## ZONING CHANGE REVIEW SHEET

#### CASE: C14-2024-0159 (Research Park PDA Amendment) DISTRICT: 6

<u>ADDRESS</u>: 12219 <sup>1</sup>/<sub>2</sub>, 12455, 12487 <sup>1</sup>/<sub>2</sub>, 12489, 12489 <sup>1</sup>/<sub>2</sub>, 12491 <sup>1</sup>/<sub>2</sub>, 12501, 12515 <sup>1</sup>/<sub>2</sub>, 12517 <sup>1</sup>/<sub>2</sub> Research Boulevard Service Road Southbound, 12220 <sup>1</sup>/<sub>2</sub> Riata Trace Parkway, 6511 <sup>1</sup>/<sub>2</sub> and 6513 McNeil Road

#### ZONING FROM: LI-PDA

# TO: LI-PDA\*

\*The applicant is requesting to amend the Planned Development Area (PDA) combining district to modify development regulations and permitted uses to allow for subsequent phases of development on the property. Therefore, the applicant is requesting a rezoning to add the following conditions to the PDA overlay:

 Through the PDA overlay the following uses are additional permitted uses to the LI base district: <u>Residential Uses</u> Multi-Family Residential

Townhouse Residential Condominium Residential

<u>Commercial Uses</u> Performance Venue Cocktail Lounge Outdoor Entertainment Research Assembly Services Research Testing Services Research Warehousing Services

<u>Civic Uses</u> Club or Lodge Parks and Recreation Services (General) Parks and Recreation Services (Special)

2) The following uses are prohibited as principal uses on the property: <u>Commercial Uses</u> Automotive Repair Services Building Maintenance Services Campground Commercial Off-Street Parking Convenience Storage Scrap and Salvage Vehicle Storage

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> <u>Civic Uses</u> Drop-Off Recycling Collection Facility Funeral Services Monument Retail Sales Pedicab Storage and Dispatch Scrap and Salvage Vehicle Storage Railroad Facilities

<u>Industrial Uses</u> Recycling Center Resource Extraction

3) In addition, the applicant proposes the following modification to the site development regulations in the LI base zoning district through the PDA:

Minimum Lot Area Size: 5,750 sq. ft.
Minimum Lot Width: 50 ft
Maximum Height: 60 ft for multi-family and townhouse residential uses

80 ft for all uses other than residential

Minimum Setbacks: 50 ft minimum setback shall be required from property zoned SF-5 or more restrictive.
Minimum Setbacks for all other uses:

Front Yard: 0 ft
Street Side Yard: 0 ft
Interior Side Yard: 0 ft
Rear Yard: 0 ft

Maximum Floor Area Ratio (FAR): 2:1
Maximum Impervious Cover: Set forth by Watershed
Maximum Building Coverage: Set forth by Watershed

SITE AREA: 152.40 acres

<u>PROPERTY OWNER</u>: Karlin Research Park Development, LLC, Karlin Research Park, LLC (Matthew Schwab)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

#### STAFF RECOMMENDATION:

Staff recommends LI-PDA, Limited Industrial-Planned Development Area Combining District zoning, to change a condition of zoning. The PDA will be subject to the following additional conditions:

1) Cocktail Lounge use will be limited to 30,000 sq. ft. on the property.

2) Outdoor Entertainment use will be limited to 50,000 sq. ft. on the property.

#### 3) Buffer Zone:

A 75-foot wide building setback shall be established and maintained between property developed with the Residential uses listed below:

Multi-Family Residential Townhouse Residential Condominium Residential

And the following Commercial and Industrial uses listed below:

Research Assembly Services Research Testing Services Research Warehousing Services Construction Sales and Services Automotive Rentals Automotive Sales Custom Manufacturing General Warehousing and Distribution Light Manufacturing Limited Warehousing and Distribution

4) Prohibit the following additional uses on the property: Basic Industry

# 5) The development of the property will be subject to the updated recommendations in the Research Flex Campus TIA Compliance Memorandum from the Transportation and Public Works Department (TPW) dated October 3, 2023 – Exhibit F.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

April 15, 2025: Approved staff's request for a postponement to June 3, 2025 by consent (9-0, S. Boone and T. Major-absent); R. Puzycki-1st, A. Flores-2nd.

June 3, 2025: Approved staff's recommendation of LI-PDA zoning, with a change to make Basic Industry a conditional use on the property, by consent (8-0, B. Greenberg-no, C. Tschoepe-arrived late, F. De Portu-absent); L. Stern-1st, A. Flores-2nd.

<u>CITY COUNCIL ACTION</u>: July 24, 2025

ORDINANCE NUMBER:

#### CASE MANAGER COMMENTS:

The property in question is 152.40 acres out of a 179+ acre tract of land that has access onto McNeil Drive and onto the frontage road of Research Boulevard/U.S. Highway 183 Northbound. The property is developed with office, warehouse and manufacturing uses. In 2021, a 30.87-acre area in Lot 11 that is part of this overall tract was rezoned through case C14-2021-0012 from LI to LI-PDA to develop a 350-unit multifamily project that is currently under construction. The lots to the north are developed with single-family residential uses (Old Millwood Neighborhood) and a detention pond. To the east, there is a multifamily use (Riata Resort Apartments), a small retail center and office uses (Riata Gateway). The property to the south fronting Research Boulevard is developed with office buildings (Research Park Plaza). To the west, across McNeil Drive, there is a day care use, a retail use, offices, a convenience storage use and automotive washing. The applicant is requesting a rezoning to amend the Planned Development Area (PDA) combining district for the remaining acreage in this tract allow for subsequent phased developments on the property. The applicant plans to realign Oak Knoll Road and to construct approximately 1,000 multifamily units, 800,000 square feet of office and 200,000 square feet warehouse uses on the northwest side of the site (Please see Applicant's Request Letter and Proposed PDA Standards – Exhibit C).

The staff is recommending Limited Industrial-Planned Development Area District zoning as the property meets the intent of the LI-PDA combining district. The zoning would be compatible and consistent with the surrounding uses because there are commercial and industrial uses located to the north, south and west and multifamily residential uses and commercial uses to the east. The staff recommendation includes proposed compatibility setbacks between the residential and more intensive commercial/industrial uses on the property. This has been done in other PDA cases throughout the city to provide a buffer between these types of uses. In addition, the staff recommends prohibiting Basic Industry as this use is incompatible with residential development:

§ 25-2-5 - INDUSTRIAL USES DESCRIBED.

