

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Greater South River City Combined (St. Edwards)

CASE#: NPA-2023-0022.01

DATE FILED: February 24, 2023

PROJECT NAME: 821 Woodward Street

PC DATE: August 8, 2023

ADDRESS/ES: 703 ½, 801/805 & 821 Woodward Street

DISTRICT AREA: 3

SITE AREA: 15.845 acres

OWNER/APPLICANT: SACHEM, Inc.

AGENT: Drenner Group, PC (Amanda Swor)

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: C14-2023-0025

From: LI-PDA-NP

To: GR-V-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: September 29, 2005

CITY COUNCIL DATE: September 14, 2023

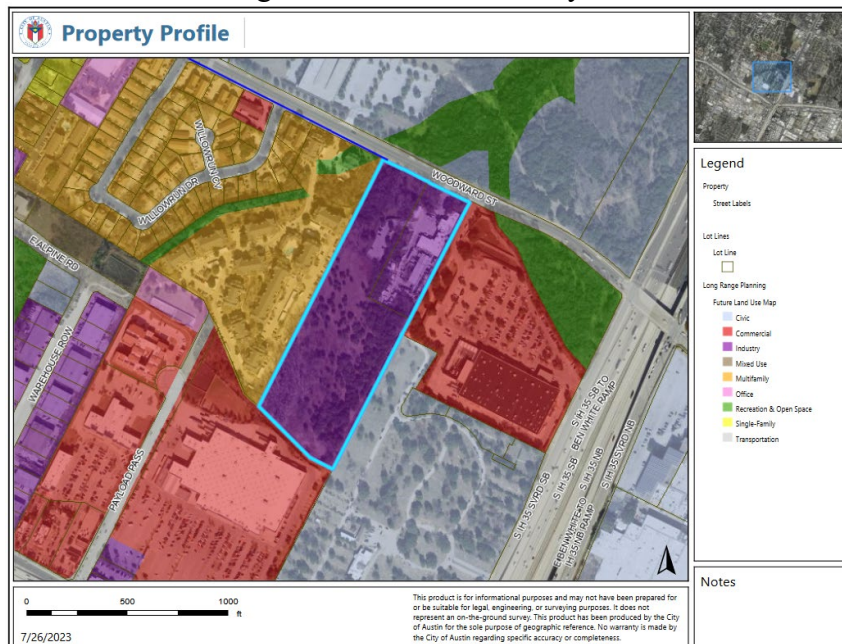
ACTION:

PLANNING COMMISSION RECOMMENDATION:

August 8, 2023 – Approved on the consent agenda the applicant’s request for Mixed Use land use. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 10-0 [J. Mushtaler absent. A. Phillips not on the dais pending completion of application requirements].

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

BASIS FOR STAFF’S RECOMMENDATION: Although the property is zoned industrial with an industrial use, the property is not located in an Imagine Austin Jobs Center where industrial uses are dominant. To the north is St. Edwards University, to the east commercial and civic uses, to the south a commercial use and to the west a multifamily apartment complex. The land uses surrounding the property are diverse. Mixed Use land is appropriate in this location. Transitioning the industrial use to a mixed-use development could provide services and housing for the area and the city.



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

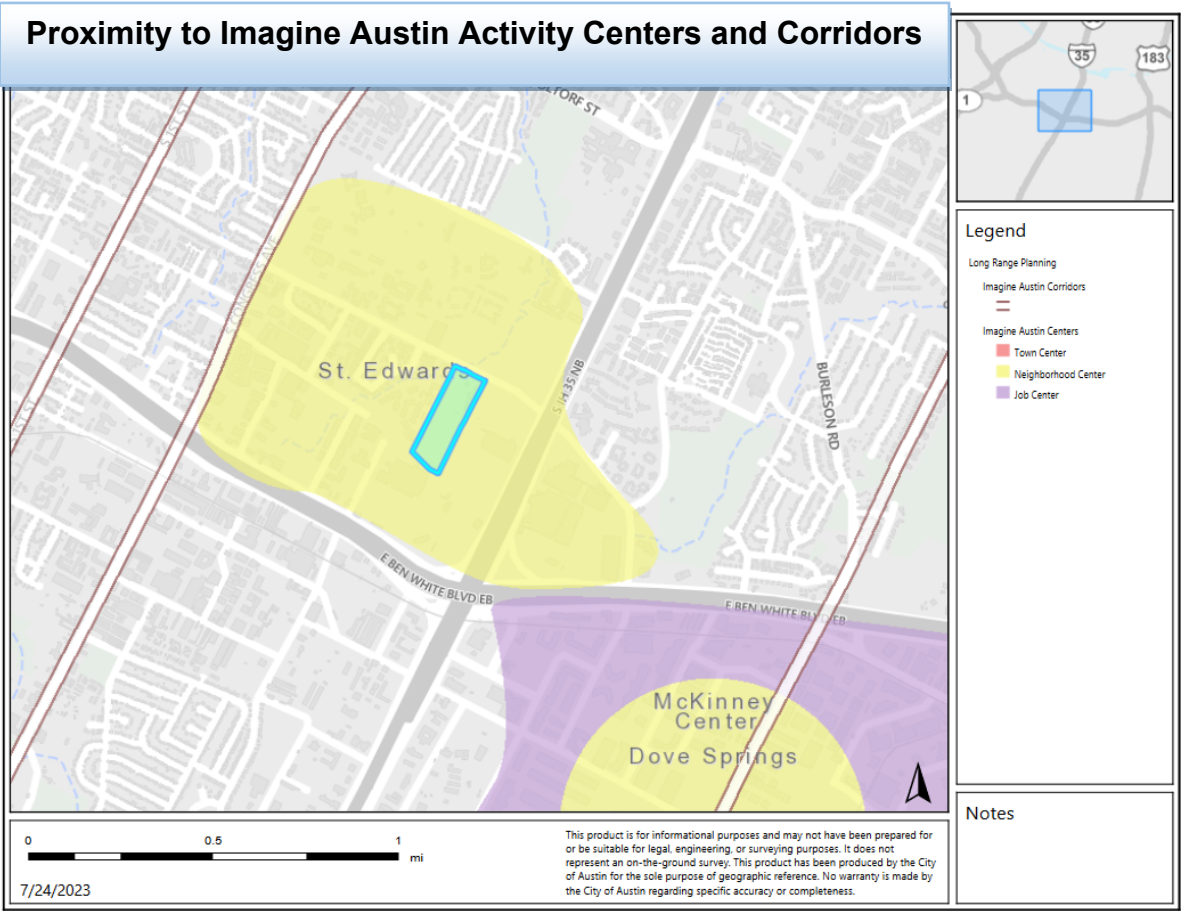
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

