

**ZONING AND PLATTING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT  
REVIEW SHEET**

**CASE NUMBER:** SP-00-2186C(R5) **ZAP HEARING DATE:** 4/4/2023

**PROJECT NAME:** Center Park at Tech Ridge

**ADDRESS:** 500 Canyon Ridge Drive

**DISTRICT:** 1

**APPLICANT:** Parmer Tech Ridge LLC (713) 599-3500  
c/o Regency Centers LP  
P.O. Box 790830  
San Antonio, TX 78279

**AGENT:** WGI (Kassie Kolander) (832) 730-1901  
2021 E. 5<sup>th</sup> Street, Ste 200  
Austin, TX 78702

**CASE MANAGER:** Rosemary Avila (512) 974-2784  
[Rosemary.avila@austintexas.gov](mailto:Rosemary.avila@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit for Large Retail Use in GR zoning in order to construct an addition to an existing grocery store building. The proposed use is Food Sales.

A Large Retail Use means a use listed in Land Development Code section 25-2-815-A with 100,000 square feet or more of gross floor area. Large Retail Use is a conditional use.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for Large Retail Use with the condition that all remaining informal administrative comments are cleared prior to site plan approval.

**PROJECT INFORMATION**

PROJECT INFORMATION				
SITE AREA	5.88 Acres			
EXISTING ZONING	GR			
WATERSHED	Walnut Creek (Suburban)			
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance			
CAPITOL VIEW CORRIDOR	None			
PROPOSED ACCESS	W Parmer Lane and IH 35 northbound frontage road			
PROJECT INFORMATION	Allowed	Existing	Proposed	Total
FLOOR-AREA RATIO	1:1	0.38:1	0.08:1	0.46:1
BUILDING COVERAGE	75%	38.25%	8.10%	46.36%
IMPERVIOUS COVERAGE	90%	36.05%	35.37%	35.37%
PARKING	432 required		528 proposed	

**SUMMARY COMMENTS ON SITE PLAN:**

**LAND USE:** A conditional use permit is required because the proposed building addition increases the building total exceeding 100,000 sq ft of retail use, meeting the definition of a “large retail use” under the Large Retail Use ordinance (25-2-815). The existing building is 98,000 sq ft, this application is proposing a revision to add 20,745 sq ft, which totals the building to 118,745 sq ft. The proposed use Food Sales is a permitted use in the GR base zoning district.

**TRANSPORTATION:** All transportation comments have been cleared.

**ENVIRONMENTAL:** The site is located in the Walnut Creek watershed, which is classified as Suburban. The site is in the Desired Development Zone. All environmental comments have been cleared, except fiscal and fees.

**EXISTING ZONING AND LAND USES**

	<b>ZONING (LAND USES)</b>
<i>Site</i>	GR (Retail)
<i>North</i>	ROW (W Parmer Lane)
<i>South</i>	GR (Commercial) and ROW (Canyon Ridge Drive)
<i>East</i>	CH (Commercial) and ROW (IH 35)
<i>West</i>	RR (vacant), LI (vacant), and MF-4 (vacant)

**NEIGHBORHOOD ORGNIZATIONS:**

Sierra Club, Austin Regional Group

Austin Lost and Found Pets

Austin Neighborhoods Council

Homeless Neighborhood Assoc.

Neighborhood Empowerment Foundation

North Grow Corridor Alliance

Pflugerville ISD

SELTexas

Tech Ridge Neighbors

Yager Community

**CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section **25-5-145** of the Land Development Code (**EVALUATION OF CONDITIONAL USE SITE PLAN**) states:

**A.** The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**B. A conditional use site plan must:****1. Comply with the requirements of this title;**

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

**2. Comply with the objectives and purposes of the zoning district;**

Staff Response: The use is a permitted use within the GR zoning district. The proposed development complies with all site development regulations for the zoning district. A conditional use permit is required because the proposed building additions pushes the site into the Large Retail Use threshold.

**3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**

Staff Response: The site plan will comply with all requirements of the Land Development Code and zoning district. In addition, the building complies with setback and height requirements.

**4. Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: Off-street parking is provided in accordance with Land Development Code requirements. The loading facilities are screened from view.

**5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

**C. In addition, a conditional use site plan may not:****1. More adversely affect an adjoining site than would a permitted use;**

The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.

**2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

**3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.**

Staff Response: All signs and lighting will comply with the Land Development Code.

