MEMORANDUM

To: Chair Shieh and Members of the Planning Commission

From: Jerry Rusthoven, Assistant Director,
             Planning and Zoning Department

Subject: Code Amendment relating to Planned Development Areas

Date: January 18, 2019

Planned Development Area (PDA) is a combining district within the City's zoning code. It can be applied to industrial districts and can be used to modify permitted and conditional uses and modify site development regulations, with the exception of compatibility standards.

A PDA is unique in that it was originally created as an "agreement" for industrial sites outside the City limits, such as Motorola's MOS 11 FAB in Oak Hill. These large scale industrial users knew they would one day be annexed and the PDA was a tool to lock in specific development regulations that remained in effect after annexation.

In more recent times PDAs have been used as a tool to allow the conversion of outdated industrial sites to uses more desirable and marketable today. The best example is the Domain, which is zoned MI-PDA. The PDA was used to convert the property originally developed as an IBM manufacturing facility to the vibrant mixed-use development it is today. There are other examples such as the

Lockheed PDA in southeast Austin. The site of the new Austin FC soccer stadium on McKella Place has existing LI zoning. A zoning case will soon be filed to add a PDA combining district to address some site development regulation issues for the stadium.

In the code there are certain requirements found in Section 25-2-648 that address issues specific to industrial uses such as particulate matter size, welding flashes, noise and vibration frequencies. These regulations cannot be altered but are not relevant for the uses in mixed use PDAs. This proposed code amendment would exempt properties with a PDA that do not contain industrial uses from these specific industrially focused regulations.

If you have any questions I am available at 512-974-3207 or jerry.rusthoven@austintexas.gov.