

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0182 – North Burnet/Gateway (NBG) Neighborhood Plan Rezoning **COUNCIL DATE:** March 12, 2009
2nd & 3rd Readings

AREA: 40 tracts on 1,442.826 acres

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

AGENT: City of Austin, NPZD, Molly Scarbrough, 974-3515

AREA OF PROPOSED ZONING CHANGES: The area generally bounded by MoPac Expressway, Metric Boulevard, Highway 183/Research Boulevard, and Braker Lane (North Burnet/Gateway neighborhood planning area). Please refer to Attachments.

STAFF COMMENTS:

The proposed rezonings to NBG base district zoning will implement the land use and urban design recommendations of the North Burnet/Gateway Master Plan, adopted by City Council on November 1, 2007. The draft North Burnet/Gateway Regulating Plan, which contains specific design-based site development and design standards for the proposed NBG zoning district, is included as Attachment 3.

LIST OF ATTACHMENTS:

Attachment 1: Staff recommended revisions to the 9/3/08 Draft NBG Regulating Plan

Attachment 2: Letter from the University of Texas, Campus Real Estate Office

Attachment 3: Draft North Burnet/Gateway Zoning District Regulating Plan (Revised 3/2/09; includes revisions approved by City Council at 1st Reading on Oct.16, 2008 and the additional staff recommended revisions identified in Attachment 1.)

NEIGHBORHOOD ORGANIZATIONS:

North Shoal Creek NA Development
Committee

Austin Northwest Association

Balcones Woods Homeowners

Home Builders Association of Greater Austin

Austin Independent School District

Prairie Dove Neigh. Organization

North Growth Corridor Alliance

River Place Residential Community Assn., Inc.

North Shoal Creek Neighborhood Assn.

North Austin Neighborhood Alliance

Scofield Farms Residents Assn.

Austin Neighborhoods Council

River Oaks Lakes Estates Neighborhood

Greater Northcross Area

Gracywoods Neighborhood Association

NACA Neighborhood Plan Contact Team

Homeless Neighborhood Organization

Long Canyon Homeowners Assn.

Balcones Civic Assn.

North Oaks Neighborhood Assn.

Austin Parks Foundation

Bull Creek Foundation

2222 Coalition of Neighborhood Associations

North Austin Civic Assn.

WATERSHEDS: Shoal Creek – Urban; Little Walnut Creek- Urban; Walnut Creek- Suburban

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: There are no public or private elementary, middle, or high schools within the North Burnet/Gateway neighborhood planning area.

RELATED CASE:

A related Code Amendment (Case # C20-2008-016) is being proposed to amend 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.

The code amendment will be presented for consideration during the same public hearing as this zoning case.

STAFF RECOMMENDATION: Recommended**PLANNING COMMISSION DATE & ACTION:**

September 9, 2008: Planning Commission voted unanimously (8-0, Cm. Adkins absent) to recommend approval of C14-2008-0182 – North Burnet/Gateway (NBG) Neighborhood Plan Rezoning, with recommended amendments.

CITY COUNCIL DATE & ACTION:

1st Reading - October 16, 2008: The City Council voted unanimously (7-0) to approve on 1st Reading, with the following specific amendments:

- Add staff recommended revisions to the September 3, 2008 NBG Regulating Plan;
- Have proposed expenditures of funds from the NBG Development Bonus Community Benefits Fund brought before the Planning Commission or the Community Development Commission; and
- Amend section 6.2.1(F) of the 9/3/08 Draft NBG Regulating Plan to make it clear that a fee cannot be paid in lieu of the collector street to receive the Construction of New Collector Streets development bonus.

ORDINANCE READINGS: 2nd and 3rd**ORDINANCE NUMBER:**

CASE MANAGER: Molly Scarbrough
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PHONE: (512) 974-3515

BACKGROUND

On November 1, 2007 the Austin City Council adopted the North Burnet/Gateway (NBG) Master Plan to guide future development and redevelopment in the North Burnet/Gateway neighborhood planning area. The North Burnet/Gateway Master Plan presents a long-term vision for the area to redevelop much of the existing low density, auto-oriented commercial and industrial uses into a higher density mixed-use neighborhood that is more pedestrian-friendly and takes advantage of the link to upcoming commuter rail service.

When the NBG Master Plan was adopted, the City Council directed City staff to develop a comprehensive set of zoning and site development regulations to implement the land use and urban design recommendations of the plan. 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 (Attachment 10) contains specific design-based site development and design standards for the proposed NBG zoning district.

Impervious Cover

The maximum impervious cover limits for zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)
NBG, North Burnet/Gateway	varies (included in proposed NBG Regulating Plan)

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in the NBG base zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use that is located outside of the NBG Planning Area will be subject to compatibility development regulations.