

ANALYSIS OF INDUSTRIAL LAND USE AND ZONING IN AUSTIN, TEXAS

Planning Commission Briefing
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Workforce
Considerations

National Trends
and Best Practices

Current State of
Austin's
Industrially-Zoned
Land

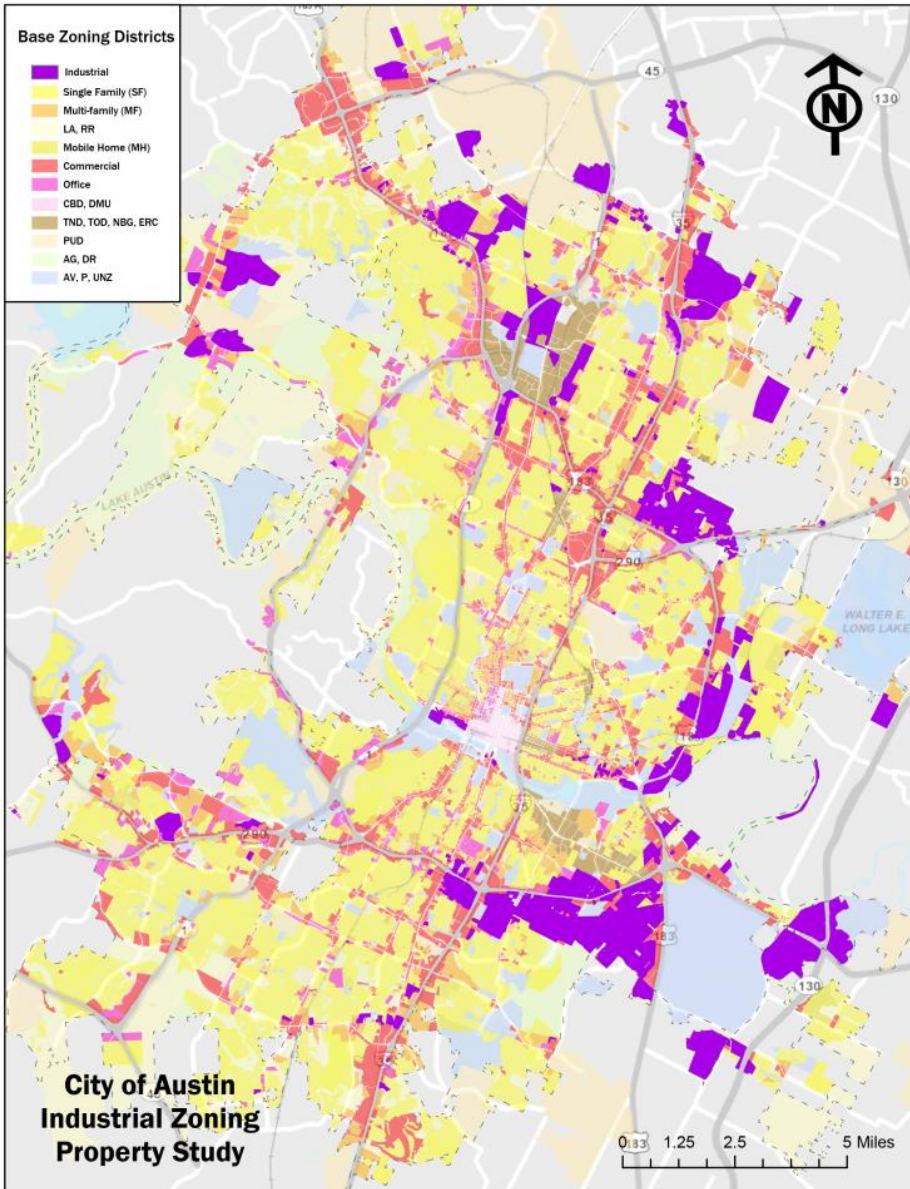
Industrial Cluster
Typology for
Austin , Texas

