



MEMORANDUM

TO: Planning Commission Members

FROM: Jonathan Tomko, Principal Planner
Planning Department

DATE: December 11, 2023

SUBJECT: C14-2023-0101 - 410 Pressler Street
(District 9) Applicant Update to PDA Standard Requested

Staff has received the attached updated request from the applicant regarding the above-referenced rezoning case. Staff is not opposed to recommending this minor change, and thus amends its recommendation to include this request.

xc: Joi Harden, Zoning Officer

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) 435-2300
rsuttle@abaustin.com

December 11, 2023

Jonathan Tomko, Case Manager
City of Austin Planning Department
1000 E. 11th Street, Suite 200
Austin, Texas 78702

Re: 410 Pressler – Updated PDA Standards (C14-2023-0101)

Dear Mr. Tomko:

This letter is submitted to update the PDA standards associated with the zoning case for 410 Pressler in review under City Case No. C14-2023-0101 to increase the maximum FAR for residential uses from 6.5:1 to 6.75:1. A copy of the updated PDA standards is included as Exhibit “A”.

Thank you in advance for your time and consideration of this request. Should you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2300 or Amanda Hendrix at (512) 435-2328.

Very truly yours,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Joi Harden
Amanda Hendrix
Josh Lickteig
Scott Phillips

EXHIBIT "A"

SITE DEVELOPMENT STANDARDS

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:

Multi-Family Residential
Condominium Residential
Liquor Sales*
Pet Services

*The total square footage of liquor sales shall be limited to 5,000 square feet for the entire property. Any square footage over 5,000 square feet will require a conditional use permit.

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

| | |
|--|------------------------------------|
| Agricultural sales and services | Automotive washing (of any type) |
| Bail bond services | Basic industry |
| Construction Sales and Services | Custom manufacturing |
| Campground | Exterminating services |
| Convenience storage | Kennels |
| Drop-off recycling collection facility | Light manufacturing |
| Indoor crop production | Maintenance and service facilities |
| General warehousing & distribution | Recycling Center |
| Limited warehousing and distribution | Resource extraction |
| Pedicab storage and dispatch | Service station |
| Research Services | Vehicle storage |
| Scrap and salvage | |

- C. The following uses are conditional uses of the Property:

| | |
|--|------------------|
| Automotive rentals | Automotive sales |
| Equipment repair services | Equipment sales |
| Laundry services (exceeding 6,000 square feet) | |

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) Should the Property be developed with residential uses, the following development regulations shall apply:
 - a) There are no minimum front yard, street side yard, interior side yard, or rear yard setbacks.
 - b) The maximum height is 120 feet.
 - c) The maximum impervious cover is 95%.
 - d) The maximum building coverage is 95%.
 - e) The maximum floor-to-area ratio is 6.75:1.
 - f) There are no minimum site area requirements.
- 3) Should the Property be developed with commercial uses and no residential use, the following development regulations shall apply:
 - a) There are no minimum front yard, street side yard, interior side yard, or rear yard setbacks.
 - b) The maximum height is 100 feet.
 - c) The maximum impervious cover is 95%.
 - d) The maximum building coverage is 95%.
 - e) The maximum floor-to-area ratio is 4.5:1.
- 4) Section 25-6-532 (*Off-Street Loading Standards*) and Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) is modified to require a maximum of 1 loading space to be provided on-site for the Property.
- 5) Section 25-6-531 (*Off-Street Loading Facility Required*) is modified to allow maneuvering within public right-of-way.
- 6) Section 25-6-471 (*Off-Street Parking Facility Required*) is modified to require all off-street parking be below grade.