

**ORDINANCE NO. 20180412-051**

**AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 TO AMEND THE REGULATING PLAN FOR THE NORTH BURNET/GATEWAY ZONING DISTRICT RELATING TO PORTIONS OF THE DOMAIN PLANNED DEVELOPMENT AREA BOUNDED BY BRAKER LANE, BURNET ROAD, UNION PACIFIC RAILROAD, AND GAULT LANE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Exhibit A to Ordinance No. 20090312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page viii, Figure 1-2 (*North Burnet/Gateway (NBG) Zoning District Subdistrict Map*) to add to a new CMU-Gateway Zone as shown on Exhibit A to this ordinance.

**PART 2.** Exhibit A to Ordinance No. 20090312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page 48, Figure 4-1 (*Commercial Mixed Use (CMU) Subdistrict*) to add a section on platting requirements and add the floor-to-area ratio with development bonus and maximum height with development bonus for the CMU-Gateway Zone as shown on Exhibit B to this ordinance.

**PART 3.** Exhibit A to Ordinance No. 20090312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page 54, Figure 4-3 (*Maximum Floor-to-Area Ratio (FAR) with Development Bonus*) to add an 8:1 maximum floor-to-area ratio as shown on Exhibit C to this ordinance.

**PART 4.** Exhibit A to Ordinance No. 20090312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page 56, Figure 4-5 (*Maximum Height with Development Bonus*) to show the Domain parcels with a maximum height of 308 feet with a development bonus as shown on Exhibit D to this ordinance.

**PART 5.** Exhibit A to Ordinance No. 20090312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page 65, Section 4.4.2(B) (*Maximum Parking Requirement*) to add a new subsection 4.4.2(B)(3) to read as follows:

3. Development in the CMU-Gateway zone is not subject to a maximum parking requirement.

**PART 6.** Exhibit A to Ordinance No. 20091312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page 75, Section 4.8.2 (*Sign Regulations*) to amend subsection (A) and add a new subsection (C) to read as follows:

[A. Except as provided in Subsection B and Subsection C, all development to which this standard is applicable shall comply with the Sign Regulations in LDC Section 25-10-133, University Neighborhood Overlay Zoning District Signs.]

C. Development in the CMU-Gateway Subdistrict is not subject to LDC Section 25-10-133, University Neighborhood Overlay Zoning District. All development in the CMU-Gateway Subdistrict shall comply with the Sign Regulations established in Chapter 25-10 of the City's Land Development Code.

**PART 7.** This ordinance takes effect on April 23, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, April 12, 2018

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Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

