

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0021 - Round Rock ISD Career & Technical Education Center - PDA Amendment DISTRICT: 6

ADDRESS: 9900 Spectrum Drive

ZONING FROM: IP-PDA TO: IP-PDA*

* The applicant is requesting to amend the existing planned development area (PDA) overlay to add Public Primary Educational Facilities, Public Secondary Educational Facilities, Administrative Services, and Childcare Services (General) as permitted uses of the property.

SITE AREA: 48.79 acres

PROPERTY OWNER: Dennis Covington

APPLICANT/AGENT: Civiltude (Kyle Moore, P.E.)

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

STAFF RECOMMEDATION:

Staff recommends IP-PDA, Industrial Park-Planned Development Combining District, zoning to change conditions of zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 19, 2026: Approved staff's recommendation of IP-PDA zoning by consent (7-0, A. Flores, L. Osta Lugo, S. Boone and L. Stern-absent); R. Puzycki-1st, D. Fouts-2nd.

CITY COUNCIL ACTION:

July 23, 2026

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 48+ acre office development, with two surface parking lots, zoned IP-PDA. There is floodplain (Davis Springs Branch Creek) and a detention pond zoned PUD to the north and a multifamily complex zoned MF-3-CO to the northeast. To the south, there is an office/warehouse center zoned IP-CO. The lots to the east contain detention zoned P and R&D and another multifamily development zoned MF-3. To the west, there is an office/manufacturing plan and undeveloped land zoned IP-PDA and IP respectively.

In this rezoning request, the applicant is asking to amend the existing planned development area (PDA) to add Public Primary Educational Facilities, Public Secondary Educational Facilities, Administrative Services, and Childcare Services (General) as permitted uses of the property (*please see Applicant's Request Letter – Exhibit C*). The applicant, Round Rock School District, recently purchased this 206,000-square-foot office facility, which was formally home to a legal services firm, to utilize this site as a districtwide center for career and technical education and innovation. It will house training for auto body, cosmetology, early childhood and electrical trades, among other uses that will include providing practice spaces for robotics teams.

The staff recommends IP-PDA zoning, to amend the existing PDA conditions in Ordinance No. 931104-K, to permit Public Primary Educational Facilities, Public Secondary Educational Facilities, Administrative Services, and Childcare Services (General) on the property. The proposed zoning is consistent with the purpose of the base district and surrounding zoning patterns. There are commercial and industrial uses to the south, east and west of the site under consideration. The property fronts on and takes access to Spectrum Drive, a level 3/minor arterial roadway to the west of Parmer Lane, a level 4/major arterial roadway. This tract of land is 0.16 miles from Parmer Lane Activity Center and 0.19 miles from Lakeline Station Regional Center as identified on the Imagine Austin Comprehensive Plan Growth Concept Map.

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.

Industrial Park district is intended as an area for limited commercial services, research and development, administrative facilities, and manufacturing uses that can meet high development and performance standards and typically are located on large sites or in planned industrial centers.

Planned Development Area combining district is intended for combination with selected commercial and industrial base districts, in order to modify base district provisions as

necessary to allow for appropriate industrial and commercial uses or to reflect the terms of a Planned Development Area agreement following annexation of properties subject to such an agreement.

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

The proposed IP-PDA zoning is consistent with the IP-PDA zoning to the west, the P and R& D zonings to the east and the IP-CO zoning across Spectrum Drive to the south.

The property is 0.16 miles from Parmer Lane Activity Center and 0.19 miles from Lakeline Station Regional Center, as identified on the Imagine Austin Comprehensive Plan Growth Concept Map.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	IP-PDA	Office (formerly LegalZoom)
<i>North</i>	PUD (Avery Ranch PUD), MF-3-CO	Floodplain (Davis Springs Branch Creek), Detention, Multifamily (Sycamore Springs)
<i>South</i>	IP-CO	Office/Warehouse (Davis Spring Corporate Center)
<i>East</i>	P, R&D, MF-3	Detention, Multifamily (95 Twenty)
<i>West</i>	IP-PDA, IP	Office/Manufacturing, Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Lake Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Davis Spring HOA,
Friends of Austin Neighborhoods

