

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2025-0078 - 10200 McKalla Place

DISTRICT: 7

ADDRESS: 10200-10202 McKalla Place

ZONING FROM: NBG-WMU-NP

TO: NBG-CMU (Gateway Zone)-NP

SITE AREA: 6.7567 acres

PROPERTY OWNER: 10200 McKalla Place LP

AGENT: Drenner Group, PC (Amanda Swor)

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

### STAFF RECOMMENDATION:

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

### PLANNING COMMISSION ACTION / RECOMMENDATION:

September 23, 2025: Approved staff's recommendation of NBG-CMU (Gateway Zone)-NP zoning, by consent (9-0, C. Haney, A. Lan and P. Howard-absent); I. Ahmed-1st, F. Maxwell-2nd.

**December 16, 2025: Approved staff's recommendation of NBG-CMU (Gateway Zone)-NP zoning, by consent (8-0, A. Woods, I. Ahmed, J. Hiller and P. Howard-absent); F. Maxwell-1st, P. Breton-2nd.**

### CITY COUNCIL ACTION:

November 6, 2025: Postponed to November 20, 2025 at the staff's request (10-0, K. Watson-absent); Qadri-1st, Laine-2nd.

November 20, 2025: Approved postponement request by staff to December 11, 2025 by consent (10-0, N. Harper-Madison-off dais); P. Ellis-1st, M. Siegel-2nd.

December 11, 2025: Postponed to January 22, 2026 at the staff's request by consent (11-0); V. Fuentes-1st, R. Alter-2nd.

**January 22, 2026**

ORDINANCE NUMBER:

ISSUES:

Upon drafting the ordinance for this case, the staff and the applicant realized that a portion of the property along the rail line was not included on the zoning case map. Therefore, the staff updated the staff map to include the rail spur 0.306-acre portion of the property that is also being rezoned and the case will be re-notified for the December 16, 2025 Planning Commission meeting and the January 22, 2026 City Council meeting (*Please see Updated Zoning Case Map - Exhibit A-1*).

CASE MANAGER COMMENTS:

The property in question is a 6.76 acre lot that is developed with a 135,000 sq. ft. one-story warehouse structure containing office and manufacturing uses that fronts onto McKalla Place. It is one block to the east of the Rutland Drive and Burnet Road intersection and is within walking distance of the Austin FC Q2 Stadium, which is located directly to the north. The property is within the North Burnet Gateway Neighborhood Planning area and is zoned NBG-WMU-NP, North Burnet Gateway-Warehouse Mixed Use-Neighborhood Plan Combining District. The lots directly to the south, east and west of this site have office/warehouse buildings, with multiple tenants, and are also zoned NBG-WMU-NP.

The applicant is requesting to rezone the property from NBG-NP (WMU Subdistrict) to NBG-NP (CMU-Gateway Zone Subdistrict) to allow for the development of a residential project with associated ground floor uses (*please see Applicant's Request Letter-Exhibit C*). The CMU-Gateway Zone subdistrict allows for an FAR of 12:1 and a maximum building height of up to 420 feet, with development bonuses (*please see the North Burnet Gateway –CMU subdistrict General Site Development Standards-Exhibit E*).

The staff recommends the applicant's request for NBG-NP (CMU-Gateway Zone Subdistrict) at this location as it is consistent with the CMU-Gateway Zone subdistrict designations to the west along Burnet Road and to the south along Rutland Drive. With the development of the Q2 stadium on the former McKalla tract to the north, there has been a transition in the zoning of the properties to the CMU-Gateway Zone Subdistrict along Burnet Road (*please see the Area Case Histories table below for cases C14-2022-004 and C14-2021-0101*). Gateway zones are connected to the designated Transit Corridors and allow for greater height and density in close proximity to the existing rail stations, such as the new McKalla Station, adjacent to Q2 Stadium to the north. The new station features daily operations including special game day trips as well as a double track design, two passengers platforms and expanded walking and bike paths connecting to the stadium and surrounding neighborhood.

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.

Commercial Mixed Use subdistrict is a high density mixed use sub district in the NBG Zoning District. It allows for development such as high density residential, high rise office, and entertainment complexes, destination retail and large scale civic 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 staff recommends the NBG-NP (CMU-Gateway Zone Subdistrict) for this tract of land as it is consistent with the CMU-Gateway Zone subdistrict designations to the west along Burnet Road and to the south along Rutland Drive. The subject property is located within the boundaries of a “Regional Center” as designated on the Growth Concept Map in the Imagine Austin Comprehensive Plan.

*4. The proposed zoning should allow for a reasonable use of the property.*

The CMU-Gateway Zone Subdistrict would allow for a fair and reasonable use of the site. The proposed zoning will permit high-density residential uses, which will provide desirable housing opportunities for the people that work in the surrounding office, commercial and industrial areas. This site is located near major employment, commercial and residential developments such as The Domain, J.J. Pickle Research Campus, IBM-Broadmoor Campus, Charles Schwab complex, etc. and a large outdoor entertainment use (Q2 Stadium) to the north. There is a Capital Metro Rapid Bus Line along Burnet Road and the site is approximately 0.5 miles from the McKalla light rail station.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NBG-NP (North Burnet/Gateway-Warehouse -Mixed Use Subdistrict-Neighborhood Plan)	Office/Warehouse (McKalla 1)
<i>North</i>	LI-PDA-NP	Outdoor Sports and Recreation (Q2 Stadium)
<i>South</i>	NBG-NP (North Burnet/Gateway-CMU-Gateway Zone Subdistrict-Neighborhood Plan)	Multi-tenant Office Building (Epoch Building: Blue Cats, Sigma Sense, Insurance 360, former Enviroquip Inc, etc.)
<i>East</i>	NBG-NP (North Burnet/Gateway-Warehouse -Mixed Use Subdistrict-Neighborhood Plan)	Vacant Lot, 1-Story Warehouse (10201 & 10109 McKalla Place), Capital Metro Rail Line

<i>West</i>	NBG-NP (North Burnet/Gateway-Warehouse -Mixed Use Subdistrict-Neighborhood Plan)	Office/Warehouse (McKalla Business Park)
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NEIGHBORHOOD PLANNING AREA: North Burnet/Gateway Neighborhood Plan Area

TIA: Not Required

WATERSHED: Little Walnut Creek

SCHOOLS: Austin I.S.D.

