

North Burnet Gateway Land Use and Site Development Regulations Staff Summary

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 for 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 has been adopted. To address this scenario, two phases of action are recommended:

Phase One:

In Phase One, a North Burnet/Gateway (NB/G) overlay district will be created and Core Transit Corridor and Urban Roadway standards from the Chapter 25-2 Subchapter E: Design Standards & Mixed Use (Commercial Design Standards) and urban parking reductions will be applied within the overlay district. These Phase One standards will require new development to meet the same urban design standards currently required for development in other areas of Austin's urban core and will allow vertical mixed-use buildings 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.

Currently, the Design Standards Urban Roadway boundary covers only the area south of Braker Lane and west of Burnet Road in the North Burnet/Gateway Master Plan area. 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 overlay district. The NB/G overlay regulations will supersede Subchapter E of Chapter 25-2 (Design Standards & Mixed Use) to the extent of conflict.

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

The proposed amendment does not include TOD standards. When Capital Metro selects a location for the North Burnet commuter rail station, Transit-Oriented Development (TOD) subdistrict boundaries will be defined approximately $\frac{1}{4}$ mile around the station and the existing City TOD Ordinance site development standards will be applied to that

area. A separate Code Amendment will be processed to apply the TOD standards to the North Burnet/Gateway Overlay District.

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.

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, 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.