ZONING CHANGE REVIEW SHEET

CASE: C14-03-0116.04 - (C14-03.0116 PDA Amendment #4) DISTRICT: 2

ADDRESS: 8001 Metropolis Drive

ZONING FROM: LI-PDA-NP TO: LI-PDA-NP (to change a condition of zoning to allow a maximum building height of 85 feet)

SITE AREA: approximately 19.39 acres (approximately 844,628 square feet)

PROPERTY OWNER: Met Center NYCTEX Phase II, Ltd.

AGENT: Thrower Design, LLC (Ron Thrower)

CASE MANAGER: Jonathan Tomko, AICP (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMEDATION:
Staff recommends granting limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning with a change condition of zoning to allow a maximum building height of 85 feet.

PLANNING COMMISSION ACTION / RECOMMENDATION:
November 10, 2026: Case is scheduled to be heard by Planning Commission.

CITY COUNCIL ACTION:
December 3, 2026: Case is tentatively scheduled to be heard by City Council.

ORDINANCE NUMBER: TBD

ISSUES: N/A

CASE MANAGER COMMENTS:
The property in question is currently undeveloped land approximately 1,000 feet west of South US Highway 183, just south of Metropolis Drive. There is an electric substation on the southern portion of the site, approximately 1.85 acres in size. To the north, is the Department of Veterans Affairs: Austin Outpatient Clinic a two-story medical facility of approximately 260,000 square feet constructed in approximately 2011. To the east, is undeveloped land. To the south *(across Mc Call Ln.)*, is undeveloped land and approximately four single family homes. To the west, is undeveloped land and approximately five single family homes along Seeling Drive.

The site is within the McKinney Center Imagine Austin Center which is identified as a Job Center. Job centers per Imagine Austin (page 107), “accommodate businesses that are not well-suited for residential or environmentally sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International Airport. Job centers typically contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands

and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the Imagine Austin Growth Concept map plans for multiple transportation choices such as light rail and bus rapid transit connections to increase commuter options."

BASIS OF RECOMMENDATION:

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

The proposed zoning would support greater density within an Imagine Austin Activity Center which would support goals and objectives City Council has adopted in the City's Comprehensive Plan.

Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.

The proposed zoning would support the creation of additional employment opportunities. Per the applicant the request would accommodate a corporate headquarters and accommodate approximately 3,500 employees.

Zoning should allow for reasonable use of the property.

The property is located among other commercial corporate campuses that are within the Met Center, a large medical facility, undeveloped land and some single-family homes. Given the location of these uses and proximity to major highways such as SH-71 (Ben White Boulevard) and US Highway 183 the proposed use is reasonable for the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LI-PDA-NP	Undeveloped land, there is an electric substation at the southern portion of the tract, of approximately 1.85 acres.
North	LI-PDA-NP	Department of Veterans Affairs: Austin Outpatient Clinic a two-story medical facility of approximately 260,000 square feet constructed in approximately 2011.
South (across Mc Call Ln.)	LI-PDA-NP and SF-2-NP	Undeveloped land and approximately four single family homes.
East	LI-PDA-NP	Undeveloped land
West	LI-PDA-NP and SF-2-NP	Undeveloped land and approximately five single family homes along Seeling Drive.

NEIGHBORHOOD PLANNING AREA: Southeast Combined (Southeast) Neighborhood Planning Area

WATERSHED: Onion Creek and Carson Creek Watersheds

SCHOOLS: Del Valle I.S.D.
Hillcrest Elementary School
John P Ojeda Middle School
Del Valle High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council, Del Valle Community Coalition, Del Valle Independent School District, Dove Springs Proud, Friends of Austin Neighborhoods, Go Austin Vamos Austin

78744, Homeless Neighborhood Association, Onion Creek Homeowners Association, Overton Family Committee, Southeast Combined Neighborhood Plan Contact Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2026-0055 (McCall Lane Utility Rezoning)	The applicant is proposing to rezone approximately 0.21 acres from SF-2-NP to CS-NP.	11/10/26: TBD	TBD
C14-2023-0093 (7300 Metro Center)	The applicant is proposing to rezone approximately 20.472 acres from MF-4-NP and LI-NP to LI-PDA-NP. Zoning.	02/27/24: To grant the applicant's request of LI-PDA-NP	04/04/24: To grant LI-PDA-NP with staff amendment for modified setbacks as follows: 0 feet for front yard; 10 feet for street side yard; 10 feet for interior side yard; 10 feet for rear yard, on all 3 readings
C14-2015-0062 (US 183 & McCall Lane Rezoning)	The applicant is proposing to rezone 25.64 acres from LI-CO-NP to LI-PDA-NP.	04/12/16: To grant LI-PDA-NP w/PDA for all permitted and conditional uses in LI; additional permitted uses, prohibit certain uses, and exempt all uses except general retail sales & restaurant uses from Commercial Design Standards, as Staff recommended, by consent	05/12/16: To grant LI-PDA-NP as PC recommended, on all three Readings

