SECOND/THIRD READINGS SUMMARY SHEET

CASE: C14-2022-0030 (RedLeaf Highland-Tract 4) DISTRICT: 4

ADDRESS: 6403 and 6413 Airport Boulevard

APPLICANT: HM Land 2, LLC

AGENT: Drenner Group (Amanda Swor)

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

REQUEST:

Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 6403 and 6413 Airport Boulevard from general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning to limited industrial-planned development area (LI-PDA) combining district zoning.

PREVIOUS CITY COUNCIL ACTION:

May 4, 2023: Approved LI-PDA zoning by consent on 1st reading (11-0).

ISSUES: N/A

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0030 (RedLeaf Highland-Tract 4) DISTRICT: 4

ADDRESS: 6403 & 6413 Airport Boulevard

ZONING FROM: CS-MU-V-NP TO: LI-PDA-NP*

*On March 8, 2023, the applicant submitted a request to update their rezoning application (*please see Applicant's Amendment Request Letter – Exhibit D*).

SITE AREA: 4.29 acres (186,915 sq. ft.)

PROPERTY OWNER: HM Land 2, LLC

AGENT: Drenner Group (Amanda Swor)

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

STAFF RECOMMEDATION:
Staff recommends Limited Industrial-Planned Development Area-Neighborhood Plan Combining District, zoning. The staff's recommendation adds a condition to the PDA overlay that will require a 50-foot setback between buildings that contain a residential use and the light manufacturing use.

PLANNING COMMISSION ACTION / RECOMMENDATION:
February 28, 2023: Postponed to March 28, 2023 at the applicant's request by consent (11-0, Y. Flores-absent); R. Schneider-1st, P. Howard-2nd.

March 28, 2023: Approved staff's recommendation for LI-PDA zoning by consent (13-0); J. Thompson-1st, C. Hempel-2nd.

CITY COUNCIL ACTION:
May 4, 2023: Approved LI-PDA zoning by consent on 1st reading (11-0).

May 18, 2023

ORDINANCE NUMBER:

ISSUES:

The applicant is proposing a Planned Development Area (PDA) overlay (*please see Applicant's Request Letter – Exhibit C and Applicant's Amendment Request Letter – Exhibit D*), with the following conditions:

The following uses are additional permitted uses to the LI base district:

Permitted Uses by Right:

Residential Uses

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Townhouse Residential
- Multifamily Residential
- Single-Family Residential
- Single-Family Attached Residential
- Small Lot Single-Family Residential
- Two-Family Residential
- Condominium Residential
- Duplex Residential
- Group Residential
- Group Home, Class I (Limited)
- Group Home, Class I (General)
- Group Home, Class II
- Short-Term Rental

Commercial Uses

- Administrative and Business Offices
- Agricultural Sales and Services
- Alternative Financial Services*
- Art Gallery
- Art Workshop
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services*
- Building Maintenance Services
- Business or Trade School
- Business Support Services
- Campground
- Cocktail Lounge of 5,000 square feet
- Commercial Blood Plasma Center*
- Commercial Off-Street Parking
- Communications Services
- Construction Sales and Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Drop-Off Recycling Collection Facility
- Electronic Prototype Assembly*

- Electronic Testing*
- Equipment Repair Services
- Equipment Sales
- Exterminating Services
- Financial Services
- Food Preparation
- Food Sales
- Funeral Services
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Medical Offices – exceeding 5,000 square feet gross floor area
- Medical Offices – not exceeding 5,000 square feet gross floor area
- Monument Retail Sales
- Off-Site Accessory Parking*
- Outdoor Sports and Recreation
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Personal Improvement Services
- Personal Services
- Pet Services
- Plant Nursery
- Printing and Publishing
- Professional Office
- Research Assembly Services
- Research Services
- Research Testing Services
- Research Warehousing Services
- Restaurant (General)
- Restaurant (Limited)
- Service Station
- Software Development
- Theater
- Vehicle Storage
- Veterinary Services

Industrial Uses

Light Manufacturing

Agricultural Uses

- Community Garden
- Indoor Crop Production
- Urban Farm

Civic Uses

- Club or Lodge (c)
- College and University Facilities

- Communication Service Facilities
- Community Events*
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Family Home
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II
- Guidance Services
- Hospital Services (Limited)
- Local Utility Services
- Maintenance and Service Facilities
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Residential Treatment
- Safety Services

The following uses are conditional uses to the LI base district in the PDA:

Conditional Uses:

Commercial Uses

- Outdoor Entertainment

Civic Uses

- Club or Lodge
- Hospital Services (General)
- Telecommunication Tower*
- Transitional Housing
- Transportation Terminal

* Additional standards may apply. See the table in LDC §25-2-491, Zoning Land Use Summary Table, for Austin City Code references.

