

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** South Congress Combined (East Congress)

**CASE#:** NPA-2023-0020.03

**DATE FILED:** February 23, 2023

**PROJECT NAME:** 300-400 Industrial Blvd. NPA

**PC DATE:** November 28, 2023

November 14, 2023

October 24, 2023

September 26, 2023

August 8, 2023

**ADDRESS/ES:** 300, 400, 436 and 440 Industrial Blvd and 4211 Willow Springs Rd

**DISTRICT AREA:** 3

**SITE AREA:** 4.71 acres

**OWNER/APPLICANT:** 300 Industrial: LEIFINDUS300, LLC; 436 and 440 Industrial:  
LEIFINDUS440, LLC

**AGENT:** Drenner Group, PC (Leah M. Bojo)

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Industry

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2023-0044

**From:** LI-NP

**To:** LI-PDA-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 18, 2006

**CITY COUNCIL DATE:** TBD

**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

**November 28, 2023** – After discussion, approved for applicant’s request for Mixed Use land use. [J.P. Connolly - 1<sup>st</sup>; J. Mushtaler – 2<sup>nd</sup>] Vote: 9-1-1 [G. Cox voted nay and N. Barrera-Ramirez abstained. C. Hempel and A. Woods absent].

**November 14, 2023** – Planning Commission postponed to November 28, 2023 on the consent agenda. [A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 12-0 [N. Barrera-Ramirez absent].

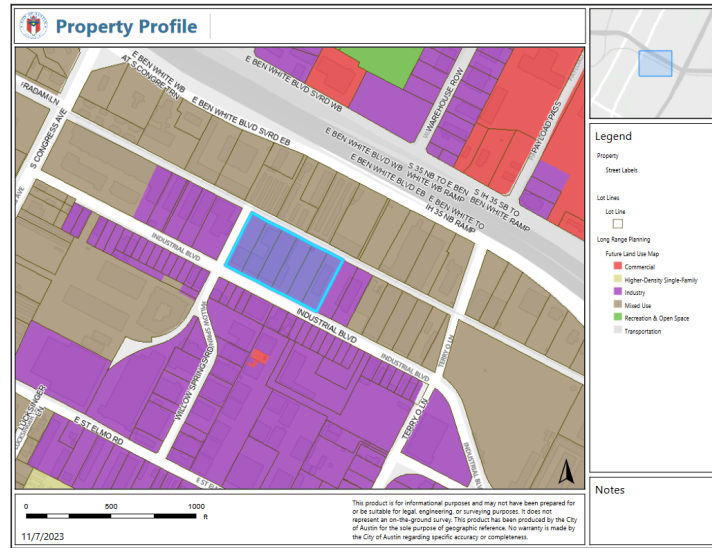
**October 24, 2023** – Postponed to November 14, 2023 on the consent agenda at the request of staff. [G. Anderson – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 12 -0 [T. Shaw absent. C. Hempel abstained from Items #8 and 9].

**September 26, 2023** – Postponed to October 24, 2023 on the consent agenda at the request of staff. [A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 10-0 [C. Hempel, P. Howard and J. Mushtaler absent].

**August 8, 2023** – Postponed to September 26, 2023 on the consent agenda at the request of staff. [A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 10-0 [J. Mushtaler and T. Shaw absent. Alberta Phillips of the dais pending completion of membership requirements].

**STAFF RECOMMENDATION:** To support the applicant’s request for Mixed Use land use.

**BASIS FOR STAFF’S RECOMMENDATION:** The applicant proposes a mixed-use development with commercial and residential uses. Staff supports the applicant’s request for Mixed Use land use. The area has been transitioning from industry to mixed use for several years. The property is not within an Imagine Austin Jobs Center where industrial areas are desired to be preserved. There is Mixed Use land use to the north, east, southwest and west of the property.



Below are sections from the South Congress Neighborhood Plan staff believes supports the applicant's request:

## GOAL TWO

**South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.**

## GOAL THREE

**Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.**

The industrial district centered on St. Elmo Road between South Congress Avenue and Interstate Highway 35 is steadily evolving. It has become a central location for home improvement and contractor-oriented businesses, while a host of other eclectic businesses have also settled in, including a music recording studio and an industrial bakery. Recently, the major streets in the district were re-graded and resurfaced. This upgrade, along with several newly constructed warehouses, lend the impression of the area as a healthy economic hub.

### **The St. Elmo Industrial District**

The St. Elmo Industrial District is becoming eclectic and more diverse. The wide variety of home improvement and music industry-oriented businesses makes it a vibrant district. Within a half-mile, there are twenty-two construction supply houses of various types and five plumbing supply houses. This area is also home to a several light manufacturing concerns. Throughout the planning process, it was noted that this area is an asset and is one of the few districts of its kind functioning well in the City. Although traffic is a concern, this area should continue to be utilized as a commercial and industrial district.

#### **Objective 3.12**

***The St. Elmo Industrial District should be preserved and enhanced where appropriate.***

The industrial nature of the St. Elmo district has been evolving over a number of years to a mixed use area that includes residential uses.

## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE ON THE PROPERTY***

Industry - Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials.

#### **Purpose**

1. To confine potentially hazardous or nuisance-creating activities to defined districts;
2. To preserve areas within the city to increase employment opportunities and increased tax base;
3. To protect the City's strategic advantage as a high tech job center; and
4. To promote manufacturing and distribution activities in areas with access to major transportation systems.