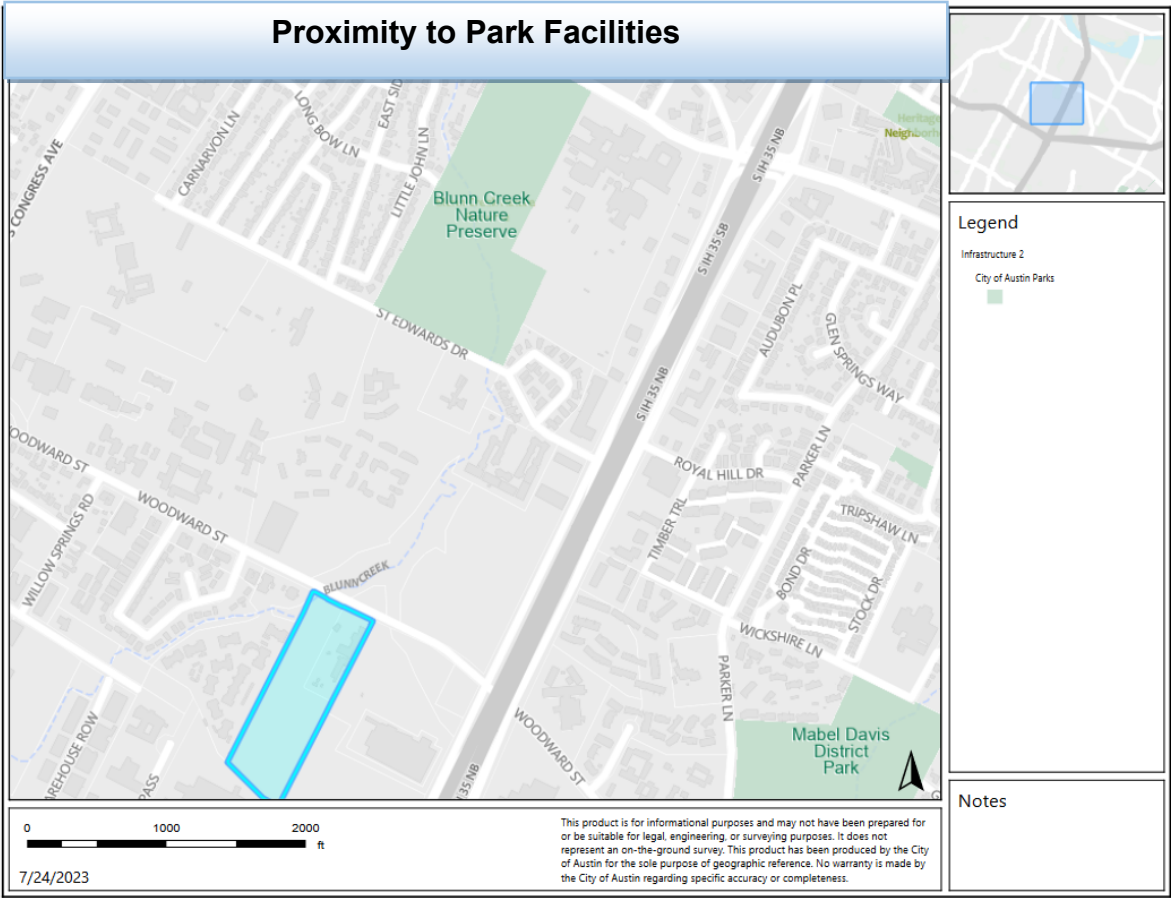
Application

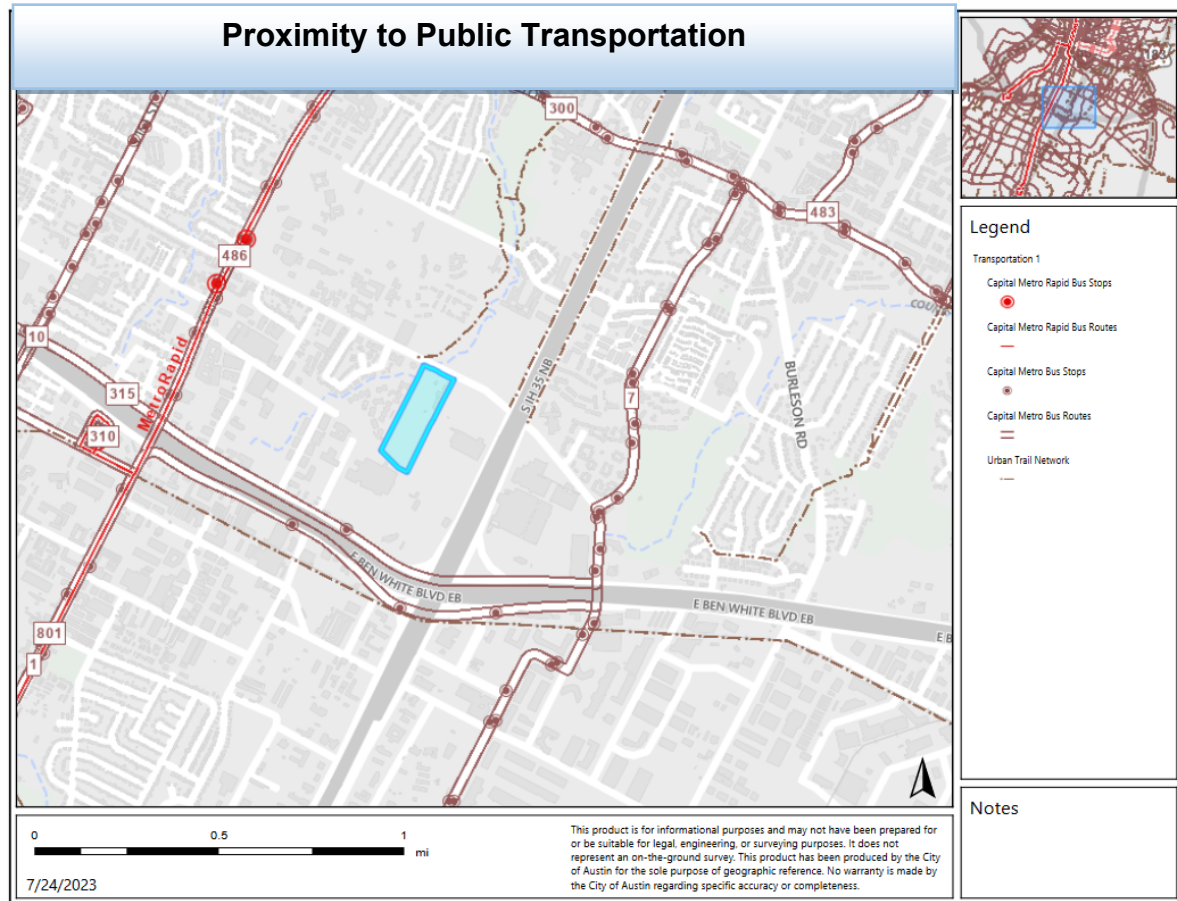
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood 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
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: 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. Name(s) of Activity Center/Activity Corridor/Job Center: • Within the St. Edwards Neighborhood Center • 0.58 miles east of S. Congress Ave, an activity corridor
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. • St. Edwards University directly to the north
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • 0.7 miles Mabel Davis District Park • 2.0 miles Blunn Creek Nature Preserve
	Connectivity and Health: 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.) • 2.0 miles St. Davis South Aust Medical Center
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less)

	and/or fee in lieu for affordable housing. If developed under VMU would require 10% units at 60% MFI
Yes	Housing Choice: 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	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: 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.
No	Industrial Land: Preserves or enhances industrial land. Existing industrial use will be decommissioned for a mixed-use development
8	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
n/a	Public Space Features and Public Art: 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	Integrates and/or Expands Green Infrastructure: 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	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	Protects Environmentally Sensitive Lands: 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	Water/Wastewater Infrastructure: 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	Total Number of "Yes's"







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 plan amendment application was filed on February 24, 2023, which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the future land use map from Industry to Mixed Use.

The applicant proposes to change the zoning on the property from LI-PDA-NP and LI-NP to GR-V-NP for a mixed use (commercial and residential) development. For information on the proposed zoning change, please see case report C14-2023-0025.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on April 24, 2023. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 543 community meeting notices were mailed to people who rent or own property within 500 feet of the subject property, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended the meeting, Maureen Meredith and Mark Walters from the Planning Department. Three people representing the applicant attended, Amanda Swor, Kate Ogden, and Aneil Naik from Drenner Group, PC. John Mooney, Tim Mooney Marleen Dewey from SACHEM and Bobak Tehrany from BOE Engineering also attended. Two people from the neighborhood also attended the meeting.

