

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0106 (LL Braker)

DISTRICT: 4

ADDRESS: 11209 Metric Boulevard

ZONING FROM: LI

TO: LI-PDA

SITE AREA: 6.30 acres

PROPERTY OWNER: B9 SEQUOIA BRAKER OWNER LP by Link Logistics Real Estate Management LLC (Andrew Beck)

AGENT: Jackson Walker LLP (Henry Gilmore)

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. Per the applicant's request, the PDA overlay will:

- 1) Permit Condominium Residential and Multifamily Residential uses,**
- 2) Allow for a maximum FAR of 2:1, and**
- 3) Prohibit the following uses: Adult Oriented Businesses, Automotive Repair, Automotive Washing (of any type), Automotive Sales, Bail Bond Services, Basic Industry, Club or Lodge, Drop Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Funeral Services, General Warehousing and Distribution, Kennels, Monument Retail Sales, Outdoor Entertainment, Railroad Facilities, Recreational Equipment Maintenance & Storage, Recreational Equipment Sales, Resource Extraction, Recycling Centers, Service Station and Vehicle Storage.**

The staff recommends adding the following prohibited uses on the property as part of the PDA overlay: Agricultural Sales and Services, Building Maintenance Services, Exterminating Services and Outdoor Sports and Recreation.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

January 16, 2024: Postponed to January 30, 2024 at the staff and applicant's request on consent (8-0, W. Floyd and A. Flores-absent); B. Greenberg-1st, D. Fouts-2nd.

January 30, 2024: Postponed to March 5, 2024 at the neighborhood's request (8-0, H. Smith-absent); A. Flores-1st, D. Fouts-2nd.

March 5, 2024: Approved staff's recommendation of LI-PDA zoning, adding back Building Maintenance Services as a permitted use, by consent (6-0, S. Boone, K. Garrett and L. Stern-absent); B. Greenberg-1st, A. Flores-2nd.

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:CASE MANAGER COMMENTS:

The property in question is a 6.30 acre lot that is part of an office/warehouse complex (Braker Center H) at the southeast corner of W. Braker Lane and Metric Boulevard. The site is currently zoned Limited Industrial and is surrounded by LI zoning and office/warehouse uses to the south and east. There is GR zoning across W. Braker Lane to the north that contains retail (Walgreen's) and a restaurant (Wendy's) uses. To the west, on the other side of Metric Boulevard, there is another office/warehouse development (Braker Center 5 & 8) that is zoned NBG-NMU-NP. There are existing single family residential developments (SF-2, SF-3 zoning) further to the north and east off of Metric Boulevard and Braker Lane. In this case, applicant is requesting to add a Planned Development Area overlay to the existing LI base zoning to redevelop the property with approximately 495 multifamily residential units and to permit a 2:1 maximum FAR.

The staff recommends LI-PDA, Limited Industrial-Planned Development Area, combining district zoning. The proposed PDA overlay will add the following permitted residential uses: Condominium Residential and Multifamily Residential uses on the site. In addition, the applicant is proposing to prohibit the following commercial and industrial uses: Adult Oriented Businesses, Automotive Repair, Automotive Washing (of any type), Automotive Sales, Bail Bond Services, Basic Industry, Club or Lodge, Drop Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Funeral Services, General Warehousing and Distribution, Kennels, Monument Retail Sales, Outdoor Entertainment, Railroad Facilities, Recreational Equipment Maintenance & Storage, Recreational Equipment Sales, Resource Extraction, Recycling Centers, Service Station and Vehicle Storage (*please see Applicant's Request Letter - Exhibit C*).

The staff supports the applicant's request for LI-PDA, Limited Industrial Services- Planned Development Area, combining district zoning because the property meets the intent of the zoning district. The tract under consideration is on a moderately sized site that is easily accessible as it is located at the southeast intersection of two arterial roadways, W. Braker Lane and Metric Boulevard. The NBG-NP zoning to the west, across Metric Boulevard, is zoned with the Neighborhood Mixed Use (NMU) subdistrict that permits Multifamily, Condominium and Townhouse residential uses as well as office, civic, commercial and low intensity industrial uses. Per the Industrial Study that was presented to the Commissions and City Council in 2020, the staff and the applicant discussed the need for maintaining an industrial base in city to provide for an availability of diverse job types. However, a majority of the units within this office/warehouse development are currently vacant. The applicant has stated that the industrial market in Austin has moved to other areas of the city (*please see Applicant's Request Letter - Exhibit C*). Therefore, they are seeking to redevelop this property in a way that is consistent with the permitted conditions in the NBG-NMU-NP properties directly to the west, across Metric Boulevard. The City Council has indicated through current policy (resolutions and code amendments) that the areas in and adjacent to the North Burnet/Gateway Neighborhood Planning area should allow for more intensive zoning, development standards and mixed use.