**4. For a large retail use described in Section 25-2-815 (Large Retail Uses) adversely affect the future redevelopment of the site:**

This site does not adversely affect the site for future redevelopment.

**D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**

In addition, Sec. 25-5-146 (CONDITIONS OF APPROVAL) states:

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



March 24, 2023

Ms. Denis Lucas  
Development Services Department  
6310 Wilhelmina Delco Dr.  
Austin, Travis County, Texas 78752

RE: Engineer's Summary Letter  
**HEB Austin 25 (Center Park at Tech Ridge – SDP Revision)**  
500 Canyon Ridge Drive (±9.35-Acres)  
City of Austin, Travis County, Texas

Dear Ms. Lucas:

Please accept this Engineer's Summary Letter in request for an approval of the revision Conditional Use Permit for big box retail use for the proposed HEB Austin 25, a Center Park at Tech Ridge Revision. The proposed project is located at 500 Canyon Ridge Dr, located entirely within the Full Purpose limits of the City of Austin, in Travis County, Texas. The subject site is approximately ±9.35-acres and is currently developed. The subject site is an existing HEB shopping center that was permitted under the City of Austin case number SP-00-2186C as the Center Park at Tech Ridge project. The proposed project consists of the addition of 20,745 square feet expansion to the existing HEB building space for their Curbside e-commerce program. This new space will accommodate a walk-in cooler and freezers as well as an area for staging prepackaged food, beverages, and a drive-thru Barbecue diner. The project includes necessary site improvements for grading and drainage, and additional fire line for an automatic sprinkler system.

The site is located within the Walnut Creek Watershed, which is classified as a Suburban Watershed by the City of Austin. In suburban watersheds, the impervious cover limit is determined by the land use. As a result of this project, impervious cover and stormwater runoff will not increase; therefore, the drainage plan on the existing approved site plan is still current and valid. The subject site is not located within either the Edwards Aquifer Recharge Zone or Contributing Zone as defined by the Texas Commission on Environmental Quality (TCEQ).

The proposed project is to be reviewed and approved as a revision. The existing approved plan can be found under the case number SP-00-2186C. Compliance with zoning requirements, district ordinances, and roadway and land usage specified in approved plans will be fully exercised.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Land Development Code and Technical Criteria Manuals of the City of Austin. Should you have any questions regarding this project or application, please do not hesitate to contact our office.



Sincerely,

**WGI**

Texas Engineering Firm No. F-15085

A handwritten signature in blue ink that reads 'Shayna R. Johnson'.

Shayna R. Johnson, P.E.  
Team Leader



# Property Profile

Staff Map



## Legend

Property

Jurisdictions (No Fill)