RELATED CASES:

C14-03-0116.03 Amendment exempted the remaining lot within the Met Center development from the City's Commercial Design Standards.

C14-03-0116.02 Amendment added Hospital Services (Limited) and Hospital Services (General) as permitted uses to accommodate the development of the Veterans Affairs hospital on the property adjacent to the area included in this rezoning request.

C14-03-0116.01 Amendment exempted a majority of the Met Center development from the City's Commercial Design Standards.

C14-03-0116 Initial PDA: Colorado Crossing Planned Development Area

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 8001 METROPOLIS DRIVE. C14-03-0116.04. Project: C14-03-116 PDA Amendment #4. The applicant is proposing a 4th amendment to an approved Planned Development Area on a 19.39 acre site. Existing: vacant. Proposed: general office buildings, warehouse, and manufacturing. The applicant seeks to modify the maximum allowable heigh of the LI-PDA zoned site from 60 feet to 85 feet.

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 *:** • **Within the McKinney Center Job Center**
Y	**Mobility and Public Transit ***: Located within 0.25 miles of public transit stop and/or light rail station. • **0.19 miles from bus stop along Metropolis Drive**
	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. • **Within 0.5 miles of employment within the McKinney Center Job 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.
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.) • **0.4 miles to Austin VA Clinic**
	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.)
Y	**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.
Y	**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
No comments on rezoning

Fire
No comments on rezoning

PARD – Planning & Design Review
PR1: Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning.

This zoning does not include residential units or hotel use. However, there are proposed Urban Trails on the Council Approved Urban Trails Plan within this PDA that would help provide connectivity to nearby parkland and incoming Urban Trails in nearby City ROW.

In particular, APR is interested in an easement in the area around the "Tonka Ln to E Ben White Blvd Corridor". Such a connection would improve neighborhood connectivity and would go towards satisfying connectivity needs for the Southeast area, as recommended and identified in the Parks and Recreation Department's Long-Range Plan.

Please reach out to this reviewer, Ann DeSanctis (ann.desantis@austintexas.gov) and Justin Norvell of Urban Trails (Justin.Norvell@austintexas.gov) to discuss.

Site Plan
SP1: FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

SP2: Site plans will be required for any new development except for residential only projects with up to 4 units.

SP3: Any new development is subject to Subchapter E Commercial Design Standards. Additional comments will be made when the site plan is submitted.

SP4: The subject site is a portion of a larger Unified Development Agreement (UDA). In general, the entire area of the UDA will be treated as a single parcel when evaluating compliance with zoning and some other development limitations.

Compatibility Standards

SP5: The site is subject to compatibility standards due to the adjacency of SF-2 Zoned property to the southwest (i.e., the triggering property). *Reference 25-2-1051, 25-2-1053*

SP6: Any structure that is located:

a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

SP7: A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer. *Reference 25-2-1062(B), 25-8-700*

Airport Overlay

SP8: The site is located within Austin-Bergstrom Overlay AO-3. No uses will be allowed that create 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.

Hazardous Pipeline Overlay

SP9: The Citgo Products Pipeline and the ExxonMobil Pipeline cross this site. Additional review by AFD will be required at site plan review.

Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. A TIA compliance memo will be required at time of site plan.

