

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0082 – 600 Industrial Boulevard Mixed Use      DISTRICT: 3

ZONING FROM: LI-CO-NP

TO: LI-PDA-NP

ADDRESSES: 600 Industrial Boulevard

SITE AREA: 4.26 acres

PROPERTY OWNER: KC 600 Industrial LLC (Mitchell S. Johnson)

AGENT: Smith Robertson, L.L.P. (David Hartman)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

STAFF RECOMMENDATION:

**The Staff recommendation is to grant limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning. *The basis of Staff's recommendation is provided on page 2.***

**The Restrictive Covenant includes all recommendations listed in the Transportation Impact Analysis Memo, dated September 11, 2019, as provided in Attachment A.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**October 8, 2019:**

**September 24, 2019: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD PLAN CONTACT TEAM TO OCTOBER 8, 2019***  
***[P. SEEGER; J. THOMPSON – 2<sup>ND</sup>] (13-0)***

CITY COUNCIL ACTION:

**October 17, 2019:**

ORDINANCE NUMBER:

ISSUES:

As a follow up to a Commissioner's question regarding potential contamination of sites within 500' of the subject property, there is no information regarding the environmental status of this group of properties. However, a review of the Texas Commission on Environmental Quality (TCEQ) Central Registry showed that there are no sites that are active in the remediation process which would indicate a current release to soil, groundwater or air.

The City-required meeting for the Neighborhood Plan Amendment application was held on Wednesday, August 7, 2019 at the One Texas Center. The Applicant and representatives of the Contact Team have met several times to discuss the proposed rezoning and neighborhood plan amendment and development of the property, with Staff attendance at the most recent

meeting on October 2, 2019. Discussions between the Applicant and Contact Team are ongoing and additional correspondence is forthcoming. Correspondence from the Contact Team dated August 26, 2019 is attached at the back of this packet.

CASE MANAGER COMMENTS:

The subject property consists of four platted lots and a portion of a fifth lot and contains a few industrial warehouses and structures. The rezoning area is situated at the northwest corner of Industrial Boulevard and Terry O Lane, and there is a non-operational railroad spur and right-of-way that forms the north property line. The property has had limited industrial services – conditional overlay – neighborhood plan (LI-CO-NP) district zoning since 1994 and the Conditional Overlay limits the square footage of certain commercial uses. Development on Industrial Boulevard, Terry O Lane and East St. Elmo Road (east) 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). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to rezone property to the limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) district as the first step in preparing the site with a mixed use development. Project components include 400 multi-family residences, 12,850 square feet of retail uses, and a 5,326 square feet brewery.

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.

The Applicant's proposed PDA consists of the following elements:

- 1) allows for all permitted and conditional uses in the LI district, and continues to prohibit all prohibited uses in the LI district
- 2) establishes the following additional permitted residential, commercial and civic uses:
 

bed and breakfast (groups 1 and 2) family home group home, class II guidance services multi-family residential private secondary educational facilities public secondary educational facilities	condominium residential group home, class I (general and limited) group residential hospital services (limited) private primary educational facilities public primary educational facilities townhouse residential
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- 3) establishes the following commercial uses as conditional:
 

cocktail lounge	hospital services (general)
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- 4) prohibit the following commercial and industrial uses:
- |                   |                       |
|-------------------|-----------------------|
| basic industry    | monument retail sales |
| recycling center  | resource extraction   |
| scrap and salvage |                       |
- 5) Establishes that LI site development standards apply to the property, with the following modifications:
- A maximum height of 90'
  - A maximum of 95% impervious cover and 95% building coverage
  - A minimum 10' front yard setback, a 10' street side setback, a 0-foot interior side yard setback and a 5' rear yard setback
  - No maximum floor-area-ratio (FAR) limitation

#### BASIS OF RECOMMENDATION:

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

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

- Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends the Applicant's request as described above for LI-PDA-NP district zoning based on the following: 1) the proposal is similar to that permitted on adjacent properties along East Ben White Boulevard, across Terry O Lane, and a 9.457 acre tract with Industrial Boulevard frontage to the east; 2) recognizing the property's proximity to the interchange of two freeways; and 3) the area is experiencing a degree of transition from stand-alone manufacturing uses to a mix of uses that include manufacturing, commercial and office uses and planned residential development.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-CO-NP	Industrial warehouse and structures
<i>North</i>	CS-1-CO-NP; LI-PDA-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	Construction sales and services businesses

NEIGHBORHOOD PLANNING AREA: South Congress Combined (East Congress)

WATERSHED: Blunn Creek – UrbanTIA: Is required – Please refer to Attachment ACAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: NoNEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 1173 – South Congress Combined Neighborhood Plan Contact Team  
 1228 – Sierra Club, Austin Regional Group    1363 – SEL Texas  
 1424 – Preservation Austin      1429 – Go!Austin/Vamos!/Austin (GAVA) - 78745  
 1528 – Bike Austin      1530 – Friends of Austin Neighborhoods  
 1531 – South Austin Neighborhood Alliance  
 1550 – Homeless Neighborhood Association      1578 – South Park Neighbors  
 1616 – Neighborhood Empowerment Foundation

SCHOOLS:

Galindo Elementary School

Bedichek Middle School

Travis High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
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 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.	Apvd as Commission recommended (6-16-2016).
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).
C14-05-0107.01 – Tract A – 700 Industrial Blvd; 908-932 E St Elmo Rd; 4100-4326 Santiago St ( <i>City-initiated, based on Council direction</i> )	LI-NP; CS-NP to LI-PDA-NP for modified site standards, add'l permitted uses, and conditional uses on 17.526 acres	To Grant LI-PDA-NP as filed	Apvd as Commission recommended (10-20-2005).

#### RELATED CASES:

The subject property is within the boundaries of the South Congress Combined (East Congress) Neighborhood Planning Area (NP-05-0020). The –NP combining district was appended to the existing LI base district on August 18, 2005 (C14-05-0107). On April 7, 1994, the property was zoned LI-CO with the Conditional Overlay limiting the square footage of general retail sales, medical offices, restaurant, financial services, and food sales uses (C14-94-0028 – Wenco Distributors Remodel).

There is a corresponding neighborhood plan amendment case to change the land use designation on the Future Land Use Map (FLUM) from Industrial to Mixed Use (NPA-2019-0020.01).