1) BASIC INDUSTRY use is the use of a site for:

(a) the basic processing and manufacturing of materials or products predominately from extracted or raw materials;

(b) storage or manufacturing processes that involve flammable or explosive materials; or (c) storage or manufacturing processes that involve hazardous or commonly recognized offensive conditions, including poultry processing.

The proposed LI-PDA zoning would allow this site to be redeveloped with a mixture of higher density residential, office, commercial and industrial uses. This location is appropriate for the proposed mixture of uses because the property in question is near the intersection of a major arterial roadway, McNeil Road, and a highway, Research Boulevard/U.S. Highway 183. In addition, the property is located 800 feet from the Jollyville Activity Corridor and 1,550 feet from the 183 and McNeil Neighborhood Center. The addition of multifamily

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residential through the proposed planned development area will provide for additional housing opportunities in this area of the city.

# BASIS OF RECOMMENDATION:

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

Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

Planned Development Area combining district is intended for combination with selected commercial and industrial base districts, in order to modify base district provisions as necessary to allow for appropriate industrial and commercial uses or to reflect the terms of a Planned Development Area agreement following annexation of properties subject to such an agreement.

2. The proposed zoning should promote consistency and orderly planning.

The LI-PDA zoning district would be compatible and consistent with the surrounding uses because there are commercial and industrial uses located to the north, south and west and multifamily residential uses (MF-2-CO zoning) to the east.

3. Zoning changes should promote an orderly relationship among land uses.

LI-PDA zoning would allow this site to be developed with a mixture of residential, office, commercial and industrial uses. This location is appropriate for the proposed mixture of uses because the property in question is near the intersection of a major arterial roadway, McNeil Road, and a highway, Research Boulevard/U.S. Highway 183. The property is located 0.19 miles from Jollyville Road Activity Corridor and 0.30 miles from 183 & McNeil Neighborhood Center.

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

The LI-PDA zoning district would allow for a fair and reasonable use of the site. The proposed addition of the Planned Development Area Combining District will allow for higher density residential uses, which will provide desirable housing opportunities for the people that work in the surrounding commercial and industrial areas. There is public transportation options available nearby as the property is adjacent to bus stop along Research Boulevard and there is a bike lane present at McNeil Drive and a sidewalk along at Riata Parkway.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LI-PDA	Warehouse/Manufacturing (Research
		Park-former Texas Instruments site)
North	GR-MU-CO, SF-1, CS-CO,	Day Care (Stepping Stone), Retail
	I-RR, SF-2	(Cloud House Vapor), Vacant Lot,
		Office, Convenience Storage (Extra
		Space Storage), Automotive Washing
		(County Line Car Wash), Single Family
		Residences
South	LI	Office (Research Park Plaza)
East	SF-2, LI, LI-PDA, MF-2-	Single Family Residences (Milwood
	CO, GR-MU-CO, LI	Neighborhood), Detention Pond,
		Multifamily Residential (Riata
		Austin Luxury Apartments), Retail
		Center (Plaza Riata: Biryani Garden
		Italian Cuisine, Riata Market, DJS,
		Yoga, Martinizing Cleaners,
		Children's Autism Center, Taco
		Flats), Office (Riata Gateway)
West	LI	Manufacturing, Office, Warehouse

#### NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Walnut Creek, Rattan Creek

<u>SCHOOLS</u>: Round Rock I.S.D. Jollyville Elementary School Canyon Vista Middle School Westwood High School

#### **NEIGHBORHOOD ORGANIZATIONS:**

Friends of Austin Neighborhoods Homeless Neighborhood Association TNR BCP- Travis County Natural Resources

#### AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0012 (Research Park	LI to LI-PDA	9/07/2021: Approved staff's recommendation of LI-PDA	10/14/2021: The public hearing was conducted and a motion to
Rezoning)		zoning, with additional conditions for the PDA overlay for Lot 11: 1) 1:1 FAR and 2)	close the public hearing and approve Ordinance No. 20211014- 061 to limited industrial services-

		the following are prohibited uses: Automotive repair services, Basic Industry, Building maintenance services, Campground, Commercial off- street parking, Construction sales and services, Convenience storage, Custom manufacturing, Drop-off recycling collection facility, Funeral services, General warehousing and distribution, Kennels, Laundry services, Light manufacturing, Limited warehousing and distribution, Maintenance and service facilities, Outdoor entertainment, Pedicab storage and dispatch, Recycling center, Resource extraction, Scrap and salvage, Service station, Theater, Transportation terminal and Vehicle storage (10-0, N. Barrera-Ramirez-off the dais); A. Denkler-1st, T. Bray-2nd.	planned development area (LI- PDA) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.
C14-2020- 0027.SH – Arbor Park (6306 McNeil Drive)	I-RR to MF-3	5/05/20: Approved the staff's recommendation of MF-3 zoning (8-0, Nadia Barrera-Ramirez and J. Kiolbassa-absent); B. Evans-1st, H. Smith-2nd.	6/04/20: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20200604-032 for MF-3 district zoning was approved on Council Member Flannigan's motion, Council Member Ellis' second on a 10-0 vote. Council Member Harper-Madison was off the dais.
C14-2019-0008 (Honeycomb Park: 6402 McNeil Drive)	I-RR to MH	5/07/19: Approved staff's recommendation of MH zoning by consent (9-0, N. Barrera-Ramirez-absent); D. King-1 <sup>st</sup> , A. Tatkow-2 <sup>nd</sup> .	6/06/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance 20190606-088 for mobile home residence (MH) district zoning was approved on Council Member Flannigan's motion, Council Member Renteria's second on a 10-0 vote. Council Member Harper-Madison was absent.