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Metropolis Dr. It is recommended that 58 feet of right-of-way from the existing

centerline should be dedicated for Metropolis Dr. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 3. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Bouleware Dr. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Bouleware Dr. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 4. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Mc Call Ln. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Mc Call Ln. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

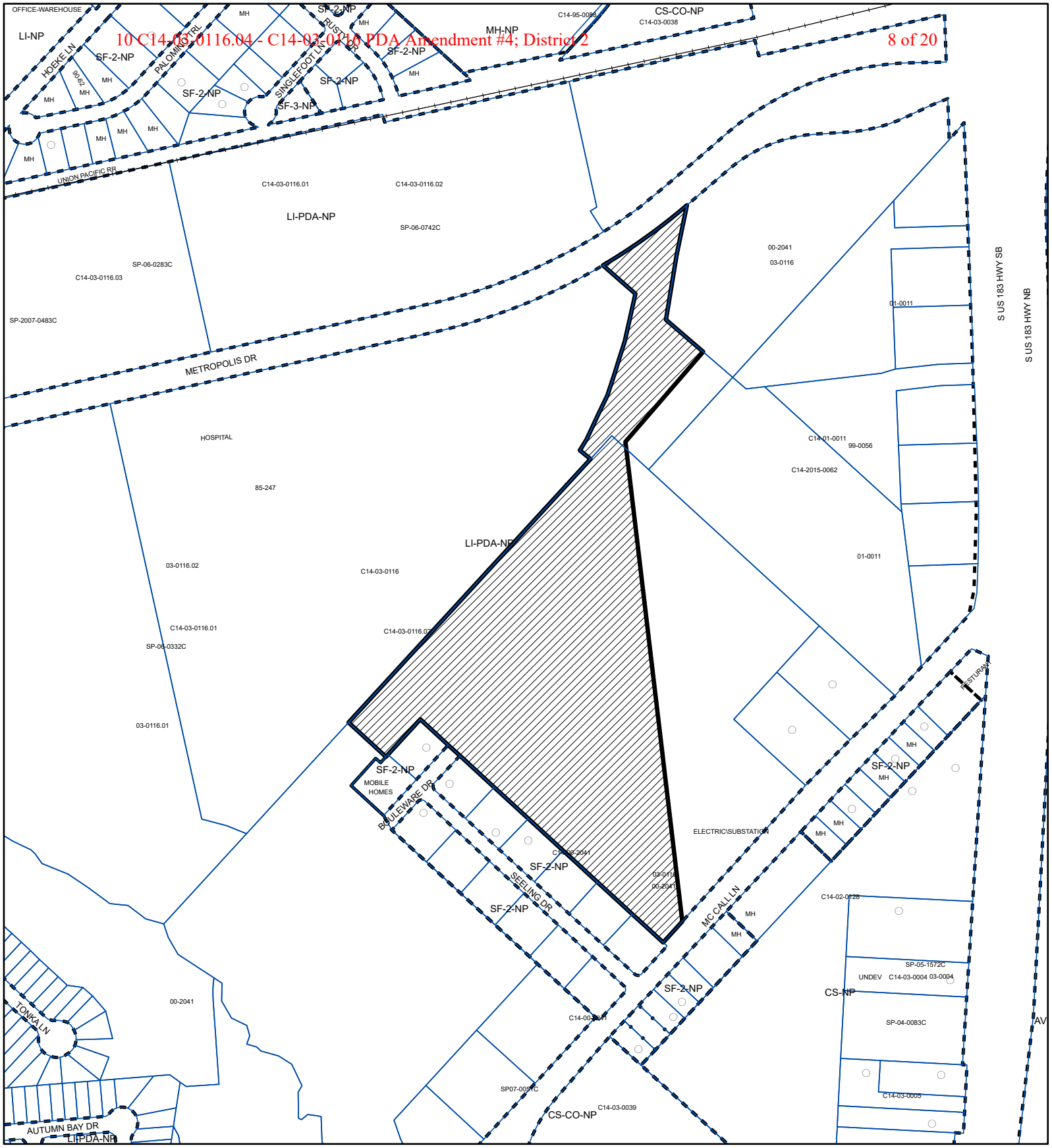
EXISTING STREET CHARACTERISTICS:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Bouleware Dr.	Level 1	50’	58’	N/A	No	No	No
Mc Call Ln.	Level 1	55’	58’	24’	No	No	No
Metropolis Dr.	Level 3	116’	90’	60’	Yes	No	Yes

TIA: A TIA compliance memo is required. The memo must demonstrate compliance of this case with the TIA approved with SP-2017-0300C. The TIA may require update upon further review.

