# **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)

# 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.

# CITY COUNCIL ACTION:

**November 6, 2025** 

# ORDINANCE NUMBER:

# **ISSUES**: N/A

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

West	NBG-NP (North	Office/Warehouse (McKalla Business Park)
	Burnet/Gateway-	
	Warehouse -Mixed	
	Use Subdistrict-	
	Neighborhood Plan)	

# 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

# **AREA CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL		
C14-2023-0045	NBG-WMU-NP	05/10/22: Approved staff's	06/09/22: Approved NBG-		
(2404 Rutland	to NBG-CMU	recommendation of NBG-	CMU(Gateway Zone)-NP		
Drive)	(Gateway Zone)-	CMU(Gateway Zone)-NP	zoning by consent on all 3		
	NP	zoning by consent (13-0); A.	readings (11-0); N. Harper-		
		Azhar-1st, J. Mushtaler-2nd.	Madison-1st, P. Renteria-2nd.		
C14-2023-0040	NBG-WMU-NP	12/12/23: Approved the staff's	01/18/24: The public hearing		
(10317 - 10423	to NBG-TOD	recommendation of NBG-	was conducted and a motion to		
McKalla Place)	(Gateway Zone)-	TOD(Gateway)-NP zoning by	close the public hearing and		
	NP	consent (12-0, P. Howard-	approve Ordinance No.		
		absent); F. Maxwell-1st, A.	20240118-080 for NBG-NP		
		Azhar-2nd.	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	NBG-CMU-NP	5/10/22: Approved staffs	6/09/22: Approved NBG-CMU		
(10321 and 10401	to	5/10/22: Approved staff's recommendation of NBG-CMU	(Gateway Zone)-NP zoning by		
Burnet Road)	NBG-CMU	(Gateway Zone)-NP	consent on all 3 readings		
,	(Gateway Zone)-	zoning by consent (13-0);	(11-0); N. Harper-Madison-1st,		
	NP	A. Azhar-1st, J. Mushtaler-2nd.	P. Renteria-2nd.		
C14-2021-0101	NBG-CMU-NP	8/24/21: Approved staff's	9/30/21: The public hearing was		
(Verde Square:	to NBG-CMU	recommendation for NBG-	conducted and a motion to close		
10401 1/2, 10431,	(Gateway Zone)-	CMU(Gateway)-NP zoning by	the public hearing and approve		
10435, 10505,	NP	consent (11-0); C. Hempel-1st,	NBG-CMU-Gateway Zone-NP		
and 10509 Burnet		R. Schneider - 2nd.	district zoning ( was approved		
Road)			on Council Member Renteria's		
			motion, Council Member Ellis'		
			second on an 11-0 vote.		
C14-2020-0128	NBG-TOD-NP to	1/26/21: Approved staff's	February 4, 2021: The public		
(NBG Austin	P	recommendation of P district	hearing was conducted and a		
Energy		zoning (12-0, A. Azhar-1 <sup>st</sup> , P.	motion to close the public		
Substation Rezoning: 2412		Seeger-2 <sup>nd</sup> .	hearing and approve Ordinance No. 20210204-058		
Kramer Lane)			for public (P) district zoning		
Kramer Lane)			was approved on Council		
			Member Pool's motion, Council		
			Member Toyo's second on an		
			11-0 vote.		
C14-2019-0055	LI-NP, NBG-NP to	5/14/19: To approve the staff's	6/06/19: The public hearing was		
(Austin FC:	LI-PDA-NP	recommendation of LI-PDA	conducted and a motion to close		
10414 McKalla		zoning, with added condition to	the public hearing and approve		
Place and 10617		approve the Transportation	Ordinance 20190606-097 for		
½ Burnet Road)		Impact Analysis (TIA) with the	limited industrial services-		
		site plan process, if practical	planned development area-		
		(Vote: 11-2, K. McGraw and P.	neighborhood plan (LI-PDA-		
		Seeger-No); G. Anderson-1 <sup>st</sup> , C.	NP) combining district zoning		
		Kenny- 2 <sup>nd</sup> .	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	MI-PDA to	8/0916: Approved staff's	9/22/16: The public hearing was		
(Element Hotel:	MI-PDA to	recommendation of MI-PDA	conducted and a motion to close		
10728 Burnet		zoning on consent (8-0, K.	the public hearing and approve		
Road)		McGraw, S. Oliver, P. Seeger,	Ordinance No. 20160922-071		
		J. Thompson, T. White-absent);	for MI-PDA zoning, to change a		
		N. Zaragoza-1 <sup>st</sup> , J. Shieh-2 <sup>nd</sup> .	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	MI-PDA to MI-	5/27/14: Approved staff's	6/26/14: Approved MI-PDA		
(The Kenzie:	PDA	recommendation for MI-PDA	zoning, to change a condition of		
		zoning by consent (8-0, J.	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

