

## AGENDA



Thursday, August 30, 2007

**Item(s) to Set Public Hearing(s)**  
**RECOMMENDATION FOR COUNCIL ACTION**
**Item No. 75**

**Subject:** Set a public hearing to consider an amendment to Chapter 25-2 to create the North Burnet/Gateway zoning overlay district and establish associated regulations. (Suggested date and time: October 18, 2007, 6:00 p.m., Austin City Hall, 301 W. Second Street, Austin, TX.)

**For More Information:** Molly Scarbrough, 974-3515; Sonya Lopez, 974-7694; Sylvia Arzola, 974-6448

**Prior Council Action:** 1/17/02- Council approved a resolution directing the Planning Commission to consider neighborhood plans for four combined planning areas in Austin, including the Upper Boggy Creek/Bouldin Creek/North Loop neighborhood planning areas (NPAs), the MLK/MLK183/Pecan Springs-Springdale/Franklin Park/McKinney/Southeast NPAs, the North Burnet/Gateway NPAs, and the Govalle/Johnson Terrace NPAs.

11/6/03 – Council approved Ordinance No. 031106-34 Amending the FY 2003-2004 Transportation, Planning, and Sustainability Department Capital Budget to appropriate funding from the Capital Metro Transit Authority to among other things, include increase the appropriation to Regional Mobility Projects in the amount of \$500,000 for the North Burnet/Gateway Neighborhood Transportation Plan.

1/13/05 – Council approved the negotiation and execution of a professional services agreement with Carter & Burgess, Inc. for the North Burnet/Gateway Transportation and Urban Design Study.

This action will set a public hearing to consider an amendment to Chapter 25-2 to create a North Burnet/Gateway (NB/G) zoning overlay district and establish associated regulations. The NB/G regulations will supersede Subchapter E of Chapter 2-2 (Commercial Design Standards) the extent of conflict.

The Draft North Burnet/Gateway Master Plan recommends development of a design-based zoning overlay to allow increased height and density and promote mixed-use development in the planning area; require better urban design, building placement, street connectivity, and streetscape standards; and create a density bonus system to incentivize the provision of public benefits.

The design-based zoning and density-bonus system for the North Burnet/Gateway Plan will take some time for City staff to prepare, and will build on the design standards presented in the Draft Plan. As staff is working on the details of the new zoning for the North Burnet/Gateway planning area, development in the area will continue to occur. Because current City Design Standards classify roadways in the area as Suburban, there is a concern that development that is not in concert with the North Burnet/Gateway Master Plan vision could occur under existing City regulations, before the detailed zoning overlay has been adopted. To prevent this scenario, two phases of action are recommended:

#### Phase One

In Phase One, a zoning overlay district will be created and a few key regulations from the existing City Transit-Oriented Development (TOD) Ordinance, Urban Roadway and Core Transit Corridor standards from Subchapter E: Design Standards & Mixed Use, and urban parking reductions will be applied within the district. These Phase One standards will require new development to meet the same urban design standards currently required for development in Austin's urban core and will allow residential mixed-use in

the TOD area and along key corridors, in furtherance of the North Burnet/Gateway Plan goals. It will also provide reduced parking standards and prohibit parking between the front lot line and the building. The Phase One regulations will also prohibit new auto-oriented, industrial and drive-through uses within the North Burnet/Gateway TOD subdistrict (i.e. within 1/4 mile of planned commuter rail stops).

Currently, the Design Standards Urban Roadway boundary covers only the area south of Braker Lane and west of Burnet Road. In Phase One, Core Transit Corridor standards will be applied to select roadways and Urban Roadway standards will be applied to all other roadways in the NB/G area.

During Phase One, TOD site development standards (as specified in the TOD Ordinance) will be applied to an area approximately ¼ mile around the Capital Metro North Burnet commuter rail station. At this time, the boundaries for this TOD subdistrict and its respective zones have not yet been determined. When Capital Metro selects a location for the North Burnet station, the TOD subdistrict boundaries will be defined, including Gateway and Midway zones, and the TOD site development standards will be applied to that area.

The purpose of the proposed Code Amendment is to implement Phase One.

#### Phase Two

In Phase Two, a more comprehensive set of regulations and illustrations will build on the phase one standards to complete the design standards outlined in the North Burnet/Gateway Draft Plan. The Phase Two standards will specify and allow increased height and Floor-to-Area Ratio (FAR) limitations, allow a greater mix of uses throughout the planning area, create a public benefit density bonus system, and provide additional urban design standards. A separate Code Amendment will be processed for Phase Two.