

## ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0130 (Pflugerville ISD Support Services) DISTRICT: 1

ZONING FROM: I-RR

TO: P

ADDRESS: 2021 Crystal Bend Drive

SITE AREA: 22.0 acres

PROPERTY OWNER: Pflugerville Independent School District (Craig Pruett)

AGENT: Gil Engineering (Monica Silva)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends P, Public District, zoning**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**October 15, 2024**

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 22-acre tract of land fronting Crystal Bend Drive that is developed with warehouse structures and bus parking. This site was annexed as full purpose by the City of Austin on October 14, 2019 and assigned an interim-rural residence (I-RR) designation. To the north and west, across Crystal Bend Drive, there are manufactured home and single-family residential uses located in the County. The parcel to the south contains detention ponds and outdoor storage that are zoned P. The lots to the east along Immanuel Road are zoned LI and developed with office/warehouse structures that are part of industrial park. In this request, the applicant is asking to establish permanent “P” zoning to bring the existing Pflugerville ISD Support Services warehouses and bus parking into conformance with City of Austin land use regulations in the Code.

The staff recommends P, Public District, zoning for this property as it meets the intent of the zoning district. This parcel of land is utilized as a maintenance facility for civic use. It is located along a collector roadway and is within the Dessau/Parmer Neighborhood Center as designated by the Imagine Austin Comprehensive Plan.

The applicant agrees with the staff’s recommendation.

BASIS OF RECOMMENDATION:

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

Public district land owned or leased by federal, state, county, or city government.

2. *Zoning should allow for reasonable use of the property.*

This parcel of land is currently utilized as a maintenance facility for civic use (Pflugerville ISD Support Services and Durham School Services). It is located along a collector roadway and is within the Dessau/Parmer Neighborhood Center as designated by the Imagine Austin Comprehensive Plan.

The proposed zoning will bring the existing use into conformance with land use regulations in the City of Austin Land Development Code.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Pflugerville ISD Support Services, Bus Barn and Parking (Durham School Services)
<i>North</i>	County	Mobile Home and Single-Family Residences
<i>South</i>	P, LI	Detention Ponds, Outdoor Storage
<i>East</i>	LI	Office/Warehouse
<i>West</i>	County	Mobile Home and Single-Family Residences

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets,  
 Friends of Austin Neighborhoods,  
 Homeless Neighborhood Association,  
 Neighborhood Empowerment Foundation,  
 North Gate Neighborhood Association,  
 Pflugerville Independent School District,  
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0061 (This Old Wood Rezoning: 13313 Old Gregg Lane)	RR to W/LO-CO	7/21/20: Approved staff's recommendation of W/LO-CO zoning, with applicant conditions to prohibit the following uses on the property: Bed and Breakfast (Group 1 & 2), Art Gallery, Art Workshop, Business Maintenance Services, Business or Trade School, Business Support Services, Communication Services, Construction Sales and Services, Convenience Storage, Electronic Prototype Assembly, Electronic Testing, Equipment Repair Services, Exterminating Services, Food Preparation, Pedicab Storage and Dispatch, Printing and Publishing, Custom Manufacturing, Community Garden, Urban Farm, Club or	9/03/20: Approved W/LO-CO, with CO for list of prohibited uses, as ZAP recommended on all 3 readings.

