ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0068 (We Are Blood) DISTRICT: 10

ADDRESS: 4303 Marathon Boulevard

ZONING FROM: SF-3 TO: GO-MU

SITE AREA: 0.1492 acres

PROPERTY OWNER: We Are Blood (Arlin Hall, CFO)

APPLICANT/AGENT: Winstead PC (Micah King)

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:
June 18, 2024

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

This lot is located just to the west/outside an ETOD station area (Triangle).

CASE MANAGER COMMENTS:

The property in question is developed with a vacant single family residence zoned SF-3. There are single-family residences to the south and west that are also zoned SF-3. The lot to the north is zoned LO and is developed with an office structure. To the east, there is a telecommunication tower, a medical office use and a pet services use zoned CS-V that front onto N. Lamar Boulevard. The applicant is requesting to rezone this site under consideration to GO-MU to utilize this vacant property as parking for the blood donation center to the east.

The staff recommends GO-V zoning as the property meets the intent of the General Office base district. This site will provide accessory parking for the adjacent civic use that will serve community and city-wide needs. The proposed 'MU' Combining District will allow for the residential component to remain or be redeveloped at this location in the future. There are public transit options in the area as the property is 0.13 miles from a Capital Metro bus route (#803) and bus stop (#4528) on N Lamar Boulevard. This lot is 0.04 miles from Lamar Boulevard Activity Corridor and 0.13 miles from Burnet Road Activity Corridor, as designated by the Imagine Austin Comprehensive Plan.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

   General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs.

   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. *Zoning changes should promote compatibility with adjacent and nearby uses.*

   The proposed GO-MU zoning is compatible and consistent with the adjacent office (LO) and commercial (CS-V) zoning to the north and east. The property is 0.04 miles from Lamar Boulevard Activity Corridor and 0.13 miles from Burnet Road Activity Corridor, as designated by the Imagine Austin Comprehensive Plan.

3. *Zoning should allow for reasonable use of the property.*

   GO-MU zoning would permit the applicant to redevelop this vacant site with a mixture of office, civic and residential uses that would serve the surrounding community.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3	Single Family Residence
North	LO	Office
South	SF-3	Single Family Residences
East	CS-V	Cell Tower, Medical Office (We Are Blood), Pet Services (Austin Animal Clinic Inc.)
West	SF-3	Single Family Residences

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Waller Creek

SCHOOLS: Austin I.S.D.
Bryker Woods Elementary
O Henry Middle School
Austin High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,
Austin Lost and Found Pets,
Austin Neighborhoods Council,
Central Austin Community Development Corporation,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
North Austin Neighborhood Alliance,
Preservation Austin, Rosedale Neighborhood Assn.,
SELTexas,
Shoal Creek Conservancy,
Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0044 First Citizens Bank – 4101 Marathon Blvd	LO to LR	8/07/18: Approved staff recommendation of LR, added CO to prohibit Drive-Through Facilities. [B. Greenberg, J. Duncan – 2nd], Vote 7 – 2, D. Breithaupt and S. Lavani voted nay. B. Evans was absent	10/04/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20181004-051 for neighborhood commercial (LR) district zoning was approved on Council Member Pool's motion, Council Member

			Renteria's second on a 10-0 vote. Council Member Troxclair was absent.
C14-97-0004 Fleher Rezoning - 4103 Marathon Blvd	SF-3 to LO	03-04-97 – Approved LO	04-24-97- Approved LO
C14-2009-0146 Austin Vet Care - 3923 Medical Parkway	CS-MU-CO (to change the Conditional Overlay)	12-15-09- Approved CS-MU-CO	01-14-10- Approved CS-MU-CO (new CO for max height of 40 ft or 3 stories, limit of 2,000 trips per day, and a set of prohibited uses)
C14-2008-0004 - Rosedale Neighborhood Planning Area VMUse Bldg. Zoning Opt In/Opt Out	Vertical Mixed Use (VMU)	02-26-08- Approved V	04-10-08- Approved V
C14-2007-0074 3923 Medical Parkway Rezoning - City Initiated	LR & CS to CS-MU-CO.	06-19-07- Approved CS-MU-CO (CO for max height of 40 – 46 ft, prohibited uses)	06-26-07 – Approved CS-MU-CO ((CO for max height of 40 – 46 ft, prohibited uses)
C14-05-0080 CTVS Offices - 3921 Medical Parkway	LR & SF-3 to CS	09-20-05 – Approved LR for SF-3 portion, Denied CS zoning, leaving LR in place	08-24-06- Approved LR zoning for SF-3 portion.

RELATED CASES: N/A

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 4303 MARATHON BOULEVARD. C14-2024-0068. Project: We are Blood. 0.15 acres from SF-3 to GO-MU. Existing: vacant residential unit. Proposed Use: off-site accessory parking and landscaping for blood bank. Demolition of 1 residential unit proposed.

