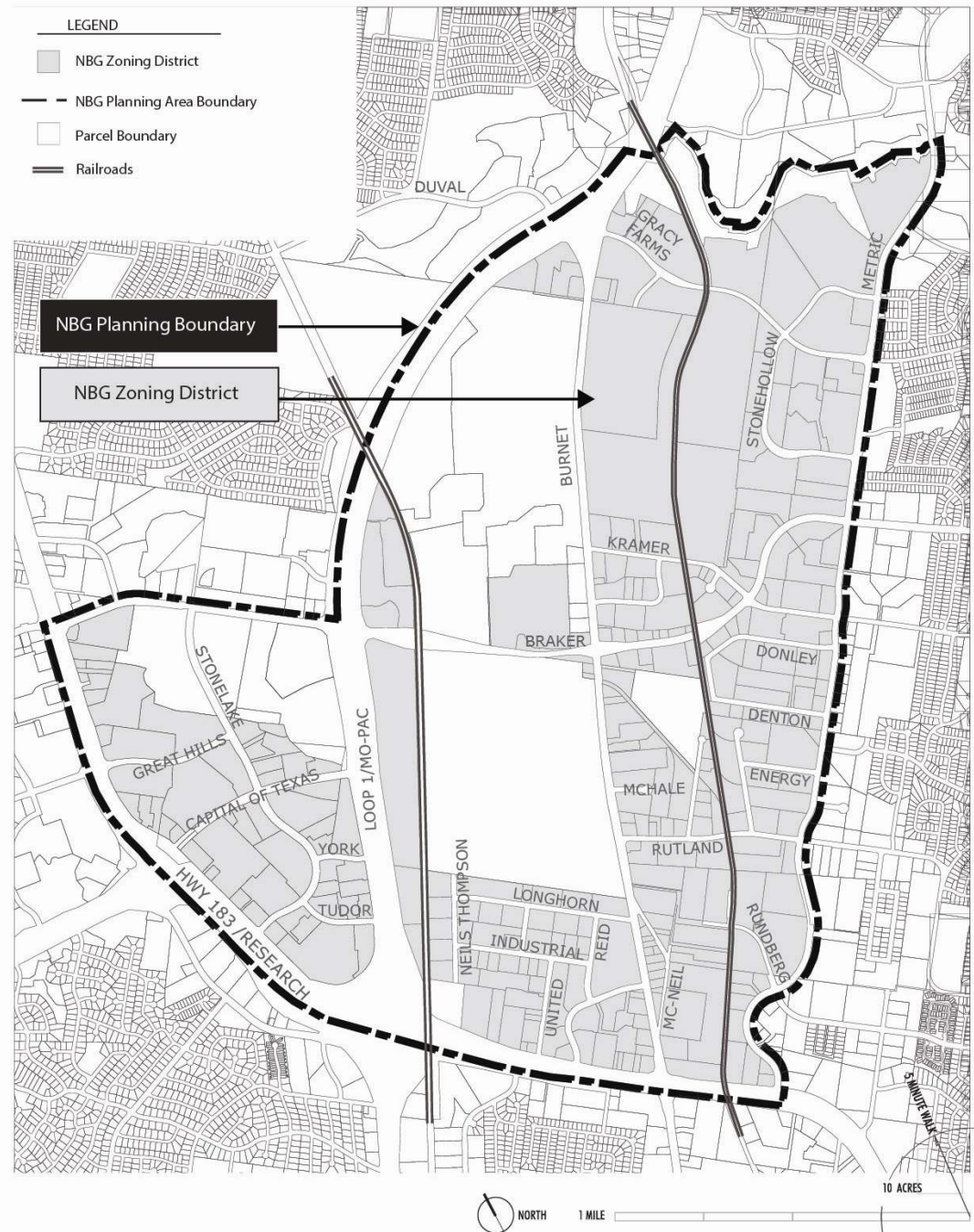


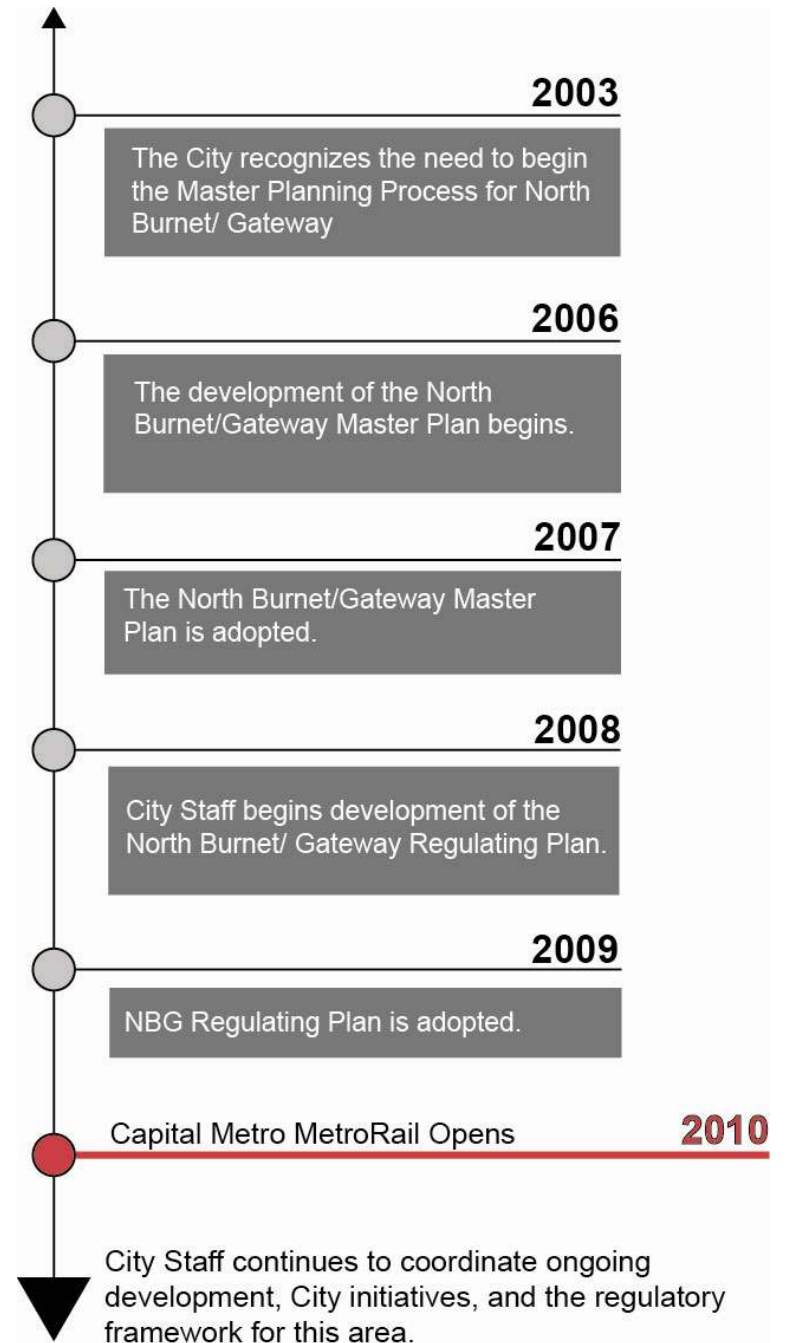
North Burnet/Gateway Regulating Plan
Proposed Code Amendments

What is North Burnet/Gateway?

- The North Burnet/Gateway (NBG) District is bounded roughly by Mopac to the west, Research Blvd. to the south, Metric Blvd. to the east, and the Walnut Creek Greenbelt to the north.
- This area is currently comprised mainly of low-density, auto-oriented commercial, warehouse, and industrial uses.

