

## ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0046 – 600 Industrial Blvd.

DISTRICT: 3

ADDRESS: 506 and 600 Industrial Boulevard; 4138 ½ Terry O Lane

ZONING FROM/TO: LI-PDA-NP, to change conditions of zoning, including the maximum height and maximum number of dwelling units

SITE AREA: 4.262 acres

PROPERTY OWNER:

LEIDEV600 TIC, LLC; 728 Post Road, LLC; BMARS Holdings, LLC (Maxwell Leifer)

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

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

**The Staff recommendation is to grant an amendment to limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning. The amendment would allow a maximum height increase from 85 feet to 125 feet and an increase to the maximum number of dwelling units from 400 units to 600 units, as shown in *Attachment B*, the proposed revised ordinance.**

**The Restrictive Covenant includes all recommendations listed in the Zoning Transportation Analysis Memo, dated September 22, 2023, as provided in *Attachment A*.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**November 28, 2023: *APPROVED LI-PDA-NP COMBINING DISTRICT ZONING AS STAFF RECOMMENDED***

***[J. CONNOLLY; J. MUSHTALER – 2<sup>ND</sup>] (9-1), G. COX – NAY; N. BARRERA-RAMIREZ – ABSTAINED; VC HEMPEL, A. WOODS – ABSENT***

**November 14, 2023: *POSTPONED by PLANNING COMMISSION to November 28, 2023***  
***[A. AZHAR; F. MAXWELL – 2<sup>ND</sup>] (12-0), N. BARRERA-RAMIREZ – ABSENT***

**October 10, 2023: *Approved a POSTPONEMENT REQUEST by staff to November 14, 2023***  
***[A. AZHAR; F. MAXWELL – 2<sup>ND</sup>] (11-0), G. COX, A. PHILLIPS – ABSENT***

CITY COUNCIL ACTION:

**January 18, 2024:**

ORDINANCE NUMBER:ISSUES:

As an update, a Restrictive Covenant will not be required for the Zoning Transportation Analysis (ZTA) that is part of this Staff report. A ZTA provides essential background information for the Commission and Council to make informed zoning decisions, without prescribing specific solutions and therefore, is a non-binding document. The ZTA recommendations will be considered during the site plan review process.

CASE MANAGER COMMENTS:

The subject rezoning area is approximately 4.26 acres and is developed with a large industrial warehouse as well as 4 smaller industrial structures. The rezoning area is situated at the northwest corner of Industrial Boulevard and Terry O Lane. There is a non-operational railroad spur and right-of-way that forms the north property line. The Bergstrom Spur, a planned urban trail and park facility for South Austin, will be developed along the northern property boundary. Development on Industrial Boulevard and Terry O Lane is generally characterized by warehouses containing distribution and supply companies, fabrication companies, construction sales and service businesses, and outside storage uses (LI-NP; LI-CO-NP; LI-PDA-NP). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

As set forth in Land Development Code Section 25-2-441, the regulations of a planned development area (PDA) may modify: 1) permitted or conditional uses authorized by the base zoning district, 2) site development regulations except for compatibility standards, and 3) off-street parking or loading regulations, sign regulations or screening regulations applicable in the base district.

LI-PDA-NP zoning applies to properties all along East Ben White Boulevard north of the proposed rezoning area between East Ben White Boulevard and Industrial Boulevard. LI-PDA-NP zoning is also along the IH 35 frontage road east of the property between IH 35 and Terry O Lane. The PDA allows for mixed use development including certain residential uses, and establishes conditional uses, prohibited uses, and site development regulations.

The Applicant proposes a mixed use redevelopment that will include a multifamily residential building with first floor pedestrian-oriented commercial. The project will include 600 mid-rise multifamily residences, 12,850 square feet of first floor retail, and a 5,356 square foot brewery.

The Applicant's request is to amend the PDA to allow a maximum height increase from 85 feet to 125 feet and an increase to the maximum number of dwelling units from 400 units to 600 units. No other changes to the PDA are proposed.