SCHOOLS: Round Rock I.S.D.
Forest North Elementary School
Deerpark Middle School
Early College High School
McNeil High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0015 (HPI Residential Spectrum: 9701 Spectrum Drive)	CS to CS-MU-CO* *The applicant is requesting to limit the zoning to MF-4 district site development regulations.	5/02/17: Approved the staff's recommendation of CS-MU- CO zoning by consent (9-0, A. Aguirre and D. Breithaupt- absent); S. Lavani-1 st , B. Evans-2 nd .	6/08/17: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20170608-050 CS-MU combining district zoning was approved on Council Member Flannigan's motion, Council Member Casar's second on a 7-1 vote. Council Member Alter voted nay. Council Member Houston was off the dais. Council Members Garza and Kitchen were absent.
C14-2011-0018 (Davis Springs Apartments: 9301 Spectrum Drive)	CS to MF-3	6/07/11: Approved staff's recommendation of MF-3 zoning by consent (5-0, G. Bourgeois-absent); P. Seager-1 st , D. Tiemann-2 nd .	6/23/11: Approved MF-3 zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison- 2 nd .
C14-2007-0162 (13830 North F.M. 620 Road)	GO-MU-CO, GR-MU-CO, GR-CO to GR-CO	10/16/07: To approve the staff's recommendation for GR-CO zoning on consent (6-0, C. Hammond, J. Gohil- absent); J. Martinez-1 st , S. Hale-2 nd .	11/29/07: Approved GR-CO by consent (6-0, Cole-off dais)
C14-03-0045 (9400-9432 Spectrum Drive)	GR to CS	3/11/03: Approved CS-CO, with conditions: 1) Allow Convenience Storage as the only CS district use and all other GR district uses; 2) Prohibit Pawn Shop Services (7-0, C. Hammond, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	4/10/03: Approved CS-CO (7-0); all 3 readings
C14-02-0100 (9222 W. Parmer Lane)	GR to CS-1-CO	7/16/02: Approved staff's recommendation of CS-1-CO by consent, with added conditions prohibiting Adult Oriented Businesses and Pawn Shop. (6-0, M. Casias/ Diana Castaneda/K. Jackson-absent); J. Martinez-1 st , A. Adams-2 nd .	8/08/02: Approved CS-1-CO on all 3 readings (6-0, Wynn out of room)
C14-99-0090 (9801 Block of Spectrum Drive)	R&D and P to IP and IP-CO	7/27/99: Approved IP for	8/26/99: Approved PC rec. of IP for Tract 1 and IP-CO,

		Tract 1 and IP-CO for Tract 2, with a CO for a 2,000 vtpd limit (6-0-1)	with conditions for Tract 2 (7-0); 1 st reading 9/30/99: Approved 2 nd /3 rd readings (7-0)
C14-99-0027 (13608-13640 FM 620)	I-RR, DR to GR	Approved staff rec. of GR-CO (TR1); GO-CO (TR2) w/ conditions & restrictive covenant (7-0) on 4/13/99	Approved GR-CO for TR1 (0027A) w/conditions limiting to 2,000 vehicle trips per day for the 5-acre Hill tract (6-0, KW-out of room); Balance of site (TR2-110 acres) postponed to 6/1/00 (0027B) on 3/23/00 0027A: Approved 2 nd / 3 rd readings (5-0, Lewis-absent) on 5/18/00 0027B: Approved GR-CO (TR1), GO-CO (TR2) w/ conditions (4-0); all 3 readings on 7/19/01
C14-98-0193 (Parmer at Spectrum)	P to MF-3	1/19/99: Approved staff rec. of MF-3 for Tracts 1-3 and GR-MU for Tract 4 (9-0)	2/25/99: Approved PC rec. of MF-3 for Tracts 1-3) and GR-MU for Tract 4 (7-0); all 3 readings
C14-97-0122 (Neenah at Parmer)	MF-3-CO to GR	10/28/97: Approved staff alternate rec. of GR-CO & RR by consent (9-0)	11/20/97: Approved GR-CO & RR w/ conditions (7-0); all 3 readings
C14-97-0059 (13900 Block of N. FM 620 at W. Parmer Lane)	DR to GR	Approved GR-CO w/conditions (8-0) on 8/05/97	Approved GR-CO w/conditions; subject to 25% impervious cover max; (5-0); 1 st reading on 9/04/97 Approved GR-CO w/conditions; subject to 25% impervious cover max;(7-0); 2 nd reading on 12/11/97 Approved GR-CO w/out condition of 25% impervious cover max (6-0); 3 rd reading on 1/15/98
C14-96-0045 (300 ft. from Parmer Lane at Spectrum Drive south side)	LI, GR to MF-3	Approved staff alternate rec. of MF-3-CO, limited to less than 2,000 vehicle trips per day (9-0)	Approved PC rec. of MF-3-CO (5-0); limiting to less than 2,000 vehicle trips per day; all 3 readings on 5/23/96