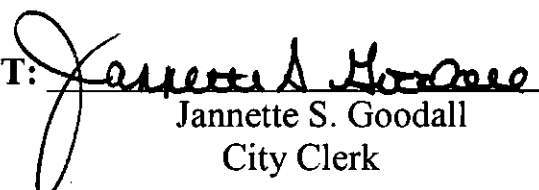
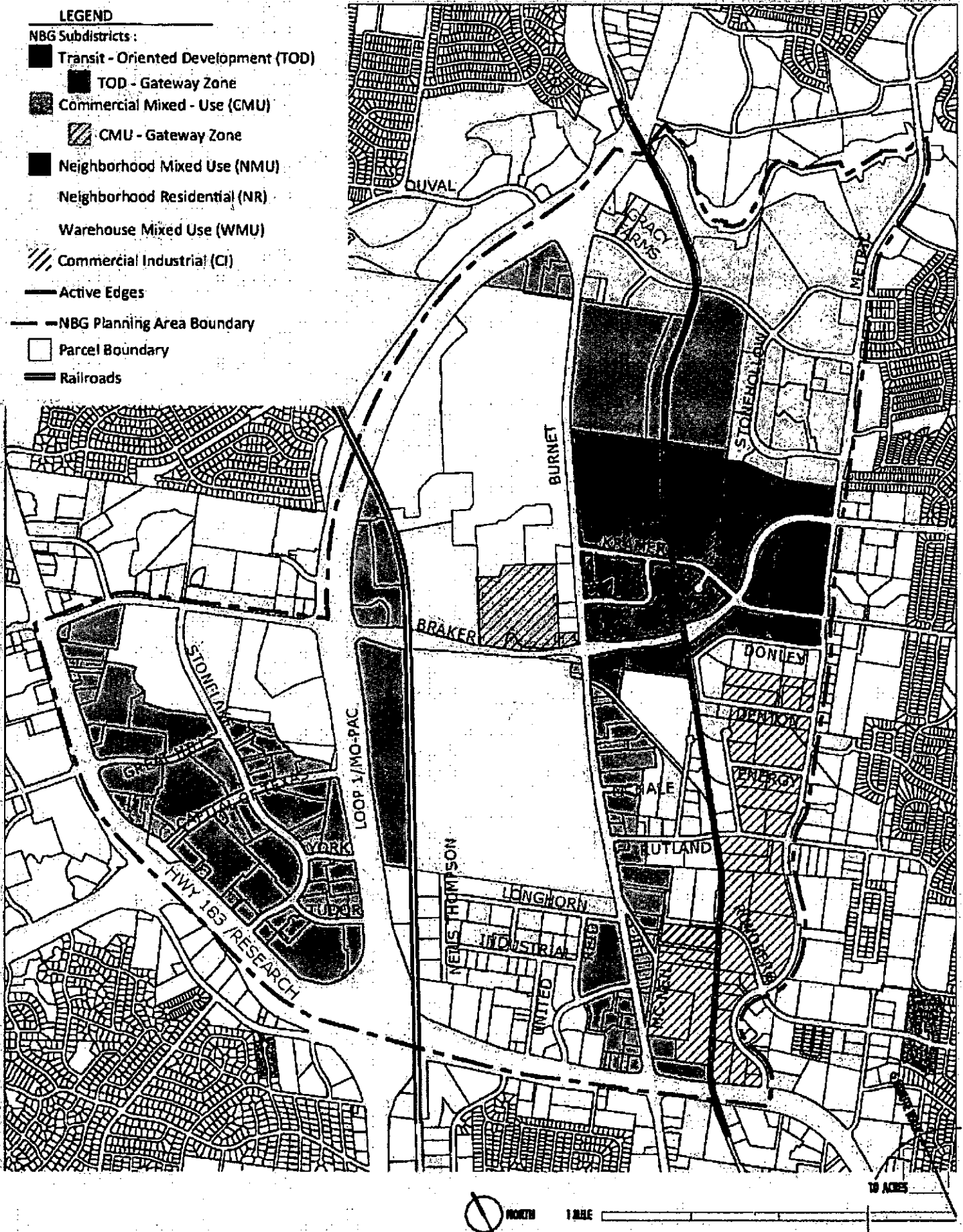
  
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Jannette S. Goodall  
City Clerk

Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

EXHIBIT A



# EXHIBIT A

## Article 4: Site Development Standards Section 4.4. Off-Street Vehicular and Bicycle Parking Subsection 4.4.1. Applicability

### 4.4. OFF-STREET VEHICULAR AND BICYCLE PARKING

#### 4.4.1. Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WAMU	CI	CTC	PPC	UR	HWY	
Section 4.4 Off-Street Vehicular and Bicycle Parking	●	●	●	●	●	●	●	●	●	●	- All development - Active Edge standards

#### 4.4.2. Parking Requirements

- A. **Minimum Parking Requirement:**  
60 percent of that prescribed by the LDC Section 25-6 Appendix A (Tables of Off-Street Parking and Loading Requirements)
- B. **Maximum Parking Requirement:**
  1. 100 percent of that prescribed by Appendix A ; or
  2. 110 percent of that prescribed by Appendix A if the following qualifications are met:
    - a. Any parking spaces provided over 100 percent of the calculated LDC rate in Appendix A are made available for public use; and
    - b. Signage is provided indicating where public parking is available
3. Development in the CMU-Gateway zone is not subject to a maximum parking requirement.

#### 4.4.3. Reduction of Minimum Off-Street Parking Requirements

This section provides for reductions in the minimum off-street parking requirements in Subsection 4.4.2. The minimum off-street parking requirement shall be reduced as follows:

- A. By one space for each on-street parking space located adjacent to the site.
- B. By up to 10 percent to preserve significant stands of trees or protected trees in addition to those required to be preserved by the Code, pursuant to protection measures specified in the Environmental Criteria Manual. If the applicant provides more parking spaces than the minimum required, the additional parking spaces may not result in the removal of significant stands of trees or protected trees.

# EXHIBIT A

Article 4: Site Development Standards  
Section 4.8. Sign Regulations  
Subsection 4.8.1. Applicability

- B. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and streets. Screening materials for solid waste collection and loading areas shall be the same as, or of equal quality to, the materials used for the principal building. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions may be placed alongside public alleys without the necessity of screening.