The rezoning area is platted as Lots 10, 11, 12, 13, 14 and a portion of Lot 15, of the St. Elmo Heights Sec. 1 subdivision recorded in July 1951 (C8-1951-2000). Please refer to Exhibit B.

The property was annexed into the City limits in November 1969.

#### EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Industrial Boulevard	80 feet	34 feet	Local – 2 lanes	No	Yes, Route 374	No
Terry O Lane	80 feet	40 feet	Collector	No	No	No
St. Elmo Road (East and	72 feet (East); 56-72	28 feet (East); 42 feet	Collector – 2 lanes	No (East) Yes (West)	Yes, Route 47	No

West)	feet (West)	(West)				
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### EXISTING CONDITIONS

#### Site Characteristics

The site contains a few industrial and warehouse buildings, and there appear to be no significant topographical constraints on the site.

#### Impervious Cover

Within the Blunn Creek (Urban) watershed, the maximum impervious cover allowed by the LI zoning district is 80%, and based on the zoning regulations. The Applicant requests a maximum 95% impervious cover.

### OTHER STAFF COMMENTS:

#### 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Site Plan

The proposed LI-PDA-NP zoning does not trigger the application of compatibility standards.

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.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

**DEMOLITION AND HISTORIC RESOURCES**

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

**RESIDENTIAL DESIGN STANDARDS OVERLAY**

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments are provided in 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 water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

The site is in an area of capacity concern for wastewater service. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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 AND ATTACHMENT TO FOLLOW