		Lodge, College and University Facilities, Communication Service Facilities, Community Events, Community Recreation (Public & Private), Convalescent Services, Counseling Services, Cultural Services, Day Care Services (Commercial, General, Limited), Local Utility Facilities, Private Primary Educational Facilities, Private Secondary Educational Facilities, Public Primary Educational Facilities, Public Secondary Educational Facilities and Safety Services (10-0); B. Evans-1st, J. Duncan-2nd.	
C14-2013-0099 (Dessau Business Park Zonings)	I-RR, I-SF-2 to MF-4, GR-MU, P, CS-CO, RR, LI	9/17/13: Approved staff's recommendation to postpone Tract 1 to October 1, 2013 and to approve GR-MU zoning for Tract 2, P zoning for Tract 3, CS-CO zoning for Tract 4, RR zoning for Tract 5, LI zoning for Tract 6 and CS-CO zoning for Tract 7 on consent (6-0. J. Meeker-absent); P. Seeger-1 <sup>st</sup> , G. Rojas-2 <sup>nd</sup> .  10/01/13: Approved staff's recommendation of MF-4 zoning for Tract 1A and GR-MU zoning for Tract 1B on consent (7-0); P. Seeger-1 <sup>st</sup> , S. Compton-2 <sup>nd</sup> .	10/17/13: Approved MF-4 zoning for Tract 1A, GR-MU zoning for Tract 1B, GR-MU zoning for Tract 2, P zoning for Tract 3, CS-CO zoning for Tracts 4 and 7, RR zoning for Tract 5, and LI zoning for Tract 6 on consent on all 3 readings (6-0, M. Martinez-off dais); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .
C14-2012-0157 (Dessau Partners: 13422 Dessau Road)	I-RR, I-SF-2 to CS-1	2/05/13: Approved staff's recommendation of CS-1-CO zoning for Tract 1 and GR-CO zoning for Tract 2, with additional condition to prohibit Adult Oriented Businesses (4-1, C. Banks-No, P. Seeger and S. Compton-absent); G. Rojas-1 <sup>st</sup> , R. McDaniel-2 <sup>nd</sup> .	2/28/13: Approved CS-1-CO zoning for Tract 1 and GR-CO zoning for Tract 2, with conditions on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .
C14-2013-0043 (Fort Dessau-SF-6: 13826 Dessau Road)	LR to SF-6	5/21/13: Approved the staff's recommendation of SF-6 district zoning on consent (5-0, C. Banks and J. Meeker-absent); P. Seeger-1 <sup>st</sup> , S. Compton-2 <sup>nd</sup> .	6/06/13: Postponed to September 26, 2013 at the applicant's request (7-0); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .

C14-2013-0042 (Fort Dessau-P: 13826 Dessau Road)	SF-2-CO to P	5/21/13: Approved the staff's recommendation of P district zoning on consent (5-0, C. Banks and J. Meeker-absent); P. Seeger-1 <sup>st</sup> , S. Compton-2 <sup>nd</sup> .	6/06/13: Postponed to September 26, 2013 at the applicant's request (7-0); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .
C14-2013-0041 (Fort Dessau- GR: 1602 Fish Lane)	SF-2-CO to MF-3	6/18/13: Approved staff's recommendation of MF-3 zoning by consent (6-0, C. Banks-absent); P. Seeger-1 <sup>st</sup> , R. McDaniel-2 <sup>nd</sup> .	6/06/13: Postponed to September 26, 2013 at the applicant's request (7-0); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .
C14-06-0011 (T-Mobile Wireless Facility: 13208 Dessau Rd)	DR to SF-6-CO* * The applicant has proposed a conditional overlay to limit development on the site to SF-1, Single-Family Residence-Large Lot District, density regulations and to limit development on the site to less than 2,000 vehicle trips per day.	3/07/06: Approved staff's recommendation of SF-6-CO zoning by consent (9-0); J. Martinez-1 <sup>st</sup> , J. Pinnelli-2 <sup>nd</sup> .	4/06/06: Approved SF-6-CO district zoning by consent (7-0); all 3 readings
C14-04-0127 (Wright Subdivision Dessau Road Zoning Change: 1624 East Howard Lane)	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0), with CO to prohibit Adult Oriented Business uses and a public restrictive covenant to encompass the TIA recommendations.	11/18/04: Granted GR-CO (7-0); all 3 readings
C14-04-0056 (Fish Tract: 13600-14224 Dessau Road)	I-RR to CS, MF-3, SF-6, SF-2	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)
C14-03-0001 (Cornerstone Baptist Church: 13300 Dessau Rd)	DR to LO	1/28/03: Approved staff's recommendation of LO-CO zoning, w/2,000 trip limit (8-0, J. Donisi-absent)	2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)
C14-00-2101 (Harris Ridge Rezoning: Harris Ridge Drive at Howard Lane)	DR to CS	8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0)	9/28/00: Approved GR-CO w/ conditions on TR 1 & 2 (7-0); all 3 readings

C14H-00-0005 (Evangelical Lutheran Church: 13300 Dessau Road)	DR to DR-H	9/12/00: Approved staff rec. by consent (6-0)	10/5/00: approved DR-H (5-0); all 3 readings
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RELATED CASES: C14-2013-0099 - Previous Zoning Case

OTHER STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 2021 CRYSTAL BEND DRIVE. C14-2024-0130.

Project: Pflugerville ISD Support Services. 22.0 acres from I-RR to P. Existing: maintenance facility for civic use. Proposed: maintenance facility for civic use.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>• <b>Within Dessau/Parmer Neighborhood Center</b></li> </ul>
	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health *:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
	<b>Housing Choice *:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability *:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that

	promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
2	<b>Number of “Yes’s”</b>

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris 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. The site is in the Desired Development Zone.

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.

Fire

No comments.

