

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2023-0025

DISTRICT: 3

ADDRESS: 703 ½, 801, 805, and 821 Woodward Street

ZONING FROM: LI-PDA-NP and LI-NP

TO: GR-V-CO-NP

SITE AREA: 15.845 acres (690,280.2 sq. ft.)

PROPERTY OWNER: Sachem, Inc. (John Mooney)

AGENT: Drenner Group (Amanda Swor)

CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov))

### STAFF RECOMMENDATION:

The Staff recommendation is to grant the application's request from LI-PDA-NP and LI-NP to GR-V-CO-NP zoning. The conditional overlay would prohibit the following uses in the GR base zoning district: alternative financial services, automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), exterminating services, funeral services, pawn shop services, pedicab storage and dispatch, and service station. Other conditions include creation of a buffer zone of 100 feet, larger than the Critical Water Quality Zone required (50 feet) from the centerline of the Blunn Creek located in the northwest corner of the property. These conditions are consistent with agreements the applicant has made with the South River City Citizens Neighborhood Association. Please see exhibit E for their letter of support. For a summary of the basis of Staff's recommendation, see basis of recommendation section below.

### PLANNING COMMISSION or ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

August 8, 2023: Case is scheduled to be heard by Planning Commission.

CITY COUNCIL ACTION: N/A

ORDINANCE NUMBER: N/A

ISSUES: N/ACASE MANAGER COMMENTS:

The property in question is currently utilized as chemical manufacturing factory. Some buildings have been on the site since 1968. As has been noted in other case reports in the area northwest of the intersection of IH-35 and Ben White Boulevard (SH-71) is continuing to transition from industrial uses to multifamily and other non-industrial mixed uses.

The applicant's agent has indicated a Phase I Environmental Site Assessment (ESA-1) report was prepared by Civil and Environmental Consultants Inc. for this property in November 2022, and the report came back clean. Future work will happen with TCEQ for the decommissioning.

BASIS OF RECOMMENDATION:**Zoning should allow for reasonable use of the property.**

This property does not have any other industrial zoning along Woodward Street. More of the industrial zoning is around Woodbury Drive, E. Alpine Rd. and Warehouse Row. With substantial amounts of multifamily zoning on the south side of Woodward Street and east of St. Edward's University, and GR zoning to the east of the site, it seems reasonable to have GR zoning.

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

The vertical mixed-use designation sought may result in supporting additional community goals such as incentivizing the development of income-restricted affordable housing, supporting a mix of uses, and additional housing density within a ½ mile of South Congress Ave, an Imagine Austin Corridor and ASMP level 3 street.

**Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.**

This rezoning does not constitute a grant of special privilege. It is reasonable to expect that a similar situated property, would result in a recommendation supporting similar rezoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-PDA-NP	Only about 1/8 <sup>th</sup> of the site is developed with seven office, industrial labs, and warehouse buildings ranging in age from 1968 to 2004. The largest is approximately 23,000 square feet. The remainder of the site is scattered trees, particularly concentrated in the northwest corner closest to Blunn Creek and on the southeast side of the site bordering Assumption Cemetery.
<i>North</i>	LI-NP, GO-NP and RR-NP	A large above ground parking structure and at grade parking lot and about two dozen multifamily housing structures serving St. Edward's University students.

<i>South</i>	CS-CO-NP	Walmart Supercenter, approximately 205,000 square feet of building built 2004 and approximately 320,000 square feet of paved parking lot.
<i>East</i>	P-NP, GR-CO-NP and CS-CO-NP	Assumption Cemetery (approximately 25 acres) and Home Depot approximately 112,000 square feet of building built in 2001 and approximately 350,000 square feet of paved parking lot.
<i>West</i>	MF-3-CO-NP	The Acclaim at South Congress, 280 apartments built in 2002, approximately 285,000 square feet of multifamily and approximately 267,000 square feet of paved parking lot.