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

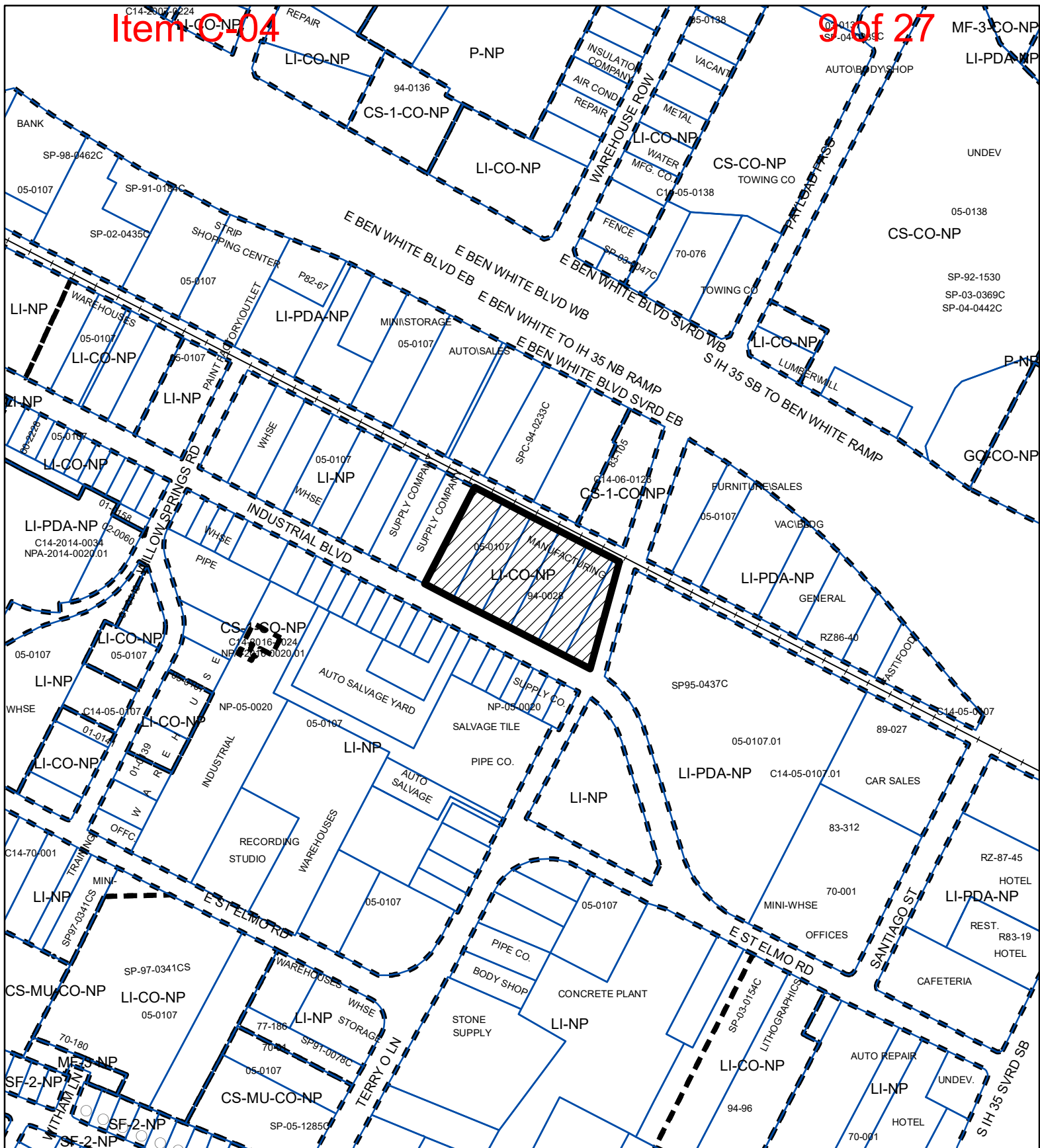
Exhibit B: Recorded Plat

Attachment A: Transportation Impact Analysis (TIA) Memo

Correspondence Received

Questions and Answers








## ZONING

Exhibit A

ZONING CASE#: C14-2019-0082



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

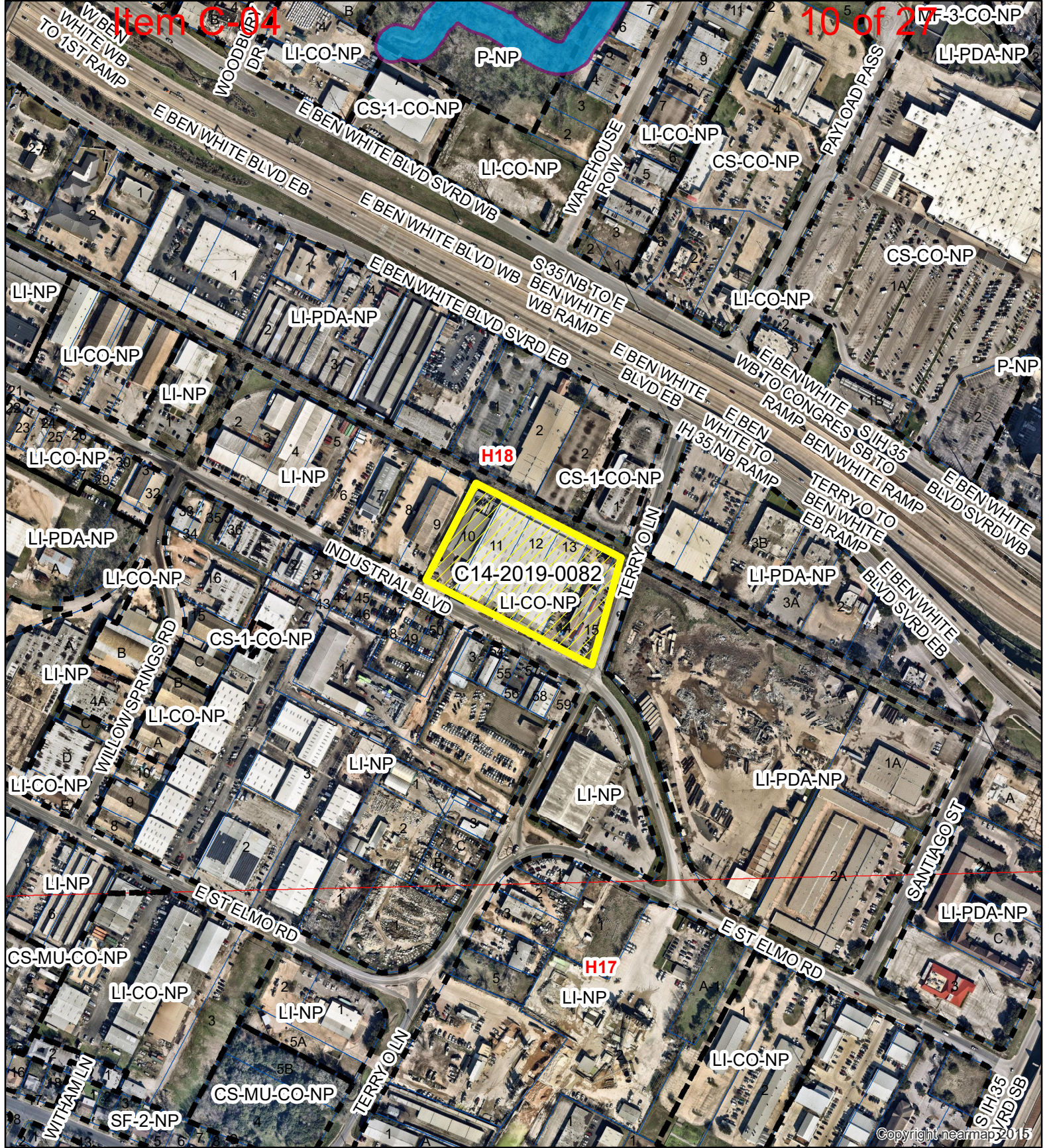
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

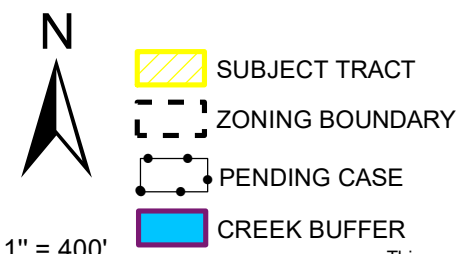


Created: 5/30/2019





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**600 Industrial Blvd. Mixed Use**

ZONING CASE#: C14-2019-0082  
LOCATION: 600 Industrial Blvd.  
SUBJECT AREA: 4.26 Acres  
GRID: H18  
MANAGER: Wendy Rhoades

Exhibit A - 1



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







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## MEMORANDUM

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**Date:** September 11, 2019  
**To:** Wendy Rhoades, PAZ Case Manager  
**CC:** Dan Hennessey, P.E. (Director of Transportation)  
Upal Barua, P. Eng., P.E., PTOE  
Amber Mitchell, AICP  
Joan Jenkins, EIT  
**Reference:** 600 Industrial Boulevard – TIA Final Memo (ZON-C14-2019-0082)

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### **Summary of the Transportation Impact Analysis (TIA):**

The Austin Transportation Department (ATD) has reviewed the September 6, 2019 (received September 6, 2019) “600 Industrial Boulevard” Transportation Impact Study (TIA), prepared by Big Red Dog, Inc. The proposed land uses consist of 400 dwelling units of Multifamily (mid-rise), 12,850 square feet of Shopping Center and a 5,326 square foot brewery/beer garden. Development will be located at the northwest corner of the Terry-O Lane and Industrial Boulevard intersection, in southwest Austin, and is anticipated to be completed by 2023.

The following is a summary of the review findings and recommendations:

1. A Fee-in-lieu contribution to the City of Austin shall be made for the improvements identified in Table 2, totaling **\$233,125**, before the site development permit is issued. Please see attached invoice (Exhibit A).
2. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.
3. Two copies of the final TIA are required to be provided prior to the issuance of any site development permit. One should be delivered to ATD and one to DSD.
4. City staff reserves the right to reassign any or all the above monies to one or more of the identified improvements.
5. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of this memo, after which a revised TIA or addendum may be required.

[Attachment A](#)

**Site Location and Existing Conditions:**

The proposed development is intending to use two existing driveways and one proposed, for site access. The driveway details are as mentioned below:

- Driveway A – Full access on Industrial Blvd.
- Driveway B - Full access on Industrial Blvd.
- Driveway C - Full access on Terry-O Ln.

**Assumptions:**

1. The following reductions were applied for this development:
  - Internal Capture for Retail Land Use (5.3% AM & 10% PM)
  - Pass-By Trips for Retail Land Use (34% PM)
  - Active-Modes and Transit (10% AM & PM)
2. Based on TxDOT AADT volume data, a two (2) percent annual growth rate was assumed to account for the increase in background traffic.
3. Below are the background projects that were assumed to contribute trips to surrounding roadway network in addition to forecasted traffic for 2020:
  - Saint Elmo Public Market
  - Aloft Hotel
  - Discovery Tract
  - Hopft Tract

**Proposed Conditions:****Trip Generation and Land Use**

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10<sup>th</sup> Edition), the development would generate approximately 3,913 average daily trips (ADT) upon final build-out. Table 1, below, shows the trip generation by land uses for the proposed development.

