

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2025-0052 (9400 Metric Boulevard)      DISTRICT: 4

ADDRESS: 9318 and 9400 Metric Boulevard, 2105 and 2107 W. Rundberg Lane

ZONING FROM: NBG-NP (CI Subdistrict)      TO: NBG-NP (WMU Subdistrict)

SITE AREA: 3.013 acres (131,245 sq. ft.)

PROPERTY OWNER: Metric BD LLC

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

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

STAFF RECOMMENDATION:

**Staff recommends NBG-NP (WMU Subdistrict), North Burnet/Gateway-Neighborhood Plan (Warehouse Mixed Use Subdistrict), Combining District zoning.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**October 28, 2025: Approved staff's recommendation of NBG-NP (WMU Subdistrict) zoning by consent (12-0); P. Breton-1st, J. Hiller-2nd.**

CITY COUNCIL ACTION:

**December 11, 2025**

ORDINANCE NUMBER:

ISSUES: N/A

In the associated neighborhood plan amendment case, NPA-2025-0024.01, the applicant is requesting a FLUM change from Industry to High Density Mixed Use land use (*please see North Burnet Gateway Neighborhood Plan FLUM – Exhibit D*).

CASE MANAGER COMMENTS:

The property in question is a 3+ acre site that is located at the southwest intersection of two arterial roadways, Metric Boulevard and W. Rundberg Lane. It is developed with two 2-story office/warehouse buildings that currently contain an equipment rental use (Rent Equip) and an automotive rentals business (Limos of Austin). The tract to the north consists of a detention pond and an overflow surface parking area. To the west, there is a 2-story warehouse structure (INCE Distributing, Trane Heating & Air Conditioning) and the rail line. The lot to the east, across W. Rundberg Lane, is developed with a 2-story office/warehouse complex (Metric Center). To the south, across Metric Boulevard, there is 1-story office/warehouse building that contains Regal Plastics Supply and is zoned LI-NP. In this case, the applicant is requesting a rezoning from the Commercial Industrial subdistrict to the Warehouse Mixed Use subdistrict to redevelop the property with approximately 350 multifamily residential units. The proposed WMU subdistrict will permit a maximum height of 60 feet and a maximum FAR of 2:1 with development bonus (*please see Exhibit G – North Burnet Gateway Zoning Districts General Site Development Standards Tables*).

The staff's recommendation is to grant North Burnet/Gateway-Warehouse Mixed Use Subdistrict-Neighborhood Planning Combining District zoning for this property. The proposed WMU subdistrict will encourage a mixture of uses and will provide for a transition in the permitted uses from the NBG-CI-NP zoning to the north to the LI-NP and MF-3-NP zoning across Metric Boulevard to the south. The lots under consideration are adjacent to an existing NBG Urban Roadway, as designated by the North Burnet Gateway Regulating Plan. The WMU subdistrict will permit residential and mixed-use infill redevelopment in an area with jobs, commercial retail and civic facilities. The proposed zoning is consistent with surrounding use patterns as there are commercial and industrial uses to the north, south, east and west, a public school to the south (Padron Elementary School) and existing multifamily residential development along W. Runberg Lane to the southeast (Willowbrook North Townhomes, Ironhorse Flats) and southwest (The Villas on Walnut Creek). There are transportation options in this area as there is a Capital Metro Bus route along Metric Boulevard and W. Runberg Lane (Route # 325-Metric/Rundberg) and a bus stop at 9540 Metric Boulevard to the east.

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.*

North Burnet/Gateway district is the designation for an identified area of existing low density, auto-oriented commercial, warehouse, and industrial uses that is the subject of an approved master plan for redevelopment of the area into a higher density urban mixed- use neighborhood that is more pedestrian friendly and takes advantage of the links to commuter rail transit and the area’s key position in the urban core.

