 by consent (9-0)	5/09/02: Approved SF-2 zoning (5-0); all 3 readings
C14-01-0045 (Grandview Hills Section 14: Boulder Lane and N. FM 620 Road)	I-GO to GO	5/15/01: Approved staff rec. of GO by consent (6-1, BB-No)	6/14/01: Approved GO (7-0); all 3 Readings

C14-99-0079 (Grandview Hills Section 11A: Wilson Parke Avenue at N. FM 620 Road)		10/26/99: Approved GR and GO zoning, prohibit Fast Food Restaurants, Pawn Shops, Automotive Uses, Exterminator Services subject to Neighborhood and Applicant agreement (8-1, RC-Nay)	12/02/99: Approved PC rec. (6-0, WL-absent); 1 st reading 1/13/00: Approved 2 nd reading subject to limitation of 100,000 sq. ft. of retail and 65, 000 sq. ft. of office (6-0, KW-out of room) 3/02/00: Approved 3 rd reading
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RELATED CASES: C7A-88-003 (Annexation Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Wilson Parke Ave	119 ft.	86 ft. (with median)	Collector	Yes, partially	Yes, buffered bike lane	No

CITY COUNCIL DATE: April 11, 2019

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

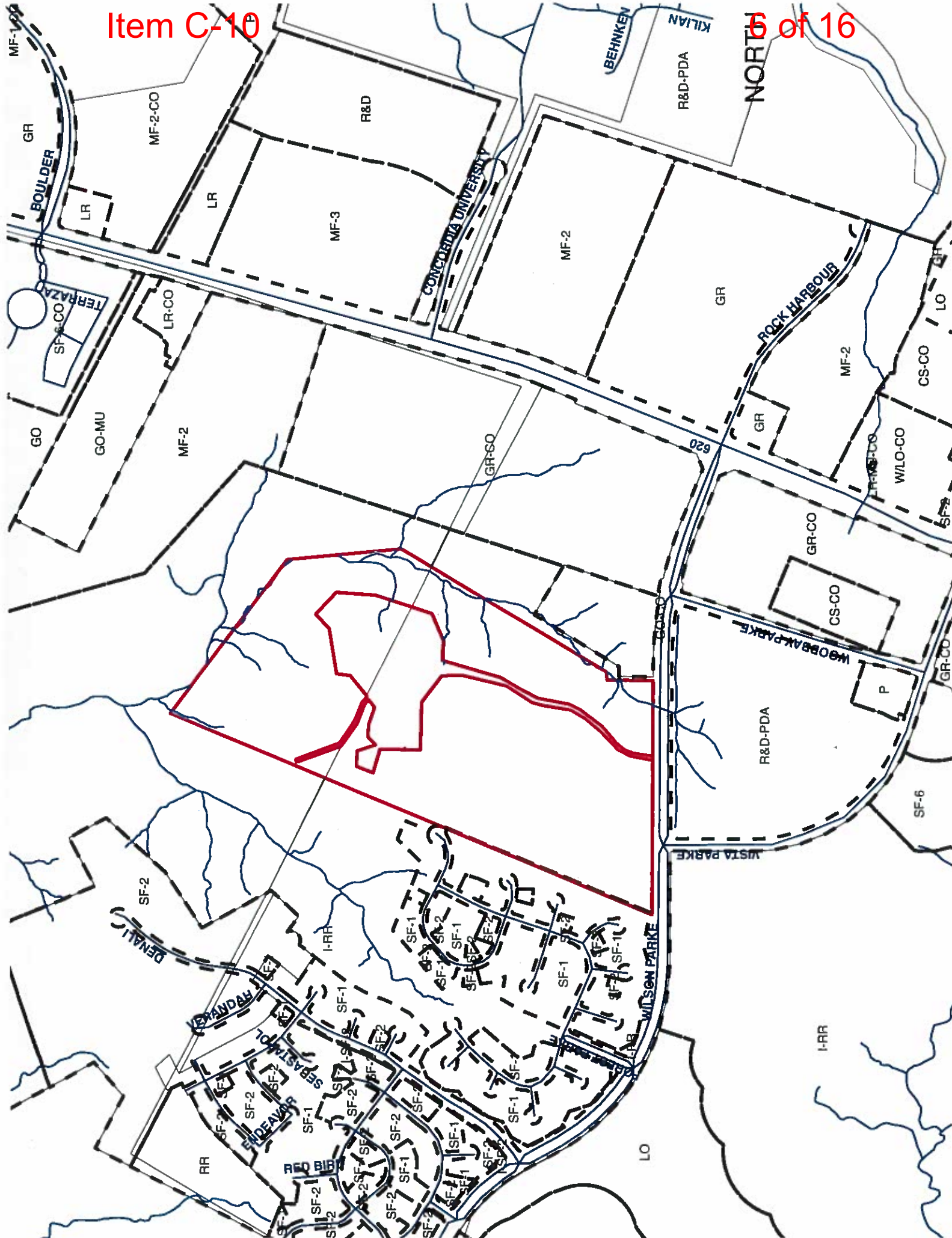
CASE MANAGER: Sherri Sirwaitis

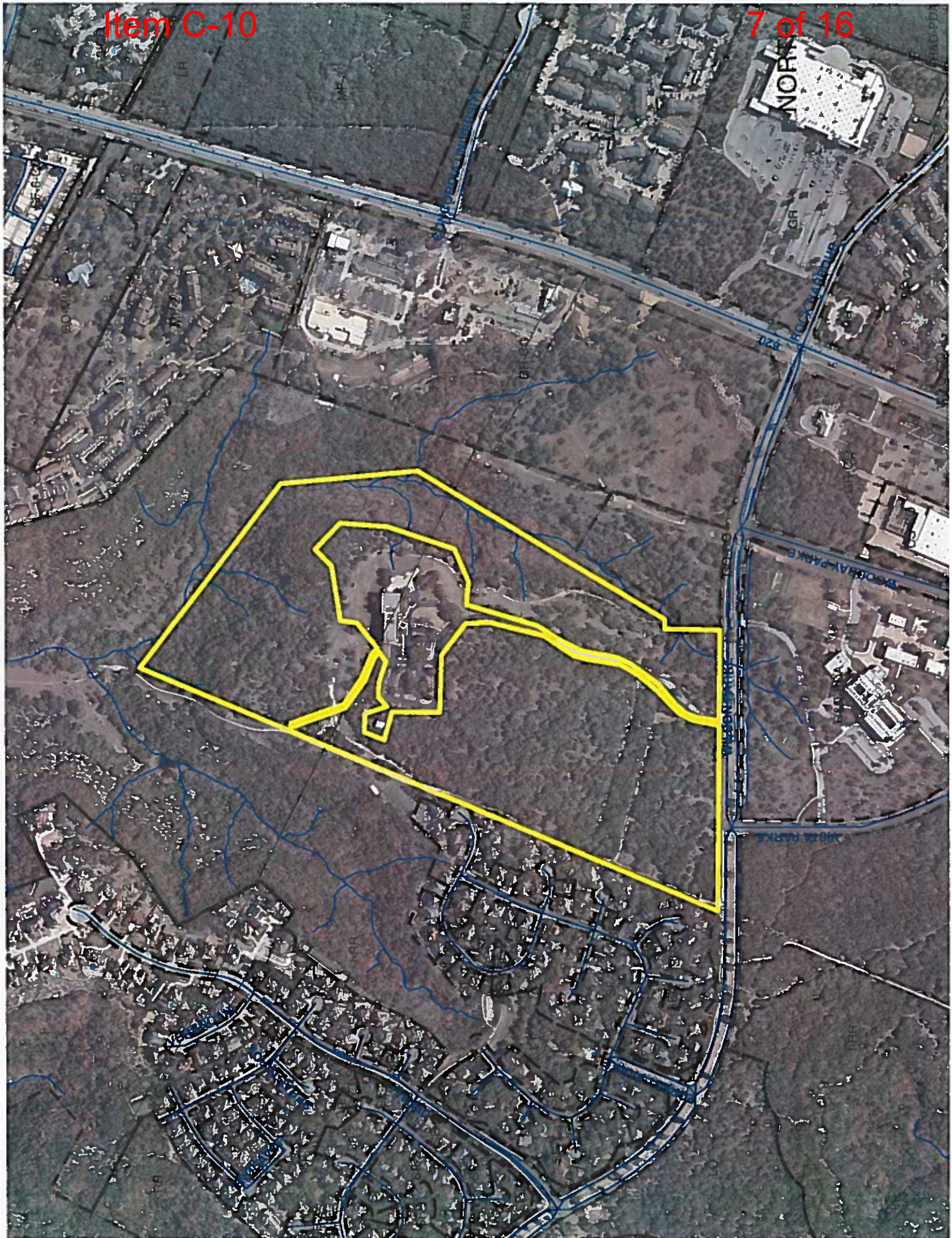
PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



Created: 11/26/2018

1" = 600'





STAFF RECOMMENDATION

The staff's recommendation is to grant GO, General Office District, zoning.

The site development should be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA (Big Red Dog Engineering – March 2, 2018) through a public restrictive covenant that will be recorded prior to third reading of this case at City Council. The TIA recommendations are included as Attachment B to this report.

BASIS FOR RECOMMENDATION

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

The property in question is located on a collector roadway, Wilson Parke Avenue, near North F.M. 620 Road.

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

The proposed zoning will permit office uses that will provide for a transition in the intensity of uses from the commercial uses fronting North FM 620 to the east and the established single family residential neighborhood to the west.