BASIS OF RECOMMENDATION:

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

The limited industrial services (LI) district designation is for a commercial service use or limited manufacturing use generally located on a medium or large sized site. The planned development area (PDA) combining district designation provides for industrial and commercial uses in certain commercial and industrial base districts. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

Based on the LI-PDA-NP zoning north of the property and south of East Ben White Boulevard as well as other surrounding LI-PDA-NP zoning, Staff recommends the Applicant's request to allow a maximum height increase from 85 feet to 125 feet and an increase to the maximum number of dwelling units from 400 units to 600 units. It will be consistent with the existing zoning patterns in this area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-PDA-NP	Industrial warehouses and structures
<i>North</i>	LI-PDA-NP; CS-1-CO-NP	Railroad tracks; Cocktail lounge; General retail sales (general); Adult lounge
<i>South</i>	LI-NP	Construction sales and services businesses; Auto repair; Auto salvage
<i>East</i>	LI-PDA-NP	Recycling center
<i>West</i>	LI-NP	Industrial warehouses; Suppliers; Construction sales and service businesses

NEIGHBORHOOD PLANNING AREA: South Congress Combined (East Congress)

WATERSHED: Blunn Creek – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Galindo Elementary School

Bedichek Middle School

Travis High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council	Austin Lost and Found Pets
Austin Independent School District	Onion Creek HOA
Friends of Austin Neighborhoods	Preservation Austin
South Austin Neighborhood Alliance (SANA)	SELTexas
Homeless Neighborhood Association	Go Austin Vamos Austin 78745
Neighborhood Empowerment Foundation	
Sierra Club, Austin Regional Group	
South Congress Combined Neighborhood Plan Contact Team	

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0043 – 4201 South Congress Avenue	LI-NP; LI-CO-NP to CS-MU-V-NP	Pending	Pending
C14-2019-0082 – 600 Industrial Boulevard	LI-CO-NP to LI-PDA-NP	To Grant (10/8/2019) LI-PDA-NP, with conditions of the TIA.	Apvd LI-PDA-NP as Commission recommended (2/6/2020)
C14-2020-0093 – 4329 South Congress Avenue	CS-MU-NP to CS-MU-V-NP	To Grant (10/27/2020) CS-MU-V-CO-NP	Apvd CS-MU-V-CO-NP as Commission recommended (10/10/2022)
C14-2020-0008 – 4302 South Congress Avenue	CS-MU-NP to CS-MU-V-NP	To Grant CS-MU-V- NP and conditions of R-O-W dedication on S Congress Ave.	Apvd CS-MU-V-NP as Commission recommended (5-7-2020).
C14-2019-0069 – 4315 South Congress Avenue	CS-MU-NP to CS-MU-V-NP	To Grant CS-MU-V-NP and conditions of R-O-W dedication on S Congress Ave.	Apvd CS-MU-V-NP as Commission recommended (8-8-2019).
C14-2016-0024 – 440 E. St. Elmo Road, Bldg F	LI-NP to CS-1- CO-NP	To Grant CS-1-CO-NP w/CO prohibits adult- oriented businesses and limits the size of a cocktail lounge to 2,049 sf. Restrictive	Apvd as Commission recommended (6-16-2016).

		Covenant 1) limits the cocktail lounge use to a tasting room associated w/the distillery, and 2) permits wholesale and retail sale of alcoholic beverages, limited to that manufactured or produced by or for the distillery.	
C14-2014-0034 – St. Elmo's Market and Lofts – 113 Industrial Blvd; 4323 S Congress Ave; 4300 Blk of Willow Springs Rd	CS-MU-NP; LI-NP; LI-CO-NP to LI-PDA-NP	To Grant LI-PDA-NP w/conditions for a Traffic Impact Analysis, and add'l conditions	Apvd LI-PDA-NP w/ PDA for dev't stds, permitted, cond'l, prohibited uses, and max. of 400 residential units, and RC for the TIA and require a shared walkway/bike path from S Congress Ave to the food sales use (11-20-2014).
C14-06-0126 – Warehouse Saloon – 4110 Terry O Ln	LI-PDA-NP to CS-1-NP	To Grant CS-1-CO-NP w/CO for 2,000 trips/day	Apvd as Commission recommended (8-24-2006).
C14-05-0107 – East Congress Neighborhood Plan Area Rezoning	Proposed – Addition of -NP Combining District and change Base District Zoning on 36 tracts.	To Grant	Apvd to Add -NP Combining District (8/18/2005)

