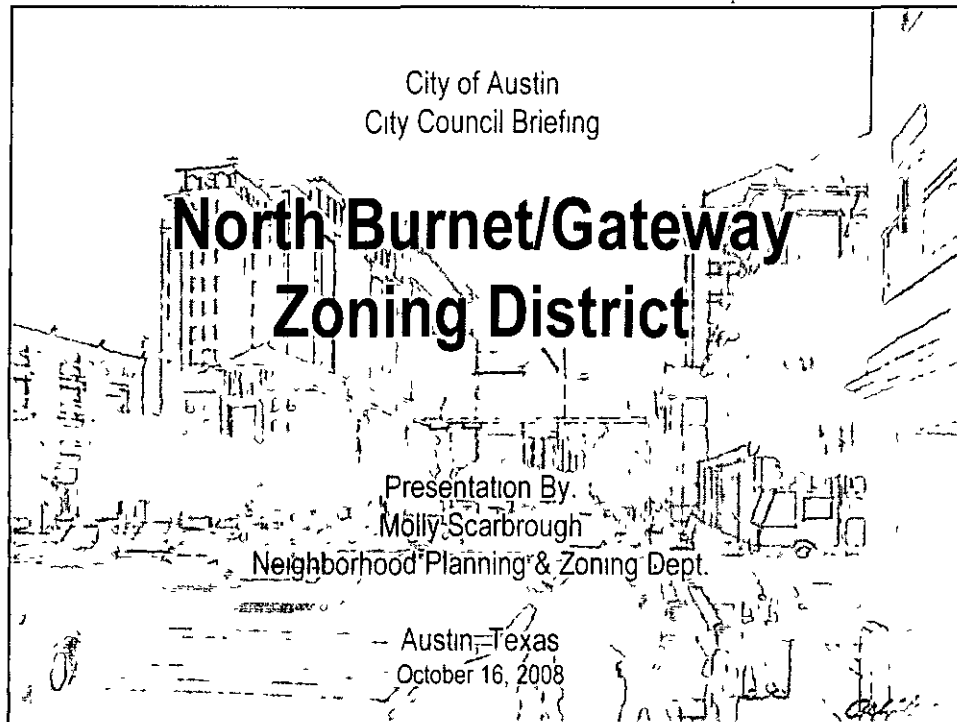


# Late Backup



## For City Council Consideration

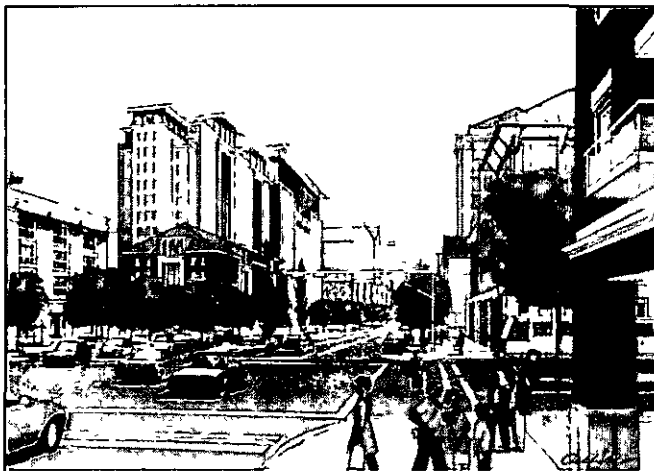
### Case # C20-2008-016

- Approve an amendment to LDC Title 25 as recommended by staff to
  - Create the North Burnet/Gateway (NBG) base zoning district and establish associated use and site development regulations as specified in the NBG Regulating Plan
  - Repeal existing (interim) North Burnet/Gateway Overlay District regulations
  - Amend LDC Section 25-2 Subchapter E Design Standards and Mixed Use to exempt development built pursuant to the NBG zoning district regulations, and
  - Approve a collector street plan for the North Burnet/Gateway Neighborhood Planning Area

### Case # C14-2008-0182

- Approve the rezonings of tracts in the North Burnet/Gateway neighborhood planning area to NBG-NP or NBG-H-NP as recommended by staff (refer to tract map and tract table)