Pillow Elementary School  
Burnet Middle School  
Anderson High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,  
Austin Neighborhoods Council,  
Friends of Austin Neighborhoods,  
Homeless Neighborhood Association,  
Shoal Creek Conservancy

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AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0045 (2404 Rutland Drive)	NBG-WMU-NP to NBG-CMU (Gateway Zone)-NP	05/10/22: Approved staff's recommendation of NBG-CMU(Gateway Zone)-NP zoning by consent (13-0); A. Azhar-1st, J. Mushtaler-2nd.	06/09/22: Approved NBG-CMU(Gateway Zone)-NP zoning by consent on all 3 readings (11-0); N. Harper-Madison-1st, P. Renteria-2nd.
C14-2023-0040 (10317 - 10423 McKalla Place)	NBG-WMU-NP to NBG-TOD (Gateway Zone)-NP	12/12/23: Approved the staff's recommendation of NBG-TOD(Gateway)-NP zoning by consent (12-0, P. Howard-absent); F. Maxwell-1st, A. Azhar-2nd.	01/18/24: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240118-080 for NBG-NP combining district zoning (transit oriented development-gateway zone subdistrict) was approved on Council Member Qadri's motion, Council Member Ellis' second on an 11-0 vote.

C14-2022-0045 (10321 and 10401 Burnet Road)	NBG-CMU-NP to NBG-CMU (Gateway Zone)-NP	5/10/22: Approved staff's recommendation of NBG-CMU (Gateway Zone)-NP zoning by consent (13-0); A. Azhar-1st, J. Mushtaler-2nd.	6/09/22: Approved NBG-CMU (Gateway Zone)-NP zoning by consent on all 3 readings (11-0); N. Harper-Madison-1st, P. Renteria-2nd.
C14-2021-0101 (Verde Square: 10401 1/2, 10431, 10435, 10505, and 10509 Burnet Road)	NBG-CMU-NP to NBG-CMU (Gateway Zone)-NP	8/24/21: Approved staff's recommendation for NBG-CMU(Gateway)-NP zoning by consent (11-0); C. Hempel-1st, R. Schneider - 2nd.	9/30/21: The public hearing was conducted and a motion to close the public hearing and approve NBG-CMU-Gateway Zone-NP district zoning ( was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.
C14-2020-0128 (NBG Austin Energy Substation Rezoning: 2412 Kramer Lane)	NBG-TOD-NP to P	1/26/21: Approved staff's recommendation of P district zoning (12-0, A. Azhar-1 <sup>st</sup> , P. Seeger-2 <sup>nd</sup> .	February 4, 2021: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20210204-058 for public (P) district zoning was approved 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 the Transportation Impact Analysis (TIA) with the site plan process, if practical (Vote: 11-2, K. McGraw and P. Seeger-No); G. Anderson-1 <sup>st</sup> , C. Kenny- 2 <sup>nd</sup> .	6/06/19: The public hearing was conducted and a 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.
C14-2016-0074 (Element Hotel: 10728 Burnet Road)	MI-PDA to MI-PDA	8/09/16: Approved staff's recommendation of MI-PDA zoning on consent (8-0, K. McGraw, S. Oliver, P. Seeger, J. Thompson, T. White-absent); N. Zaragoza-1 <sup>st</sup> , J. Shieh-2 <sup>nd</sup> .	9/22/16: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20160922-071 for MI-PDA zoning, to change a condition of zoning was approved on consent on Council Member Houston's motion, Council Member Casar's second on a 10-0 vote. Council Member Troxclair was absent.
C14-2014-0062 (The Kenzie:	MI-PDA to MI-PDA	5/27/14: Approved staff's recommendation for MI-PDA zoning by consent (8-0, J.	6/26/14: Approved MI-PDA zoning, to change a condition of zoning, on consent on all 3

3201 Esperanza Crossing)		Nortey-absent); R. Hattfield-1 <sup>st</sup> , N. Zaragoza-2 <sup>nd</sup> .	readings (6-0, M. Martinez- off the dais); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .
C14-2013-0130 (Domain Entertainment District: 11824 Burnet Road)	MI-PDA to MI-PDA	11/12/13: Approved staff's recommendation for MI-PDA zoning, with conditions for a limitation of 90,000 square feet of Cocktail Lounge use as permitted with no one user exceeding 13,000 sq. ft. within the designated 43.267acre area (outlined in Exhibit A) located within the Property., by consent (7-0-2, D. Chimenti and A. Hernandez-absent); J. Nortey-1 <sup>st</sup> , B. Roark-2 <sup>nd</sup> .	12/12/13: Approved MI-PDA zoning on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .
C14-2012-0002 (The Domain: 10728-11306 and 11500-11900 Burnet Road; 3300 West Braker Lane; 11105 and 11401-11925 Domain Drive, and 2900-3210 Esperanza Crossing)	MI-PDA to MI-PDA: To amend the PDA 1) To allow for a Cocktail Lounge use as a permitted use on a 2,198 sq. ft. parcel and 2) To relocate 1-acre of designated zero impervious area within a nine acre park to a new location within the same park.	5/08/12: Approved MI-PDA zoning by consent (9-0); D. Anderson-1 <sup>st</sup> , S. Kirk-2 <sup>nd</sup> .	6/28/12: Approved MI-PDA zoning to change a condition of zoning on all 3 readings (7-0); C. Riley-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .
C14-2010-0087 (The Domain Rezoning-Simon: 11701, 11733 North Mopac Expressway; 11400, 11500 Domain Drive; 3311 Rogers Road; 3409 Esperanza	MI-PDA to MI-PDA: To amend the Domain zoning ordinance to request a change to the PDA overlay to allow 83% impervious cover for the overall site.	8/24/10: Approved staff's recommendation of MI-PDA zoning with the condition that the applicant agree to a public restrictive covenant to limit one acre of land on the Endeavor-Domain site to zero percent impervious cover to offset the increase in impervious cover on the Simon-Domain property	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-1 <sup>st</sup> , Spelman-2 <sup>nd</sup> , 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

