

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2014-0184 – Austin [re]Manufacturing **Z.A.P. DATE:** December 2, 2014  
Hub and Closed FM 812 Landfill

**ADDRESS:** 10108 FM 812 Road

**OWNER:** City of Austin –  
Austin Resource Recovery  
(Bob Gedert)

**AGENT:** City of Austin –  
Austin Resource Recovery  
(Natalie Betts)

**ZONING FROM:** I-RR (Upon annexation)

**TO:** LI

**AREA:** 391.25 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant limited industrial services (LI) district zoning.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

December 2, 2014: *APPROVED LI DISTRICT ZONING, AS STAFF RECOMMENDED*  
*[R. MCDANIEL; S. COMPTON – 2<sup>ND</sup>] (6-0) G. ROJAS – ABSENT*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject property is located at the northwest corner of FM 973 and FM 812 Roads, and upon annexation into the City limits, will be zoned interim – rural residence (I-RR) district. The majority of the property (approximately 286 acres) contains a closed landfill (classified as a major utility facility, a civic use), and parts of the south portion contain an office, scaling area, shop and material storage areas for Austin Resource Recovery operations. There is a food sales use, a few residences and Onion Creek to the north (I-RR upon annexation, County); undeveloped land to the east, the northern portion of which is within the Moore's Crossing Municipal Utility District (LI, GR, I-SF-2, I-RR) as well as a metal recycling use (County); automotive repair, agricultural land, auto salvage and wood recycling to the south (County) and construction material recycling adjacent to the west (County). Please refer to Exhibit A (Vicinity Map), A-1 (Zoning Map) and A-2 (Aerial).

The Applicant has requested limited industrial services (LI) district zoning in order to allow for the remaining 105 acres, including undeveloped land on at the southwest corner of Moores Bridge Road and FM 973, and land along FM 812 to be redeveloped for light manufacturing purposes and used by private sector tenants. In accordance with the City's Zero Waste Master Plan approved by City Council in December 2011, Austin Resource Recovery has partnered with the Economic Development Department to develop an eco-

industrial park at this location with construction expected to begin in mid-2015. The intent is to provide space to support recycling manufacturing, which is defined as the processing and manufacturing of would-be waste into new products. Examples include a glass reprocessing plant, an electronics repair facility and reusable bag manufacturer, and the purpose is to develop local markets for the reusable and recyclable items produced by the Austin community. Access would be taken from commercial driveways along FM 973 and FM 812. Construction of water, wastewater and stormwater infrastructure will be funded in part by a grant from the Economic Development Administration. Please refer to the Applicant's executive summary for additional information, provided as Exhibit B.

Given the property's location at the intersection of two major arterial roadways, proximity to SH 130, adjacency to heavy commercial and industrial uses, and consistency with the Zero Waste Master Plan that calls for the construction of an eco-industrial park, Staff recommends the Applicant's request for LI zoning.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR (Upon Annexation)	Closed landfill; Pole laydown yard (southeast corner); Scaling area, shop area, office, storage of carts (southwest corner); Undeveloped
<i>North</i>	County; I-RR (Upon Annexation)	Undeveloped (Onion Creek floodplain); Food sales; A few residences and outbuildings
<i>South</i>	County	Automobile repair services; Agricultural; Auto salvage; Wood recycling
<i>East</i>	LI; RR; GR; I-SF-2; I-RR; County	Undeveloped; Metal recycling
<i>West</i>	County	Construction materials / demolition recycling

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHEDS:** Onion Creek;  
Cottonmouth Creek; North Fork Dry Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association  
 774 – Del Valle Independent School District 1005 – Elroy Neighborhood Association  
 1075 – Bike Austin 1195 – Imperial Valley Neighborhood Association  
 1228 – Sierra Club, Austin Regional Group 1236 – The Real Estate Council of Austin, Inc.  
 1258 – Del Valle Community Coalition 1340 – Austin Heritage Tree Foundation  
 1363 – SEL Texas 1447 – Friends of the Emma Barrientos MACC

**SCHOOLS:**

The subject property is within the Del Valle Independent School District.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0063 through C14-2010-0066 – Linda Vista A, B, C & D – South FM 973 at Linda Vista Dr	I-RR to LI	Not reviewed by Commission; Case Expired	Not applicable
C14-2010-0062 – 973/Elroy C Store – S FM 973 and Elroy Rd – SE corner of S FM 973 and Elroy Rd	I-RR to GR	Not reviewed by Commission; Case Expired	Not applicable
C14-02-0053 – City of Austin, Department of Aviation – 3600 Presidential Blvd	I-RR to AV	To Grant AV w/conds to allow National Guard uses, no public surface parking, RR for the floodplain	Apvd AV (08-01-2002).