Adopted Nov 1, 2007

The North Burnet/  
Gateway Master Plan  
encourages a more  
compact, urban form  
of development, with  
good pedestrian and  
transit connections





## North Burnet/Gateway Subdistrict Plan

### Land Use & Zoning Recommendations

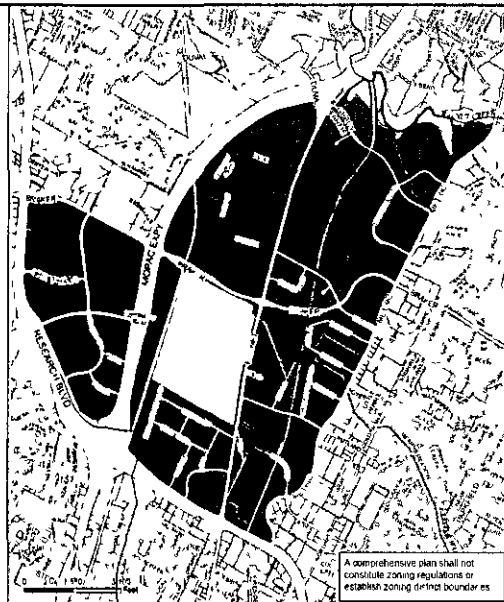
- Accommodate a significant number of new residents in the area
- Encourage multi-story, mixed use buildings with direct pedestrian links to transit