Prohibited Uses:

The following LI base district uses are prohibited uses in the PDA:

- Basic Industry
- Custom Manufacturing
- General Warehousing and Distribution
- Limited Warehousing and Distribution
- Recycling Center

- Resource Extraction
- Scrap & Salvage

In addition, the applicant proposes the following modification to the LI base zoning district through the PDA:

- Maximum height of 120 feet.
- Maximum floor-to-area-ratio (FAR) of 5:1.
- Maximum Building Coverage: 95%;
- Maximum Impervious Coverage: 95%;
- Setback - Interior Side Yard: 0 feet
- Setback - Rear Yard: 0 feet
- The PDA is subject to the parking requirements outlined in Appendix A except as amended by the LI-PDA zoning ordinance.
- Section § 25-6-501 (E) is modified such that the off-site parking facility cannot be more than 1,200 linear feet from the use it serves.
- The parking rules in effect upon the adoption of this ordinance shall govern other than as modified herein.

CASE MANAGER COMMENTS:

The property in question is a 4.29 acre lot that is developed with a commercial structure fronting onto Airport Boulevard. To the north, across W. Highland Mall Boulevard, there is a financial services use (Wells Fargo Bank) and a restaurant (Jack in the Box) zoned CS-MU-V-NP. There is also CS-MU-V-NP zoning to the south and the east and these lots are developed with multifamily and civic uses (ACC Highland). Across Airport Boulevard to the west, there is the Highland Station, Rail line and Red Line urban trail that are zoned CS-MU-V-CO-NP.

In the Redleaf Highland rezoning requests, the applicant is asking for LI-PDA zoning to build out the Highland Campus by utilizing minimal code modifications to allow for an overall project that will complement the campus that could not be built under the existing code provisions (*please see the Applicant's Request Letters – Exhibit C and Exhibit D*). In this application, the owner is proposing to redevelop this site with office and residential uses. The proposed LI-PDA zoning will permit existing uses from the current CS-MU base district, grant additional permitted and conditional uses, increase the maximum height to 120 feet, permit a 5:1 FAR, maintain the impervious cover and building coverage limits from the CS district, reduce setbacks and modify parking requirements to allow for new development in this central area located near the intersection of two highways (Interstate Highway-35, E. Highway 290) and arterial roadways (Airport Boulevard, W. Highland Mall Boulevard) that is within a designated regional center (Highland Mall Station Regional Center) in the Imagine Austin Comprehensive Plan.

This property is located within the Brentwood/Highland Combined Neighborhood Plan and a neighborhood plan amendment is not required because the land use designation on the future land use map (FLUM) is Mixed Use.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

   Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.
   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.

   Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *The proposed zoning promotes consistency and orderly planning.*

   LI-PDA zoning is consistent with land use patterns in the area as there are commercial mixed use zoning designations (CS-MU-V-NP, CS-1-MU-V-NP, CS-1-CO-NP, CS-MU-NP) and multifamily, office, civic and commercial uses surrounding the site under consideration to the north, south, east and west.

3. *The proposed zoning should allow for a reasonable use of the property.*

   The proposed Planned Development Area overlay will permit a mixture of residential, office, civic and commercial uses that will encourage intensive redevelopment of this property adjacent to a large civic use (Austin Community College Highland Campus) within walking distance to Capital Metro bus (Routes 7, 337, 350) and rail lines (Highland Station Rail - Rail Route 550) in a regional center as designated by the Imagine Austin Comprehensive Plan. There are recreation facilities and parks (Highland Neighborhood Park and Reznicek Fields, Highland Mall Greenbelt, Highland South Greenway, Reilly School Park and Jacob Fontaine and Wilhemina Delco Pocket Parks) as well as existing commercial and retail uses to provide amenities and services to new development in the Highland area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-MU-V-NP	Office/Commercial (RedLeaf Properties), Highland Collective
North	CS-MU-V-NP	Restaurant (Jack in the Box), Financial Services (Wells Fargo Bank)
East	CS-MU-V-NP	Developing Multifamily, ACC Highland
South	CS-MU-V-NP	Multifamily (FiveTwo)
West	CS-MU-V-CO-NP	Highland Station, Rail line, Red Line Trail