#### **Application**

1. Make non-industrial properties in areas with a dominant industrial character compatible with the prevailing land use scheme;
2. Where needed, require a buffer area for industrial property that abuts residentially used land;
3. Industry should be applied to areas that are not appropriate for residential or mixed use development, such as land within the Airport Overlay; 4. In general, mixed use and permanent residential activities are not appropriate in industrial areas. An exception may be the edge of an industrial area along the interface with an area in which residential activities are appropriate. Such exceptions should be considered case by case, with careful attention to both land use compatibility and design;
5. Industry should not be either adjacent to or across the road from single family residential or schools;

6. Use roadways and/or commercial or office uses as a buffer between residential and industry; and
7. Smaller scale “local manufacturing” districts may be appropriate in some locations to preserve employment opportunities and cottage industries of local artisans. In these areas, hazardous industrial uses (i.e. basic industry, recycling centers, and scrap yards) should be prohibited.

### ***PROPOSED LAND USE ON THE PROPERTY***

**Mixed Use** - An area that is appropriate for a mix of residential and non-residential uses.

#### **Purpose**

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

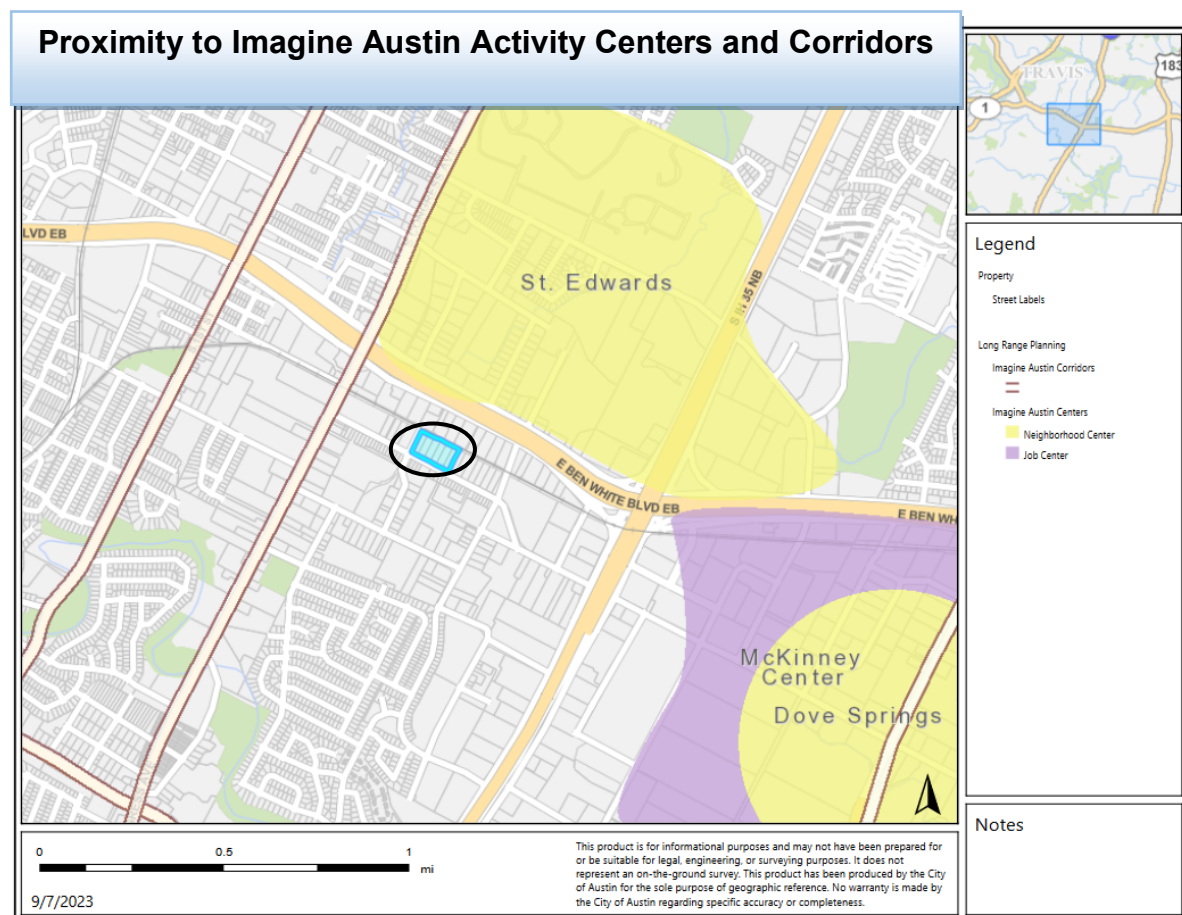
#### **Application**

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood’s edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;