<p>Crossing; 11600 Century Oaks Terrace)</p>		<p>(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 3<sup>rd</sup> reading of this zoning case at City Council.</p>	<p>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 2<sup>nd</sup>/3<sup>rd</sup> readings (7-0); Spelman-1<sup>st</sup>, Leffingwell-2<sup>nd</sup>, 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 approved otherwise based on fourth WHEREAS 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</p>
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			cover area of 135.36 acres for the Endeavor Tract and 40.54 for the Simon Tract; and”.
C14-2010-0015 (The Domain Rezoning- Endeavor: 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road; 11601 Domain Drive; 2900, 3001, 3101 Esperanza Crossing)	To rezone the property from MI-PDA to MI-PDA to amend the Domain zoning ordinance to modify the following conditions: 1) To provide updated bike lanes for the development by routing sharrows and hike and bike paths throughout the site 2) To request a variance through the PDA to LDC Sec. 25-2-813 to allow an administrative approval of one large retail user exceeding 100,000 square feet to be constructed on the portion of the Domain property that is located north of Esperanza Crossing. Thereby, removing the requirement to secure approval of a Conditional Use Permit for this sole large retail user at this location.	8/24/10: Approved staff’s recommendation for MI-PDA zoning (8-1, Tovo-No), with an amendment to the Public Works Department Memorandum – “Attachment A” to change the wording in the first line of item #2 from should to <u>shall</u> . The Commission also included findings for the justification for the approval of the proposed variance to the “Big Box” ordinance, LDC Sec. 25-2-813: 1) This request is a special circumstance because the property is located with a PDA overlay district. 2) This approval is in accordance with the North Burnett/Gateway Neighborhood Plan. 3) The approval for this case allows for the inclusion of the recommendations of the City of Austin Bicycle Program for the property.	10/14/10: Approved MI-PDA zoning on all 3 readings on consent (7-0); Spelman-1 <sup>st</sup> , Cole-2 <sup>nd</sup> , with the following conditions: 1) Part 3, C, 1 of the ordinance should read: “The Domain-Endeavor Project shall provide internal bicycle routes for access and continuity to existing or planned bicycle routes as well as multi-use hike and bike trails as more particularly detailed in the attached Exhibit C.”, 2) Part 3, C, 4 of the ordinance should read: “The sharrows shall be installed within one year of the effective date of this ordinance for existing roadways and at the time of construction for future roadways.”
C14-06-0121	MI-PDA to MI-PDA	2/13/10: Approved staff’s rec. for MI-PDA zoning with additional conditions of: <ul style="list-style-type: none"> <li>• 2 star Green Building rating</li> <li>• natural landscaping of all water quality ponds (existing and future);</li> </ul>	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); McCracken-1 <sup>st</sup> , Dunkerley-2 <sup>nd</sup> .



		<ul style="list-style-type: none"> <li>• be in compliance with TIA conditions;</li> <li>• the applicant's requested parkland dedication proposal;</li> <li>• 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.</li> <li>• Maximum height of 308 feet.</li> </ul> <p>Vote: (9-0); J.Reddy-1<sup>st</sup>, G. Stegeman-2<sup>nd</sup>.</p>	
C14-06-0154	MI-PDA to MI-PDA	8/08/06: Approved staff rec. of MI-PDA by consent (8-0)	<p>09/28/06: Approved MI-PDA (7-0); 1<sup>st</sup> reading</p> <p>10/05/06: Approved MI-PDA changes as a condition of zoning (6-0); 2<sup>nd</sup>/3<sup>rd</sup> readings</p>
C14-04-0151	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	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	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	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	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	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	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	MI to MI-PDA	<p>5/9/00: Approved staff rec. of MI-PDA by consent (8-0); with the following conditions:</p> <ol style="list-style-type: none"><li>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.</li><li>2) The total number of additional curb cuts on Braker Lane &amp; Burnet Road providing access to such lots shall not exceed 50 % of the total number of such lots.</li><li>3) The foregoing limitation shall not apply to any lot of more than 3 acres, which abut Braker Lane and Burnet Road.</li></ol>	<p>6/8/00: Approved MI-PDA, with changes agreed to with neighborhood association (7-0); all 3 readings</p>
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RELATED CASES:

C14-2018-0182 (North Burnet/Gateway NP Rezoning)  
C8-78-066B (Subdivision Case)

## OTHER STAFF COMMENTS:

### Comprehensive Planning

#### Urban Design

The subject property is located at 10200 McKalla Place is currently used as warehousing, general office, and manufacturing on a 6.7567-acre site.