**RELATED CASES:**

The subject property is scheduled to be annexed into the full-purpose City limits effective December 17, 2014 and zoned I-RR (C7a-2014-0003 – City of Austin FM 812 Landfill).

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Moore's Bridge Road	30 – 45 feet	15 feet	Local	No	No	No
FM 973 Road	100 – 130 feet	27 feet	Arterial	No	Yes	No
FM 812	105 – 160 feet	50 feet	Arterial	No	Yes	No

**CITY COUNCIL DATE:** December 11, 2014      **ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**PHONE:** 512-974-7719

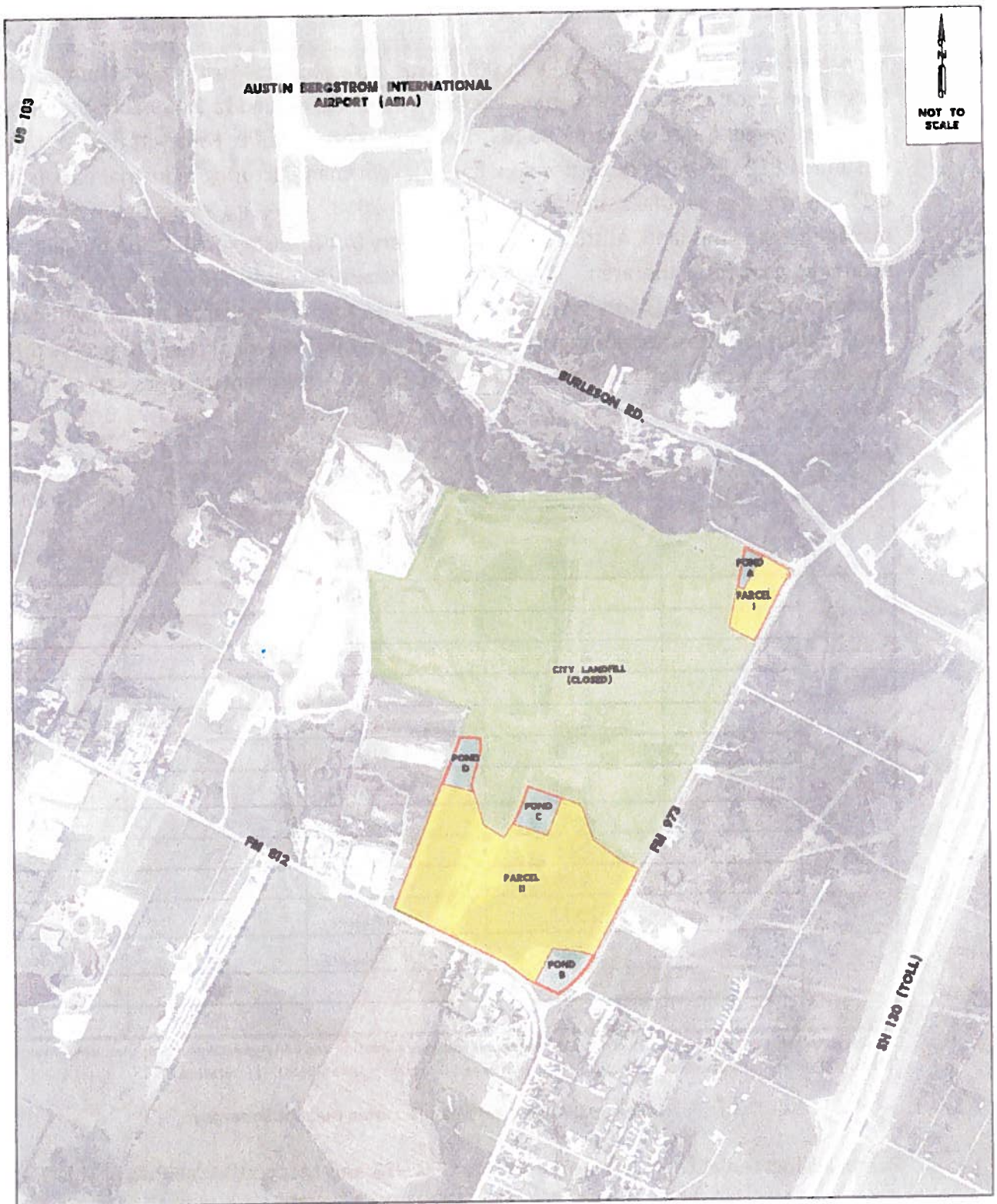


Figure a-1. Austin (re) Manufacturing Hub Vicinity Map

EXHIBIT A

AV

PARK &amp;

BURLESON RD

SALES &amp; SERVICES

AV

UNION CREEK

UNDEV

MUNICIPAL UTILITY DISTRICT

02-0083

FOOD SALES

UNDEVELOPED

LANDFILL

LI

88-155

GR

GR

UNDEVELOPED

I-SF-2

I-RR

I-SF-2

MH

MH

I-SF-2

I-SF-2

LI

IP

FM 812 RD

MC ANGUS RD

S HWY 130

S SH 130 SVRD SB  
S SH 130 SB  
S SH 130 NB  
S SH 130 SVRD NB

N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING CASE

C14-2014-0184

EXHIBIT A

1" = 1,000'