Conclusions &
Recommendations

Maps and Case
Studies

Current State of Austin's Industrially-Zoned Land 3 of 14

Map #1 Base Zoning Districts



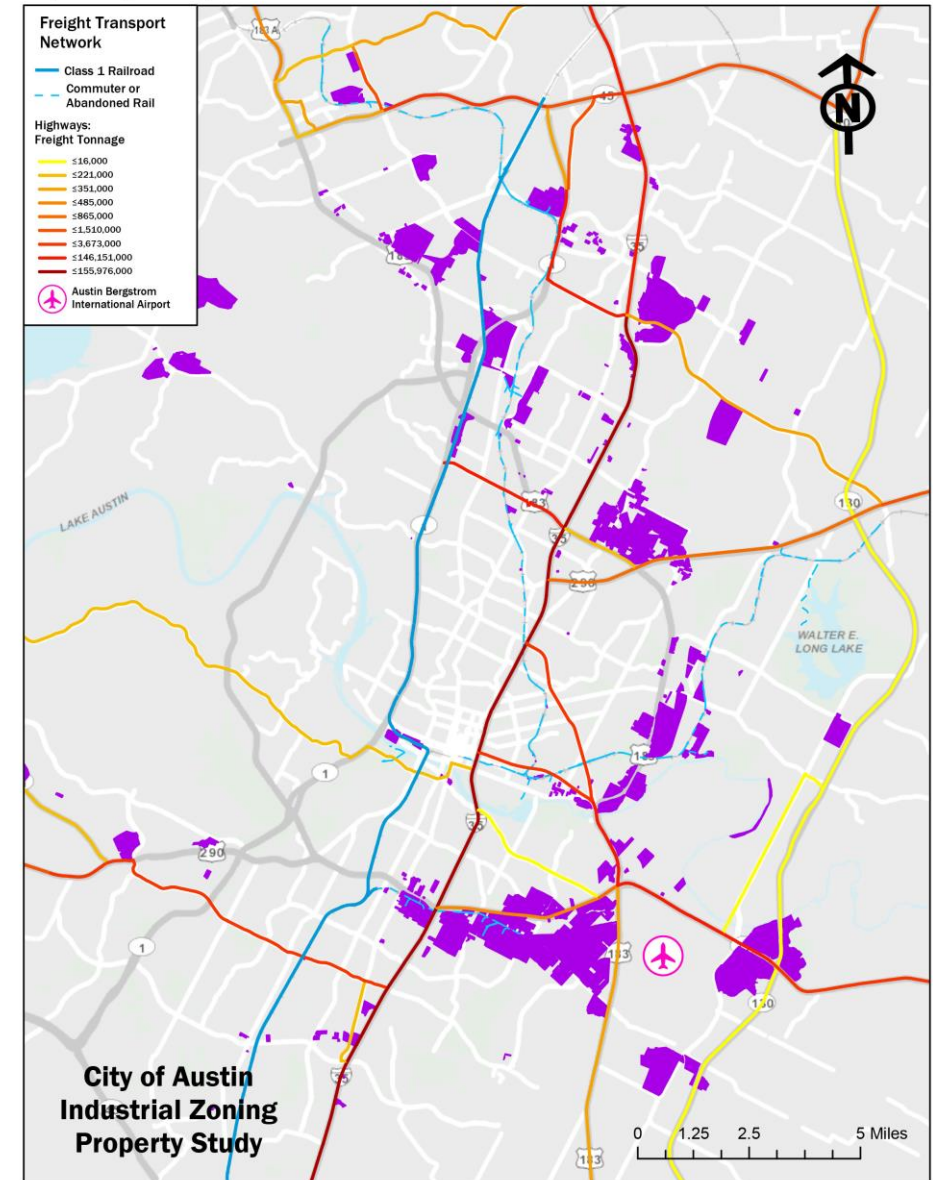
11,657 Acres or 6.6% of Austin
zoned for industrial (2018)

