

**ZONING CHANGE REVIEW SHEET**CASE: C14-2023-0050 (Bolm West PDA)DISTRICT: 3ADDRESS: 700 ½, 713, 726, 726 ½ Linger Lane; 6221 ½, 6299 1/2, 6301 ½ Levander Loop, 529 ½, 531 ½, 545 ½, 601 ½, 701 ½ and 827 Ed Bluestein BoulevardZONING FROM: LITO: LI-PDASITE AREA: 71.35 acres (sq. ft.)PROPERTY OWNER: APAC-Texas, Inc.AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))STAFF RECOMMENDATION:

**Staff recommends LI-PDA, Limited Industrial-Planned Development Area District, zoning with the following conditions:**

- 1) The property is subject to the recommendations listed in the Zoning Traffic Analysis Memo (*please see ZTA Memorandum – Exhibit D*).

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**October 3, 2023: Postponed to October 17, 2023 at the staff's request by consent (10-0, C. Acosta-absent); Flores-1<sup>st</sup>, Fouts-2<sup>nd</sup>.**

**October 17, 2023: Postponed to November 14, 2023 at the neighborhood's request (10-0, C. Acosta-absent); B. Greenberg-1st, A. Flores-2nd.**

**November 14, 2023**

ORDINANCE NUMBER:CITY COUNCIL ACTION:

ISSUES: N/A

PROPOSED PDA OVERLAY:

1) Through the PDA overlay the following uses are additional permitted uses to the LI base district:

**Permitted Uses by Right:**

Residential Uses

Condominium Residential  
Multifamily Residential  
Single-Family Residential  
Single-Family Attached Residential  
Small Lot Single-Family Residential  
Townhouse Residential  
Short-Term Rental

Commercial Uses

Cocktail Lounge (Limited to 30,000 sq. ft. on the property. Any additional sq. ft. of this use over this limit will require a conditional use permit)

Consumer Repair Services  
Marina  
Liquor Sales  
Pet Services  
Outdoor Entertainment  
Recreational Equipment Sales  
Recreational Equipment Maintenance and Storage  
Research Warehousing Services  
Research Assembly Services  
Research Testing Services

Agricultural Uses

Aquaponic System  
Horticulture  
Market Garden

Civic Uses

Camp  
Club or Lodge  
Convention Center  
Parks & Recreation (General)  
Parks and Recreation Services (Special)  
Guidance Services  
Hospital Services (Limited)  
Hospital Services (General)

2) The following uses are prohibited as principal uses on the property:

**Prohibited Uses:**

Commercial Uses

Bail Bond Services

Drop-Off Recycling Collection Facility

Exterminating Services

Funeral Services

Monument Retail Sales

Scrap and Salvage Services

Industrial Uses

Basic Industry

General Warehousing and Distribution

Resource Extraction

Recycling Center

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

**Site Development Regulations:**

Minimum Lot Area Size: 1,000 sq. ft.

Minimum Lot Width: 25 ft

Maximum Height: 180 ft

Minimum Setbacks

Minimum setbacks for single-family residential, single-family attached residential, and small lot single-family residential uses:

Front Yard: 10 ft

Street Side Yard: 10 ft

Interior Side Yard: 0 ft

Rear Yard: 0 ft

Minimum setbacks for all other uses:

Front Yard: 0 ft

Street Side Yard: 0 ft

Interior Side Yard: 0 ft

Rear Yard: 0 ft

Maximum Floor Area Ratio (FAR): 8:1

Maximum impervious cover: 85%

Maximum building coverage: 85%

Minimum Site Area: None

**4) Code Modification:**

LDC Section 25-6-471(D) (*Off-Street Parking Facility Required*) is modified such that a parking facility may be located anywhere within the boundaries of the property regardless of where the use for the facility is located within the property subject to formal review at time of site plan.

**6) Buffer Zone:**

A 100-foot wide buffer zone shall be established and maintained between property developed with the Residential uses listed below:

- Condominium Residential
- Multifamily Residential
- Single-Family Residential
- Single-Family Attached Residential
- Small Lot Single-Family Residential
- Townhouse Residential
- Short-Term Rental

And the following Commercial and Industrial uses listed below:

- Automotive Rentals
- Automotive Sales
- Construction Sales and Services
- Light Manufacturing
- Limited Warehousing and Distribution
- Research Assembly Services
- Research Testing Services
- Research Warehousing Services

Improvements permitted within the buffer zone are limited to driveways, parking facilities, solid fences, pedestrian trails, hike and bike trails, recreational facilities, detention and water quality re-irrigation facilities, drainage, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required or allowed by the City of Austin.

**7) Conditional Use:**

Automotive Sales - if located within 100-feet of uses of the Residential uses listed below:

- Condominium Residential
- Multifamily Residential
- Single-Family Residential
- Single-Family Attached Residential
- Small Lot Single-Family Residential
- Townhouse Residential
- Short-Term Rental

Cocktail Lounge – if over the 30,000 sq. ft. limit established for this use as permitted use on the property.