The site is approximately 0.5 miles from the Q2 stadium and is seeking the CMU-Gateway zoning district, which provides for a high-density mix of uses, including high-rise residential, major employers, destination retail, and large-scale civic uses.

It appears the existing zoning capacity established in the NBG Master and Regulating Plans was not permissive enough to allow the subject property and others like it to respond to market forces. These forces are the primary drivers for implementing the NBG plan through the creation of a transit-supportive, higher-density mix of development. The zoning request appears to be consistent with the intent of the North Burnet Gateway Master plan and urban planning and design best practices through increased intensity and density of a mix of land uses in the urban core. The site is approximately 0.5 miles from the McKalla light rail station.

#### **NBG Master Plan**

“Provide zoning entitlements that allow high-density housing developments in the North Burnet/Gateway area (see “Land Use and Zoning” section of this chapter), to increase the supply of housing in Austin NBG Regulating Plan and begin to accommodate some of the housing demand that will be generated from expected population growth in the region.” (Page 4: 42)

“Encourage high-density housing in close proximity to transit to help reduce vehicle dependency.” (Page 4:42)

“Provide for a variety of housing options and affordability, so that people of all income levels can live and work in the area. Encourage housing to be developed in close proximity to potential jobsites as well as public transit so that residents may reduce their dependency on personal vehicles and save on transportation costs.” (Page 4:12)

“Create more compact, denser development clustered in activity centers to encourage a greater percentage of travel accomplished by walking, biking, and transit.” (Page 4:12)

#### **NBG Regulating Plan**

“General Intent 1.1.6. To allow for and encourage significant higher density residential uses to accommodate some of the region’s expected population growth” (Page 1)

“General Intent 1.1.3. To improve the area’s access to high-quality transit services and create an environment that promotes walking and cycling” (Page 1)

10200 McKalla Place		
	Current	Request
<b>Zoning</b>	NBG-NP Warehouse Mixed Use (WMU)	NBG-NP Commercial Mixed-Use (CMU-Gateway)
<b>Land Use</b>	Warehousing, general office and manufacturing	Multifamily housing and strip retail plaza
<b>Base Maximum Height</b>	60 Feet (Figure 4-4)	60 Feet (Figure 4-4)
<b>Base Maximum FAR</b>	1:1 (Figure 4-2)	1:1 (Figure 4-2)
<b>Development Bonus</b>	Maximum Height: 120 Feet (Figure 4-1) Maximum FAR: 3:1 (Figure 4-1)	Maximum Height: 420 Feet (Figure 4-1) Maximum FAR: 12:1 (Figure 4-1)
<b>Building Setbacks</b>	Interior Side Yard: 0' Rear Yard: 0' (Figure 4-1)	Interior Side Yard: 0' Rear Yard: 0' (Figure 4-1)
<b>Maximum Impervious Cover</b>	80% (Figure 4-1)	80% (Figure 4-1)
<b>Compatibility Standards</b>	Development within the NBG Planning Area does not trigger the standards in Article 10 Division 2 of the LDC. (4.2.4)	Development within the NBG Planning Area does not trigger the standards in Article 10 Division 2 of the LDC. (4.2.4)
<b>Active Edge</b>	N/A (Figure 1-2)	N/A (Figure 1-2)
<b>Adjacent Roadway Types</b>	N/A (Figure 1-3)	N/A (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 for the new applicable uses proposed by this development, multifamily and retail with proposed NBG-NP (CMU Gateway) 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 any 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 § 25-1-609.

If the applicant wishes 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 of whether fees in-lieu of land will be allowed.

#### Site Plan

#### **Zoning Cases**

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

Any new development is subject to 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 84 feet of right-of-way for McKalla. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for McKalla according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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>
McKalla Place	Level 2	84-feet	Approx 71- feet	Approx 30-feet	No	No	No

#### Water Utility

No comments on zoning change.

