

Zoning and Platting Commission Question and Answer Report

September 7, 2021

B-03 C14-2021-0012 - Research Park Rezoning; District 6

Commissioner Denkler /Staff Response

Hi Commissioner Denkler,

The Housing and Planning Department staff believe that this project will comply with the Imagine Austin Comprehensive Plan as the proposed LI-PDA zoning on the property will provide for additional housing within 800 feet from the Jollyville Activity Corridor and 1,550 feet from the 183 and McNeil Neighborhood Center. As the Comprehensive Planning comments state in the zoning case report, the proposed LI-PDA zoning will meet the intent of:

LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

• **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

This 179.14 acre site is located between two major arterial roadways, McNeil Drive and Research Boulevard (U.S. Highway 183) in an area with job opportunities, schools and a mixture of housing.

The Housing and Planning Department does not review Imagine Austin for compliance with environmental issues. The Watershed Protection Department staff (the Environmental Officer) and the Development Services Department staff were included in the review of this rezoning application for the proposed LI-PDA zoning.

The Current Planning staff reviewed the applicant's proposed PDA overlay conditions (i.e.- additional permitted uses, prohibited uses and site development standards) and we are recommending the LI-PDA zoning request at this location.

The environmental review's comments have been cleared and the applicant amended their PDA overlay request to state that the maximum impervious cover and maximum building coverage is set forth by the applicable watershed limitation.

New development on the property will be subject to Compatibility Standards. Per LDC Sec. 25-2-1051, 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.

In this rezoning application, the applicant is only requesting that the proposed PDA conditions apply to Lot 11 on the property.

The Transportation review comments from ATD state that a Traffic impact analysis was waived, except for the development on Lot 11, a new site plan (or revision to any site plan that generates new trips) within the PDA would not be approved without a master TIA for all PDA sites. The master TIA shall include the entire zoning tract area, including Lot 11.

The 179.14 acre property is currently zoned LI, Limited Industrial Service District. Therefore, all of the uses that are permitted and conditional in the LI district would apply to this property. Through the proposed PDA overlay, the applicant is asking to prohibit Automotive Repair Services, Campground, Drop-Off Recycling Collection Facility, Funeral Services, Kennels, Pedicab Storage and Dispatch, Recycling Center, Resource Extraction, Scrap and Salvage, Service Station and Theater uses on Lot 11 adjacent to the existing neighborhood and multifamily development.

Mark Villarreal, with the Austin Fire Department, reviewed this rezoning application and had no comments on the proposed LI-PDA zoning.

The Development Services Department and the Watershed Protection Department will review the CEF setbacks for this property during the site plan application.

I will forward your requests for additional information to the applicant for their consideration.

Sincerely,

Sherri Sirwaitis

City of Austin

Housing & Planning Department

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512-974-3057(*office*)

From: Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>

Sent: Tuesday, September 7, 2021 8:06 AM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Cc: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Subject: B-3: Research Park Zoning Case

Questions:

Does this project comply with Imagine Austin, partially comply with Imagine Austin or fully comply with Imagine Austin?

What does Imagine Austin have to say about the proposed density for this site given the environmental issues?

Staff recommendation does not include any recommendations on uses or site development standards. What prohibited or additional uses and site development requirements, if any, does the zoning staff support with the addition of the PDA overlay and on which lots? Please list everything that zoning staff concurs with, thinks should be modified, and everything staff does not concur with in Exhibit A.

Do zoning staff concur with the environmental reviewer's comments, " Staff does not support the language establishing vested rights proposed in Exhibit A, Section 1(A). Projects should be subject to code at the time of site plan or subdivision permit application not at time of PDA approval." Has a vested rights determination been made? If not, can ZAP include in a Conditional Overlay that current ordinances at the time of site plan or subdivision apply? Should this have been determined before it was scheduled for approval by ZAP?

What compatibility requirements were in place when the zoning was approved? What compatibility requirements are in place now. (Please list the requirements, rather than provide links.)

The backup indicates that the applicant will be redoing Lots 8, 9 and 1-A? Please provide more information. What uses are proposed and what site development standards are proposed? Will the proposed changes add vehicle trips? Is the applicant planning on changing all three lots at one time? How is phasing traditionally handled with a PDA?

Is a neighborhood TIA required? The applicant has indicated he will be providing access through McNeil, Hwy 183 and Riata Pkwy in his application. Does the applicant currently have access to McNeil? Is Riata Parkway considered a collector street?

Do any of the existing LI uses on the entire site include: Basic Industry, Custom Manufacturing, and/or General Warehousing and Distribution? Is AFD aware of or has inspected the property for any flammable materials?

Please have the applicant provide their current TCEQ Pollution Abatement Plan, their recent TCEQ modification application with any attachments, any USFW permits, any public or private restrictive covenants, and their current TIA.

What setbacks are currently required by the COA, TCEQ or USFW for wells and caves? Has the applicant consulted with USFW?

Thanks,

Ann Denkler

Zoning and Platting Commission, District 7

512 905-2992

Hi Commissioner Denkler,

In regards to your question about the classification of Riata Trace Parkway, it is considered a primary collector roadway.

Thank you,