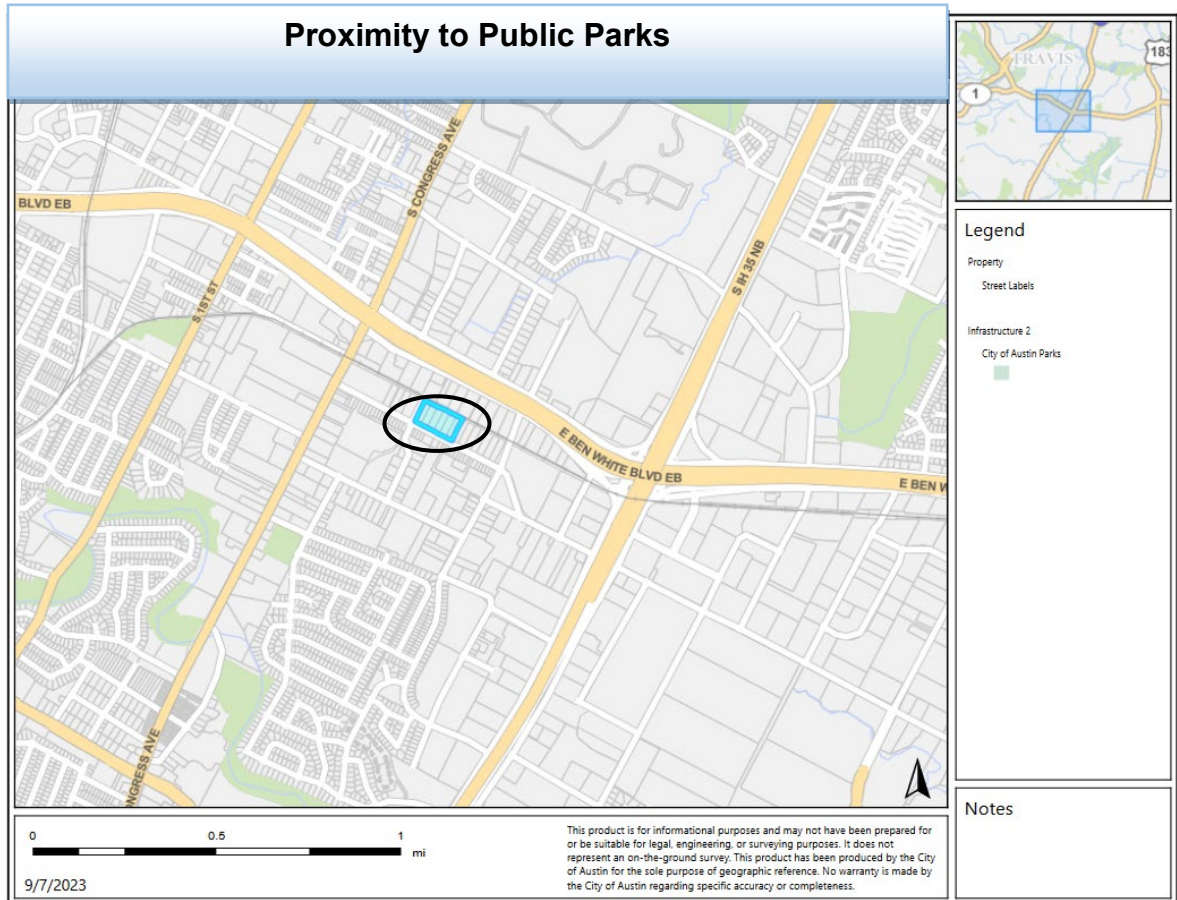
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<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> <ul style="list-style-type: none"> <li>• Approx. 0.23 miles from S. Congress Ave.</li> <li>• Approx. 0.11 miles south of the St. Edwards Neighborhood Center</li> </ul>
Yes	<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.
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• 0.8 miles from All Star Grocery</li> <li>• 1.3 miles from Hula Hu Market</li> </ul>
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• 1.2 miles from St. Edwards University</li> </ul>
Yes	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• 0.6 miles Battlebend Neighborhood Park</li> <li>• 1.3 miles from Central Williamson Creek Greenway,</li> </ul>
	<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.) <ul style="list-style-type: none"> <li>• 1.0 mile from St David's South Austin Medical Ctr</li> </ul>
Yes	<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. <ul style="list-style-type: none"> <li>• The proposed LI-PDA-NP zoning does not require affordable housing, although the applicant's agent said they will provide affordable housing units to be determined later.</li> </ul>
Yes	<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.
Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<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.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<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 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.
8	<b>Number of "Yes's"</b>
<b>Imagine Austin Priority Program PUD Specific Bonus Features</b>	