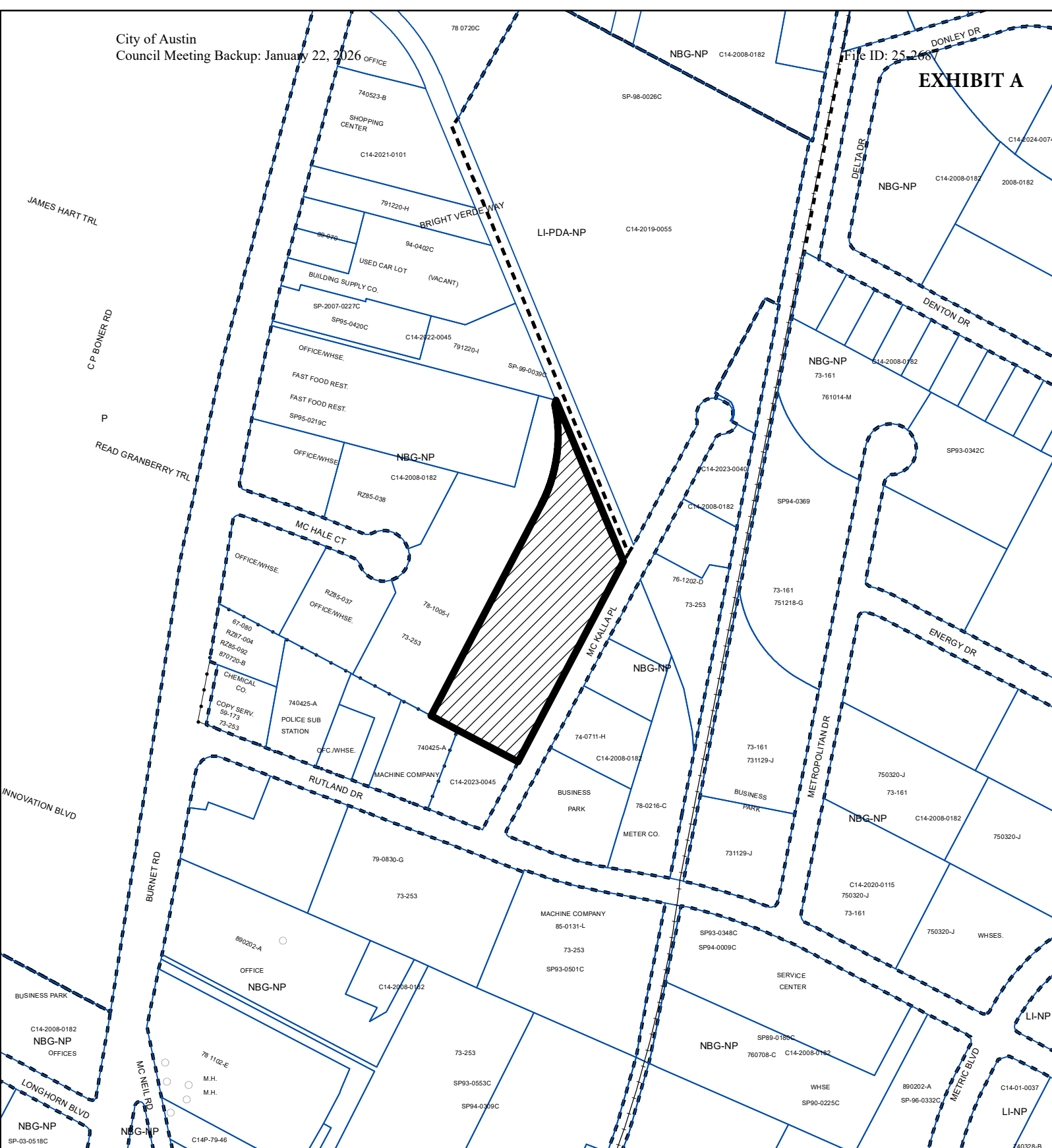
FYI: The landowner intends to serve the site with existing City of Austin water utilities.




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](mailto:ser@austintexas.gov).

#### INDEX OF EXHIBITS TO FOLLOW

- A. Zoning Case Map
  - A-1. Updated Zoning Case Map to Include Rail Spur Area
- B. Aerial Map
- C. Applicant's Request Letter
- D. North Burnet/Gateway Zoning Subdistrict Map
- E. WMU Subdistrict and CMU Subdistrict General Site Development Standards

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0078

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.

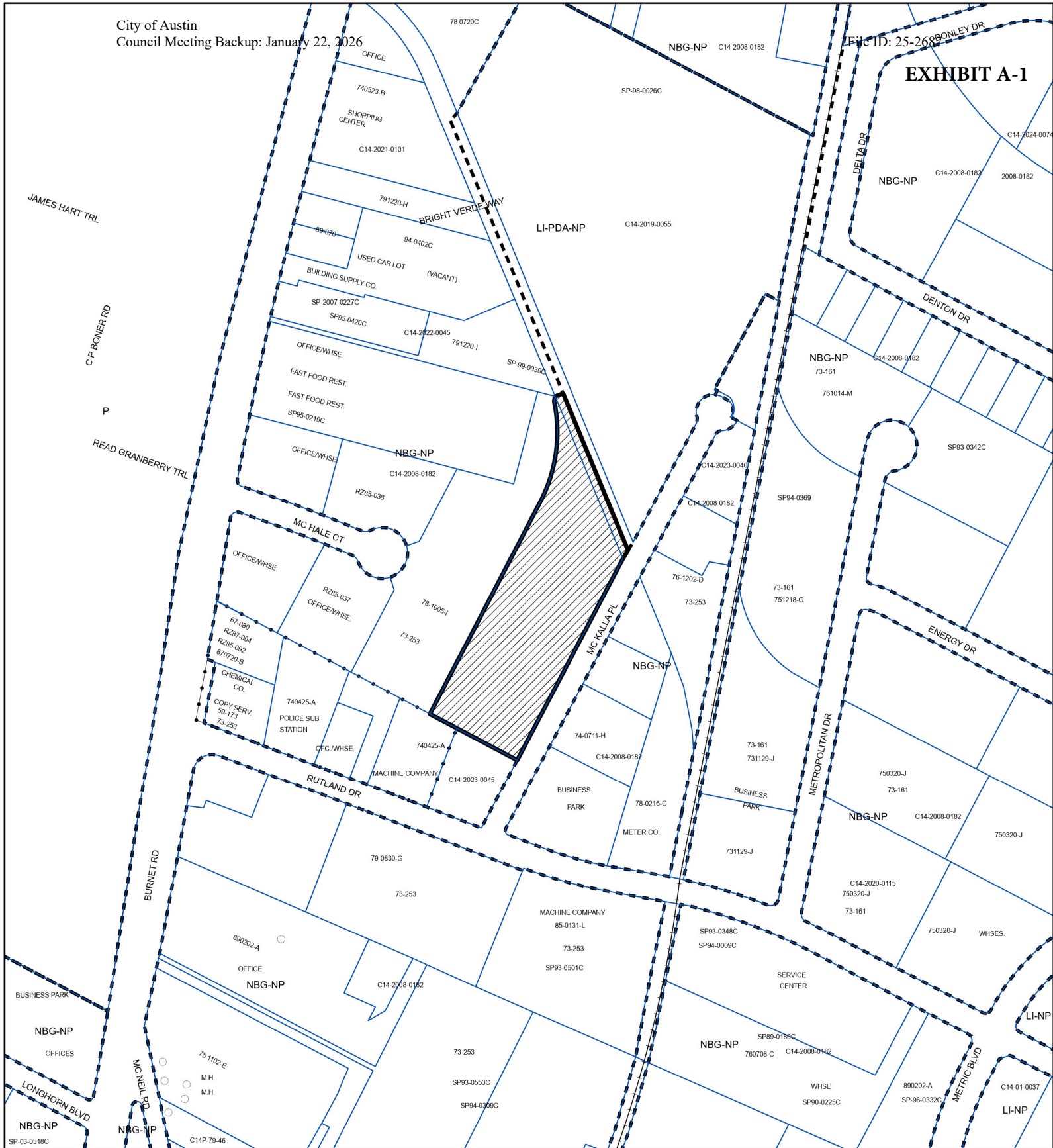
This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/15/2025