While the applicant has offered to restrict some uses on the property through the PDA overlay, the staff is recommending prohibiting the following additional intensive commercial

and industrial uses that would not be compatible with the proposed residential development on the site: Agricultural Sales and Services, Building Maintenance Services, Exterminating Services and Outdoor Sports and Recreation.

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. Zoning should allow for reasonable use of the property.

LI-PDA zoning would allow for a fair and reasonable use of the property because the proposed PDA overlay would make it possible for the applicant to develop additional residential units at the intersection of two arterial roadways, with access to public transportation (Capital Metro bus routes # 142 & 325 and bike lanes along Metric Boulevard). The proposed rezoning expands the number of units and housing opportunities in this area of the city in support of the goals in the Imagine Austin Comprehensive Plan and the Strategic Housing Blueprint.

3. The proposed zoning should be consistent with the goals and objectives of the City Council.

The subject property is located along an Activity Corridor (Braker Lane Activity Corridor) and is within the boundaries of a Regional Center (North Burnet/Gateway Station) as defined in the Imagine Austin Growth Concept Map. These centers are and will be the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. The densities, buildings heights, and overall character of a center will vary depending on location.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI	Office/Warehouse (Braker Center Building H)
<i>North</i>	GR	Retail Sales Convenience (Walgreen's), Restaurant Limited (Wendy's), U.S. Post Office
<i>South</i>	LI	Office/Warehouse (The Offices at Braker)
<i>East</i>	LI	Office/Warehouse (Braker Center Buildings E, F, D & C)
<i>West</i>	NBG-NMU-NP	Office/ Warehouse (Braker Center Buildings 5 & 8)

NEIGHBORHOOD PLANNING AREA: N/ATIA: Not RequiredWATERSHED: Little Walnut CreekSCHOOLS: Pflugerville I.S.D.NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Go Austin Vamos Austin – North
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation, North
 Burnet/Gateway Neighborhood Plan Staff Liaison
 North Growth Corridor Alliance
 Pflugerville Independent School District
 Quail Hollow Neighborhood Association
 SELTexas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0128 (NBG Austin Energy Substation Rezoning: 2412 Kramer Lane)	NBG-TOD-NP to P	1/26/21: Approved staff's recommendation for P district zoning by consent (12-0); A. Azahar-1st; P. Seeger-2nd.	2/04/21: The public hearing was conducted and a motion to close the public hearing and approve public (P) district zoning on Council Member Pool's motion, Council Member Tovo's second on an 11-0 vote.

C14-2019-0055 (Austin FC: 10414 McKalla Place and 10617 ½ Burnet Road)	LI-NP, NBG-NP to LI-PDA-NP	5/14/19: To approve the staff's recommendation of LI-PDA zoning, with added condition to approve TIA with the site plan process, if practical (Vote: 11-2, K. McGraw and P. Seeger-No); G. Anderson-1 st , C. Kenny- 2 nd .	6/06/19: The public hearing was held and motion to close the public hearing and approve Ordinance 20190606-097 for limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning was approved on Council Member Pool's motion, Council Member Flannigan's second on a 10-0 vote. Council Member Harper-Madison was absent.
C14-2016-0136 (Broadmoor: 11501 Burnet Road)	NBG-CMU-NP to NBG-TOD-NP	3/27/18: Approved staff's recommendation of NBG-TOD-NP zoning, with conditions, by consent (12-0, P. Seeger-absent); G. Anderson-1st, J. Thompson-2nd.	4/12/18: Approved NBG-TOD-NP zoning, with conditions, on 1st reading only (6-0, G. Casar-off dais, D. Garza, E. Troxclair, K. Tovo and S. Adler-absent); L. Pool-1st, P. Renteria-2nd 6/28/18: Ordinance No. 20180628-088 for north burnet/gateway-transit oriented development-gateway zone-neighborhood plan (NBG-TOD-NP) combining district zoning, with conditions was approved on Council Member Troxclair's motion, Council Member Garza's second on an 11-0 vote.
C14-2014-0058 (Esperanza Crossing: 2800 Esperanza Crossing)	NBG-TOD-NP to NBG-CMU-NP	8/12/14: Approved staff's recommendation of NBG-CMU-CO-NP zoning, with conditions, on consent (8-0, B. Roark-absent); S. Oliver-1st, N. Zaragoza-2nd.	8/28/14 : Approved NBG-CO-NP zoning, with conditions, on consent on all 3 readings (7-0); B. Spelman-1st, L. Morrison-2nd.
C14-2011-0050 (Burnet-Kramer Rezoning: 11205 & 11301 Burnet Road)	NBG-TOD to NBG-CMU	10/11/11: Approved the staff's recommendation of NBG-CMU-NP zoning for Tract 2, with the TIA conditions, by consent (9-0); M. Dealey-1st, D. Chimenti-2nd.	11/10/11: Approved NBG-CMU-NP zoning with conditions on consent on 1st reading only (7-0); Spelman-1st, M. Martinez-2nd. 12/08/11: Approved NBG-CMU-NP zoning, with conditions, on consent on 2nd/3rd readings (6-0); C. Riley-1st, S. Cole-2nd.