Proposed Land Use (ITE Code)	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise) (221)	400 DU	2,178	35	98	102	66
Shopping Center (820)	12.85 KSF	1,490	98	60	57	62
Winery (970)	5.326 KSF	245	8	3	20	19
<b>Total</b>		<b>3,913</b>	<b>141</b>	<b>161</b>	<b>179</b>	<b>147</b>

**Improvements to Active Modes (Pedestrian and Bicycle Infrastructure)**

Currently, there is no infrastructure for pedestrians and bicyclists in the area. The analysis identified many active modes infrastructure needs that would help meet the Austin Strategic Mobility Plan (ASMP) plans and enable seamless connectivity for pedestrians and bicyclists. Pedestrian and bicycle infrastructure improvements between S. Congress Ave.

and Terry-O Lane along Industrial Blvd. were identified as needs in the area based on the City Sidewalk Prioritization and Bicycle System plans.

As part of the proposed site construction, the applicant shall pay toward bicycle and pedestrian improvements as listed in Table 2.

**Summary of Recommended Improvements**

<b>Table 2: Recommended Improvements and Developer's Share</b>				
<b>Intersection</b>	<b>Improvement</b>	<b>Cost</b>	<b>Pro-Rata Share %</b>	<b>Pro-Rata Share \$</b>
<b>TX-71 WB Frontage Road / South Congress Avenue TX-71 EB Frontage Road/ South Congress Avenue</b>	Modify signal timing	\$5,000	100%	\$5,000
<b>East Saint Elmo Road / South Congress Avenue</b>	Modify signal timing	\$5,000	100%	\$5,000
<b>Industrial Boulevard</b>	Sidewalk on north side of roadway	\$175,000 Fee In-Lieu Payment to City		
	Buffered bike lane on south side of roadway.	\$13,125 Fee In-Lieu Payment to City		
<b>Terry-O Lane</b>	Sidewalk on west side of roadway	\$35,000 Fee In-Lieu Payment to City		
<b>Total</b>				<b>\$233,125</b>

If you have any questions or require additional information, please feel free to contact me at 512-974-1449.



Justin Good, P.E.  
Austin Transportation Department

**EXHIBIT A****INVOICE****TRANSPORTATION MITIGATION FEE IN-LIEU**

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**DATE:** September 11, 2019  
**TO:** Dan Hennessey, P.E., PTOE (Big Red Dog)  
**CC:** Alyssa Gutierrez (ATD Cashier)  
901 S. Mopac Expressway, Bldg 5, Suite 300, Austin TX 78746  
**FROM:** Justin Good, P.E. Austin Transportation Department  
**AMANDA CASE#:** ZON-C14-2019-0082 (600 Industrial Boulevard)  
**FDU:** 8401-2507-1103-4163

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As a condition of approval for the site development permit, the applicant shall post a transportation mitigation fee with the City of Austin in the amount of **\$233,125.00** as listed in the TIA Final Memo in accordance with LDC. Staff has reviewed the fiscal estimates dated September 06, 2019, provided by Dan Hennessey of Big Red Dog, Inc. If you have any questions, please contact me at (512) 974-1449.

**Office Use only:**

Check:

Received by:

SMITH ROBERTSON, LLP

**SMITH|ROBERTSON**  
*Attorneys at Law***DAVID HARTMAN**  
PARTNERDirect Line 512.225.1704 • Direct Fax 512.225.1714  
Email dhartman@smith-robertson.com

May 23, 2019

Mr. Greg Guernsey, Director  
Planning and Zoning Department  
City of Austin  
505 Barton Springs Road, 5th Floor  
Austin, Texas 78704

Via Hand Delivery

Re: 600 Industrial Boulevard Mixed Use Development - Rezoning Application for 4.26 acres located at 600 Industrial Boulevard, Austin, Texas ("Property")

Dear Mr. Guernsey:

We respectfully submit the enclosed rezoning application for 600 Industrial Boulevard Mixed Use development as representatives of the owners of the above stated Property. The proposed project is comprised of 400 residential multifamily units and a mix of retail, brewery/beer garden, and associated parking.

The current zoning of the Property is LI-CO-NP, and we are requesting LI-PDA-NP zoning. The Property lies within the South Congress Combined Neighborhood Plan. Accordingly, on February 28, 2019, we filed a Neighborhood Plan Amendment application to request that the South Congress Combined Neighborhood Plan FLUM be amended from Industry to Mixed Use for the Property.

**Proposed Development Standards**

The proposed development standards for the Property in connection with the zoning application are as follows:

- A. Uses. All permitted, conditional, and prohibited uses under LI zoning are permitted, conditional, and prohibited uses for the LI-PDA-NP zoning for the Property with the following modifications set forth in Section A(1) through A(3) below.
1. Permitted Uses. The following uses are additional permitted uses:
    - a) Bed and breakfast residential (Group 1)
    - b) Bed and breakfast residential (Group 2)
    - c) Condominium residential
    - d) Group residential
    - e) Multifamily residential
    - f) Townhouse residential
    - g) Family home
    - h) Group home, Class I (General)
    - i) Group home, Class I (Limited)
    - j) Group home, Class II
    - k) Guidance services
    - l) Hospital services (limited)
    - m) Private primary educational facilities
    - n) Private secondary educational facilities
    - o) Public primary educational facilities
    - p) Public secondary educational facilities



SMITH ROBERTSON, LLP

2. Conditional Uses.
    - a) Cocktail lounge
    - b) Hospital services (general)
  3. Prohibited Uses.
    - a) Monument retail sales
    - b) Scrap and salvage
    - c) Basic industry
    - d) Recycling center
    - e) Resource extraction
- B. Site Development Standards. LI site development standards and Sec. 25-2-648 (Planned Development Area Performance Standards) apply to the LI-PDA-NP zoning for the Property, with the following modifications set forth in Sec. B(1)-B(5) below.
1. Maximum Height: 90'
  2. FAR: None
  3. Impervious Coverage: 95%
  4. Building Coverage: 95%
  5. Setbacks:
    - a) Front yard: 10'
    - b) Street side yard: 10'
    - c) Interior side yard: 0
    - d) Rear yard setback: 5'

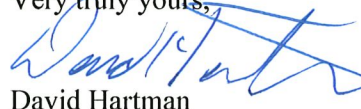
**Rezoning/Plan Amendment Application Justification**

The tracts located immediately adjacent to the Property to the north and east, along the southern frontage road of Ben White Boulevard from South Congress to I-35, and along the adjacent South I-35 frontage road are zoned LI-PDA-NP (see attached Exhibit A). In addition, the rezoning and neighborhood plan amendment approved adjacent to and southwest of the Property along Industrial Blvd. authorized the St. Elmo Market and Lofts mixed use development. More recently, a number of zoning cases authorizing multifamily projects have been approved in the area.