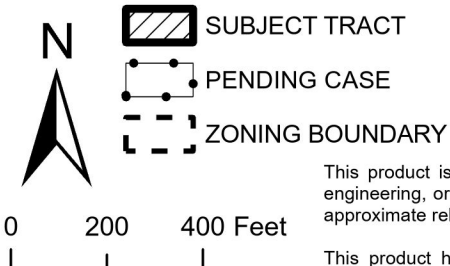


EXHIBIT A-1



**ZONING** (Revised to include the 0.306-acre rail spur)

**ZONING CASE#:** C14-2025-0078



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

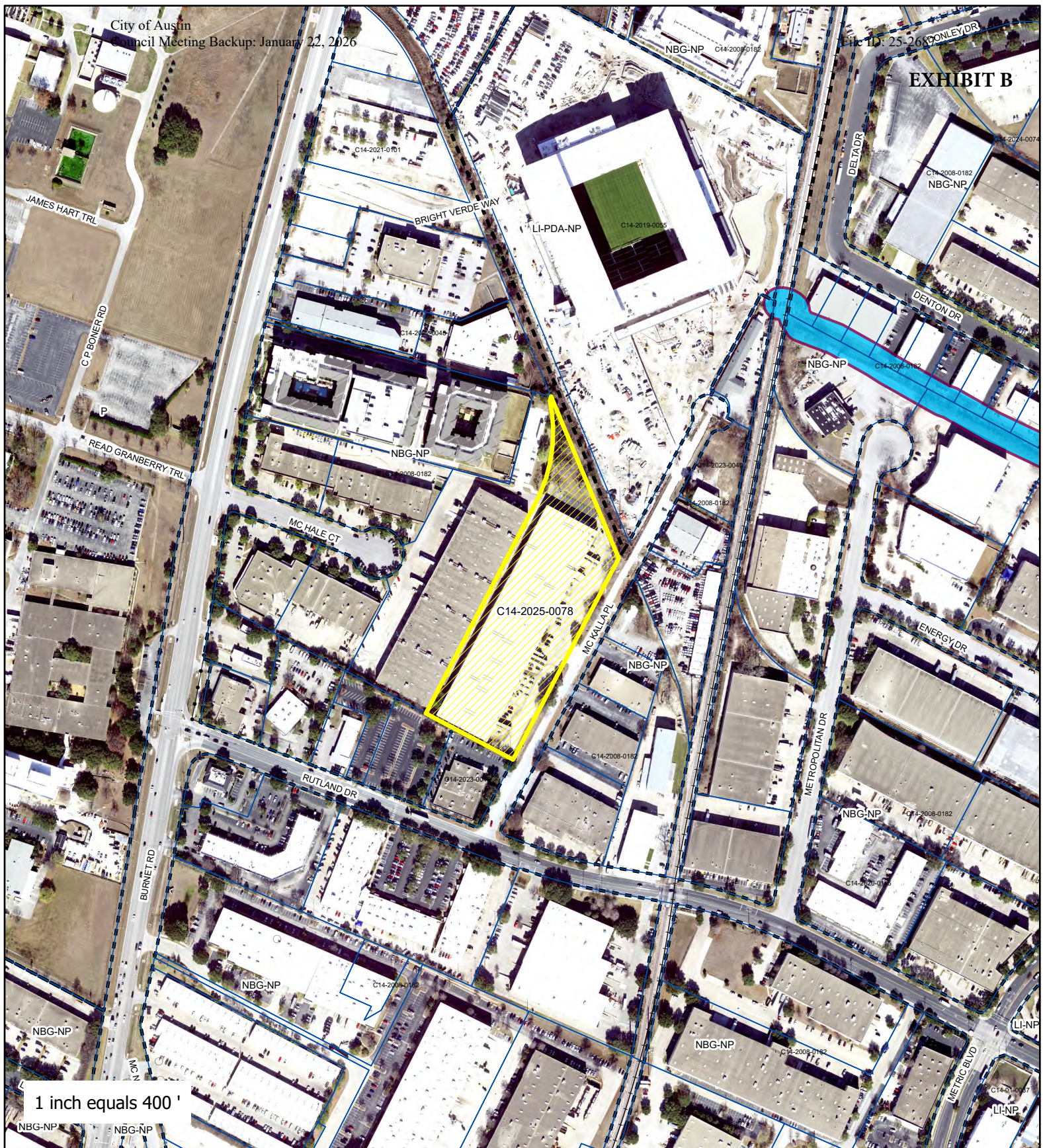
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



Created: 10/30/2025





## 10200 McKalla Place

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

ZONING CASE#: C14-2025-0078  
LOCATION: 10200-10202 Mc Kalla Pl  
SUBJECT AREA: 6.7567 Acres  
MANAGER: Sherri Sirwaitis





# DRENNER GROUP

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

July 10, 2025

Ms. Lauren Middleton-Pratt  
Planning Department  
City of Austin  
6310 Wilhelmina Delco Dr.  
Austin, TX 78752

*Via Electronic Delivery*

Re: 10200 McKalla Place – Rezoning application for the approximately 6.7567-acre piece of property located at 10200-10202 McKalla Place in the City of Austin, Travis County, Texas (the “Property”).