C14-2010-0087 (The Domain Rezoning-Simon)	MI-PDA to MI-PDA	<p>8/24/10: Approved staff's recommendation of MI-PDA zoning (8-1, Chimenti-No), with the following additional conditions: 1) Require the applicant to provide bicycle access for a portion Bicycle Route Segment #905.04 (Please see Public Works Department Memorandum – "Attachment B") to allow for continuity for bicycle traffic to and through the Domain development. 2) Require a public restrictive covenant that will limit one acre of land on the Endeavor-Domain site to zero percent impervious cover to be signed and recorded before the 3rd reading of this zoning case at City Council.</p>	<p>8/26/10: The public hearing will remain open and the first reading of the case was approved for MI-PDA zoning (7-0); Morrison-1st, Spelman-2nd, with the following additional conditions: 1) The applicant is to provide bicycle access for a portion of Bicycle Route Segment #905.04 to allow for continuity for bicycle traffic to and through the Domain development. 2) A public restrictive covenant that will limit one acre of land on the Endeavor- Domain site to zero percent impervious cover will be signed and recorded before the third reading of this zoning case.</p> <p>10/14/10: Approved MI-PDA zoning on 2nd/3rd readings (7-0); Spelman-1st, Leffingwell-2nd, with the following amendments: 1) Part 3, C, 1 of the ordinance should read: "A pedestrian/bicycle entrance shall be provided between the existing pedestrian/bicycle trail under Mopac Expressway and the Simon Project internal drive as shown on the attached Exhibit B. A minimum 12-foot wide paved path shall be constructed with an associated curb cut connecting to the internal drive prior to issuance of a certificate of occupancy for a building on Lot 5A, Block A, the Domain Shopping Center Section 3 Subdivision."; 2) Add a new paragraph to Part 3, Section D to read: "The two trees on the property numbered 5068 and 5081 as shown on Exhibit D may not be removed, unless the City Arborist approved otherwise based on the health of the individual trees."; 3) The fourth WHEREAS</p>
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			of the restrictive covenant should read: “WHEREAS, the requirements of the Land Development Code for both the Endeavor Tract and the Simon Tract allow for a combined maximum of eighty percent(80%) net site area impervious cover resulting in a total allowable impervious cover area of 135.36 acres for the Endeavor Tract and 40.54 for the Simon Tract.
C14-2008-0182 (North Burnet /Gateway NP Rezoning: Metric Boulevard)	Add NP designation to existing zoning	9/09/08: Approved rezoning of certain tracts to NBG-NP or NBG-H-NP, with conditions (8-0)	10/16/08: Approved NBG-NP or NBG-H-NP (7-0); 1st reading 3/12/09: Approved NBG-NP or NBG-H-NP (6-0); 2nd/3rd readings
C14-2007-0157 (North Burnet /Gateway Neighborhood Plan Rezoning)		9/25/07: Approved staff rec. with amendments (8-0)	10/18/07: Approved 1st reading of Phase 1 of NP (6-0) 11/01/07: Approved Phase 1 of NP zonings (5-0); 2nd/3rd readings
C14-2007-0171 (The Domain: 10700-11000 Burnet Road, 11100-11900 Burnet Road, 2800 Block of Braker Lane, 3300 W. Braker Lane)	MI-PDA to MI-PDA	10/09/07: Approved staff rec. of MI-PDA by consent (9-0)	11/01/07: Approved MI-PDA zoning on consent (6-0); all 3 readings
C14-06-0154 (The Domain: 11400 Burnet Road)	MI-PDA to MI-PDA	8/08/06: Approved staff rec. of MI-PDA by consent (8-0)	09/28/06: Approved MI-PDA (7-0); 1st reading 10/05/06: Approved MI-PDA changes as a condition of zoning (6-0); 2nd/3rd readings
C14-06-0121 (The Domain RCA: 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road; 11601	MI-PDA to MI-PDA	2/13/07: Approved staff’s rec. for MI-PDA zoning with additional conditions of: <ul style="list-style-type: none"> • 2 star Green Building rating 	3/01/07: Approved MI-PDA zoning with the addition of low albedo roofing materials, one star construction for the total site and two star construction for 50% of the office and residential construction (7-0);