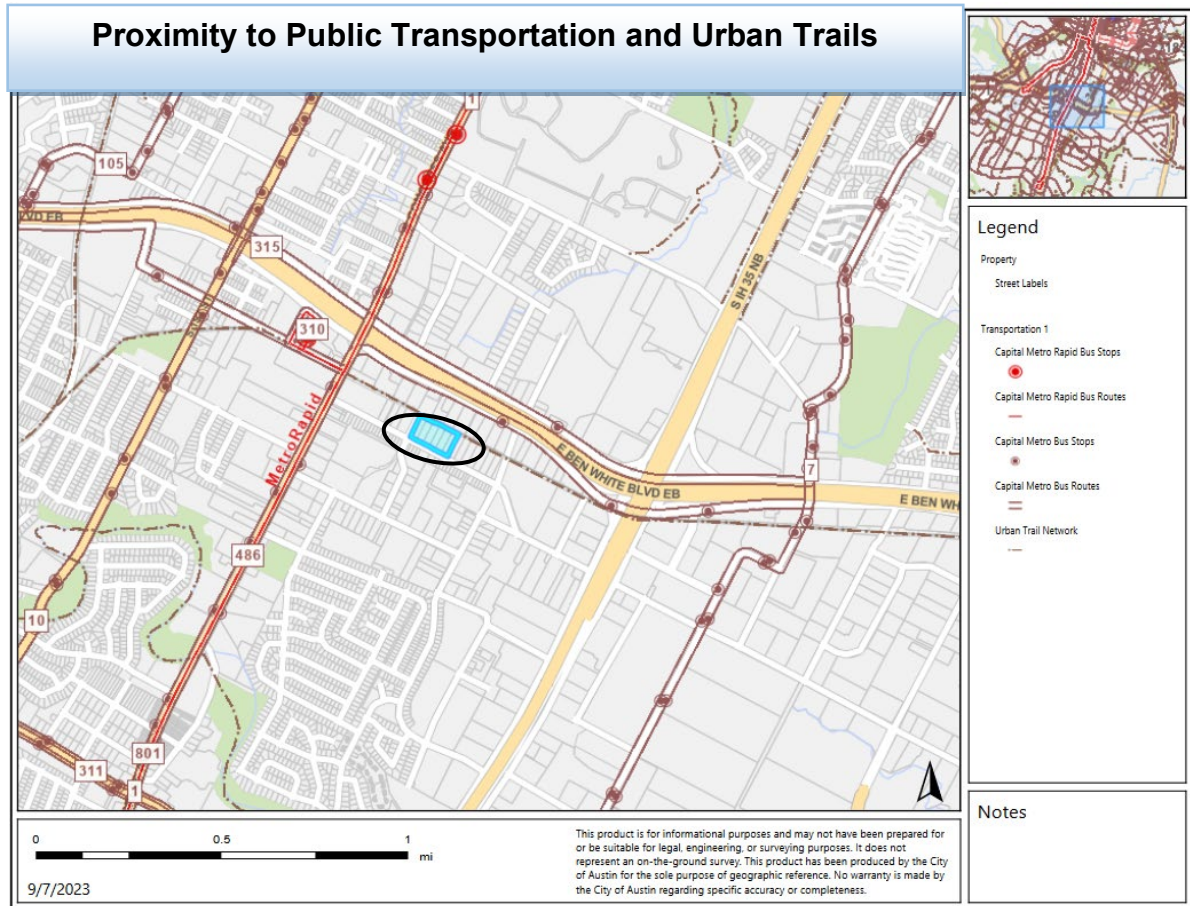
n/a	<b>Public Space Features and Public Art:</b> Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
n/a	<b>Integrates and/or Expands Green Infrastructure:</b> Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
n/a	<b>Protects the Environment:</b> Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	<b>Protects Environmentally Sensitive Lands:</b> Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
n/a	<b>Water/Wastewater Infrastructure:</b> Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
PUD zoning is not proposed	<b>Total Number of "Yes's"</b>











## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although

fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to

another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The application was filed on February 23, 2023.

The applicant proposes to change the land use on the future land use map (FLUM) from Industry to Mixed Use.

The applicant proposes to change the zoning on the property from LI-NP (Limited Industrial Services district – Neighborhood Plan) to LI-PDA-NP (Limited Industrial Services district – Planned Development Area – Neighborhood Plan). The applicant proposes a maximum building height of 120 feet and maximum residential density of 600 units. Although the PDA does not require affordable housing units, the applicant says they intend to provide affordable housing units to be determined at a later time. For more information on the zoning case, see case report C14-2023-0044.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on May 30, 2023. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 387 community meeting notices were mailed to people who have utility accounts or own property within 500 feet of the subject tracts. Two city staff members attended the meeting from the Planning Department, Maureen Meredith and Kathleen Fox. Leah Bojo and Drew Raffaele from Drenner Group, the applicant's agents, attended along with the applicants Alex Weinrich, Roger Leifer and Max Leifer from Leifer Property. Three people from the neighborhood attended.

Below are the highlights from Leah Bojo's presentation at the virtual community meeting:

- The property is near the Bergstrom Spur Trail
- Proposed FLUM change is from Industry to Mixed Use
- This property is being developed in conjunction with 600 Industrial Blvd, which already has Mixed Use FLUM, so the proposed changes to the LI-PDA-NP did not trigger a FLUM change.
- For 300-400 Industrial Blvd, the zoning request is LI-PDA-NP, for a maximum building height of 120 feet and max. density of 600 units. This is proposed for both sites.
- For the PDA we are asking to add certain uses, such as multifamily, and other uses not normally allowed in LI. We are also proposed to prohibit certain uses that would normally be allowed in the LI.

***Q: The problem we are having with the zoning cases is that no affordable units are proposed.***

A: The PDA zoning does not require affordable housing units, but we are proposing an affordable component. We are working with an outside party to accomplish this. We will have the affordable component in place by the time we get to the public hearings.

***Q: Rental space is sitting dormant. We want to guarantee that rental space is provided for local-serving retail.***

A: We absolutely can talk about this.

***Q: I am with the Oldham Neighborhood Association. We are about ¼-mile from this site. I heard you could do 120 feet building without affordable housing. Is this correct?***

A: We are requesting 120 feet building height and the PDA does not require affordable housing but are open to working with the neighborhood on this.

***Q: Why are you doing this as a PDA if the PDA does not require affordable housing?***

A: This is the only zoning that does up to 120 feet.

***Q: By asking for 120 feet on both tracts, what is the applicant giving back to the neighborhood in return for this?***

A: We are proposing to have affordable housing and to also work with City staff on the Bergstrom Spur Trail and to see how we can complement the trail and how to design the building to make the trail work. We are also working with Mario and the neighborhood on other things. This will need to be in side-agreements and restrictive covenants.

***Q: Are there requirements for properties that abut next to Bergstrom Trail?***

A: No, the trail is being developed on its own, but we want to work with the City to make it complimentary to the trail.

***Q: I suspect there will be large parking garage for up to 1,200 combined units exiting and entering on Industrial Blvd. Have you done a traffic impact analysis?***

A: A traffic impact analysis will be done at the site plan stage once the project has more specifics of what will be built.