Austin Water Utility
No comments on rezoning

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:
A. Zoning Map
B. Aerial Map
C. Applicant’s Summary Letter



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

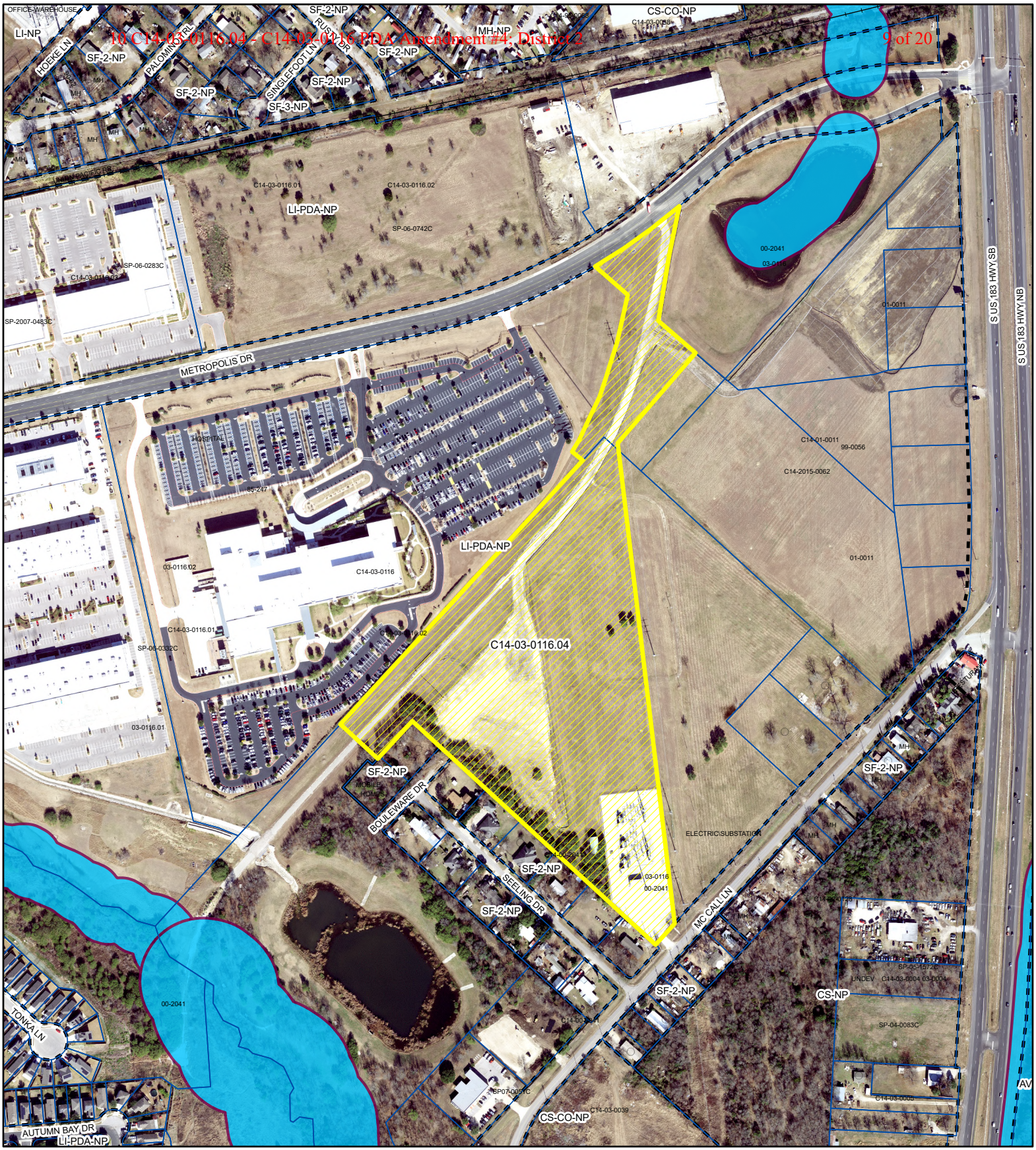
ZONING CASE#: C14-03-0116.04

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Austin

Created: 10/7/2026



N

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

1" = 400'

c14-03-116 PDA Amendment #4

ZONING CASE#: C14-03-0116.04
LOCATION: 8001 Metropolis Dr
SUBJECT AREA: 19.39 Acres
MANAGER: Jonathan Tomko

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No warranty is made by the City of Austin regarding specific accuracy or completeness.

