ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0157 **P.C. DATE:** September 25, 2007

LOCATION: Area bounded by MoPac Expressway, Metric Boulevard, Highway 183/Research Boulevard, and Braker Lane (please see attached map)

AREA: 1,493.395 Acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (Molly Scarbrough)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (Jorge E. Rousselin),

SUMMARY PLANNING COMMISSION RECOMMENDATION:

September 25, 2007:
APPROVED STAFF'S RECOMMENDATION WITH AMENDEMENTS OF:
- REDUCE PARKING REQUIREMENT TO 30% MINIMUM;
-WESTERN TRACT (UT) WILL BE ZONED COMMERCIAL MIXED USE WITH NO RETAIL DESTINATION USES;
- STAFF TO PRESENT A NUMERATION RECOMMENDATION FOR FINANCING IMPROVEMENTS, ROADS ETC.; TO CITY COUNCIL;
- PART OF PHASE 2 – CITY ADDRESS CONNECTIVITY FROM SHOAL CREEK BLVD. TO 183 FOR PEDESTRIANS & CYCLISTS.
[J.REDDY, S.KIRK 2ND] (8-0)

SUMMARY STAFF RECOMMENDATION:

The Staff recommends approval of the rezoning to implement Phase I of the North Burnet/Gateway Master Plan. The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area to implement the plan overlay. Under Phase I, no zoning base changes are proposed for any property in the area.

NEIGHBORHOOD ORGANIZATIONS:

64--River Oaks Lakes Estates Neighborhood
114--North Growth Corridor Alliance
511--Austin Neighborhoods Council
480--Scofield Farms Residents Assn.
742--Austin Independent School District
786--Home Builders Association of Greater Austin
1037--Homeless Neighborhood Organization

AREA STUDY: North Burnet / Gateway

TIA: Not required

WATERSHEDS: Shoal Creek; Walnut Creek; Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A **SCENIC ROADWAY:** Yes

SCHOOLS:
Austin Independent School District

- Davis Elementary School
- Murchison Middle School
- Anderson High School

BACKGROUND:

The North Burnet/Gateway planning area has experienced some of the most dramatic growth in Austin in the past several decades. The area was originally an industrial district on the north edge of Austin, anchored by the University of Texas Balcones Research Center (now the J.J. Pickle Research Campus) built on a World War II era magnesium plant. In the 1980's, with completion of an interchange of Loop 360, U.S. 183 and Loop 1 (Mopac), came explosive growth of major big-box retail and office uses as wells as surrounding residential areas. Current conditions in the area could be characterized as suffering from poor connectivity, and pedestrian and bicycle mobility is particularly difficult.

The City of Austin began the Neighborhood Planning process for the North Burnet/Gateway Area in February 2002. Announcement of plans for the Domain, a significant new investment in mixed-use retail development in the area, Capital Metro's commuter rail linking northern suburbs with Downtown, and the potential for future Austin-San Antonio Intermunicipal Commuter Rail service to run on the existing Union Pacific tracks suggested a need for more extensive transportation, land use and urban design planning to support this potential growth. In response, the Neighborhood Planning & Zoning Department took a different approach and brought on board a land use and transportation planning consultant team to develop a master plan and implementation strategy for new development and redevelopment in the area, integrated with strategic comprehensive transportation planning. The City of Austin has hired Carter+Burgess as the prime consultant for the North Burnet/Gateway Plan. The Carter+Burgess team includes Land Design Studio, HDR Engineering, WHM Transportation Engineering, GMSA Management, Estilo Communications, and Raymond Chan & Associates. The Carter+Burgess team began work on the project in March 2006.

The North Burnet/Gateway Planning Area is located in the north part of Austin's Urban Core. The boundaries for the planning area are Walnut Creek on the north, Metric Boulevard on the east, US 183 (Research Boulevard) on the south and southwest, Braker Lane on the northwest, and MoPac (Loop 1) on the west. A portion of this plan lies within the Loop 1 and Loop 360 Scenic roadways.