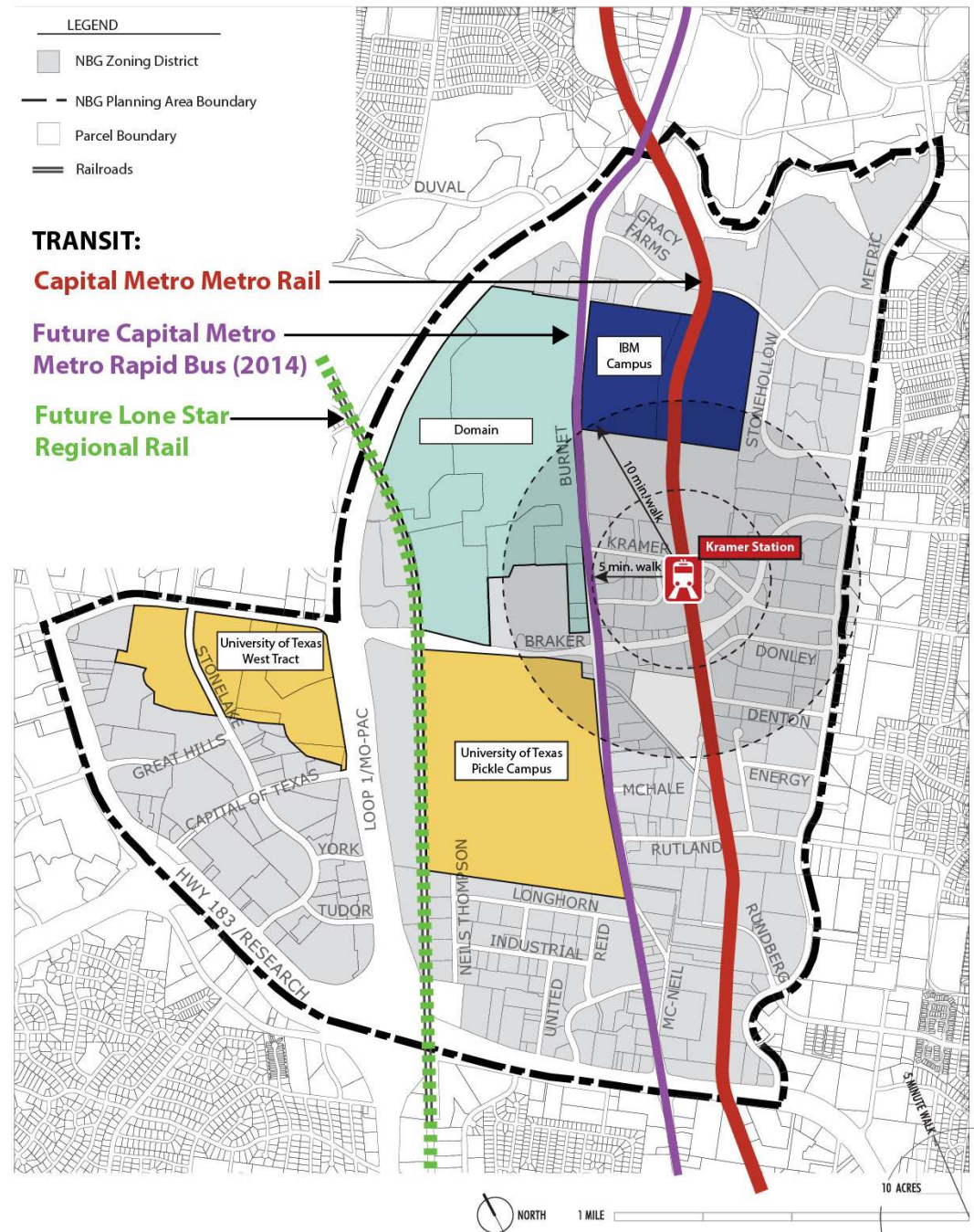


North Burnet/Gateway Process



North Burnet/Gateway Context

- Large employment, retail, commercial, and office centers.
- Capital Metro MetroRail Station contained in Planning boundary.
- Close proximity to major existing and future transit lines.
- Kramer station is within 5 to 10 minute walk of major centers.



Proposed Amendments to the North Burnet/Gateway Regulating Plan

Overview of Amendments:

- Section 4.11.3 - Creek Setbacks
- Section 4.8.2. - Sign Regulations
- Ordinance No. 20111208-098 (Adopting Ordinance for the North Burnet/Gateway Regulating Plan) & LDC Section 25-2-767.02.
- Section 4.2 – General Development Standards (Two-Story Minimum).

Section 4.11.3 – Creek Setbacks

Concern:

Since the adoption of the North Burnet/Gateway Regulating Plan in 2009, the City of Austin Land Development Code has been updated and certain Section references have changed.

Amendment:

This amendment updates the North Burnet/Gateway Regulating Plan to correctly reference the Critical Water Quality Zone setbacks in this area.

Section 4.8.2 – Sign Regulations

Concern:

The NBG Regulating Plan currently references UNO (University Neighborhood Overlay) for sign standards.

The UNO Standards do not consider Core Transit Corridors within their regulations.