Domain Drive; 2900, 3001, 3101 Esperanza Crossing)		<ul style="list-style-type: none"> natural landscaping of all water quality ponds (existing and future); be in compliance with TIA conditions; the applicant's requested parkland dedication proposal; height base of 140-ft; plus an additional 12-stories based on electing to provide some of the public benefits as listed in the North Burnet/Gateway Neighborhood Plan. Maximum height of 308 feet. <p>Vote: (9-0); J.Reddy-1st, G. Stegeman-2nd.</p>	McCracken-1st, Dunkerley-2nd.
C14-04-0151 (The Domain: 11400 Burnet Road)	MI-PDA to MI-PDA	11/23/04: Approved staff recommendation of MI-PDA, with Environmental Board conditions (9-0).	12/16/04: Approved MI-PDA (7-0); all 3 readings
C14-04-0146 (The Shops at Arbor Walk: 10515 North Mopac Expressway)	P to CH	11/9/04: Approved staff's recommendation of CH zoning with conditions (9-0)	12/2/04: Approved CH zoning (7-0); all 3 readings
C14-03-0017 (The Domain- 200.286 acres: 11400 Burnet Road)	MI-PDA to MI-PDA	6/11/03: Approved staff's recommendation of MI-PDA zoning, with inclusion of original PDA conditions (as read into the record) from Ordinance #000608-67 (8-0, R. Pratt-off dais)	7/31/03: Granted MI-PDA on all 3 readings (7-0)
C14-03-0016 (Multek: 3300 West Braker Lane)	MI to MI-PDA	6/11/03: Approved staff's recommendation of MI-PDA zoning (8-0, R. Pratt-off dais)	7/31/03: Granted MI-PDA on all 3 readings (7-0)
C14-03-0015 (The Domain- 0.783 acres: 11400 Burnet Road)	MI to CS	6/11/03: Approved staff's recommendation of CS-CO zoning (8-0, R. Pratt-off dais)	7/31/03: Granted CS-CO on all 3 readings
C14-02-0062 (11005 Burnet Road)	LI to CS-1	6/12/02: Approved CS-1 by consent (8-0)	7/11/02: Approved PC rec. of CS-1 (7-0); all 3 readings

C14H-00-2177 (Braker Pointe/ Rogers Homestead: 10801 N. MOPAC NB Expressway	LI-PDA to LI-PDA	10/24/00: Approved staff rec. of LI-PDA (TR1), LI-PDA-H (TR2) by consent (9-0)	11/30/00: Approved LI-PDA (TR1) and LI-PDA-H (TR2); (7-0); all 3 readings
C14-00-2065 (Austin Tech Park: 11400 Burnet Road)	MI to MI-PDA	5/9/00: Approved staff rec. of MI- PDA by consent (8-0); with the following conditions: 1) That minimum lot size be 1 acre provided for any lots that directly abut Braker Lane and Burnet Road (but not both) and which are less than 3 acres in size. 2) The total number of additional curb cuts on Braker Lane & Burnet Road providing access to such lots shall not exceed 50 % of the total number of such lots. 3) The foregoing limitation shall not apply to any lot of more than 3 acres, which abut Braker Lane and Burnet Road.	6/8/00: Approved MI-PDA, with changes agreed to with neighborhood association (7-0); all 3 readings
C14-99-0024 (Woodfin Suite Hotel: 2618 Kramer Lane)	MI to GR	4/20/99: Approved staff alternate rec. of GR-CO, with CO for 2,200 vehicle trip limit, by consent (7-0)	5/20/99: Approved PC rec. of GR-CO w/ conditions (7-0); 1st reading 6/3/99: Approved GR-CO w/ conditions (7-0); 2nd/3rd readings

RELATED CASES:

C8S-84-182 – Subdivision Case

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 11209 METRIC BLVD. C14-2023-0106. 6.30 acres from LI to LI-PDA. Replace the existing one story 85,000 sq ft one story building with a five story 495 unit Multifamily Residential development with structured parking and approximately 5,000 square feet of complementary one story neighborhood retail. Sept 14, 2023

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: North Burnet/Gateway Station Regional Center and Braker Lane Activity 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.
	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.
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.
6	Total Number of "Yes's"

Environmental

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

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to 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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

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, mixed-use residential with LI-PDA 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.

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 154 feet of right-of-way for Braker Lane. It is recommended that 77 feet of right-of-way from the centerline 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 Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Metric Boulevard. It is recommended that 58 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

A transportation assessment/traffic Impact analysis shall be required at the time of site plan if triggered, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Cap Metro (within ¼ mile)
Metric Boulevard	Level 3	116 Feet	94 Feet	72 Feet	Yes	Yes	Yes
Braker Lane	Level 4	154 Feet	124 Feet	78 Feet	Yes	None	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
- D. Comments Received

