

ANALYSIS OF INDUSTRIAL LAND USE AND ZONING IN AUSTIN, TEXAS

Comprehensive Plan Joint Committee Briefing
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**HOUSING &
PLANNING**

Study Organization

Workforce
Considerations

National Trends
and Best Practices

Current State of
Austin's
Industrially-Zoned
Land

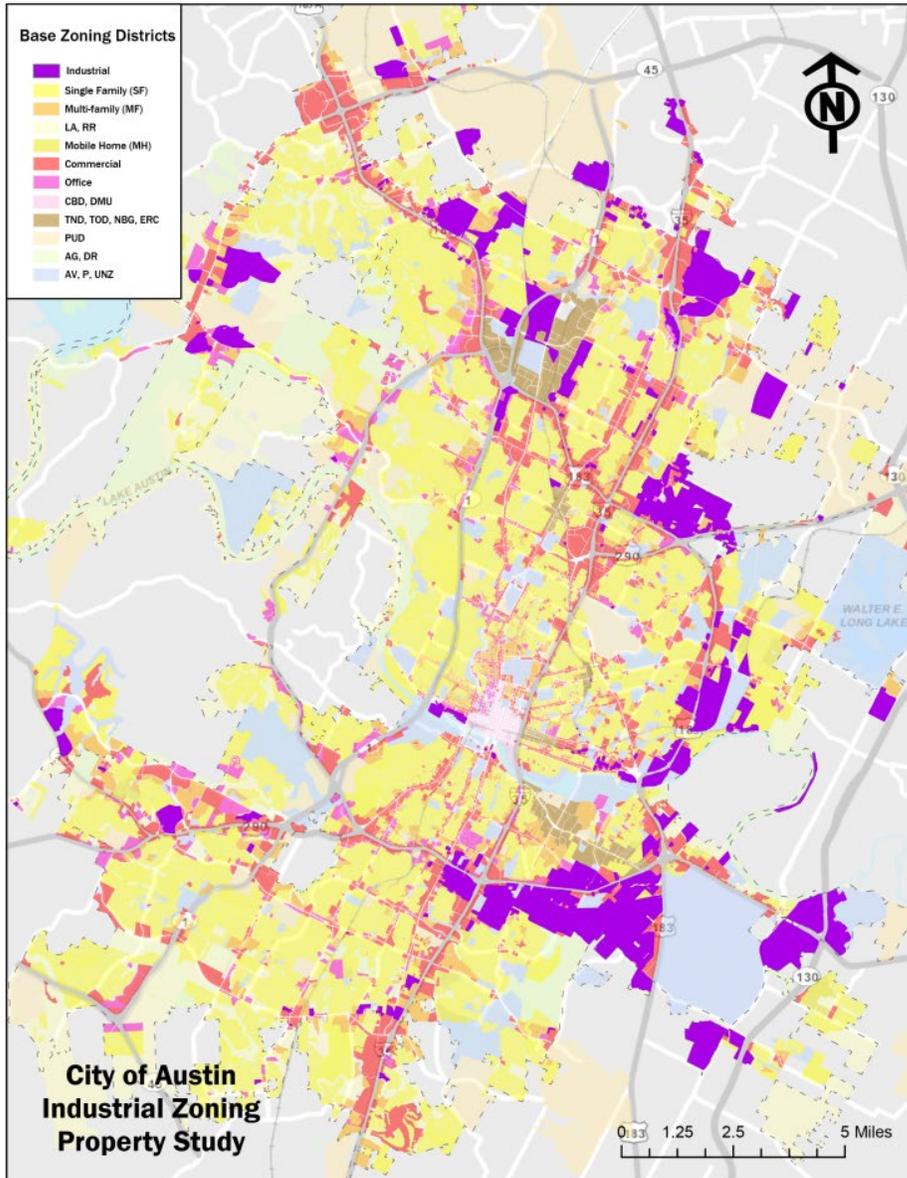
Industrial Cluster
Typology for
Austin , Texas

Conclusions &
Recommendations

Maps and Case
Studies

Current State of Austin's Industrially-Zoned Land

Map #1 Base Zoning Districts



11,657 Acres or 6.6% of Austin
zoned for industrial (2018)