***Q: Can you show us something that shows how 120 feet will look like?***

A: Yes, we are working on how to convey that.

***Q: Is there any consideration for a hotel on the site?***

A: Right now, we are talking about commercial like office and residential, but I will look if a hotel is permitted in LI zoning or if there is any interest in a hotel.

***Q: In the LI-PDA there are requirements for setbacks, and with the Bergstrom Spur Trail on the north of the property, we need to think about where the garage entrance would be, and trash pickup will be.***

A: The setbacks are the same as in the ordinance in 2020. Trash pickup and entrances would be at site plan stage.

## Applicant Summary Letter from Application

Leah M. Bojo  
lbojo@drennergroupp.com  
512-807-2900



February 13, 2023

Ms. Rosie Truelove  
Housing and Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

Via Electronic Delivery

Re: 300-440 Industrial Blvd – Rezoning and neighborhood plan amendment applications for the approximately 1.38-acre property located at 300, 400, 436 and 440 Industrial Blvd. and 4211 Willow Springs Road (the "Property")

Dear Ms. Truelove:

As representatives of the owners of the Property, we respectfully submit the enclosed neighborhood plan amendment application package. The project is titled 300-440 Industrial Blvd and is approximately 1.38 acres of land. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is located in the East Congress Neighborhood Planning Area (NPA), adopted August 18, 2005, part of the South Congress Combined Neighborhood Plan and has a Future Land Use Map (FLUM) designation of Industry. A rezoning application will run concurrent with an NPA application that requests a designation change on the FLUM from Industry to Mixed Use.

This proposed rezoning and NPA designation align with the South Congress Combined Neighborhood Plan's stated goal of focusing mixed-use development and commercial uses along major commercial corridors and in specialized districts.

The Property is currently zoned LI-NP, Limited Industrial Services – Neighborhood Plan. The proposed zoning is LI-PDA-NP, Limited Industrial Services – Planned Development Aera – Neighborhood Plan, and the proposed uses include a mix of residential and pedestrian-oriented commercial. We propose to prohibit auto centric and intense industrial uses that are currently permitted, including Automotive Rentals, Basic Industry Resource Extraction, Recycling Center, and Scrap and Salvage. The proposed amendments to the base zoning development standards and use restrictions are accompanied with this letter and consistent with those previously approved and concurrently requested at 600 Industrial Blvd.

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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo".

Leah M. Bojo

cc: Joi Harden, Housing and Planning Department (via electronic delivery)  
Nancy Estrada, Housing and Planning Department (via electronic delivery)



## 300-440 Industrial Blvd. | LI-PDA Development Standards

### LI-PDA Development Standards

Except as specifically provided below, the Property may be developed and used in accordance with the regulations established for the Limited Industrial Services (LI) base district and other applicable requirements of the City Code.

The following LI-PDA development standards are proposed for all permitted development across the Property:

Max. Height:	125 feet
Max. FAR:	Not Applicable
Max. Impervious Cover:	95%
Max. Building Coverage:	95%
Min. Setbacks	
- Front Yard:	10 feet
- Street Side Yard:	10 feet
- Interior Side Yard:	0 feet
- Rear Yard:	5 feet

### Additional Permitted and Conditional Uses:

#### Permitted Uses:

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Condominium Residential Family Home
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II
- Guidance Services
- Hospital Services (Limited)
- Multifamily Residential
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Townhouse Residential

#### Conditional Uses:

- Cocktail Lounge
- Hospital Services

#### Prohibited Uses:

- Adult Oriented Businesses
- Agricultural Sales and Services
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (Of Any Type)
- Bail Bond Sales
- Basic Industry
- Building Maintenance Services
- Campground
- Commercial Off-Street Parking
- Construction Sales and Services
- Drive-In Service as an Accessory Use to Commercial Uses
- Equipment Repair Services
- Equipment Sales
- Kennels
- Laundry Services
- Monument Retail Sales
- Pawn Shop Services

February 13, 2023



### 300-440 Industrial Blvd. | LI-PDA Development Standards

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- Recycling Center
- Residential Treatment
- Resource Extraction
- Scrap and Salvage
- Vehicle Storage

#### Additional Requirement for Certain Uses:

1. Development of the Property is limited to 700 dwelling units for residential uses.

NOTE: No other modifications to the site development standards are proposed at this time.

February 13, 2023

**Letter of Recommendation from the S. Congress  
Combined NPCT**

DATE: November 27, 2023

TO: Leah Bojo  
Applicant's Representative

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

CC: Maureen Meredith (City of Austin), SCCNPCT Members

Re: Affordability and Benefits Scenarios based on height, to be confirmed in a Restrictive Covenant

For: Two Cases:

- (1) Case number: NPA-2023-0020.03 - C14-2023-0044  
300-400 Industrial Blvd. NPA; in South Austin - District 3  
Zoning Change from: LI-PDA-NP to LI-PDA-NP  
**\* For an increase permitted density of 600 units & height of 120 ft.**
- (2) Case number: C14-2023-0046  
506 & 600 Industrial Blvd & 4138 ½ Terry O Lane; in South Austin - District 3  
Zoning change from: LI-PDA-NP (C14-2023-0046) to LI-PDA-NP  
**\* For an increase permitted density of 200 units & height of 120 ft.**

The SCCNPCT has requested a commitment to real affordability with these two proposed developments, which at 120ft in height, could be the tallest buildings (120ft) in South Austin.