Warehouse Mixed-Use (WMU) subdistrict accommodates existing and new industrial warehouse uses and enables development of residential and local retail uses.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

The proposed zoning is consistent with surrounding use patterns as there are commercial and industrial uses to the north, south, east and west, a civic use/public school to the south (Padron Elementary School) and existing multifamily residential development along W. Rundberg Lane to the southeast (Willowbrook North Townhomes, Ironhorse Flats) and southwest (The Villas on Walnut Creek). The lots under consideration are adjacent to a NBG Urban Roadway, as designated by the NBG Regulating Plan, and are located at the southwest intersection of two level 3/arterial roadways with public transportation options.

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

The proposed subdistrict will encourage a mixture of uses and will provide for a transition in the permitted uses from the NBG-CI-NP zoning to the north to the LI-NP and MF-3-NP zoning across Metric Boulevard to the south. The WMU subdistrict will permit residential and mixed-use infill redevelopment in an area with jobs, commercial, retail and civic facilities.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NBG-NP (CI Subdistrict)	Office/Warehouse: Equipment Rental (Rent Equip), Automotive Rentals (Limos of Austin)
<i>North</i>	NBG-NP (CI Subdistrict)	Detention, Surface Parking
<i>South</i>	LI-NP, LI-CO-NP, MF-3-NP, PUD-NP	Office/Warehouse (Regal Plastics Supply Austin), Public Primary School (Padron Elementary), Multifamily (The Villas on Walnut Creek)
<i>East</i>	NBG-NP (CI Subdistrict)	Office/Warehouse (Metric Center)
<i>West</i>	NBG-NP (CI Subdistrict)	Warehouse (INCE Distributing, Trane Heating & Air Conditioning)

NEIGHBORHOOD PLANNING AREA: North Burnet/Gateway Neighborhood Plan

WATERSHED: Little Walnut Creek

SCHOOLS: Austin I.S.D.  
Wooldridge Elementary  
Cook & Pillow Elementary  
Burnet Middle School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,  
Austin Neighborhoods Council,  
Friends of Austin Neighborhoods,  
Homeless Neighborhood Association,  
Red Line Parkway Initiative,  
Shoal Creek Conservancy

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0111 (Burnet & 183: 8909 & 9034 Burnet Road)	CS-NP to CS-MU-V-NP	11/08/2022: Approved staff's recommendation for CS-MU-V-NP zoning by consent (11-0, R. Schneider-absent); C. Hempel-1st, J. Shieh-2nd.	12/08/2022: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20221208-090 for CS-MU-V-NP combining district zoning was approved on Council Member Fuentes' motion, Council Member Pool's second on an 11-0 vote.
C14-2021-0059 (2100 Polaris Avenue)	CS-CO-MU-NP to CS-MU-NP	6/08/21: Motion to approve the staff's recommendation of CS-MU-CO-NP zoning by consent (11-0, Y. Flores and J. Shieh-absent); A. Azhar-1st, J. Mushtaler-2nd.	7/29/21: Approved staff's recommendation of CS-MU-CO-NP zoning by consent on 1st reading (11-0); L. Pool-1st, P. Ellis-2nd.  10/21/21: Approved CS-MU-CO-NP zoning by consent on 2nd/3rd readings (10-0, G. Casar-off dais); A. Kitchen-1st, M. Kelly-2nd.
C14-2015-0132 (Calvin's Liquor: 8820 Burnet Road, Ste. 505)	CS to CS-1	11/10/15: Approved staff's recommendation for CS-1-CO zoning, with a conditional overlay to prohibit Cocktail Lounge use on the property, on consent (11-0); N. Zaragoza-1 <sup>st</sup> , P. Seeger-2 <sup>nd</sup> .	12/10/15: Approved CS-1-CO district zoning on all 3 readings (9-1, O. Houston-No, S. Adler-absent); D. Zimmerman-1 <sup>st</sup> , D. Garza-2 <sup>nd</sup> .