## 4.8. SIGN REGULATIONS

### 4.8.1. Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WNU	CI	CTC	PPC	UR	HWY	
Section 4.8 Sign Regulations	●	●	●	●	--	--	●	●	●	--	All development

### 4.8.2. Sign Regulations

- A. Except as provided in Subsection B and Subsection C, all development to which this standard is applicable shall comply with the Sign Regulations in LDC Section 25-10-133, University Neighborhood Overlay Zoning District Signs.
- B. For all development located on a NBG Core Transit Corridor, one freestanding monument sign is permitted on a lot. The height of this sign shall not exceed 6 feet and the sign area may not exceed 100 square feet.
- C. Development in the CMU – Gateway Subdistrict is not subject to LDC Section 25-10-133, University Neighborhood Overlay Zoning District. All development in the CMU – Gateway Subdistrict shall comply with the Sign Regulations established in Chapter 25-10 of the City's Land Development Code.

**FIGURE 4 - 1 CMU : NBG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS  
COMMERCIAL MIXED USE (CMU) SUBDISTRICT**

**EXHIBIT B**

LOT SIZE	
Minimum Lot Size	2,500 SF
Minimum Lot Width	20 Feet

MINIMUM SETBACKS	
<b>Front Yard and Street Side Yard*:</b>	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
<b>Front and Street Side Upper-Story Building Facade Stepbacks:</b>	
The building facade at the 6th story and above must be stepped back 30 feet from the ground-level building facade line.	
<b>Interior Side Yard:</b>	0 Feet
<b>Rear Yard:</b>	0 Feet
* If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.	

MAXIMUM IMPERVIOUS COVER	
<b>If located in an urban watershed (Shoal or Little Walnut Creek):</b>	
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)	
<b>If located in a suburban watershed (Walnut Creek)*: 80%</b>	
* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.	

PLATTING REQUIREMENTS	
<b>If located in the CMU Gateway Zone:</b>	
Section 24-4-171 (Access to Lots) of the City Code is modified to permit a lot to abut a dedicated public street or a Major Internal Drive.	

FLOOR-TO-AREA RATIO	
<b>Maximum Floor-to-Area Ratio (FAR) by Right:</b>	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
<b>Maximum Floor-to-Area Ratio (FAR) with Development Bonus:</b>	
CMU Zone	3:1
CMU Gateway Zone	8:1
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	



**Typical examples of buildings in the Commercial Mixed Use Subdistrict.**

BUILDING HEIGHT	
<b>Minimum Building Height:</b>	
Not applicable	
<b>Maximum Building Height by Right:</b>	
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)	
<b>Maximum Building Height with Development Bonus*:</b>	
CMU Zone	180 Feet
CMU Gateway Zone	308 Feet
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	
*Exception: If adjacent to or across the street from NR Subdistrict the maximum height is 120 feet.	