### Parks and Recreation

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

### Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

There is a site plan currently under review for this property SP-2024-0309C.CC which provides for 198,198 square feet of administrative/transportation uses, along with associated parking and drainage facilities.

### Transportation

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required (public facilities are exempt from TIA). [LDC 25-6-113].

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for LAZYRIDGE DR. Please coordinate with Travis County to determine if additional right-of-way dedication is required. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for CRYSTAL BEND DR. Please coordinate with Travis County to determine if additional right-of-way dedication is required. [LDC 25-6-51 and 25-6-55].



The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
LAZYRIDGE DR (Travis County Roadway)	Local Mobility - Level 2	72 feet	69 feet	21 feet	No	No	No
CRYSTAL BEND DR (Travis County Roadway)	Local Mobility - Level 2	72 feet	60 feet	23 feet	No	No	No

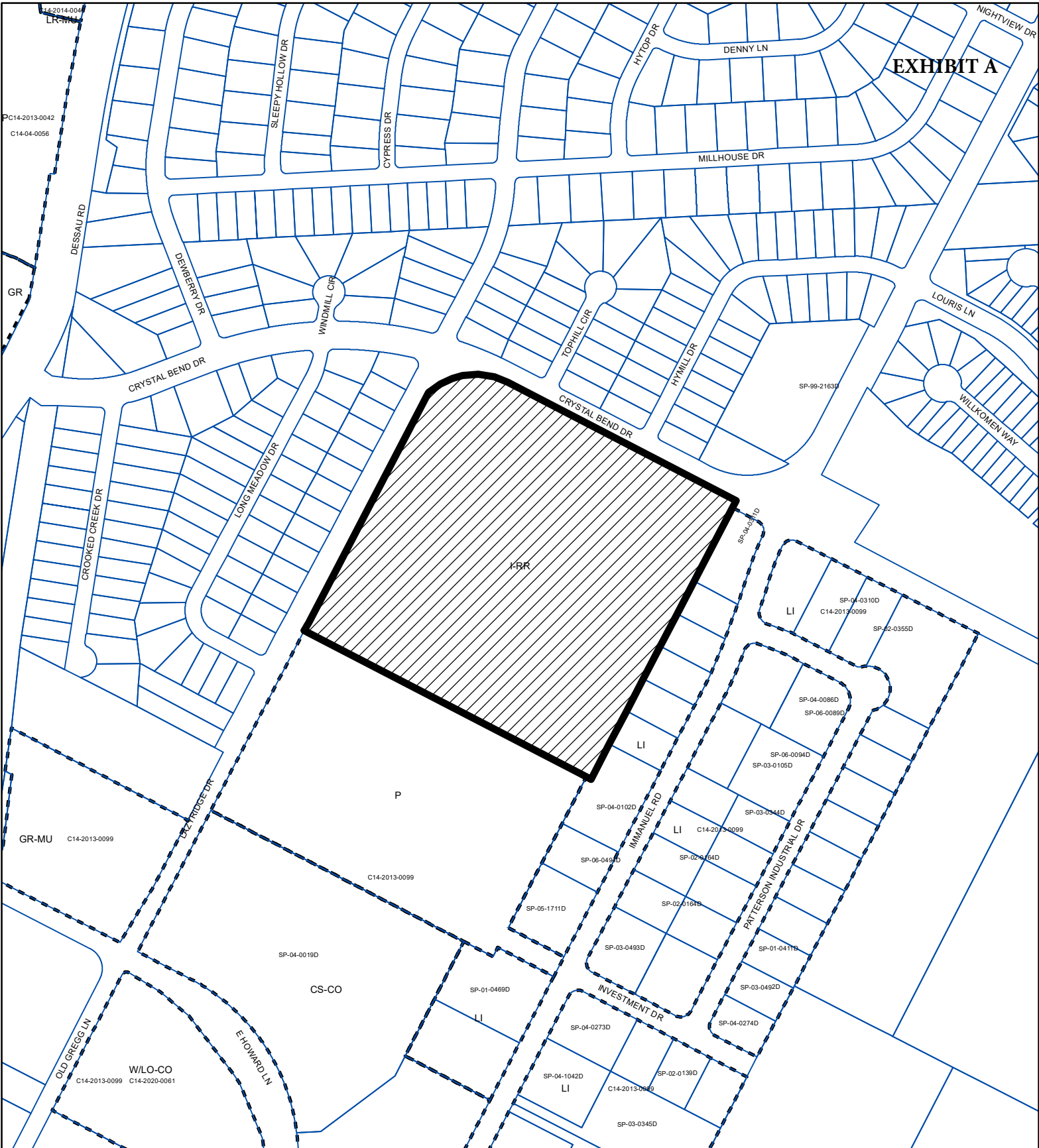
Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities. 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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS TO FOLLOW