Amanda Swor, the applicant's agent, said the existing industrial use will be decommissioned to have a mixed-use development on the property. The property will be remediated for the proposed new uses. Her presentation is at the back of this report.

Q: Is VMU only allowed on certain corridors?

A: You can request VMU anywhere, but it will depend on staff recommendation for approval and also PC and CC approval. In the past it was only on future and core transit corridors, but over the years people have asked for VMU on other streets and have been approved.

Q: The neighborhood is interested in preserving the northwest corner of the property where the creek is. What is the impervious cover?

A: We are unsure of the current impervious cover on the property. Impervious cover on the proposed project will be in compliance with zoning regulations. The applicant is aware of the existing creek and associated setbacks on the property and plans to incorporate them into any new project.

Q: Will you tell us what is coming?

A: A multistory development with ground floor commercial with residential on top, but we don't really know yet. The SACHEM is not a developer, so we are looking to find a developer of the property.

Q: Do you know who the clientele will be for the apartments, for example, students from St. Edwards University?

A: It will not be student housing. It will be market rate development, but with VMU affordable units will be a component, 10% at 60% MFI.

Applicant Summary Letter from Application

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

February 1, 2023

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
Street-Jones Building
1000 E. 11th Street, Suite 200
Austin, TX 78702

Via Electronic Delivery

Re: 821 Woodward Street – Neighborhood Plan Amendment and Rezoning applications for the 15.8450-acre property located at 805 & 821 Woodward Street in Austin, Travis County, Texas (the “Property”) – Travis Central Appraisal District Parcel Numbers 0410010441 and 0410010434

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed Neighborhood Plan Amendment and Rezoning application packages. The project is titled 821 Woodward Street and consists of 15.8450 acres of land that is developed and currently utilized as an office and industrial use for SACHEM. The Property is located south of Woodward Street, west of the intersection of Interstate Highway 35 and Woodward Street.

The Property is located within the Neighborhood Planning Area of Greater South River City Combined Neighborhood Plan, with a Future Land Use Map (FLUM) designation of Industry. The request is to rezone the Property from Limited Industrial Service – Planned Development Area Combining District – Neighborhood Plan (LI-PDA-NP) and Limited Industrial Service – Neighborhood Plan (LI-NP) to Community Commercial – Vertical Mixed Use – Neighborhood Plan (GR-V-NP), in order to allow for multifamily residential use and associated commercial uses. With the addition of residential uses, a FLUM amendment is required. The Neighborhood Plan Amendment application proposes a change in the FLUM from Industry to Mixed Use.

