

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C2O-2008-016

Council Date: Oct. 16, 2008

Description:

Conduct a public hearing and consider an ordinance amending Title 25 of the City Code to:

1. Create the North Burnet/Gateway (NBG) base zoning district and establish associated use and site development regulations as specified in the North Burnet/Gateway Regulating Plan;
2. Repeal existing North Burnet/Gateway Overlay District regulations;
3. Amend LDC Section 25-2 Subchapter E: Design Standards and Mixed Use to exempt development built pursuant to the North Burnet/Gateway NBG zoning district regulations; and
4. Approve a collector street plan for the North Burnet/Gateway Neighborhood Planning Area.

LIST OF ATTACHMENTS:

Attachment 1: Planning Commission Recommendations

Attachment 2: Staff response to Planning Commission Recommendations

Attachment 3: Staff recommended revisions to the 9/3/08 Draft NBG Regulating Plan

Attachment 4: Affordability Impact Statement

Attachment 5: NBG Zoning Map

Attachment 6: NBG Zoning Tract Map

Attachment 7: List of properties to be rezoned to “NBG-NP” or “NBG-H-NP” by Tract #, TCAD Property ID and City of Austin Address

Attachment 8: Current Zoning Map

Attachment 9: Public Comments

Attachment 10: Draft North Burnet/Gateway Zoning District Regulating Plan

Background:

When the North Burnet/Gateway neighborhood Master Plan was adopted on November 1, 2007, the City Council also directed City staff to develop a comprehensive set of zoning and site development regulations to fully implement the land use and urban design recommendations of the plan to encourage redevelopment into a high density mixed-use urban neighborhood. The Master Plan recommends the creation of a design-based zoning code to:

- 1) Promote higher density residential and mixed-use development in the planning area;
- 2) Require better standards for urban design, building placement, and street connectivity;
- 3) Require pedestrian accommodation in site design; and
- 4) Create a development bonus system allowing increased building height and square footage to incentivize the provision of public benefits (such as affordable housing).

In response to City Council action on Nov. 1, 2007, the Neighborhood Planning and Zoning Department is proposing that properties in the planning area be rezoned and given North Burnet/Gateway (NBG) base district zoning. The draft North Burnet/Gateway Regulating Plan contains specific design-based site development and design standards for the proposed NBG zoning district. (The draft NBG Regulating Plan is included as Attachment 10)

Note: "Phase One" (interim) NBG overlay district regulations that were adopted with the Master Plan on Nov. 1, 2007 will be replaced by the proposed NBG base zoning district and associated regulations when adopted.

Related Case:

A related Zoning Case (C14-2008-0182) is being proposed to adopt North Burnet/Gateway (NBG) base district zoning for most properties within the boundaries of the North Burnet/Gateway neighborhood planning area. The zoning case will be presented for consideration at the same public hearings as this code amendment.

Departmental Comments:

The draft NBG Regulating Plan was circulated for Inter-Departmental Review on July 1, 2008. Revisions were made to the Regulating Plan in response to departmental comments.

WPDR staff noted that the use of customized standards for the NBG area will increase the complexity of review and the amount of staff time required to review development applications. Additional staff may be needed in WPDR to handle the increased workload, especially in Site Plan Review and Transportation Review.

Staff Recommendation: Recommended.

Planning Commission Date and Action:

September 9, 2008: Planning Commission voted unanimously (8-0, Cm. Adkins absent) to recommend approval of C2O-2008-016 with amendments (see Attachment 1).

City Council Date and Action:

October 16, 2008: The amendment is scheduled for action by City Council on Oct. 16, 2008.

<u>Ordinance Readings:</u>	1st	2nd	3rd
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Ordinance Number:

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