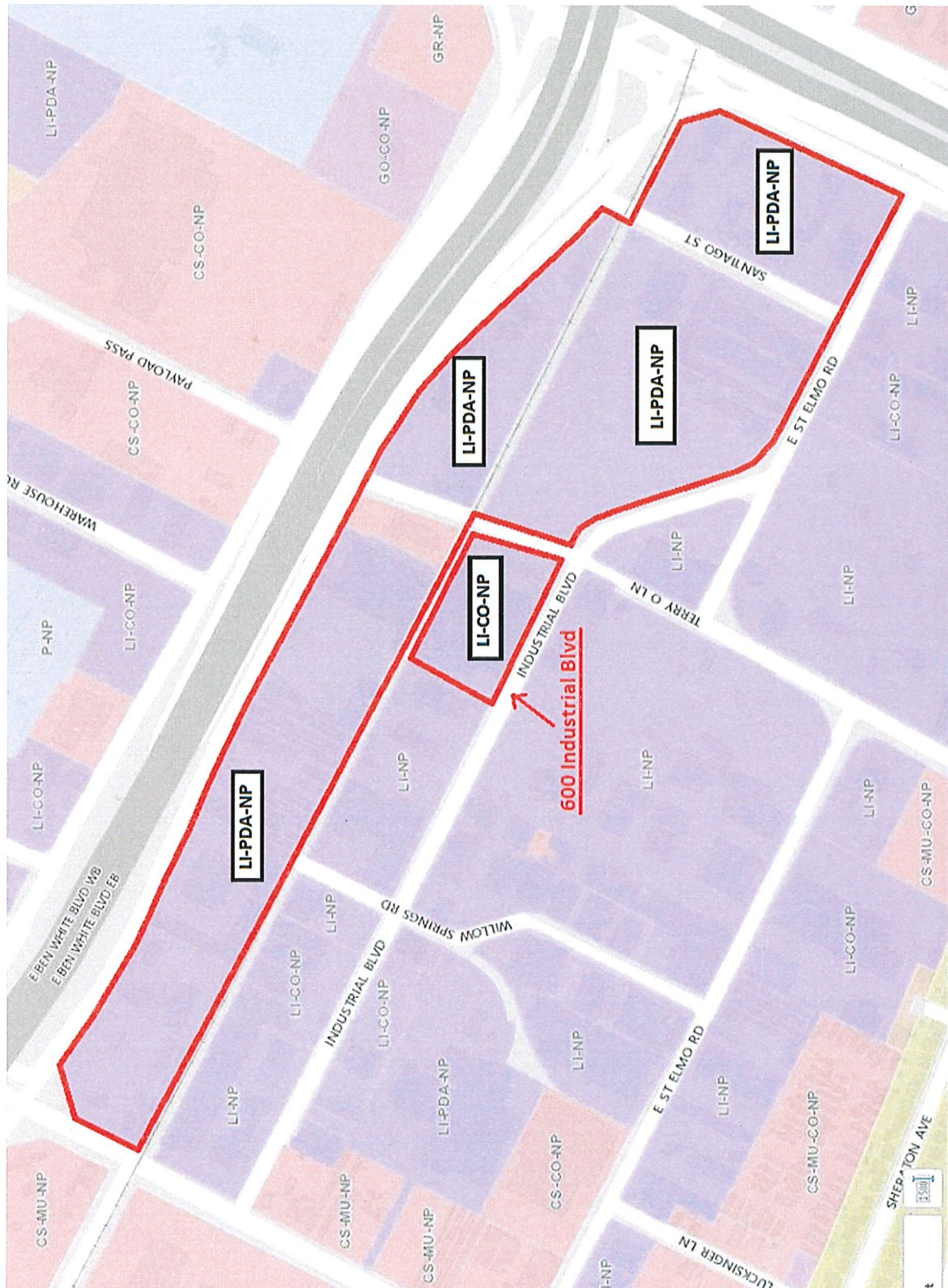
The proposed rezoning of LI-PDA-NP would allow a mixed use development with the same site development standards and uses (with the addition of authorizing group home use) as those specified in Ordinance No. 20050818-Z004, Part 8. Additionally, the proposed development is consistent with the goals of the South Congress Neighborhood Plan.

If you have any questions about the rezoning and neighborhood plan amendment application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

  
David Hartman

cc: Wendy Rhoades, Planning and Zoning Department, via hand delivery  
Maureen Meredith, Planning and Zoning Department, via hand delivery  
Jesse Gutierrez, Planning and Zoning Department, via hand delivery  
Fletcher Roberts, Keller Capital, via electronic email





DATE: August 26, 2019

TO: City of Austin Planning Commission  
Council Member, Pio Renteria-District 3  
Mayor, Steve Adler  
City Council Members

CC: City of Austin Zoning Case Files  
Wendy Rhoades [Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)  
David Hartman [dhartman@smith-robertson.com](mailto:dhartman@smith-robertson.com)

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

RE: Letter Not to Support: Zoning Case No. C14-2019-0082 600 Industrial Blvd.

Dear Planning Commissioners and Council Member, Pio Renteria,

This is to inform you all that the property owner's representative has been working with the South Congress Combined Neighborhood Plan Contact Team (SCCNPCT) for rezoning the above mentioned property.

This case, No. C14-2019-0082 600 Industrial Blvd., will be on the agenda before planning commission on August 27, 2019 so that the applicant's file may remain alive.

While the SCCNPCT has had meetings with the developer and the opportunity to express a number of our neighbor's concerns, with negotiations still ongoing, we cannot support rezoning for this development at this time.

We, the SCCNPCT, maintain Austin's affordability as a main priority so true affordable housing is provided for families and children living within the contact team area and in all of Austin, Texas.