There are currently no other buildings at 120ft in height within the requested zoning area. Along the South Congress corridor, buildings are at 60ft max. height, and in the interior of the St. Elmo/Industrial district, there is only one other property recently negotiated that is proposed/projected at 90ft max.

Initially for one property, the proposal was for developing at 90ft of height, then to learn at the negotiating table, the request had changed to 120ft.

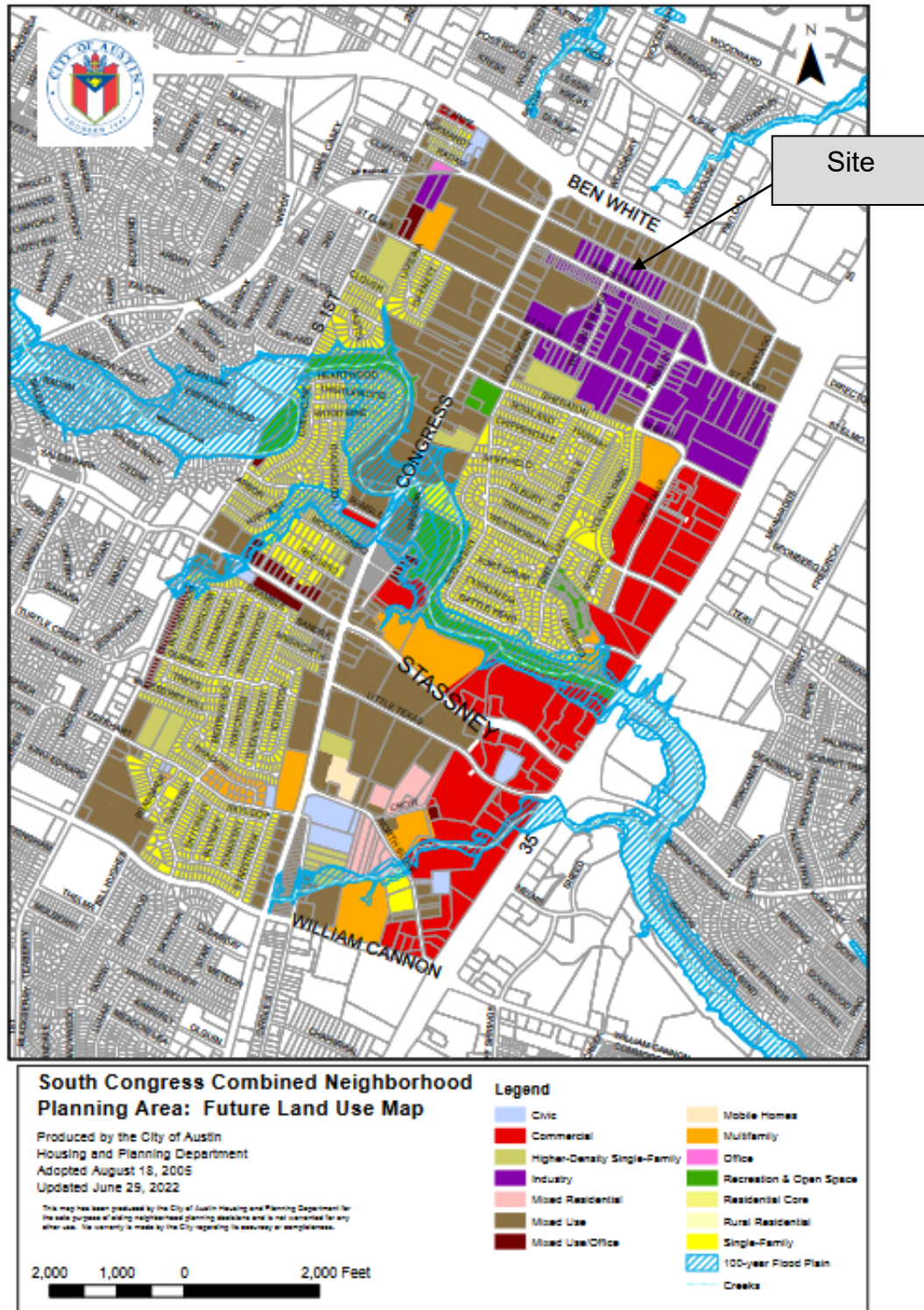
With unprecedented height proposed for the above developments, likewise the SCCNPCT has requested increased "Real" affordability, which is so badly needed within our area, as well as all of the city.