In March 2006, the City of Austin and project consultants began a master planning process to guide future development and redevelopment in the North Burnet/Gateway area over the next 20 to 30 years. This approximately 2,300-acre area along MoPac, north of US 183 occupies a highly visible and strategic location between Downtown Austin and the high growth areas to the city's north and west. The presence of both the Capital Metro commuter rail (expected to begin service in late 2008) and the potential future Austin-San Antonio Intermunicipal Commuter Rail (currently Union Pacific) in the planning area enable opportunities for transit-oriented development.

Out of the planning process came a redevelopment vision for the North Burnet/Gateway area to transform the aging, auto-oriented commercial and industrial uses into a livelier mixed-use neighborhood that is more pedestrian- and transit-friendly and can accommodate a significant number of new residents. The North Burnet/Gateway Plan seeks to provide an opportunity and vision for an alternative more dense development pattern within the urban core of Austin to accommodate some of the region's expected population growth.

The purpose of the zoning code changes are as follows:

1. To allow a mix of uses that currently isn't allowed through existing zoning.
2. Require better urban design, building placement, and streetscape standards.
3. Increase entitlements in ways that attract the dense employment and housing needed to transform the existing retail and warehousing hubs into true urban centers.
4. Create a density-bonus system to incentivize the provision of public benefits, including affordable housing, interconnected streets/driveways, parks and open space, additional stormwater management controls, green building, and civic facilities.

The zoning changes will be made in two phases:

In Phase One, a North Burnet/Gateway zoning overlay district will be created and a few key regulations from the existing City Transit-Oriented Development (TOD) Ordinance, Subchapter E: Design Standards and Mixed Use (Urban Roadway and Core Transit Corridor standards), and urban parking reductions will be applied within the district. The 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 Master Plan goals. It will also provide reduced parking standards and prohibit parking between the front lot line and the building.

The Planning Commission and the City Council will be asked to take action on the proposed Phase One zoning changes, which include creating the North Burnet/Gateway zoning overlay district and associated regulations, at public hearings in September and October: First, at the Planning Commission hearing (September 25, 2007) and then at the City Council hearing (October 18, 2007).

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 Master 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.

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-97-0017	MI to MI-PDA; MF-2 to MI-PDA	07/08/97: APVD MI-PDA (5-0-3); AP AGREED TO PROVIDE PEDESTRIAN/SIDEWALK ACCESS TO DUVAL RD	08/14/97: APVD MI-PDA (7-0) ALL 3 RDGS
C14-00-2085	SF-2 to CS	10/27/00: WITHDRAWN BY APPLICANT	N/A
C14H-00-2177	LI-PDA to LI-PDA and LI-PDA-H	10/23/00: HLC: APVD H ZONING (6-0) BASED ON 1, 2-3, 5-9 & 12 10/24/00: APVD STAFF REC OF LI-PDA (1); LI-PDA-H (2) BY CONSENT (9-0)	10/30/00: APVD LI-PDA (1) & LI-PDA-H (2); (7-0); ALL 3 RDGS
C14-03-0016	MI to MI-PDA	06/11/03: APVD STAFF REC OF MI-PDA (8-0)	07/31/03: APVD MI-PDA (7-0); ALL 3 RDGS

C14-03-0017	MI to MI-PDA	06/11/03: PVD STAFF REC OF MI-PDA W/INCLUSION OF ORIG PDA CONDS (ORD. 000608-67); (8-0)	07/31/03: APVD MI-PDA (7-0); ALL 3 RDGS
C14-04-0146	P to CH	11/09/04: APVD STAFF ALT REC OF CH W/CONDS (8-0). Conditions: TIA	12/02/04: APVD CH (7-0); ALL 3 RDGS
C14-06-0077	LI-PDA to LI-PDA	06/13/06: APVD STAFF REC OF LI-PDA BY CONSENT (8-0)	07/27/06: APVD LI-PDA (7-0); ALL 3 RDGS
C14-03-0016	MI to MI-PDA	06/11/03: APVD STAFF REC OF MI-PDA (8-0)	07/31/03: APVD MI-PDA (7-0); ALL 3 RDGS
C14-04-0151	MI-PDA to MI-PDA	11/23/04: APVD STAFF REC INCL 5 CONDS IN WPDR MEMO OF 11-16-04 (7-0)	12/16/04: APVD MI-PDA (7-0); ALL 3 RDGS
C14-06-0154	MI-PDA to MI-PDA	08/08/06: APVD STAFF REC OF MI-PDA BY CONSENT (8-0)	09/28/06: APVD MI-PDA (7-0); 1ST RDG 10/05/06: APVD MI-PDA CHANGES A COND OF ZONING (6-0); ALL 3 RDGS
C14-06-0121	MI-PDA to MI-PDA	02/13/07: APVD STAFF REC OF MI-PDA W/CONDS (9-0)	04/13/07: Apvd Ord. 20070412-024 for MI-PDA (6-0); 2nd/3rd rdgs