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

GO, General Office District, zoning, will permit the applicant to expand the existing SAS office campus at this location.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is undeveloped and densely vegetated. This land surrounds an existing office development - SAS Campus I. The area to the north is undeveloped. To the south, across Wilson Parke Avenue, there is an elementary school (Grandview Hills Elementary School). The tracts of land to the east along north FM 620 Road are developed with office, hotel, personal improvement, retail and restaurant uses. To the west, there is a single family residential neighborhood.

Comprehensive Planning

Friday December 07, 2018

I-RR to GO

This zoning case is located on the north side of Wilson Parke Avenue on 80.27 acres, which is part of a larger 94 acre site. While the 80 acres is undeveloped, the other 14 acres contains an existing office building. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes multifamily housing and vacant land to the north; to the south is an

elementary school and vacant land; to the east is large shopping center and a large multi-family apartment complex; and the west is a large single family subdivision. The proposal is to rezone the property to an office zoning designation to build a 180,800 sf corporate office park.

Connectivity

The Walkscore for this area is **20/100, Car Dependent**, meaning almost all errands require a car. A public sidewalk is located partially along Wilson Parke Avenue but there are no urban trails, or public transit stops located within a mile of this site. Bike lanes are located along both side of Wilson Parke Avenue. Connectivity and mobility options in this area are below average.

Imagine Austin

The property is not situated along an Activity Corridor or by an Activity Center according to the Imagine Austin Growth Concept Map. The following Imagine Austin policy is applicable to this case:

☑ **LUT P3** Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.

☑ **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

Based on the existing office development but a lack of mobility options in the area, this request appears to only partially support the policies of the Imagine Austin Plan. It is hoped in the near future that the property owner considers installing a shared path or public sidewalk within their corporate office park and along Wilson Parke Avenue to access nearby commercial, office and residential uses in the vicinity.

Impervious Cover

The maximum impervious cover allowed by the GO 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 is limited by the watershed regulations.

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

Development Classification	% of Net Site Area	% NSA with Transfers	Allowable Density
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Note: The most restrictive impervious cover limit applies.

Environmental

Wednesday November 28, 2018

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

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 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

Tuesday December 11, 2018

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.

Compatibility Standards

The site is subject to the compatibility requirements of Article 10 based on the following:

- a) The site is zoned SF-6 or less restrictive; AND
 - b) There are one or more adjacent properties to the west which are zoned SF-5 or more restrictive OR are developed with uses permitted in the SF-5 or more restrictive zones; AND
 - c) There are one or more properties within 540 feet which are zoned SF-5 or more restrictive OR are developed with uses permitted in the SF-5 or more restrictive zones
- Unless specified, distances below are measured from the closest property line of the property in a restrictive zone or use.

- 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.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, height limitation is 60 feet plus one foot for each 4 feet of distance in excess of 100 feet from the property line.
- No parking or driveways are allowed along Wilson Parke Drive 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.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

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 is required in combination with C14-2018-0143 application and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC 25-6-142]. Comments will be provided in a separate memo (Please see Attachment B).

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

It is recommended that the applicant provide joint access for the tracts along Wilson Parke Avenue to reduce the number of curb cuts.

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, a buffered bike lane for all ages and abilities is recommended for Wilson Parke Avenue. 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 north/south block length is approx. 3,300 and east/west is approx. 1,500 feet both of which exceed the maximum block length standards. At the time of the subdivision application, right-of-way shall be required traversing east/west and north/south within the site to comply with the block length requirements.

FYI – staff recommends providing a public hike and bike trail within the property connecting the residential developments to the north and east and commercial development to the west.

FYI – the existing driveways and sidewalks along Wilson Parke Avenue 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. This includes reconstructing the existing sidewalks to meet ADA compliance.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Wilson Parke Ave	119 ft.	86 ft. (with median)	Collector	Yes, partially	Yes, buffered bike lane	No

Water and Wastewater

Monday November 19, 2018

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 Austin Water 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.

November 16, 2018

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: SAS Campus II – Rezoning application for the 80.2787-acre piece of property located at 12108 Wilson Parke Avenue in Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning application package. The project is titled SAS Campus II and consists of 80.2787 acres of land. The Property is currently zoned I-RR, Interim Rural Residential. The Property is currently undeveloped.

The requested rezoning is from I-RR to GO, General Office. The purpose of this rezoning is to allow for the development of the Property as commercial office space. According to City Code Section §25-2-95, General Office (GO) district is the appropriate designation “for an office or commercial use that serves community and city-wide needs [which] may contain one or more different uses.” The proposed rezoning is consistent with development in the surrounding area, including a 60,000 square foot office building on the adjacent tract, also owned by SAS Institute Inc.