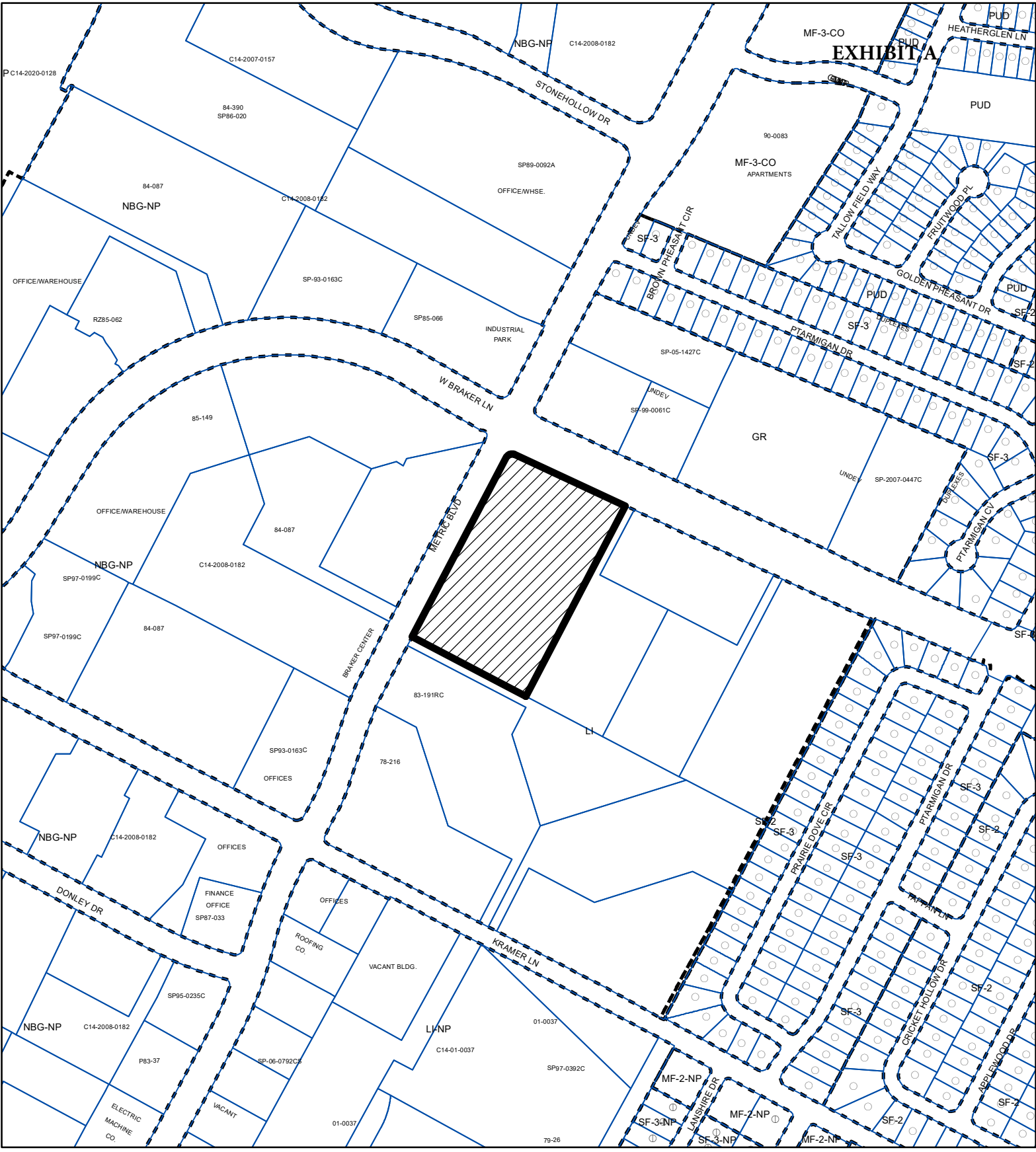





EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0106

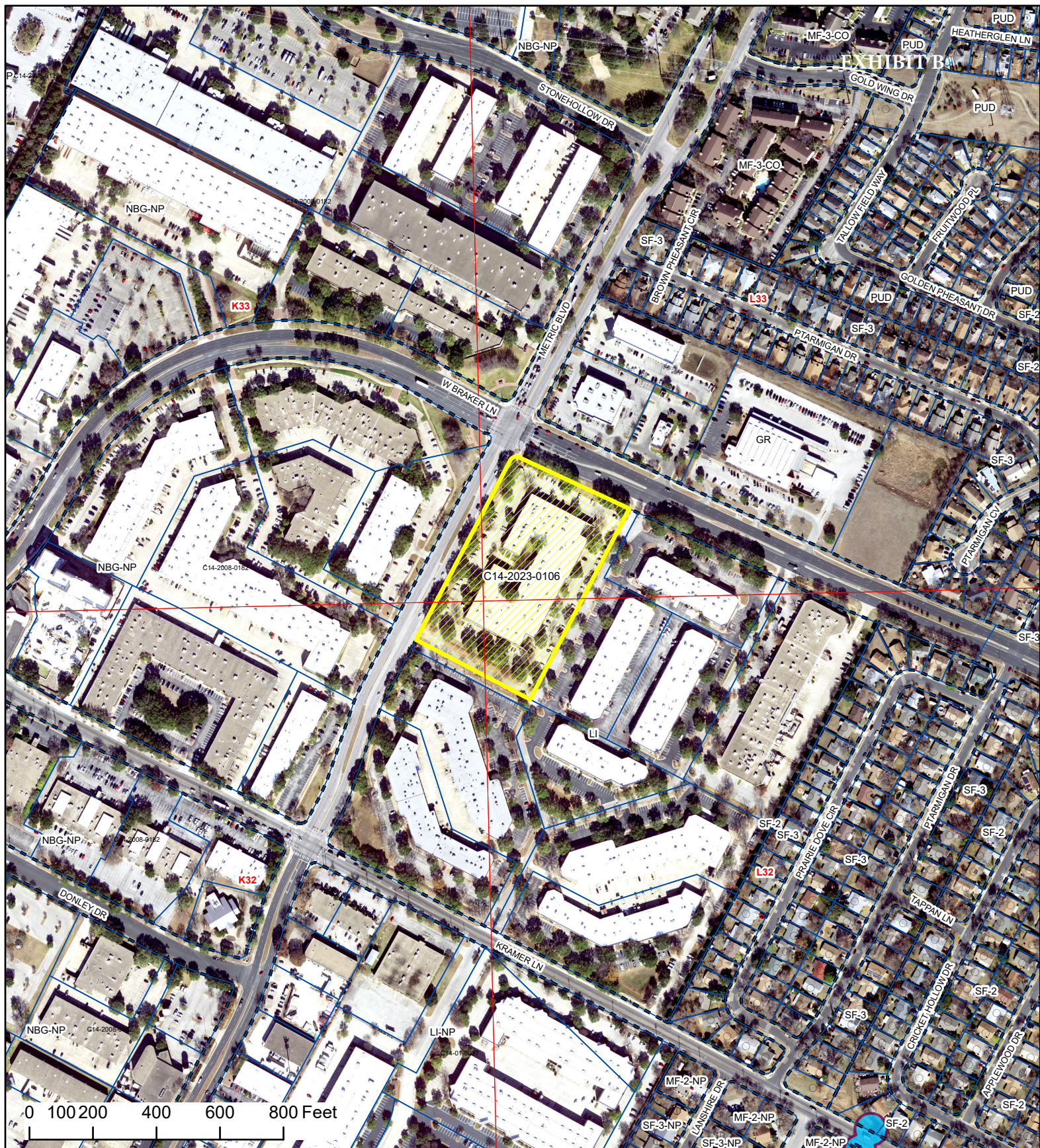


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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1" = 400'

Created: 9/19/2023



Braker H 11209 Metric Blvd

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

ZONING CASE#: C14-2023-0106
 LOCATION: 11209 Metric Blvd
 SUBJECT AREA: 6.3 Acres
 GRID: L33
 MANAGER: Sherri Sirwaitis



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Created: 10/31/2023

**11209 METRIC BLVD/LI-PDA COMBINING DISTRICT REQUESTED
MODIFICATIONS**

(1) Modify Permitted Uses within the LI, Limited Industrial base district to add the following as Permitted Uses:

- (a) Multifamily Residential
- (b) Condominium Residential

(2) Modify Section 25-2-492 (Site Development Regulations) to permit a maximum floor to area ratio of 2.0 to 1.

January 31, 2024

Via: Sherri.Sirwaitis@austintexas.gov

City of Austin Planning and Zoning Department

Attn: Sherri Sirwaitis

1000 East 11th Street

Austin, Texas 78702

Re: C14-2023-0106 (11209 Metric Blvd.): Revised Zoning Request

Dear Sherri,