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



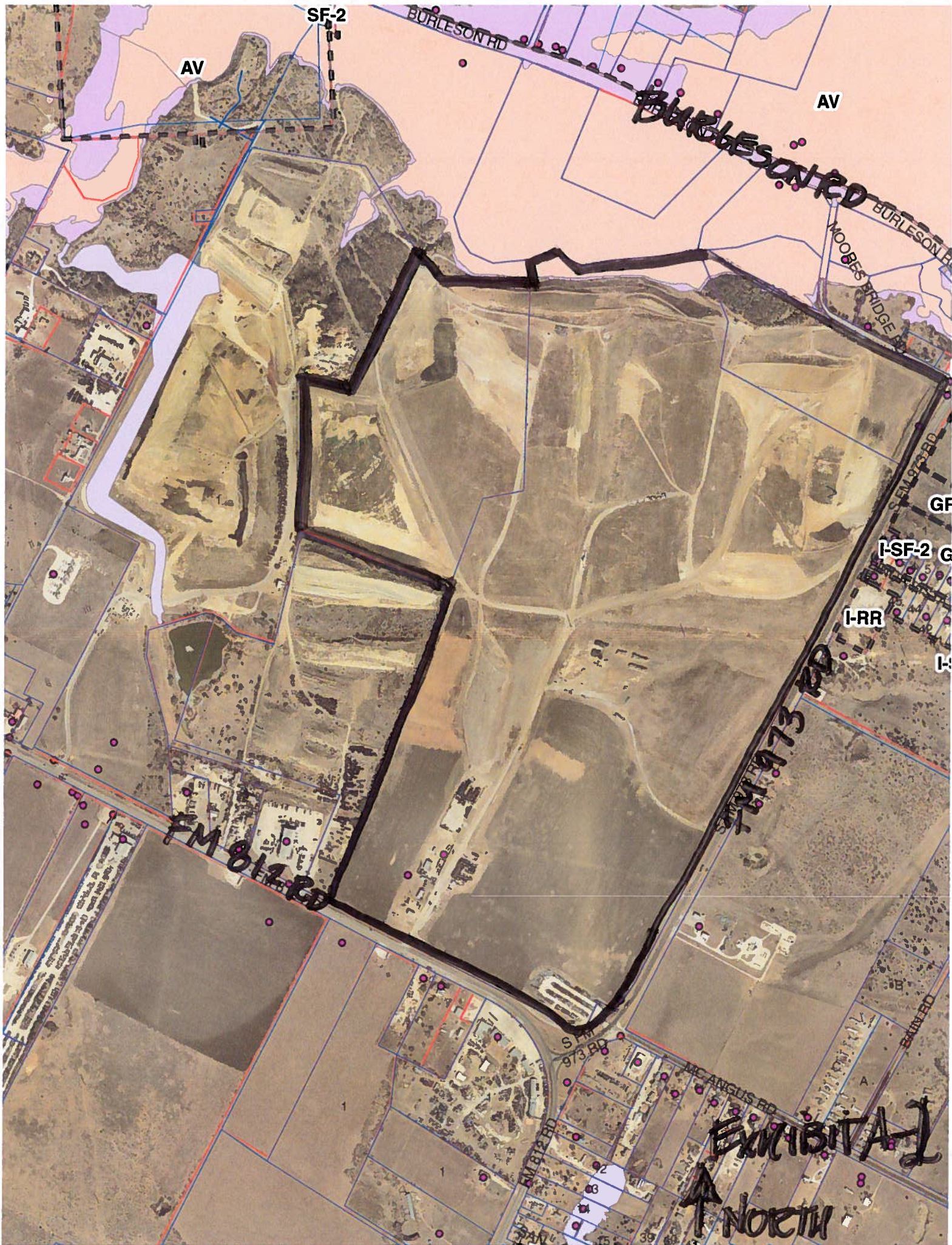


EXHIBIT A-1  
↑ NORTH



## **Austin [re]Manufacturing Hub and Closed FM 812 Landfill Zoning Case Executive Summary**

### **Property Overview**

Austin Resource Recovery's closed FM 812 landfill sits on 391.25 acres of City-owned property in southeastern Travis County at 10108 FM 812 made up of four TCAD parcels (see zoning application). The entire property was intended for use as a landfill. However, the landfill began closure after the City decided to relocate its airport from the Robert Mueller Municipal Airport to Austin-Bergstrom International Airport due to the incompatibility of an operating landfill with a commercial airport's flight path. The landfill, which is currently under 30-year post-closure care within the EPA Subtitle D requirements, currently occupies approximately 286 acres of the property. There are approximately 105 acres of developable land broken up into one 9.45-acre site on the north side of the landfill and 95.82 acres located on the southern side of the landfill.

### **Current Land Use and Zoning**

The property is currently in City's extra territorial jurisdiction and therefore has no zoning district. The only current land use on the property is the care and maintenance of the closed landfill.

### **Proposed Future Land Use and Zoning**

The property is currently being considered for full purpose annexation which, if approved, would take effect December 17, 2014. The City is initiating a zoning case for an initial zoning of this property for Limited Industrial Services (LI). The acres currently occupied by the closed landfill will have no change in their land use. The undeveloped acres will be redeveloped into the Austin [re]Manufacturing Hub for light industrial use and manufacturing by private sector tenants.