Please ensure this letter is added to the above case file to serve as the SCCNPCT's letter not to support re-zoning of the above property, Zoning Case No. C14-2019-0082.

SCCNPCT's concerns and requests, below, include:

- Affordable Housing
- Onsite Pet area
- Air Quality analysis for concerns for residents potentially living within the industrial area.
- AFD Austin Fire Department approval.
- Flood Mitigation within the area - cost to be provided by developer
- Parking and Overflow Parking for businesses
- Emergency evacuation procedure for residents
- Security
- Trees
- A contact person during construction
- Outdoor lighting, specifically from garage areas
- Road closures and parking for contractors during construction – provide a contact person.
- Sidewalk improvement costs to be provided by developer
- Straighten existing roads Terry O Lane and St. Elmo
- 400 apartment units projected
- Displacement
- Increased taxes
- Impact on neighbors/businesses

Please contact us if there are any questions. Thank you.

Respectfully,

SCCNPCT

Mario Cantu - Keena Miller - Michael Fossum

## September 24, 2019 Planning Commission Agenda Q &amp; A Report

**C. PUBLIC HEARINGS**

1. **Plan Amendment:** **NPA-2019-0020.04 - 600 Industrial Blvd; District 3**  
 Location: 600 Industrial Boulevard, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area  
 Owner/Applicant: KC 600 Industrial LLC (Mitchell S. Johnson)  
 Agent: Smith Robertson, L.L.P. (David Hartman)  
 Request: Industry to Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: Jesse Gutierrez, 512-974-1606  
 Planning and Zoning Department
  
2. **Rezoning:** **C14-2019-0082 - 600 Industrial Blvd; District 3**  
 Location: 600 Industrial Boulevard, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area  
 Owner/Applicant: KC 600 Industrial LLC (Mitchell S. Johnson)  
 Agent: Smith Robertson, L.L.P. (David Hartman)  
 Request: LI-CO-NP to LI-PDA-NP  
 Staff Rec.: **Recommended, with conditions**  
 Staff: Wendy Rhoades, 512-974-7719  
 Planning and Zoning Department

**Question: Commissioner Shaw**

Staff report - "During this time, there have been seven approved zoning change requests to allow mixed use and dense residential development. While these requests were mostly in alignment with the South Congress Combined Neighborhood Plan, they are probable precursors of development that will change the fundamental heavy commercial/industrial character of the area. Although most of these were along or within a quarter mile of South Congress Avenue, the 600 Industrial Boulevard zoning case and associated plan amendment (.4 miles from South Congress Avenue) is another indicator of this change."

**Question 1**

It is 2300 ft from S. Congress, the nearest IA corridor/TPN. This is greater than a quarter mile. Staff mentions other properties within a quarter mile of S. Congress. Please provide addresses for these rezoned properties and detail how this rezoning fits with IA direction for compact and connected?

**Question 2**

Is there an accessible sidewalk system from site to S. Congress?

Staff report: "As the need for more housing continues, there has been an increase of zoning cases across Austin to convert industrial-zoned sites to residential. In some industrial areas increased property tax

assessments are driving the conversion to residential as owners and tenants cannot afford their higher tax bills. This trend can lead to undesirable outcomes. The intrusion of residential uses into industrial areas can impose health and safety issues on these residents, particularly if they live proximate to hazardous chemical locations. Additionally, allowing residential units near industrial or intense commercial sites can place a burden on those uses as future residents adversely react to the sounds, smells, vibrations, and heavy traffic inherent to these areas. As these industrial areas within the city shrink and disappear, there is broader risk to the economy. These areas are a key component to a diverse job base and to maintaining a diverse working population within the city limits. The City of Austin's Master Community Workforce Plan (June 2017) has a goal to "make Austin more affordable by improving economically disadvantaged residents' access to better economic opportunities". The plan's priority is to provide access to "middle-skill jobs." Replacing viable and thriving industrial and warehouse districts with market rate housing and service-oriented uses reduces the opportunity for the middle-skill job sector. To address this issue, the Planning and Zoning Department recommends conducting a study to identify the numerical and geographic scope of these conversions and develop recommendations to address the issue."

#### Question 3

In excerpts above, Staff is recommending a study to identify risks associated with allowing residential in industrial zones.

Why would staff recommend this rezoning, potentially putting residence at risk, prior to completing the recommended study? Shouldn't the planning come first?

#### Question 4

What are the types of businesses within 500 ft of this property and chemicals used or stored?

#### Question 5

As many industrial operations result in the contamination of soils and groundwater, are there any contaminated sites within 500 ft. of this property?

#### Question 6

P-Men's Club is just on other side of railroad tracks behind property. Are there any zoning restrictions related to distance between adult oriented businesses and residential uses?

#### Question 7

The table showing recent zoning actions is incomplete. What was granted on 700 Industrial?

**Answer: Staff**

Question 1:

Below is a list of rezoning cases in proximity to the subject property that allow for residential uses to occur:

1. 700 – 710 Industrial Blvd – LI-PDA-NP zoning approved by Council on October 20, 2005

2. 113 Industrial Blvd – LI-PDA-NP zoning approved by Council on November 20, 2014
3. Ben White Blvd between S Congress Avenue and IH-35; IH-35 frontage to E St Elmo Rd – LI-PDA-NP zoning approved by Council on August 18, 2005
4. 4315 S Congress Ave – CS-MU-V-NP zonings approved by Council on August 8, 2019
5. 4367 S Congress Ave – CS-MU-CO-NP and MF-6-CO-NP zonings approved by Council on March 20, 2008
6. 4401 S Congress Ave – CS-MU-V-NP zoning approved by Council on March 8, 2018
7. 4411 S Congress Ave and 4510 Lucksinger Ln – CS-MU-V-NP zoning approved by Council on April 13, 2017

The property can be said to align with *Imagine Austin* direction for a compact and connected Austin for the following reasons:

- The property is located approximately 0.39 miles directly east of South Congress Boulevard, which is an Imagine Austin Activity Corridor with several bus routes including the 1 and 486 CapMetro bus lines and the 801 MetroRapid Bus line. The property is 0.09 miles directly south of East Ben White Blvd. and the 310 CapMetro bus line.
- The nearby projects - St. Elmo Brewing Company and St. Elmo Market and Lofts provide similar uses. The properties immediately north and to the west were rezoned to LI-PDA-NP as part of the South Congress Combined Neighborhood Plan in 2005. There are several Vertical Mixed-Use zonings on South Congress that point to a change in the local use and character of the area.
- The applicant's estimated 400 market rate rental units will provide additional housing choices for the area and the city. There are discussions to set aside 10% of those units at 80% MFI.
- The project aims pay into the creation of a future sidewalk network connecting the property to South Congress Avenue.
- The planned project will bring in new retail and hospitality uses (brewery and beer garden) as well as jobs for those amenities.