- Encourage neighborhood services
- Create new zoning with an urban design focus
- Create a "public benefit" density bonus system
- Redevelop City of Austin properties to serve as catalyst sites



## NORTH BURNET GATEWAY

### North Burnet/Gateway Neighborhood Plan

### FUTURE LAND USE MAP (FLUM)



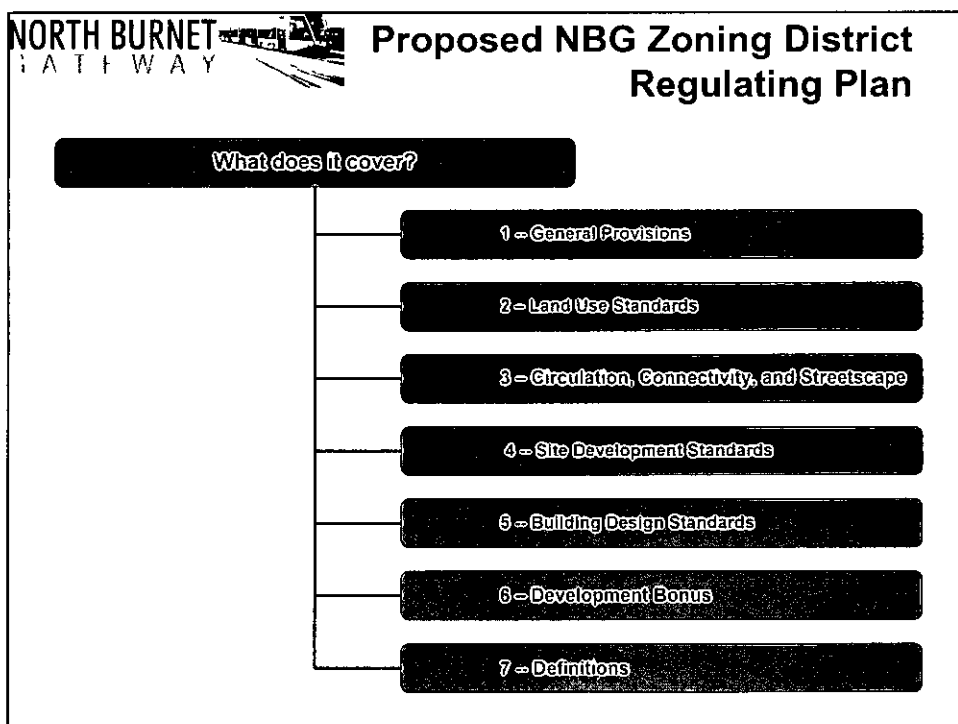
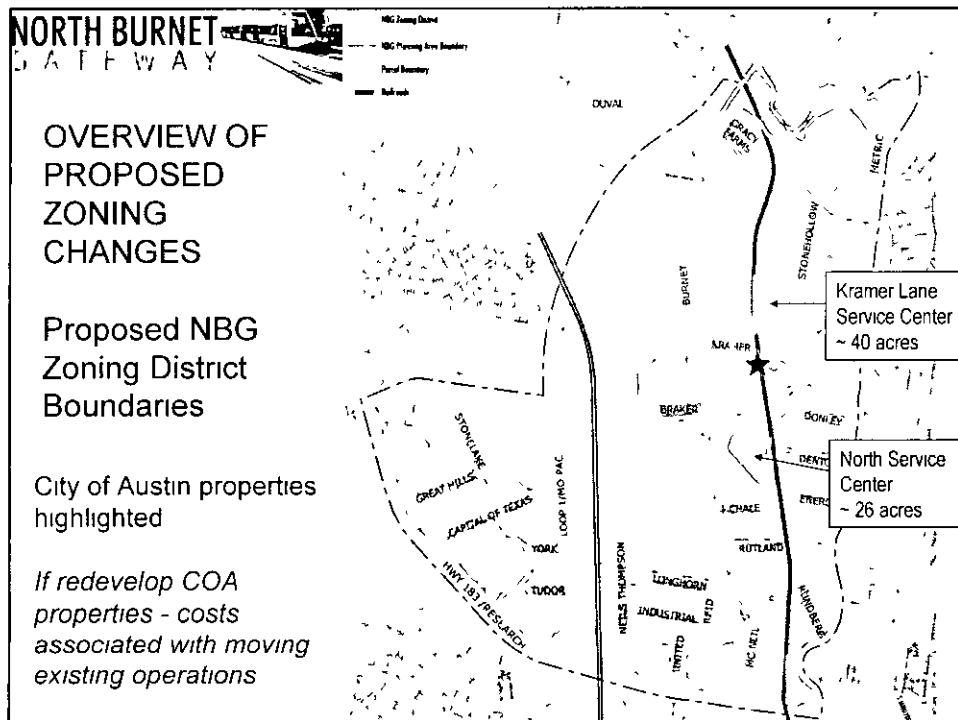
North Burnet Gateway  
Combined Neighborhood Planning Area  
Future Land Use Map (FLUM)

