

**ORDINANCE AMENDMENT REVIEW SHEET**

C20-2013-004

**Amendment:** C20-2013-004 Plaza Saltillo

**Description:** Consider an ordinance amending Chapter 25 of the City Code to allow Indoor Entertainment as a conditional use in the TOD Mixed-Use Subdistrict of the Plaza Saltillo TOD zoning district.

**Proposed Language:** See attached draft language.

**Staff Recommendation:** Staff recommends this amendment.

**Background:** Initiated by Council Resolution 20130131-031 on January 31, 2013.

This amendment would make "Indoor Entertainment" a permitted use in the TOD Mixed Use Subdistrict of the Plaza Saltillo TOD. Indoor Entertainment is defined as "a predominantly spectator use conducted within an enclosed building. This includes meeting halls and dance halls". The TOD Mixed-Use Subdistrict is defined as "the most intensively developed land use zone and will typically be expressed as high density residential over active ground floor uses, such as retail. This land use designation is concentrated near the transit station and along primary streets that lead to it....".

The Plaza Saltillo TOD refers to the area of East Austin roughly bounded by I-35 to the west, 3rd or 4th street to the south, Chicon to the east, and 7th street to the north. In 2009, the properties located roughly within in this boundary were rezoned to TOD-NP zoning. This zoning adopted a Regulating Plan with specific regulations aimed at promoting multi-modal development within walking distance of the Plaza Saltillo MetroRail Station. These regulations replaced 25-2 of the Land Development code as related to height limits, development standards, and building design standards.

**Board and Commission Actions**

**Planning Commission Subcommittee on Codes and Ordinances** – Voted to send this item to full Planning Commission on March 19, 2013. Vote: 5-0.

**Planning Commission** – A public hearing is scheduled for March 26, 2013.

**Council Action**

**City Council** – A public hearing at City Council has been set for April 11, 2013.

**Ordinance Number:** NA

**City Staff:** Christine Freundl **Phone:** 974-2868 **Email:** christine.freundl@austintexas.gov

Cb/2

**RESOLUTION NO. 20130131-031**

**WHEREAS**, Council passed and approved Ordinance No. 20081211-082, adopting the Plaza Saltillo TOD District Station Area Plan and Regulating Plan to reduce reliance on automobile use, promote transit use, walking and biking, and create lively and safe areas around transit stations;  
**NOW, THEREFORE,**

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

The City Council initiates the code amendment process for the Saltillo TOD regulating plan to allow Indoor Entertainment as a Conditional Use in the TOD Mixed Use zoning category, and directs the City Manager to process this amendment.

**ADOPTED:** January 31, 2013    **ATTEST:** Jannette S. Goodall  
Jannette S. Goodall  
City Clerk

CH/m

**Code Amendment:**

Per Council Resolution 20130131-031, a code amendment was initiated to allow "Indoor Entertainment" as a Conditional use in the TOD Mixed Use Subdistrict of the Plaza Saltillo TOD Regulating Plan.

**Staff Proposed Language:**

Per Resolution No. 20130131-031, Figure 2-2: Plaza Saltillo TOD District LAND USE TABLE of the Plaza Saltillo TOD Regulating Plan adopted by Ordinance No. 20081211-082 is amended to allow "Indoor Entertainment" as a Conditional Use in the TOD Mixed Use Subdistrict of the Plaza Saltillo TOD Zoning District.

Figure 2-2: Plaza Saltillo TOD District LAND USE TABLE is amended to include a maximum of 25,000 sf in the "Additional Requirements" column for "Indoor Entertainment".

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**Figure 2-2: Plaza Saltillo TOD DISTRICT LAND USE TABLE**

P = Permitted Use      C = Conditional Use      -- = Prohibited					
COMMERCIAL USES (cont.)	Low DR	L / W Flex	TOD MU	Corridor Mixed Use (refer to Subsection 2.3.6)	ADDITIONAL REQUIREMENTS
Consumer Convenience Services	-	--	P	P	
Consumer Repair Services	--	P	P	P	
Convenience Storage	--	--	--	--	
Drop-Off Recycling Collection Facility	--	--	--	--	
Electronic Prototype Assembly	--	--	--	--	
Electronic Testing	--	--	--	--	
Equipment Repair Services	--	--	--	--	
Equipment Sales	--	--	--	--	
Exterminating Services	--	--	--	--	
Financial Services	--	P	P	P	
Food Preparation	--	P	P	P	Maximum size of 2000 gross square feet in Live/Work Subdistrict.
Food Sales	--	P	P	P	Maximum size of 2000 gross square feet in Live/Work Subdistrict.
Funeral Services	--	--	--	P	
General Retail Sales (Convenience)	--	P	P	P	
General Retail Sales (General)	--	--	P	P	Maximum size of 2000 gross square feet in Live/Work Subdistrict.
Hotel-Motel	--	--	P	P	
Indoor Entertainment	--	--	C	P	
Indoor Sports and Recreation	--	--	--	P	
Kennels	--	--	P	P	A kennel use must be conducted entirely within an enclosed structure.
Laundry Services	--	--	P	P	No bulk laundry and cleaning plant, diaper services, or linen supply services allowed in TOD Mixed Use.
Liquor Sales	--	--	P	P	