#### RELATED CASES:

The subject property is within the boundaries of the South Congress Combined (East Congress) Neighborhood Planning Area. The –NP combining district was added to the existing LI base district on August 18, 2005 (C14-05-0107).

C14-2023-0044 – related rezoning case to the west requesting LI-PDA-NP zoning.

ADDITIONAL STAFF COMMENTS:Comprehensive Planning

**Project Name and Proposed Use:** 506 and 600 Industrial Blvd. and 4138 1/2 Terry O Lane. C14-2023-0046. South Congress Combined NP. 4.262 acres. FLUM: Mixed Use. LI-PDA-NP. Amendment to Ordinance No. 20200206-067 to increase the permitted residential density from 400 units to 600 units and a maximum height increase from 85 ft. to 125 ft. 600 multifamily units; 12,850 sq. ft. of retail; 5,356 sq. ft. brewery. Existing use: warehouse/light industrial businesses

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>
Y	<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>Bergstrom Spur Urban Trail:</b> Eastern Segment – trash filled RR right of way
	<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.
	<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 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.
5	<b>Total Number of "Yes's"</b>

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

### Environmental

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.

### PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units proposed by this rezoning, multifamily-mixed use with LI-PDA-NP, per City Code § 25-1-601, as amended. The intensity of the proposed development creates a need for over six acres 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 shall be required, unless the land available for dedication does not comply with the standards for dedication. Any remaining fees in-lieu after dedication shall also be required.

If the land available for dedication complies with the parks standards, the Parks and Recreation Department (PARD) would consider a new park space along the Bergstrom Spur toward satisfying the requirement at time of permitting (whether subdivision or site plan). The surrounding neighborhood areas are currently park deficient, defined as being outside walking distance to existing parks. The dedication would satisfy the need for additional parks in park deficient areas along the Bergstrom Spur, a planned urban trail and park facility for South Austin.

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).

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

### Site Plan

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

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

### Austin Fire Department

AFD will not require a setback.

### Austin Transportation Department – Engineering Review

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. ATD approval will be based on the final ZTA once complete; additional comments may be forthcoming.

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Industrial Boulevard. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Industrial Boulevard according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Terry O Lane. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Terry O Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

There is a proposed Urban Trail adjacent to this site, along the northern boundary, the Bergstrom Spur. 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)
Terry O Lane	Level 2 – Collector	72'	50'	28'	No	No	Yes
Industrial Boulevard	Level 1 – Local Collector	84'	78'	34'	No	Yes	Yes

A Traffic Impact Analysis (TIA) has been waived at this time since a Zoning Transportation Analysis (ZTA) is required. ***Please refer to Attachment A.***

### Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The site shall have separate wastewater taps, separate water meters,

and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines.

Based on current public infrastructure configurations, service extension requests will be required to provide service to this site. 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).

The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.

#### INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map  
Exhibit A-1: Aerial Map

Applicant's Summary Letter

Attachment A: Zoning Transportation Analysis (ZTA)  
Attachment B: Red-lined Ordinance No. 20200206-067



**Created: 4/7/2023**

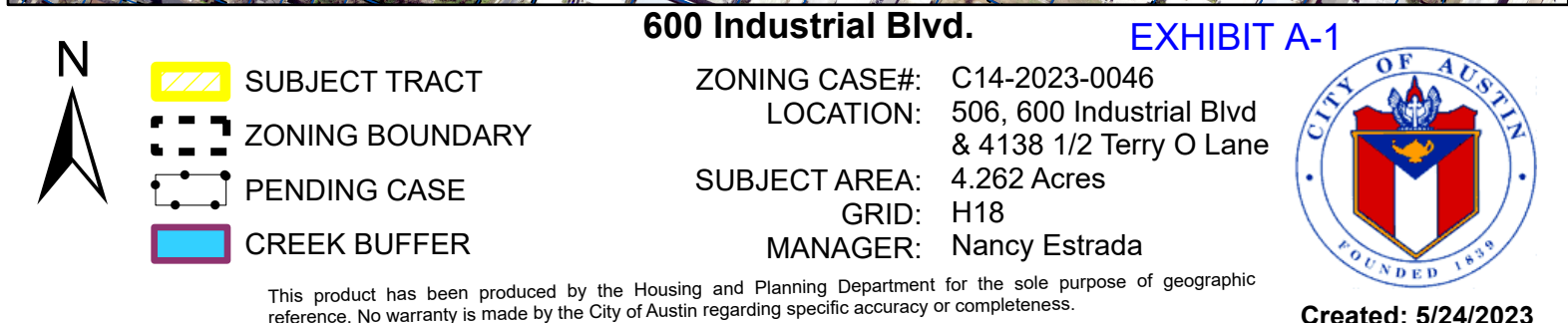


EXHIBIT A-1



**Created: 5/24/2023**

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: 600 Industrial Blvd – Rezoning application for the approximately 4.26-acre property located at 506 and 600 Industrial, and 4138 1/2 Terry O Lane, Austin, TX (the "Property")

Dear Ms. Truelove:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 600 Industrial Blvd and is approximately 4.26 acres of land. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned LI-PDA-NP, Limited Industrial Services – Planned Development Aera – Neighborhood Plan. The proposed zoning is an amendment to LI-PDA-NP, Limited Industrial Services – Planned Development Aera – Neighborhood Plan, for an increase to the permitted residential density from 400 units to 600 units and a maximum height increase from 85 feet to 125 feet. A redline copy of the amendments to Ordinance No. 20200206-067 accompanies this letter. No other changes to the PDA are contemplated at this time.

This proposed rezoning aligns 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 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 mixed use. Attached is a memo from Maureen Meredith on January 30, 2023, confirming that a plan amendment application is not required.

A Zoning Transportation Analysis (ZTA) is required for this development, per the attached TIA determination form dated December 20, 2022, and executed by Joan Minyard. The ZTA is accompanied with this application package.

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,



Leah M. Bojo

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



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**MEMORANDUM**

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**Date:** September 22, 2023  
**To:** Ravali Kosaraju, PE., PTOE., WGI  
**CC:** Danielle Morin AICP., Eduardo Mariño PhD.  
Austin Transportation Department  
**Reference:** **600 Industrial Boulevard, Austin – St. Elmo Mixed Use Rezoning**  
Zoning Transportation Analysis (ZTA) Final Memo (C14-2023-0046)

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The Transportation & Public Works Department (TPW) has reviewed the “*St. Elmo Mixed Use Rezoning*” ZTA, prepared by WGI. The current site is comprised of three separate parcels located at 300-400 Industrial Boulevard, 436-440 Industrial Boulevard, and 506-600 Industrial Boulevard (shown in Figure 1 below). The 300-400 Industrial Boulevard and 436-440 Industrial Boulevard parcels will be tied together via a unified development agreement, hereby called the 300-440 Industrial Boulevard tract. The parcel at 504 Industrial Boulevard is not included in this rezoning.