CASE MANAGER COMMENTS:

The property in question is 71+ acre tract of land that is currently developed with a basic industry use (Texas Materials South Bolm Road Plant) that is zoned LI. To the north, across Ed Bluestein Boulevard/U.S. Highway 183, there is the Austin Animal Center and an Emancipet veterinary facility that is zoned P-NP, and Limited Warehouse and Distribution uses (Hardwood Bargains, Canworks, Wholefoods Distribution Center, Skinner Transportation, etc.) that are zoned LI-CO-NP. The tract of land to the east is zoned P-NP and contains a City of Austin decommissioned water treatment plant and wastewater transportation services. The property is currently being utilized as an Austin Water Utility Occupational Development and Support Center.

In this case, the applicant is requesting to add a PDA, Planned Development District, overlay to the existing LI zoning to redevelop this property with a mixture of uses: 2,219 multifamily units, 385 room hotel, 1,499,358 sq ft of office, 20,556 sq. ft of retail, 127,099 shopping plaza, 134,754 sq. ft. of a high turnover restaurant, 27,000 sq. ft. arts theater, 8,500 sq. ft. music venue, and 37,390 sq. ft. Civic Center (*Please see Applicant's Request Letter - Exhibit C*).

The staff recommends LI-PDA, Limited Industrial-Planned Development Area District, zoning. The property meets the intent of the proposed zoning. The site under consideration is a 71+ acre tract of land that is located at the southwest intersection of Levander Loop, a Level 4/arterial roadway, Airport Boulevard, a Level 5/major arterial roadway and Ed Bluestein Boulevard/U.S. Highway 183, a Level 5/highway. The proposed zoning will permit the applicant to redevelop this large tract in an accessible area with a mixture of residential, commercial and civic uses that will provide new housing opportunities and services to the surrounding community. The property is located on the Colorado River near city parkland to the northeast, Bolm District Park, and to the southwest across Ed Bluestein Boulevard/U.S. Highway 183, Roy Guerrero Metropolitan Park. There is also a wildlife sanctuary (Colorado River Park Wildlife Sanctuary) to the east across Ed Bluestein Boulevard. There are proposed Urban Trails adjacent to this site, along the western boundary (183 Tollway Shared Use Path) and along the eastern boundary (Colorado River Trail).

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

The purpose of a planned development area (PDA) combining district is to:

- (1) provide for industrial and commercial uses in certain commercial and industrial

base districts; or

(2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

*2. The proposed zoning should promote consistency and orderly planning.*

The proposed LI-PDA zoning will be compatible with surrounding land uses and it is consistent with existing zoning patterns in this area because there is public and industrial (P-NP, LI-CO-NP) zoning to the north across Ed Bluestein Boulevard, Public zoning to the east (P) and commercial and residential zoning across the Colorado River to the south. This area is in the process of transitioning to a mixed use area that will permit a variety of residential and commercial uses at the intersection of major roadways.

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

The proposed LI-PDA zoning will permit the applicant to provide a mixture of new residential, civic and commercial services on a large, underutilized tract of land located along the Colorado River. There are civic uses/parkland areas, as well as public transportation options (Capital Metro Bus Routes #350 and #217 along Airport Boulevard) that are easily accessible nearby. Springdale Station is located to the northwest at the intersection of Springdale Road and Airport Boulevard.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI	Basic Industry (Texas Materials South Bolm Road Plant)
<i>North</i>	P-NP, LI-CO-NP	Austin Animal Center, Emancipet, Office/Warehouse (Hardwood Bargains.com, Canworks, etc., Wholefoods Distribution Center, STI-Skinner Transportation)
<i>South</i>	I-RR, GR-CO, SF-3	Colorado River, Automotive Repair, Undeveloped Lots, Duplex and Single Family, Manufactured Home Residences
<i>East</i>	P-NP	WWTS Wastewater Transport Services, former Austin Wastewater Processing Facility (Govalle WWTP) now Austin Water Utility Occupational Development and Support Center, Billboard
<i>West</i>	ROW, P	Ed Bluestein Boulevard/U.S. Highway 183,

NEIGHBORHOOD PLANNING AREA: N/A

OVERLAY ZONE: Airport Overlay (Controlled Compatible Land Use Area)

TIA: Deferred to the time of Site Plan, ZTA Required with the Zoning Application

WATERSHED: Colorado River

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District  
Austin Lost and Found Pets  
Austin Neighborhoods Council  
Del Valle Community Coalition  
Dog's Head Neighborhood Association  
East Austin Conservancy  
Friends of Austin Neighborhoods  
Homeless Neighborhood Association  
Knollwood on the Colorado Neighborhood Association  
Neighborhood Empowerment Foundation  
Neighbors United for Progress  
Preservation Austin  
SELTexas  
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0020.SH (Libertad: 900 Gardner Road)	P-NP to GR-MU-NP	3/08/22: To grant GR-MU-NP as recommended. (11-0) [A. Azhar-1st, R. Schneider- 2nd; J. Shieh and J. Thompson- Absent]	5/05/22: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20220505-056 for GR-MU-NP combining district zoning was approved on Council Member Renteria's motion, Mayor Pro Tem Alter's second on a 9-0 vote. Council Members Kelly and Pool were absent.
C14-2019-0013 (Aero Mobile Home Park: 101 Hergotz Lane)	SF-3 to MH	5/07/19: To grant MF zoning as recommended by Staff, on consent (9-0). [D. King- 1st, A. Tatkov-2nd; N. Barrera-Ramirez- Absent, 1 Vacancy]	6/06/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance 20190606-089 for MH district zoning was approved on Council Member Flannigan's motion, Council Member Renteria's second on a 10-0 vote. Council Member Harper-Madison was absent.
C14-2016-0082 (6011 Bolm Road)	GR-NP to GR-MU-NP	9/27/16: To grant GR-MU-NP as rec. on consent.	11/10/16: To grant GR-MU-NP, on consent.