 FULL PURPOSE

Jurisdictions Fill

Jurisdiction

 FULL PURPOSE

Zoning 1

Zoning Text



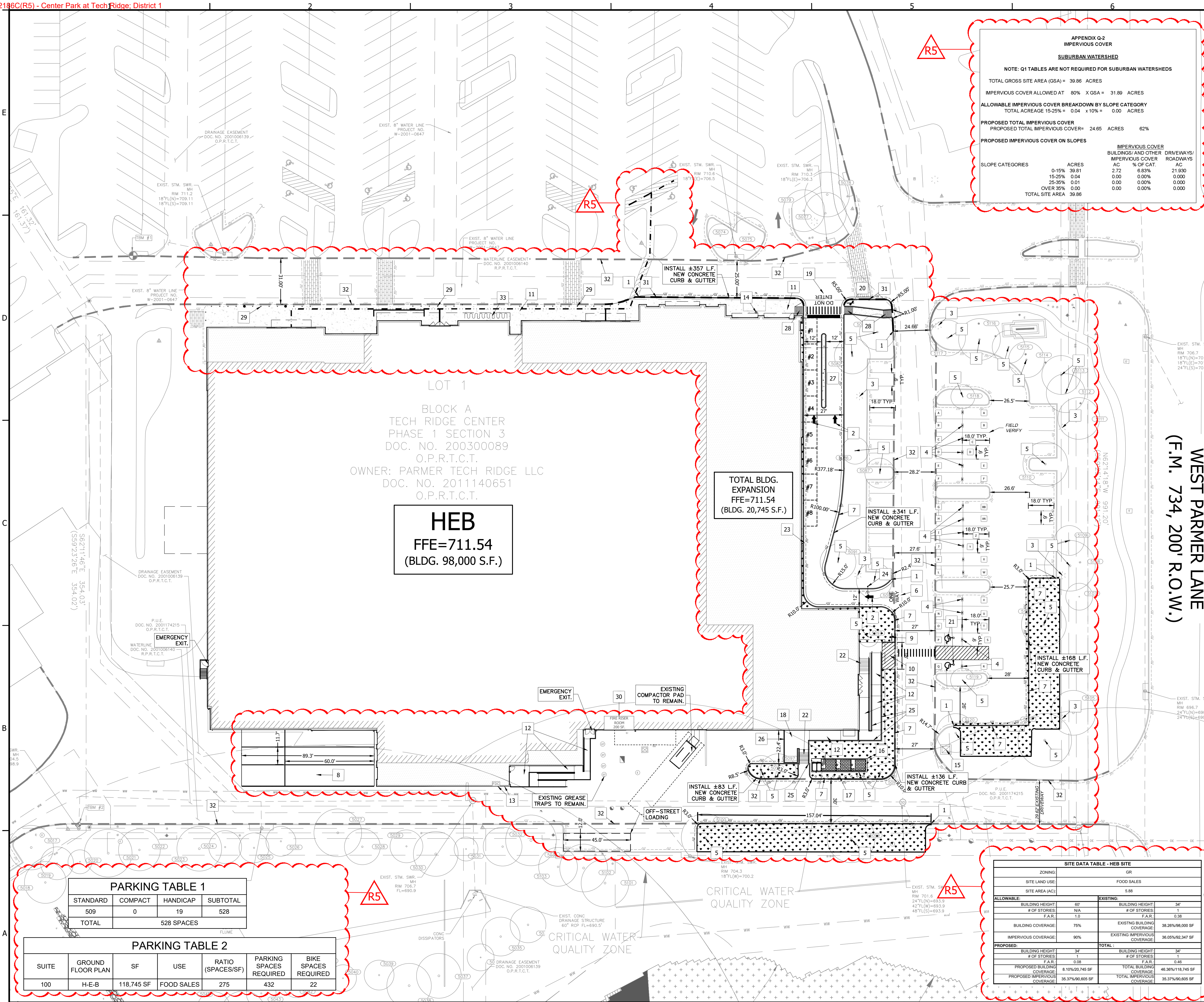
0 500 1000 ft

3/28/2023

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## Notes





APPENDIX Q-2  
IMPERVIOUS COVER  
SUBURBAN WATERSHED

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

TOTAL GROSS SITE AREA (GSA) = 39.86 ACRES  
IMPERVIOUS COVER ALLOWED AT 80% X GSA = 31.89 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY  
TOTAL ACREAGE 15-25% = 0.04 x 10% = 0.00 ACRES

PROPOSED TOTAL IMPERVIOUS COVER  
PROPOSED TOTAL IMPERVIOUS COVER = 24.65 ACRES 62%

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER		BUILDINGS AND OTHER DRIVEWAYS/ROADWAYS	
		AC	% OF CAT.	AC	% OF CAT.
0-15%	38.81	2.72	6.85%	21.030	
15-25%	0.04	0.00	0.00%	0.000	
25-35%	0.01	0.00	0.00%	0.000	
OVER 35%	0.00	0.00	0.00%	0.000	
TOTAL SITE AREA	39.86				

LEGEND

---	BOUNDARY / RIGHT OF WAY
---	EASEMENT / SETBACK
---	CURB / EDGE OF PAVEMENT
---	ZERO CURB
---	EXISTING BUILDING FACE
---	FIRE LANE STRIPING
---	EXISTING FIRE LANE STRIPING
---	OVERHEAD UTILITY LINE
---	BUILDING PAD AREA
---	CONCRETE SWLK. / P.W.T.
---	OPEN SPACE
---	ROD/NAIL FOUND OR SET
---	CURBSIDE SPOT DESIGNATION
---	ADA PATH
---	ADA STRIPING

- NOTES:
- REFERENCE 'SITE PLAN NOTES & CALCULATIONS' SHEET FOR BUILDING, SITE, PARKING DATA AND SITE PLAN NOTES.
  - ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
  - ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
  - LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLANS.