The proposed redevelopment for these tracts is mixed-use including multifamily residential buildings, first floor retail, and a brewery. Specifically, the 300-440 Industrial Boulevard tract will contain 686 mid-rise multifamily dwelling units and 10,095 square feet of first floor retail. The 506-600 Industrial Boulevard tract will contain 600 mid-rise multifamily dwelling units, 12,850 square feet of first floor retail, and a 5,356 square-foot brewery/beer garden. The current site is comprised of five warehouses sized 66,000 square feet, 9,802 square feet, 91,320 square feet, 8,320 square feet, and 6,900 square feet, respectively.

A total of five driveways will be provided to service the site, including four on Industrial Boulevard and one on Terry-O Lane. There will be two additional curb cuts for pedestrian connectivity and emergency/fire access on Industrial Boulevard, but these access points will not provide full access to resident and patron traffic. It is anticipated that the development will be built out by 2025.



*Figure 1: Site Location*

### Adjacent Roadway Characteristics:

The site proposes five driveways to service the site, including four on Industrial Boulevard and one on Terry-O Lane.

**Industrial Boulevard:** Industrial Boulevard is a two-lane, undivided road. It is a Level 2 road in the Austin Strategic Mobility Plan (ASMP) and 84' of right-of-way (ROW) is required. The speed limit is unposted but is assumed to be 30 mph. There are no sidewalks, street parking, or bicycle facilities along Industrial Boulevard, and much of the site frontage is lined has lay-down curb with direct access into existing parking areas. In the existing condition, the average daily traffic on Industrial Boulevard is estimated to be 3,780 trips per day.

**Terry O' Lane:** Terry O' Lane is a two-lane undivided road. The speed limit is unposted but is assumed to be 30 mph. It is a Level 2 road in the ASMP and 72' of right-of-way (ROW) is required. There are no sidewalks, street parking, or bicycle facilities along Terry O' Lane, and only partial curb and gutter. In the existing condition, the average daily traffic on Terry O' Lane is estimated to be 4,448 trips per day.

Notably, the western boundary of the 506-600 Industrial Boulevard parcel fronts Willow Springs Road, which is an existing Level 1 public street. This public ROW will be converted to a public greenway connection that provides pedestrian and bicycle connectivity to the Bergstrom Spur Trail north of the site.

### Trip Generation and Traffic Analysis:

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition), the development will generate approximately 7,474 net new daily trips (unadjusted), 545 AM peak hour trips, and 524 PM peak hour trips, details are shown in Table 1.