C14-2011-0096 (6405 Hergotz Lane)	SF-3 to MF-3	9/20/011: To grant MF-1-CO zoning, with a CO to limit the development to SF-6 district density [S. Baldrige, G. Bourgeois-2 <sup>nd</sup> (6-0).	10/20/11: Approved Ordinance No. 20111020-082 for MF-1-CO district zoning
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RELATED CASES:

C14-74-146 - Previous Rezoning Case  
C8i-2023-0003 – Subdivision Case  
SP-89-0102D; SP-95-0051C – Site Plan Cases

OTHER STAFF COMMENTS:Comprehensive Planning

**Project Name and Proposed Use:** 827 ED BLUESTEIN BLVD. C14-2023-0050. Project. Bolm West PDA. 71.35 acres from LI to LI-PDA. 2,219 multifamily units, 385 room hotel, 1,499,358 sq ft of office, 20,556 sq. ft of retail, 127,099 shopping plaza, 134,754 sq. ft. of a high turnover restaurant, 27,000 sq. ft. arts theater, 8,500 sq. ft. music venue, and 37,390 sq. ft. Civic Center)

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b>
	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	<b>Housing Choice:</b> 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	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
Y	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
Y	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
7	<b>Total Number of "Yes's"</b>

Environmental

There are no issues in the proposed PDA language that affect environmental review.

### Environmental Officer

FYI, the site contains 100-yr Floodplain, Erosion Hazard Zones and Critical Water Quality Zones. Any proposed development on site is subject to current code and must comply with the restrictions defined in 25-8-261 (Critical Water Quality Zone Development) and 25-8-263 (Floodplain Modification). It appears that grading activities have added fill to the site in excess of that allowable by the previous mining permit, which may trigger a land use commission variance and required mitigation.

### Fire

Per the Informal Zoning Change Review Report Dated August 18, 2022 there will need to be required setback of any buildings from the hydrogen peroxide tanks located at 911 Linger Ln. Contact AFD for a copy of the report and location of tanks.

### Parks and Recreation

Parkland dedication will be required at the time of subdivision or site plan application for new applicable uses, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. Furthermore, the intensity of the proposed development creates a need for over six acre of additional parkland, per requirements described in § 25-1-602; when over six acres, parkland must be dedicated – see § 25-1-605 (A)(2)(a). As such, land dedication will be required, as well as any remaining fees in-lieu.

The development as proposed will require parkland dedication for the new applicable uses that will serve the Austin region through the additional park investment. The Parks and Recreation Department (PARC) will require the dedication of the Colorado River frontage toward satisfying the requirement at time of permitting (whether subdivision or site plan), as well as a neighborhood park node to satisfy the intensity of development with additional active recreation. That dedication will also involve a connection to Right of Way. Such parkland would advance a City goal of providing recreation along the Colorado River, as 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, PARC can provide an early determination letter of the requirements as stated in this review.

## Site Plan

### SITE PLAN REVIEW OF ZONING CASES

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. If the site is wholly industrial or offices take less than 25% of the gross floor area of the buildings, Subchapter E may not apply.

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

FYI - The proposed PDA includes a mix of land uses ranging from single family residential to light manufacturing. Compatibility standards may be triggered if SF-5 or more restrictive land uses are located in close proximity to more intense land uses.

## Transportation

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. Final ATD Engineering recommendation is pending the review of and approval of the ZTA; additional comments may be forthcoming (*please see ZTA Memorandum – Exhibit D*).

There is a proposed Urban Trail adjacent to this site, along the western boundary (183 Tollway Shared Use Path). 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.

There is a proposed Urban Trail adjacent to this site, along the eastern boundary (Colorado River Trail). 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 adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Linger Lane	Level 1	58'	Coordinate with TxDOT	36'	No	No	No

Levander Loop	Level 4	Coordinate with TxDOT	Coordinate with TxDOT	16'	No	Yes	No
Airport Boulevard	Level 5	Coordinate with TxDOT	Coordinate with TxDOT	15'	No	Yes	No
Ed Bluestein Boulevard NB	Level 5	Coordinate with TxDOT	Coordinate with TxDOT	45'	No	No	No

### Water Utility

No comments on zoning change.

FYI: 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.

Service Extension Requests (SER) will be required to provide service to this lot. 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).

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

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.