- A: Zoning Map
- B. Aerial Map



ZONING

ZONING CASE#: C14-2024-0130



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

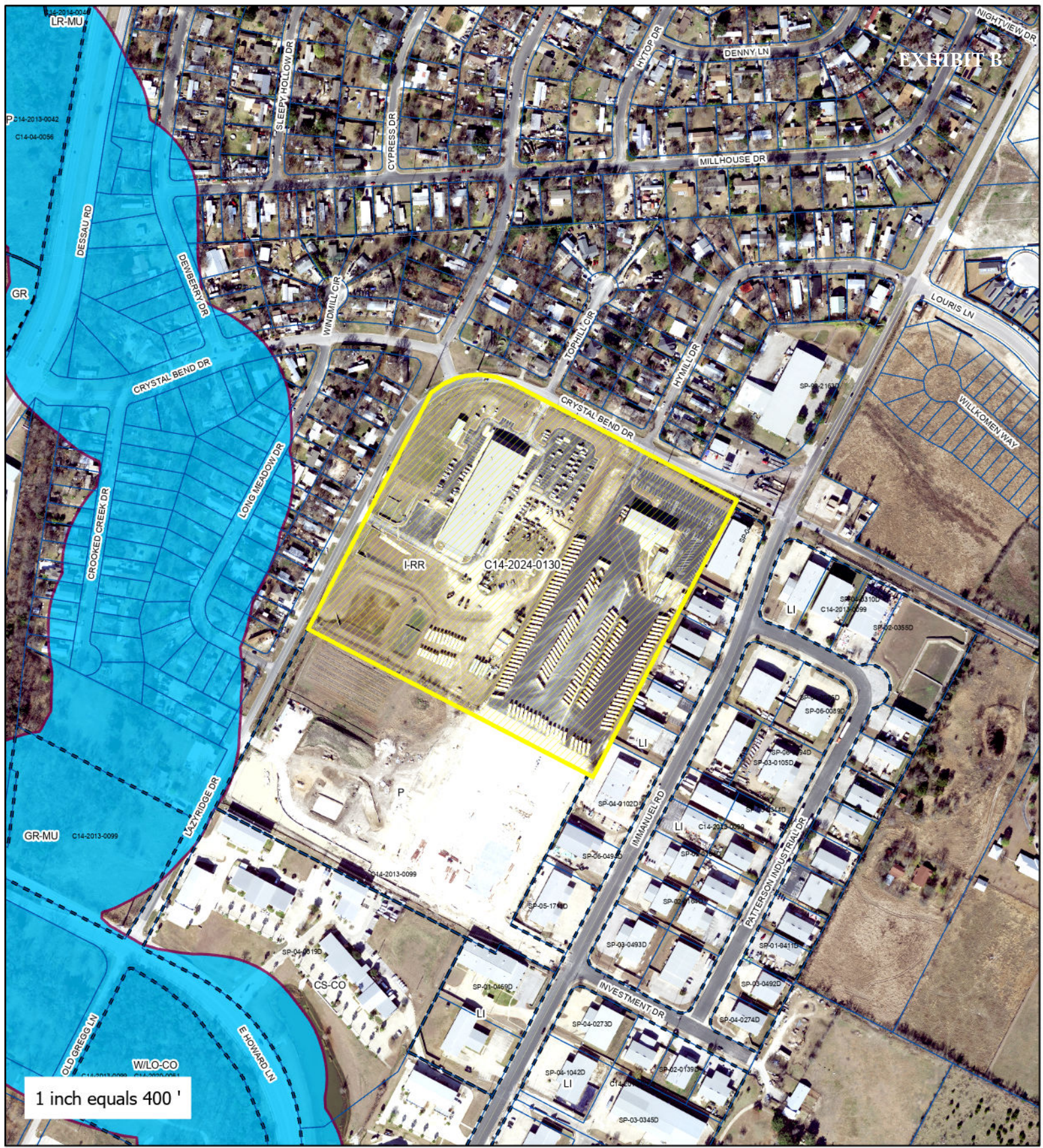
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Created: 9/6/2024





### Pflugerville ISD Support Services

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2024-0130  
 LOCATION: 2021 Crystal Bend Dr.  
 SUBJECT AREA: 22.0 Acres  
 MANAGER: Sherri Sirwaitis



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