Austin

Created: 10/7/2026

Thrower Design
LAND PLANNERS

September 25, 2026

Ms. Andrea Bates, Director
Austin Planning Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Met Center – Base Power PDA Amendment (C14-03-0016.04)

Dear Ms. Bates,

We are representing Met Center NYCTEX Phase II, Ltd., the landowner, in connection with this rezoning request for **Lot 1 of the Met Center II Campus Subdivision**, recorded as Document No. 202400162 (attached). The property is currently zoned **LI-PDA**. The requested rezoning is limited to this one lot and proposes to modify the maximum allowable building height **from 60 feet to 85 feet**. All other provisions and conditions of the existing LI-PDA zoning district would remain unchanged.

Purpose of the Rezoning

The purpose of this request is to accommodate a campus-style office development for **Base Power's corporate headquarters**, located adjacent to two buildings currently under construction that will serve as the company's manufacturing facilities. Increasing the allowable height to 85 feet will provide the flexibility necessary to develop office buildings and associated structured parking, including a potential five-story office building.

Property and Existing Zoning

The 19.392-acre Lot 1 is located near Metropolis Drive and US 183, directly across from Austin-Bergstrom International Airport. The property has access to both roadways through existing access easements.

The LI-PDA zoning was originally established through **Zoning Case C14-03-0116**, Ordinance No. 040311-Z-2 (attached). The Met Center development is a large, established project encompassing more than 500 acres, and the LI-PDA zoning has subsequently been amended on

several occasions to address specific circumstances within the development. Those amendments are summarized below:

1. **Case C14-03-0116.01 – Ordinance No. 20090212-041**
   This amendment exempted a majority of the Met Center development from the City's Commercial Design Standards. Zydeco Development Corporation, the developer of the larger Met Center project, had voluntarily provided street trees along the public roadways throughout the development, including the original approximately 200-acre phase that was developed prior to adoption of the Commercial Design Standards.
2. **Case C14-03-0116.02 – Ordinance No. 20091105-062**
   This amendment added Hospital Services (Limited) and Hospital Services (General) as permitted uses to accommodate the development of the Veterans Affairs hospital on the property adjacent to the area included in this rezoning request.
3. **Case C14-03-0116.03 – Ordinance No. 20160512-045**
   This amendment exempted the remaining lot within the Met Center development from the Commercial Design Standards.

Accordingly, this application would represent the **fourth amendment to the original LI-PDA zoning district**, proposed as **Case C14-03-0116.04**, and would apply only to Lot 1 of the Met Center II Campus Subdivision. The amendment is narrowly focused on increasing the allowable height from 60 feet to 85 feet, with all other LI-PDA conditions remaining in effect.

Airport Considerations

The property is located within **Airport Overlay Zone No. 3 (AO3)**, which includes provisions addressing development in proximity to Austin-Bergstrom International Airport, including noise mitigation. The applicable airport height limitation maps indicate that a height greater than the requested 85 feet is permitted at this location. The requested zoning height is therefore below the applicable airport height limitation.

Project Coordination and Next Steps

Following submission of the rezoning application, we will begin outreach to the affected neighborhood associations and coordinate with Airport staff regarding the proposed amendment. As those discussions progress, we will continue to keep the City's assigned Case Manager informed of the project's status and the results of those discussions.

There are several related components of the Base Power Campus currently moving forward. Two large manufacturing buildings are already under construction. **Site Plan Correction No. 3** has been submitted and is pending approval. Following that approval, a Site Plan Revision will be

submitted to formally incorporate the future office buildings into the overall campus plan. An amendment to the Traffic Impact Analysis will also be submitted for review to address any potential impacts to the surrounding roadway system.

Request

We respectfully request favorable consideration of this limited amendment to the existing LI-PDA zoning for Lot 1 of the Met Center II Campus Subdivision. The requested amendment would increase the maximum allowable height **from 60 feet to 85 feet** to accommodate the planned five-story office component of the Base Power corporate campus, while maintaining all other existing LI-PDA zoning provisions and conditions.

Please reach out with any comments or questions as we move this case through the system at an expedited speed.

Sincerely,

A. Ron Thrower

A. Ron Thrower

City of Austin
Austin Aviation
Austin-Bergstrom International Airport
3600 Presidential Blvd., Ste. 411, Austin, Texas 78719
512/530-6622

FROM: Joe Mercer, Airport Planner
Austin Aviation

TO: Jonathan Tomko, Planner Principal
Austin Planning

DATE: October 30, 2026

SUBJECT: C14-03-0116.04
8001 Metropolis Dr, Austin, TX 78744 / 6800 Burleson Rd, Austin, TX 78744

Austin Aviation has reviewed case number **C14-03-0116.04** and the associated property at 8001 Metropolis Dr, Austin, TX 78744 and 6800 Burleson Rd, Austin, TX 78744. This letter outlines the airport-compatibility requirements applicable to the property prior to consideration by the City of Austin Zoning and Platting Commission.