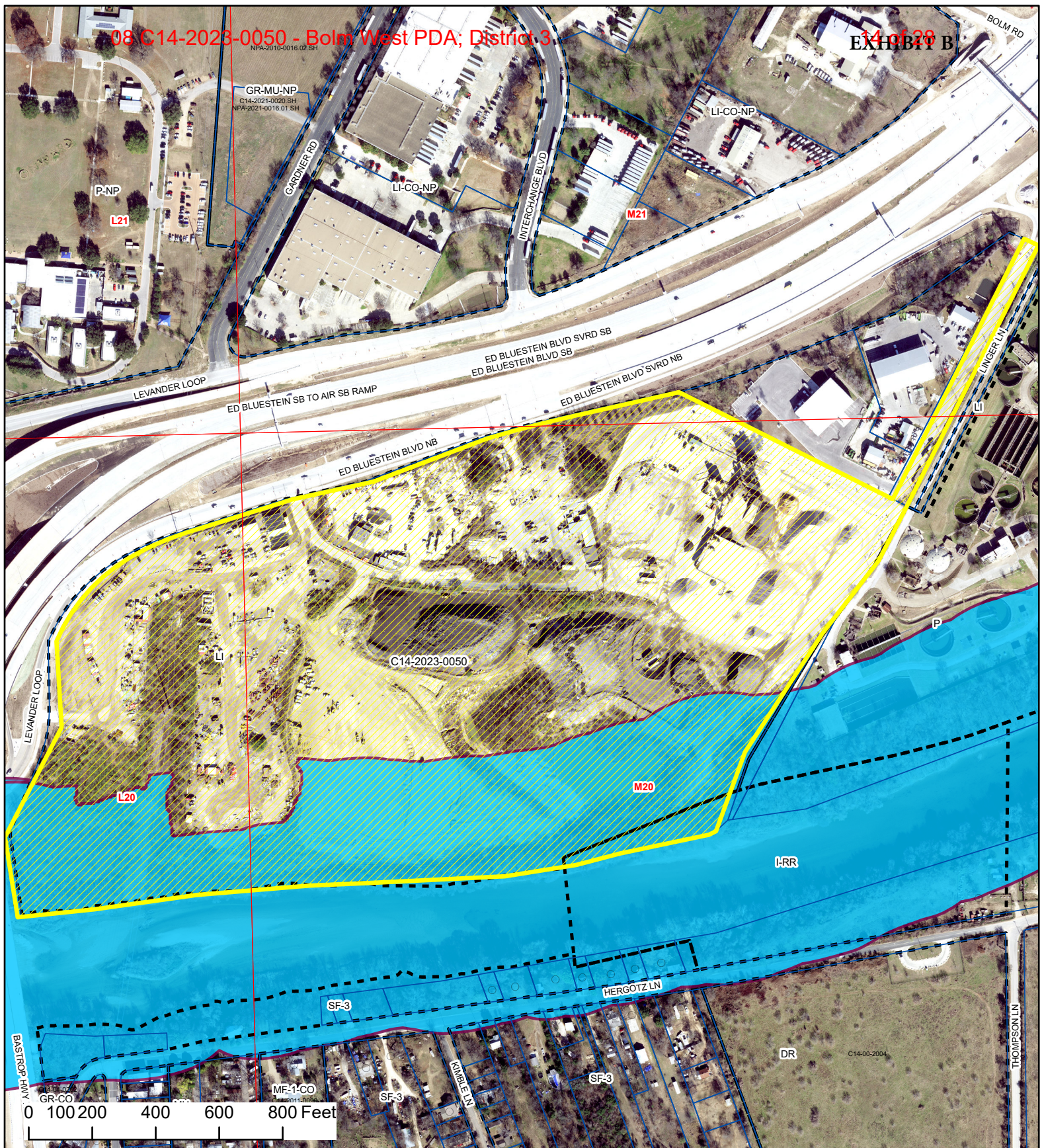
### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Zoning Traffic Analysis Memorandum
- E. Comments Received









## Bolm West



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

ZONING CASE#: C14-2023-0050  
 LOCATION: 700 1/2, 713, 726, 726 1/2 Linger Ln,  
 6221 1/2, 6299 1/2, 6301 1/2 Levander Loop,  
 529 1/2, 531 1/2, 545 1/2,  
 601 1/2, 701 1/2, 827 Ed Bluestein Blvd  
 SUBJECT AREA: 71.35 Acres  
 GRID: M20  
 MANAGER: Sherri Sirwaitis



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

Created: 5/30/2023



**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

*Richard T. Suttle, Jr.*  
(512) 435-2310  
*rsuttle@abaustin.com*

March 29, 2023

Rosie Truelove  
Director, Housing & Planning Department  
City of Austin  
1000 E. 11th Street, Suite 200  
Austin, Texas 78702

Re: Zoning Application for property located at 700 ½, 713, & 726 Linger Lane, 531 1/2, 545 1/2, 701 ½, & 827 Ed Bluestein Boulevard NB, 6299 1/2 & 6301 ½ Levander Loop, Austin, Texas, 78721, also known as TCAD Parcel No. 0200180201 (the “Application”)

Dear Ms. Truelove:

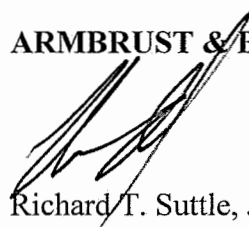
This letter, along with the Application is submitted to rezone ±71.35 acres of land located at 700 ½, 713, & 726 Linger Lane, 531 1/2, 545 1/2, 701 ½, & 827 Ed Bluestein Boulevard NB, 6299 1/2 & 6301 ½ Levander Loop, Austin, Texas (the “Property”).

