

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10414 MCKALLA PLACE AND 10617 ½ BURNET ROAD IN THE NORTH BURNET/GATEWAY NEIGHBORHOOD PLAN FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT AND NORTH/BURNET GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT.

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial services-neighborhood plan (LI-NP) combining district and North Burnet/Gateway-neighborhood plan (NBG-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2019-0055, on file at the Planning and Zoning Department, as follows:

Lot 1, Braker at Burnet Section 4, a subdivision in Travis County, Texas, according to the map or plat of record thereof recorded in Volume 89, Page 37, of the Plat Records of Travis County, Texas (the “Property”),

locally known 10414 McKalla Place and 10617 ½ Burnet Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “A”**.

PART 2. Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 3. Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

A. The following uses are additional permitted uses of the Property:

Club or lodge
Multifamily residential
Transportation terminal

Cocktail lounge
Outdoor entertainment

1 B. The following uses are prohibited uses of the Property:
2

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Basic industry	Construction sales and services
Drop-off recycling and collection facility	Electronic prototype assembly
Electronic testing	Equipment repair services
Equipment sales	Exterminating services
Funeral services	General warehousing and distribution
Group home, Class I (General)	Group home, Class I (Limited)
Group home, Class II	Kennels
Light manufacturing	Limited warehousing and distribution
Monument retail sales	Plant nursery
Printing and publishing	Railroad facilities
Recycling center	Research services
Residential treatment	Resource extraction
Scrap and salvage	Software development
Transitional housing	Vehicle storage
Veterinary services	

3 C. The following site development standards apply to the Property:
4
5

- 6 1. The interior side yard setback is 0 feet.
7 2. The rear yard setback is 0 feet.
8 3. The maximum height of a building or structure shall not exceed 130 feet.
9 4. The maximum impervious cover is 85%.
10 5. The maximum building coverage is 80%.
11 6. The floor-to-area ratio is 2 to 1.

12 D. Subsection (C) of Section 25-2-1003 (*General Requirements*) is modified to
13 establish that the portion of the stadium (Outdoor Entertainment use) oriented
14 towards Burnet Road shall be considered the “front wall” to determine
15 landscape requirements.
16

17 E. Section 25-2-812 (C)(3) (*Mobile Food Establishments*) is modified to provide
18 that a mobile food establishment may be located within fifty (50) feet of a lot
19 with a building that contains residential and/or commercial uses.
20

- 1 F. Chapter 25-6, Appendix A (*Tables of Off-Street Parking and Loading*
2 *Requirements*) is modified to provide that the director shall determine:
3
4 1. Parking for all uses on the Property;
5
6 2. Loading and unloading for all uses on the Property; and
7
8 3. Off-street bicycle parking for all uses on the Property.
9
- 10 G. Chapter 25-6, Appendix A (*Tables of Off-Street Parking and Loading*
11 *Requirements*) is modified to allow for grass pavers, crushed granite, pervious
12 pavement, and other surfaces or similar material to be utilized in a motor
13 vehicle parking lot.
14
- 15 H. Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) shall apply to
16 commercial and civic uses as defined in Chapter 25-2, Subchapter A, Article 1
17 (*Zoning Uses*).
18
- 19 I. Lighting on the Property shall comply with LEED V4 light pollution reduction
20 requirements.
21
- 22 J. Unless otherwise provided for in this ordinance, Chapter 25-2, Subchapter E –
23 Design Standards and Mixed Use, shall only apply to commercial and civic uses
24 as defined Chapter 25-2, Subchapter A, Article 1 (*Zoning Uses*).
25
- 26 K. Development of the Property for an Outdoor Entertainment use shall not be
27 subject to Chapter 25-2, Subchapter E – Design Standards and Mixed Use,
28 Article 2.2 (*Relationship of Buildings to Streets and Walkways*), Article 2.3
29 (*Connectivity Between Sites*), Article 2.5 (*Exterior Lighting*), and Article 3
30 (*Building Design Standards*).
31
- 32 **L. Sign provisions TBD**
33
- 34 M. The Director of the Development Services Department or its successor
35 department may grant Alternative Equivalent Compliance from any provision
36 of Chapter 25-2, Subchapter E – Design Standards and Mixed Use, for this
37 property.
38

1 N. All exterior lighting may be controlled with a network of astronomical time
2 clocks and configured by the Illuminating Engineering Society Lighting
3 Handbook, 10th Edition.
4

5 **PART 4.** This ordinance takes effect on _____, 2019.
6

7 **PASSED AND APPROVED**
8

9 §
10 §
11 _____, 2019 § _____
12

13 Steve Adler
14 Mayor
15

16 **APPROVED:** _____ **ATTEST:** _____
17 Anne L. Morgan Jannette S. Goodall
18 City Attorney City Clerk
19