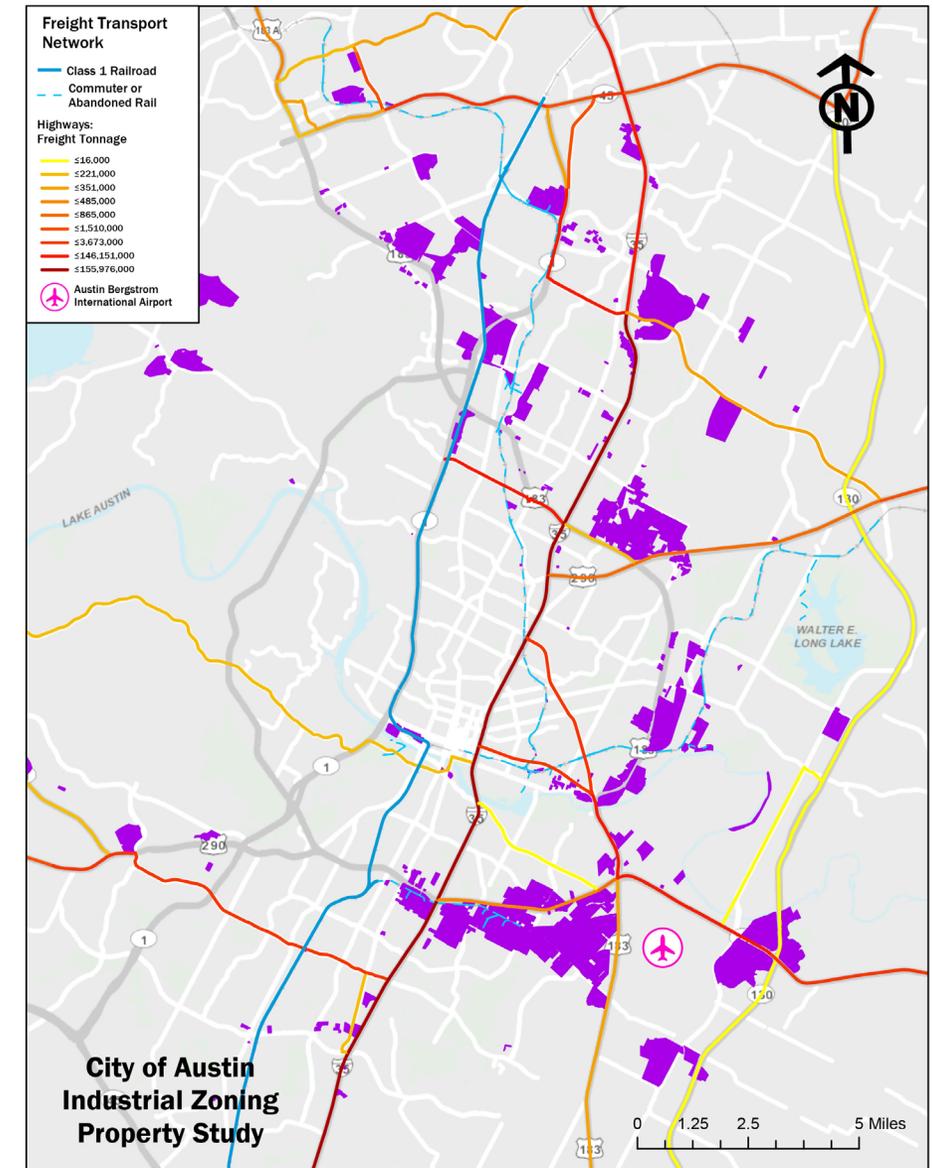
Only 38% of Industrial zoned
land used for industrial uses