C14-03-0002 (9325 Burnet Road)	LI to CS	3/26/03: Recommended for approval by consent, with the addition of the following restrictions added to staff's proposed conditional overlay for this case: 1) Use of the property as an adult bookstore shall be restricted to not more than 7,500 square feet of gross floor area and 2) Use of the property as an adult arcade, adult cabaret, adult lounge, adult novelty shop, adult service business and adult theater is prohibited. Vote: 7-0 (Off Dais: Pratt, Absent: Spelman.); M. Armstrong-1 <sup>st</sup> , M. Casias-2 <sup>nd</sup> .	6/05/03: Granted CS-CO on all 3 readings (7-0)
C14-01-0037 (North Austin Civic Association Neighborhood Plan)	MF-2, SF-2, SF-3 to NO-NP  MF-2, LO, MF-3, CS to GR-NP CS, SF-3 to P-NP	4/17/01: Approved Staff rec. of NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP (9-0); with 25-foot vegetative buffer on south boundary of Tract 19	5/24/01: Approved PC rec. on all three readings, except for Tract 9-1 <sup>st</sup> reading only (6-0)  8/9/01: Approved CS-NP for Tract 9 (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

RELATED CASES:

Site Plan - SP-2018-0036C

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject property located at 9400 Metric Boulevard is currently developed as warehousing and outdoor storage on a 3-acre site.

The site is surrounded by Commercial Industrial (CI) subdistrict zoning intended to provide space for existing and new industrial uses including basic industry, light manufacturing, and warehousing uses. The site is adjacent to an existing NBG Urban Roadway shown in Figure 1-3: *NBG Zoning District Roadway Types Map* and Figure 3-12 *NBG Zoning District Collector Street Plan*.

**NBG Master Plan:**

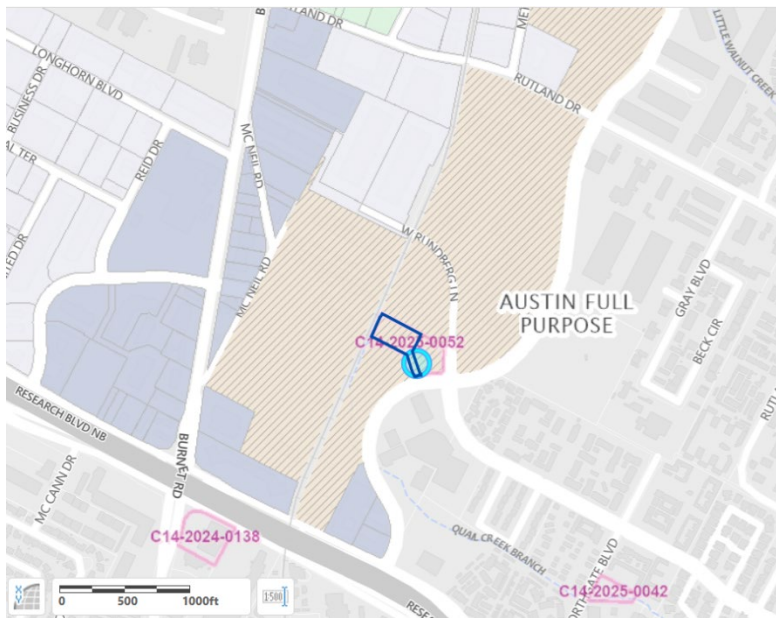
“1f. Provide for a variety of housing options and affordability, so that people of all income levels can live and work in the area...” p64 Master Plan Goals

**NBG Regulating Plan:**

“2.1.2. Provide for and encourage development and redevelopment that achieves a balance of jobs,

housing, retail, open space and community facilities within close proximity to each other and to transit. The essence of a mixed-use area is that it allows for opportunities to live, work and play within the same area.”

The NBG Vision and Regulating Plans call for a balance of jobs, housing, retail, civic facilities, and open space within close proximity to one another to create a complete community; achieving and maintaining this requires balancing the natural intensification of land uses while preserving certain uses and districts. The areas of contiguous industrial zoning are consistently being chipped away for mixed use subdistricts. This is natural and desirable in many places throughout the NBG plan area; however, the subject property is in a warehouse district fully surrounded by Commercial Industrial and if approved, would create a ‘donut hole’, changing the nature of the area, and preventing certain industrial uses and activities due to the proximity to residential dwellings.



Further, residential and mixed-use infill redevelopment are pushing many industrial uses to the ETJ/hinterlands of the city and sprawling over farmland, ranchland, and open space, increasing habitat fragmentation, vehicle-miles-traveled, automobile congestion, and pollution.