### **Austin [re]Manufacturing Hub**

#### *Background*

In December 2011, the Austin City Council approved Austin's Zero Waste Master Plan, which sets an ambitious goal for City residents, businesses, and organizations to divert more than 90 percent of waste from disposal to productive reuse and recycling by 2040. This master plan called for a partnership with the Economic Development Department to develop an eco-industrial park on the undeveloped land at 10108 FM 812 to support recycling manufacturing, now entitled the Austin [re]Manufacturing Hub.

#### *What is Recycling Manufacturing?*

Recycling manufacturing is the value-added processing and manufacturing of would-be waste into new products. Examples include a glass reprocessing plant, an electronics repair facility, a tire shredding plant, a plastic extruding plant, an upcycled jewelry manufacturer, or a reusable bag manufacturer. Recycling manufacturing is a necessary step to closing the loop on recycling. In Austin, after a recyclable is placed in a bin and collected, it is brought to a materials recovery facility where it is sorted and baled. Recyclables are then sold to end markets in other parts of the country and around the world where they are processed and ultimately made into new products.

#### *Project Benefits*

The Hub will attract recycling manufacturing facilities to develop local end markets for the reusable and recyclable items produced by this community. Building these markets locally can reduce transportation costs, increase market stability, and grow local jobs and investment in the recycling sector. The Hub is expected to create up to 1,250 jobs and to leverage more than \$30 million in private sector investment. The project is also the recipient of a \$1.0 million grant from the Economic Development Administration for the construction of water, waste water and storm water infrastructure.

#### *Project Structure*

The land at the Hub will be made available to remanufacturers through ground leases, and will continue to be owned by Austin Resource Recovery. Tenants will build and maintain their own facilities, with Austin Resource Recovery maintaining the common areas at the Hub. In early 2015, a Request for Expressions of Interest will solicit proposals from businesses interested in locating at the Hub.