The Property is zoned Limited Industrial Services District (LI) and is currently developed with an aggregate processing plant. The proposed project will include the development of a mixed use project including residential, office, commercial, and civic uses (the “Project”). In order to facilitate development of the Project, this Application is submitted to rezone the property from LI to Limited Industrial Services – Planned Development Area Combining District (LI-PDA). The modified development regulations proposed with this Application are provided in Exhibit “A” and attached for reference.

Thank you in advance for your time and consideration of this zoning request. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2300 or Amanda Morrow at (512) 435-2368.

Very truly yours,

**ARMBRUST & BROWN, PLLC**

A handwritten signature in black ink, appearing to read 'Richard T. Suttle, Jr.', is written over the firm name.

Richard T. Suttle, Jr.

cc: Tony Curp  
Schafer Smartt  
Amanda Morrow  
Amanda Hendrix

**EXHIBIT “A”****SITE DEVELOPMENT STANDARDS – BOLM WEST****Section 1. Applicable Site Development Regulations**

- A. If there is a conflict between this Ordinance and applicable City of Austin rules, regulations and ordinances, this Ordinance including the Exhibits shall control.

**Section 2. Authorized Uses**

- A. All Limited Industrial (LI) uses are permitted uses of the Property, except as set forth in Subsection B of this Section. The following are additional permitted uses:

Condominium residential	Multi-Family residential
Single-family residential	Single-family attached residential
Small lot single-family residential	Townhouse residential
Short-term rental	Consumer repair services
Cocktail lounge*	Marina
Liquor sales	Pet services
Outdoor entertainment	Recreational equipment sales
Recreational equipment maintenance and storage	Camp
Horticulture	Convention center
Aquaponic system	Hospital services (General)
Market garden	Hospital services (limited)
Club or lodge	Parks & Recreation (General)
Guidance services	Parks and Recreation Services (Special)
Research assembly services	Research warehousing services
Research testing services	

\*The total square footage of cocktail lounge shall be limited to 30,000 square feet for the entire property. Any square footage over 30,000 square feet will require a conditional use permit.

- B. The following uses are prohibited as principal uses of the Property:

Bail bond services	Exterminating services
Drop-Off recycling collection facility	Scrap and salvage services
Funeral services	Basic industry
General warehousing and distribution	Recycling center
Resource extraction	Monument retail sales

### Section 3. Site Development Regulations

#### A. Base District Regulations

- 1) Development of the Property shall conform to the site development regulations authorized for the Limited Industrial Services (LI) district as set forth in the City Code, except as provided for in this Ordinance.
- 2) The following development regulations shall apply to the property:
  - a) Minimum setbacks:
    - Minimum setbacks for single-family residential, single-family attached residential, and small lot single-family residential uses:
      - i. Front Yard: 10-ft
      - ii. Street Side Yard: 10-ft
      - iii. Interior Side Yard: 0-ft
      - iv. Rear Yard: 0-ft
    - Minimum setbacks for all other uses:
      - v. Front Yard: 0-ft
      - vi. Street Side Yard: 0-ft
      - vii. Interior Side Yard: 0-ft
      - viii. Rear Yard: 0-ft
  - b) The maximum height is 180 feet.
  - c) The maximum floor-to-area ratio is 8:1
  - d) The maximum impervious cover is 85%
  - e) The maximum building coverage is 85%
  - f) The minimum lot width is 25-ft
  - g) The minimum lot area is 1,000 square feet
  - h) There are no minimum site area requirements
- 3) Section 25-6-471(D) (*Off-Street Parking Facility Required*) is modified such that a parking facility may be located anywhere within the boundaries of the Property regardless of where the use for the facility is located within the Property subject to formal review at time of site plan.
- 4) Section 3.A(5) applies to the following uses:
 

Condominium residential	Multi-Family residential
Single-family residential	Single-family attached residential
Small lot single-family residential	Townhouse residential

## Short-term rental

- 5) A 100-foot wide buffer zone shall be established and maintained between property developed with the uses in Section 3.A(4) and the following uses:

Automotive rentals	Automotive sales**
Light manufacturing	Limited warehousing and distribution
Construction sales and services	Research assembly services
Research testing services	Research warehousing services

Improvements permitted within the buffer zone are limited to driveways, parking facilities, solid fences, pedestrian trails, hike and bike trails, recreational facilities, detention and water quality re-irrigation facilities, drainage, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required or allowed by the City of Austin.