The property owners will be relocating the existing facility. These requests are to allow for a redevelopment of the Property following the relocation. The rezoning and NPA request are consistent with surrounding uses.

A Traffic Impact Analysis ("TIA") has been waived via a TIA Determination Worksheet from Maria Cardenas dated January 27, 2023, with the note that a Zoning Transportation Analysis (ZTA) is required.

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.

Very truly yours,



Amanda Swor

cc: Maureen Meredith, Housing and Planning Department *(via electronic delivery)*
Joi Harden, Housing and Planning Department *(via electronic delivery)*

**Letter of Recommendation from the Neighborhood
Plan Contact Team (NPCT)**

(No letter as of August 24, 2023)

.....

From: Meredith, Maureen
Sent: Monday, July 24, 2023 4:15 PM
To: secampbell1949@[REDACTED]; tmfranz@[REDACTED]; samtx3@[REDACTED];
swanito@[REDACTED]; ellomail@[REDACTED]; dk-new@[REDACTED];
gretchenotto7@[REDACTED]; kamerakim@[REDACTED]; jswhite@[REDACTED]; Wendy
Price Todd <wendypricetodd@[REDACTED]>; South Austin Group
<southriveraustin@[REDACTED]>
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Amanda W. Swor
<aswor@drennergroupp.com>; Katie Ogden <KOgden@drennergroupp.com>; Ellen
Ray <eray@drennergroupp.com>; Drew Raffaele <draffaele@drennergroupp.com>
Subject: GSRC NPCT Rec: NPA-2023-0022.01_821 Woodward
Importance: High

Dear GSRC NPCT and Interested Parties:
NPA-2023-0022.01 and C14-2023-0025 for 821 Woodward Street is scheduled for
the August 8, 2023 Planning Commission hearing date. If you would like to have
your letter of recommendation included in the staff case reports, please email it to
me and Jonathan (the zoning planner) **no later than Tuesday, August 1 by 4:30
pm**. If we receive it after this date and time, we will submit your letter as late material
for the hearing.
Maureen

Neighborhood Association Letter of Recommendation



Noah Balch, President
Kenneth Burnett, Co-Vice-President
Will Andrews, Treasurer
Chris Phillips-Frushman, Secretary
Mary Friedman, Membership

June 27, 2023

Mr. Jonathan Tomko
Case Manager
Via email to Jonathon.Tomko@AustinTexas.gov

Re: Neighborhood Association Vote on C14-2023-0025 located at 821 Woodward St

Mr. Tomko, on the evening of June 20, 2023, during the regularly scheduled meeting of the South River City Citizens Association (SRCC), the membership voted by a large majority to approve the following motion:

Approve City of Austin Case # C14-2023-0025, the requested rezoning of a 16 acre property located at 821 Woodward St. , known informally as SACHEM, from LI-NP and LI-PDA-NP, industrial use to GR-V-CO-NP community commercial use, with the following conditions:

- Create a buffer zone of 100ft , larger than the Critical Water Quality Zone required (50 ft.) from the centerline of the Blunn Creek located in the northwest corner of the property.
- Development of property is approved at 60ft and if they should exceed that height by using VMU2, they are prepared to provide the mandatory affordable housing.
- We support SACHEM's plan with the caveat that they set aside more land adjacent to the creek than required by the City Code, in order to create a usable space while protecting the Creek.

Page 1



Noah Balch, President
Kenneth Burnett, Co-Vice-President
Will Andrews, Treasurer
Chris Phillips-Frushman, Secretary
Mary Friedman, Membership

Please find attached the letter confirming the intention of the preceding by John E. Mooney, Chairman of the Board, SACHEM INC.

Sincerely,

SRCC
Planning & Zoning
Chair

Anita Tschurr
Sarah Campbell

ACHE

Date: June 16, 2023



To: South River City Citizens Neighborhood Association

From: John Mooney, SACHEM Executive Chairman of the Board

The SACHEM project has been working with the South River City Citizens Neighborhood Association ("SRCC") through the rezoning process for our property located at 821 Woodward Street. SRCC has expressed a desire to increase the setback area located around Blunn Creek on our property. As such, we have evaluated the ability to provide a buffer area on the property larger than the Critical Water Quality Zone ("CWQZ") that currently exists on site.

The CWQZ on this property is currently 50 feet from the centerline of the creek. Our site will also honor and observe the Erosion Hazard Zone that exceeds 100 feet from the centerline of the creek.

In addition to the two setbacks, we commit with this letter to additional square footage of land equal to at least 25% of the total square footage between the CWQZ and Erosion Hazard Zone setback lines contiguous to the Erosion Hazard Zone in a shape and manner that creates usable open space.

Thank you for continuing to work with us through this process.