Crossing; 11600 Century Oaks Terrace)

(8-1, Chimenti-No), with the following additional conditions: 1) Require the applicant to provide bicycle access for a portion Bicycle Route Segment #905.04 (Please see Public Works Department Memorandum – "Attachment B") to allow for continuity for bicycle traffic to and through the Domain development. 2) Require a public restrictive covenant that will limit one acre of land on the Endeavor-Domain site to zero percent impervious cover to be signed and recorded before the 3rd reading of this zoning case at City Council.

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.

10/14/10: Approved MI-PDA zoning on2<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 WHERAS 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

i inc E	Endeavor Tract and 40.54		
for th	for the Simon Tract; and".		
	10/14/10: Approved MI-PDA		
	zoning on all 3 readings on		
	consent (7-0); Spelman-1 <sup>st</sup> ,		
	e-2 <sup>nd</sup> , with the following		
	litions: 1) Part 3, C, 1 of the		
	nance should read: "The		
	nain-Endeavor Project shall		
	ide internal bicycle routes		
	ccess and continuity to		
	ting or planned bicycle		
	es as well as multi-use hike		
	bike trails as more		
	cularly detailed in the		
	ched Exhibit C.", 2) Part 3,		
	of the ordinance should : "The sharrows shall be		
	alled within one year of the		
	ctive date of this ordinance		
8	existing roadways and at the		
/ 11	of construction for future		
administrative North Burnett/Gateway roadw	ways."		
approval of one Neighborhood Plan.	•		
large retail user 3) The approval for this			
exceeding 100,000 case allows for the			
square feet to be inclusion of the			
constructed on the recommendations of the			
portion of the City of Austin Bicycle			
Domain property Program for the			
that is located property.			
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.			
	/07: Approved MI-PDA		
	ng with the addition of low		
$\varepsilon$	do roofing materials, one		
	construction for the total		
	and two star construction		
	50% of the office and		
all water quality ponds reside	lential construction (7-0);		
(existing and future); McCr	Cracken-1 <sup>st</sup> , Dunkerley-2 <sup>nd</sup> .		

		<ul> <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> <li>Vote: (9-0); J.Reddy-1<sup>st</sup>,</li> </ul>	
C14-06-0154	MI-PDA to MI-PDA	G. Stegeman-2 <sup>nd</sup> .  8/08/06: Approved staff rec. of MI-PDA by consent (8-0)	09/28/06: Approved MI-PDA (7-0); 1 <sup>st</sup> reading  10/05/06: Approved MI-PDA changes as a condition of zoning (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
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	5/9/00: Approved staff rec. of	6/8/00: Approved MI-PDA,
		MI-PDA by consent (8-0); with	with changes agreed to with
		the following conditions:	neighborhood association
		1) That minimum lot size	(7-0); all 3 readings
		be 1 acre provided for	
		any lots that directly	
		abut Braker Lane and	
		Burnet Road (but not	
		both) and which are less	
		than 3 acres in size.	
		2) The total number of	
		additional curb cuts on	
		Braker Lane & Burnet	
		Road providing access	
		to such lots shall not	
		exceed 50 % of the total	
		number of such lots.	
		3) The foregoing limitation	
		shall not apply to any	
		lot of more than 3 acres,	
		which abut Braker Lane	
		and Burnet Road.	