NEIGHBORHOOD PLANNING AREA: Brentwood Highland Neighborhood Plan

TIA: Deferred to the time of Site Plan

WATERSHED: Tannehill Branch

SCHOOLS: Austin I.S.D.
Reilly Elementary
Webb Middle School
McCallum High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhood Council
Friends of Austin Neighborhoods
Go Austin Vamos Austin - North
Highland Neighborhood Association
Highland/Skyview Neighborhood Plan Contact Team
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Austin Neighborhood Alliance
Preservation Austin
SELTEXAS
Sierra Club, Austin Regional Group
St. John Neighborhood Association
St. John Neighborhood Plan Contact Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0115	St. Johns Neighborhood Planning Area Rezonings	1/24/12: Approved the rezonings as recommended by the staff, except for Tracts 53,54, 57, 58 and 60 which were discussed separately. For Tract 53 approved GR-MU-NP. For Tract 54 approved CS-1-NP. For Tracts 57 & 58 approved GR-MU-CO-NP. For Tract 60 approved GR-MU-NP. Action on this item includes rec. adoption of the St John NPCD of the following: Small Lot Amnesty, Cottage Lot,	3/01/12: The public hearing was conducted and the motion to close the public hearing and to adopt first reading of the ordinance for the St. John Neighborhood Plan Combining District as recommended by the Planning Commission was approved by CM C. Riley's motion and CM M. Martinez' second (7-0).

		Urban Home, Secondary Apartment, Corner Store, Affordable Housing special use options for the entire St John NPCD. Residential infill on Tracts R, S, T, U and V. Neighborhood Urban Center on Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O P and Q. Action on this item include rec. adoption for the entire NPCD of the following design tools: Front Porch Setback, as well as Restricted Mobile Food Vending Regulations.	4/26/12: Approved Ordinance No. 20120426-101 for the St. John Neighborhood Plan Combining District on 2nd/3rd readings (7-0); CM B. Spelman-1st, CM L. Morrison-2nd.
C14-2010-0155 (5775 Airport Boulevard)	CS-MU-V-NP to CS-1-MU-V-NP	10/26/10: Approved CS-1-MU-V-NP by consent.	11/18/10: Approved CS-1-MU-V-NP as PC rec. on all 3 readings (7-0)
C14-2009-0012 (Highland NPA VMU Overlay Opt-In-Opt-Out Process)	Rezoning property to show VMU zoning	4/14/09: Approved staff rec. to implement 'V' on selected tracts by consent (8-0)	5/14/09: Approved 'V' excluding certain tracts (7-0); 1st reading only 6/11/09: Approved Ordinance No. 20090611-055 for 'V' on certain tracts by consent (6-0); 2nd/3rd readings
C14-2008-0139 (Archive Lounge, 6406 N. IH-35 Service Road SB, Suite 1600)	CS to CS-1	8/05/08: Approved CS-1 zoning (6-0, C. Hammond-absent); K. Jackson-1st, R. Evans-2nd.	9/28/08: Approved Ordinance No. 20080828-097 for CS-1-CO zoning (7-0); on all 3 readings.
C14-2007-0107 (Rock City Icehouse: 6404 N. IH-35, Suite 1100)	CS to CS-1	Approved CS-1-CO zoning by consent (7-0, C. Galindo-absent); J. Reddy-1st, S. Kirk-2nd.	9/27/07: Approved Ordinance No. 20070927-090 for CS-1-CO (5-0); on all 3 readings
C14-06-0110 (Highland Commons: 5775 Airport Boulevard)	CS-MU-NP to CS-1-MU-CO-NP	6/27/06: Approved staff's rec. of CS-1-MU-CO-NP zoning by consent (9-0); J. Reddy-1st, D. Sullivan-2nd.	7/27/06: Approved Ordinance No. 20060727-142 for CS-1-MU-CO-NP (7-0); on all 3 readings
C14-04-0012 (Highland Neighborhood Plan)	Highland NP Rezonings	2/24/04: Approved staff's recommendation w/ exceptions (6-0)	3/25/04: Approved 1st reading (7-0) 4/15/04: Approved 2nd reading, with amendments (7-0)