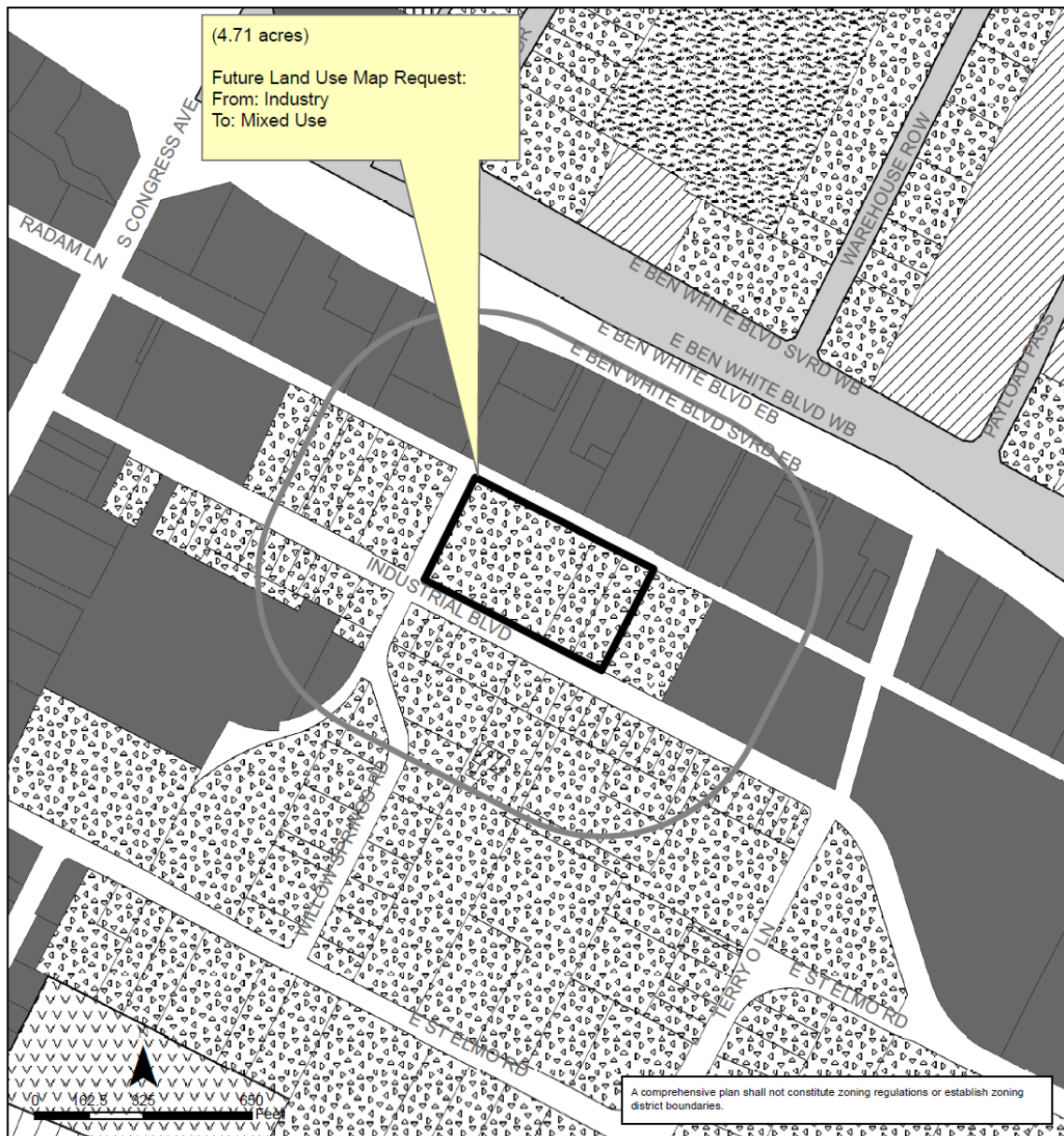
At 120ft in height, both proposed projects together would produce a total of 800 rental/residential units. The SCCNPCT does not support developing over 90ft. max height within the St. Elmo/Industrial district. The SCCNPCT will be losing property dedicated to the Bergstrom Spur.

The applicant's offer of only 7.5-9% affordability, a mere 60-72 units out of 800 is unacceptable. The real need is "Real" affordability.

For these reasons, the SCCNPCT is unable to support these requested zoning changes at Planning Commission.

Mario Cantu  
Chair SCCNPCT





## South Congress Combined Neighborhood Planning Area NPA-2023-0020.03

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 completeness.

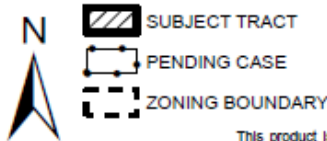
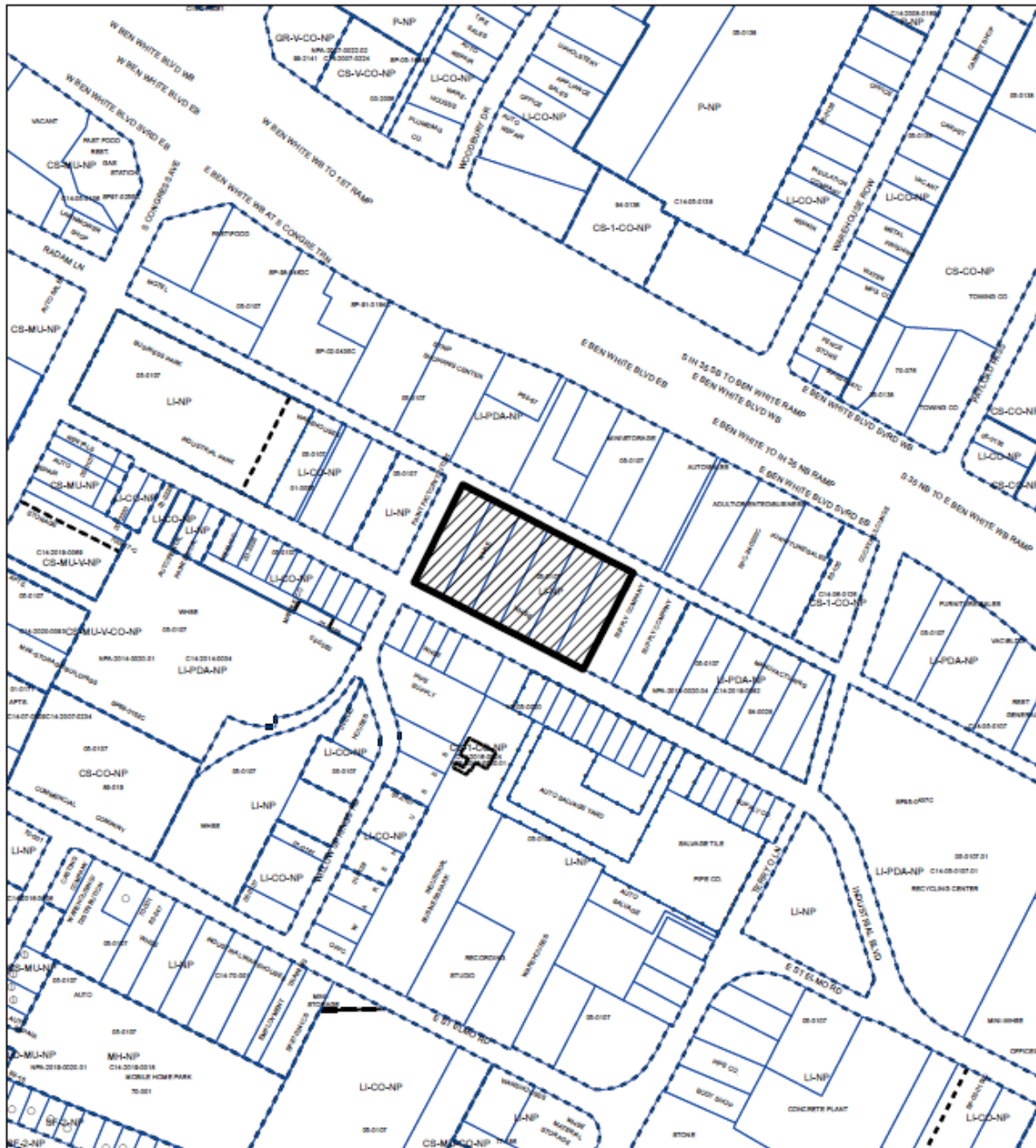