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 *:** • **0.04 miles from Lamar Boulevard Activity Corridor; 0.13 miles from Burnet Rd Activity Corridor**
Y	**Mobility and Public Transit** *: Located within 0.25 miles of public transit stop and/or light rail station. • **0.13 miles from bus stop on N Lamar Blvd**
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Sidewalk present along Marathon Blvd**
Y	**Connectivity, Good and Services, Employment** *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	**Connectivity and Food Access** *: Provides or is located within 0.50 miles of a grocery store/farmers market. • **0.4 miles to Central Market**
Y	**Connectivity and Education** *: Located within 0.50 miles from a public school or university. • **0.3 miles to Texas School for the Blind and Visually Impaired**
Y	**Connectivity and Healthy Living** *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **0.4 miles to Ramsey Neighborhood Park**
Y	**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.) • **0.5 miles to Heart Hospital of Austin**
	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**
9	**Number of "Yes's"**

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller 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 s.f. 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

New medical uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

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.

Compatibility Standards

The site is subject to compatibility standards. Along the South, West and East property line, the following standards apply:

- No structure may be built within 15 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 15 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Marathon Blvd. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated 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)**
Marathon BLVD	Level 1	58’	54’	30’	Yes, east side of street	No	yes
Alley (NA)	NA	NA	16.5’	15’	No	No	yes

Water Utility

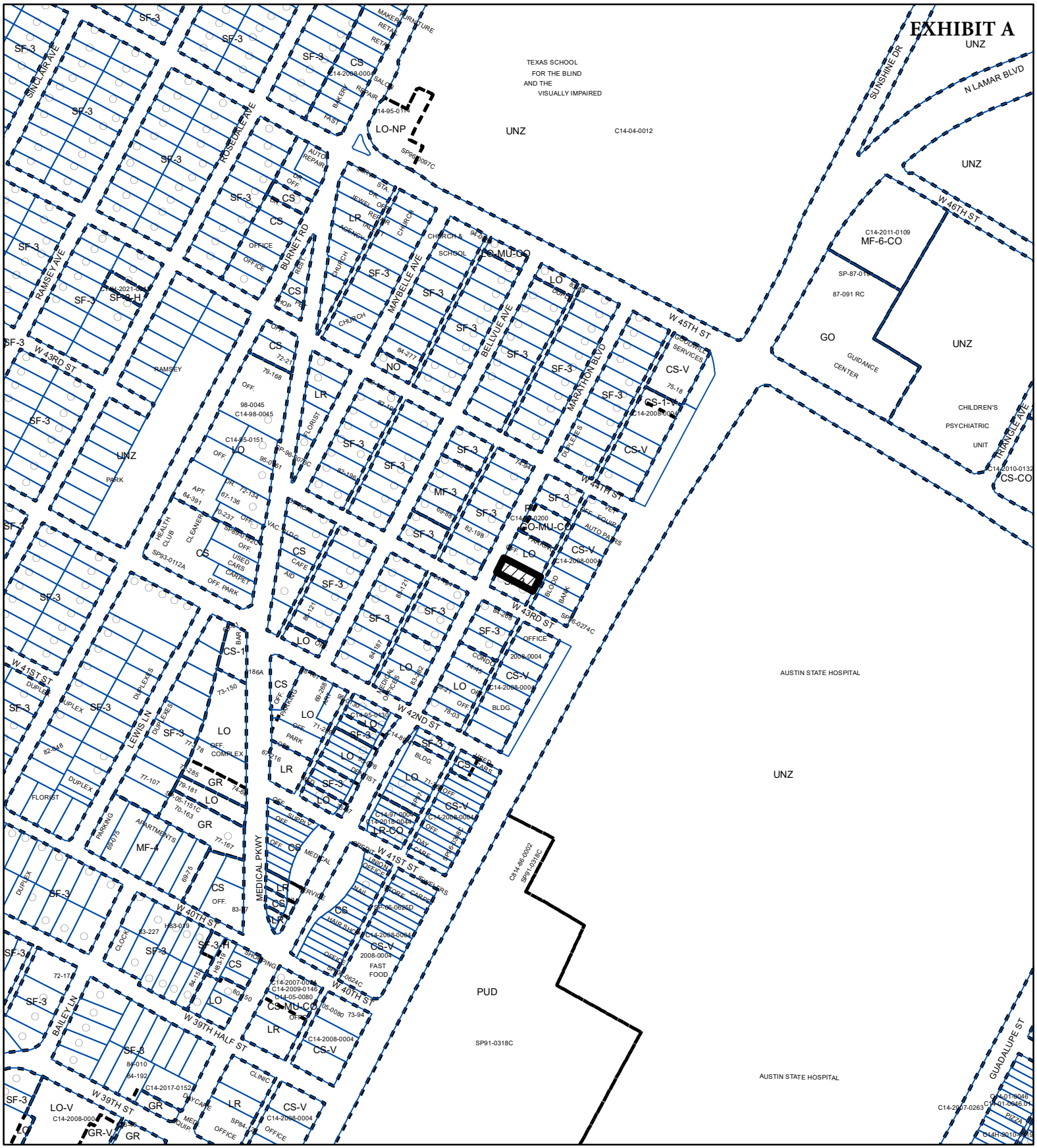
No comments on zoning change.

