

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0003 (13614 Metric)

DISTRICT: 7

ADDRESS: 13614 Metric Boulevard

ZONING FROM: GO

TO: GO-MU

SITE AREA: 8.7549 acres (381,361.49 sq. ft.)

PROPERTY OWNER: Woodforest National Bank (Tom Aderhold)

APPLICANT/AGENT: Drenner Group PC (Amanda Swor)

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

STAFF RECOMMEDATION:

Staff recommends GO-MU, General Office-Mixed Use Combining District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

March 19, 2024

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently a moderately vegetated undeveloped tract of land located at the southwest intersection of West Howard Lane and Metric Boulevard. The lots to the north, across W. Howard Lane, are developed with office and warehouses that are part of a commercial/industrial park. The land to the east is undeveloped and contains floodplain. To the south and west there is a single family residential neighborhood (The Ridge at Scofield). The applicant is asking to rezone the property to add a Mixed Use (MU) overlay to develop approximately 238 multifamily units.

The staff supports the rezoning request because the site meets the intent of the GO-MU district as it is located along a designated activity corridor. The property can serve community and city-wide needs as it fronts onto and takes access to two level 3/arterial roadways, West Howard Lane and Metric Boulevard. The site under consideration is adjacent to commercial uses to the north, across Howard Lane, and to residential uses to the south and west. The proposed zoning will provide for a transition in the intensity of uses from the commercial uses developed in the county to the north to the SF-6/MF-3 zoning and residential developments to the south and west. The addition of the MU combining district will permit the applicant to develop new residential uses on this site to provide for additional housing opportunities in this area of the city in accordance with the goals of the adopted Strategic Housing Blueprint.

The applicant agrees with the staff recommendation.

BASIS OF RECOMMENDATION:

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

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

The site under consideration is adjacent to commercial uses to the north, across Howard Lane, and to residential uses to the south and west. The proposed zoning will provide for a transition in the intensity of uses from the commercial uses developed in the County to the north to the SF-6/MF-3 zoning and residential developments to the south and west.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The property in question is located along an identified activity corridor takes access to major arterial roadways, West Howard Lane and Metric Boulevard. The Imagine Austin Comprehensive Plan Growth Concept Map identifies this property as being located along an Activity Corridor (Howard Lane/Gregg Corridor) and abutting a Neighborhood Center (Tech Ridge Neighborhood Center).

There are transportation services in this area as there are Capital Metro bus routes along W. Howard Lane (#325) and Metric Boulevard, with a bus stop directly adjacent to this site on Metric Boulevard. In addition, there is access to a designated urban trail (Wells Branch Creek) to the east.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO	Undeveloped
<i>North</i>	County	Industrial/Office/Warehouse
<i>South</i>	SF-6, MF-3-CO	Single Family Residences (The Ridge at Scofield, Scofield Farms Meadows)
<i>East</i>	P, GR, MF-3-CO	Undeveloped/Floodplain, Single Family Residences (Scofield Farms Meadows), Multifamily (Madison at Scofield Farms Apartments)
<i>West</i>	SF-6	Single Family Residences (The Ridge at Scofield)