9400 Metric Boulevard		
	Current	Request
Zoning	NBG-NP Commercial Industrial (CI) (Figure 1-2)	NBG-NP Warehouse Mixed Use (WMU)
Land Use	Warehousing, Outdoor Storage	Multifamily Residential
Base Height	60 feet (Figure 4-4)	60 feet
Base FAR	1:1 (Figure 4-2)	1:1

<b>Development Bonus</b>	<b>Maximum Height:</b> 60 feet (Figure 4-5) <b>Maximum FAR:</b> 2:1 (Figure 4-3)	<b>Maximum Height:</b> 60 feet  <b>Maximum FAR:</b> 2:1
<b>Building Setbacks</b>	Interior Side Yard: 5' Rear Yard: 5'	Interior Side Yard: 0' Rear Yard: 0'
<b>Maximum Impervious Cover</b>	80% or maximum allowed by LDC 25-8 (Figure 4-6)	80% or maximum allowed by LDC 25-8
<b>Compatibility Standards</b>	N/A (Figure 1-6)	N/A
<b>Active Edge</b>	N/A (Figure 1-2)	N/A
<b>Adjacent Roadway Types</b>	This segment of Metric Boulevard is a NBG Urban Roadway (UR) (Figure 1-3)	This segment of Metric Boulevard is a NBG Urban Roadway (UR) (Figure 1-3)
<b>Future Streets</b>	N/A (Figure 1-3)	N/A (Figure 1-3)

### 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 at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. As proposed, PARD will require parkland dedication for the new residential units that will serve the North Burnet/Gateway (NBG) area through additional park investments. PARD would consider parkland parallel to the tracks that connects to ROW to satisfy the requirement at time of permitting (whether subdivision or site plan). Such parkland would improve neighborhood connectivity via the buildout of the Red Line Trail, and satisfy an acquisition need for NBG, a recommendation identified in the Parks and Recreation Department's Long-Range Plan.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov). At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

## Site Plan

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

Any new development on this site is subject to LDC Subchapter E Design Standards and Mixed Use and the site development standards of the North Burnet/Gateway Regulating Plan. 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 Metric Blvd. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Metric Blvd 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 Rundberg Lane. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Rundberg Lane.

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Metric Blvd	Level 3 - Minor Arterial /Major Arterial	116 feet	Approx 108 feet	Approx 82 feet	Yes	Yes	Yes
Rundberg Lane	Level 3 - Minor Arterial /Major Arterial	116 feet	Approx 100 feet	Approx 70 feet	Yes	Yes	Yes

