

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2020-0004 – Applied Materials  
Warehouse

DISTRICT: 1

ZONING FROM: DR

TO: LI

ADDRESS: 9614 E. US 290 HWY SVRD WB

SITE AREA: 1.53 acres

PROPERTY OWNER:  
Applied Materials, Inc. (Harold McCreary)

AGENT:  
Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Kate Clark (512-974-1237, [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends limited industrial service (LI) district zoning.** *For a summary of the basis of staff's recommendation, see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**March 3, 2020**      **Approved LI district zoning as staff recommended. 8-0.**  
**[D. King, B. Evans – 2<sup>nd</sup>; T. Bray and E. Ray were off the dais].**

CITY COUNCIL ACTION:

**March 26, 2020**      **Scheduled for City Council**

ORDINANCE NUMBER:

ISSUES

None at this time.

CASE MANAGER COMMENTS:

This property is located northeast of the intersection of Giles Lane and US 290 and is approximately 1.53 acres. Adjacent to the north and east of this property is a tract zoned LI-CO which is owned by Applied Materials. To the west is a tract zoned GO with a religious assembly building on it. Across US 290 to the south are tracts within the City's ETJ and are not zoned.

**BASIS OF RECOMMENDATION:**

*1. Zoning changes should promote compatibility with adjacent and nearby uses.*

The applicant is requesting to rezone from DR to LI. This tract is adjacent to an existing LI base zoning district and near a PUD tract with similar allowed land uses. Rezoning this tract to LI would not be introducing a new zoning district to the area and would be compatible with surrounding land uses.

**EXISTING ZONING AND LAND USES:**

	Zoning	Land Uses
Site	DR	Vacant
North	LI-CO	Vacant
South (across US 290)	ETJ	Vacant
East	LI-CO	Vacant
West	GO	Religious assembly building

**NEIGHBORHOOD PLANNING AREA:** N/A

**TIA:** The TIA determination will be deferred to site plan submittal when land uses and intensities have been finalized.

**WATERSHED:** Decker Creek (suburban)

**OVERLAYS:** None

**SCHOOLS:** Bluebonnet Trail Elementary, Decker Middle and Manor High Schools (Manor ISD)

**NEIGHBORHOOD ORGANIZATIONS**

Austin Neighborhoods Council  
 Bike Austin  
 Del Valle Community Coalition  
 Friends of Austin Neighborhoods  
 Friends of Northeast Austin  
 Harris Branch Residential Property Owners

Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Neighbors United for Progress  
 North Growth Corridor Alliance  
 SELTexas  
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2020-0005	DR to LI	In progress	In progress
C14-00-2227	DR to LI	Approved LI-CO, with CO limiting trips to 2,000/day.	Approved LI-CO as Commission recommended.

RELATED CASES:

None at this time.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E. US 290	N/A	N/A	5	Yes	Yes	No

OTHER STAFF COMMENTS:Comprehensive Planning

This case is located on the north side of East US 290 Highway frontage road, on a 1.53-acre lot, which is undeveloped, and is not located near an Activity Corridor or Center or in a neighborhood planning area. Surrounding land uses includes vacant land and an Applied Materials facility (chips, coatings and display manufacturer) to the north; across US 290 to the south is vacant land, a nursing home, truck depot, tire store and an office use; to the east is vacant land and Applied Materials; and to the west is a religious assembly building, gas station, food trailer, retail uses and a dumpster storage yard. The proposed use is parking for a new Applied Material industrial warehouse building.

Connectivity

There is a public sidewalk on the frontage road of US 290 and Giles Lane, but no bike lanes or public transit stops. The mobility and connectivity options in the area are below average.

Imagine Austin

The property is not located along an Activity Corridor or Center. However, West Parmer Lane is a major corridor, with a variety of goods and services including industrial uses.

The following Imagine Austin policy is applicable to this case:

- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- LUT P20. Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

Based on this property: (1) having a large number of other light industrial and office/warehouses located within a mile radius of this site; and (2) the Imagine Austin policies above that recognize that different neighborhood have different characteristics, including an area having warehouse and industrial uses; and (3) the property being situated along US 290 and less than a mile from Highway 130, which would provide access to the entire region, this proposed industrial warehouse and parking area supports the Imagine Austin Comprehensive Plan.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Decker 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. 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%

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

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. Additional design regulations will be enforced at the time a site plan is submitted.