**Table 1: Trip Generation**

Table 1 St Elmo											
ITE Trip Generation by Fitted Curve/Weighted Average - Weekday - Net New Trips											
ITE Category	ITE Land Use	ITE Code	Units	ITE Land Use Subcategory	Daily	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out	Total
(900-999) Services	Brewery Tap Room	971	5.36	All Sites	330	4	0	4	31	22	53
(800-899) Retail	Strip Retail Plaza (300-440 Industrial Blvd)	822	10.10	All Sites	656	17	12	29	39	39	78
(800-899) Retail	Strip Retail Plaza (600 Industrial Blvd)	822	12.85	All Sites	772	20	14	34	47	46	93
(200-299) Residential	Multifamily Housing Mid Rise (Adj Streets, 7-9A, 4-6P) General Urban (300-440 Industrial Blvd)	221	686	Not Close to Rail Transit	3,226	67	223	290	163	105	268
(200-299) Residential	Multifamily Housing Mid Rise (Adj Streets, 7-9A, 4-6P) General Urban (600 Industrial Blvd)	221	600	Not Close to Rail Transit	2,816	58	194	252	143	91	234
Subtotal Gross Trips					7,800	166	443	609	423	303	726
Internal Capture for Brewery Tap Room (AM Entering: 80%, AM Exiting: N/A & PM Entering: 44%, PM Exiting: 59%)						-3	0	-3	-14	-13	-27
Subtotal Brewery Tap Room External Vehicle Trips						1	0	1	17	9	26
Internal Capture for Retail Land Use (300-440 Industrial Blvd) Internal Capture Reduction (AM Entering: 12%, AM Exiting: 20% & PM Entering: 22%, PM Exiting: 38%)						-2	-2	-4	-9	-15	-24
Subtotal Strip Retail (300-440 Industrial Blvd) External Vehicle Trips						15	10	25	30	24	54
Internal Capture for Retail Land Use (600 Industrial Blvd) Internal Capture Reduction (AM Entering: 12%, AM Exiting: 20% & PM Entering: 22%, PM Exiting: 38%)						-2	-3	-5	-10	-17	-27
Subtotal Strip Retail (600 Industrial Blvd) External Vehicle Trips						18	11	29	37	29	66
Internal Capture for Multifamily Housing Mid Rise (300-440 Industrial Blvd) (AM Entering: 2%, AM Exiting: 1% & PM Entering: 9%, PM Exiting: 7%)						-1	-2	-3	-15	-7	-22
Subtotal Multifamily Housing (300-440 Industrial Blvd) External Vehicle Trips						66	221	287	148	98	246
Internal Capture for Multifamily Housing Mid Rise (600 Industrial Blvd) (AM Entering: 2%, AM Exiting: 1% & PM Entering: 9%, PM Exiting: 7%)						-1	-2	-3	-13	-6	-19
Subtotal Multifamily Housing (600 Industrial Blvd) External Vehicle Trips						57	192	249	130	85	215
Subtotal External Vehicle Trips						157	434	591	362	245	607
Pass by Trips for Retail Land Use (28% PM)									-19	-15	-34
Subtotal Strip Retail Net New External Vehicle Trips						33	21	54	48	38	86
Net New External Vehicle Trips						157	434	591	343	230	573
Existing Trips						-326	-35	-10	-46	-14	-49
Net New External Vehicle Trips						7,474	122	424	545	329	524

Annual Average Daily Traffic (AADT) was estimated for the 2025 future condition based on the traffic count data obtained from TxDOT's Traffic Count Database System (TCDS) on Industrial Boulevard and Terry-O Lane in the vicinity of the Project site. Since the most recent recorded AADTs were in 2020 (which experienced interruptions to normal growth patterns due to the COVID-19 pandemic), the 2015 AADTs were referenced and grown to 2023 and 2025 equivalents using a 2% annual growth rate. This rate was derived in the 4208 Terry-O Site Zoning Transportation Analysis. Table 2 shows both the existing traffic volumes as well as projected volumes on the road segments in the vicinity of the site.

**Table 2 Projected Volume Analysis**

Roadway	2015 AADT (vpd) <sup>1</sup>	2023 AADT (vpd)	2025 AADT (vpd)	2025 AADT with Project (vpd)
Industrial Boulevard	3,225	3,780	3,931	10,359
Terry-O Lane	3,795	4,448	4,626	5,672

Per the Austin Street Design Guide, Level 2 streets in an urban setting are expected to have up to 10,000 vehicles per day. Projected volume analysis showed that unadjusted site traffic plus forecasted volume at the anticipated build out year will exceed the typical ADT range by 359 vehicles per day for Industrial Boulevard and will be under the ADT range for Terry-O Lane.

Moreover, the site is located within the Urban Transition ("Outer Loop") context area and is expected to generate more than 5,000 unadjusted, daily trips. As such, a minimum trip reduction of 15% will be achieved or exceeded utilizing several Transportation Demand Management (TDM) measures. These will also minimize the impact on the transportation network. Additionally, assessments of the Right of Way (ROW) for adjacent road segments, analyses of turn lanes for all driveways, and evaluations of sight distance for the proposed new driveways were also undertaken.