City of Austin  
Neighborhood Planning and Zoning Dept.

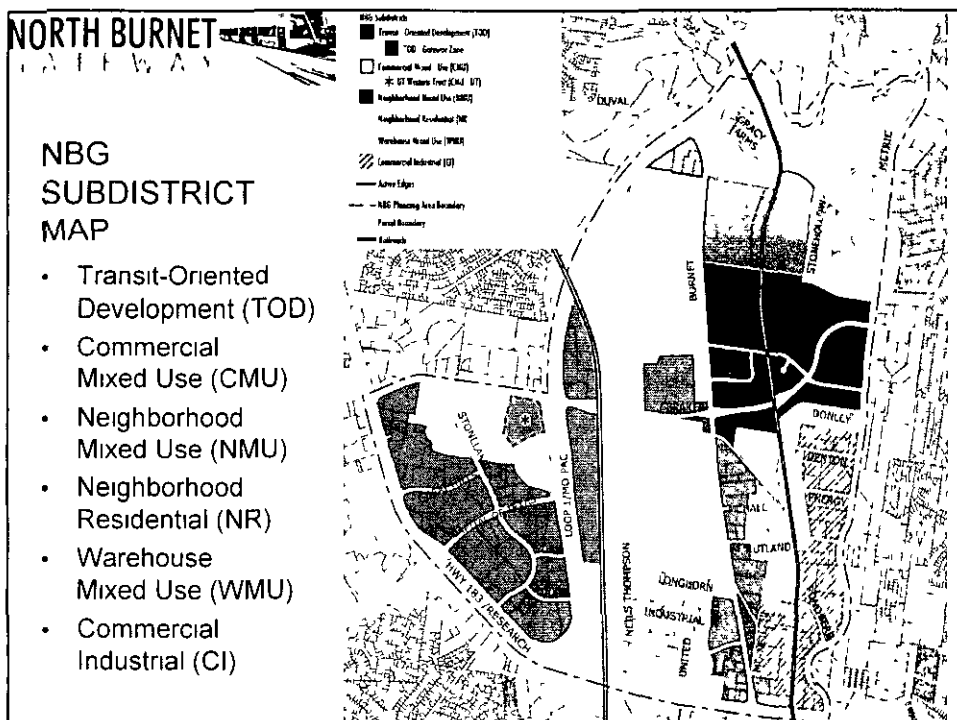
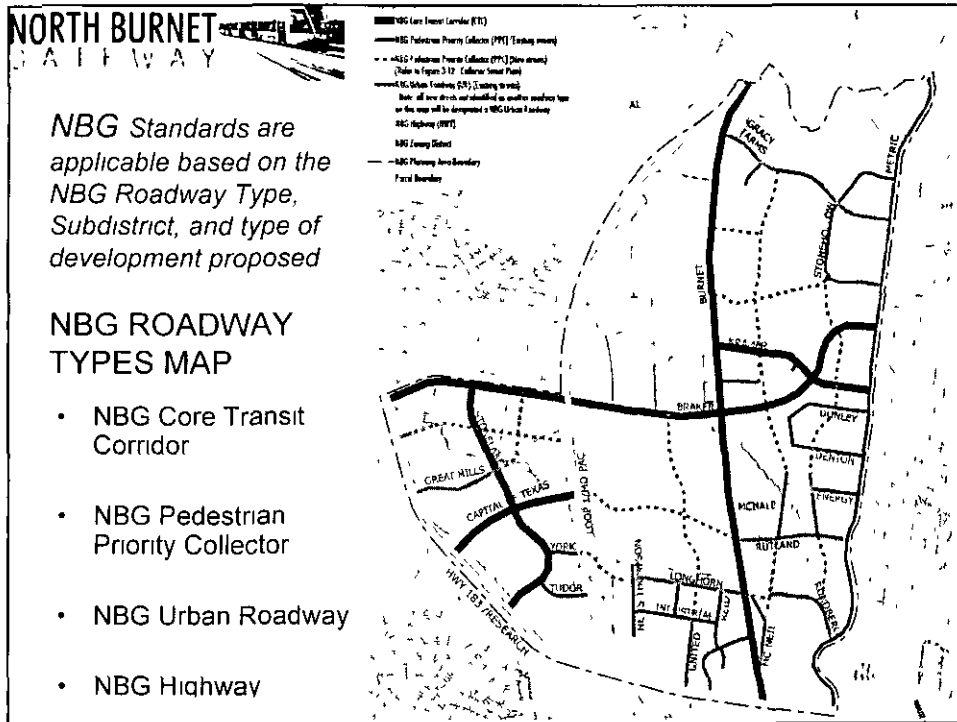
Future Land Use Categories

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













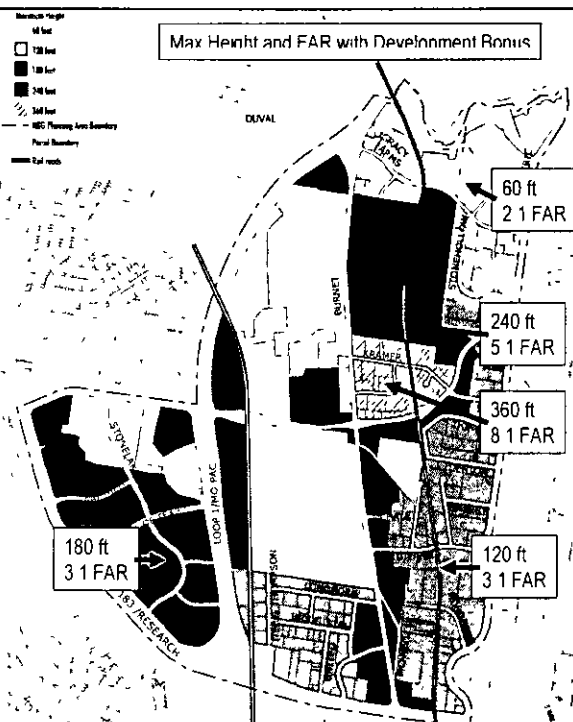
### NBG Plan Goal:

*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.*



### GENERAL DEVELOPMENT STDS

- Min Lot Size
  - Min Lot Width
  - Setbacks
  - Max FAR
  - Max Height
  - Max Impervious Cover
- Max height and max FAR by Right
  - Max height and max FAR with Development Bonus
  - Compatibility standards apply only if triggered outside the NBG area
  - (No SF zoning or use currently in NBG area – new townhomes in NBG would not trigger compatibility standards)

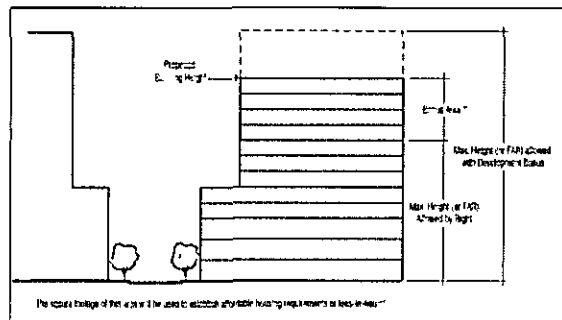




## Development Bonus

### INTERIM DEVELOPMENT BONUS STANDARDS

- Allows development on a site to exceed baseline standards:
  - Max FAR by right and Max Height by right
- Up to the Max FAR and Max height with development bonus limitation for each subdistrict
- In exchange for the provision of “public benefits”
  - 3 methods to choose from to get development bonus



## Development Bonus

### METHODS FOR RECEIVING DEVELOPMENT BONUS

- 1 **Provision of Affordable Housing**
  - 10% of bonus area granted reserved as affordable housing
    - Owner-occupied units = 80% MFI for 99 years
    - Rental units = 60% MFI for 40 years
- 2 **Fee-in-Lieu Payment**
  - \$6 per square foot of bonus area
    - Housing Assistance Fund (affordable housing)
    - Community Benefits Fund (connectivity, stormwater mgmt , parks, civic facilities, green building/sustainability, or transit)
- 3 **Construction of New Collector Streets**
  - Bonus granted only if not otherwise required to build a new street by max block size requirements
  - Currently only 25 properties (~73 acres) eligible out of 591 properties (~1,463 acres) proposed to be rezoned NBG



## Urban Design Standards

### NBG DESIGN STANDARDS

- Sidewalk Standards
- Building Placement
- Off-street vehicular & bicycle parking
- Drive-through facility stds
- Exterior Lighting
- Screening of Equipment and Utilities
- Sign Regulations
- Building Design
- Active Edge standards in TOD Subdistrict and for structured parking (accommodates pedestrian-oriented commercial uses)

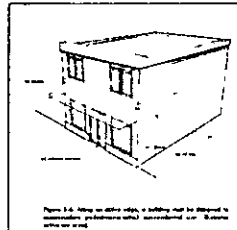
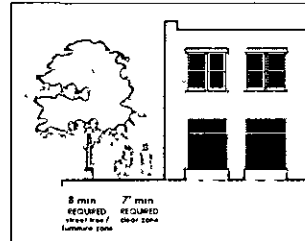


Figure 3-3 Shows facade articulation with a change in plane and also change in color and material

### NBG Plan Goal:

*Increase mobility both within the NBG 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.*