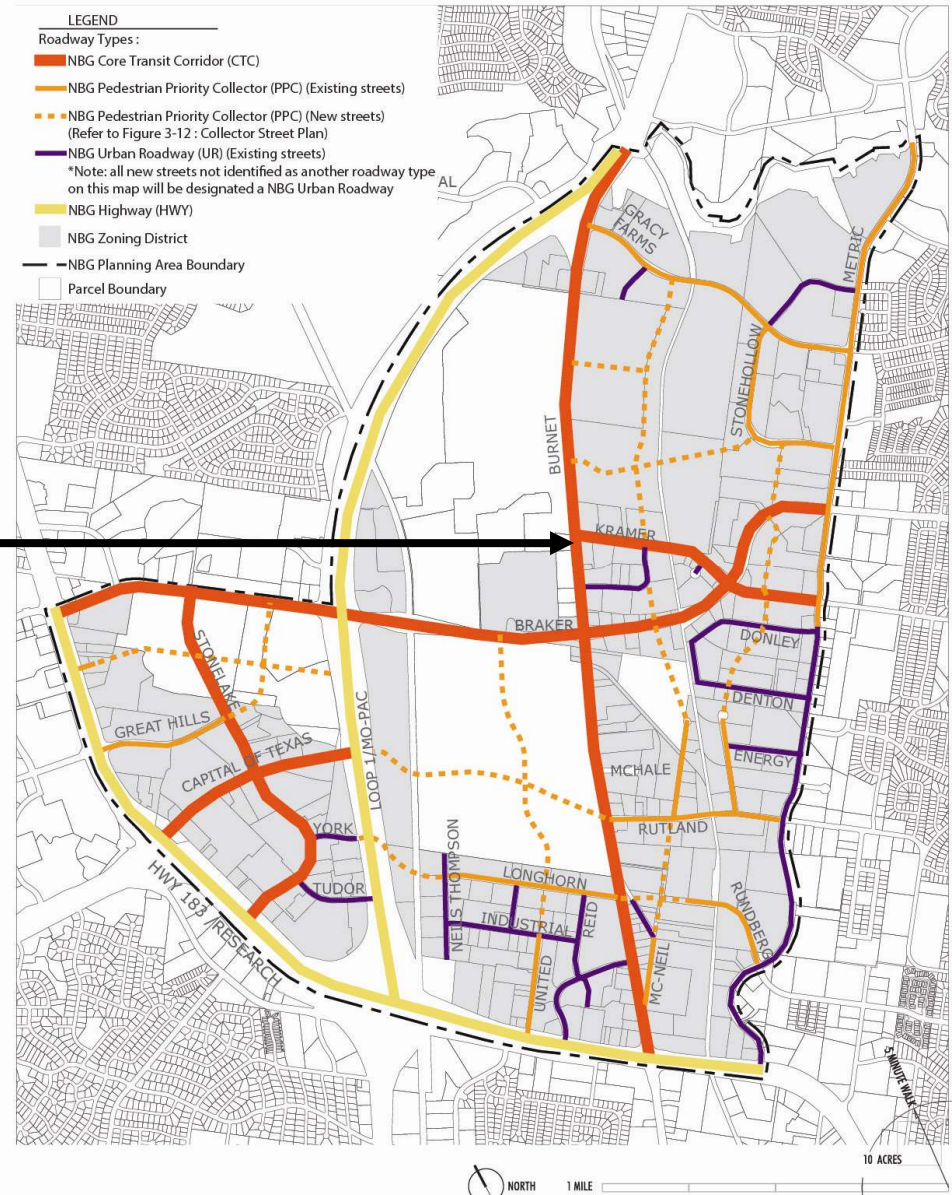
The UNO Sign Standards do not allow for appropriate signage on roads such as Burnet, Kramer, and Braker, which have high speeds, wide ROW widths, and wide utility easements between the ROW and property lines.

Amendment:

Amends the NBG Regulating Plan to allow one freestanding monument sign, not to exceed 100 square feet, per property on roadways designated as NBG Core Transit Corridors.

Section 4.8.2 – Sign Regulations

Roads designated as NBG Core Transit Corridors (thick orange lines) will be permitted to have one freestanding monument sign not to exceed 100 square feet in area.



Adopting Ordinance No. 20111208-098 & LDC Section 25-2-767.02

Concern:

Currently, property owners can apply to change from one NBG Subdistrict to another NBG Subdistrict under a Zoning change. However, as the language in the adopting ordinance reads, updating the NBG Subdistrict Map to reflect the change in zoning requires a code amendment.

Amendment:

Amends the language in Ordinance No. 20111208-098 adopting the North Burnet/Gateway Zoning District and Regulating Plan to reference Figure 1 - 2 : North Burnet / Gateway (NKG) Zoning District Subdistrict Map. Properties applying for a change in zoning will follow the requirements for notice of rezoning under Section 25-2-261 (*Notice of Application Filing*).