RELATED CASES:

C14-93-0107 – Previous Zoning Case

C8-94-0127.0A – Subdivision Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 9900 SPECTRUM DRIVE. C14-2026-0021. Project: Round Rock ISD Career & Technical Center - PDA Amendment. To amend a previously approved planned development agreement for a 48.79-acre site currently zoned as IP-PDA. Existing: office (165,000 sq ft). Proposed: office (165,000 sq ft). Note that applicants seek to establish public primary educational facilities, administrative services, and childcare services as permitted uses.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: 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. Names of Activity Centers/Activity Corridors/Job Centers *: • 0.16 miles from Parmer Lane Activity Center; 0.19 miles from Lakeline Station Regional Center
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk present along Spectrum Dr
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. • Employment present at this location
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health *: 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.)
	Housing Choice *: 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: 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.
	Industrial Land: Preserves or enhances industrial land.

	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
3	Number of “Yes’s”

City Arborist

No comments.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

No comments.

Environmental Officer

No review required.

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

Zoning Cases

No site plan comments on the rezoning. This site will be subject to the PDA ordinance and the Round Rock ISD ILA, if the use is for school facilities.

Transportation

The summary later states the new proposed uses will be a school which is in conflict with the TIA determination worksheet. If the new proposed use is a school, please resubmit the TIA

determination worksheet with the correct proposed use of the site to [the portal](#). A transportation study may be required for zoning.

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Spectrum Dr. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