#### *Project Status*

The project is currently in the infrastructure design phase. To date, the City has completed surveys, a Phase I environmental assessment, a land plan and a property appraisal. Infrastructure construction will begin in 2015 and is scheduled to be completed by early 2016 at which time the Hub will be ready for tenants to break ground on leased lots.

*EXHIBIT B*

SCANNED

**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant limited industrial services (LI) district zoning.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The LI district designation is for a commercial service use or limited manufacturing use generally located on a medium or large sized site.

*2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

*3. Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

*4. The proposed zoning should be consistent with the goals and objectives of the City Council.*

Given the property's location at the intersection of two major arterial roadways, proximity to SH 130, adjacency to heavy commercial and industrial uses, and consistency with the Zero Waste Master Plan that calls for the construction of an eco-industrial park, Staff recommends the Applicant's request for LI zoning.

**EXISTING CONDITIONS****Site Characteristics**

The subject property contains a closed landfill, as well as areas for Austin Resource Recovery operations and undeveloped areas. There are two pipelines that cross the southeast portion of the site.

**Comprehensive Planning**

This zoning case is located on the northwest corner of FM 812 Road and FM 973 Road and bounded by Burleson Road to the north, and is less than a mile away from SH 130. The property is approximately 391.2 acres in size, and contains the former Travis County Landfill, which is being annexed. The property is also located outside the boundaries of a neighborhood planning area. Surrounding land uses includes the Richard Moya Park and undeveloped land to the north, undeveloped land and commercial and industrial uses to the south and west, and a single family house and undeveloped land to the east. The proposed use on a portion (105 acres) of this site is the City of Austin's first eco-industrial park – called the Austin [re]Manufacturing Hub. This hub is intended to host reuse and recycling manufacturing industries using materials generated in the Austin area. This eco-industrial park is also intended to be one of the components to reach the Zero Waste goal of 90% landfill diversion, which includes increasing the use of recycled materials and also providing a way for businesses looking to start-up or expand in Austin utilizing recycled materials in

their manufacturing processes. This project is also part of the Council-adopted ARR Master Plan.

### **Imagine Austin**

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses policies relating to solid waste and recycling:

- **CE P15.** Reduce the overall disposal of solid waste and increase reuse and recycling to conserve environmental resources.
- **CFS P15.** Create a regional solid waste management plan that addresses the waste management implications of continued growth in Central Texas.
- **CFS P18.** Divert bulk items, such as furniture and other household items, from landfills and consider ways to recycle or reuse these materials.
- **E P3.** Build on the Austin metropolitan area's position as a leader in global trade

Although this site is not located over a Job Center as identified on the Imagine Austin Growth Concept Map, based upon the: (1) property being located near the Austin-Bergstrom International Airport, Interstate 35, SH 130, Highway 183, which would provide access to the entire region to collect and remanufacture recycled materials thus reducing the areas solid waste stream and providing new jobs; (2) the Imagine Austin policies referenced above, which supports reducing solid waste disposal and increasing the use of recycled materials; and (3) reutilizing a landfill site for the economic and societal benefit of the area, staff believes that this proposed eco-industrial park is both supported and promoted by the Imagine Austin Comprehensive Plan.

### **Impervious Cover**

The maximum impervious cover allowed by the LI zoning district would be 80%, which is based on the more restrictive zoning regulations.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion Creek Watershed, the Cottonmouth Creek Watershed, and the North Fork Dry Creek Watershed; each of the Colorado River Basin. The site is in the Suburban Watershed classification per 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 a floodplain within the project location. In addition, COA GIS indicates Critical Water Quality Zones located within the project boundary. Development within the Critical Water Quality Zone is limited per LDC 25-8-261 and 262.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other 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.

### **Transportation**

Additional right-of-way may be required at the time of subdivision and/or site plan.

A traffic impact analysis will be required at time of site plan application. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142].

Please contact Nadia Barrera, Urban Trails, Public Works Department regarding pedestrian connectivity per the Council Resolution.

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water utilities and an On-Site Sewage Facility approved by Travis County. 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 the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water 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 utility tap permit.

**Site Plan and Compatibility Standards**

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.

There are two pipeline overlays on this property.