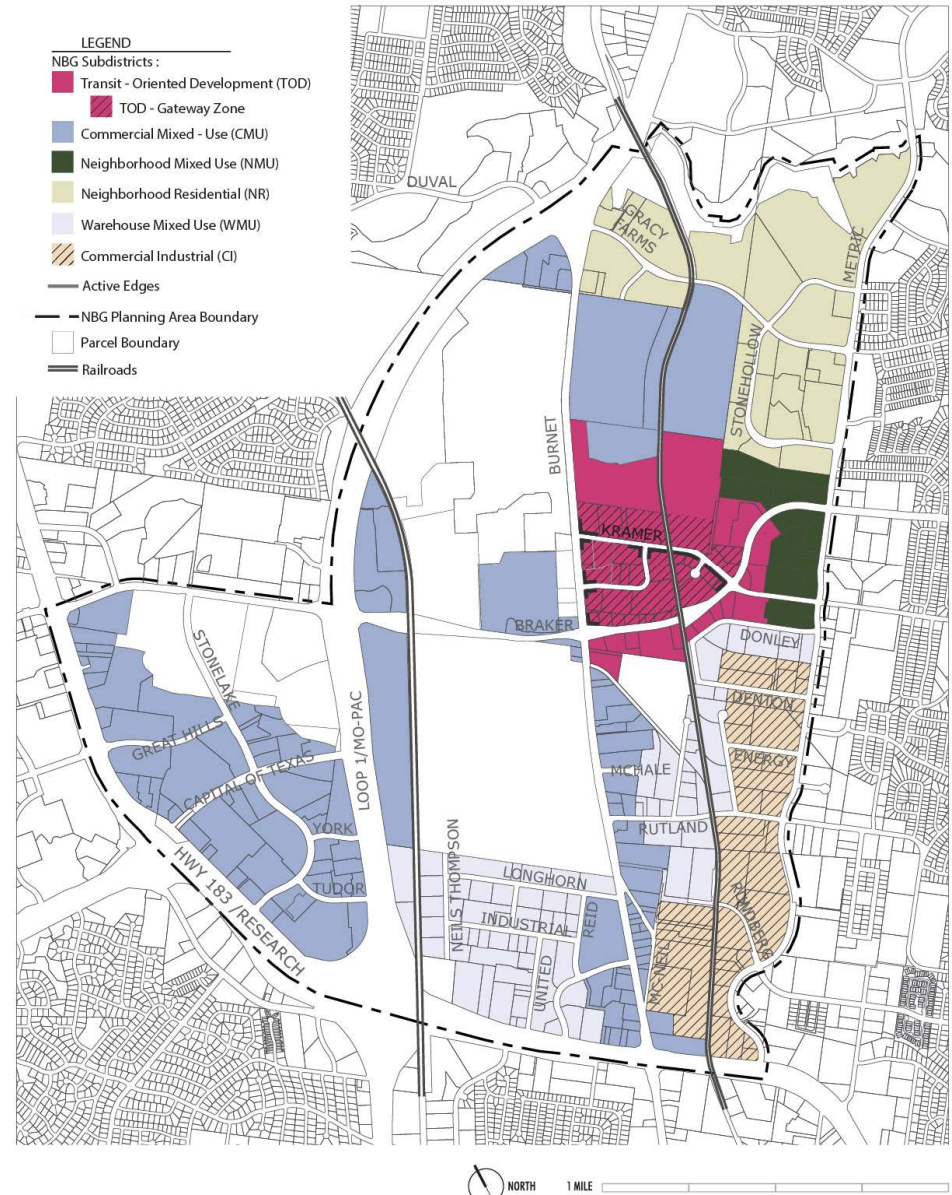
All other amendments to the Regulating Plan not covered under Alternative Equivalent Compliance are subject to the procedures prescribed in Section 25-1-502 (*Amendment: Review*).

Adopting Ordinance No. 20111208-098 & LDC Section 25-2-767.02

Still requires:

That any changes to the development standards in the NBG Regulating Plan not eligible for Alternative Equivalent Compliance must seek a variance from the Board of Adjustments or request a code amendment to the Regulating Plan document.

Any proposed changes to the character of a NBG Subdistrict, i.e. permitted land uses, FAR, impervious cover, etc. not eligible for a waiver through the Density Bonus Program will require a Code Amendment and Neighborhood Plan Amendment.



Section 4.2 – General Site Development Standards (Two-Story Minimum)

Concern:

The North Burnet/Gateway Regulating Plan currently has a Two-Story minimum requirement for properties located roughly 5 minutes from the Kramer Station located along the Capital Metro Rail line.