C14-2017-0042	LR-CO, SF-2	8/15/17: Approved maintaining	10/19/17: Approved GR-MU zoning
(12602	to CS-1-MU*	SF-2 zoning for the existing	on 1 <sup>st</sup> reading only (8-3, A. Alter, L.
Blackfoot Trail)	*On May 16,	Tract 1 and GR-MU-CO zoning	Pool, K. Tovo-No); J. Flannigan-1 <sup>st</sup> ,
, ,	2017, the	for the existing Tract 2, with the	P. Renteria-2 <sup>nd</sup> .
	applicant	following conditions for Tract 2:	
	submitted a	1) Prohibit Alternative Financial	12/07/17: Motion to approve GR-
	letter amending	Services, Automotive Washing	MU zoning, with a public restrictive
	the rezoning	(of any type), Bail Bond	covenant document to include the
	request to CS-	Services, Drop-Off Recycling	provision to restrict vehicular access
	MU.	Collection Facility, Medical	from the Property to Blackfoot Trail.
		Office-exceeding 5,000 sq. ft.	J. Flannigan-1 <sup>st</sup> , G. Casar-2 <sup>nd</sup> . A
		gross floor area, Medical	
		Offices-not exceeding 5,000 sq.	Amendment to include the provision
		ft. gross floor area, Outdoor	to restrict vehicular access from
		Entertainment, Pawn Shop	Blackfoot Trail in a conditional
		Services, Service Station,	overlay in the draft ordinance (4-5,
		Congregate Living, Guidance	S. Adler, O. Houston, G. Casar, A.
		Services, Hospital Services	Kitchen, J. Flannigan-No; D. Garza
		(General), Hospital Services	and E. Troxclair-off dais); K. Tovo,
		(Limited), Residential Treatment	L. Pool-2 <sup>nd</sup> .
		and Drive-In Services and 2)	
		maintain the condition from	Main motion to approve GR-MU
		Ordinance No. 9907722-46 that,	zoning, with access restriction in a
		"Pedestrian and vehicular traffic	public restrictive covenant
		associated with a non-residential	document, on $2^{nd}$ reading only (6-3,
		use on the Property may not	A. Alter, L. Pool and K. Tovo-No;
		access Blackfoot Trail."	D. Garza and E. Troxclair-off the
		(7-0, D. Breithaupt, B. Evans,	dais).
		S. Lavani and S. Trinh-absent);	12/14/17. A motion to annexe the
		J. Duncan-1 <sup>st</sup> , A. Aguirre-2 <sup>nd</sup> .	12/14/17: A motion to approve the
			ordinance for community
			commercial-mixed use combining
			(GR-MU) district zoning with
			conditions was made by Council
			Member Flannigan and seconded by
			Council Member Houston.
			The following additional conditions
			The following additional conditions are added to the ordinance:
			are added to the ordinance.
			Part 2: The Property with the
			boundaries of the conditional overlay
			combining district established by the
			ordinance is subject to the following
			conditions:
			The following uses are prohibited
			uses for the Property:
			A. Restaurants (general)
			B. Liquor sales as an accessory use to
			commercial uses is prohibited.

	In addition, the motion included the approval of the new restrictive covenant to prohibit vehicular traffic associated with non-residential use on property to Blackfoot Trail. A substitute motion was made by Council Member Pool to approve the ordinance for neighborhood commercial –mixed use (LR-MU) combining district zoning with a conditional overlay to prohibit Restaurant (general) use, and liquor sales use as an accessory use to commercial use. The substitute motion failed on Council Member Pool's motion, Mayor Pro Tem Tovo's second on a 3-8 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Casar, Flannigan, Garza, Houston, Kitchen, Renteria, and Troxclair. A motion to approve the provision with vehicular traffic to be included in the conditional overlay rather than the restrict covenant failed on Mayor Pro Tem Tovo's motion, Council Member Pool's second on a 3-8 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members
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C14-2011-0029 (Colonial at Quarry Oaks, 6263 McNeil Drive)	MF-3-CO to MF-3-CO	6/07/11: Approved staff's recommendation of MF-3-CO zoning, with CO that would limit the site to uses that generate no more than 3,545 vehicle trips per day and the property would be subject to the conditional overlay conditions set out in Ordinance No. 940203-I and in Ordinance No. 930610-M, with the exception of Part 2.4., that states "No multifamily development of Tract 2, or any portion thereof, shall be constructed or maintained within 25 feet of Melrose Trail." and public RC for TIA conditions, by consent (5-0, G. Bourgeois- absent); P. Seager-1 <sup>st</sup> , D. Tiemann-2 <sup>nd</sup> .	<ul> <li>6/23:11: Approved MF-3-CO district zoning on consent on 1<sup>st</sup> reading (7-0); B. Spelman-1<sup>st</sup>, L. Morrison-2<sup>nd</sup>.</li> <li>7/28/11: Approved MF-3-CO zoning on consent on 2<sup>nd</sup>/3<sup>rd</sup> readings (7-0); B. Spelman-1<sup>st</sup>, S. Cole-2<sup>nd</sup>.</li> </ul>
C14-2011-0046 (6207 McNeil)	RR to W/LO	6/07/11: Approved staff's recommendation of W/LO-CO zoning, the CO will maintain a 40-foot buffer/ building setback along the north property line of the site, by consent (5-0, G. Bourgeois- absent); P. Seager- 1 <sup>st</sup> , D. Tiemann-2 <sup>nd</sup> .	<ul> <li>6/23/11: The public hearing was conducted and the motion to close the public hearing and adopt the first reading of the ordinance for warehouse/limited office-conditional overlay (W/LO-CO) combining district zoning was approved on consent on Council Member Spelman's motion, Council Member Morrison's second on a 7-0 vote.</li> <li>A motion to reconsider item 130 was approved on Council Member Spelman's motion, Council Member Spelman's second on a 7-0 vote.</li> <li>The public hearing was conducted and the motion to close the public hearing and adopt Ordinance No. 20110623-130 for warehouse/limited office-conditional overlay (W/LO-CO) combining district zoning was approved on Council Member Spelman's second on a 7-0 vote.</li> </ul>
C14-05-0086 (McNeil House Apartments: 6280 McNeil Drive)	I-RR to MF-2	<ul> <li>8/16/05: Approved staff's recommendation for MF-2 zoning by consent (8-0, K. Jackson- absent); J. Gohil-1<sup>st</sup>, M. Hawthorne-2<sup>nd</sup>.</li> </ul>	9/29/05: Approved MF-2 zoning by consent (7-0); all 3 readings