			5/13/04: Approved 3rd reading, with amendments (7-0)

RELATED CASES:

C14-2011-0115 – St. John Neighborhood Plan Area Rezonings
C8-2015-0153.OA - Subdivision Case
SP-2013-0140D – Site Plan Case

EXISTING STREET CONDITIONS:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Airport Blvd	Level 3 - Minor/Major Arterial	120’	126’	60’	Yes	Bike Lane	Yes
W Highland Mall Blvd	Level 3 - Minor/Major Arterial	94’	79’ – 90’	60’	Yes	Shared Lane	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 6403 and 6413 AIRPORT BLVD. C14-2022-0030. RedLeaf Highland - Tract 4. 4.29 acres from CS-MU-V-NP to LI-PDA-NP. Commercial to Office and Apartment Building.

Yes	Imagine Austin Decision Guidelines
	Compact and Connected Measures
Y	**Imagine Austin Growth Concept Map:** Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center: within Highland Mall Station Regional Center; Airport Blvd Activity Corridor**
Y	**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.
Y	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	**Connectivity and Education**: Is 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 recreational area, park and/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, specialized outpatient care.)
Y	**Housing Affordability**: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
Y	**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.
Y	**Mixed Use**: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
8	**Total Number of "Yes's"**
	Imagine Austin Priority Program Bonus Features (Extra Points)
Y	**Small Area Plan Policies**: Supports applicable Small Area Plans, including the Future Land Use Map, goals, objectives, actions and text. List three small area plan policies that relate to this project. **Name of Small Area Plan: Brentwood/Highland NP (Highland)**
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Culture and Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	**Workforce Development, the Economy and Education**: Expands the economic base by creating permanent jobs, especially an industry that is currently not represented in particular area or that promotes a new technology.
	Workforce Development, the Economy and Education: Promotes educational opportunities or workforce development training.
10	**Total Number of "Yes's" on Top and Under Bonus Features**

Applicable Small Area Plan Policies from the Brentwood/Highland NP:

> **Goal 3**. Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighborhood and mixed-use development on major corridors to enhance this diversity. (p. 28)
>
> **Goal 4.** Preserve locally owned small businesses in the neighborhood and encourage new ones that are walkable and serve the needs of the neighborhood.
>
> **Goal 5**. Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

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 may be required for any applicable uses proposed by this development, residential and office with LI-PDA-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. The property is subject to a Memorandum of Understanding for the Highland Mall redevelopment, which allows for fees in-lieu of the land requirement. Any fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant’s request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

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.

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

Transportation

Compliance with the ASMP will be assessed at during the review of the site plan. Therefore, assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multimodal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

The Austin Strategic Mobility Plan (ASMP) calls for 94 feet of right-of-way for W Highland Mall Blvd. It is recommended that 47 feet of right-of-way from the existing centerline should be dedicated for W Highland Mall Blvd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

ATD staff supports the use of alternative parking ratios and reductions as well as transportation demand strategies to reduce the need to provide on-site parking.

There is a proposed Urban Trail adjacent to this site, along Airport Blvd. The easement required is a minimum of 20 ft as this allows for a 12 ft trail (minimum trail width per the urban trails plan) and room for maintenance activity; the easement should be dedicated with the first subdivision or site plan application.