### **Recommendations/conclusions:**

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

- This site is required to achieve a 15% minimum trip reduction utilizing various TDM measures per the Transportation Criteria Manual (TCM). The details of the measures which could be applied to achieve TDM-related trip reductions will be determined at the site plan stage.
- The planned development falls under the purview of the City of Austin Street Impact Fee, governed by Ordinance # 20201220-061 & 20201210-062. The calculation of the Street Impact Fee (SIF) will be conducted during the submission of the Site Plan, and the fee itself will be collected upon obtaining the building permit. It's important to note that any reductions in the proposed development's SIF will only be granted after the completion of specified items unless these items have been incorporated into the Site Plan application.
- The assessment of ASMP ROW requirements have been completed, and it's possible that this site will necessitate dedications of Right of Way to fulfill the ASMP criteria. This determination will be verified during the Site Plan phase.

- The site proposes the conversion public ROW of the western boundary of the 506-600 Industrial Boulevard parcel, which fronts Willow Springs Road, to a public greenway connection. It is an existing Level 1 public street that will provide pedestrian and bicycle connectivity to the Bergstrom Spur Trail north of the site.
- The site proposes utilizing five new driveways for general traffic circulation; four are located along Industrial Boulevard, and one is located along Terry-O Lane. Approval of this ZTA does not grant nor guarantee approval of proposed driveway locations. Driveways will be further reviewed during the site plan process by the appropriate City departments.
- This ZTA does not relieve a development being required to conduct a Transportation Assessment or Full TIA at the time of site plan.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Aubert". The signature is written in a cursive, flowing style.

Nate Aubert P.E.,

Redline Copy

**ORDINANCE NO. 20200206-067**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 600 INDUSTRIAL BOULEVARD IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2019-0082, on file at the Planning and Zoning Department, as follows:

4.262 acres (approximately 185,649 sq. ft.), being all of Lots 10, 11, 12, 13, 14, and a portion of Lot 15, St. Elmo Heights Section 1, according to the map or plat thereof, recorded in Volume 5, Page 158, Plat records of Travis County, Texas, said 4.262 acres more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 600 Industrial Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "B"**.

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, 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.

**PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

**PART 4.** Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

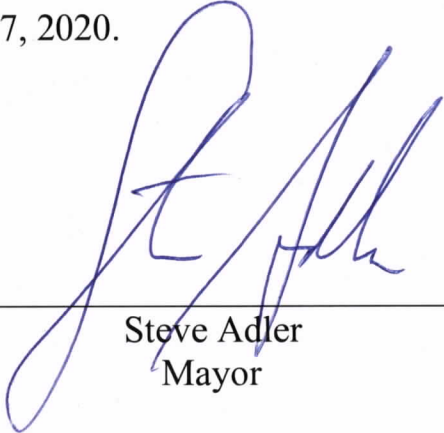
- A. Development of the Property is limited to ~~400~~<sup>600</sup> dwelling units.
- B. The following uses are additional permitted uses of the Property:
- |  |  |
|--|--|
| Bed and breakfast (group 1)            | Bed and breakfast (group 2)              |
| Condominium residential                | 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                  |  |
- C. The following uses are conditional uses of the Property:
- |                 |                             |
|-----------------|-----------------------------|
| Cocktail lounge | Hospital services (general) |
|-----------------|-----------------------------|
- D. The following uses are prohibited uses of the Property:
- |                       |                   |
|-----------------------|-------------------|
| Bail bond services    | Basic industry    |
| Monument retail sales | Recycling center  |
| Resource extraction   | Scrap and salvage |
- E. The following site development standards apply to the Property:
1. The maximum height of a building or structure shall not exceed ~~85~~<sup>125</sup> feet.
  2. The minimum front yard setback is 10 feet.
  3. The minimum street side yard setback is 10 feet.
  4. The minimum interior side yard setback is 0 feet.
  5. The minimum rear yard setback is 5 feet.
  6. The maximum impervious cover is 95%.
  7. The maximum building coverage is 95%.
  8. A maximum floor-area-ratio (FAR) limitation does not apply.

