

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2023-0093 – 7300 Metro Center

DISTRICT: 2

ADDRESS: 7300 Metro Center Drive

ZONING FROM: LI-NP

TO: LI-PDA-NP

SITE AREA: 9.631 acres

PROPERTY OWNER: Veranda Apartments, LP (Christopher Sies)

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

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

### STAFF RECOMMENDATION:

**The Staff recommendation is to deny the Applicant's request for limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning.**

### PLANNING COMMISSION ACTION / RECOMMENDATION:

**February 27, 2024:**

### CITY COUNCIL ACTION:

### ORDINANCE NUMBER:

### ISSUES:

On November 7, 2023, City of Austin staff sponsored a virtual community meeting to provide an opportunity for the neighborhood plan contact team, nearby residents, property owners, and any other interested parties to discuss the proposed development and the neighborhood plan amendment request.

### CASE MANAGER COMMENTS:

The subject rezoning area is approximately 9.6 acres and is undeveloped. The property is situated just south of East Ben White Boulevard and north of Metropolis Drive and is located within the McKinney Jobs Center. Development in this area is generally characterized by

industrial warehouses containing distribution and supply companies, fabrication companies, construction sales and service businesses, and outside storage uses (LI-NP; LI-CO-NP; LI-PDA-NP; CS-MU-CO-NP). *Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).*

The Bergstrom Spur, a planned urban trail and park facility for South Austin, will be developed south of this property.

The Applicant proposes to rezone the property to the limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) district for a multifamily project that will include 280 rental units with 441 vehicle parking spaces and 62 bicycle spaces. The Metro Center Drive right-of-way will be extended to provide access to the proposed development.

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

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

1) Establishes the following additional permitted residential uses:

Bed & Breakfast (Group 1)	Retirement Housing (Small Site)
Bed & Breakfast (Group 2)	Single-Family Attached Residential
Condominium Residential	Single-Family Residential
Duplex Residential	Townhouse Residential
Group Residential	Two-Family Residential
Multifamily Residential	Short -Term Rental

2) Establishes the following additional residential use as conditional:

Retirement Housing (Large Site)

3) Prohibits the following commercial, civic, and industrial uses:

Agricultural Sales and Services	Indoor Sports and Recreation
Automotive Rentals	Kennels
Automotive Repair Services	Laundry Services
Automotive Sales	Monument Retail Sales
Automotive Washing (of any type)	Outdoor Sports and Recreation
Bail Bond Services	Scrap and Salvage
Building Maintenance Services	Vehicle Storage
Campground	Veterinary Services
Construction Sales and Services	Basic Industry
Drop-Off Recycling Collection Facility	General Warehousing and Distribution

Electronic Prototype Assembly	Light Manufacturing
Electronic Testing	Limited Warehousing and Distribution
Equipment Repair Services	Recycling Center
Equipment Sales	Resource Extraction
Exterminating Services	Maintenance and Service Facilities
Funeral Services	Railroad Facilities

- 4) Establishes that LI site development standards apply to the property, with the following modifications:
- a) A maximum height of 60'
  - b) A maximum floor-area-ratio (FAR) of 1:1
  - c) A maximum of 75% building coverage
  - d) A 0-foot front yard setback, a 0-foot street side yard setback, a 0-foot interior side yard setback and a 0-foot rear yard setback
  - e) Minimum site area requirements for multifamily residence – moderate-high density (MF-4) zoning district as shown below:
    - 800 square feet for an efficiency unit
    - 1,000 square feet for a 1 bedroom unit
    - 1,200 square feet for units with 2 or more bedrooms
- [LDC 25-2-563: *Multifamily Residence Moderate-High Density (MF-4) District Regulations*]
- 5) Convenience Storage is a permitted use not to exceed 20,000 square feet.

NOTE: All other land use classification in the LI zoning district are permitted and conditional uses except as identified above.