CITY COUNCIL DATE:

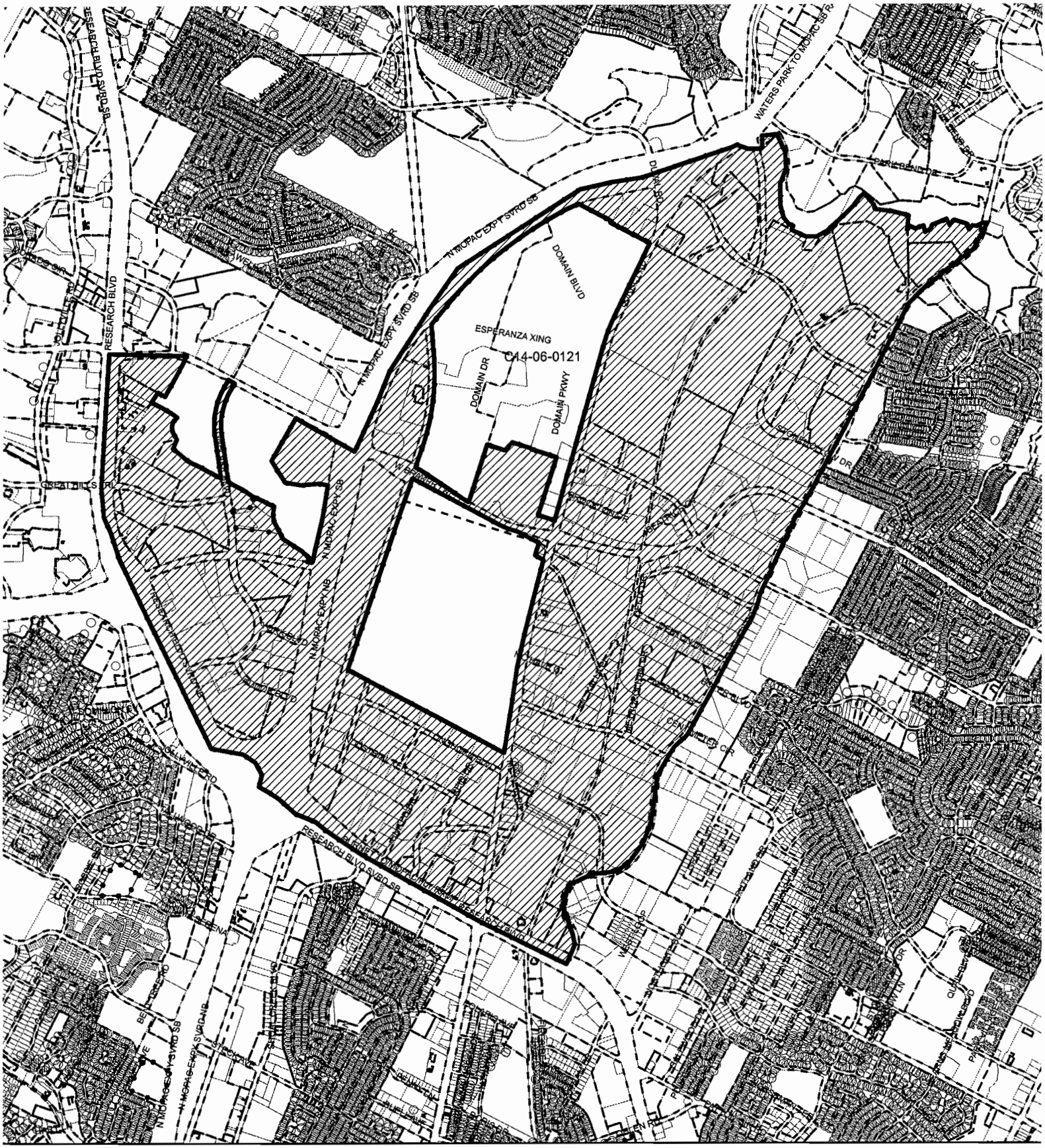
October 18, 2007

ORDINANCE READINGS:

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin **PHONE:** 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



N

Subject Tract

Zoning Boundary

Pending Cases

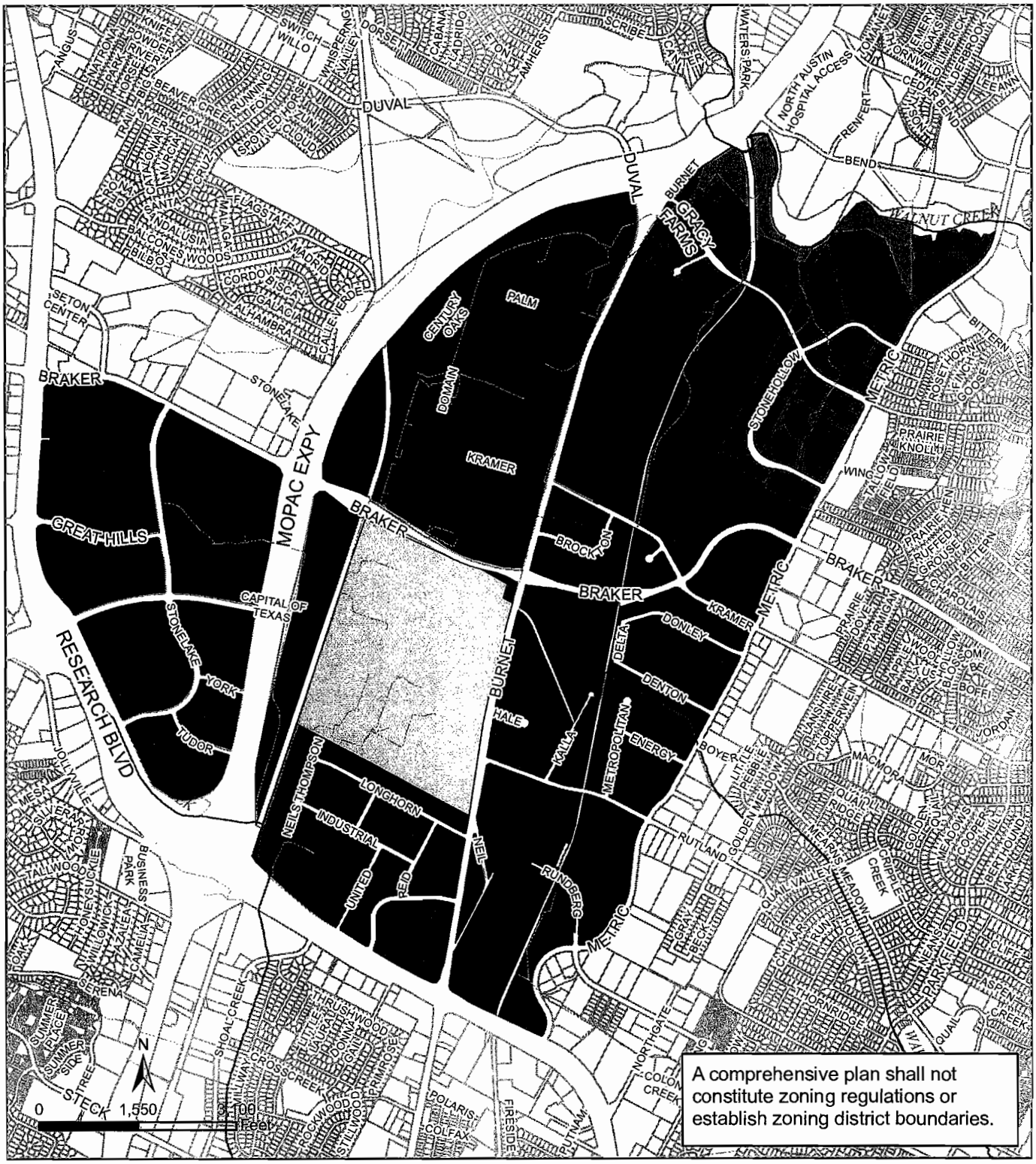
ZONING

ZONING CASE#: C14-2007-0157
ADDRESS: NORTH BURNET/GATEWAY NEIGHBORHOOD PLAN
SUBJECT AREA: 1493.395 ACRES
GRID: J31-33 K31-34 L33-34
MANAGER: J. ROUSSELIN