The property lies entirely within the Controlled Compatible Land Use Area (CCLUA) and the Airport Overlay Zone 3 (AO-3) and is therefore **subject to requirements of City of Austin Land Development Code (LDC), Chapter 25-13, Airport Hazard and Compatible Land Use Regulations.**

The applicant has requested an increase to the existing 60 feet above ground level (AGL) height limit to allow building heights of up to 85 feet AGL. The submittal does not include a proposed site plan or building plans; instead, it is a blanket request for 85 AGL over any portion of the entire parcel. Given the proximity of the existing and planned runway infrastructure at Austin Bergstrom International Airport (AUS), Austin Aviation requests a site plan and building plans for review. At this time, Austin Aviation does not have sufficient information to approve the request.

In addition to review by Austin Aviation, the proposed development must also be evaluated for applicable federal airspace requirements under 14 CFR Part 77, again due to its proximity to existing and planned runway infrastructure at AUS. Austin Aviation will require the developer to obtain an FAA Determination of No Hazard for the proposed improvements through submission of FAA Form 7460-1, *Notice of Proposed Construction or Alteration*. Submittals should be made through the FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) online portal.

If you have any questions or require additional information, please contact me.

Sincerely,

Joe Mercer, Airport Planner
512/530-6622, Joseph.Mercer@flyaustin.com
Cc: Karen Korir, Jason Alexander

Thrower Design
LAND PLANNERS

October 30, 2026

Council Member Vanessa Fuentes
District 2
Austin City Council

Ms. Joi Hardin, AICP
Zoning Officer
Austin Planning

Ms. Sophia Morales
Policy Director
District 2

Mr. Jonathan Tomko
Principal Planner
Austin Planning

Mr. Jason Alexander
Deputy Chief of Airport Affairs
Austin Aviation

RE: Met Center II – Base Power Rezoning – ***Height Matters***
C14-03-0116.04 – 8001 Metropolis Drive

Sent via email to all listed above

Dear Council Member Fuentes, Ms. Harden, Ms. Morales, Mr. Tonko, & Mr. Alexander

We are representing the landowner, Met Center II NYCTEX Phase II, Ltd., in its request to rezone a portion of the Met Center development to allow a modest increase in building height through an amendment to the existing LI-PDA zoning of the property. As you may be aware, Base Power is planning to occupy the entire site for its corporate headquarters, in addition to the manufacturing buildings currently under construction.

The purpose of this rezoning request is to increase the allowable building height from 60 feet to 85 feet on one lot within Met Center II to accommodate the proposed Base Power Headquarters

buildings. Importantly, all other conditions of the original LI-PDA zoning, including Amendments No. 1, 2, and 3, will remain unchanged and applicable to the entire approximately 664-acre area governed by these zoning ordinances. The requested height amendment applies only to the 19.39-acre Lot 1, Met Center II Campus Subdivision, representing less than 3% of the overall development.

Base Power is working on an accelerated schedule for approvals and construction of its headquarters, which will ultimately accommodate approximately 3,500 employees. The additional building height is necessary to accommodate the proposed headquarters facilities and their operational requirements.

The purpose of this letter is to clarify the relationship between the requested zoning amendment and the separate federal aviation review process, and to respectfully request that the rezoning proceed without being delayed by the FAA's independent review. To be clear, the ultimate determination regarding whether the proposed structures present a hazard to air navigation rests with the Federal Aviation Administration (FAA), through its Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) process. An FAA Form 7460-1, Notice of Proposed Construction or Alteration, will be submitted next week to initiate that review.

Our specific request is that the City allow the rezoning process to move forward based on the proposed land-use entitlement, recognizing that the FAA will independently evaluate the proposed building heights and make its own determination regarding any potential impact on navigable airspace. The zoning amendment and the FAA's aeronautical review are separate processes, and there is no reason that one should unnecessarily delay the other. Any construction remains subject to obtaining the applicable FAA determination and all other required permits and approvals.

The following information is relevant to understanding the requested height increase in the context of the existing airspace conditions around Austin-Bergstrom International Airport (AUS).