#### Water Utility

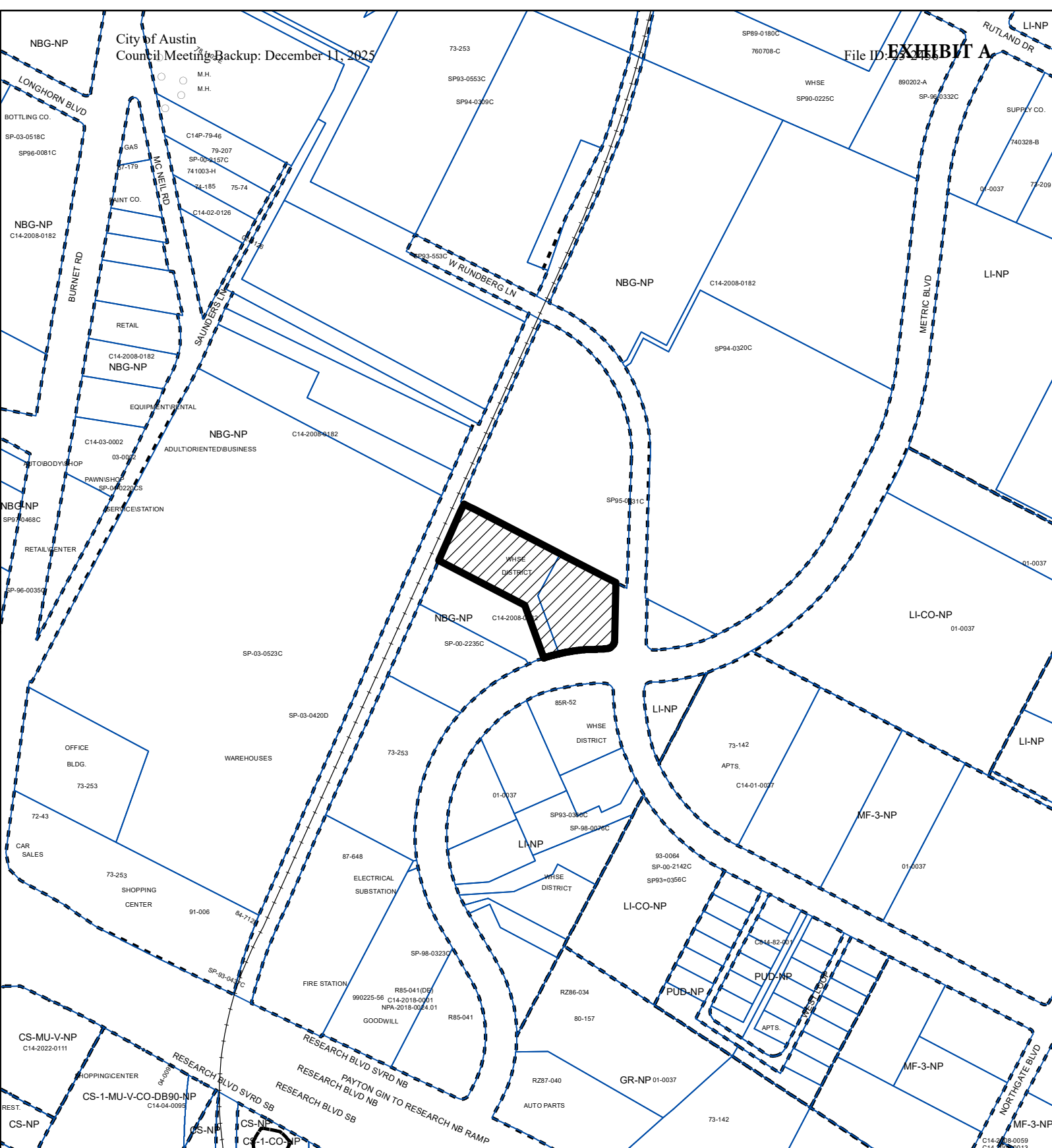
No comments on zoning change.

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

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

#### INDEX OF EXHIBITS TO FOLLOW




- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- E. North Burnet Gateway Neighborhood Plan FLUM
- F. North Burnet Gateway Zoning Subdistrict Map
- G. NBG General Site Development Standards Tables for the CI and WMU Subdistricts



## ZONING

ZONING CASE#: C14-2025-0052



-  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.



Created: 5/1/2025





## 9400 Metric Boulevard



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

ZONING CASE#: C14-2025-0052  
LOCATION: 9318 and 9400 Metric Blvd  
SUBJECT AREA: 3.013 Acres  
MANAGER: Sherri Sirwaitis





**DRENNER** EXHIBIT C  
**GROUP**

April 24, 2025

Ms. Lauren Middleton-Pratt, Planning Director  
City of Austin Planning Department  
Permitting and Development Center (PDC)  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

Via Electronic Delivery

Re: 9400 Metric Boulevard – Zoning application for the 3.013-acre combined properties located at 9318 and 9400 Metric Boulevard, comprised of TCAD IDs: 0245080104 and 0245080103 (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 9400 Metric Boulevard and is 3.013-acres of combined land, located on the west side Metric Boulevard between West Rundberg Lane and Research Boulevard. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned NBG-NP (North Burnet/Gateway – Neighborhood Plan) with a subdistrict designation of CI (Commercial Industrial). The requested zoning is to change the subdistrict designation to WMU (Warehouse Mixed Use)

The Property is located in the North Burnet/Gateway Neighborhood Planning Area (NPA) and has a Future Land Use Map (FLUM) designation of Industry. The application to amend the FLUM from Industry to High Density Mixed Use is being submitted simultaneously.