Water Utility

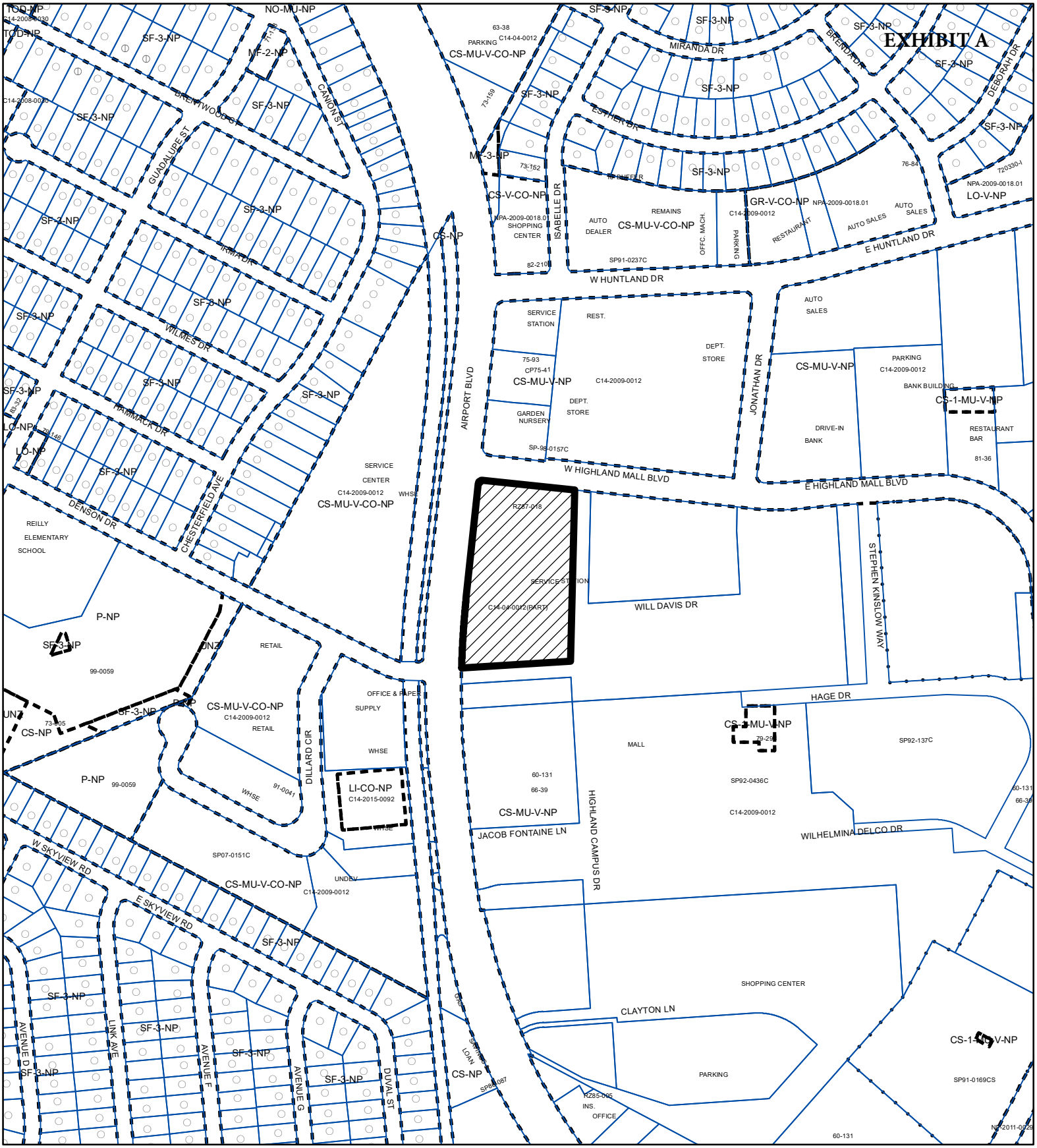
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water 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 and wastewater 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 and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Map
C. Applicant’s Request Letter
D. Applicant’s Amendment Request Letter