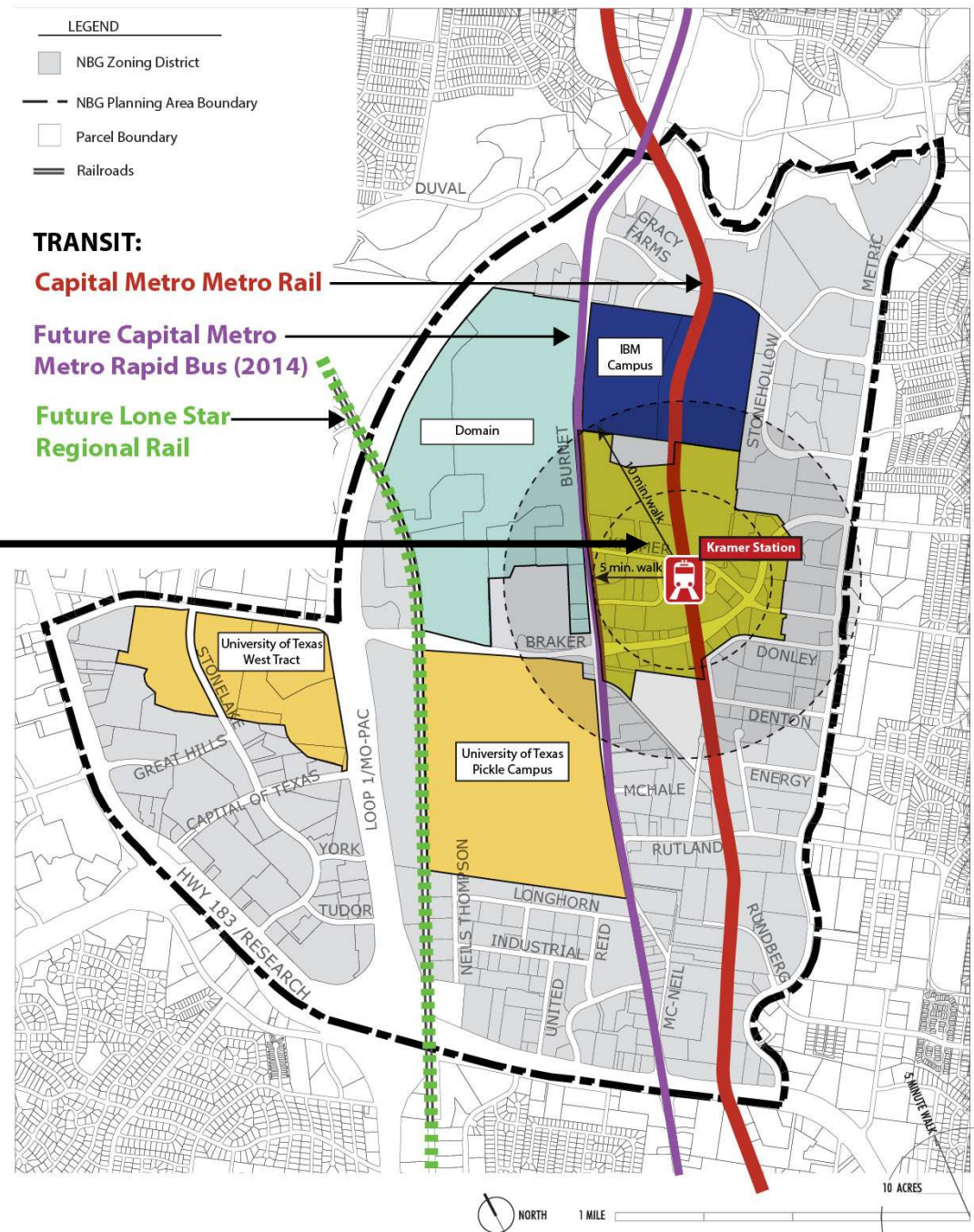
The current language does not address double height spaces, such as atriums and mezzanines, that are often an important program and design element for large developments.

Amendment:

Amends the language in Section 4.2 of the North Burnet/Gateway Regulating Plan to provide clear direction on the design and limitation of double height spaces within developments with a Two-Story minimum requirement.