AUS Hazard Zoning Map – Airspace (Part 77)

Given that AUS is located directly across US 183 from Met Center II, and based on our extensive experience with the development of Met Center I and II, we are very familiar with the AUS Hazard

Zoning Map – Airspace (Part 77). This map is based on Federal Aviation Regulations, Part 77, administered by the FAA, and identifies imaginary airport surfaces established to protect navigable airspace and identify potential obstructions to aircraft operations. These surfaces are defined by elevations relative to Mean Sea Level (MSL) and establish the applicable airspace criteria for evaluating the height of proposed structures.

Exhibit 1 is the adopted 2019 Airspace Map for AUS. The Met Center II property proposed for occupancy by Base Power is outlined in black, with the 19.39-acre area subject to the requested rezoning highlighted in BLUE. Immediately below the highlighted area, the adopted Airspace Map identifies the **Horizontal Surface Elevation at 691.5 feet MSL**. This horizontal surface is established at 150 feet above the airport's established elevation of 541.5 feet MSL. The entire 19.39-acre area subject to the rezoning request is located within this mapped horizontal surface.

Exhibit 2 provides a more detailed illustration of the Met Center II property, with the overall Base Power site outlined in black and the 19.39-acre rezoning area highlighted in BLUE. The proposed main Base Power Headquarters building, identified as Building 4, will have a maximum elevation of approximately **633 feet MSL at the top of the structure**. This places the proposed building approximately **58.5 feet below the mapped Horizontal Surface Elevation of 691.5 feet MSL**.

Existing Structures and Other Obstructions in the Vicinity

Exhibit 2 also identifies several existing structures and other obstructions in the area between AUS Runway 18R/36L and the proposed Base Power Headquarters. These provide additional context for understanding existing conditions within the surrounding airspace:

1. **AUS Fuel Tanks:** Located on airport property along US 183, with elevations of approximately 580 feet MSL.
2. **Existing Met Center Buildings:** Buildings 2 and 3 have elevations of approximately 570 feet MSL.
3. **Construction Cranes:** One existing construction crane has an elevation of approximately 719 feet MSL, penetrating approximately 27.5 feet above the mapped Horizontal Surface Elevation of 691.5 feet MSL. Both cranes have received FAA determinations under Aeronautical Study Nos. 2026-ASW-4453-OE and 2026-ASW-4572-OE.
4. **Austin Energy Transmission Poles:** An existing Austin Energy transmission easement traverses the property, with transmission poles reaching elevations of approximately 633.1

feet MSL. This is actually 0.1 feet higher than the proposed elevation of Building 4. Notably, the existing transmission pole is approximately 47 feet closer to the runway than the proposed Building 4 location. Austin Energy is also in the design phase for an additional circuit to the Carson Creek Substation, which will include additional poles within this transmission easement. The large concrete foundations already installed are indicative of poles that may be taller than those currently in place.

Comparison of Existing and Proposed Structures

Returning to Exhibit 1, the simplified cross-section across the top of the exhibit illustrates the relationship between the mapped horizontal surface and the existing and proposed structures. **The comparison demonstrates that the proposed permanent Base Power Headquarters buildings, including Building 4, will remain below the mapped Horizontal Surface Elevation of 691.5 feet MSL.** The existing construction crane at 719 feet MSL is the only identified structure shown penetrating that horizontal surface, and it has received FAA determinations.

For additional context, construction of Building 4 will also require a temporary construction crane, currently projected to reach approximately 715 feet MSL. This is lower than the existing crane at 719 feet MSL, which is also located closer to AUS.

We recognize that these comparisons do not replace the FAA's independent evaluation of the proposed structures. They do, however, provide important context regarding existing conditions, previously evaluated construction activities, and the relationship of the proposed permanent improvements to the adopted airspace surfaces.

Requested Action

Every site plan and building permit within Met Center I and II has historically been subject to applicable reviews and approvals by the City's Department of Aviation and/or the FAA. In this instance, the Department of Aviation has requested that the proposed height increase be submitted to the FAA for its independent evaluation.

We fully acknowledge and respect that process and will proceed with the required FAA submission. **However, we respectfully request that the City's consideration and approval of the LI-PDA zoning amendment be allowed to proceed concurrently with the FAA's review rather than being held pending its completion.**

The requested amendment is limited in scope, leaves all existing LI-PDA conditions unchanged, and applies to less than 3% of the overall Met Center development. The proposed permanent building elevation is also 58.5 feet below the mapped horizontal airspace surface. Most importantly, the FAA retains its full authority to independently evaluate the proposed construction and determine whether it presents any hazard to air navigation.