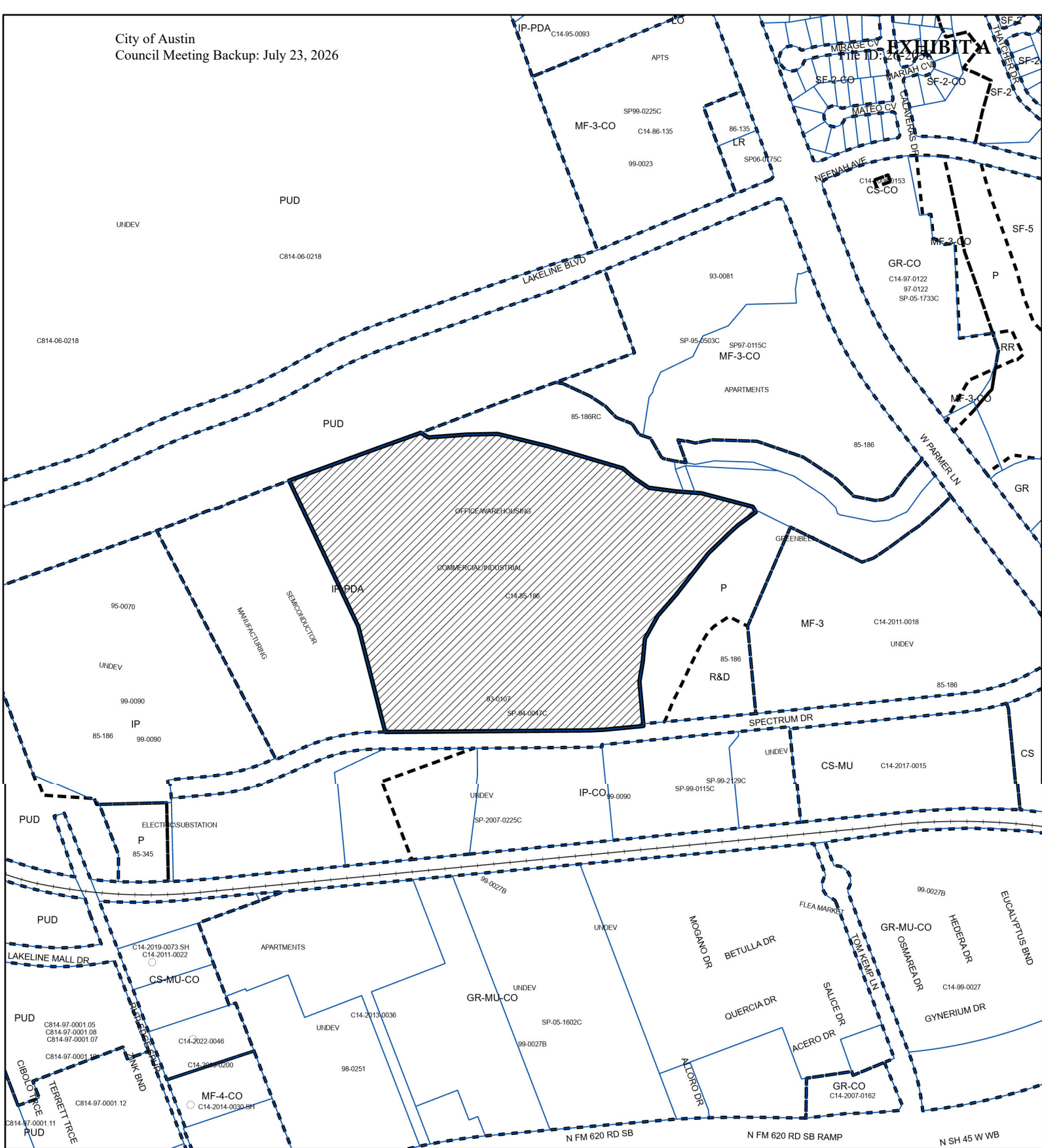
Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Spectrum Dr.	Level 3/ Minor Arterial or Major Arterial	80'	87'	47'	Yes	Yes	Yes