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Walnut Creek

SCHOOLS: Pflugerville I.S.D.
Northwest Elementary School
Connally High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
North Growth Corridor Alliance,
Pflugerville Independent School District,
Ridge at Scofield Farms HOA (The),
SELTexas, Sierra Club, Austin Regional Group,
Wells Branch Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0035 (Metric at Howard: 13614 Metric Boulevard)	SF-6, GO, GR to GO	7/17/18: Approved staff's recommendation of GO zoning, with added CO to prohibit Hospital Services uses and to add a 25-foot vegetative buffer along the western property line adjacent to the single-family residential neighborhood, by consent (8-0, D. Breithaupt and S. Lavani-absent, A. Tatkow-abstain); D. King-1 st , J. Duncan-2 nd .	8/09/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20180809-090 for general office (GO) district zoning without conditional overlay was approved on Council Member Pool's motion, Council Member Flannigan's second on a 10-0 vote. Council Member Houston was off the dais.
C14-2017-0048 (GMCV LLC, DBA G's Liquor)	GR to CS-1	6/06/17: Approved staff's recommendation of CS-1 zoning (6-2-2, D. King and J. Duncan-No, A. Denkler and Y. Flores-abstain, D. Breithaupt-absent)	8/31/17: The public hearing was conducted and a motion to close the public hearing and deny the rezoning request was approved on Council Member Pool's motion, Council Member Renteria's second on a 6-5 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter, Houston, Kitchen, Pool, and Renteria. Those voting nay were: Mayor Alder, Council Members Casar, Flannigan, Garza, and Troxclair.
C14-01-0049 (Scofield Ridge Condominiums: 1900-2000 Scofield Ridge Parkway)	LI-CO to SF-6	5/01/01: To approve staff's recommendation for SF-6 district zoning by consent (7-0, Ortiz, Robertson-absent) Vrudhula-1 st , Cravey-2 nd	7/19/01 : Approved SF-6 on all 3 readings (6-0)
C14-00-2206	SF-6	Approved SF-6-CO (8-0, consent)	Approved SF-6-CO, with conditions (7-0, all 3 readings)
C14-95-0182	LI: TR 1= 32 acres GR: TR 2= 1.621 acres SF-6: TR 3= 66.11 acres	Approved LI, GR, SF-6	Approved LI-CO for Tract 1, GR for Tract 2 and SF-6 for Tract 3 (7-0)
C14-93-0068	SF-6 : 47.191 acres MF-1 : 1.347 acres SF-6 : 2.098 acres	Approved SF-6-CO, MF-1, RR	Approved SF-6-CO, MF-1, RR (6-0, 2 nd /3 rd readings)

RELATED CASES:

C14-2018-0035 - Previous Rezoning Case

C8-2020-0145.0A -Subdivision Case

SP-2018-0364C – Site Plan Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 13614 METRIC BOULEVARD. C14-2024-0003.
Project: 13614 Metric. 8.7459 acres from GO to MF-4. Existing: vacant. Proposed:
multifamily residential proposing 238 units.

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 *: Tech Ridge Neighborhood Center. Howard Lane/Gregg Corridor.
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	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.
Y	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.
	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.)
Y	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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	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.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
7	Number of "Yes's"

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

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

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

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with MF-4 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. 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 § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@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

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.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Howard Lane and 116 feet of right-of-way for Metric Blvd. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for both Howard Lane and Metric Blvd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-5]

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)
Howard Lane	Level 3	116 feet	147 feet	100 feet	Yes	Yes	Yes
Metric Blvd	Level 3	116 feet	125	70 feet	Yes	Yes	Yes

Water Utility

No comments on zoning change.




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

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. 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 TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY





ZONING CASE#: C14-2024-0003

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Created: 1/16/2024

**13614 Metric**

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2024-0003
 LOCATION: 13614 Metric Blvd
 SUBJECT AREA: 8.7549 Acres
 GRID: M36
 MANAGER: Sherri Sirwaitis



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

January 29, 2024

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
1000 E. 11th Street, Ste 200
Austin, TX 78702

Via Electronic Delivery

Re: 13614 Metric – Rezoning application for the 8.7549-acre piece of property located at 13614 Metric Boulevard in Austin, Travis County, Texas (the “Property”)

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 13614 Metric, consists of 8.7549 acres, and is located at 13614 Metric Boulevard at the southwest corner of the Metric Boulevard and West Howard Lane intersection. The property is currently vacant without a current land use.

The Property is currently zoned GO, General Office, district. The requested rezoning is from GO to GO-MU, General Office – Mixed Use combining district. This rezoning is requested to allow a residential development with approximately 238 multifamily units. This request is consistent with surrounding uses.

The Property is not located within an approved City of Austin Neighborhood Planning Area; therefore, the Property does not have a Future Land Use Map (“FLUM”) designation and a Neighborhood Plan Amendment is not required.

A Traffic Impact Analysis (“TIA”) is not required per a TIA Determination Form signed by Adrianna Morrow, dated November 3, 2023. A TIA is not required because the traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.

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,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" being larger and more prominent than the last name "Swor".

Amanda Swor

cc: Sherri Sirwaitis, Planning Department (*via electronic delivery*)