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C14-01-0063	SF-3 to LO	6/26/01: Approved staff's	8/02/01: Approved PC rec. of NO-
(Baunach		alternate rec. of NO-MU-CO	MU (6-0); all 3 readings
Neighborhood		zoning, with a CO to limit the	
Office - 12719		permitted uses to Administrative	
Dakota Lane)		and Professional Office and	
		Software Development, allow	
		for a rollback provision to SF-1	
		if the office use ceases, and limit	
		the site to 20 trips per day; by	
		consent (8-0)	
C14-00-2219	RR, SF-1 to	2/13/01: Approved staff alternate	3/22/01: Approved GO-CO (TR1) &
(12716-12728	GO	rec. of GO-CO (TR1) & LO-CO	LO-CO (TR2) with conditions (7-0);
Dakota Lane)		(TR2) with conditions (9-0)	all 3 readings
C14-00-2218	I-RR to GO	2/13/01: Approved staff rec. of	3/22/01: Approved GO-CO zoning,
(6514 McNeil		GO-CO by consent (9-0)	with the following conditions: 660
Drive)			vehicle trip limit and 40 foot height
			limit (7-0); all 3 readings

# RELATED CASES:

C14-2021-0012 – Previous Zoning Case

#### **OTHER STAFF COMMENTS:**

#### Comprehensive Planning

**Project Name and Proposed Use:** 12455 RESEARCH BOULEVARD NB. C14-2024-0159. Project: Research Park PDA Amendment. PDA to C14-2021-0012. Existing: office, industrial and warehouse uses. Proposed: applicant describes an initial phase developing 350 units of multifamily housing, followed by the construction of approximately 1,000 multifamily units, 800,000 square feet of office and 200,000 square feet of warehouse use. Note that the application provides insufficient information for the determination of the Workforce Development, the Economy and Education, and Industrial Land measures regarding existing industrial uses.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	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. Names of
	Activity Centers/Activity Corridors/Job Centers *:
	• 0.19 miles from Jollyville Road Activity Corridor; 0.30 miles from 183 & McNeil Neighborhood
	Center
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	Adjacent to bus stop along Research BLVD
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
	• Bike lane present at McNeil Dr; sidewalk present at Riata Pkwy. Mobility and Bike/Ped Access
	generally limited along Research Park Loop.
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and
	services, and/or employment center.
	Employment provided at an near to site at firms including Flextronics
	<b>Connectivity and Food Access</b> *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or
	walking trail.
	<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.)
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes,
ľ	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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or
	fee in lieu for affordable housing.
Y	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 a particular area or that promotes a new
	technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
6	Number of "Yes's"

#### Environmental

No comments.

#### Environmental Office

No review required.

Fire

No comments.

#### Parks and Recreation

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, 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 § 25-1-609, as amended.

Note that residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

#### Site Plan

Please clarify if Subchapter E will apply to commercial and multifamily uses. LI zoning is not residential, so most provisions of Subchapter E will apply to multifamily development unless otherwise stated.

The PDA amendment does not seek any deviations from Subchapter E and will comply with subchapter E as required by City Code.

Since Cocktail Lounge is proposed to be permitted by-right, are any limitations on number or square footage proposed?

While the original application did not provide a SF limitation for cocktail lounge uses the applicant is in agreement to limit the square footage for cocktail lounges to 30,000 SF.

Is any affordable housing proposed?

There is no affordable housing currently proposed.

#### **Transportation**

#### **TPW 1: Comment Status: Cleared.**

• The site is subject to the approved TIA with zoning case # C14-2021-0124C. Provide a TIA compliance memo indicating how many trips have been used, how many trips are left, etc. Additionally, provide a copy of fiscal receipts to ensure the site complies with the required mitigations. The TIA may need to be revised upon further review. *Reference: TCM 10.4.4* **Comment cleared.** 

#### **TPW 2: Comment Status: Cleared.**

• Unclear metes and bounds of this zoning change. Appears to be the same area as 20211014-061. Please provide a detailed mete and bounds map. Comment cleared, CM explained that original case only pertained to certain lots, and this new zoning case will apply same new entitlements to all lots within the PDA.

#### **TPW 3: Comment Status: Pending.**

• The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Oak Knoll Dr. It is recommended that 72 feet of right-of-way should be dedicated for Oak Knoll Dr. according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

#### **TPW 4: Comment Status: Pending.**

#### **TPW 5: Comment Status: Pending.**

• The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Riata Trace Pkwy. It is recommended that 58 feet of right-of-way should be dedicated for Riata Trace Pkwy. according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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)
McNeil Dr.	Level 4	120'	85'	62'	Partial	Yes, on south side	Yes
Oak Knoll Dr.	Level 2	72'	NA, currently private will be public in future	23'	Partial	No	Yes
Riata Trace Pkwy	Level 3	116'	107'	65.4'	Partial	No	Yes
Research Blvd.	Level 4	TXDOT	373' (frontage and highway)	54' (frontage)	Yes	No	yes

#### Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. All water and wastewater construction must be inspected by the City of Austin.

Depending on the development plans submitted, revisions to previously approved water and or wastewater Service Extension Requests 4950 (W) and 4951 (WW) may be required. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at <u>ser@austintexas.gov</u>.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

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 TO FOLLOW

- A. Zoning Case Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Proposed PDA Standards
- E. Proposed Redlined Current PDA Ordinance
- F. TIA Compliance Memo
- G: Correspondence from Interested Parties



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# **Research Park PDA Amendment**



ZONING CASE#: LOCATION:

SUBJECT AREA: MANAGER: C14-2024-0159 12219 1/2, 12455, 12487 1/2, 12489, 12489 1/2, 12501, 12515 1/2, 12517 1/2 Research Blvd NB; 12220 1/2 Riata Trace Pkwy; 6511 1/2, and 6513 1/2 McNeil Rd 152.40 Acres Sherri Sirwaitis



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# **ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300 AUSTIN, TEXAS 78701-2744 512-435-2300

FACSIMILE 512-435-2360

RICHARD T. SUTTLE, JR. (512) 435-2300 rsuttle@abaustin.com

October 17, 2024

Lauren Middleton-Pratt Director, City of Austin Planning Department City of Austin Permitting and Development Center 6310 Wilhelmina Delco Drive Austin, Texas 78752

#### Re: PDA Amendment Application for Research Park (the "Application")

Dear Mrs. Middleton-Pratt:

This firm represents and this Application is submitted on behalf of Karlin Research Park, LLC Karlin Research Park Development, LLC, and Karlin Research Park MF 1, LCC, owner of the property subject to this Application. Karlin Research Park, LLC, Karlin Research Park Development, LLC, and Karlin Research Park MF 1, LLC are collectively referred to herein as "Karlin".