Question 2 : No

Question 3

- The Austin Fire Department assesses the actual risks of exposure to any hazardous materials. Their hazardous materials risk assessment of nearby businesses concluded that while there are industrial chemicals in the area, they were not of sufficient quantities to recommend against the introduction of residential uses at this location.
- The study being recommended by the Long-Range Planning division is not a health risk study, but rather would look at the City's remaining industrial areas and identify where districts might be created to preserve industrial and manufacturing uses. As the national and local economy shifts, the reality is that more properties with previous industrial uses are converting to lighter uses - such as housing and mixed use. The intent of this study is to identify where industrial uses

are clustered and if those areas are thriving, how it might be possible to preserve them and the jobs they create.

Question 4

- 1) Please refer to attached list from the Austin Fire Department, and list with corresponding map of businesses in proximity to the rezoning case. See Shaw Item C-01 / C-02 Question 4 Exhibit A

Question 5

Unknown at this time. Staff is coordinating with Watershed Protection staff to find out if additional information is available.

Question 6

No. As information, there is a 1,000 distance separation requirement if 50 percent or more of the lots within a 1,000 foot radius are zoned or used for a residential use. There is also a 1,000' distance requirement between adult-oriented businesses and certain civic uses such as churches, schools, and public parks. This site does not meet either of the above criteria.

Question 7

An application for LI-PDA-NP zoning at 700 Industrial Boulevard was initiated by Staff at the direction of City Council concurrent with approval of the South Congress rezonings in August 2005. In accordance with Council direction, the rezoning case for LI-PDA-NP was initiated by Staff, Planning Commission recommended approval of LI-PDA-NP and Council approved the request on October 20, 2005.

3. **Plan Amendment:** **NPA-2018-0005.01 - 1501 Airport Commerce; District 3**  
Location: 1501 Airport Commerce Drive, Carson Creek Watershed;  
Montopolis NP Area  
Owner/Applicant: W2 Hill ACP II LP  
Agent: Drenner Group, PC (Amanda Swor)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Not Recommended**  
Staff: Jesse Gutierrez, 512-974-1606  
Planning and Zoning Department

600 Industrial Blvd — C14-2019-0082

BUSINESS NAME	ADDRESS	HAZARDOUS MATERIALS	CURSORY CONSEQUENCE ANALYSIS
Compound Security	440 Industrial Blvd.	1,000 gallons – gasoline 500 gallons – #2 diesel	1,000 gallon AST: Risk factor: 7.2E-01 using AFD Hazardous Materials Risk Assessment (HMRA) for gasoline in a protected AST. It does not appear the ASTs were subject to plan review or inspection by AFD.
L & W Supply	503 Industrial Blvd	18-43 lb. C <sub>3</sub> H <sub>8</sub> cylinders	A consequence analysis is not required.
CMC Recycling	710 Industrial Blvd.	2,000 gallons – #2 diesel 500 gallons – gasoline 500 gallons – stationary C <sub>3</sub> H <sub>8</sub> container 300 gallons – refrigerated liquid oxygen	<b>2K gallon Protected AST.</b> Risk factor: 8.7E-01 using AFD HMRA for gasoline in a protected AST. <b>500 gallon stationary C<sub>3</sub>H<sub>8</sub> container.</b> Risk factor: 2.8E-02 using AFD HMRA for LPG refueling and a 150 foot separation distance. <b>300 gallon LOX stationary cryogenic container.</b> Protective Action Distance of 330 feet based on 2016 ERG for UN 1077, Refrigerated Liquid Oxygen. The protective action distance is a small spill.

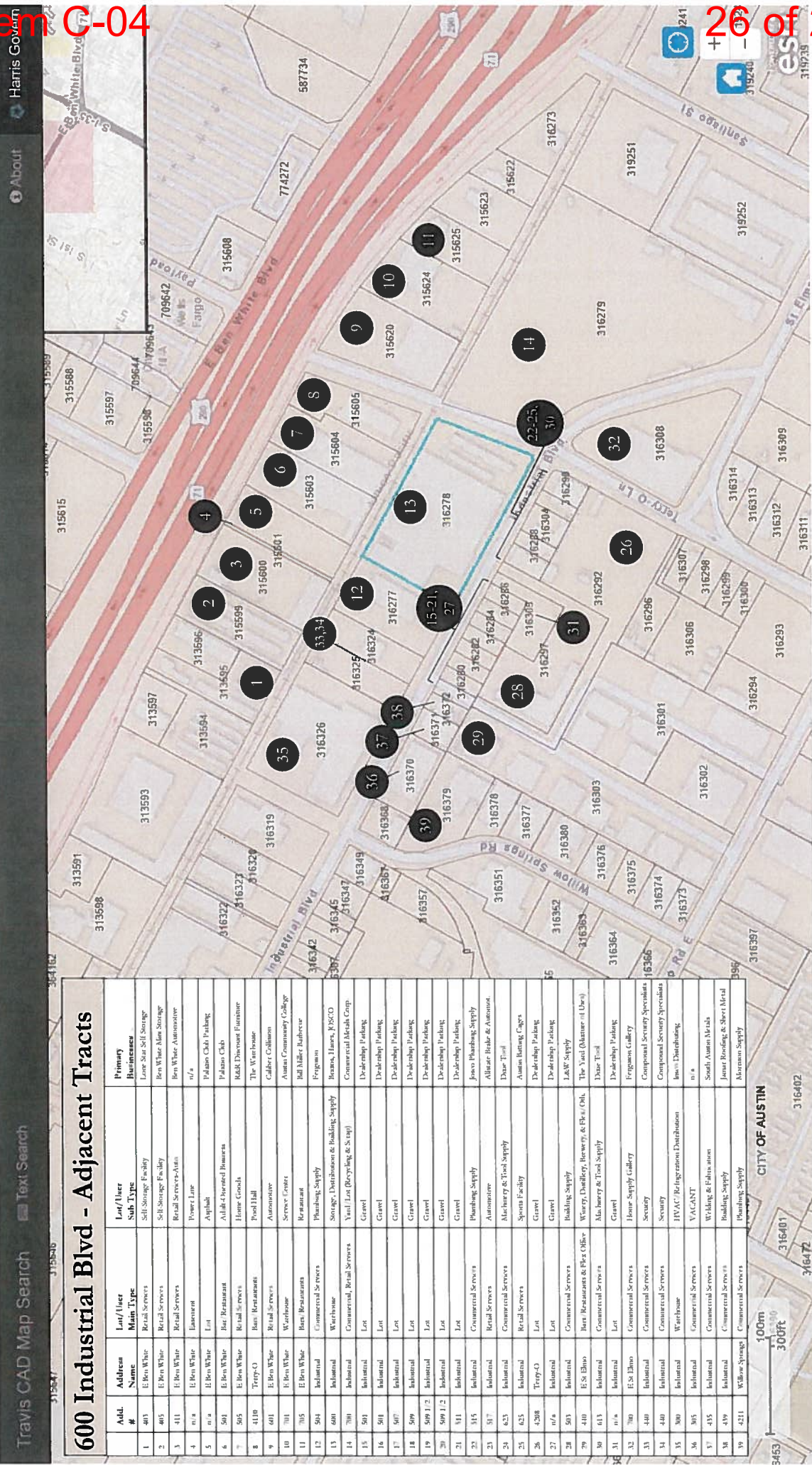
**Adjacent Streets Searched for AFD HMPs**> 4100 Terry-O Lane: Three type C permits.>400 to 711 E. Ben White Blvd.: Two type C permits**PEAC Search**