NEIGHBORHOOD PLANNING AREA: Greater South River City (St. Edward's)

TIA: A Zoning Transportation Analysis (ZTA) is required for this case, please find it in *exhibit D*.

WATERSHED: Blunn Creek Watershed

SCHOOLS: A.I.S.D.

Galindo Elementary School

Lively Middle School

Travis High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Greater South River City Combined Neighborhood Plan Contact Team, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, South Austin Commercial Alliance, South Central Coalition, South River City Citizens Assn., Zoning Committee of South River City Citizens

AREA CASE HISTORIES:

<b>Number</b>	<b>Request</b>	<b>Commission</b>	<b>City Council</b>
C14-05-0138	Greater South River City Combined Neighborhood Plan	09.13.2005: Approved Staff Recommendation (8-1, MM-No)	12.01.2005: Approved plan, denied secondary apartment and small lot amnesty (5-0-1, JK-Abstain)
C14-93-0111	705-707 Woodward Street from LR to MF-3-CO	N/A	08.11.1994: Approved on second and third readings (5-2-0 vote Councilmember

			Mitchell and Reynolds - no)
C14-98-0209	Rezoning of 805 Woodward Street from MF-3-CO to LI-PDA	N/A	07.01.1999: Approved on second and third readings, no conditions were imposed by Council at first reading (6-0 Watson off the dais)

**RELATED CASES:**

**NPA-2023-0022.01** Associated Neighborhood Planning Case: The Applicant is requesting a neighborhood plan amendment from Industry to Mixed Use.

**EXISTING STREET CHARACTERISTICS:**

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Woodward Street	Level 2	72'	85'	43'	Yes	Yes	No

**OTHER STAFF COMMENTS:****Environmental**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Blunn Creek 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.

6. 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 square feet cumulative is exceeded, and on-site control for the two-year storm.

7. 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

AFD supports the zoning change with the understanding that the current site occupants will be vacating the site and there will no longer be an Aboveground Hazardous Materials Permit at this site.

3/22/23, Approved with Comment

#### Parks and Recreation

PR1: Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication may be required, as well as any remaining fees in-lieu.

The development as proposed will require parkland dedication for the new residential units that will also serve the surrounding neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a connection along Blunn Creek, south of Woodward Street, toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity, and satisfy an acquisition need for Blunn Creek, a recommendation identified in the Parks and Recreation Department's Long-Range Plan.

Should there be any remaining fees in-lieu, those 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).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

#### Site Plan

SP1. Site plans will be required for any new development other than single-family or duplex residential.

SP2. 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.

SP3. 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

ATD 1. Zoning transportation analysis shall be performed at zoning where anticipated trips are anticipated to exceed 2,000 unadjusted trips to satisfy the LDC requirement for a TIA but does not diminish the authority to require a traffic impact analysis at site plan. LDC 25-6, TCM 10.5.0. The ZTA for this case will need to be finalized prior to ATD approval.

ATD 2. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan if triggered per LDC 25-6 and TCM 10.2.1.