# <u>RELATED CASES</u>:

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

#### OTHER STAFF COMMENTS:

# Comprehensive Planning

# <u>Urban Design</u>

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				
12	Current	Request		
	NBG-NP Warehouse Mixed	NBG-NP Commercial Mixed-Use		
Zoning	Use (WMU)	(CMU-Gateway)		
Land Use	Warehousing, general office	Multifamily housing and		
Land Ose	and manufacturing	strip retail plaza		
Dana Marrianova Haiaba	60 Feet	60 Feet		
Base Maximum Height	(Figure 4-4)	(Figure 4-4)		
Base Maximum FAR	1:1	1:1		
Base Maximum FAR	(Figure 4-2)	(Figure 4-2)		
	Maximum Height: 120 Feet	Maximum Height: 420 Feet		
La Charles	(Figure 4-1)	(Figure 4-1)		
Development Bonus	Maximum FAR: 3:1	Maximum FAR: 12:1		
27	(Figure 4-1)	(Figure 4-1)		
Section 1 100	Interior Side Yard: 0'	Interior Side Yard: 0'		
Building Setbacks	Rear Yard: 0'	Rear Yard: 0'		
	(Figure 4-1)	(Figure 4-1)		
	80%	80%		
Maximum Impervious Cover	(Figure 4-1)	(Figure 4-1)		
i i	Development within the NBG Planning	Development within the NBG Planning		
	Area does not trigger the standards in	Area does not trigger the standards in		
Compatibility Standards	Article 10 Division 2 of the LDC.	Article 10 Division 2 of the LDC.		
	(4.2.4)	(4.2.4)		
aboranium) li	N/A	N/A		
Active Edge	(Figure 1-2)	(Figure 1-2)		
	N/A	N/A		
Adjacent Roadway Types	(Figure 1-3)	(Figure 1-3)		
	N/A	N/A		
Future Streets	(Figure 1-3)	(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: <a href="mailto:ann.desanctis@austintexas.gov">ann.desanctis@austintexas.gov</a>. 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 McCalla 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:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
McKalla Place	Level 2	84-feet	Approx 71- feet	Approx 30-feet	No	No	No

# Water Utility

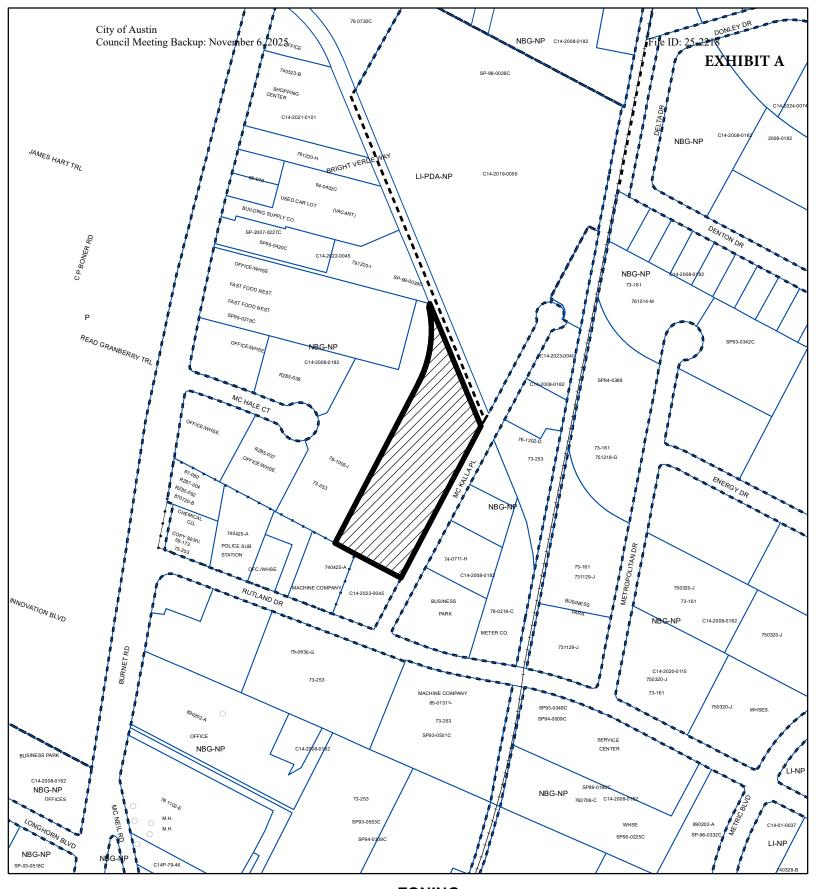
No comments on zoning change.

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

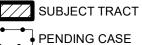
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at <a href="mailto:ser@austintexas.gov">ser@austintexas.gov</a>.

# INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- 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







ZONING BOUNDARY

# ZONING

ZONING CASE#: C14-2025-0078

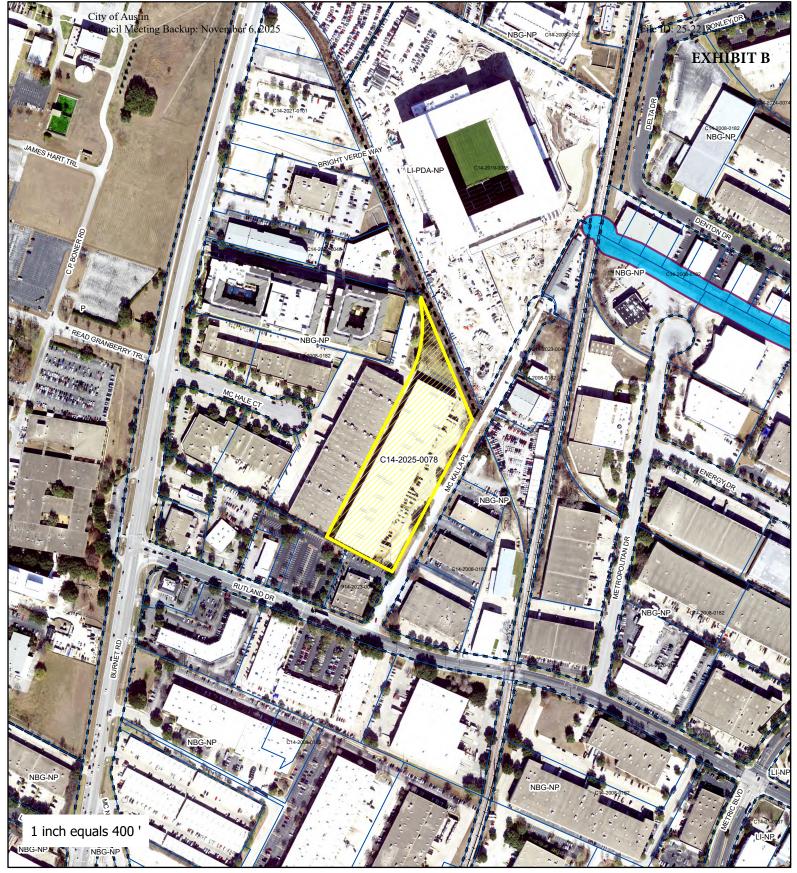
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



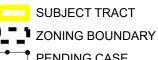
This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/15/2025







PENDING CASE
CREEK BUFFER

# 10200 McKalla Place

ZONING CASE#: C14-2025-0078

LOCATION: 10200-10202 Mc Kalla Pl

SUBJECT AREA: 6.7567 Acres MANAGER: Sherri Sirwaitis



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

File ID: 25-2218 **EXHIBIT C** 

# **DRENNER** GROUP

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

July 10, 2025

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

Re: <u>10200 McKalla Place</u> – 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)

# LOT SIZE

Minimum Lot Size 2,

2,500 SF

Minimum Lot Width

20 Feet

# MINIMUM SETBACKS

#### Front Yard and Street Side Yard\*:

No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.

**Interior Side Yard**: 0 Feet

**Rear Yard**: 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

# If located in an urban watershed (Shoal or Little Walnut Creek):

Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)

If located in a suburban watershed (Walnut Creek):

Not applicable

# FLOOR TO AREA RATIO

# Maximum Floor-to-Area Ratio (FAR) by Right:

Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)

# Maximum Floor-to-Area Ratio (FAR) with Development Bonus: 3:1

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**

# Minimum Building Height:

Not applicable

# **Maximum Building Height by Right:**

Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)

# Maximum Building Height with Development Bonus: 120 Feet

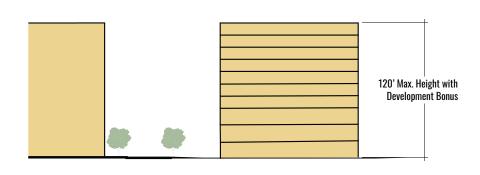
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.







Typical examples of buildings in the Warehouse Mixed Use Subdistrict.



Revised 10-25-23

# FIGURE 4 CJ CMU & AUSTRIO GENERAL SITE DEVELOPMENT STANDARDS

# COMMERCIAL MIXED USE (CMU) SUBDISTRICT

# LOT SIZE

Minimum Lot Size 2,500 SF

Minimum Lot Width 20 Feet

# MINIMUM SETBACKS

#### Front Yard and Street Side Yard\*:

No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.

Interior Side Yard: 0 Feet

Rear Yard: 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.

# FLOOR TO AREA RATIO

# Maximum Floor-to-Area Ratio (FAR) by Right:

Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)

# Maximum Floor-to-Area Ratio (FAR) with Development Bonus:

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.



Typical examples of buildings in the Commercial Mixed Use Subdistrict.

# **BUILDING HEIGHT**

# Minimum Building Height:

Not applicable

# Maximum Building Height by Right:

Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)

# Maximum Building Height with Development Bonus\*:

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

# If located in an urban watershed (Shoal or Little Walnut Creek):

Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)

# If located in a suburban watershed (Walnut Creek)\*:

\* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.

# PLATTING REQUIREMENTS

# If located in the CMU Gateway Zone:

Section 24-4-171 (Access to Lots) of the City Code is modified to permit a lot to abut a dedicated public street or a Major Internal Drive.