A Traffic Impact Analysis (TIA) is not required per the attached TIA determination waiver dated 2/28/2025 by Ramin Komeili from Transportation Department Services.

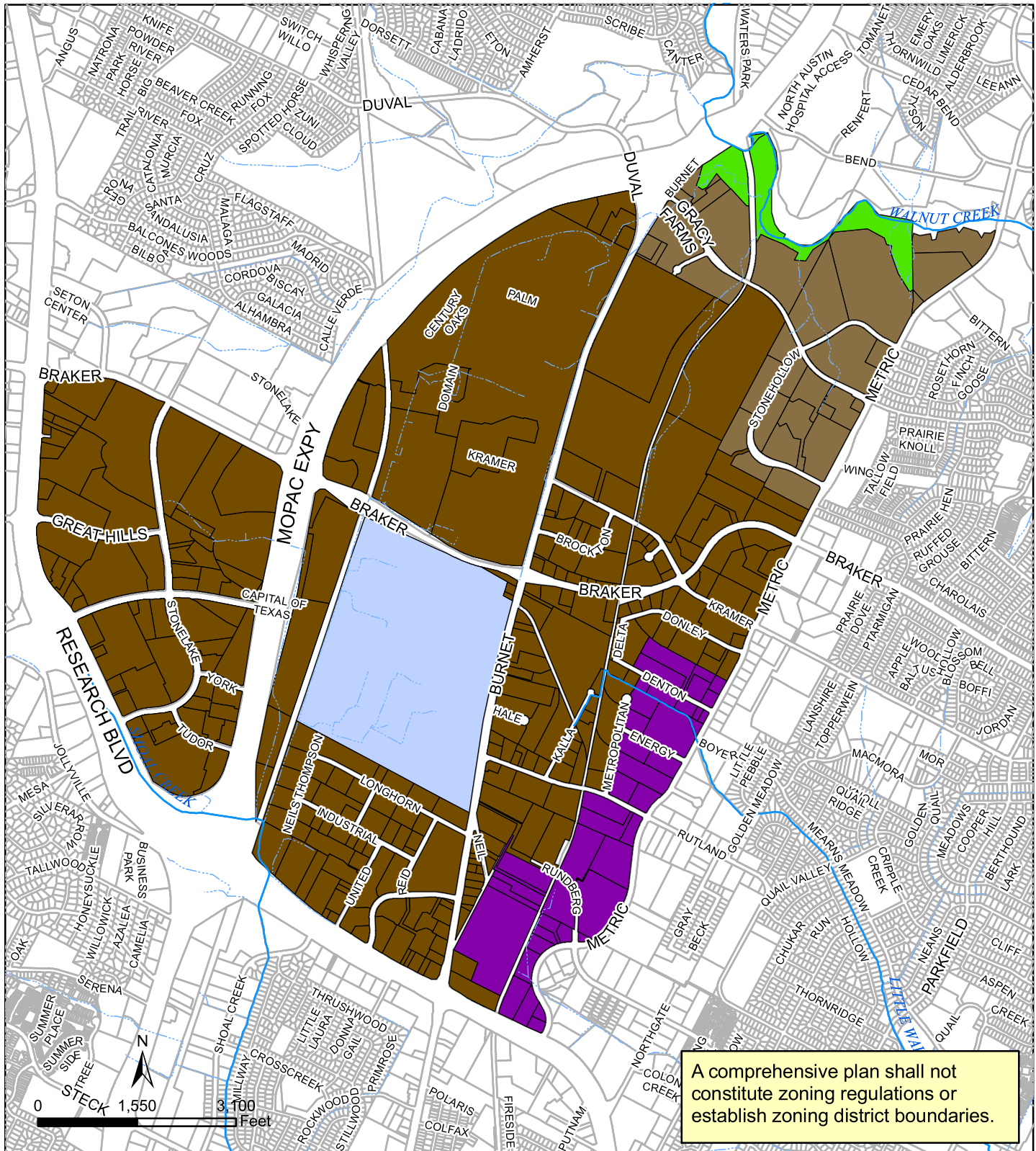
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