\*\* Automotive sales is a conditional use if located within 100-feet of uses listed listed in Section 3.A(4)



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**MEMORANDUM**

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**Date:** October 10th, 2023  
**To:** Aditya Jatar, P.E., BOE Consulting Services  
**CC:** Nathan Aubert, P.E., Danielle Morin, Adrianna Morrow  
Transportation Public Works  
**Reference:** **Bolm Colorado** – C14-2023-0049 & C14-2023-0050  
Zoning Transportation Analysis (**ZTA**) Final Memo

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The Austin Transportation & Public Works Department (TPW) has reviewed the “Bolm Colorado ZTA”, prepared by BOE Consulting Services, LLC for Kairoi Development, LLC. This memorandum includes both “Bolm East PDA” (C14-2023-0049) and “Bolm West PDA” (C14-2023-0050), referred to as the “East Site” and “West Site”, respectively. The proposed east site is comprised of General Office (1,833,910 SF), Strip Retail Plaza (20,566 SF), and High-Turnover (Sit-Down) Restaurant (49,029 SF). The proposed west site is comprised of Mid-Rise Multi-Family (2,219 dwelling units), Hotel and Civic Center (385 rooms), General Office (1,499,358 SF), Strip Retail Plaza (127,099 SF), High-Turnover (Sit-Down) Restaurant (134,754 SF), Arts Theatre (27,166 SF), and Music Venue (8,500 SF). The development is located (shown in Figure 1 below) at 827 Ed Bluestein Boulevard in Austin, Texas. The proposed development will be built in two phases and is anticipated to be completed in 2028. The project proposes access to the surrounding roadway network through five new driveways, one unrestricted driveway located on Levander Loop and four right-in-right-out (RIRO) driveways along Ed Bluestein Boulevard NB.



**Figure 1: Site Location**

**Adjacent Roadway Characteristics:**

The site proposes access to Levander Loop and Ed Bluestein Boulevard (also known as US 183) through five new driveways. The Austin Strategic Mobility Plan (ASMP) proposes two additional future roadways through the site: Linger Lane and Hester Road. The following section provides a brief description of Levander Loop, Ed Bluestein Boulevard, Linger Lane, and Hester Road.



**Levander Loop:** Levander Loop along the site frontage is currently a Level 4 road in the ASMP and coordination with TxDOT is required to determine future right-of-way (ROW) dedication per ASMP. It transitions from a two-lane two-way road into one northbound lane. The ASMP calls for an all ages and abilities paved trail bicycle facility in the vicinity of the site. Levander Loop has curb and gutter on both sides and a 10' shared-use path on the east side along the proposed site's frontage. The average daily traffic on Levander Loop was about 7,716 vehicles per day based on 24-hr counts collected along Levander Loop taken in 2023.

**Ed Bluestein Boulevard NB & Service Road:** The Ed Bluestein Blvd NB segment adjacent to the site is currently a Level 4 & 5 road in the ASMP and coordination with TxDOT is required to determine future ROW dedication per the ASMP. The ASMP calls for an all ages and abilities paved trail bicycle facility. There are currently three to four travel lanes with curb and gutter. It has an on-street bike lane on the shoulder without a buffer as well as a 10' shared-use path on the side with the proposed site.

**Linger Lane:** The Linger Lane segment is currently a private drive located primarily within the site boundaries that the developer plans to use to connect the proposed West Site and East Site. The ASMP lists this as a future level 1 road with 58' or 64' of Right-of-Way (ROW) required. Specifics of the ROW dedication for Linger Lane will be determined at the time of site plan. Linger Lane currently has two travel lanes but is missing curb and gutter and has no sidewalks on either side of the road. Some portions of Linger Lane remain unpaved. There are no existing or planned bicycle facilities along Linger Lane per the ASMP.

**Hester Road:** Hester Road is identified as a new roadway in the ASMP that runs through the East Site and continues north. The ASMP lists this as a future level 2 road with 84' of ROW required. ROW dedication for Hester Road will be determined at the time of site plan. Future plans identified in the ASMP include 2 travel lanes, with all ages and abilities bicycle facilities and sidewalks.

#### **Trip Generation and Traffic Analysis:**

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition), the East site development will generate approximately 21,072 daily, unadjusted trips, 2,580 AM peak hour trips and 2,448 PM peak hour trips. The West site development will generate approximately 49,435 daily, unadjusted trips, 4,363 AM peak hour trips and 4,780 PM peak hour trips. Details are shown in Table 1 and Table 2 below:

**Table 1: East Site Trip Generation**

ITE Code	Land Use	Size		24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
Existing Development										
110	General Light Industrial	700	sf	53	4	0	4	0	1	1
710	General Office	9,723	sf	153	20	3	23	4	20	24
Existing Development				206	24	3	27	4	21	25
Proposed Development										
710	General Office	1,883,910	sf	14,925	1,840	251	2,091	323	1,576	1,899
822	Strip Retail Plaza	20,566	sf	1,098	28	18	46	65	65	130
932	High-Turnover (Sit-Down) Restaurant	49,029	sf	5,256	258	211	469	271	173	444
Proposed Development				21,278	2,126	480	2,606	658	1,814	2,473
Net Change in Trips				21,072	2,102	477	2,580	654	1,793	2,448