#### Water Utility

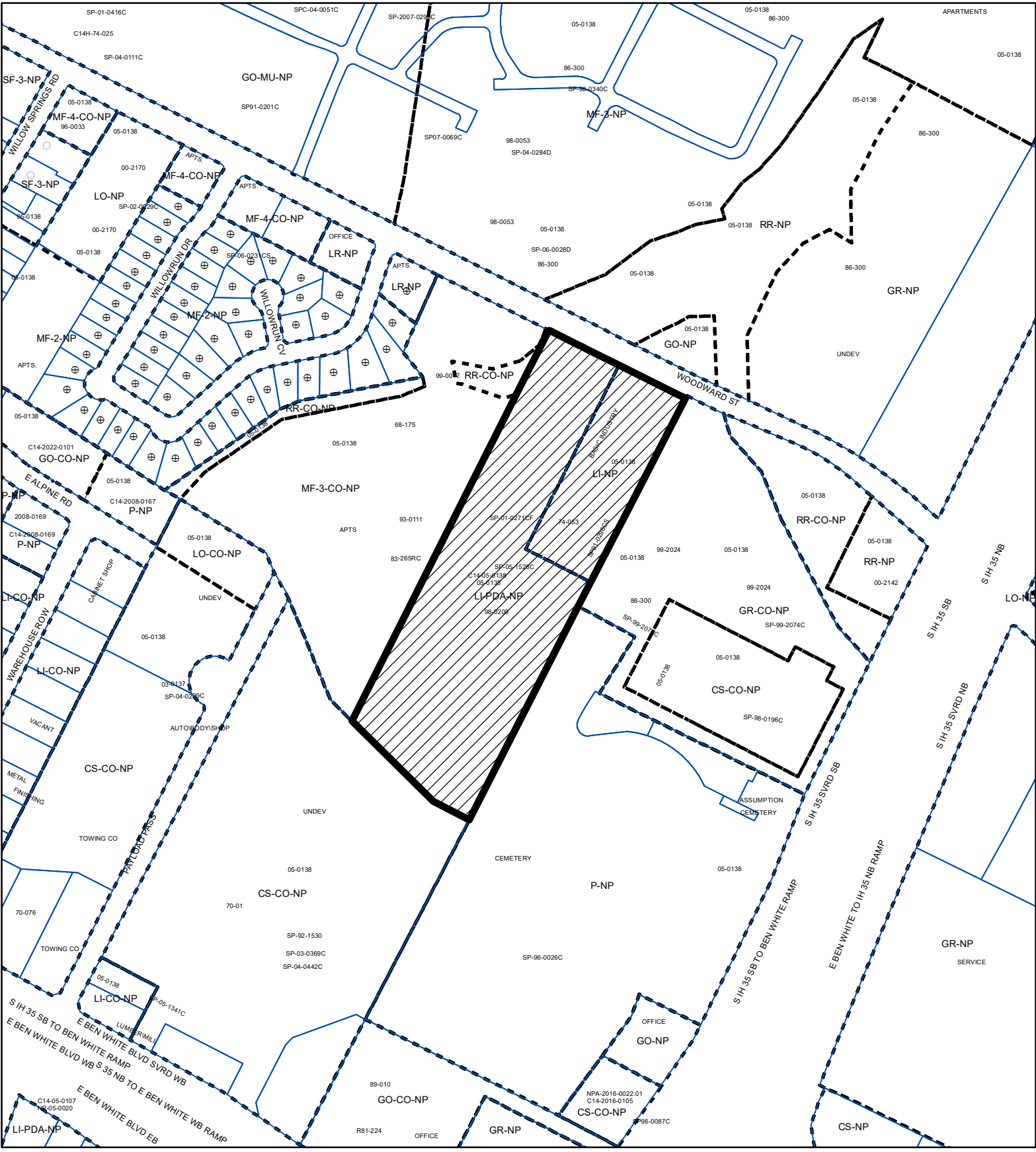
AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

#### INDEX OF EXHIBITS TO FOLLOW




- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Zoning Transportation Analysis (ZTA)
- E. Phase I ESA demonstrating no recognized environmental issues
- F. Correspondence from Interested Parties



**ZONING**

**ZONING CASE#: C14-2023-0025**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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







**Created: 3/8/2023**





## 821 Woodward Street

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2023-0025  
 LOCATION: 703 1/2, 801, 805,  
 and 821 Woodward St  
 SUBJECT AREA: 15.845 Acres  
 GRID: H18, J18  
 MANAGER:



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 completeness.