The Applicant hereby revises its rezoning request in the above referenced case to add 8 additional prohibited uses to the list of prohibited uses. The 8 additional prohibited uses are underlined below. Also, the Applicant has deleted the “Stockyards” prohibited use previously proposed since that use is no longer permitted in Limited Industrial (“LI”) districts.

11209 METRIC BLVD/LI-PDA COMBINING DISTRICT REQUESTED
MODIFICATIONS

- (1) Modify Permitted Uses within the LI, Limited Industrial base district to add the following as Permitted Uses:
 - (a) Multifamily Residential
 - (b) Condominium Residential

- (2) Modify Authorized Uses within the LI, Limited Industrial base district to prohibit the following Uses:
 - (a) Adult Oriented Businesses
 - (b) Automotive Repair
 - (c) Automotive Washing (of any type)
 - (d) Automotive Sales
 - (e) Bail Bond Services
 - (f) Basic Industry
 - (g) Club or Lodge

- (h) Drop Off Recycling Collection Facility
 - (i) Equipment Repair Services
 - (j) Equipment Sales
 - (k) Funeral Services
 - (l) General Warehousing and Distribution
 - (m) Kennels
 - (n) Monument Retail Sales
 - (o) Outdoor Entertainment
 - (p) Recreational Equipment Maintenance & Storage
 - (q) Recreational Equipment Sales
 - (r) Railroad Facilities
 - (k) Resource Extraction
 - (l) Recycling Centers
 - (m) Service Station
 - (n) Vehicle Storage
- (3) Modify Section 25-2-492 (Site Development Regulations) to permit a maximum floor to area ratio of 2.0 to 1.