1" = 2200' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839



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

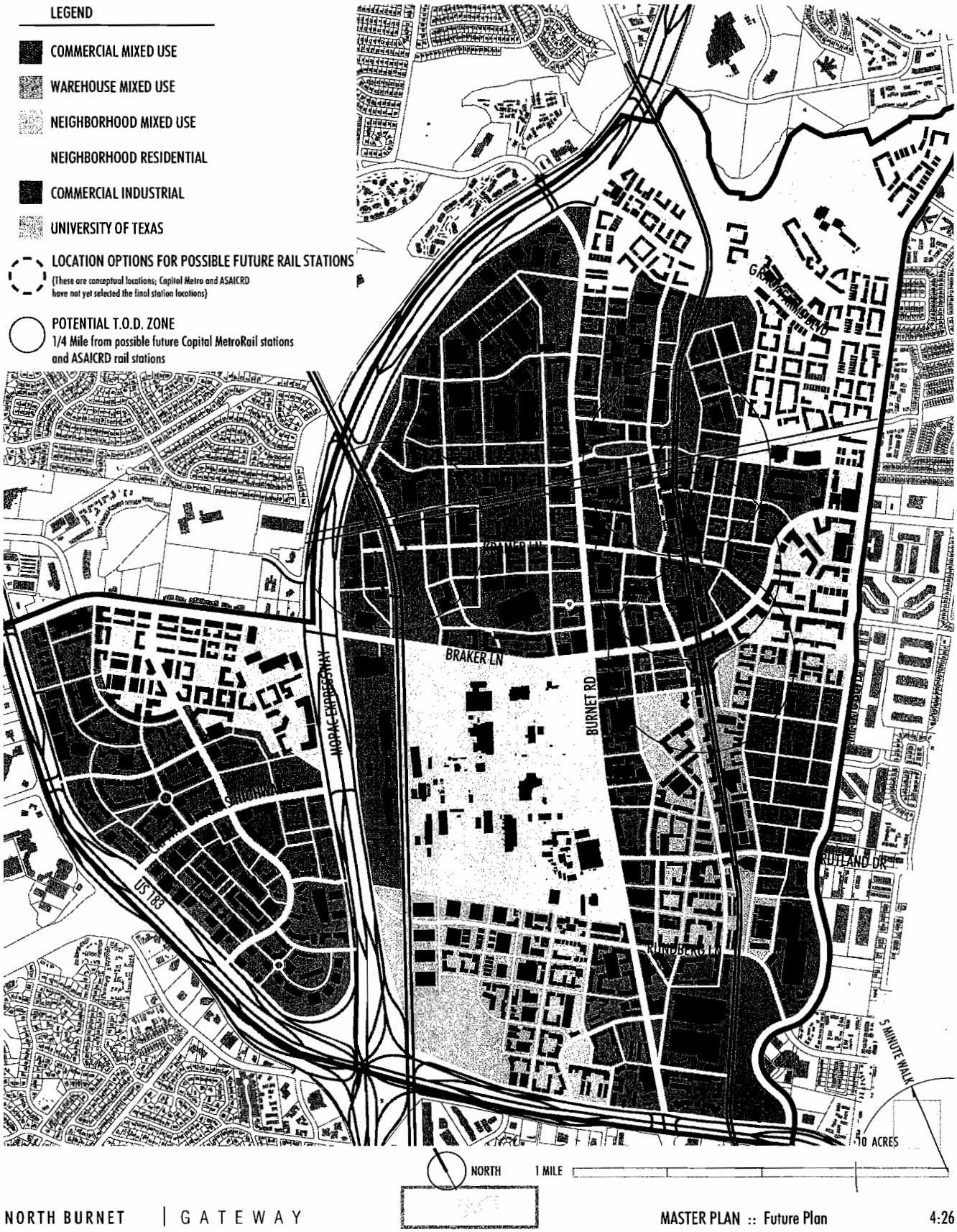
Future Land Use Categories

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

City of Austin
Neighborhood Planning and Zoning Dept.
Map Created July 11, 2007

PROPOSED SUBDISTRICT PLAN

Figure 4.22



STAFF RECOMMENDATION

The Staff recommends approval of the rezoning to implement Phase I of the North Burnet/Gateway Master Plan. The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area to implement the plan overlay. Under Phase I, no zoning base changes are proposed for any property in the area.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The Staff's basis for recommendation is derived from the goals and objectives for land use as described in the North Burnet/Gateway Master Plan:

Goal One:
Transform the aging, auto-oriented commercial and industrial uses into a livelier mixed-use neighborhood that is more pedestrian- and transit-friendly and can accommodate a significant number of new residents.

Goal two:
Increase mobility both within the North Burnet/Gateway area and to surrounding areas by improving connectivity and creating the type of environment that is conducive to more sustainable methods of transportation, including accommodations for pedestrians, cyclists, and transit.

Goal three:
Be sensitive to the surrounding context and the natural environment.

Land Use and Zoning Recommendations:

1. *Allow increased density and building heights to accommodate some of the expected population growth in the region.*
2. *Encourage neighborhood services and activities such as restaurants, small retailers and local businesses.*
3. *Encourage well-designed multi-story, mixed use buildings with direct pedestrian links to transit.*
4. *Create a "design-based" zoning overlay with urban design standards. Establish subdistrict boundaries as part of a zoning overlay that would determine the FAR, height restrictions, setbacks, environmental and design standards for properties within the neighborhood.*
5. *Create a "public benefit" density bonus system to provide incentive for the creation of affordable housing, civic facilities better street connectivity, additional stormwater management and publicly accessible parks and open space.*
6. *Redevelop City of Austin properties to serve as catalyst sites for redevelopment (relocation of city services would be "revenue neutral", meaning that revenues from redevelopment needs to equal or exceed the cost of relocating the existing city services on the properties.)*