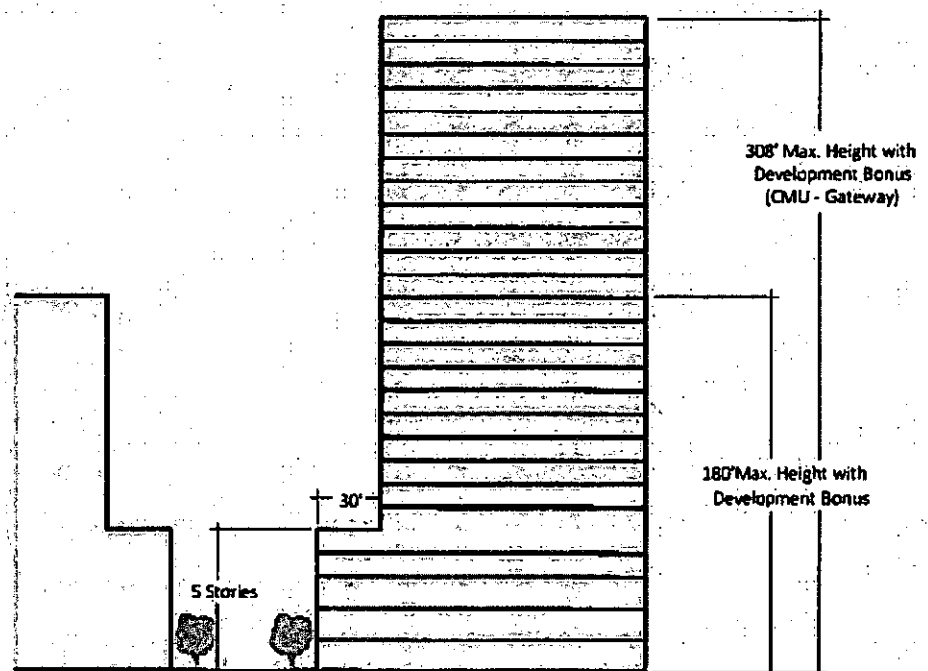
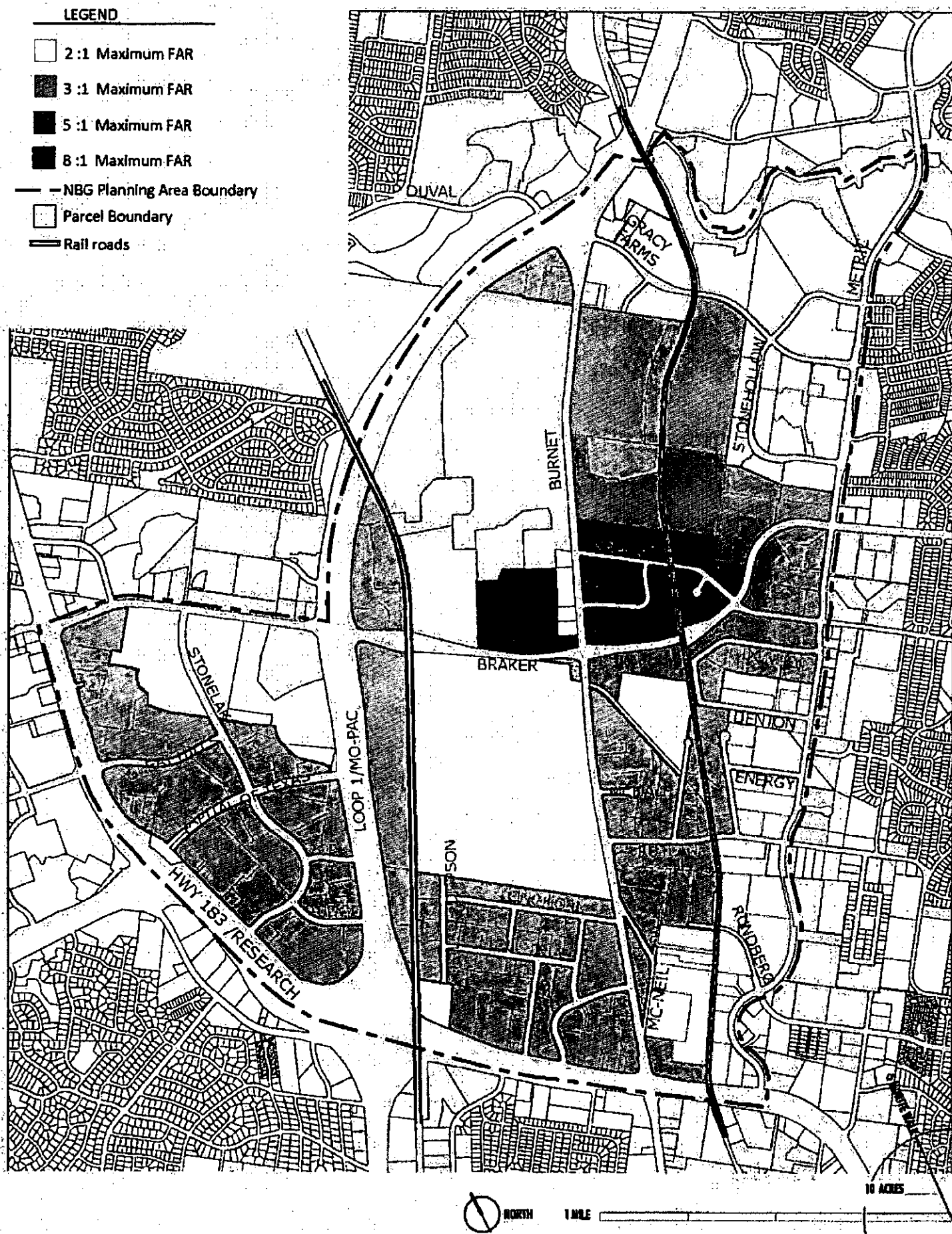


Figure 4-3 : Maximum Floor - to - Area- Ratio (FAR) with Development Bonus

EXHIBIT C



**EXHIBIT D**