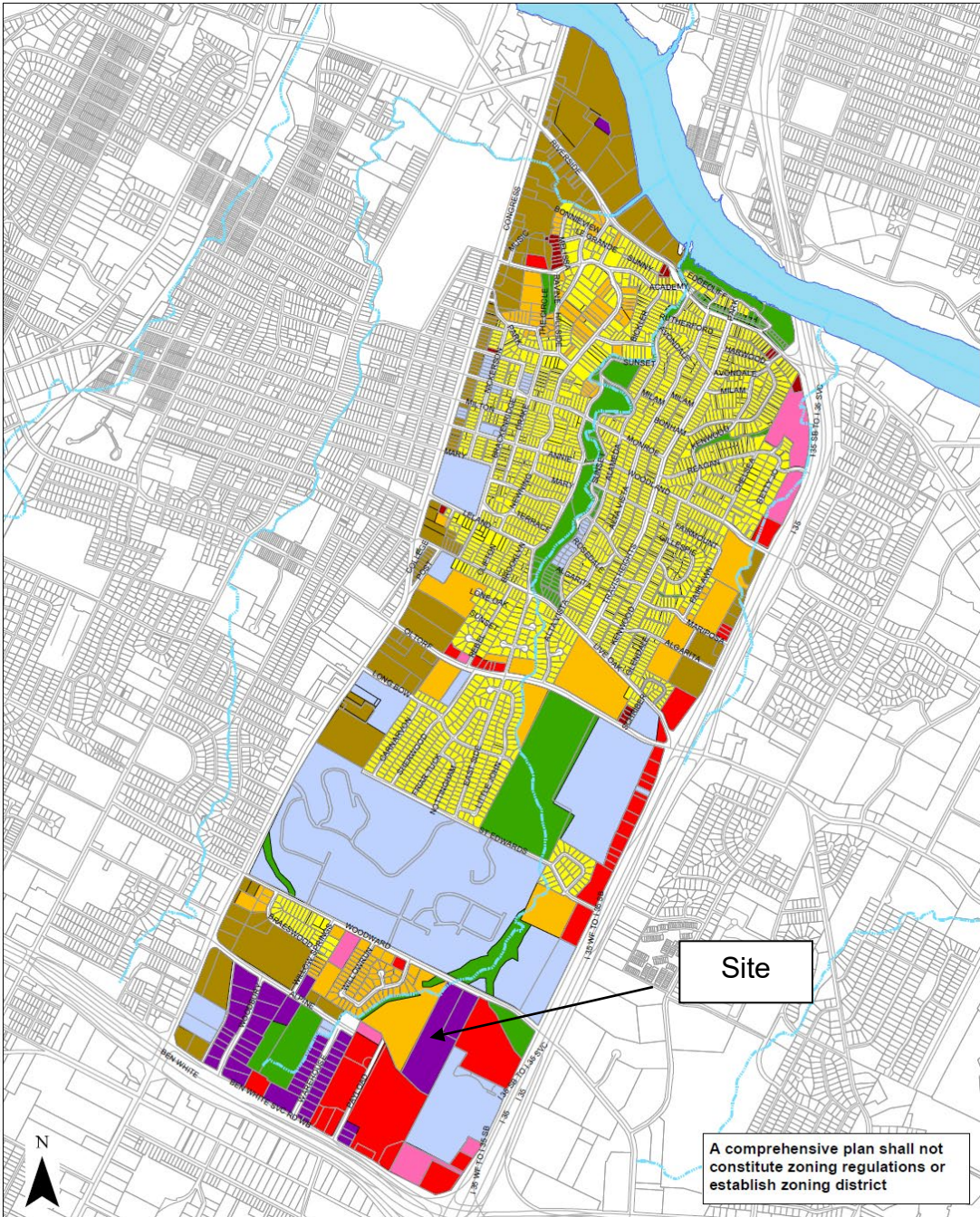
John E. Mooney

Executive Chairman of the Board

SACHEM Inc.

SA
CHd
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821 Woodward Street, Austin, TX 78704 USA Tel: +1 512 421 4900



Greater South River City Neighborhood Planning Area Future Land Use Map

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.

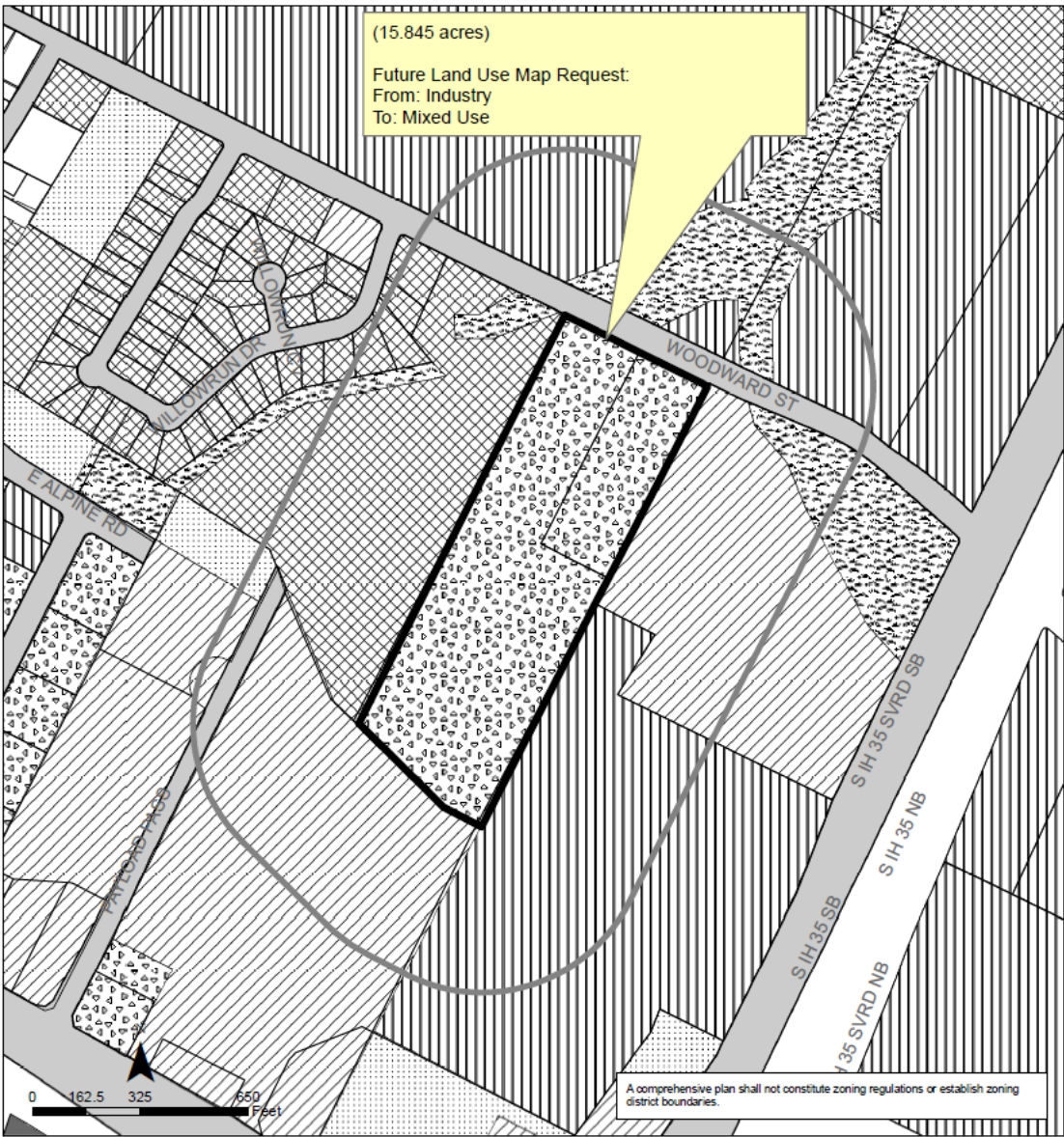
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

