A U S T I N C I T Y C O U N C I L

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL
Regular Meeting: April 12, 2018 Item Number: **051**

Public Hearing and Possible Action

Conduct a public hearing and consider an ordinance amending the Regulating Plan for the North Burnet Gateway Zoning District to create a new Commercial Mixed Use-Gateway Zone subdistrict.

District(s) Affected: District 7

Lead Department	Planning and Zoning Department
Fiscal Note	This item has no fiscal impact.
Prior Council Action	August 31, 2017 - Council passed a resolution to initiate amendments to the North Burnet Gateway Zoning District Regulating Plan to bring the height and floor-to-area-ratio (FAR), sign regulations, and platting requirements in alignment with the adjacent properties within the Domain.
For More Information	Anne Milne, Planning and Zoning Department, 512-974-2868.
Council Committee, Boards and Commission Action	March 27, 2018 - Approved by the Planning Commission on a 12 - 0 vote with Commissioner Seeger absent.

Additional Backup Information:

The proposed code amendment to the North Burnet Gateway Zoning District Regulating Plan will allow

for the creation of a new subdistrict, Commercial Mixed Use (CMU)-Gateway Zone, that applies to the parcels bounded by Braker Lane, Burnet Road, the Union Pacific Railroad, and Gault Lane that are not zoned major industry-planned development area.

The proposed CMU-Gateway Zone will grant a base entitlement of 140 feet. Development in the proposed subdistrict will be entitled to seek a FAR of 8:1 and a height of 308 feet with a development bonus. Additionally, development in this area is exempt from the maximum parking requirements of the Regulating Plan. The platting requirements for this subdistrict are modified to permit a lot to abut a dedicated public street or a major internal drive. Development in this area will be exempt from the sign regulations established in LDC Section 25-10-133, University Overlay Zoning District.