#### BASIS OF RECOMMENDATION:

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

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

2. *Zoning changes should promote an orderly relationship among land uses.*

The property is located in an Imagine Austin Jobs Center where the dominant character of the area is industrial and generally does not support residential uses. The Southeast Neighborhood Plan supports maintaining the industrial uses and encouraging new industrial and commercial uses which will allow space for small businesses, warehouse manufacturing, and blue-collar jobs.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-NP	Undeveloped
<i>North</i>	MF-4-NP; LI-NP; LI-CO-NP; RR-NP	Undeveloped; Multifamily; Hotels; Business services; Carson Creek
<i>South</i>	LI-CO-NP; LI-PDA-NP	Industrial warehouses and services; Urban Trail Network
<i>East</i>	LI-PDA-NP	Industrial warehouses and services
<i>West</i>	CS-MU-CO-NP; LI-CO-NP	Undeveloped; Industrial service center; Testing lab

NEIGHBORHOOD PLANNING AREA: Southeast Combined (Southeast)WATERSHED: Carson Creek – SuburbanCAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: NoSCHOOLS: Del Valle Independent School DistrictCOMMUNITY REGISTRY LIST:

Austin Neighborhoods Council  
 Austin Independent School District  
 Crossing Gardenhome Owners Assn.  
 Carson Ridge Neighborhood Association  
 Del Valle Independent School District  
 Del Valle Community Coalition Non-Profit  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Sierra Club, Austin Regional Group  
 Montopolis Neighborhood Association  
 Montopolis Tributary Trail Association  
 Montopolis Community Development  
 Montopolis Neighborhood Plan Contact Team  
 Southeast Combined Neighborhood Plan Contact Team

Austin Lost and Found Pets  
 Dove Springs Proud  
 Onion Creek HOA  
 Pleasant Valley  
 Preservation Austin  
 SELTexas  
 Go Austin Vamos Austin 78744  
 Friends of Austin Neighborhoods  
 Montopolis Community Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0116 – Colorado Crossing	LI-CO-NP (Tract 1) and RR-CO-NP (Tract 2) to LI-PDA-NP, approx. 644 acres	To Grant (1/27/2004) LI-PDA-NP	Apvd LI-PDA-NP as Commission recommended (3/11/2004)
C14-03-0116.01 – Met Center II PDA amendment (previously Colorado Crossing)	Exempt Met Center II from Subchapter E of the LDC, if the development does not include residential, general retail sales or restaurant uses	To Deny (1/13/2009) Applicant request for exemption	Apvd Applicant request for exemption (2/12/2009)
C14-03-0116.01 - Met Center II PDA amendment #2 (previously Colorado Crossing)	Permit Hospital Services (Limited) and Hospital Services (General)	To Grant (10/13/2019) amendment to permit Hospital Services (Limited) and Hospital Services (General)	Apvd uses as Commission recommended (11/5/2009)
C14-2022-0059 – 3112 Caseybridge Court; C14-2022-0060 – 3111 Caseybridge Court	CS-MU-CO-NP, LI-CO-NP to CS-MU-V-CO-NP (-0059); CS-MU-CO-NP to CS-MU-V-CO-NP (-0060). Both maintain conditional overlay to prohibit Adult Oriented business	To Grant (7/26/22) CS-MU-V-CO-NP, (-0059 & -0060), both maintain conditional overlay	Apvd CS-MU-V-CO-NP (-0059 & -0060) as Commission recommended (9/1/22)
C14-2020-0042 - 7135 E Ben White Blvd	LI-NP to MF-4-NP	To Grant (8/11/2020) MF-4-NP	Apvd MF-4-NP as Commission recommended (8/27/2020)
C14-2018-0108 – Airport Gateway Lots 1, 5 & 6 - 3112 Caseybridge Court; C14-2018-0109 – Airport Gateway Lot 9 – 3111 Caseybridge Court	CS-MU-CO-NP; LI-CO-NP (-0108) to change condition of zoning & add RC for TIA; CS-MU-CO-NP (-0109) to change condition of zoning & add RC for TIA	To Grant (3/12/19) CS-MU-CO-NP; LI-CO-NP (-0108) to change condition of zoning & RC for TIA; CS-MU-CO-NP (-0109) to change condition of zoning & RC for TIA	Apvd CS-MU-CO-NP; LI-CO-NP (-0108); CS-MU-CO-NP (-0109) to change condition of zoning & RC for TIA as Commission recommended (5/9/2019)
C14-02-0128.01 (Franklin Park), C14-02-0128.02 (McKinney) & c14-02-0128.03 (Southeast)	Southeast Combined Neighborhood Plan & Rezoning		10/10/2002