The property subject to this Application consists of approximately 152.40 acres of land located at 12219 1/2, 12455, 12487 1/2, 12489, 12489 1/2, 12491 1/2, 12501, 12515 1/2, 12517 1/2 Research Boulevard SVRD NB, 12220 1/2 Riata Trace Parkway, and 6511 1/2 and 6513 1/2 McNeil Road. (the "Property"). The Property is currently developed with various office, industrial, and warehouse uses.

The Property was recently rezoned from Limited Industrial Services District ("LI") to Limited Industrial Services District – Planned Development Area Combining District ("LI-PDA") by Ordinance 20211014-061 (the "PDA Ordinance"). While the PDA Ordinance rezoned 179.14 acres of the property to LI-PDA, the PDA Ordinance only modified development regulations as they pertained to a  $\pm 30.87$  acre tract of land in order to facilitate development of a 350 unit multi-family project currently under construction in accordance with Site Plan Case No. SP-2021-0124C. The remaining acreage within the PDA Ordinance is currently subject to the development regulations prescribed by the City of Austin Land Development Code ("City Code") for LI zoning.

This Application seeks to entitle the remainder of the Property to allow for subsequent phases of development on the Property. The second and third phases of development include realigning and shifting Oak Knoll Road further west as well as constructing approximately 1,000 multi-family units, 800,000 square feet of office, and 200,000 square feet of warehouse uses on the northwest side of the Property. The modified development regulations proposed with this Application as provided in Exhibit "A" and attached hereto will apply to the remainder of the Property exclusive of Lot 11 and Lot 2 of the Research Park Section 4 subdivision. A Traffic Impact Analysis ("TIA") has been approved by the City of Austin for the redevelopment of the Property which includes the anticipated land uses and densities

ARMBRUST & BROWN, PLLC Page 2

contemplated with this Application. The TIA approval memo issued by the City of Austin on October 3, 2023 is included with this Application.

Thank you in advance for your time and consideration of this Application. If you have any questions or need additional information, please do not hesitate to contact me or Amanda Morrow at (512) 435-2368.

Very truly yours, ARMBRUST & BROWN PLLC Richard T. Suttle, Jr.

cc: Joi Harden, City of Austin Amanda Morrow, Armbrust & Brown PLLC Amanda Hendrix, Armbrust & Brown PLLC Joe Prochot, Karlin ARMBRUST & BROWN, PLLC Page 3

#### EXHIBIT "A"

#### SITE DEVELOPMENT STANDARDS

#### Section 1. Applicable Site Development Regulations

- A. Unless otherwise modified herein development of the Property shall comply with applicable City of Austin rules, regulations and ordinances.
- B. If there is a conflict between this Ordinance and applicable City of Austin rules, regulations and ordinances, this Ordinance including the Exhibits shall control.

#### Section 2. Authorized Uses

A. All Limited Industrial (LI) uses are permitted uses of the Property, except as set forth in Subsection B of this Section. The following are additional permitted uses:

Multi-Family Residential Condominium Residential Cocktail Lounge Research Assembly Services Research Warehousing Services Parks and Recreation Services (General) Townhouse Residential Performance Venue Outdoor Entertainment Research Testing Services Club or Lodge Parks and Recreation Services (Special)

B. The following uses are prohibited as principal uses of the Property:

Automotive Repair Services	Building Maintenance Services
Campground	Commercial Off-Street Parking
Convenience Storage	Drop-Off Recycling Collection Facility
Funeral Services	Monument Retail Sales
Pedicab Storage and Dispatch	Scrap and Salvage
Vehicle Storage	Recycling Center
Resource Extraction	Railroad Facilities

#### Section 3. Site Development Regulations

- A. Base District Regulations
  - 1) Development of the Property shall conform to the site development regulations authorized for the Limited Industrial Services (LI) district as set forth in the City Code, except as provided for in this Ordinance.
  - 2) The following development regulations shall apply to the Property:
    - a) The minimum lot size is 5,750 square feet.

{W1106792.1} 4885-2346-3914, v. 1 ARMBRUST & BROWN, PLLC Page 4

- b) The minimum lot width is 50 feet.
- c) A 50-ft minimum setback shall be required from property zoned SF-5 or more restrictive. There is no minimum interior side yard, rear yard, front yard, or street yard setbacks.
- d) The maximum height of a building or structure shall not exceed 60-ft for multifamily and townhouse residential uses and 80-ft for all uses other than residential.
- e) The maximum impervious cover and building coverage is set forth by the applicable watershed limitation.
- f) The maximum floor-to-area ratio is 2:1.

#### PDA SITE DEVELOPMENT STANDARDS

#### Section 1. Applicable Site Development Regulations

- A. Unless otherwise modified herein development of the Property shall comply with applicable City of Austin rules, regulations and ordinances.
- B. If there is a conflict between this Ordinance and applicable City of Austin rules, regulations and ordinances, this Ordinance including the Exhibits shall control.

#### Section 2. Authorized Uses

A. All Limited Industrial (LI) uses are permitted uses of the Property, except as set forth in Subsection B of this Section. The following are additional permitted uses:

Multi-Family Residential	Townhouse Residential
Condominium Residential	Performance Venue
Cocktail Lounge	Outdoor Entertainment
Research Assembly Services	Research Testing Services
Research Warehousing Services	Club or Lodge
Parks and Recreation Services (General)	Parks and Recreation Services (Special)

B. The following uses are prohibited as principal uses of the Property:

Automotive Repair Services	Building Maintenance Services
Campground	Commercial Off-Street Parking
Convenience Storage	Drop-Off Recycling Collection Facility
Funeral Services	Monument Retail Sales
Pedicab Storage and Dispatch	Scrap and Salvage
Vehicle Storage	Recycling Center
Resource Extraction	Railroad Facilities

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  - 2) The following development regulations shall apply to the Property:
    - a) The minimum lot size is 5,750 square feet.
    - b) The minimum lot width is 50 feet.
    - c) A 50-ft minimum setback shall be required from property zoned SF-5 or more restrictive. There is no minimum interior side yard, rear yard, front yard, or street yard setbacks.