Allowing the rezoning to proceed does not circumvent, diminish, or prejudge the FAA's authority or its eventual determination. It simply allows the City's land-use approval process to move forward while the separate federal aviation review is underway. Given the substantial investment, employment opportunities, and construction schedule associated with the Base Power headquarters, avoiding an unnecessary delay between these two independent processes is both reasonable and appropriate.

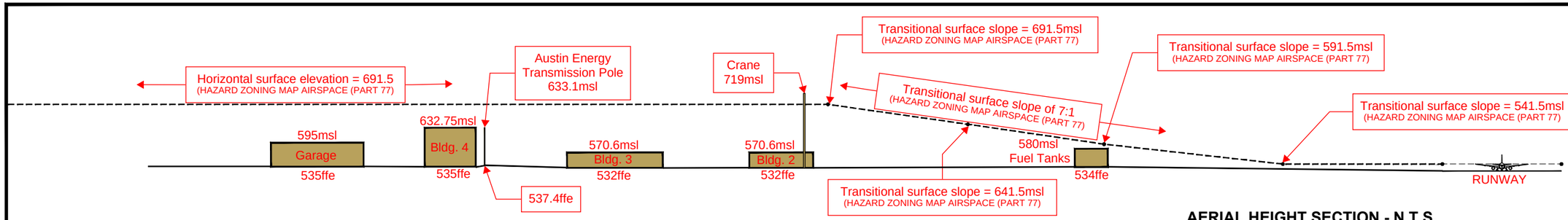
We respectfully request your support in allowing this zoning amendment to proceed without waiting for completion of the FAA's OE/AAA review.

Please contact me should you have any questions or require additional information.

Respectfully submitted,

A. Ron Thrower

A. Ron Thrower



AERIAL HEIGHT SECTION - N.T.S.

Base Plan information from -

JOB NO.:		
DRAWN BY:	CS	
CHECKED BY:	TSP	
COORD. CHECK:		
FILE NAME: M3343-C-45-01.dwg		
DATE:	JANUARY 21, 2019	
SCALE:	1" = 2600'	
5	Austin-Bergstrom International Airport	HAZARD ZONING MAP AIRSPACE (PART 77)

5 OF 16

NORTH

SCALE: 1"=4000'

AMG DESIGN GROUP
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TEXAS REGISTERED ENGINEERING FIRM F-1708

MET CENTER II - BASE POWER AERIAL HEIGHT EXHIBIT #1

C14-03-0116.04 - 8001 Metropolis Drive

Thrower Design
LAND PLANNERS

AO-3 Airport Overlay Zone

AO-2 Airport Overlay Zone

Bldgs 2 & 3 - 570.6msl

Construction cranes approved by FAA for 719msl

2,365'-0"

AE Transmission Pole - 633.1msl
Highest permanent obstruction on Property

Proposed Bldg 4 - 632.75msl

2 Existing Airport Fuel Tanks
2 Planned Airport Fuel Tanks
Approx. 580msl

ABIA
Austin Airport

Met Center II - Base Power site
in BLACK outline

BLDG 3

BLDG 2

BLDG 4

GARAGE

BLDG 5

BLDG 6

Runway 18R/36L

2,412'-0"

AE Transmission Pole - 615.4msl

Rezoning area in BLUE shading within
Met Center II - Base Power site

Maximum height within BLUE shaded area is capped at EL. 633msl* after rezoning - below HORIZONTAL SURFACE EL.=691.5 ESTABLISHED WITH HAZARD ZONING MAP AIRSPACE (PART 77) dated January 21, 2019

Proposed Bldg 5 - 613msl

AE Transmission Pole - 602.9msl

Proposed Bldg 6 - 612msl

AO-3 Airport Overlay Zone

* Rezoning to 85' allowable height with 15% allowed for stairs / mechanical equipment using an established finished floor elevation of 535.0msl for Bldg 4

NORTH

SCALE: 1"=400'

AMC DESIGN GROUP
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TEXAS REGISTERED ENGINEERING FIRM F-1705

MET CENTER II - BASE POWER AERIAL HEIGHT EXHIBIT #2

C14-03-0116.04 - 8001 Metropolis Drive

Thrower Design
LAND PLANNERS