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



## North Burnet-Gateway Combined Neighborhood Planning Area Future Land Use Map (FLUM)

### Future Land Use Categories

- Mixed Use
- High Density Mixed Use
- Industry
- Civic
- Recreation & Open Space

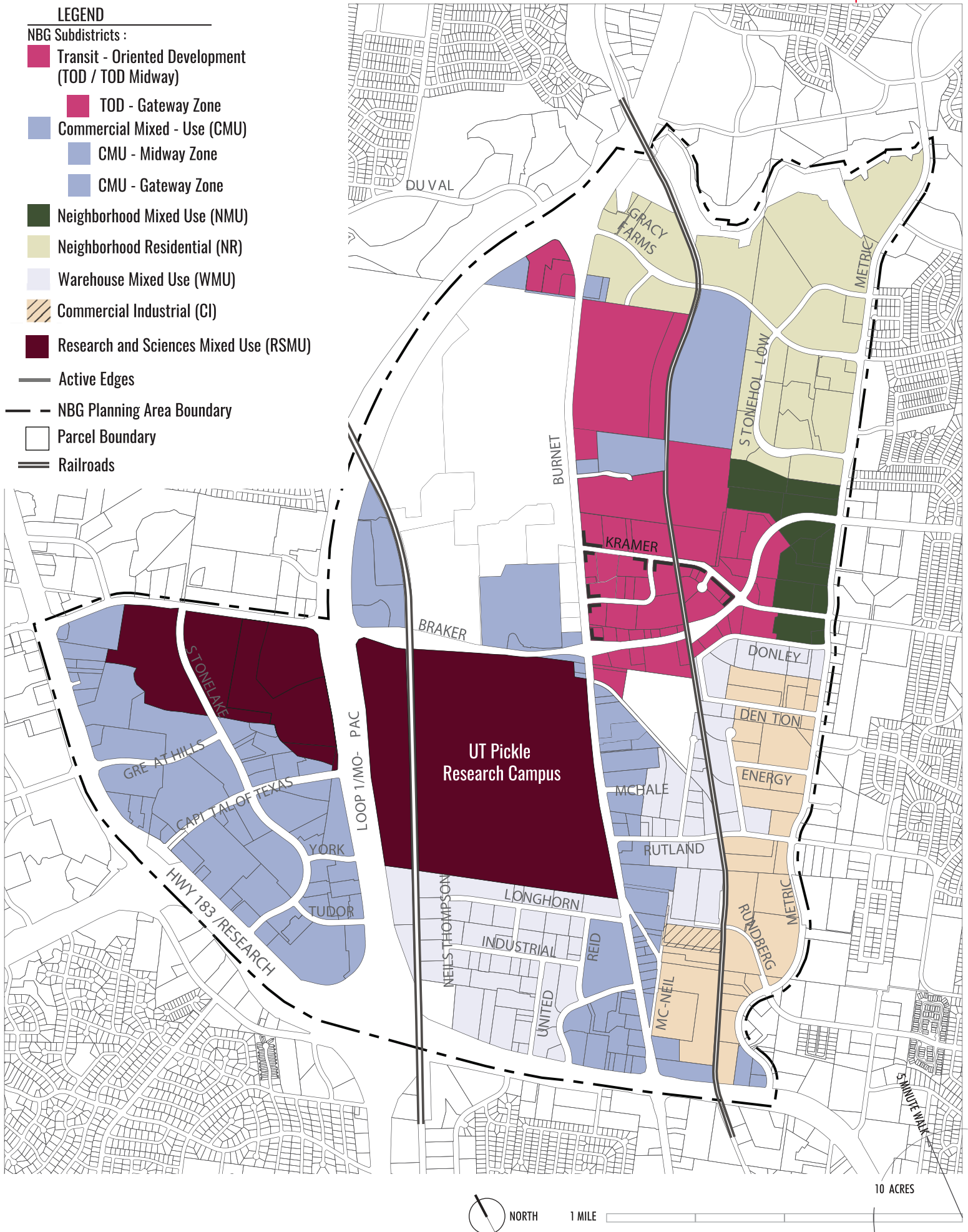


# Figure 1-2: North Burnet / Gateway (NBG) Zoning District Subdistrict Map

City of Austin  
Council Meeting Backup: December 14, 2023

File ID: 25-2456

Updated 02/13/2024





City of Austin  
Council Meeting Packet - December 11, 2025  
**FIGURE 4-1 CI-NBC ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS**  
**COMMERCIAL INDUSTRIAL (CI) SUBDISTRICT**