- d) The maximum height of a building or structure shall not exceed 60-ft for multi-family and townhouse residential uses and 80-ft for all uses other than residential.
- e) The maximum impervious cover and building coverage is set forth by the applicable watershed limitation.
- f) The maximum floor-to-area ratio is 2:1.

# ORDINANCE NO. 20211014-061

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12455 AND 12501 RESEARCH BOULEVARD NORTHBOUND; 12489, 12515 ½ AND 12517 ½ RESEARCH BOULEVARD SERVICE ROAD NORTHBOUND; AND 12220 ½ RIATA TRACE PARKWAY FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) 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 (LI) district to limited industrial services-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2021-0012, on file at the Housing and Planning Department, as follows:

Lot 1, Lot 10, Lot 15 and Lot 16, RESEARCH PARK, A RESUBDIVISION OF TECHNOLOGY SUBDIVISION, a subdivision in Travis and Williamson Counties, Texas, according to the map or plat thereof, recorded in Volume 101, Page 214, Plat Records of Travis County, Texas and in Cabinet P, Slides 383-386, Plat Records of Williamson County, Texas and

Update Legal Description

Lot 11, RESEARCH PARK, A RESUBDIVISION OF TECHNOLOGY SUBDIVISION, a subdivision in Travis and Williamson Counties, Texas, according to the map or plat thereof, recorded in Volume 101, Page 214, Plat Records of Travis County, Texas and in Cabinet P, Slides 383-386, Plat Records of Williamson County, Texas (respectively referred to as "Lot 11" herein), and

Lot 14C, Lot 14D, Lot 14E and Lot 14F, RESEARCH PARK SECTION 2, A RESUBDIVISION OF LOT 14 OF RESEARCH PARK SUBDIVISION, a subdivision in Travis And Williamson Counties, Texas, according to the map or plat thereof recorded in Document No. 200000371, Official Public Records of Travis County, Texas, and in Cabinet T, Slides 244-247 of the Plat Records of Williamson County, Texas, and

Lot 1-B, Block A, AMENDED PLAT OF RESEARCH PARK SECTION 3A, A RESUBDIVISION OF LOT 1, BLOCK A, RESEARCH PARK SECTION 3, a

Page 1 of 3

subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200200182, Official Public Records of Travis County, Texas (collectively referred to as the "Property"),

locally known as 12455 and 12501 Research Boulevard Northbound; 12489, 12515 <sup>1</sup>/<sub>2</sub> and 12517 <sup>1</sup>/<sub>2</sub> Research Boulevard Service Road Northbound; and 12220 <sup>1</sup>/<sub>2</sub> Riata Trace Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.

**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 is subject to the regulations set forth in this part: REFER TO UPDATED PDA STANDARDS INCLUDED WITH APPLICATION
  - (A) The following uses are prohibited uses on Lot 11:

Automotive repair servicesBasBuilding maintenance servicesCarCommercial off-street parkingCorConvenience storageCurDrop-off recycling collection facilityFurGeneral warehousing and distributionKerLaundry servicesLigLimited warehousing and distributionMaOutdoor entertainmentPeoRecycling centerResScrap and salvageSerTheaterTraVehicle storageFur

Basic industry Campground Construction sales and services Custom manufacturing Funeral services Kennels Light manufacturing Maintenance and service facilities Pedicab storage and dispatch Resource extraction Service station Transportation terminal

(B) The following uses are additional permitted uses on Lot 11:

Multi-family residential Research warehousing services Research testing services



- 1. The maximum height of a building or structure shall not exceed 60 feet.
- 2. The minimum setbacks are: 0 feet for front yard,
  - 0 feet for street side yard,
  - 0 feet for interior side yard, and
  - 0 feet for rear yard.

3. The minimum lot area is 5,750 square feet.

4. The minimum lot width is 50 feet.

5. The maximum floor-to-area ratio (FAR) is 1:1.

**PART 5**. This ordinance takes effect on October 25, 2021. 

# **PASSED AND APPROVED**

<u>October 14</u> , 2021	



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Created: 2/9/2021



#### Regarding: TIA Compliance – Research Flex Campus – SP-2021-0124C

The following memorandum has been prepared in reference to the proposed development of Research Flex Campus to the northeast of US Highway between Riata Trace Parkway and Research Park Loop within Austin, Travis County, Texas. The TIA for the proposed development has already been completed and approved by City of Austin on <u>October 3, 2023</u>. The Research Flex Campus TIA approval memorandum has also been included as **Attachment 1**. The location of the proposed development is shown in **Figure 1**.

#### Figure 1 – Proposed Research Flex Campus Location



April 15, 2025 Page 2 of 2

Since the TIA was approved, the proposed Research Flex Campus has submitted a PDA amendment application to the City of Austin under <u>Case No: C14-2024-0159</u> which includes the land subject to the TIA. This TIA compliance memo is being provided in support of the PDA amendment application to address the feedback received from the City of Austin. This TIA compliance memo confirms that the proposed land uses reported within the PDA amendment application are in compliance with the land uses documented shown within **Table 1** of the approved TIA memo for Research Flex Campus. Table 1 from the approved TIA memo summarizing the land uses is shown below for reference. The Research Flex Campus TIA approval memorandum has also been included as **Attachment 1**.

	Table 1 – Approved		<u> </u>									
ITE					24-Hour Two-Way		AM Peak Hour			PM Peak Hour		
Code	Land Use	Size		Volume	Enter	Exit	Total	Enter	Exit	Total		
Phase	1 (2023)	•										
150	Warehouse	200,000	sf	362	38	11	49	14	38	52		
221	Multifamily Housing (Mid-Rise)	350	du	1,906	30	86	117	90	58	147		
221	Multifamily Housing (Mid-Rise)	350	du	1,906	30	86	117	90	58	147		
	Sı	se 1	4,174	99	184	283	194	153	347			
Phase	2 (2026)											
710	General Office	500,000	s.f.	5,055	427	70	496	84	441	525		
	Sı	ib-Total Pha	se 2	5,055	427	70	496	84	441	525		
Phase	3 (2029)											
221	Multifamily Housing (Mid-Rise)	650	du	3,541	56	159	214	163	104	267		
710	General Office	300,000	s.f.	3,080	265	43	308	52	272	323		
	Sı	b-Total Pha	se 3	6,621	321	202	523	215	376	590		
	Total Propos	15,849	847	456	1,302	493	970	1,462				

#### Table 1 – Approved TIA Memo - Unadjusted Trip Generation

Please let us know if you have any questions or need any additional information.