The Property consists of three tracts of land:

1. 10.54 acres out of the T. Dunlap Survey No. 594, Abstract 239
2. 2.26 acres out of the T. Dunlap Survey No. 594, Abstract 239
3. 67.4787 acres out of Lot 2, Block G, The Parke Phase C (81.495 total platted acres save and except 14.0163 acres described as Lot 1 of The Parke – Phase C Resubdivision of Lot 2, Block G)

A subdivision application for the two unplatted tracts out of the T. Dunlap Survey No. 594 (C8-2017-0273.0A) is currently under review and field notes describing same are attached hereto. The balance of the Property (67.4787 acres) is part of a platted lot: Lot 2, Block G, The Parke Phase C (C8-84-039.02.2A). A resubdivision application (C8-2017-0271.0A), which seeks to subdivide the parcel into two lots, is currently in the review process. Because the final plat has not been approved, we are attaching a second set of field notes describing Lot 1 of The Parke – Phase C Resubdivision of Lot 2, Block G.

A rezoning application for the neighboring 14.0163-acre piece of land (SAS Campus I) is being submitted concurrently with this application. A Traffic Impact Analysis (TIA) performed by Big Red Dog Engineering, which looked at several proposed build-out scenarios for the entire 94.295-acre tract, is being submitted herewith. This TIA is currently under review by the City of Austin Transportation Department and the Development Services Department.

The Property is located in City Council District 6, in the Full Purpose Jurisdiction of the City of Austin, and currently receives water and wastewater service from the City of Austin and electric service from Pedernales Electric Cooperative. The Property currently takes access from Wilson Parke Avenue and no additional access to the Property is being proposed. The Property is located within the Lake Travis water quality rural watershed and is not located within the boundaries of a neighborhood planning area.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Dave Anderson

cc: Jerry Rusthoven, Planning and Zoning Review Department (*via electronic delivery*)
Joi Harden, Planning and Zoning Review Department (*via electronic delivery*)
Sherri Sirwaitis, Planning and Zoning Review Department (*via electronic delivery*)



MEMORANDUM

Date: February 25, 2019
To: Sherri Sirwaitis, Case Manager
CC: Dan Hennessey, P.E., Big Red Dog/WGI
 Eric Bollich, P.E., PTOE, Austin Transportation Department *E.B.*
 Upal Barua, P.E., P. Eng, PTOE, Austin Transportation Department *UB*
Reference: 11920 Wilson Parke Avenue (SAS Campus Re-Zoning) - TIA Final Memo
 C14-2018-0143

The Transportation Engineering Division has reviewed the March 2, 2018 (received March 8, 2018) "SAS Campus Re-Zoning Transportation Impact Study", prepared by Big Red Dog. The proposed land use consists of 361,600 square feet of general office buildings. It will be located north of the intersection of Wilson Parke Avenue and Vista Parke Drive. The development is anticipated to be constructed in 2020.

The following is a summary of review findings and recommendations:

Trip Generation:

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition), the development will generate approximately 3,692 adjusted average daily trips (ADT) upon build out. The table below shows the trip generation by land uses for the proposed development.

Table 1: Adjusted Trip Generation						
Proposed Land Use	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
General Office (710)	361,600 SF	3,692	315	51	62	324
Total		3,692	512	51	62	324

Assumptions:

1. No pass-by, internal capture, or transit reductions were given for this development.
2. Based on TxDOT AADT volume data, a three (3) percent annual growth rate was assumed to account for the increase in background traffic.

Staff Recommendations:

1. Prior to the issuance of any site development permit, the applicant shall construct the following improvements as part of their development application. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.
 - a. The Applicant will construct 100% of the EBL improvements at 620/Wilson Parke, and work with the City and TXDOT to fund their pro-rata share of signal modification and striping at 620/2222 prior to receiving a Certificate of Occupancy. These improvements are estimated to cost **\$247,144.15**, but the Applicant will be required to design and construct them in full, irrespective of the costs estimated in the TIA.
 - b. Accordingly, no fiscal will be required to be posted for the northbound left turn lane improvements.

Table 2: Recommended Improvements

Intersection	Improvement	Cost	Pro-Rata Share %	Pro-Rata Share \$
RM 2222 and RM 620	Traffic Signal Modifications & Striping	\$35,750.00	17.0%	\$6,085.11
FM 620 and Wilson Parke Ave	NBL Turn Lane Improvements	\$770,369.35	80.1%	\$616,853.72
	EBL Turn Lane Improvements	\$247,144.15	9.3%	\$22,984.41
Total		\$1,053,263.50		\$645,923.24

2. Two copies of the final TIA are required to be provided prior to issuance of any site development permit.
3. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.
4. City staff reserves the right to reassign any or all the above monies to one or more of the identified improvements.
5. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of this memo, after which a revised TIA or addendum may be required.

If you have any questions or require additional information, please contact me at 974-7136.



Nathan Aubert, P.E.
Austin Transportation Department