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 10200 McKalla Place and is approximately 6.7567 acres of land, located at 10200 and 10202 McKalla Place. 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, district, and is more specifically located in the Warehouse Mixed Use (“WMU”) subdistrict of the North Burnet Gateway (“NBG”) Regulating Plan. The requested rezoning is from the WMU subdistrict to the CMU-Gateway, Commercial Mixed Use – Gateway, subdistrict. The Property is currently developed with a warehouse use. The purpose of the rezoning is to allow for the development of a residential project with associated ground floor uses. This request is consistent with proposed uses surrounding Q2 Stadium and in the surrounding area. The proposed development will comply with site development and design standards established in the NBG Regulating Plan.

This rezoning also proposes to amend three (3) maps within the NBG Regulating Plan. Firstly, Figure 1-2 (North Burnet / Gateway Zoning District Subdistrict Map) is proposed to be amended to designate the Property as within the CMU Gateway Zone. Secondly, Figure 4-3 (Maximum Floor-to-Area-Ratio with Development Bonus) is proposed to be amended to allow for a 12:1 Maximum Floor-to-Area Ratio on the Property. Lastly, Figure 4-5 (Maximum Height with

Development Bonus) is proposed to be amended to allow for a maximum height of 420 feet with a development bonus on the Property.

The Property is located within the NBG Neighborhood Planning Area. The Neighborhood Plan was adopted November 1, 2007 and designates the Property as High Density Mixed Use in the future land use map. A memorandum from Maureen Meredith dated May 29, 2024 is attached and confirms that a Neighborhood Plan Amendment application is not required with this zoning application.

A southbound Capital Metro Rapid Rutland Station is located at the intersection of Burnet and Rutland Drive approximately 0.24-miles from the Property, a northbound Capital Metro Rapid Rutland Station is located approximately 0.51-miles south of the Property on Burnet Road, and the Property is located approximately 0.25-miles south from the Capital Metro Red Line McKalla Station train stop. The Traffic Impact Analysis ("TIA") is not required per the attached TIA Determination Form dated August 12, 2024 and executed by Ramin Komeili as the traffic generated by the proposed development does not exceed the thresholds established in the Land Development Code.

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

Very Truly Yours,



Amanda Swor

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

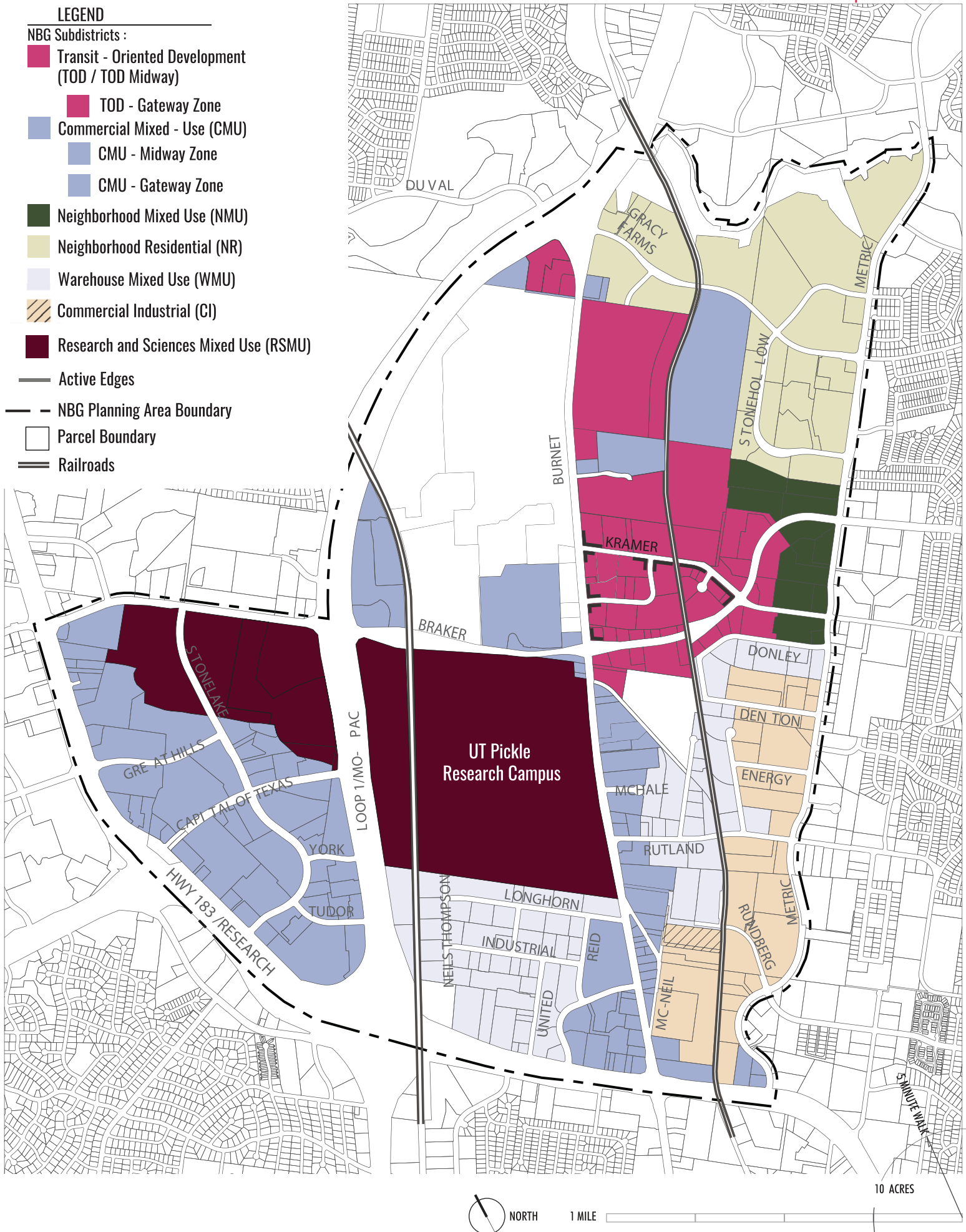
# Figure 1-2: North Burnet / Gateway (NBG) Zoning District Subdistrict Map