**PART 5.** This ordinance takes effect on February 17, 2020.

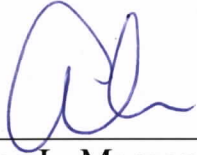
**PASSED AND APPROVED**

February 6, 2020

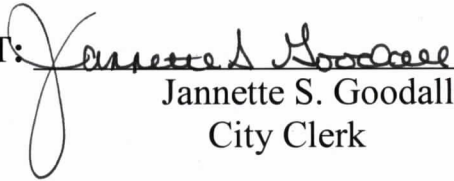
§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

**Redline Copy**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**4.262 ACRES  
ST. ELMO HEIGHTS SEC. 1  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.262 ACRES (APPROXIMATELY 185,649 SQ. FT.), BEING ALL LOTS 10, 11, 12, 13, 14 AND A PORTION OF LOT 15, ST. ELMO HEIGHTS SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 158, PLAT RECORDS, TRAVIS COUNTY, TEXAS. SAID PORTION OF LOT 15 BEING ALL OF LOT 15 LESS, SAVE AND EXCEPT THAT PORTION CONVEYED BY CORPORATE STREET DEED IN VOLUME 6655, PAGE 60, DEED RECORDS, TRAVIS COUNTY, TEXAS AND THAT PORTION CONVEYED IN STREET DEED IN VOLUME 10681, PAGE 805, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DOCUMENT NO. 2005007551, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 4.262 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the north right-of-way line of Industrial Boulevard (80' right-of-way width) as shown on the plat of said St. Elmo Heights Section 1, for the southwest corner of said Lot 10, same being the southeast corner of Lot 9 of said St. Elmo Heights Section 1;

**THENCE** North 27°22'49" East, with the west line of said Lot 10, being the east line of said Lot 9, a distance of 342.08 feet to a 1/2" rebar found in the south right-of-way line of the Missouri Pacific Railroad (Bergstrom Spur, 50' right-of-way width), for the northwest corner of said Lot 10, being the northeast corner of said Lot 9;

**THENCE** South 62°41'16" East, with the south right-of-way line of Bergstrom Spur, being the north lines of said Lots 10, 11, 12, 13, 14 and 15, a distance of 519.91 feet to a 1/2" rebar with "Chaparral" cap set for the intersection of the south right-of-way line of Bergstrom Spur and the west right-of-way line of Terry-O Lane (right-of-way width varies), being the northwest corner of a 13,885 square foot tract described in the said Street Deed;

**THENCE** crossing said Lot 15, with the west right-of-way line of Terry-O Lane, same being the west line of said 13,885 square foot tract, the following two (2) courses and distances:

1. South 19°51'34" West, a distance of 328.32 feet to a 1/2" rebar found;

**EXHIBIT "A"**

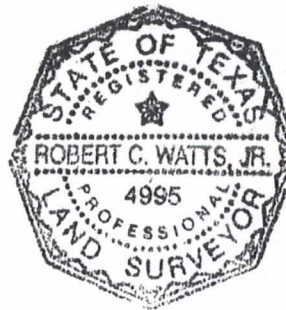
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of  $98^{\circ}36'36''$ , an arc length of 25.82 feet, and a chord which bears South  $68^{\circ}54'40''$  West, a distance of 22.75 feet to a Mag nail with "Chaparral" washer set for the intersection of the west right-of-way line of Terry-O Lane and the north right-of-way line of Industrial Boulevard, same being the southwest corner of said 13,885 square foot tract, being also a point in the south line of said Lot 15, from which, a  $1/2''$  rebar bears South  $62^{\circ}38'16''$  East, a distance of 17.11 feet;

**THENCE** North  $62^{\circ}38'16''$  West, with the north right-of-way line of Industrial Boulevard, same being the south lines of said Lots 10, 11, 12, 13, 14 and 15, a distance of 547.80 feet to the **POINT OF BEGINNING**, containing 4.262 acres of land, more or less.

Surveyed on the ground April 25, 2013. Bearing Basis: The Texas Coordinate System of 1983 (NAD 83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "R474". Attachments: Drawing 229-027-BASE.

*rw* *S*

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



S-17-13