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

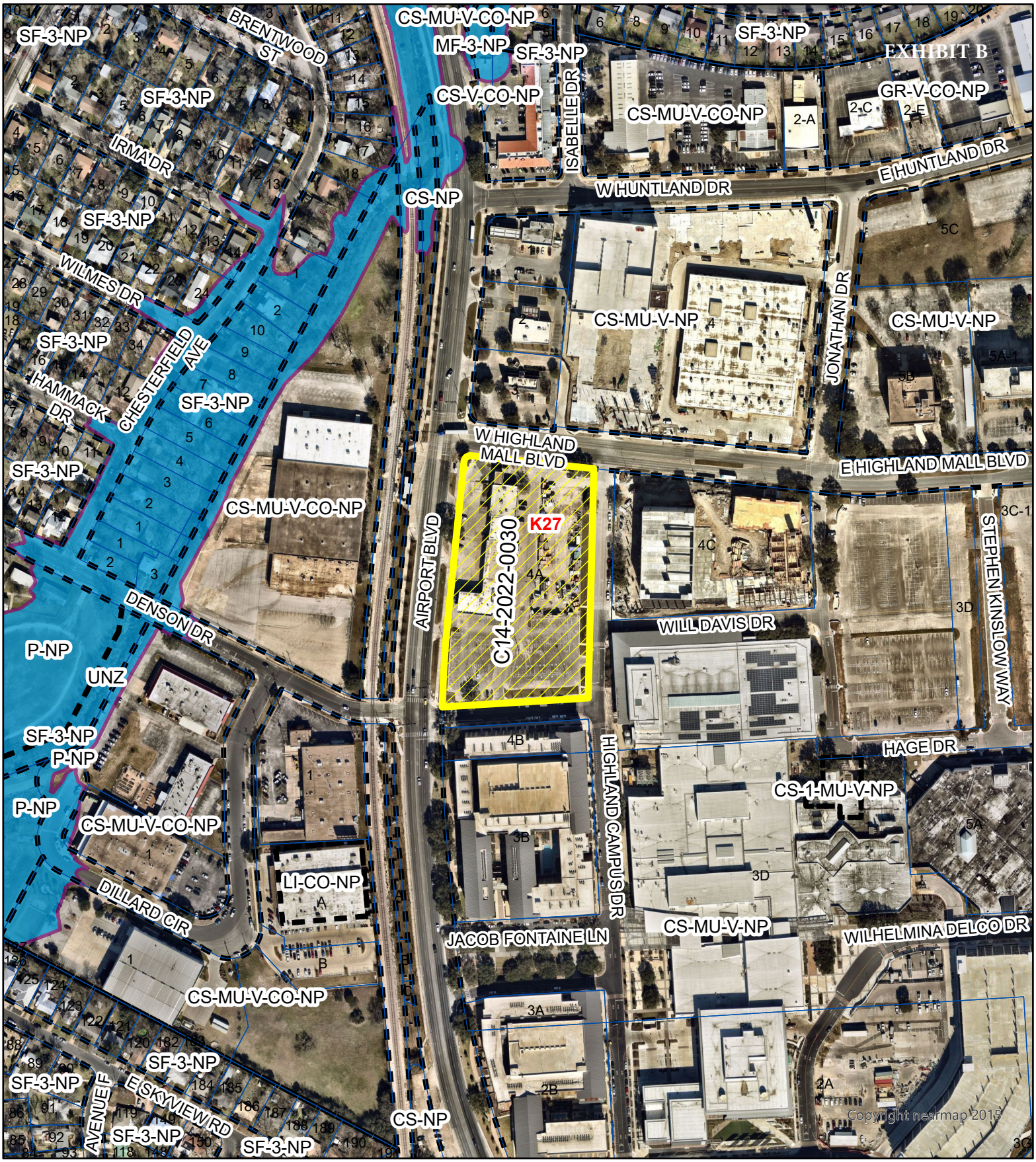
ZONING CASE#: C14-2022-0030

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

CITY OF AUSTIN FOUNDED 1839

Created: 3/15/2022



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

Redleaf Highland - Tract 4

ZONING CASE#:	C14-2022-0030
LOCATION:	6403 and 6413 Airport Boulevard
SUBJECT AREA:	4.29 Acres
GRID:	K27
MANAGER:	SHERRI SIRWAITIS

1" = 300'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT C

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroup.com

September 19, 2022

Ms. Rosie Truelove
Housing and Planning Department, City of Austin
Street-Jones Building
1000 E. 11th St., Suite 200
Austin, TX 78702

Via Electronic Delivery

Re: RedLeaf Highland – Tract 4 – C14-2022-0030 – Limited Industrial Services-Planned Development Area-Neighborhood Plan Combining District (LI-PDA-NP) Rezoning application for the 4.29-acre piece of property located at 6403 & 6413 Airport Boulevard in Austin, Travis County, Texas (the "Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, please accept this letter as a formal update to Case Number C14-2022-0030 to reflect the full list of terms of the PDA based on comments and discussions with City staff.