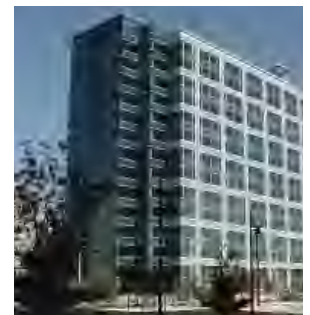
LOT SIZE	
Minimum Lot Size	5,750 SF
Minimum Lot Width	50 Feet

MINIMUM SETBACKS	
<b>Front Yard and Street Side Yard*:</b>	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
<b>Interior Side Yard:</b>	5 Feet
<b>Rear Yard:</b>	5 Feet
<p><b>* If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.</b></p>	

MAXIMUM IMPERVIOUS COVER	
<b>If located in an urban watershed (Shoal or Little Walnut Creek) :</b>	
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)	
<b>If located in a suburban watershed (Walnut Creek):</b>	
Not Applicable	

FLOOR TO AREA RATIO	
<b>Maximum Floor-to-Area Ratio (FAR) by Right:</b>	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
<b>Maximum Floor-to-Area Ratio (FAR) with Development Bonus: 2:1</b>	
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	

BUILDING HEIGHT	
<b>Minimum Building Height:</b>	
Not applicable	
<b>Maximum Building Height by Right:</b>	
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)	
<b>Maximum Building Height with Development Bonus: 120 Feet</b>	
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	



**Typical examples of buildings in the Commercial Industrial Subdistrict.**



# FIGURE 4-1 WMMU-NBC ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS WAREHOUSE MIXED USE (WMU) SUBDISTRICT

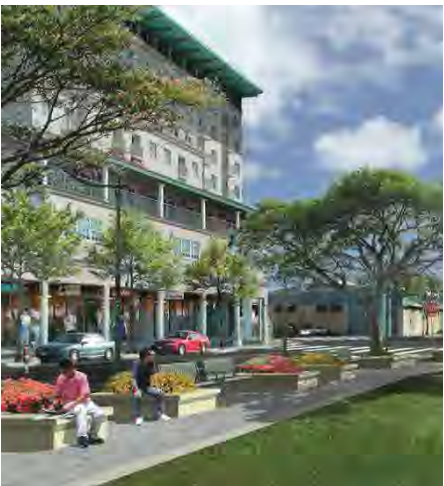
LOT SIZE	
Minimum Lot Size	2,500 SF
Minimum Lot Width	20 Feet

MINIMUM SETBACKS	
<b>Front Yard and Street Side Yard*:</b>	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
<b>Interior Side Yard:</b>	0 Feet
<b>Rear Yard:</b>	0 Feet
<p>* If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.</p>	

MAXIMUM IMPERVIOUS COVER	
<b>If located in an urban watershed (Shoal or Little Walnut Creek) :</b>	
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)	
<b>If located in a suburban watershed (Walnut Creek):</b>	
Not applicable	

FLOOR TO AREA RATIO	
<b>Maximum Floor-to-Area Ratio (FAR) by Right:</b>	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
<b>Maximum Floor-to-Area Ratio (FAR) with Development Bonus: 3:1</b>	
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	

BUILDING HEIGHT	
<b>Minimum Building Height:</b>	
Not applicable	
<b>Maximum Building Height by Right:</b>	
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)	
<b>Maximum Building Height with Development Bonus: 120 Feet</b>	
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	



Typical examples of buildings in the Warehouse Mixed Use Subdistrict.