City of Austin  
Housing and Planning Department  
Created on 4/11/2023, by: MeeksS

### Future Land Use

	Subject Tract		Industry
	500 ft. notif. boundary		Mixed Use
	Civic		Recreation & Open Space
	Commercial		Single-Family
	Higher-Density Single-Family		Transportation





1" = 400'

**ZONING**  
ZONING CASE#: C14-2023-0044

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: 4/7/2023

**Applicant's Presentation at the May 30, 2023 Virtual  
Community Meeting**

## 300-440 Industrial Blvd.

Neighborhood Plan Amendment (NPA) & Zoning

C14-2023-0044 and NPA-2023-0020.03

May 30, 2023

1

### Site Aerial



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## Site Aerial



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## Zoning Map and FLUM



LI-NP and LI-PDA-NP  
(Limited Industrial Services – Neighborhood Plan) and (Limited Industrial Services  
– Planned Development Area – Neighborhood Plan)  
to  
LI-PDA-NP  
(Limited Industrial Services – Planned Development Area – Neighborhood Plan)



Industry  
to  
Mixed Use

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### PDA Zoning Request – Based on Ordinance No. 20200206-067

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Zoning Base District:	LI (Limited Industrial Services)
Height:	120 feet
FAR:	N/A
Impervious Cover:	95%
Building Coverage:	95%
Min. Setbacks	
• Front Yard:	10 feet
• Street Side Yard:	10 feet
• Interior Side Yard:	0 feet
• Rear Yard:	10 feet
Density:	600 units max.

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### PDA Zoning Request – Based on Ordinance No. 20200206-067

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#### Additional Permitted Uses:

- Bed and breakfast (group 1)
- Bed and breakfast (group 2)
- Condominium residential
- Family home
- Group residential
- Guidance services
- Hospital services (limited)
- Multifamily residential
- Private primary educational facilities
- Private secondary educational facilities
- Public primary educational facilities
- Public secondary educational facilities
- Townhouse residential

#### Conditional Uses:

- Cocktail lounge
- Hospital services (general)

#### Prohibited Uses:

- Bail bond services
- Basic industry
- Monument retail sales
- Recycling center
- Resource extraction
- Scrap and salvage

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## PDA Amendment and Rezoning Request

### 300-440 Industrial Blvd.:

- Request to rezone from LI-NP to LI-PDA-NP with the equivalent site development standards as applicable and requested by 600 Industrial Boulevard.

### 600 Industrial Blvd.:

- Simultaneous request to amend PDA Ordinance No. 20200206-067 to increase the height from 85 feet to 120 feet and modify the maximum density from 400 units to 600 units.

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## SCC Neighborhood Plan Goals

**St. Elmo District:** This is the most vibrant commercial district of the three...there is a good deal of activity in this district, the majority of the commercial uses are not conducive to creating and sustaining a pedestrian oriented environment...the St. Elmo District could be redeveloped into more urban and pedestrian-oriented sites.

**Objective 4.3:** Improve transit service and increase ridership in the area.

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## Imagine Austin Goals

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**LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.

**LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

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## Contact Information

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**Email:** [lbojo@drennergroupp.com](mailto:lbojo@drennergroupp.com)

**Phone:** 512-807-2918

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**Correspondence Received**

-----Original Message-----

From: Timothy Gallego

Sent: Wednesday, August 2, 2023 7:27 PM

To: Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>

Subject: Public hearing

Hi,

I'd like to vote FOR the following cases:

NPA-2023-0020.03

C14-2023-0043

NPA-2023-0020.01

Thanks,

Timothy Gallego