### Transportation

The TIA determination will be deferred to site plan submittal when land uses and intensities have been finalized. No additional comments at this time.

### Austin Water Utility

WW1. This site is currently served by an On-Site Sewage Facility. No City wastewater service is available. Service Extension Request 4670 for wastewater service has been submitted and is currently in review.

WW2. Once WW1 is resolved, 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.

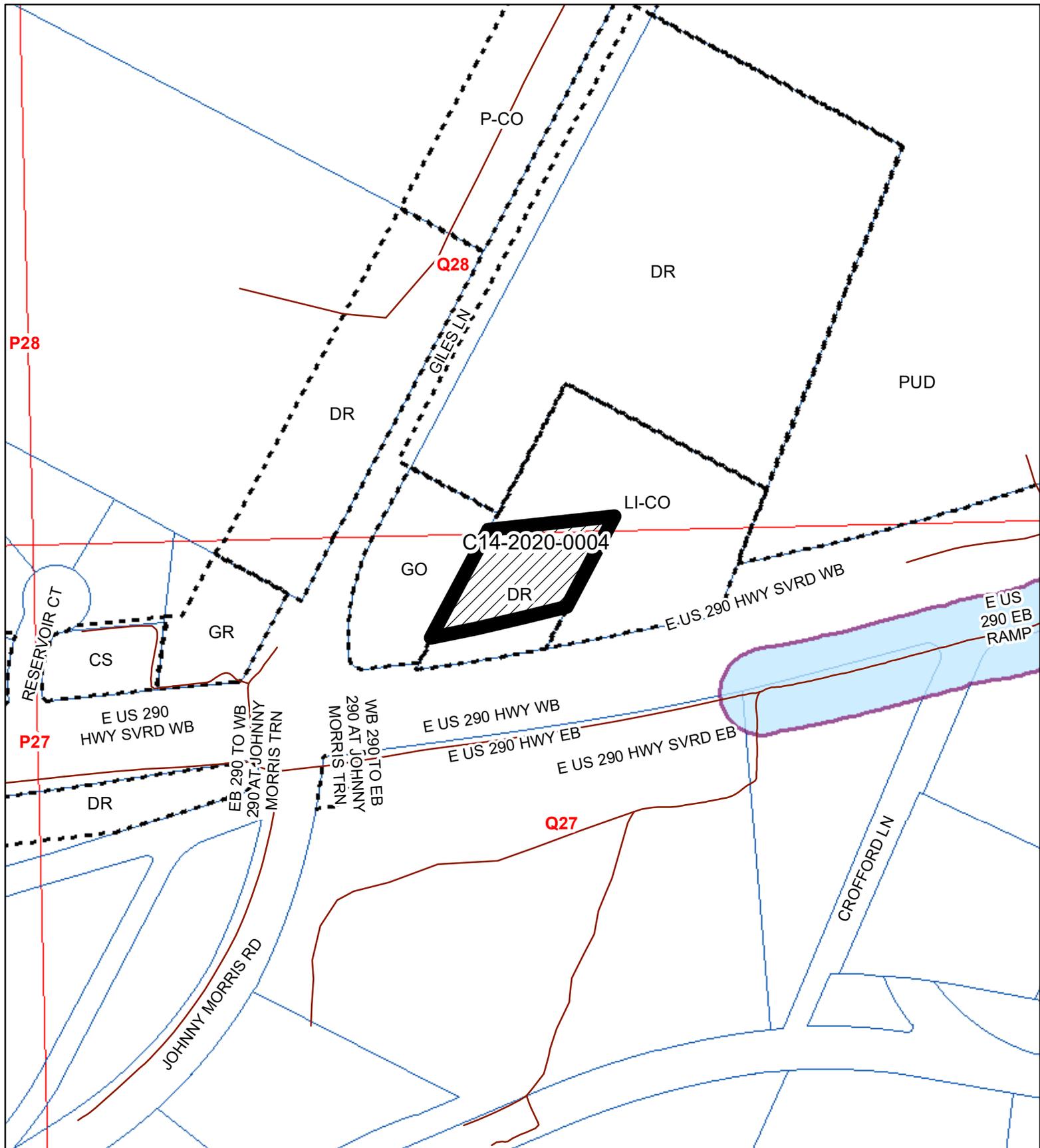
Depending on the development plans submitted, further water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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.

### INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map



**Applied Materials Warehouse**

**Exhibit A**



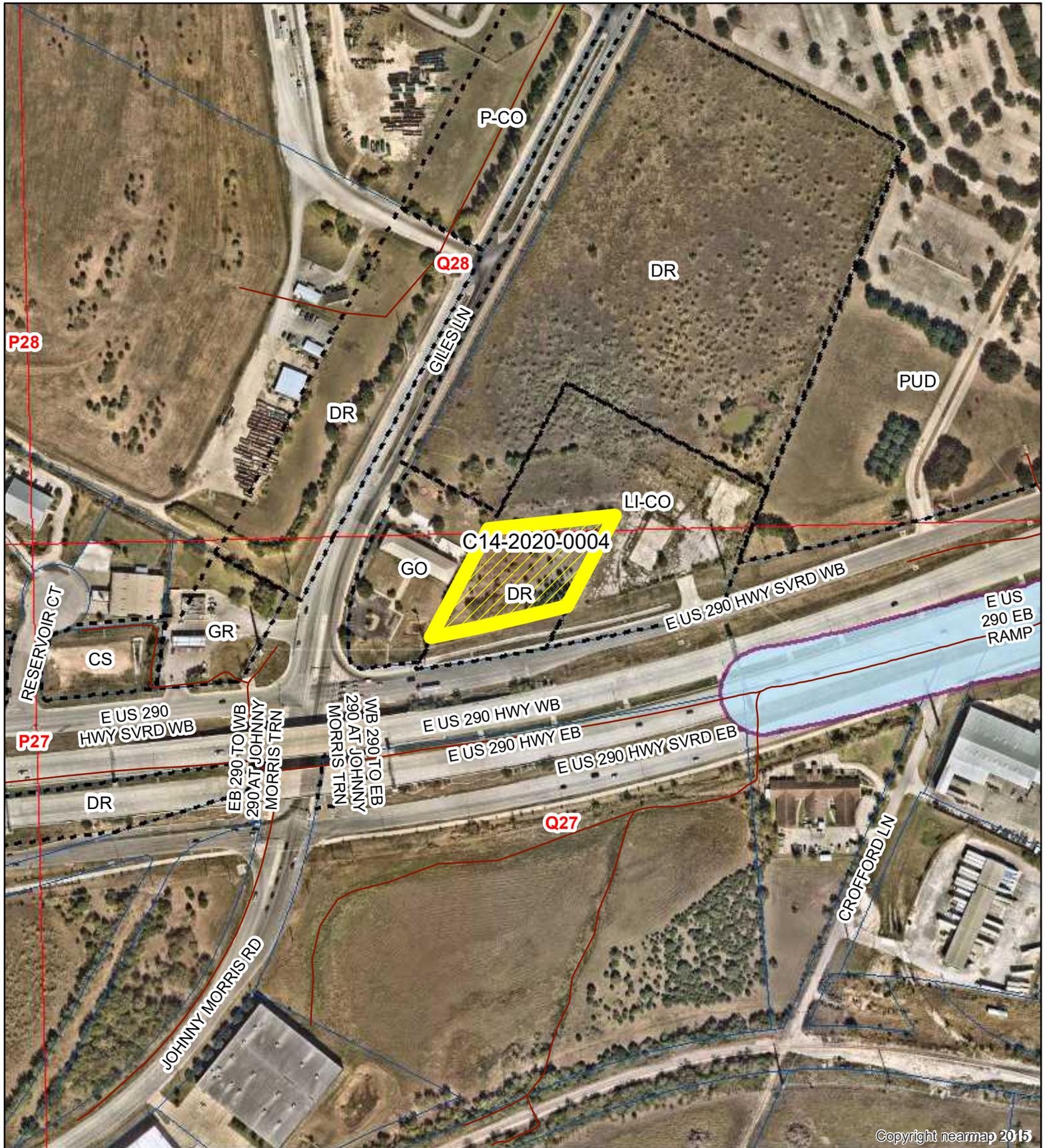
-  SUBJECT TRACT
-  ZONING BOUNDARY
-  Creek Buffers

ZONING CASE#: C14-2020-0004  
 LOCATION: 9614 E. US 290 Hwy SR WB  
 SUBJECT AREA: 1.53 Acres  
 GRID: Q27  
 MANAGER: Heather Chaffin



1" = 300'

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**Applied Materials Warehouse**

**Exhibit B**

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