EXISTING CONDITIONS

The North Burnet/Gateway area currently includes a variety of land uses, consisting of commercial, office, multi-family residential and industrial. Typical of development patterns found in much of Austin, these land uses are separated into clusters of development: the Gateway area is primarily commercial retail, the North Burnet area is primarily light industrial and office, with a cluster of multifamily apartment complexes around Gracy Farms Blvd. The University of Texas Pickle Research Campus and Austin Community College campus are publicly-owned properties in the area.

Neighborhoods abutting the study area are mostly detached single-family residential neighborhoods. The Balcones Woods, Millwood, North Shoal Creek, Wooten and Angus Valley residential

neighborhoods are generally separated from the North Burnet/Gateway area by US 183, MoPac, or the Walnut Creek greenbelt. Existing commercial land uses form a buffer across Braker Lane west of MoPac between the residential uses in the Balcones Woods neighborhood and any changes that would occur in the North Burnet/Gateway area. Similarly, existing industrial uses in the NACA neighborhood form a buffer east of Metric Blvd. The northeast portion of the planning area is the only place where existing single-family residences border the North Burnet/Gateway area.

Environmental

1. A portion of this neighborhood is located over the northern Edward's Aquifer Recharge Zone. The neighborhood is in the Desired Development Zone. The neighborhood is in the Shoal Creek (urban), Walnut Creek (suburban), and Little Walnut Creek (suburban) Watersheds of the Colorado River Basin.

2. According to flood plain maps, there is a floodplain within a portion of the neighborhood. Offsite drainage would have to be calculated to determine the exact location of the boundaries.

3. At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Transportation

1. No Transportation comments at this time.

Water and Wastewater

1. The landowner intends to serve the site, tract, and lot with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

1. New development or redeveloped sites may trigger compliance with the new Commercial Design Standards.

2. Some sites will be subject to compatibility standards.

3. Additional design regulations will be enforced at the time a site plan is submitted.