With respect to additional reasoning for the rezoning, we would point out that the industrial market in Austin has largely shifted to areas around Bergstrom Airport, State Highway 130, Hwy 183 and North I-35, as evidenced by the attached Industrial Zoning District Cases map from the City's March 2020 Analysis of Industrial Land Use and Zoning in Austin, Texas. The map shows the vast majority of rezoning of land to industrial zoning is occurring in these areas rather than in the North Burnet Gateway area. This is because: (1) these locations can readily meet the scale and size of industrial tracts demanded by tenants in today's industrial market; (2) these locations have easy access to State and Interstate Highways; and (3) these locations are near large manufacturers such as Tesla, Samsung, and others and suppliers to such manufacturers typically choose to locate nearby.

Please don't hesitate to contact me with any questions.

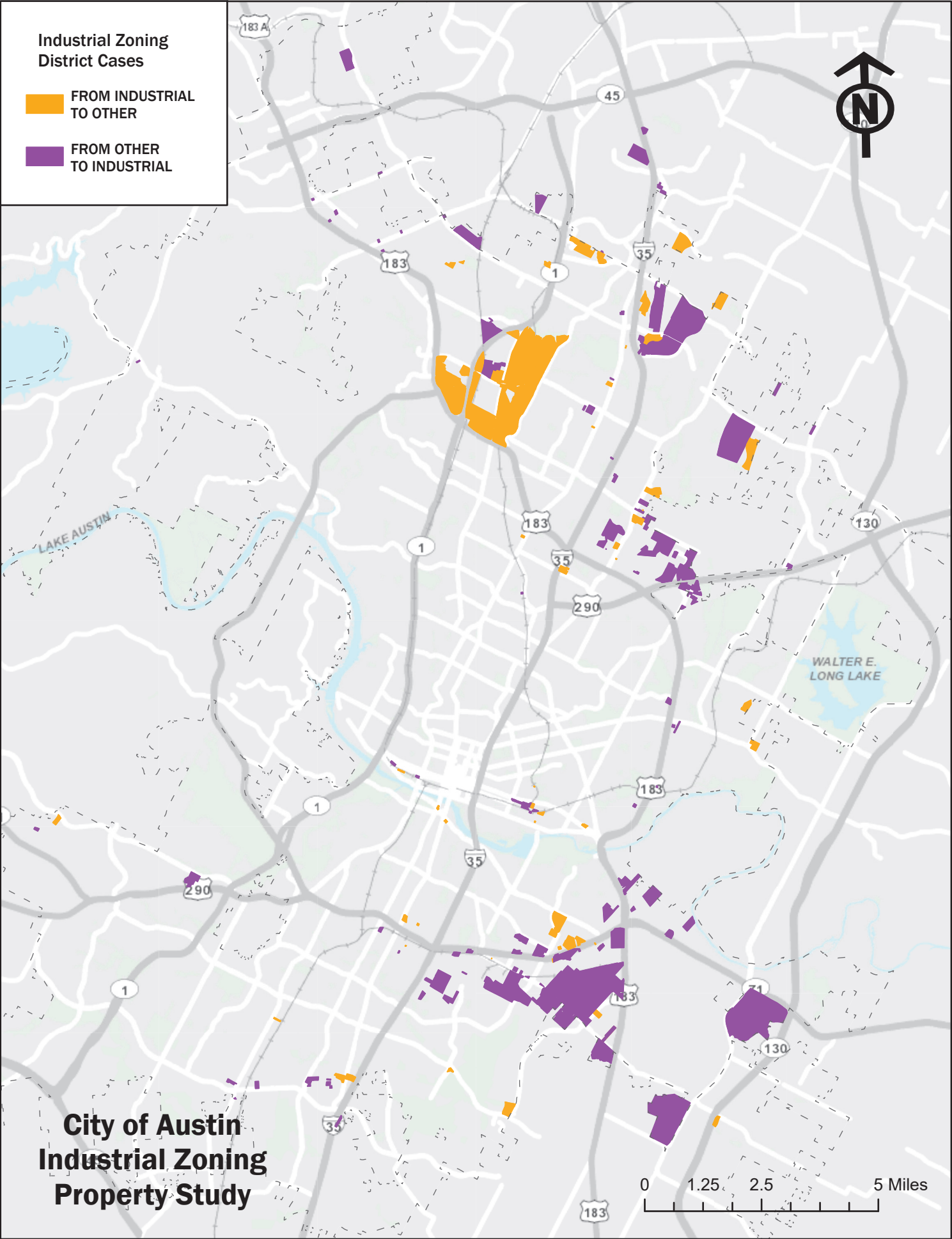
Sincerely,

A handwritten signature in blue ink, appearing to read 'H. H. Gilmore', with a long horizontal line extending to the right.