- Undeveloped 27%
- Office 12%

Current State of Austin's Industrially-Zoned Land

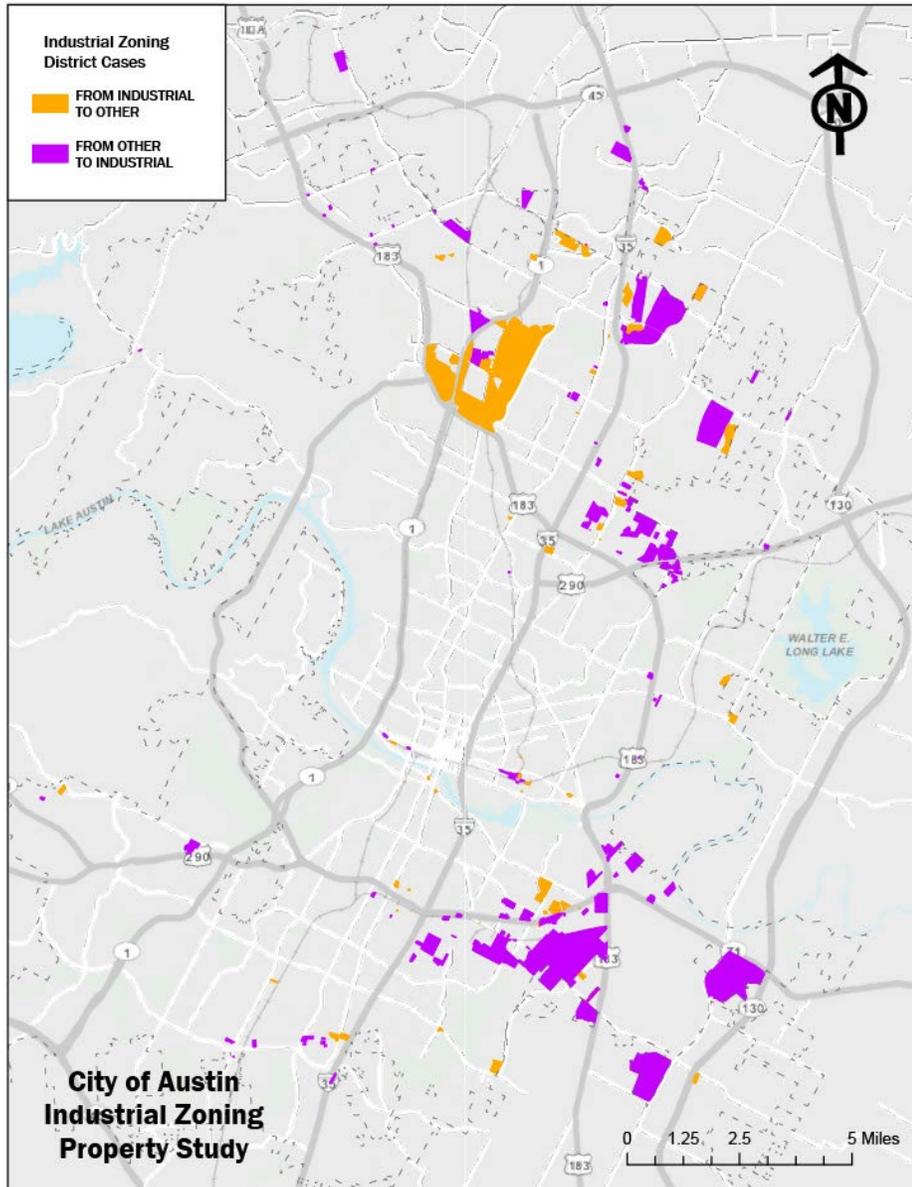
Industrial zoned areas mostly located to take advantage of highways and ABIA

Map #6 Freight Transport Network



Current State of Austin's Industrially-Zoned Land

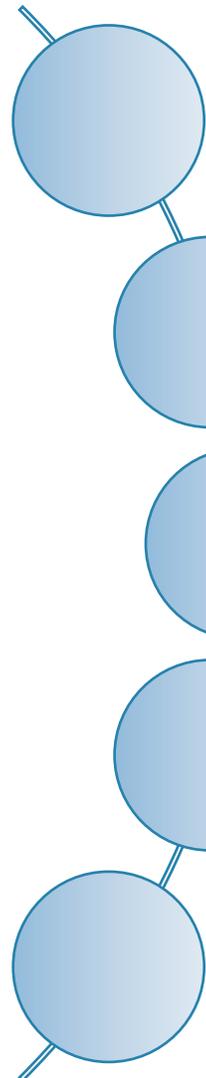
Map #3 Industrial Zoning District Cases



Between 2001 and 2018
1,846 acres rezoned from
industrial to non-industrial zones

Industrial zoned land lost through
neighborhood plan rezonings was
not included

Current State of Austin's Industrially-Zoned Land

- 
- Worth \$9.5B or 6% of Austin's value
 - Higher Improvement-to-Land Ratio
 - 2014-2018 tax assessments increased 52%/
commercial land increased 62%
 - Most industrial zoned land gained through annexation
 - North Burnet/Gateway lost over 1,000 acres of industrial zoned land (2008)