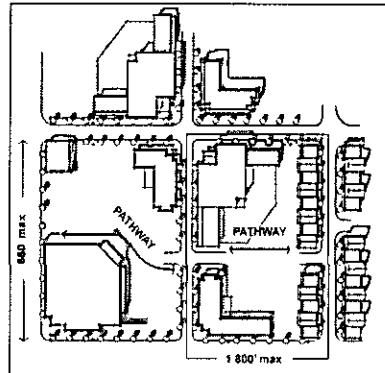




## Circulation & Connectivity

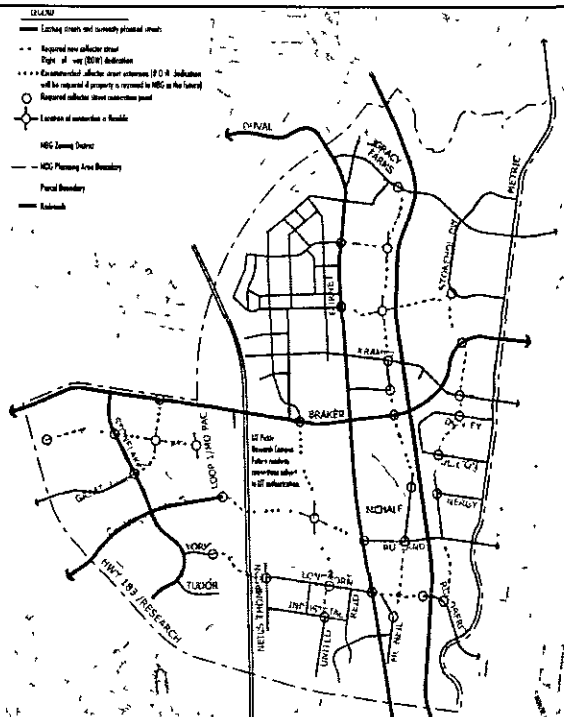
### CONNECTIVITY & CIRCULATION

- Project Circulation Plan required for all projects
  - Illustrates consistency with NBG connectivity and circulation requirements and NBG Collector Street Plan
- Maximum Block Size
  - Apply to sites five acres or more
  - Must use streets to divide the site into internal blocks
- New streets required to follow NBG urban street cross-sections



### NBG COLLECTOR STREET PLAN

- Required ROW dedication for collector streets
- If not otherwise required to provide a new street on site to meet max block size requirements, then
  - FAR based on total site area prior to ROW dedication
  - If a project builds the collector street, site automatically eligible for development bonus





*NBG Plan Goal:*

*Be sensitive to the surrounding context and the natural environment*



**Open Space**

**PRIVATE COMMON OPEN SPACE & PEDESTRIAN AMENITIES**

- Sites 2 – 20 acres 2% of net site area dedicated to private common open space
- Sites 20 acres or more 5% of net site area



**PUBLIC OPEN SPACE**

- Residential projects < 20 acres: dedicate parkland or pay a fee
- Residential projects > 20 acres dedicate a min of 5% of net site area





**STORMWATER MANAGEMENT**

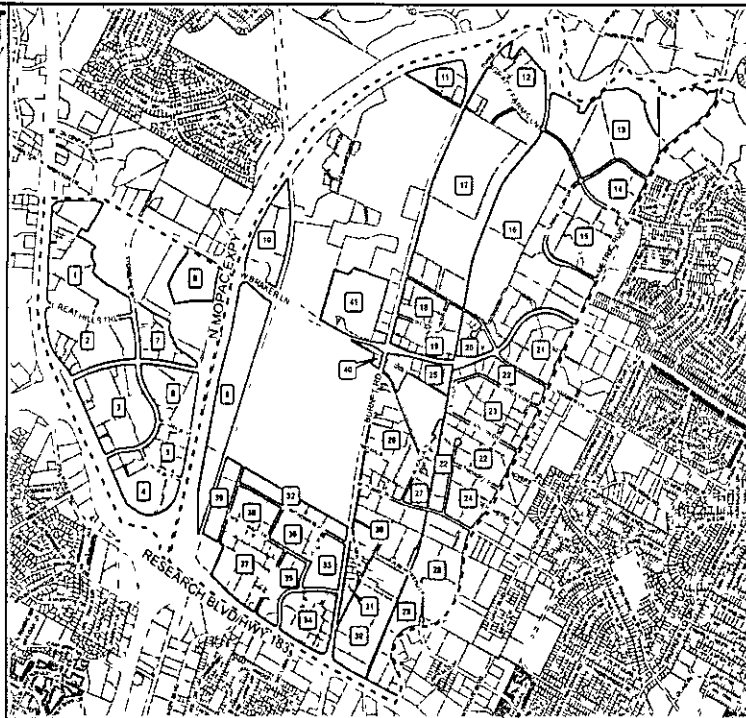
- Creek setback requirements
  - may request to dedicate up to 50% of acreage in fulfillment of parkland dedication requirements
- In Urban Watersheds (Shoal and Little Walnut Creek)
- If 75% of required Water Quality Volume is treated using "green infrastructure" staff may allow the remaining 25% to be fulfilled via fee-in-lieu



