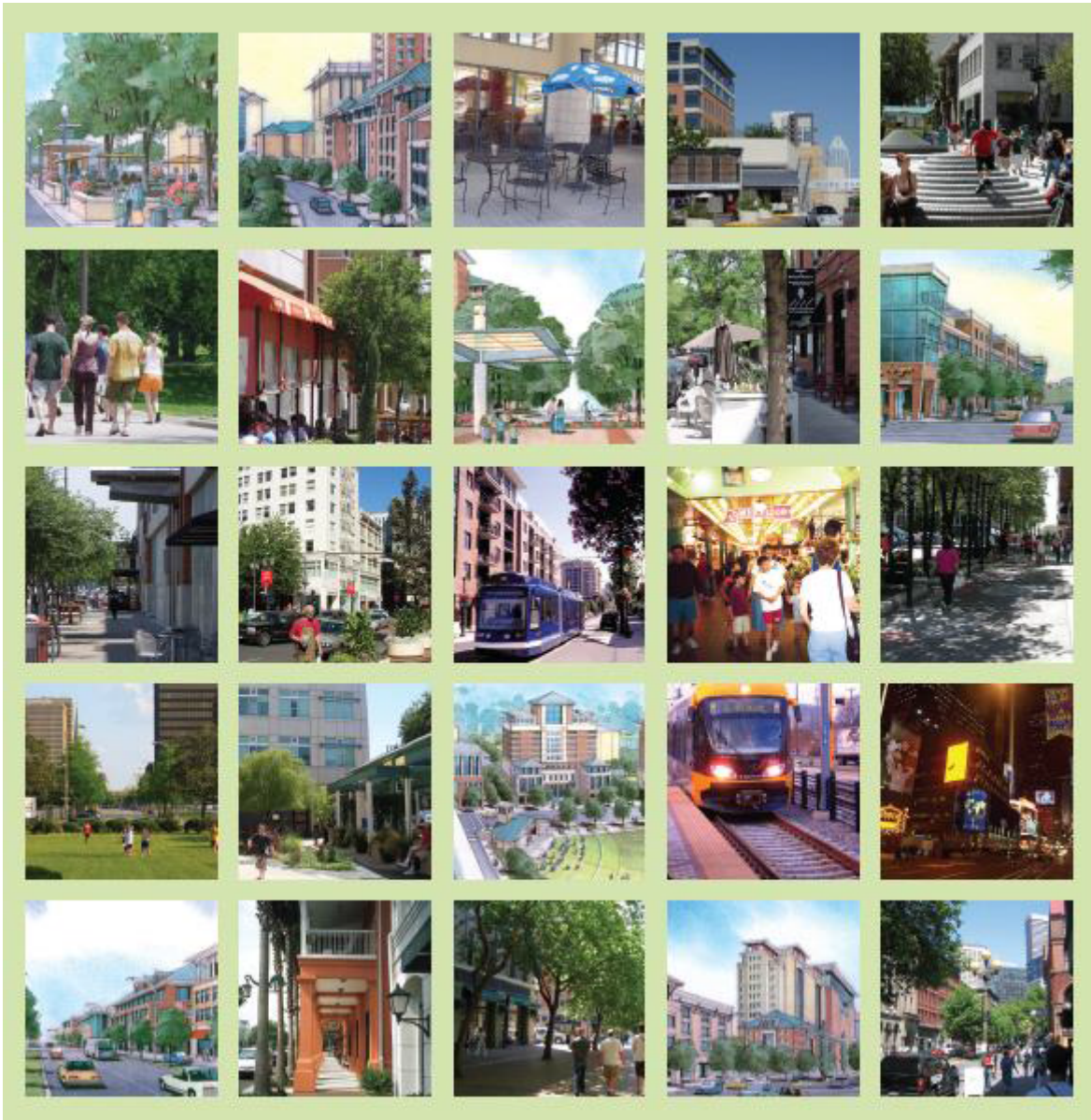


# Regulating Plan for the North Burnet/Gateway Zoning District Austin, Texas



DATE ADOPTED: March 12, 2009

DATE EFFECTIVE: March 23, 2009

Revised March 22, 2012 per Ordinance No: 20120322 -088

Revised April 25, 2013 per Ordinance No: 20130425 -104

Revised August 28, 2014 per Ordinance No: 2014828 -159

BASED ON THE NORTH BURNET/GATEWAY MASTER PLAN:  
Adopted November 1, 2007

## 4.10. PUBLIC OPEN SPACE AND TRAILS

### 4.10.1. Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WMU	CI	CTC	PPC	UR	HWY	
Section 4.10 Public Open Space and Trails	●	●	●	●	●	●	●	●	●	●	Development subject to the Parkland Dedication Ordinance (LDC Article 14 Section 25-1-601)

### 4.10.2. Purpose

Because of the higher density development envisioned for the NBG Zoning District, it is important to provide public open space and parks facilities for local residents. Some development sites will be better suited than others to provide on-site parkland for reasons including, but not limited to, the location of the site within the NBG Planning Area and to core activity areas, site constraints, and size of site.

The NBG 2035 Conceptual Master Plan illustration (Appendix B) shows conceptual locations for a distribution of parks and open space within the planning area. Parks should be distributed throughout the planning area to properly serve NBG residents, employees, and visitors.

### 4.10.3. Parkland Dedication

#### A. On-site Parkland Dedication Allowance

If, as part of a development project, the parkland dedication requirement established in Section 25-1 Article 14 of the LDC is met in part or in full with a dedication of public parkland on site, FAR calculations for the non-dedicated portion of the site shall be made based on the total site area prior to the dedication.

#### B. Sites 20 acres or Larger

If a site is 20 acres or larger and requires a dedication of public parkland according to Section 25-1-601 of the LDC, a minimum of five percent of the net site area shall be dedicated to public open space or parkland on-site in partial or complete fulfillment of the parkland dedication requirement.

- a. If more than five percent of the net site area is required to be dedicated, a property owner

may request to pay a fee-in-lieu payment for the remainder of the requirement, in accordance with Subsection C. below.

- b. If less than five percent of the net site area is required to be dedicated as public parkland, private common open space requirements described in Section 4.9 must still be fulfilled in the remainder of the five percent net site area.

#### C. Fee In Lieu

As described in the parkland dedication requirements in Section 25-1 Article 14 of the LDC, instead of, or in combination with, meeting parkland dedication requirements on site, a property owner may request approval to deposit with the City a nonrefundable cash payment, based on a formula established in Section 25-1-605 of the LDC. The Director of the PARD shall review the request and accept or deny the request.

## 4.11. STORMWATER MANAGEMENT

### 4.11.1. Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WMU	CI	CTC	PPC	UR	HWY	
Section 4.11 Stormwater Management	●	●	●	●	●	●	●	●	●	●	All development

### 4.11.2. Purpose

The North Burnet/Gateway area is challenged with an existing development pattern that was largely in place prior to Austin's current stormwater management policies. As a result, stormwater management is an important issue influencing the future sustainability of the NBG area. All new development and redevelopment is required to comply with the City's current stormwater management regulations. Redevelopment of this area also presents an opportunity to integrate innovative stormwater management techniques into an urban development pattern.

### 4.11.3. Creek Setbacks

- A. All properties in the NBG Zoning District must fulfill the urban watershed Critical Water Quality Zone setback requirements established in Section 25-8 (*Environment*) of the LDC.