**Table 2: West Site Trip Generation**

ITE Code	Land Use	Size		24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
Existing Development										
110	General Light Industrial	4,340	sf	67	6	1	7	1	3	4
710	General Office	2,655	sf	49	6	1	7	1	7	8
Existing Development				116	12	2	14	2	10	12
Proposed Development										
221	Multifamily Housing (Mid Rise)	2,219	du	10,538	222	743	965	528	338	866
310	Hotel	385	rooms	3,750	104	81	185	131	126	257
710	General Office	1,499,358	sf	12,236	1,512	206	1,718	267	1,304	1,571
821	Shopping Plaza (40k - 150k)	127,099	sf	8,582	136	84	220	323	337	660
932	High-Turnover (Sit-Down) Restaurant	134,754	sf	14,445	709	580	1,290	744	475	1,219
445	Arts Theater	27,166	sf	2,121	-	-	-	158	10	168
445	Music Venue	8,500	sf	664	-	-	-	49	3	52
-	*Civic Center	37,390	sf	-	-	-	-	-	-	-
Proposed Development				49,551	2,683	1,694	4,377	2,200	2,593	4,793
Net Change in Trips				49,435	2,671	1,693	4,363	2,198	2,583	4,780

<sup>1</sup>This table was populated utilizing the criteria set by the ITE Trip Generation Handbook defining when a rate is to be utilized versus an equation

\*Civic Center is ancillary to Hotel, therefore does not generate trips on its own.

Average Daily Traffic (ADT) was estimated for the 2023 existing conditions based on the traffic count data collected along Levander Loop, west and east of the US 183 overpass. The growth factor of 2% per year from 2023-2028 was assumed to estimate the projected ADT volumes for 2028 forecasted conditions. Table 3 shows both the existing traffic volumes as well as projected volumes on the road segments in the vicinity of the site.

**Table 3 Projected Volume Analysis**

Road Segment	ASMP Class	Existing Cross Section	2023 ADT	2028 ADT	2028 ADT Site	2028 ADT (Site + Forecasted)
Levander Loop: Cesar Chavez to Site Frontage	Level 4	1-2 Lanes, undivided	7,716	8,519	15,490	24,009

Projected volume analysis showed that unadjusted site traffic plus forecasted volume at the anticipated build out year will exceed the typical ADT range recommended for urban roadways with 2 or 3 lanes in the City of Austin Street Design Guide Multimodal Design Table which recommends 5,000 to 20,000 ADT. Moreover, several Transportation Demand Management (TDM) measures, per the Transportation Criteria Manual (TCM) were also proposed to achieve a minimum of 15% trip reduction. These TDM measures will also minimize the impact on the transportation network and will help to address the added vehicular impact on the surrounding network. ASMP ROW assessment for abutting road segments, turn lane analysis for all driveways, and sight distance analysis for the proposed new driveways were also conducted.

**Recommendations/Conclusions:**

As a condition for approval for the above referenced zoning review case, the applicant shall adhere to the following recommendations:

- This site is required to achieve a minimum of 15% trip reduction utilizing various TDM measures per the TCM. This site proposes the following TDM measure categories to achieve the TDM-related trip reductions, details will be determined at site plan stage. The applicant has the flexibility to substitute and/or add other relevant TDM measures as per the TCM at the time of the site plan as long as an overall trip reduction of 15% is achieved.
- Internal Capture
- Transit Proximity
- Reduced Parking Supply
- Unbundled Parking
- Visitor Parking Pricing
- Designated Mobility Coordinator
- Transportation Management Association Membership
- Marketing and Information
- Telecommuting Work Option
- Delivery Support Amenities
- The proposed development is subject to the City of Austin Street Impact Fee (Ordinance # 20201220-061 & 20201210-062). Street Impact Fee (SIF) calculation shall be performed at the time of the Site Plan submission and will be collected at the time of building permit. No offsets to the proposed development's SIF will be issued until the completion of identified construction items unless those items are included in the proposed Site Plan application.
- ASMP ROW needs have been assessed and this site might require ROW dedications to meet the ASMP requirements, including potential new rights of way for Linger Lane and/or Hester Road. This will be confirmed at the Site Plan stage.
- This site shall be utilizing five new driveways for general traffic circulation; one is located along Levander Loop and the other four are located along Ed Bluestein Boulevard. All five driveways will require right turn lanes. Approval of this ZTA does not grant nor guarantee approval of proposed driveway locations. Driveways will be further reviewed during site plan review by the appropriate City of Austin and TxDOT departments.
- The ITE Trip Generation Manual does not have land use categories for the proposed Music Venue and Arts Center land uses, so Movie Theater (445) was used in this ZTA report to calculate trip generation. At the Site Plan stage, TPW staff will work with the applicant to ensure the best approach is taken to estimate the trip generation for the proposed Music Venue and Arts Center land uses.
- This ZTA does not relieve a development of the need to conduct a Transportation Assessment (TA) or Full Transportation Impact Analysis (TIA) requirement at the time of site plan.

Please contact me at (512) 974-7136 if you have questions or require additional information.

Sincerely,



Nathan Aubert, P.E.