**GREEN BUILDING STANDARDS**

- One star rating required under the Austin Energy Green Building Program

**NBG  
Tract Map**





## Planning Commission Recommendations

The Planning Commission voted unanimously on Sept 9, 2008 to recommend the NBG Code Amendment and Rezonings  
With recommended amendments

### Changing By-Right entitlements on specific tracts

- On the Braker Pointe property (a portion of Tract 10)
  - Revise by-right maps to reflect the base height and FAR allowed under the previous LI-PDA zoning prior to the 2006 Whole Foods zoning case
  - Staff concurs with this change
  - This would change the FAR by right from 1.1 to 1.07, and the max height by right from 30 feet to 117 feet
- On the Morse Family property (a portion of Tract 7)
  - Revise Max FAR by Right and Max Impervious Cover maps to reflect the base FAR and impervious cover allowed under the previous CS zoning prior to the 2007 zoning change to MF-4
  - Staff concurs with this change
  - This would change the FAR by right from 0.75 to 2.1, and the impervious cover limit from 70% to 95%

## Planning Commission Recommendations

### Changes to Applicability Section

- Revise the NBG Design Standards applicability to reflect Subchapter E thresholds - Staff concurs

*(Note: Planning Commission understood that City Council may consider amendments to the Applicability section of Subchapter E later this year. The Planning Commission recommends that if Subchapter E is not amended by January, 2009, that staff bring a proposal to amend the applicability section of the NBG Regulating Plan back to Planning Commission and City Council for consideration.)*

- In response to PC recommendation, Staff also recommends minimum design standards be required if seeking a development bonus
  - Sidewalk standards
  - Landscape buffering for surface parking
  - Bicycle parking requirements
  - Screening of equipment and utilities





## Planning Commission Recommendations

### Bicycle Facility Recommendations

- Include a new NBG street cross-section that shows a separated off-street bicycle path on collector streets and require development in the TOD Subdistrict to consult with City Bike & Ped Program.
  - Staff concurs
  - Staff also recommends requiring the off-street bikeway cross-section for specific new collector streets designated on the NBG Collector Street Plan



## Planning Commission Recommendations

### Affordable Housing Recommendations

- Amend the NBG Regulating Plan Development Bonus section to change the fee-in-lieu payment from \$6 per square foot of bonus area to \$10 per square foot of bonus area
  - Staff recommends no change (fee-in-lieu remains \$6 per sq. ft.)
    - Consistent with the recently-adopted fee-in-lieu level for Planned Unit Development (PUD) areas
    - Setting a fee-in-lieu level that is too high may have the unintended consequence of discouraging participation in density bonus programs in the North Burnet / Gateway area
    - NBG area has different market conditions than Downtown, and the TOD Subdistrict is just a small part of the NBG area
- Amend the NBG Regulating Plan Development Bonus section to state that NHCD shall allocate money from the Housing Assistance Fund within 2 miles of the intersection of Burnet Rd. and Braker Lane
  - Staff concurs





## Planning Commission Recommendations

### Affordable Housing Recommendations

- Amend the NBG Regulating Plan Development Bonus section to state that residential projects seeking a development bonus may not be granted an administratively-approved fee in-lieu of providing housing on-site
  - Staff recommends no change (development bonus may be granted administratively)
  - For the North Burnet / Gateway zoning district, a fee-in-lieu is recommended as an available administrative tool in order to provide some measure of flexibility and increase the likelihood that developments will utilize a development bonus
- Planning Commission recommends that when the City-owned properties in the NBG area are redeveloped, the City strive to reach a 25% affordable housing goal on those properties
  - Staff concurs



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## Questions?

For more information contact  
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Neighborhood Planning & Zoning Dept  
(512) 974-3515  
[molly\\_scarbrough@ci.austin.tx.us](mailto:molly_scarbrough@ci.austin.tx.us)  
[www.ci.austin.tx.us/zoning/north\\_burnet.htm](http://www.ci.austin.tx.us/zoning/north_burnet.htm)