The intent of the PDA is to allow the Highland Campus to complete buildout. The PDA will allow the project to utilize minimal code modifications to allow for a project that will complement the campus that could not be built under the existing code provisions. The intent of the PDA is to permit the uses that are currently allowed on the site within the General Commercial Services, CS, base district. Therefore, the following uses are additional permitted uses to the LI base district in the PDA:

Permitted Uses by Right:

Residential Uses

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Townhouse Residential
- Multifamily Residential
- Single-Family Residential
- Single-Family Attached Residential
- Small Lot Single-Family Residential
- Two-Family Residential
- Condominium Residential
- Duplex Residential
- Group Residential
- Group Home, Class I (Limited)

- Group Home, Class I (General)
- Group Home, Class II
- Short-Term Rental

Commercial Uses

- Administrative and Business Offices
- Agricultural Sales and Services
- Alternative Financial Services
- Art Gallery
- Art Workshop
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- Building Maintenance Services
- Business or Trade School
- Business Support Services
- Campground
- Commercial Blood Plasma Center
- Commercial Off-Street Parking
- Communications Services
- Construction Sales and Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Drop-Off Recycling Collection Facility
- Electronic Prototype Assembly
- Electronic Testing
- Equipment Repair Services
- Equipment Sales
- Exterminating Services
- Financial Services
- Food Preparation
- Food Sales
- Funeral Services
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Medical Offices – exceeding 5,000 square feet gross floor area
- Medical Offices – not exceeding 5,000 square feet gross floor area
- Monument Retail Sales
- Off-Site Accessory Parking
- Outdoor Sports and Recreation
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Personal Improvement Services
- Personal Services
- Pet Services
- Plant Nursery
- Printing and Publishing
- Professional Office
- Research Assembly Services
- Research Services
- Research Testing Services
- Research Warehousing Services
- Restaurant (General)
- Restaurant (Limited)

- Service Station
- Software Development
- Theater
- Vehicle Storage
- Veterinary Services

Industrial Uses
- Light Manufacturing

Agricultural Uses
- Community Garden
- Indoor Crop Production
- Urban Farm

Civic Use
- Club or Lodge (c)
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
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- Local Utility Services
- Maintenance and Service Facilities
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Residential Treatment
- Safety Services

The following uses are conditional uses to the LI base district in the PDA:

Conditional Uses:

Commercial Uses
- Outdoor Entertainment

Civic Use

- Club or Lodge
- Hospital Services (General)
- Telecommunication Tower
- Transitional Housing
- Transportation Terminal

The following uses are prohibited uses to the LI base district in the PDA:

Prohibited Uses:

- Basic Industry
- Custom Manufacturing
- General Warehousing and Distribution
- Limited Warehousing and Distribution
- Recycling Center
- Resource Extraction
- Scrap & Salvage

The PDA proposes the following modifications to the LI base zoning district:

- A maximum height of 120 feet.
- A floor-to-area-ratio (FAR) of 4:1.

** * Remainder of page left intentionally blank. * **

- The PDA is subject to the parking requirements outlined in Appendix A except as amended below.

- Section § 25-6-501 (E) is modified such that the off-site parking facility cannot be more than 1,200 linear feet from the use it serves.

- The parking rules in effect upon the adoption of this ordinance shall govern other than as modified herein.

Use Classification	Minimum Off-Street Parking Requirements (per gross square footage)
Residential Uses	
Accessory apartment **Condominium residential** **Multi-family residential**	1 space per dwelling unit
Commercial Uses	
Business and Professional Offices	1 : 575
Electronic Prototype Assembly	1 : 575
Electronic Testing	1 : 575
Financial Services	1 : 575
Hotel-Motel	0.75 spaces for each room
Medical Offices	
***Free-standing medical clinic or office or a limited hospital facility**	1 : 300
***Within a shopping center or mixed-use building**	1 : 400
Research Services **Research Assembly Services** **Research Testing Services**	1 : 575
Software Development	1 : 575

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

Amanda Swor

Amanda Swor

cc: Joi Harden, Planning and Zoning Review Department *(via electronic delivery)*
Sherri Sirwaitis, Planning and Zoning Review Department *(via electronic delivery)*

EXHIBIT D

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroup.com

March 8, 2023

Ms. Rosie Truelove
Housing and Planning Department, City of Austin
Street-Jones Building
1000 E. 11th St., Suite 200
Austin, TX 78702