Industrial Cluster Typology for Austin

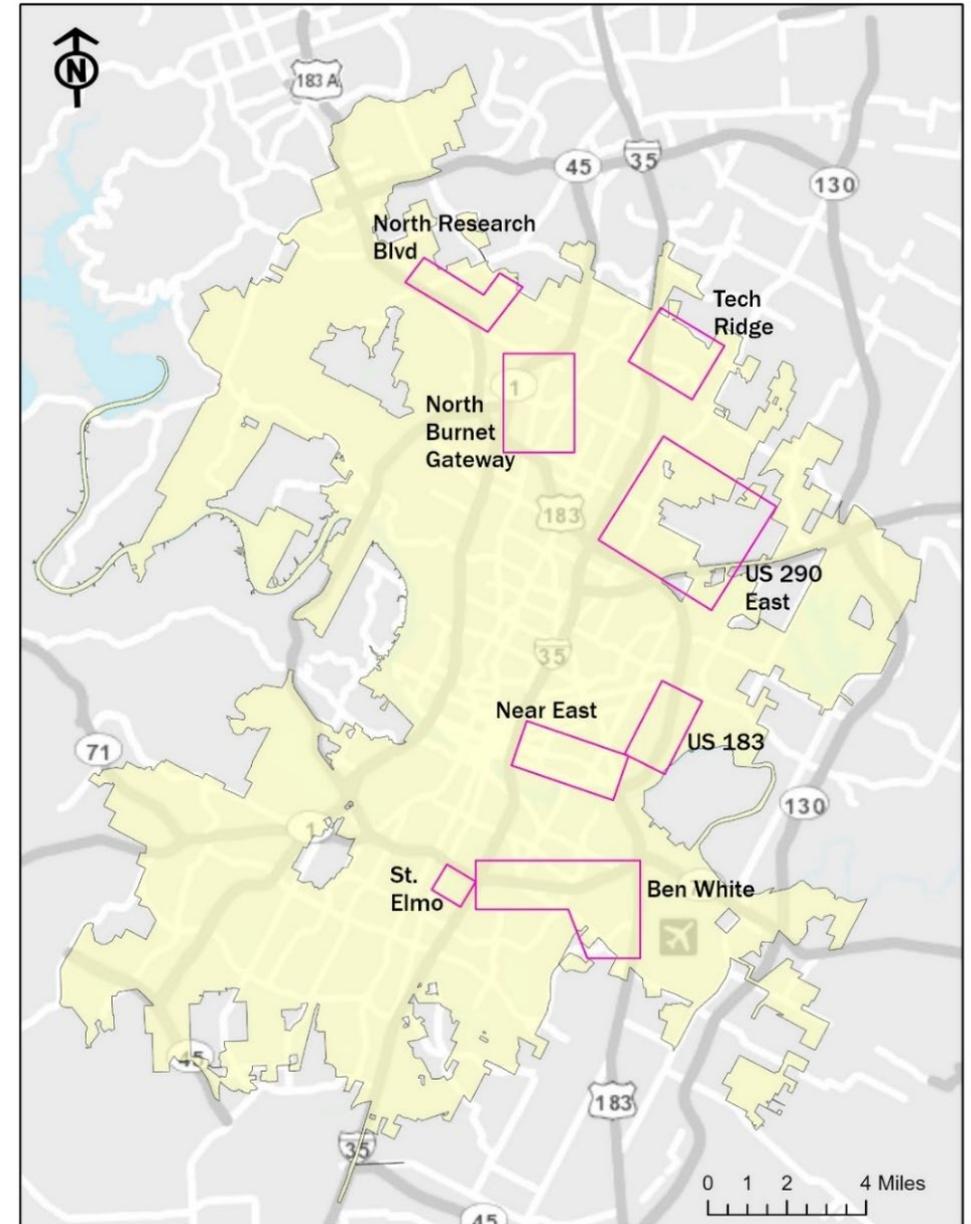
Identified 8 industrial clusters within Austin

Based on best practices from Las Angeles, CA and Philadelphia, PA staff developed an industrial cluster typology