CONSTRUCTION KEYNOTES

1	CONNECT TO EXISTING CURB AND GUTTER
2	DIRECTIONAL ARROWS PAVEMENT MARKING
3	EXISTING LIGHT POLE TO REMAIN
4	PROPOSED SIGNS WITH BOLLARDS (CURBSIDE SIGNAGE)
5	EXISTING TREE TO REMAIN AND PROTECT IN-PLACE
6	PAINT "ONE WAY" PAVEMENT WORD MARKINGS
7	6" CONCRETE CURB (TYPICAL)
8	PROPOSED LOADING DOCK ADDITION
9	"CURBSIDE" SIGN WITH POLE INSIDE OF BOLLARD.
10	5' WIDE ACCESS ROUTE CROSSWALK, 4" WIDE STRIP, COLOR YELLOW ON CONC. & COLOR WHITE ON ASPHALT AT 16" O.C. STRIPE TO BE PARALLEL TO BLDG.
11	CONCRETE SIDEWALK
12	BUILDING RAMP WITH HANDRAILS, REFERENCE STRUCTURAL PLANS FOR DETAILS.
13	RELOCATE FDC TO NEW BUILDING FOOTPRINT (REFER TO MEP)
14	EXISTING FIRE HYDRANT TO REMAIN
15	EXISTING TRANSFORMER TO REMAIN
16	PROPOSED E-ROCK GENERATOR
17	PROPOSED STANDARD BOLLARDS, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
18	PROPOSED EFC DOCK
19	PAINT "DO NOT ENTER" PAVEMENT WORD MARKINGS
20	PROPOSED "DO NOT ENTER" SIGN
21	PROPOSED ACCESSIBLE PARKING AND STRIPING, REFERENCE SHEET C-9.1 FOR DETAIL
22	PROPOSED EXTERIOR STEPS, REFERENCE SHEET C-9.1 FOR DETAILS
23	PROPOSED MENU/ORDER BOARD, REFERENCE ARCHITECTURAL FOR DETAIL
24	PROPOSED HEADACHE BAR, REFERENCE ARCHITECTURAL FOR DETAIL
25	PROPOSED GUARDRAIL, SEE ARCHITECTURAL
26	PROPOSED GUARDRAIL WITH GATE, SEE ARCHITECTURAL
27	PROPOSED BYPASS LANE FOR DRIVE-THRU
28	PROPOSED ADA RAMP
29	PROPOSED CRASH CORE BOLLARD, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
30	RELOCATED FIRE RISER ROOM
31	PROPOSED FIRE LANE
32	EXISTING FIRE LANE
33	PROPOSED BIKE RACK (5 SPACES) (REF. SHEET C-9.1 FOR DETAIL)

PARKING TABLE 1

STANDARD	COMPACT	HANDICAP	SUBTOTAL
509	0	19	528
TOTAL			528 SPACES

PARKING TABLE 2

SUITE	GROUND FLOOR PLAN	SF	USE	RATIO (SPACES/SF)	PARKING SPACES REQUIRED	BIKE SPACES REQUIRED
100	H-E-B	118,745 SF	FOOD SALES	275	432	22

SITE DATA TABLE - HEB SITE

ZONING		GR	
SITE LAND USE		FOOD SALES	
SITE AREA (AC)		5.88	
ALLOWABLE:	BUILDING HEIGHT	EXISTING:	BUILDING HEIGHT
	# OF STORIES		# OF STORIES
	F.A.R.		F.A.R.
BUILDING COVERAGE:	75%	EXISTING BUILDING COVERAGE:	38.26%/98,000 SF
IMPERVIOUS COVERAGE:	90%	EXISTING IMPERVIOUS COVERAGE:	36.00%/92,347 SF
PROPOSED:	BUILDING HEIGHT	TOTAL:	BUILDING HEIGHT
	# OF STORIES		# OF STORIES
	F.A.R.		F.A.R.
PROPOSED BUILDING COVERAGE:	8.10%/20,745 SF	TOTAL BUILDING COVERAGE:	46.36%/118,745 SF
PROPOSED IMPERVIOUS COVERAGE:	35.37%/90,665 SF	TOTAL IMPERVIOUS COVERAGE:	35.37%/90,665 SF

CASE#: SP-00-2186C  
R5 NEW SHEET

A1 SITE PLAN & DIMENSION CONTROL PLAN

A7 LEGEND & KEY NOTES

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STATE OF TEXAS  
SHAYNA R. JOHNSON  
127381  
LICENSED PROFESSIONAL ENGINEER

3/28/2023

832.730.1901

HEB AUSTIN 25, CORP. #476  
500 CANYON RIDGE DR  
AUSTIN, TEXAS 78753

CITY APPROVAL STAMP

SCALE: AS NOTED  
CONSUL. PROJ. # 30959584-00  
DATE: SEPT. 16, 2022  
SHEET NO.

C-2.0

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Additional backup may be posted at the following link:

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