Created: 3/29/2023



# DRENNER GROUP

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

February 16, 2023

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

Via Electronic Delivery

Re: 821 Woodward Street – Neighborhood Plan Amendment and Rezoning applications for the 15.8450-acre property located at 703 ½, 801/805 & 821 Woodward Street in Austin, Travis County, Texas (the “Property”) – Travis Central Appraisal District Parcel Numbers 0410010441 and 0410010434

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed Neighborhood Plan Amendment and Rezoning application packages. The project is titled 821 Woodward Street and consists of 15.8450 acres of land that is developed and currently utilized as an office and industrial use for SACHEM. The Property is located south of Woodward Street, west of the intersection of Interstate Highway 35 and Woodward Street.

The Property is located within the Neighborhood Planning Area of Greater South River City Combined Neighborhood Plan, with a Future Land Use Map (FLUM) designation of Industry. The request is to rezone the Property from Limited Industrial Service – Planned Development Area Combining District – Neighborhood Plan (LI-PDA-NP) and Limited Industrial Service – Neighborhood Plan (LI-NP) to Community Commercial – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan (GR-V-CO-NP), in order to allow for multifamily residential use and associated commercial uses. Based on initial conversations with neighborhood representatives, the conditional overlay will prohibit the following uses in the GR base zoning district applicable to the Property:

Alternative Financial Services  
Automotive Rentals  
Automotive Repair Services  
Automotive Sales  
Automotive Washing (of any type)

Exterminating Services  
Funeral Sales  
Pawn Shop Services  
Pedicab Storage and Dispatch  
Service Station

With the addition of residential uses, a FLUM amendment is required. The Neighborhood Plan Amendment application proposes a change in the FLUM from Industry to Mixed Use.

The property owners will be relocating the existing facility. These requests are to allow for a redevelopment of the Property following the relocation. The rezoning and NPA request are consistent with surrounding uses.

A Traffic Impact Analysis ("TIA") has been waived via a TIA Determination Worksheet from Maria Cardenas dated January 27, 2023, with the note that a Zoning Transportation Analysis (ZTA) is required. A ZTA will be completed and submitted to accompany this rezoning request.

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,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" and last name "Swor" clearly distinguishable.

Amanda Swor

cc: Maureen Meredith, Housing and Planning Department (*via electronic delivery*)  
Joi Harden, Housing and Planning Department (*via electronic delivery*)

# ZONING

## CITY OF AUSTIN TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: 821 Woodward Street

LOCATION: 801 / 805 & 821 Woodward Street, Austin, Texas 78704

APPLICANT: Amanda Swor, Drenner Group PC TELEPHONE NO: (512) 807-2904

APPLICATION STATUS: DEVELOPMENT ASSESSMENT:      ZONING: ■ SITE PLAN:     

### EXISTING:

### FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	12.319	16,756	LI-PDA-NP	Parking	-	-	0
2	3.526	56,139	LI-NP	Office/ Industrial	140	FCE	414

### PROPOSED

### FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	15.845	695 units	GR-V-NP	Multifamily	221	FCE	3,269
		Floors:		Mixed Use			
		2 Parking					
		5 Residential				Net Trips:	2,855

### ABUTTING ROADWAYS

### FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
Woodward Street	Yes		

### FOR OFFICE USE ONLY

A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.

X The traffic impact analysis has been waived for the following reason: A Zoning Transportation Analysis (ZTA) is required. Please contact a Lead Development Review Engineer for additional information.

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: M Cardenas Maria Cardenas (ATD) DATE: 01/27/2023

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NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.



# **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

**SACHEM INC  
801 & 821 WOODWARD ST  
AUSTIN, TEXAS 79102**

**Prepared For:**

**JACKSON WALKER L.L.P.  
AUSTIN, TEXAS**

**Prepared By:**

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
AUSTIN, TEXAS**

**CEC Project 312-703**

**November 2022**



**Civil & Environmental Consultants, Inc.**

## EXECUTIVE SUMMARY

The Executive Summary below is an overview of the results of this Phase I Environmental Site Assessment (ESA) and should not be considered apart from the entire report, which contains the rationale and qualifications used by Civil & Environmental Consultants, Inc. (CEC) in making the opinions and conclusions presented herein.