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. Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2024-0068

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

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.

CITY OF AUSTIN FOUNDED 1839

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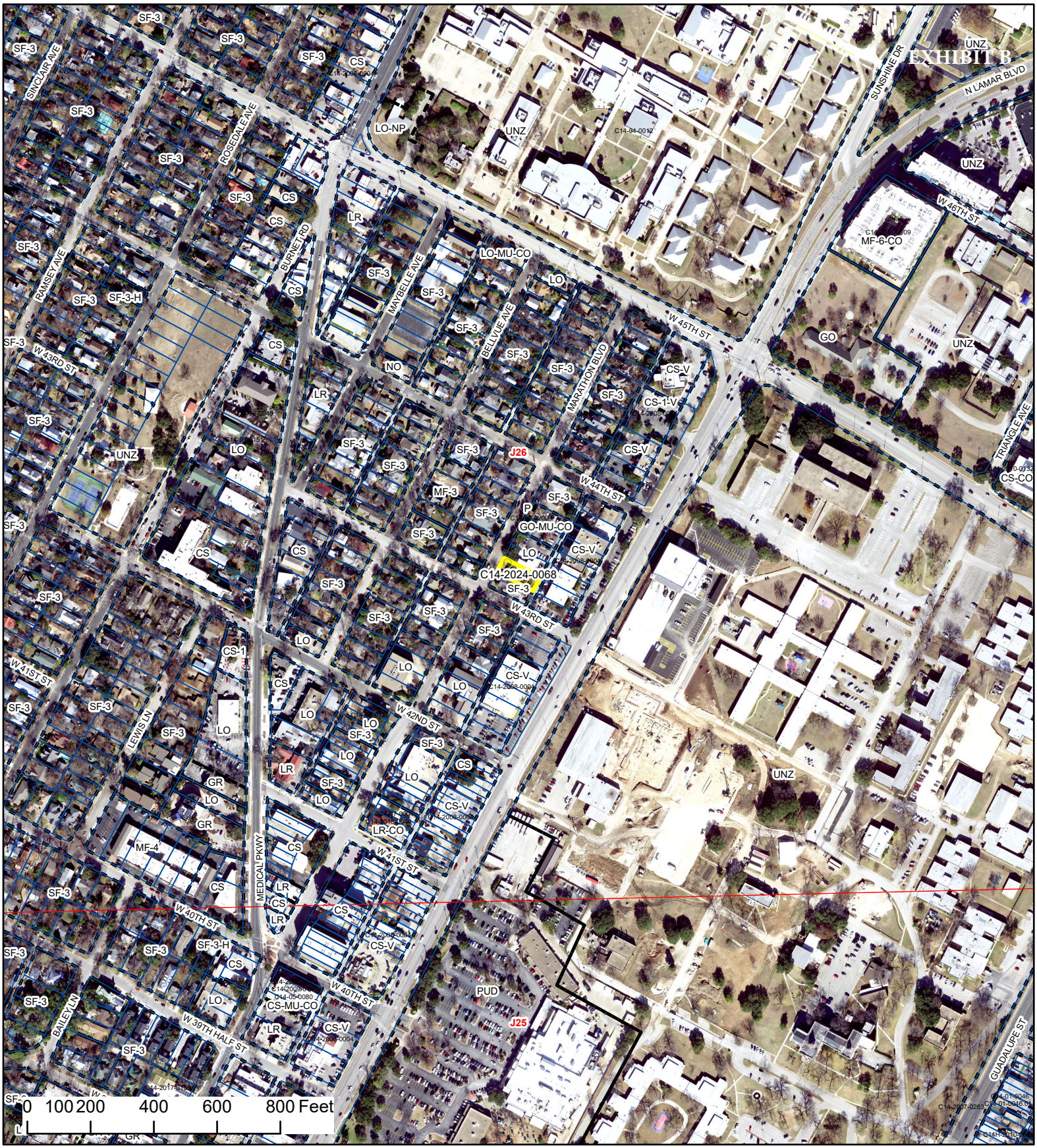