Only 38% of Industrial zoned
land used for industrial uses

- Undeveloped 27%
- Office 12%

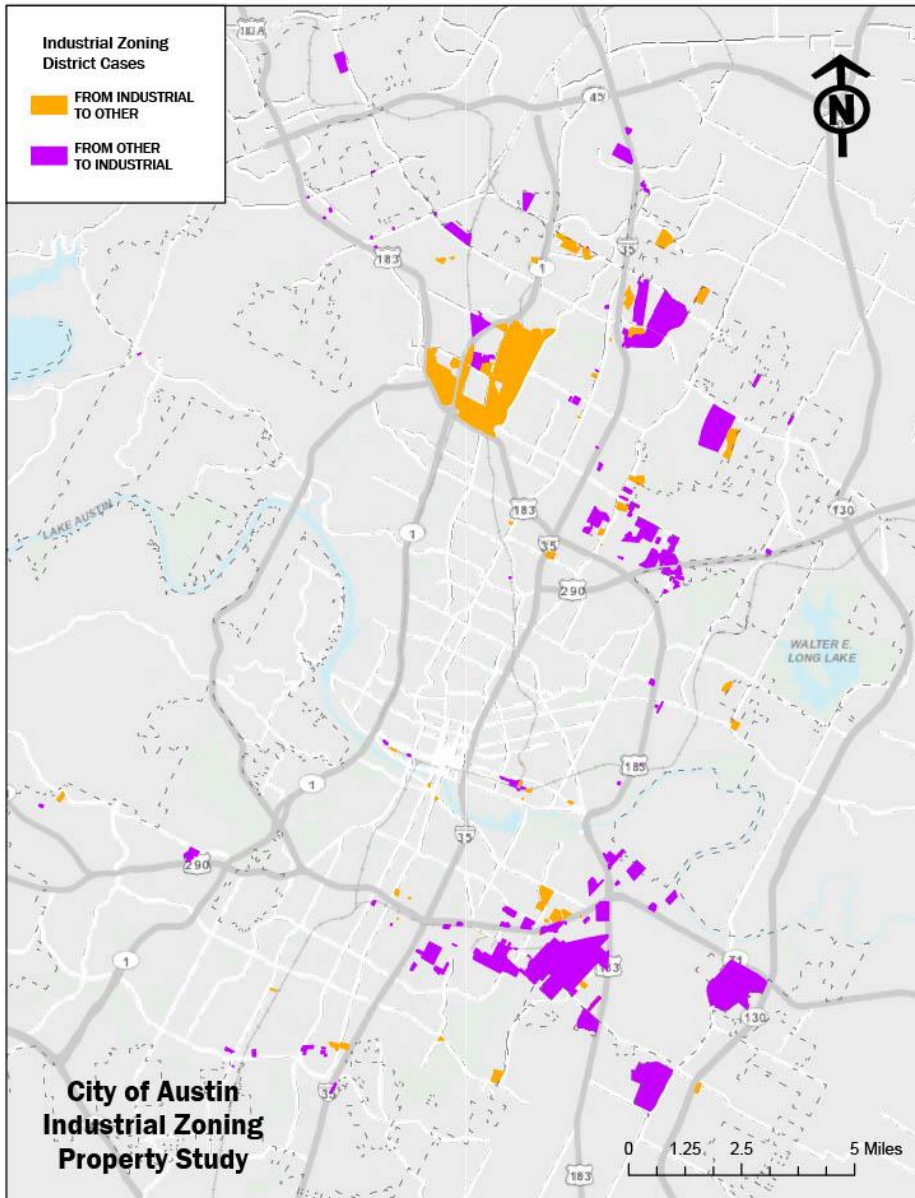
Industrial zoned areas mostly located to take advantage of highways and ABIA

Map #6 Freight Transport Network



Current State of Austin's Industrially-Zoned Land 5 of 14

Map #3 Industrial Zoning District Cases



Between 2001 and 2018 1,846 acres rezoned from industrial to non-industrial zones

Industrial zoned land lost through neighborhood plan rezonings was not included

Current State of Austin's Industrially-Zoned Land 6 of 14

- Worth \$9.5B or 6% of Austin's value
- Higher Improvement-to-Land Ratio
- 2014-2018 tax assessments increased 52%/
commercial land increased 62%
- Most industrial zoned land gained through annexation
- North Burnet/Gateway lost over 1,000 acres of industrial
zoned land (2008)

Industrial Cluster Typology for Austin

7 of 14

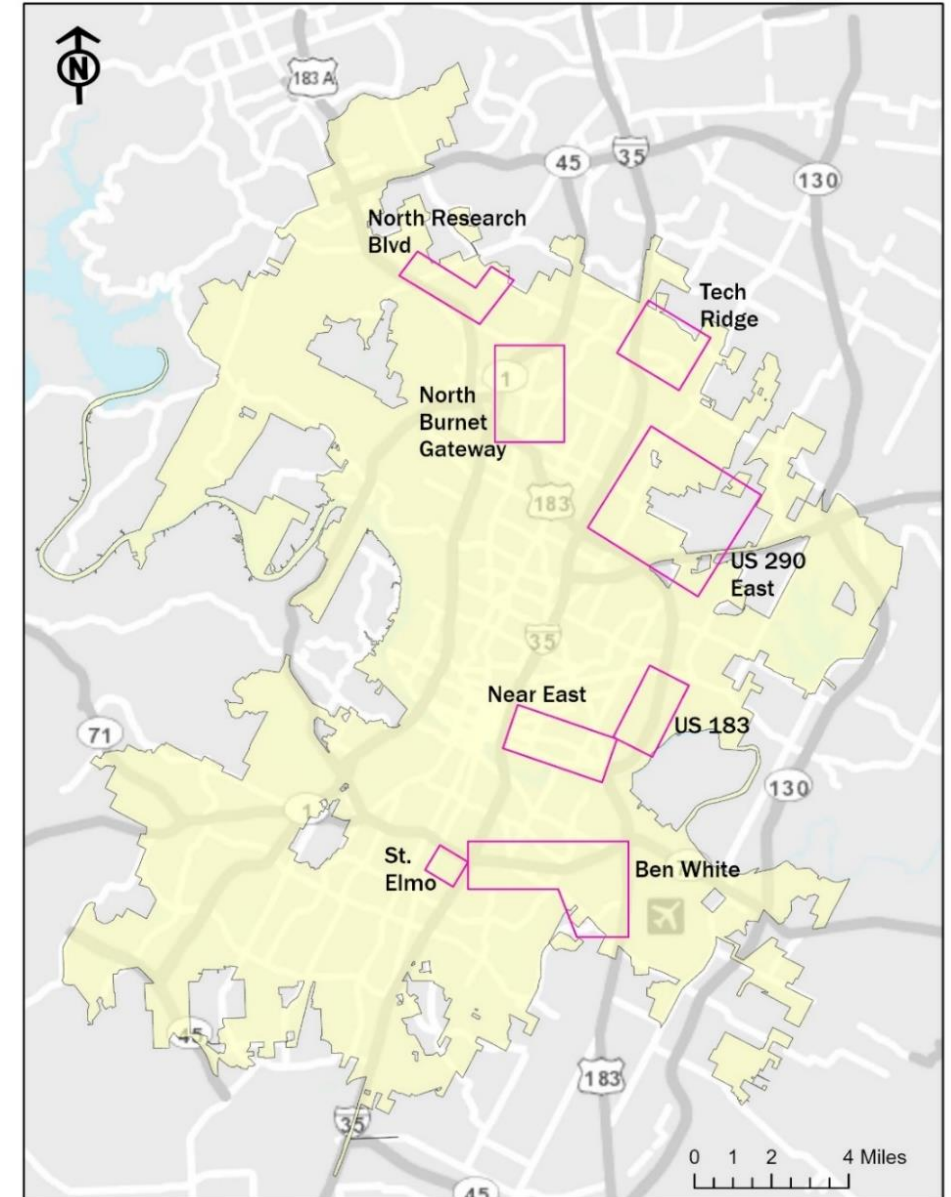
Identified 8 industrial clusters
within Austin