RELATED CASES:

The subject property is within the boundaries of the Southeast Combined Neighborhood Planning Area. The –NP combining district was added on October 10, 2002 (021010-11).

NPA-2023-0014.03 – corresponding neighborhood plan amendment to change the Future Land Use Designation from Industry to Mixed Use

ADDITIONAL STAFF COMMENTS:Comprehensive Planning

**Project Name and Proposed Use:** 7300 METRO CENTER DR. C14-2023-0093. Project: 7300 Metro Center. 9.631 acres from LI-NP to LI-PDA-NP. Undeveloped to 280 residential units. Height up to 60 feet.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers:</b> <b>McKinney Center Job Center</b>
Y	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living:</b> 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	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
5	<b>Total Number of "Yes's"</b>

### Drainage

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

### PARD – Planning & Design Review

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. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication may be required, as well as any remaining fees in-lieu.

The Parks and Recreation Department (PARD) would consider a connection and park improvements along Carson Creek toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity, and satisfy an acquisition need for Carson Creek, a recommendation identified in the Parks and Recreation Department's Long Range Plan.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov).

### Site Plan

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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

The site is located within Austin-Bergstrom Overlay Controlled Compatible Use Land Area. No use will be allowed that creates electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard

Zoning Committee review may be required prior to Planning Commission Hearing.

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for the extension of Dime Circle to connect to Metro Center Drive through the southern portion of this site as a Level 3 roadway with 116' of right-of-way. It is recommended that this roadway should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Metro Center Drive	Level 3 – Minor/Major Arterial	116'	90'	60'	Yes	No	No
Dime Circle (future extension)	Level 3 – Minor/Major Arterial	116'	N/A	N/A	N/A	N/A	N/A

A Traffic Impact Analysis (TIA) is not required.

Austin Water Utility

No comments on zoning change.

The landowner intends to serve the site with existing City of Austin water utilities.