SUBJECT PROPERTY ADDRESS:	801 & 821 Woodward St Austin, Texas 78704
INTENDED USER(S):	Jackson Walker L.L.P.
SUBJECT PROPERTY/TAX ID:	Property IDs 313578, 464991
SUBJECT PROPERTY OCCUPANT:	Sachem Inc
PROPERTY DESCRIPTION:	
Land Area:	15.845 acres
Improvements:	Main building (offices, laboratories, shipping area), chemical storage warehouse, annex building, workshop, and small storage sheds
CURRENT USE:	Sachem Inc manufactures specialty industrial chemicals
HISTORICAL USE:	Farmland/pasture
ADJOINING PROPERTY USE:	North: Woodward St, then undeveloped East: Retail (Home Depot) and cemetery South: Retail (Walmart) West: Residential
SIGNIFICANT DATA GAPS:	None.
RECOGNIZED ENVIRONMENTAL CONDITIONS (RECS):	None.



Noah Balch, President  
Kenneth Burnett, Co-Vice-President  
Will Andrews, Treasurer  
Chris Phillips-Frushman, Secretary  
Mary Friedman, Membership

June 27, 2023

Mr. Jonathan Tomko  
Case Manager  
Via email to [Jonathon.Tomko@AustinTexas.gov](mailto:Jonathon.Tomko@AustinTexas.gov)

Re: Neighborhood Association Vote on C14-2023-0025 located at 821  
Woodward St

Mr. Tomko, on the evening of June 20, 2023, during the regularly scheduled meeting of the South River City Citizens Association (SRCC), the membership voted by a large majority to approve the following motion:

Approve City of Austin Case # C14-2023-0025, the requested rezoning of a 16 acre property located at 821 Woodward St. , known informally as SACHEM, from LI-NP and LI-PDA-NP, industrial use to GR-V-CO-NP community commercial use, with the following conditions:

- Create a buffer zone of 100ft , larger than the Critical Water Quality Zone required (50 ft.) from the centerline of the Blunn Creek located in the northwest corner of the property.
- Development of property is approved at 60ft and if they should exceed that height by using VMU2, they are prepared to provide the mandatory affordable housing.
- We support SACHEM's plan with the caveat that they set aside more land adjacent to the creek than required by the City Code, in order to create a usable space while protecting the Creek.





Noah Balch, President  
Kenneth Burnett, Co-Vice-President  
Will Andrews, Treasurer  
Chris Phillips-Frushman, Secretary  
Mary Friedman, Membership

Please find attached the letter confirming the intention of the preceding by John E. Mooney, Chairman of the Board, SACHEM INC.

Sincerely,

SRCC  
Planning & Zoning  
Chair

Anita Tschurr  
Sarah Campbell

Date: June 16, 2023

To: South River City Citizens Neighborhood Association

From: John Mooney, SACHEM Executive Chairman of the Board

The SACHEM project has been working with the South River City Citizens Neighborhood Association ("SRCC") through the rezoning process for our property located at 821 Woodward Street. SRCC has expressed a desire to increase the setback area located around Blunn Creek on our property. As such, we have evaluated the ability to provide a buffer area on the property larger than the Critical Water Quality Zone ("CWQZ") that currently exists on site.

The CWQZ on this property is currently 50 feet from the centerline of the creek. Our site will also honor and observe the Erosion Hazard Zone that exceeds 100 feet from the centerline of the creek.

In addition to the two setbacks, we commit with this letter to additional square footage of land equal to at least 25% of the total square footage between the CWQZ and Erosion Hazard Zone setback lines contiguous to the Erosion Hazard Zone in a shape and manner that creates usable open space.

Thank you for continuing to work with us through this process.

*John E Mooney*

Executive Chairman of the Board

SACHEM Inc.