0 750 1,500 3,000
Feet
1 in = 1,256 ft



Date Adopted: 11/29/05
Last Modified: 4/19/2023

Future Land Use Map	
	Civic
	Commercial
	Industry
	Mixed Use
	Mixed Use/Office
	Multi-family
	Office
	Recreation & Open Space
	Single-family
	Transportation



Greater South River City Combined Neighborhood Planning Area
NPA-2023-0022.01

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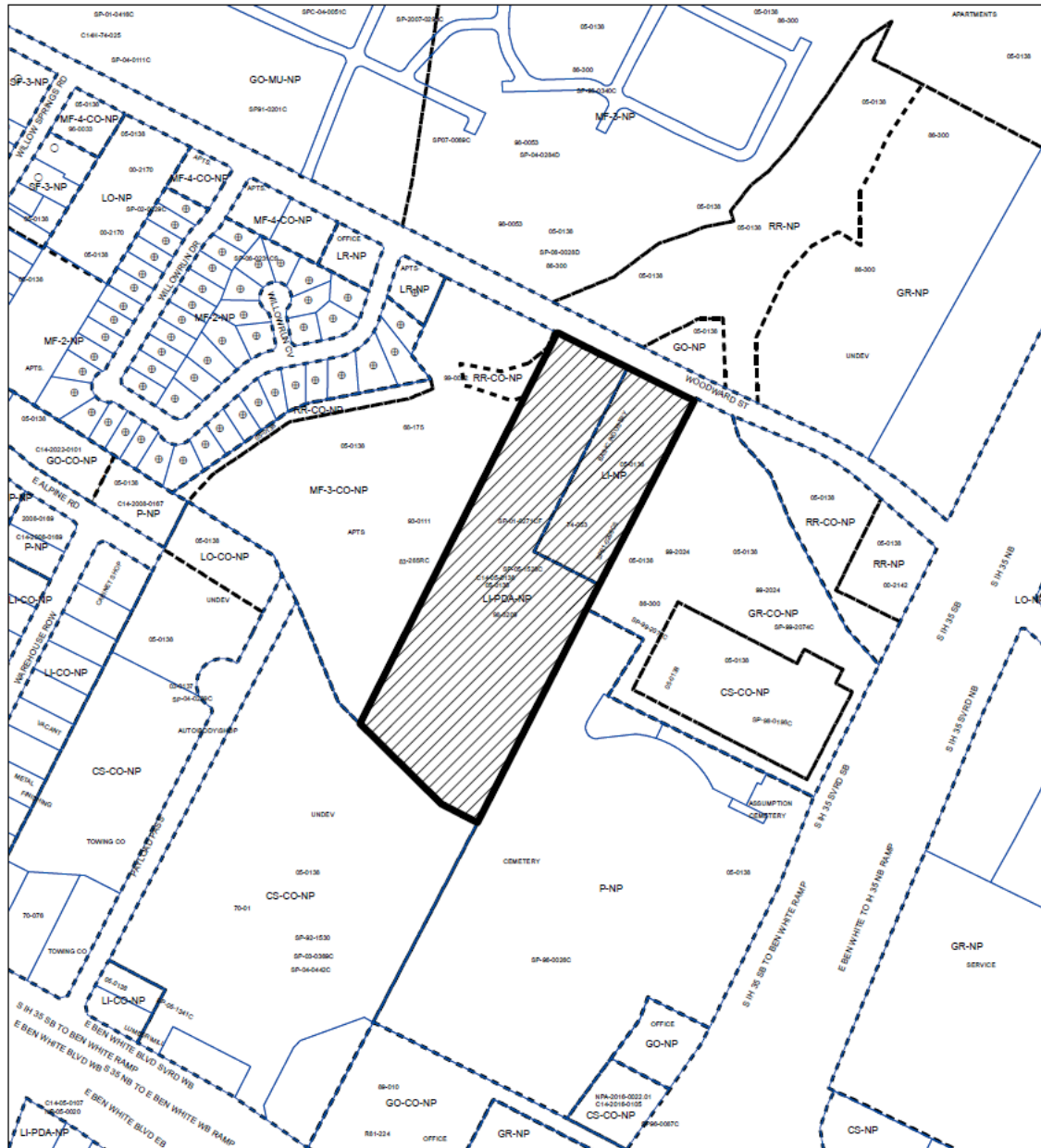
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City of Austin
Housing and Planning Department
Created on 3/8/2023, by: meekss