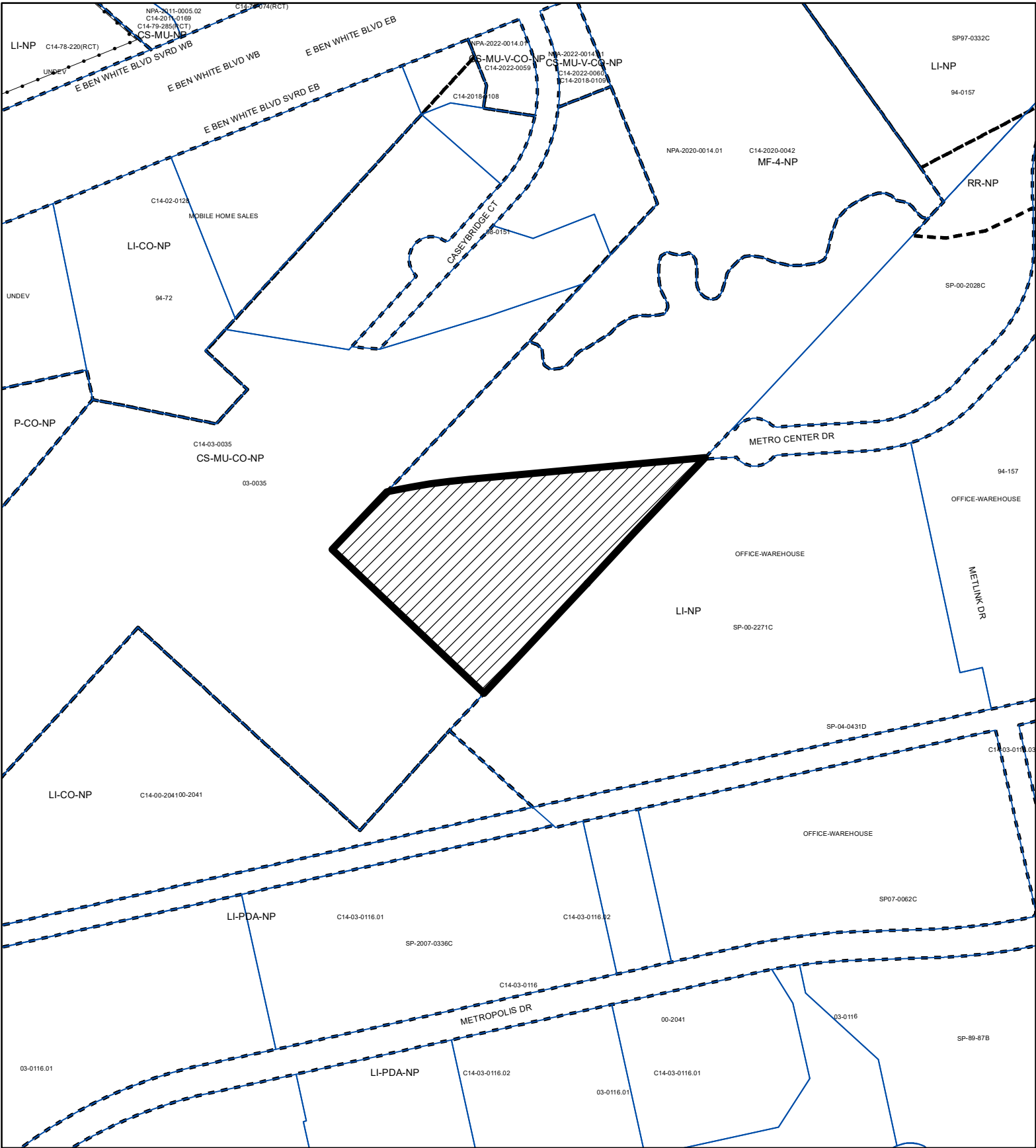
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

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

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

Applicant's Summary Letter





N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**

**ZONING CASE#: C14-2023-0093**

**Exhibit A**

1" = 400'

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

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







**Created: 12/7/2023**



## 7300 Metro Center

Exhibit A-1



-  SUBJECT TRACT  
 ZONING BOUNDARY  
 PENDING CASE  
 CREEK BUFFER

CASE#: C14-2023-0093 7300  
LOCATION: Metro Center Dr  
SUBJECT AREA: 9.631 Acres  
GRID: L17  
MANAGER: Nancy Estrada



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**Created: 2/22/2024**



December 7, 2023

Ms. Lauren Middleton-Pratt  
Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street, Suite 200  
Austin, TX 78702

Via Electronic Delivery

Re: 7300 Metro Center Drive – Zoning application package for the 9.631-acre portion of property located at 7300 Metro Center Drive, Austin, TX (the "Property") TCAD ID: 0314160501

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 7300 Metro Center Drive and is approximately 9.631 acres of land, located on Metro Center Drive, south of E. Ben White Boulevard. The Property is in the full purpose jurisdiction of the City of Austin.

The Property is currently zoned LI-NP (Limited Industrial Services – Neighborhood Plan). The requested rezoning is from LI-NP to LI-PDA-NP (Limited Industrial Services – Planned Development Area - Neighborhood Plan). Currently, the Property is vacant. The purpose of the rezoning is to allow for multifamily development on the site.

The Property is located within the Southeast Neighborhood Planning Area and has a Future Land Use Map designation of Industry, and we are submitting an amendment to change it to Mixed-Use.

The Property will have future access on Metro Center Drive, which will be classified as a minor arterial – suburban roadway with an average ROW of 116 feet.

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,



Leah Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)