Based on best practices from Las
Angeles, CA and Philadelphia, PA
staff developed an industrial cluster
typology

Protection

Intensification

Transition



Protection

Industrial zoning should be maintained and residential uses discouraged

Intensification

Can accommodate more industrial uses through zoning certainty, planned infrastructure improvements, and master planning to coordinate public and private investment

Transition

Areas experiencing significant land conversion to non-industrial uses and are no longer or increasingly less viable for industrial

Industrial Cluster Typology for Austin

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North Research Boulevard
Intensification / Protection

Near East
Transition

North Burnet/Gateway
Transition

US-183
Transition

Tech Ridge
Intensification

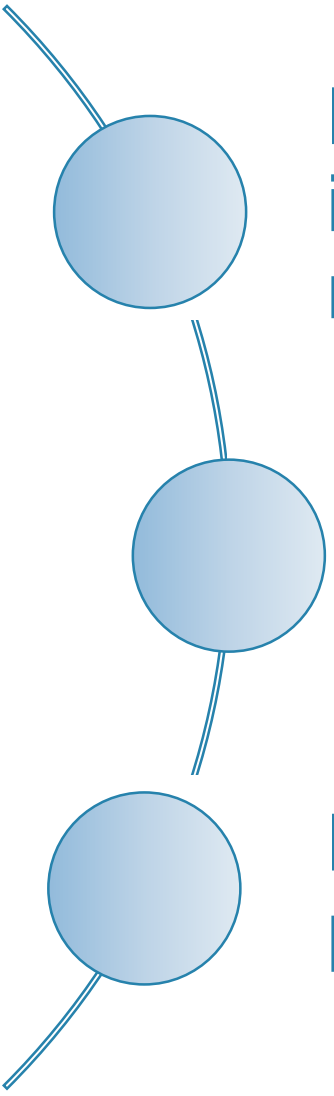
St. Elmo
Transition

US-290
Intensification

Ben White
Intensification



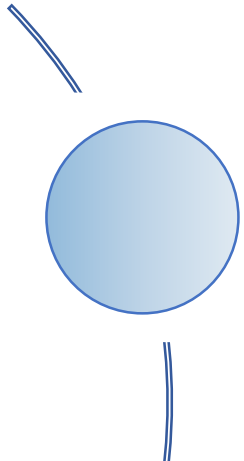
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- Recent development of corporate campuses and business/industrial parks
 - Austin's legacy industrial clusters undergoing transition (e.g., St. Elmo & NBG)
 - Undeveloped industrial land along one-way freeway frontage roads targeted for garden-style apartments



Precautions must be taken to ensure that nearby industrial properties do not pose a risk to future MF residents

Redevelopment in **Transition** areas should provide sidewalks, bike lanes, storm water facilities, open space, etc.

Existing long-term industrial uses should not be punished by new residents “moving to the nuisance”



If decision is made to allow residential uses into industrial clusters, steps should be taken to preserve displaced jobs



Policies should be explored as to how to incorporate or preserve some industrial uses in new developments in **Transition** areas

Questions?