Henry Gilmore
Agent for Applicant

cc: Andrew Beck (via email)

Industrial Zoning District Cases



From: [Isabelle Encela](#)
To: [Sirwaitis, Sherri](#)
Subject: Concerns Regarding the Braker H 11209 Metric Blvd Rezoning Application (Case Number C14-2023-0106)
Date: Monday, January 8, 2024 1:15:43 PM

Y

External Email - Exercise Caution

Dear Sherri Sirwaitis,

I hope this email finds you well. I am writing to express my concerns regarding the proposed rezoning application for the development at 11209 Metric Blvd. As a resident of the neighborhood, I believe it is crucial to address certain aspects of the application that are of great importance to our community.

Firstly, I would like to emphasize the need for affordable housing in our neighborhood. The lack of affordable housing options has resulted in many long-time residents being priced out and forced to move further away from the town they call home. I strongly believe that any new development should include provisions for affordable housing to ensure the diversity and stability of our community.

Furthermore, the proposed development does not seem to address the pressing issue of traffic congestion and transportation improvements. Our neighborhood already experiences significant congestion at the nearby intersections (Metric/Kramer & Metric/Braker), and the addition of more vehicles from the new development would only exacerbate this problem. It is crucial that any rezoning application includes requirements for traffic and transportation enhancements to alleviate the strain on our neighborhood's infrastructure.

Another concern I have is the preservation of the existing heritage trees. These trees are not only a symbol of Austin but also provide our neighborhood with its only walkable 'green space.' It would be a disservice to our environment to even consider removing these trees and a detriment to our community if the development does not include provisions for the maintenance and preservation of these trees.

Lastly, I strongly believe that any new development should incorporate mixed-use elements, including retail spaces that can be enjoyed by both existing and new residents. This would foster a sense of community and allow for the blending and integration of different generations within our neighborhood.

In conclusion, unless the rezoning application addresses the aforementioned concerns, I cannot support the proposed development. It is crucial that the development includes affordable housing, requirements for traffic and transportation improvements, the maintenance of existing heritage trees, and provisions for mixed-use development. These requirements are essential for the well-being and sustainability of our neighborhood and its residents.

Thank you for your attention to this matter. I trust that you will carefully consider the concerns

raised by the community before making any decisions regarding the rezoning application.

Sincerely,

Isabelle Encela
11301 Ptarmigan Dr, Austin, TX 78758

Lead Designer • AthenaHealth
she/her/hers
718.619.3170

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From: [Jonathan Ehlmann](#)
To: [Sirwaitis, Sherri](#)
Subject: Zoning Case C14-2023-0106 (LL Braker)
Date: Tuesday, March 5, 2024 8:08:38 AM

External Email - Exercise Caution

Hi Sherri,

I live and work near 11209 Metric Boulevard. I am fortunate enough to be able to walk to work, and am excited that these light-industrial spaces will be developed. I do have some concerns:

LI-PDA seems intended for mixed-use, but the developer is only planning for residential use. I would love to see this with office/retail space as it would make the neighborhood more walkable.

The developer plans for 5 townhouse units, which is great, but the average unit size is 850 sq ft. This points to this mainly being 1-2 bedroom apartments. We have plenty of 1-2 bedroom apartments in the area and need more units intended for families. We need to make sure that the "missing middle" of housing sized between 1-2 bedroom apartments and SFHs is developed.

I have not seen a plan for affordable units.

I believe the developer could do a better job of preserving trees. This property currently has a lovely tree-covered path. The proposed building takes up a large area and cutting down trees would reduce the walkability of the neighborhood. Maybe the trees are too small to be protected by ordinance, but it is a shame to cut down so many trees.

The developer does not seem to have plans to deal with the extra run off with a major increase in impervious cover.

While I commend the developer for including a small park open to the public, it seems as though that park would be needed for drainage. This gives me doubts about the quality of the park.

All that said, I do want to see this space be developed. I saw the "C20-2023-044 Density Bonus Zoning District" that allows for taller buildings in exchange for affordable housing units. I also remember that Braker is on a medium density corridor. This particular property seems well situated to be built taller, if we could preserve a significant amount of green space. Plus, Austin FC is making oak trees a part of this neighborhood's identity. Green space + retail and missing middle housing would add a tremendous amount of value to the neighborhood.

Regards,
Jonathan Ehlmann

11210 Applewood Dr
Austin, TX 78758

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