Via Electronic Delivery

Re: RedLeaf Highland – Tract 4 – C14-2022-0030 – Limited Industrial Services-Planned Development Area-Neighborhood Plan Combining District (LI-PDA-NP) Rezoning application for the 4.29-acre piece of property located at 6403 & 6413 Airport Boulevard in Austin, Travis County, Texas (the "Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, please accept this letter as a formal update to Case Number C14-2022-0030 to reflect a needed modification in regard to the development regulations for this project, resulting in a project that will more closely resemble the existing site development regulations on the Property today. After review of the initial staff recommendation report, our team realized some of the initial intent of our application was not achieved when the application was modified to remove requests that cannot be regulated in a Planned Development Area ("PDA"). We apologize for this late modification, but in order to ensure success of the project, we are requesting the following modifications:

- Maximum floor-to-area ratio ("FAR") for this project be modified from 3:1 to 5:1;
- Maximum Building Coverage from 75% to 95%;
- Maximum Impervious Coverage from 80% to 95%;
- Setback - Interior Side Yard to 0 feet
- Setback - Rear Yard to 0 feet

To reiterate, these requests are to modify the Limited Industrial Services ("LI") site development standards to more closely mirror the existing site development standards on the Property and surrounding property. There is no modification of the previously requested height of 120 feet. There is no modification of the previously requested permitted, conditional, and prohibited uses; a full list of which is outlined below.

Permitted Uses by Right:

Residential Uses

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Townhouse Residential
- Multifamily Residential
- Single-Family Residential
- Single-Family Attached Residential
- Small Lot Single-Family Residential
- Two-Family Residential
- Condominium Residential
- Duplex Residential
- Group Residential
- Group Home, Class I (Limited)
- Group Home, Class I (General)
- Group Home, Class II
- Short-Term Rental

Commercial Uses

- Administrative and Business Offices
- Agricultural Sales and Services
- Alternative Financial Services
- Art Gallery
- Art Workshop
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- Building Maintenance Services
- Business or Trade School
- Business Support Services
- Campground
- Commercial Blood Plasma Center
- Commercial Off-Street Parking
- Communications Services
- Construction Sales and Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Drop-Off Recycling Collection Facility
- Electronic Prototype Assembly
- Electronic Testing
- Equipment Repair Services
- Equipment Sales
- Exterminating Services
- Financial Services
- Food Preparation
- Food Sales
- Funeral Services
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Medical Offices – exceeding 5,000 square feet gross floor area

- Medical Offices – not exceeding 5,000 square feet gross floor area
- Monument Retail Sales
- Off-Site Accessory Parking
- Outdoor Sports and Recreation
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Personal Improvement Services
- Personal Services
- Pet Services
- Plant Nursery
- Printing and Publishing
- Professional Office
- Research Assembly Services
- Research Services
- Research Testing Services
- Research Warehousing Services
- Restaurant (General)
- Restaurant (Limited)
- Service Station
- Software Development
- Theater
- Vehicle Storage
- Veterinary Services

Industrial Uses

- Light Manufacturing

Agricultural Uses

- Community Garden
- Indoor Crop Production
- Urban Farm

Civic Use

- Club or Lodge (c)
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Family Home
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II
- Guidance Services
- Hospital Services (Limited)
- Local Utility Services
- Maintenance and Service Facilities
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly

- Residential Treatment
- Safety Services

The following uses are conditional uses to the LI base district in the PDA:

Conditional Uses:

Commercial Uses

- Outdoor Entertainment

Civic Use

- Club or Lodge
- Hospital Services (General)
- Telecommunication Tower
- Transitional Housing
- Transportation Terminal

The following uses are prohibited uses to the LI base district in the PDA:

Prohibited Uses:

- Basic Industry
- Custom Manufacturing
- General Warehousing and Distribution
- Limited Warehousing and Distribution
- Recycling Center
- Resource Extraction
- Scrap & Salvage

The PDA proposes the following modifications to the LI base zoning district:

- Maximum height of 120 feet.
- Maximum floor-to-area-ratio (FAR) of 5:1.
- Maximum Building Coverage: 95%;
- Maximum Impervious Coverage: 95%;
- Setback - Interior Side Yard: 0 feet
- Setback - Rear Yard: 0 feet

- The PDA is subject to the parking requirements outlined in Appendix A except as amended below.

- Section § 25-6-501 (E) is modified such that the off-site parking facility cannot be more than 1,200 linear feet from the use it serves.

- The parking rules in effect upon the adoption of this ordinance shall govern other than as modified herein.

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Very truly yours,



Amanda Swor

cc: Joi Harden, Planning and Zoning Review Department *(via electronic delivery)*
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