City of Austin  
Council Meeting Backup, January 22, 2026

EXHIBIT D

File ID: 25-2687

Updated 02/13/2024



City of Austin  
County of Travis  
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
* 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.	

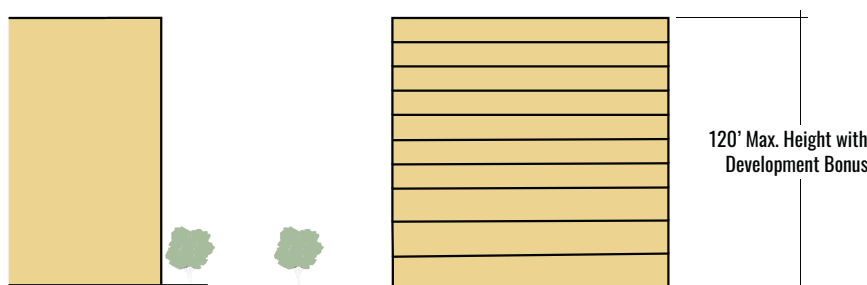
MAXIMUM IMPERVIOUS COVER
<b>If located in an urban watershed (Shoal or Little Walnut Creek) :</b>
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)
<b>If located in a suburban watershed (Walnut Creek):</b>
Not applicable

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.





City of Austin  
 Council Meeting Packet, January 22, 2025

# FIGURE 4-1 CMU NBG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS

## COMMERCIAL MIXED USE (CMU) SUBDISTRICT

File ID: 25-2687

**Revised 10-25-23**

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>	

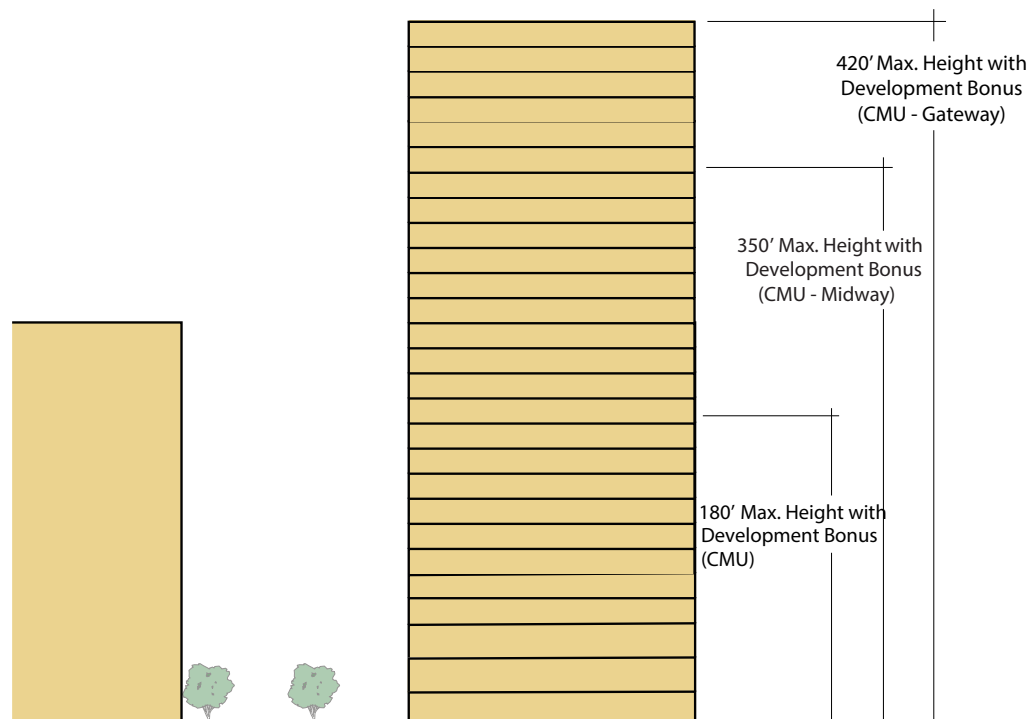
FLOOR TO AREA RATIO	
<b>Maximum Floor-to-Area Ratio (FAR) by Right:</b>	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
<b>Maximum Floor-to-Area Ratio (FAR) with Development Bonus:</b>	
CMU Zone	3:1
CMU Midway Zone	10:1
CMU Gateway Zone	12:1
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*:</b>	
CMU Zone	180 Feet
CMU Midway Zone	350 Feet
CMU Gateway Zone	420 Feet
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.	

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)*: 80%</b>	
* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.	

Typical examples of buildings in the Commercial Mixed Use Subdistrict.



PLATTING REQUIREMENTS	
<b>If located in the CMU Gateway Zone:</b>	
Section 24-4-171( <i>Access to Lots</i> ) of the City Code is modified to permit a lot to abut a dedicated public street or a Major Internal Drive.	