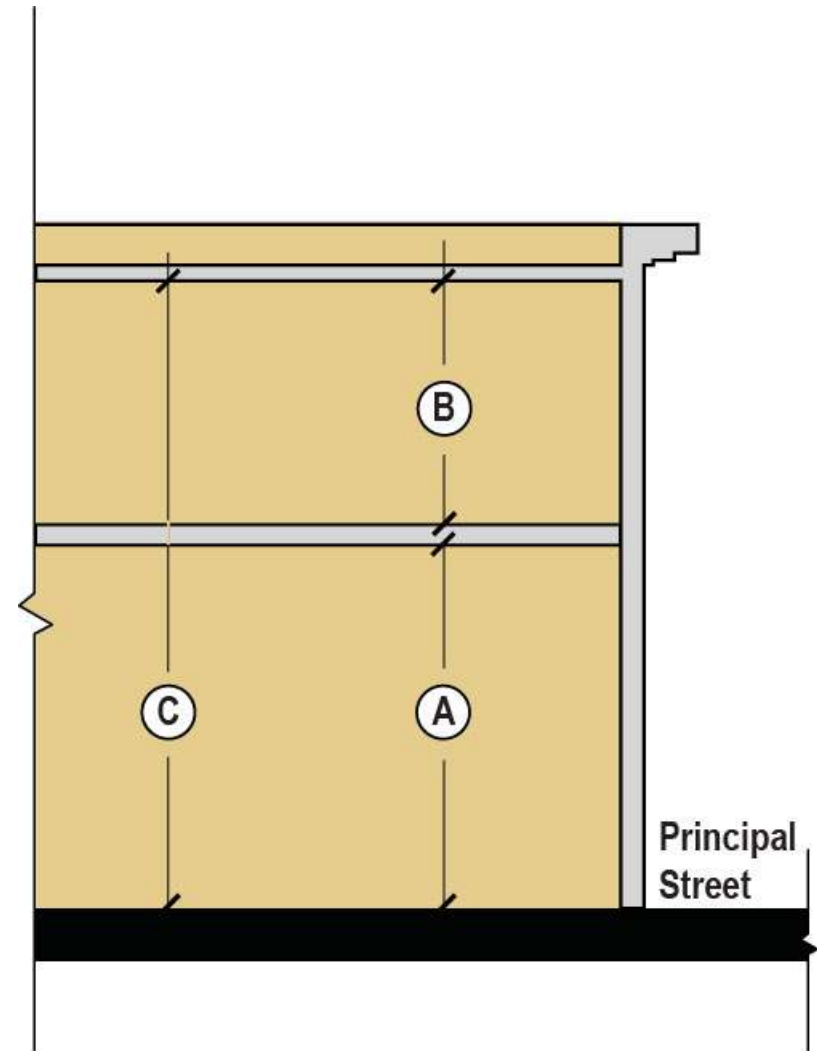
Two-Story Minimum Context

Extent of properties with a Two-Story minimum requirement



Section 4.2 – General Site Development Standards (Two-Story Minimum)

	Definition	Height without Active Edge	Height with Active Edge
A	Ground Floor: Measured from the finished floor to the bottom of structure.	9' Minimum	12' Minimum
B	Upper Floors: Measured from the finished floor to the bottom of structure.	8' Minimum	8' Minimum
C	Double Height Space, if provided: Measured from the finished floor to the bottom of floor or roof structure above. The maximum depth of a double height space along a Principal Street is 24'.	18' Minimum Height	22' Minimum Height
Active Edge Designations are illustrated on Figure 1-2: North Burnet/Gateway (NBG) Zoning District Subdistrict Map.			



North Burnet/Gateway Regulating Plan Code Amendment

- 1. Amend original adopting Ordinance**
- 2. Amend Section 25-2-767.02 of the Land Development Code**

An Ordinance amending Ordinance No. 20111208-098 for the North Burnet/Gateway Neighborhood Plan Combining District and Section 25-2-767.02 of the Land Development Code.

Ordinance No.20090312-035 is amended to read:

(D) Except for amendments to Figure 1-2 (*North Burnet/Gateway (NBG) Zoning District Subdistrict Map*), Figure 4-3 (Maximum Floor – to – Area – Ratio (FAR) with Development Bonus), and Figure 4-5 (Maximum Height with Development Bonus) a [A]mendments to the regulating plan are subject to the procedures prescribed by Section 25-1-502 (*Amendment: Review*) for amendments to Title 25 and not the procedures prescribed by Chapter 25-2, Subpart B (*Zoning Procedures*).

Add:

(E) Amendments to Figure 1-2 (*North Burnet/Gateway (NBG) Zoning District Subdistrict Map*) of the regulating plan are subject to the procedures prescribed by Chapter 25-2, Subpart B (*Zoning Procedures*). Approved amendments to Figure 1-2 (*North Burnet/Gateway (NBG) Zoning District Subdistrict Map*) will also be reflected as necessary in Figure 4-3 (*Maximum Floor – to – Area – Ratio (FAR) with Development Bonus*) and Figure 4-5 (*Maximum Height with Development Bonus*) of the regulating plan.

Section 25-2-767.02 (D) of the Land Development Code is amended to read:

(D) Except for amendments to Figure 1-2 (*North Burnet/Gateway (NBG) Zoning District Subdistrict Map*), Figure 4-3 (Maximum Floor – to – Area – Ratio (FAR) with Development Bonus), and Figure 4-5 (Maximum Height with Development Bonus) a [A]mendments to the regulating plan are subject to the requirements of Section 25-1-502 (*Amendment; Review*) for amendments to Title 25 and not the requirements for notice of rezoning under Section 25-2-261 (*Notice of Application Filing*).

Section 25-2-767.02 Subsection (E) is added to read:

(E) Amendments to Figure 1-2 (*North Burnet/Gateway (NBG) Zoning District Subdistrict Map*) of the regulating plan are subject to the procedures prescribed by Chapter 25-2, Subpart B (*Zoning Procedures*). Approved amendments to Figure 1-2 (*North Burnet/Gateway (NBG) Zoning District Subdistrict Map*) will also be reflected as necessary in Figure 4-3 (*Maximum Floor – to – Area – Ratio (FAR) with Development Bonus*) and Figure 4-5 (*Maximum Height with Development Bonus*) of the regulating plan.

Existing Language

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	WMU	CI	CTC	PPC	UR	HWY	
Section 4.8 Sign Regulations	●	●	●	●	--	--	●	●	●	--	All development

4.8.2. Sign Regulations

- A. 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.