Water Utility

No comments.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter



ZONING

ZONING CASE#: C14-2026-0021

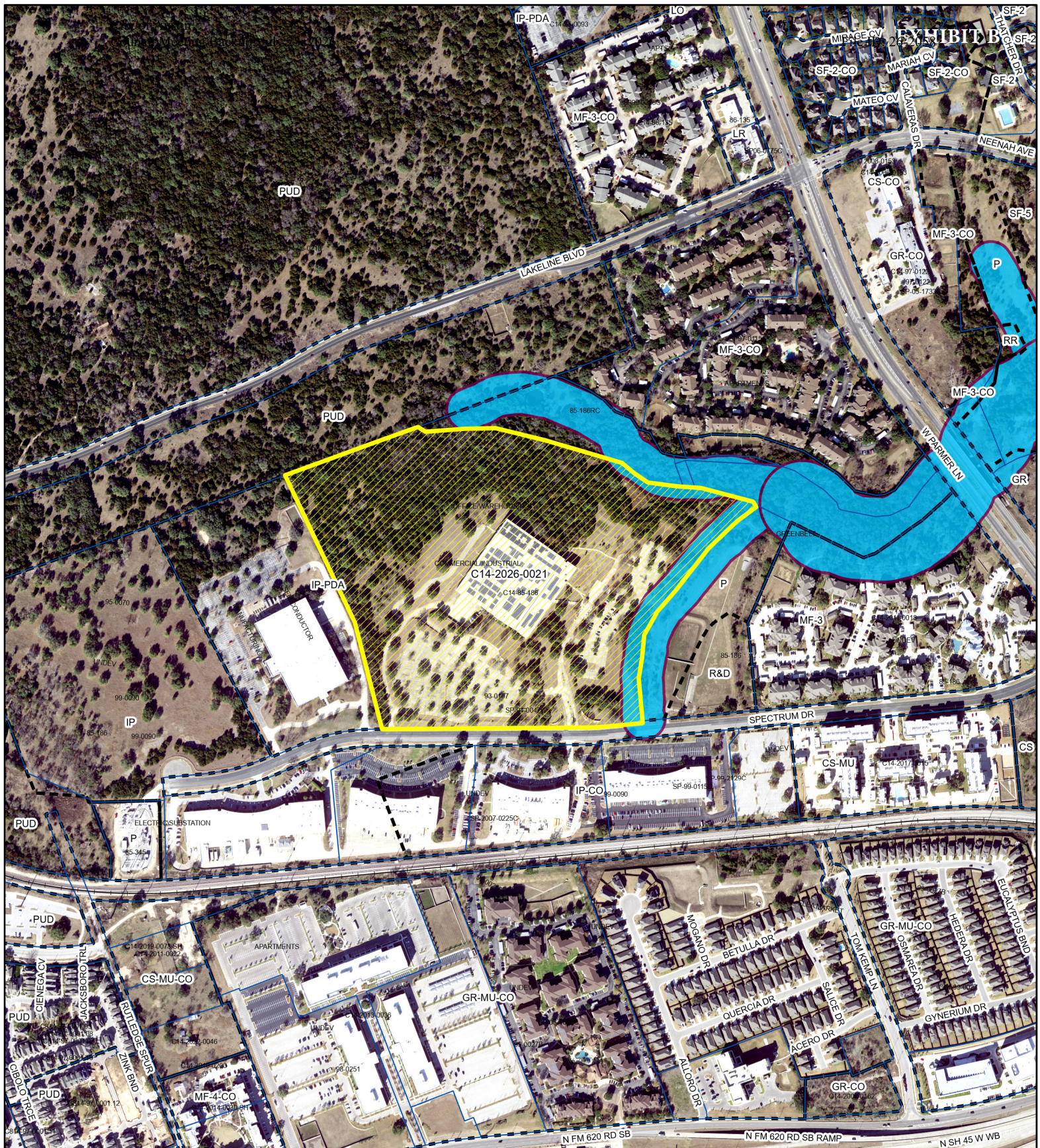


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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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Round Rock ISD Career & Technical Center - PDA Amendment

ZONING CASE#: C14-2026-0021
 LOCATION: 9900 Spectrum Dr
 SUBJECT AREA: 48.79 Acres
 MANAGER: Sherri Sirwaitis



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1" = 600'



CIVILITUDE
ENGINEERS & PLANNERS

File ID: 26-2058

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March 25, 2026

City of Austin
Planning & Zoning Department
6310 Wilhelmina Delco Dr.,
Austin, TX 78752

RE: **Letter to Zoning & Platting Commission**
Round Rock ISD Career & Technical Education Center (RRISD CTE)
9900 Spectrum Dr., Austin, TX 78717

To whom it may concern,

On behalf of our client, we are submitting the enclosed Zoning Amendment Application package for the Round Rock ISD CTE Center. The site's total area is +/- 48.79 acres and is currently zoned as IP-PDA. The project proposes to amend the existing planned development area (PDA) to establish public primary educational facilities, public secondary educational facilities, administrative services, and childcare services (general) as permitted uses of the property.

The property is located within the Lake Creek watershed, classified as a suburban watershed. The site is located within the bounds of the Edwards Aquifer Recharge Zone with small portions of the northern property line in the 100-year COA floodplain. No existing or proposed development resides within floodplain areas.

If you have any questions or require additional information, please contact our office at (512) 761-6161.

Sincerely,

Kyle Moore, P.E.
Project Engineer