PEAC reports 8,000 lbs. #2 diesel at 4433 Terry-O Lane, Old Castle Materials. At a density of 7.1 lbs./gallon this equates to 1,126 gallons. No HM permit for this facility.

Prepared by Scott Stookey  
Austin Fire Department – Fire Marshal's Office  
June 6, 2019



	<b>Add. #</b>	<b>Address Name</b>	<b>Lot/User Main Type</b>	<b>Lot/User Sub Type</b>	<b>Primary Businesses</b>
1	403	E Ben White	Retail Services	Self-Storage Facility	Lone Star Self Storage
2	405	E Ben White	Retail Services	Self-Storage Facility	Ben White Mini Storage
3	411	E Ben White	Retail Services	Retail Services-Auto	Ben White Automotive
4	n/a	E Ben White	Easement	Power Line	n/a
5	n/a	E Ben White	Lot	Asphalt	Palazio Club Parking
6	501	E Ben White	Bar/Restaurant	Adult-Oriented Business	Palazio Club
7	505	E Ben White	Retail Services	Home Goods	R&R Discount Furniture
8	4110	Terry-O	Bars/Restaurants	Pool Hall	The Warehouse
9	601	E Ben White	Retail Services	Automotive	Caliber Collision
10	701	E Ben White	Warehouse	Service Center	Austin Community College
11	705	E Ben White	Bars/Restaurants	Restaurant	Bill Miller Barbecue
12	504	Industrial	Commercial Services	Plumbing Supply	Ferguson
13	600	Industrial	Warehouse	Storage, Distribution & Building Supply	Brazos, Hanes, JOSCO
14	700	Industrial	Commercial, Retail Services	Yard/Lot (Recycling & Scrap)	Commercial Metals Corp.
15	501	Industrial	Lot	Gravel	Dealership Parking
16	501	Industrial	Lot	Gravel	Dealership Parking
17	507	Industrial	Lot	Gravel	Dealership Parking
18	509	Industrial	Lot	Gravel	Dealership Parking
19	509 1/2	Industrial	Lot	Gravel	Dealership Parking
20	509 1/2	Industrial	Lot	Gravel	Dealership Parking
21	511	Industrial	Lot	Gravel	Dealership Parking
22	515	Industrial	Commercial Services	Plumbing Supply	Josco Plumbing Supply
23	517	Industrial	Retail Services	Automotive	Allstate Brake & Automot.
24	623	Industrial	Commercial Services	Machinery & Tool Supply	Dixie Tool
25	625	Industrial	Retail Services	Sports Facility	Austin Batting Cages
26	4208	Terry-O	Lot	Gravel	Dealership Parking
27	n/a	Industrial	Lot	Gravel	Dealership Parking
28	503	Industrial	Commercial Services	Building Supply	L&W Supply
29	440	E St Elmo	Bars/Restaurants & Flex Office	Winery, Distillery, Brewery, & Flex/Oth.	The Yard (Mixture of Uses)
30	613	Industrial	Commercial Services	Machinery & Tool Supply	Dixie Tool
31	n/a	Industrial	Lot	Gravel	Dealership Parking
32	700	E St Elmo	Commercial Services	Home Supply Gallery	Ferguson Gallery
33	440	Industrial	Commercial Services	Security	Compound Security Specialists
34	440	Industrial	Commercial Services	Security	Compound Security Specialists
35	300	Industrial	Warehouse	HVAC/Refrigeration Distribution	Insko Distributing
36	305	Industrial	Commercial Services	VACANT	n/a
37	435	Industrial	Commercial Services	Welding & Fabrication	South Austin Metals
38	439	Industrial	Commercial Services	Building Supply	Jamar Roofing & Sheet Metal
39	4211	Willow Springs	Commercial Services	Plumbing Supply	Morrison Supply



**Rhoades, Wendy**

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**From:** mariocantu [REDACTED]  
**Sent:** Monday, September 23, 2019 9:03 AM  
**To:** Rhoades, Wendy  
**Subject:** Postponement Requests case No. C14-2019-0082

\*\*\* External Email - Exercise Caution \*\*\*

Wendy,

The SCCNPCT requests a postponement for the September 24th, 2019 Planning Commission case No. C14-2019-0082 - 600 Industrial Blvd.

Meeting in 2 weeks October 8th PC for case No. C14-2019-0082 because we are still discussing our concerns listed in the letter dated August 26 in your backup with the agent for the developer. Since then, the contact team communicated and met a few times with the agent, but it wasn't until last Wednesday that he gave us a few more details about their proposed development. Discussions continue.

Thank you.

Mario Cantu Chair SCCNPCT.

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