Future Land Use

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


$$1'' = 400'$$

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

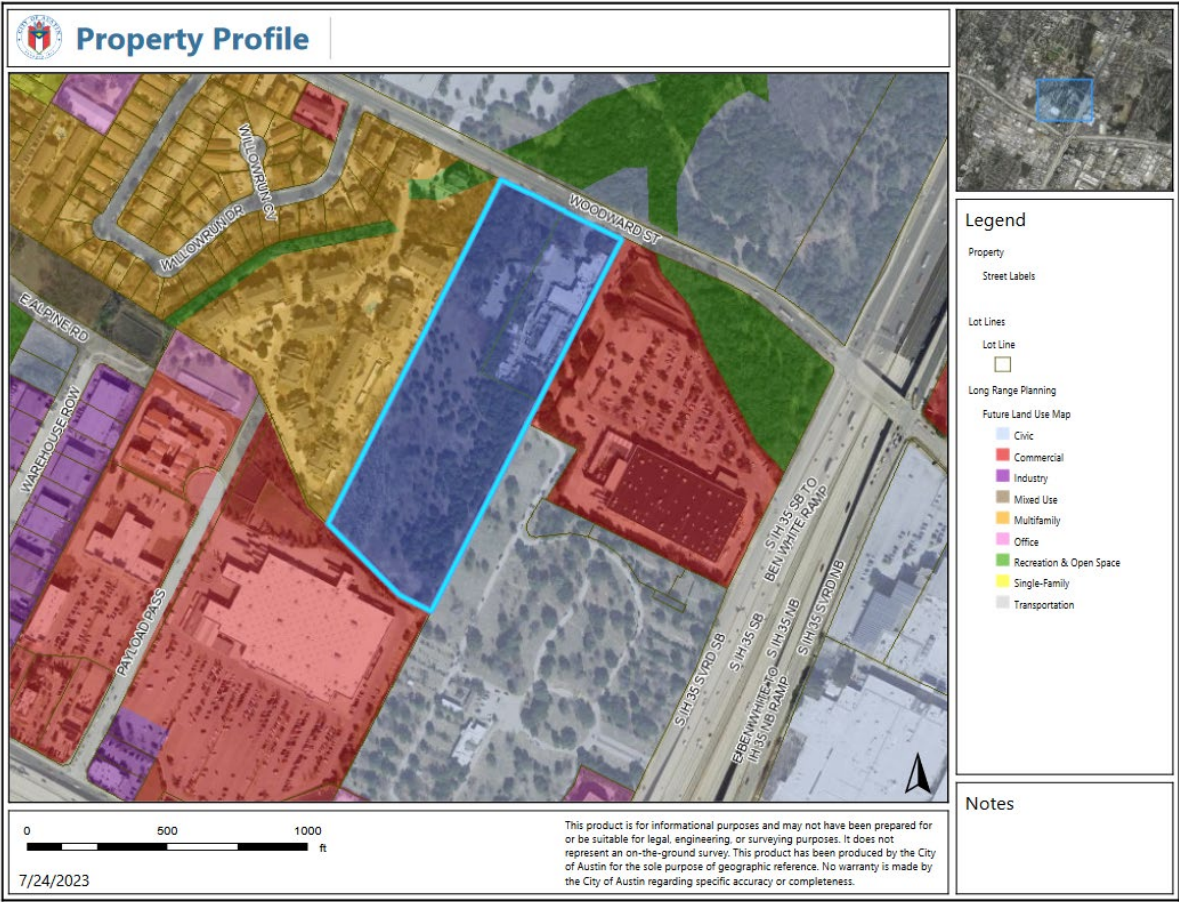
ZONING CASE#: C14-2023-0025

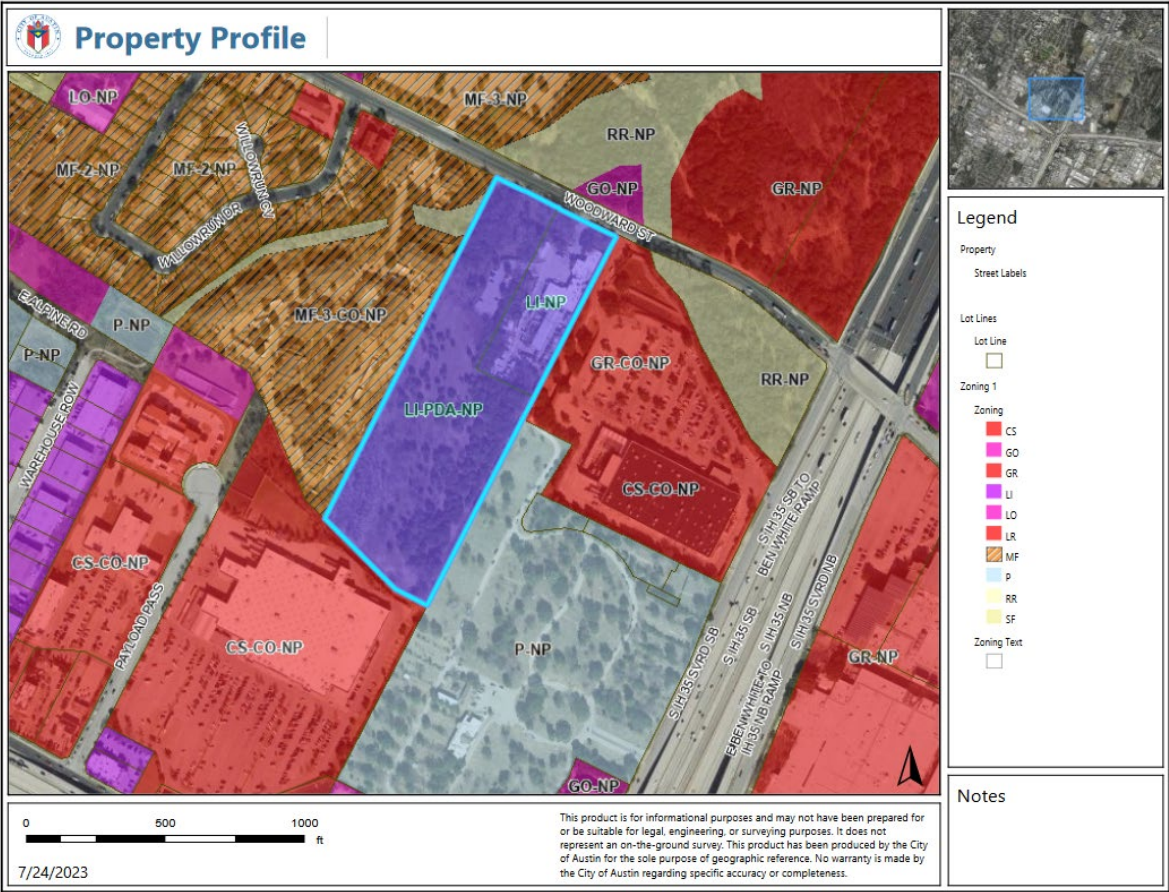
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Created: 3/8/2023





