

## AGENDA

**Recommendation for Council Action****AUSTIN CITY COUNCIL****Regular Meeting: March 8, 2018**Item Number: **014****Item(s) to Set Public Hearing(s)**

Set a public hearing to consider an ordinance amending the Regulating Plan for the North Burnet Gateway Zoning District to create a new Commercial Mixed Use-Gateway Zone subdistrict. (Suggested date and time, April 12, 2018, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin TX).

**District(s) Affected:** District 7

<b>Lead Department</b>	Planning and Zoning Department
<b>Fiscal Note</b>	There is no fiscal impact.
<b>Prior Council Action</b>	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.
<b>For More Information</b>	Anne Milne, Senior Planner, Planning and Zoning Department. 512-974-2868.
<b>Council Committee, Boards and Commission Action</b>	March 13, 2018 - To be reviewed by the Planning Commission

**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, 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.