Sincerely,

BOE CONSULTING SERVICES, LLC Texas Engineering Firm No. F-19220

Aditya Jataz

Aditya Jatar, P.E. Project Manager aj@bo-engineering.com Phone: 737-301-2153



#### Attachment 1: Research Flex Campus TIA Approval Memo (October 3, 2023)



April 15, 2025

# 01 RESEARCH FLEX TIA APPROVAL MEMO <u>OCTOBER 3, 2023</u>





#### MEMORANDUM

Date:	October 3, 2023	

To: Bobak J. Tehrany, P	.E., BOE
-------------------------	----------

CC:	Ella Ryan, Renee Johns, Maria Cardenas, Mustafa Wali, Curtis Beaty,
	TPW

Reference:	Transportation Impact Analysis Final Memo	)
	Research Flex Campus - SP-2021-0124C	

The City of Austin Transportation Public Works (TPW) Department has reviewed the *"Research Flex Campus TIA"* prepared by BOE. After several rounds of review, TPW finds that BOE has successfully addressed the comments and determined appropriate recommendations and mitigations. TPW approves the TIA, subject to the conditions outlined in the following memo.

#### Trip Generation and Land Use:

The proposed development is in Northwest Austin between US Highway 183, McNeil Drive and Riata Trace Parkway. It is approximately 27 acres total comprised of 5 separate tracts. At final build out in 2029, it is anticipated to have 200,000 square feet of warehouse, 800,000 square feet of general office, and 1,350 units of mid-rise multifamily housing. Based on the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, <u>11<sup>th</sup> Edition</u>, the total unadjusted trip generation for all phases is 15,849. The adjusted trip generation, which includes a reduction based on proposed Transportation Demand Management (TDM) measures, and the addition of trips from the existing land uses, is expected to be 18,024 daily trips. See Table 1 and 2 below for details. These tables are copied from the TIA report appendix.

			i opo.		Incrutio		ajaotoa	/				
					24-Hour <del>Two-</del>		AM Peak Hour			<del>PM Peak</del> <del>Hour</del>		
ITE Code	Land Use	Size		<del>Way</del> Volume	Enter	Exit	Total	Enter	Exit	Total		
	<del>-1 (2023)</del>				L		L		L			
<del>150</del>	Warehouse	<del>200,000</del>	sf	<del>362</del>	<del>38</del>	11	4 <del>9</del>	<del>1</del> 4	<del>38</del>	<del>52</del>		
<del>221</del>	Multifamily Housing (Mid-Rise)	<del>350</del>	<del>du</del>	<del>1,906</del>	<del>30</del>	<del>86</del>	<del>117</del>	<del>90</del>	<del>58</del>	<del>147</del>		
Sub-Total Phase 1			<del>se 1</del>	<del>2,267</del>	<del>68</del>	<del>98</del>	<del>166</del>	<del>104</del>	<del>95</del>	<del>199</del>		
Phase	<del>-2 (2026)</del>											
<del>221</del>	Multifamily Housing (Mid-Rise)	<del>350</del>	<del>du</del>	<del>1,906</del>	<del>30</del>	<del>86</del>	<del>117</del>	<del>90</del>	<del>58</del>	<del>147</del>		
<del>710</del>	General Office	<del>500,000</del>	<del>s.f.</del>	<del>5,055</del>	4 <del>27</del>	<del>70</del>	<del>496</del>	<del>8</del> 4	441	<del>525</del>		
	Sub	Total Pha	<del>se 2</del>	<del>6,961</del>	4 <del>57</del>	<del>156</del>	<del>613</del>	<del>174</del>	4 <del>99</del>	<del>673</del>		
Phase	<del>3 (2029)</del>											
<del>221</del>	Multifamily Housing (Mid-Rise)	<del>650</del>	<del>du</del>	<del>3,541</del>	<del>56</del>	<del>159</del>	<del>214</del>	<del>163</del>	<del>104</del>	<del>267</del>		
<del>710</del>	General Office	<del>300,000</del>	<del>s.f.</del>	<del>3,080</del>	<del>265</del>	4 <del>3</del>	<del>308</del>	<del>52</del>	<del>272</del>	<del>323</del>		
	Sub	Total Pha	<del>se 3</del>	<del>6,621</del>	<del>321</del>	<del>202</del>	<del>523</del>	<del>215</del>	<del>376</del>	<del>590</del>		
	<b>Total Proposed Development</b>				<del>847</del>	4 <del>56</del>	<del>1,302</del>	4 <del>93</del>	<del>970</del>	<del>1,462</del>		
				1	1	1	1		1	<u> </u>		

Table 1 - Summar	v of Proposed Trip Generation (Unadjusted	4
	y or reposed mp deneration (onadjusted	7

# Table 1 - Summary of Proposed Trip Generation (Unadjusted)

				24-Hour Two-		AM Peak Hour			PM Peak Hour			
ITE Code	Land Use	Size		Way Volume	Enter	Exit	Total	Enter	Exit	Total		
Phase	1 (2023)											
150	Warehouse	200,000	sf	362	38	11	49	14	38	52		
221	Multifamily Housing (Mid-Rise)	350	du	1,906	30	86	117	90	58	147		
221	Multifamily Housing (Mid-Rise)	350	du	1,906	30	86	117	90	58	147		
	Sub	Total Pha	se 1	4,174	99	184	283	194	153	347		
Phase	2 (2026)											
710	General Office	500,000	s.f.	5,055	427	70	496	84	441	525		
	Sub	5,055	427	70	496	84	441	525				
Phase	Phase 3 (2029)											

221	Multifamily Housing (Mid-Rise)	650	du	3,541	56	159	214	163	104	267
710	General Office	300,000	s.f.	3,080	265	43	308	52	272	323
	Sub-Total Phase 3			6,621	321	202	523	215	376	590
	Total Proposed Development			15,849	847	456	1,302	493	970	1,462

#### Table 2 – Summary of Trip Adjustment

	Two-Way	Hour			Hour			
Calculation		Volume	Enter	Exit	Total	Enter	Exit	Total
Unadjusted		15,849	847	456	1,302	493	970	1,462
TDM Reduction	11.5%	(1,823)	(98)	(53)	(150)	(57)	(112)	(169)
Existing Trips		3,998	444	100	543	110	424	534
	Total Adjusted Trips	18,024	1,192	502	1,696	546	1,282	1,828