We Are Blood

N

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

CASE#:	C14-2024-0068
LOCATION:	4303 Marathon Blvd
SUBJECT AREA:	0.15 Acres
GRID:	J26
MANAGER:	Sherri Sirwaitis

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WINSTEAD

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Micah J. King
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March 22, 2024

Lauren Middleton-Pratt
Director, Planning Department
City of Austin

Re: Rezoning Application for 4303 Marathon Blvd. (the "Application")

Dear Mrs. Middleton-Pratt:

This Application is needed as part of We Are Blood's plans to modernize and expand part of their adjacent facilities at 4300 N. Lamar Blvd. to meet the community's growing demand for life-saving blood and platelet donations. The rezoning tract would be for accessory parking and landscaping, and intensive uses may be prohibited for compatibility consistent with adjacent tracts.

Founded in 1951 by the Travis County Medical Society ("TCMS"), We Are Blood has been the sole provider and protector of the community blood supply for more than seven decades. Since 1971, the N. Lamar site has served as the headquarters of TCMS and We Are Blood. It also houses its Central Austin donor center and its laboratory facilities where they process, store, and distribute life-saving blood products to over 40 medical facilities in their 10-county service area.

We Are Blood is a 24/7, 365-day essential service provider and is experiencing double-digit annual demand growth due to expanding organ transplantation and cancer treatment programs and the dramatic growth of hospital facilities in Central Texas. We Are Blood must also be able to respond instantaneously to cases of massive transfusion trauma, mass casualty events, and weather and other large-scale emergencies requiring blood. In addition to blood donor parking on Lamar, the facilities include parking in back for staff, blood delivery vehicles, and EMS medical directors who are picking up blood for Austin-Travis County EMS.

We Are Blood strives to always serve Austin and Central Texas, to maximize the efficiency of its N. Lamar facility, and to be a good neighbor as part of the community. Thank you for your assistance, and please let me know if you require any additional information.

Sincerely,

Micah J. King

Commissioners and Council Members
c/o Nancy Estrada, Case Manager
Planning Department
The City of Austin
Via Email: Nancy.Estrada@austintexas.gov

Re: Letter of Support for the Rezoning of 4303 Marathon Blvd.

Dear Commissioners and Council Members:

I own and reside at property at 4306 Marathon Blvd. and am writing to express my general support for We Are Blood's rezoning of 4303 Marathon Blvd. to GO-MU to allow for accessory parking for We Are Blood's headquarters, in addition to their planned wall and landscaping on the west and south sides of the property.

I do have three specific requests for the planned rezoning project to proceed:

1) The landscaping portion and wall construction of the rezoning and construction are very important to those of us directly across the street and adjacent to the property from the standpoint of maintaining property values and a residential neighborhood aesthetic. We ask that you emphasize that point to those managing the construction project.

2) Dark sky compliance is also important. We want to live in an area that respects nature and sets a model for how commercial and residential properties can co-exist. In addition to the plans for parking, we understand that there are plans to add onto the existing buildings for We Are Blood and build up to 3 stories for some areas on the current site. Because the planned parking and expansion are both directly across the street from multiple houses and adjacent to individual homes to the north and south, there must be special consideration paid to lighting. No one wants commercial lighting installed that could be shining into their windows late at night or illuminating the sky in a way that is both unnatural and unnecessary.

3) Traffic management. Because we anticipate additional traffic from increased employees and more people being served, we would like to request that the 2 way stop at the intersection of 43rd and Marathon become a 4 way stop. We already have issues with people blowing through that intersection at higher speeds than they should.

We ask that you consider these points in the rezoning and include these three requests as stipulations for the project to proceed. Thank you for your support of this nonprofit's work to meet growing regional needs.

Regards,

Stacey

STACEY RUDNICK, Director, Center for Leadership and Ethics (she, her, hers)
The University of Texas at Austin | McCombs School of Business | 512-293-0959 cell (preferred)
Rowling Hall Office 1.336; 512-232-5553 work
TEXAS McCombs | CENTER FOR LEADERSHIP AND ETHICS

Tim Cuppett
4300 Marathon Blvd.
Austin, TX 78756

Commissioners and Council Members
c/o Nancy Estrada, Case Manager
Planning Department
The City of Austin

Via Email: Nancy.Estrada@austintexas.gov

Re: Letter of Support for the Rezoning of 4303 Marathon Blvd.

Dear Commissioners and Council Members:

I own property at 4300 Marathon Blvd. and am writing to express my support for We Are Blood's rezoning of 4303 Marathon Blvd. to GO-MU to allow for accessory parking for We Are Blood's headquarters, in addition to their planned wall and landscaping on the west and south sides of the property. Thank you for your support of this nonprofit's work to meet growing regional needs.

Sincerely,

Tim Cuppett