**Amanda Swor's Presentation at the April 24, 2023
Virtual Community Meeting**

821 WOODWARD STREET

Neighborhood Plan Amendment & Rezoning

NPA-2023-0022.01

C14-2023-0025

Community Meeting

April 24, 2023

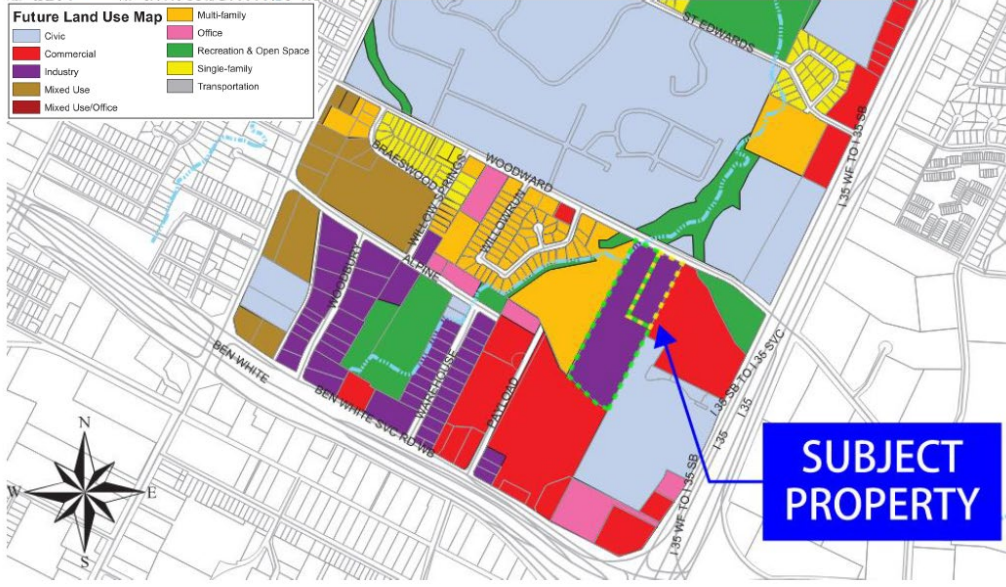
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Site Location Map

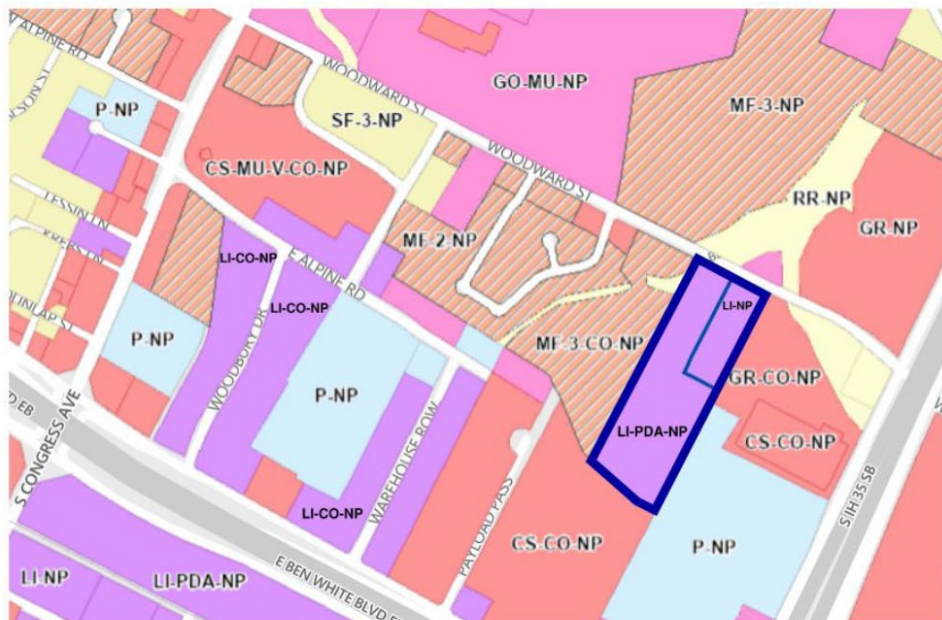


2

Greater South River City Neighborhood Planning Area Future Land Use Map



Zoning Map



Property Details

- Acreage: 15.8450 acres
- Current Zoning: LI-PDA-NP and LI-NP
 - Limited Industrial Service – Planned Development Area
Combining District – Neighborhood Plan
 - Limited Industrial Service – Neighborhood Plan
- Future Land Use Map: Industrial
- Existing Use: Industrial and Office

5

Existing Development



6

Request

Rezoning:

LI-PDA-NP
& LI-NP



GR-V-CO-NP

Neighborhood Plan Amendment:

Industrial



Mixed Use

8

Proposed Project

- Zoning: GR-V-CO-NP
 - Community Commercial – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan
- FLUM: Mixed Use
- Use: Mixed Use
 - Multifamily
 - Ground-Floor Commercial Retail along Woodward Street
- Conditional Overlay: Use restrictions

9

Uses Prohibited by the Conditional Overlay

The following uses are prohibited by the CO (Conditional Overlay):

- Alternative Financial Services
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Exterminating Services
- Funeral Sales
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Service Station

Correspondence Received

(No correspondence received)