Proposed Language

4.9 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	WMU	CI	CTC	PPC	UR	HWY	
Section 4.8 Sign Regulations	●	●	●	●	--	--	●	●	●	--	All development

4.8.2 Sign Regulations

- A. **Except as provided in Subsection B,** 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.**

Existing Language:

4.11.3 Creek Setbacks

- A. All properties in the NBG District must fulfill the urban watershed Critical Water Quality Zone setback requirements established in Section 25-8-92(C).
 - B. If the development requires a dedication of public parkland according to Section 25-2-601 of the LDC, the developer of a property may request approval of the Director of the Parks and Recreation Department (PARD) to dedicate up to 50% of the acreage within the creek setback required by this section in partial or complete fulfillment of the parkland dedication requirement, as described in Section 25-2-063 of the LDC.
-

Existing Language:

4.11.3 Creek Setbacks

- C. All properties in the NBG **Zoning** District must fulfill the urban watershed Critical Water Quality Zone setback requirements established in Section 25-8-~~92(C)~~**of the LDC.**
- D. If the development requires a dedication of public parkland according to Section ~~25-2-601~~ **25-1-601** of the LDC, the developer of a property may request approval of the Director of the Parks and Recreation Department (PARD) to dedicate up to 50% of the acreage within the creek setback required by this section in partial or complete fulfillment of the parkland dedication requirement, as described in Section ~~25-2-063~~ **25-1-603** of the LDC.

DRAFT Code Amendment Two-Story Minimum – North Burnet/Gateway

4.2 GENERAL DEVELOPMENT STANDARDS

~~For the purpose of applying the standards in this Subsection, a story is defined in Article 7 Definitions. (Remove)~~

4.2.1 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 4.2 General Development Standards	●	●	●	●	●	●	●	●	●	●	All development.

4.2.2 General Development Standards Summary Table

The General Development Standards Summary Pages in Figure 4-1 establish site development standards for each NBG subdistrict and any additional regulations that apply in a specific subdistrict.

4.2.3 Other Site Development Standards

For all development in the NBG Zoning District:

A. Maximum Units Per Acre

There are no maximum units per acre requirements.

B. Minimum Site Area Requirements

There are no minimum site area requirements.

C. Maximum Building Coverage

Maximum building coverage shall be equal to the maximum impervious cover permitted.

D. Minimum number of Building stories

- ~~1. The minimum number of stories for a building located within the Transit Oriented Development (TOD) subdistrict is two stories. For properties located in all other subdistricts there is no minimum number of building stories.~~
- ~~2. A minimum of 50% of the entire building footprint must be a full two stories.~~
- ~~3. For the purposes of this document, two story minimum is defined in Article 7: Definitions.~~

DRAFT Code Amendment Two-Story Minimum – North Burnet/Gateway

ARTICLE 7: DEFINITIONS

Story

~~That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. For the purposes of this Document, a story is a minimum of 8 feet in height. (Remove)~~

Add:

Two Story Minimum

Defined in Figure 6-2.

	Definition	Height without Active Edge	Height with Active Edge
A	Ground Floor: Measured from the finished floor to the bottom of structure.	9' Minimum	12' Minimum
B	Upper Floors: Measured from the finished floor to the bottom of structure.	8' Minimum	8' Minimum
C	Double Height Space, if provided: Measured from the finished floor to the bottom of floor or roof structure above. The maximum depth of a double height space along a Principal Street is 24'.	18' Minimum Height	22' Minimum Height
Active Edge Designations are illustrated on Figure 1-2: North Burnet/Gateway (NBG) Zoning District Subdistrict Map.			

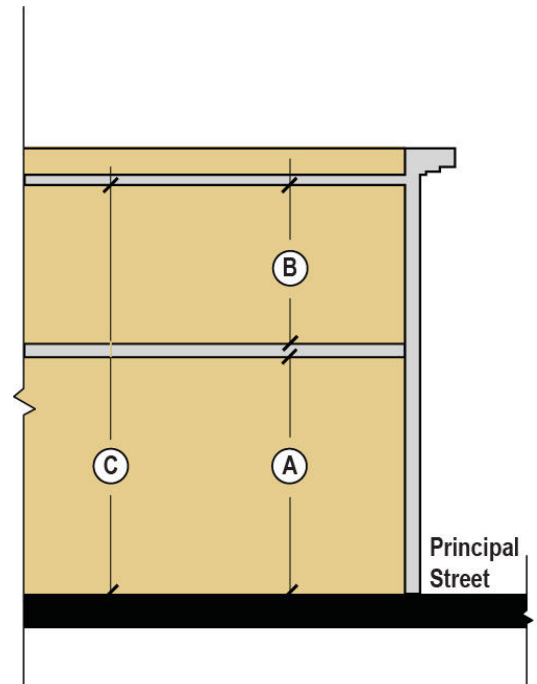


Figure 6-2: Definition of Two-Story Minimum