Protection

Intensification

Transition



Industrial Cluster Typology for Austin

Protection

Industrial zoning should be maintained and residential uses discouraged

Intensification

Can accommodate more industrial uses through zoning certainty, planned infrastructure improvements, and master planning to coordinate public and private investment

Transition

Areas experiencing significant land conversion to non-industrial uses and are no longer or increasingly less viable for industrial

Industrial Cluster Typology for Austin

North Research Boulevard
Intensification / Protection

Near East
Transition

North Burnet/Gateway
Transition

US-183
Transition

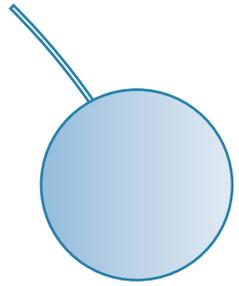
Tech Ridge
Intensification

St. Elmo
Transition

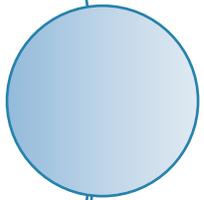
US-290
Intensification

Ben White
Intensification

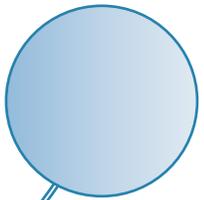
Findings



Annexations biggest driver in industrial land growth

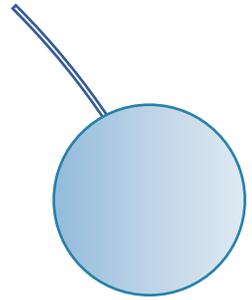


37 acres of industrial zoning lost annually for the last ten years

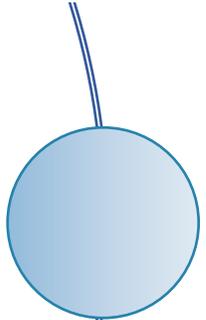


Neighborhood and Small Area Plans

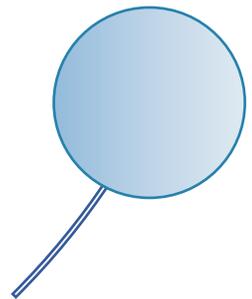
Findings



Recent development of corporate campuses and business/industrial parks

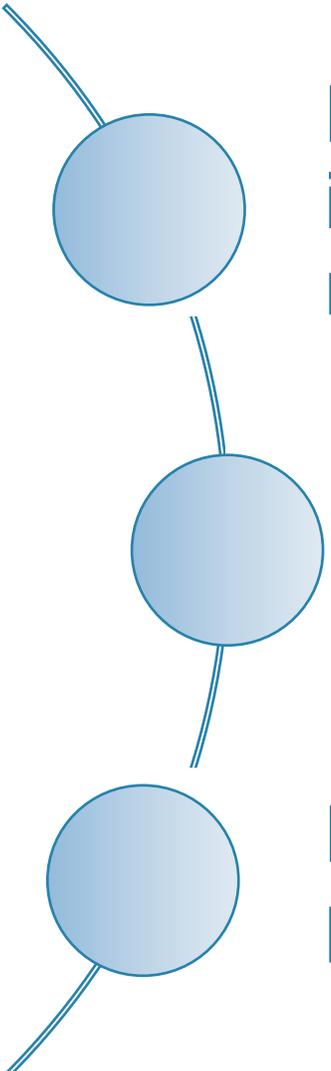


Austin's legacy industrial clusters undergoing transition (e.g., St. Elmo & NBG)



Undeveloped industrial land along one-way freeway frontage roads targeted for garden-style apartments

Recommendations

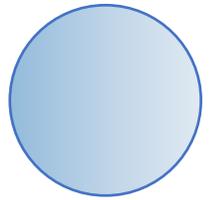


Precautions must be taken to ensure that nearby industrial properties do not pose a risk to future MF residents

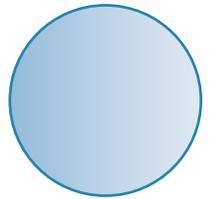
Redevelopment in **Transition** areas should provide sidewalks, bike lanes, storm water facilities, open space, etc.

Existing long-term industrial uses should not be punished by new residents “moving to the nuisance”

Recommendations



If decision is made to allow residential uses into industrial clusters, steps should be taken to preserve displaced jobs



Policies should be explored as to how to incorporate or preserve some industrial uses in new developments in **Transition** areas

Questions?