#### TIA Assumptions

- 1. The TIA assumes that the development is built in three phases, each lasting three years: 2023, 2026, and 2029. The anticipated build out year is 2029.
- 2. Based on TxDOT data obtained from Statewide Traffic Analysis and Reporting System (STARS II), a growth rate of 3% was used in the analysis.
- 3. The applicant has elected TDM measures to reach a reduction of 11.5% of trips generated by the site.
- 4. Listed below are the background projects that were assumed to contribute trips to the surrounding roadway network, in addition to forecasted site traffic:
  - a. Generational Commercial Properties (SP-2018-0602C(R1))
  - b. McNeil High School (SP-2016-0048DX(R1))
- 5. Accessibility: There are three main intersections to access the site. Northbound US 183 frontage road and Oak Knoll Drive, Realigned Oak Knoll Drive and McNeil Drive, and Research Park Loop and Riata Trace Parkway. Various driveways to access the site branch off from Research Park Loop.

#### Analysis & Recommendations:

Sixteen intersections in the surrounding roadway network were analyzed and considered for improvement, see Figure 1 below. Generally, signal timings and additional turn lanes were recommended based on synchro analysis. See the full TIA report for additional details. Two intersections – Oak Knoll Drive and McNeil Drive (intersection I), and Riata Trace Parkway and Research Park Loop (intersection M) identified construction mitigations.



Figure 1: Intersections included in Analysis. Figure provided by BOE on page 479 of TIA Report Appendix.

# **Summary of Construction Mitigations:**

The construction mitigations in the following table are eligible for a SIF offset. At the time of the SIF offset agreement the credit granted each mitigation will be finalized.

Table 3. Construction wingations (See Figure 2 below for map)						
Location	Improvement					
Oak Knoll Dr Modification – See figure 2 for the approximate extent of the improvements	Redesign of Oak Knoll Drive per ASMP. Addition of shared use path, sidewalks, and realignment to meet McNeil Drive at Blackfoot Trail					
McNeil Drive and Oak Knoll Drive/Blackfoot Trail	Signalize intersection as part of realignment with Oak Knoll. Intersection will be fully accessible for pedestrians.					
Research Park Loop and Riata Trace Parkway	Add WB RT Lane (150'/100') along Riata Trace Pkwy					
Research Park Loop and Riata Trace Parkway	Restripe SB Approach along Research Park Loop as 1L, 1R					

# Table 3. Construction Mitigations (See Figure 2 below for map)

Table 3. Construction Mitigations (See Figure 2 below for map)		
Location	Improvement	
Phase 1 Requirements		
Research Park Loop and Riata Trace Parkway	Add WB RT Lane (150'/100') along Riata Trace Pkwy	
Research Park Loop and Riata Trace Parkway	Restripe SB Approach along Research Park Loop as 1L, 1R	
Phase 2 Requirements		
Oak Knoll Dr Modification - See figure 2 for the approximate extent of the improvements	Redesign of Oak Knoll Drive per ASMP. Addition of shared use path, sidewalks, and realignment to meet McNeil Drive at Blackfoot Trail	
McNeil Drive and Oak Knoll Drive/Blackfoot Trail	Signalize intersection as part of realignment with Oak Knoll. Intersection will be fully accessible for pedestrians.	



Figure 2: Construction Mitigations in Relation to Site.

#### **Conditions of Approval:**

As a transportation condition of approval for the above referenced site plan, the applicant shall comply with the recommendations below:

1. The applicant shall design, and construct improvements identified in Table 3 prior to the issuance of temporary certificate of occupancy (TCO) or certificate of occupancy (CO).

The applicant shall design, and construct improvements identified in Table 3 prior to the issuance of temporary certificate of occupancy (TCO) or certificate of occupancy (CO) for the Phase of development identified within the same table. This requirement will not be applied to the first site (SP-2021-0124C), which has already been approved and is currently under construction.

- 2. The applicant shall dedicate 72 feet of right-of-way for Oak Knoll extension as per Austin Strategic Mobility Plan (ASMP) prior to approval of site plan. The applicant shall dedicate 72 feet of right-of-way for Oak Knoll extension as per Austin Strategic Mobility Plan (ASMP) prior to approval of site plan for Phase 2.
- 3. The site has committed to meeting an 11.5% TDM reduction using various measures (e.g., Pedestrian and Bicycle Access and Connectivity, Bicycle Parking, Showers & Lockers, Bicycle Repair Station, etc.). TDM measures will be further reevaluated and approved by COA during any subsequent site plan review(s).
- 4. 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 TPW and may require a new or updated TIA/addendum.
- The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of the traffic counts in the TIA or the date of this memo, whichever comes first, after which a revised TIA or addendum may be required.
- 6. An electronic copy of the final TIA is required to be provided to TPW prior to the issuance of any site development permit.
- The City has started collecting street impact fees with all building permits issued on or after June 22, 2022. For more information, please visit the <u>Street Impact Fee</u> <u>website.</u>

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

Nate Autur

Nate Aubert, P.E. Austin Transportation Department

#### City POBELC HEARING INFORMATION Council Meeting Backup: July 24, 2025

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <u>https://bit.ly/ATXZoningComment</u>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <u>www.austintexas.gov/planning</u>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your commission's should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2024-0159		
Contact: Sherri Sirwaitis, 512-974-3057		
Public Hearing: April 15, 2025, Zoning and Platting C	Commission	
Dol la Franch		
Deborah Franke	🗆 I am in favor	
Your Name (please print)	DI object	
6400 Evangeline Tr. Austin 7	8 127	
Your address(es) affected by this application (optional)		
Celaro de	4-7-25	
Signature	Date	
Daytime Telephone (Optional): 512.496.60	92	
Comments: This development will be		
to my neighborhood. The issues that concern		
me & rundef & no retention pl		
streets? backyards already Flood with heavy vaine		
3 Late Travis water levels cannot s		
water needs of this new deviloiment 3 lack of		
greenspace. It's time to say "Enough" with this		
development & protect the reatural spaces which		
remain.	1	

If you use this form to comment, it may be returned to: City of Austin, Planning Department **Sherri Sirwaitis** P. O. Box 1088, Austin, TX 78767 Or email to: **sherri.sirwaitis@austintexas.gov**