Transportation & Public Works Department

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:  
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C14-2023-0050**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: October 3, 2023, Zoning and Platting Commission**

ELIZABETH LEWIS

Your Name (please print)

☐ I am in favor  
☒ I object

Hergotz Lane

Your address(es) affected by this application (optional)

Is Is

9-22-23

Signature

Date

Daytime Telephone (Optional):

Comments: The tract should be left as is.

The environmental impact of development would be grievous

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)

**From:** [Dan Loe](#)  
**To:** [Sirwaitis, Sherri](#)  
**Cc:** [Smith, Hank - BC](#)  
**Subject:** Postponement Request C14-2023-0050  
**Date:** Monday, November 6, 2023 1:43:41 PM

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External Email - Exercise Caution

Hello Ms. Sirwaitis,

Thank you for your ongoing assistance in this zoning case. I'd like to request a postponement of Items C14-2023-0050 (Bolm West PDA) and C14-2023-0049 - (Bolm East PDA); District 3. We've had discussions with the developer and continue to negotiate aspects of the proposed plan. My neighbors and I will be directly impacted, as the development will be directly across the river from our neighborhood. We need more time to come to an agreement.

Thank you,

Daniel Loe

**Forsite Studio**  
1205 E. Cesar Chavez  
Austin TX 78702  
512.434.9046

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**From:** [Lee Edwards](#)  
**To:** [Sirwaitis, Sherri](#); [Smith, Hank - BC](#)  
**Subject:** Request to defer Bolm West & Bolm East items" ZAP hearings  
**Date:** Monday, November 6, 2023 2:44:04 PM

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External Email - Exercise Caution

Items C14-2023-0050 (Bolm West PDA) and C14-2023-0049 - (Bolm East PDA); District 3

Regarding the above items, I am requesting a postponement from the 11/14/23 meeting of the Zoning and Platting Commission to the 12/19/23 meeting.

I live immediately across the Colorado River from the proposed development, and I'm a member of the South East Colorado River Neighborhood Association.

I'm concerned that the current version of the developer's plans will cause excessive environmental damage as well as excessive light and noise pollution.

They developers have, however, shown willingness to rework their initial plans, considered by ZAP on 10/16, to lessen the negative impacts on the river, riverbank, and our neighborhoods. We've agreed with them that we'll need at least a month to try to agree on specifics, thus the 12/19 date.

We're coordinating with PODER and the Colorado River Conservancy as well.

We do support PARD's proposal that PARD manage 6 acres of the riverfront property in the proposed Bolm West area.

Thank you!

Lee Edwards  
6614 Hergotz Ln, Austin TX, 78742

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**From:** [Julia Maffei](#)  
**To:** [Sirwaitis, Sherri](#)  
**Cc:** [Hank.Smith@austintexas.gov](mailto:Hank.Smith@austintexas.gov); [Rivera, Andrew](#)  
**Subject:** Re: PP Request for Cases C14-2023-0050 (Bolm West PDA) and C14-2023-0049 - (Bolm East PDA) on the November 14th ZAP Commission Meeting  
**Date:** Friday, November 3, 2023 2:06:59 PM

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External Email - Exercise Caution

Thank you, Ms. Sirwaitis,  
We would like to push the date to Dec 19 to give the stakeholders time to come to consensus.  
Julia

On Fri, Nov 3, 2023 at 7:55 AM Sirwaitis, Sherri <[Sherri.Sirwaitis@austintexas.gov](mailto:Sherri.Sirwaitis@austintexas.gov)> wrote:

Hi Ms. Maffei,

Please let us know what date you are requesting a postponement to for these cases. What length of postponement are you requesting (i.e. – a week, a few weeks, a month)? The next available Zoning and Platting Commission meeting dates are November 21, 2023, December 5, 2023 and December 19, 2023.

The Zoning and Platting Commission will need to consider a postponement request for a specific date for the record.

Thank you,

***Sherri Sirwaitis***

*City of Austin*

*Planning Department*

*[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)*

*512-974-3057(office)*

Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

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**From:** Julia Maffei <[j](#)>

**Sent:** Thursday, November 2, 2023 10:07 PM

**To:** Sirwaitis, Sherri <[Sherri.Sirwaitis@austintexas.gov](mailto:Sherri.Sirwaitis@austintexas.gov)>; [Hank.Smith@austintexas.gov](mailto:Hank.Smith@austintexas.gov)

**Subject:**

External Email - Exercise Caution

Dear Ms. Sirwaitis,

As president of the South East Colorado Neighborhood Association, I request a postponement of Items C14-2023-0050 (Bolm West PDA) and C14-2023-0049 - (Bolm East PDA); District 3. The development will be directly across the river from our neighborhood. We met with the developers, the Colorado River Conservancy and Poder this evening for a second time. We are still in discussion with the developers as we do not agree with their proposal as it stands. We need more time to come to an agreement.

Thank you,

Julia Maffei

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Julia Maffei

Austin Community College ESOL adjunct professor / Learning Lab Tutor  
MA Foreign Language Education UT Austin 2005 / BFA UT Austin 1988

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