

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	24099	Agenda Number	106.
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Meeting Date:	4/25/2013	Department:	Planning and Development Review
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Subject

Conduct a public hearing and consider an ordinance amending Ordinance No. 20081211-082 and the Regulating Plan, to make "Indoor Entertainment" a conditional use in the TOD Mixed Use zoning category in the Plaza Saltillo TOD.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	Christine Freundl, 974-2868.
Boards and Commission Action:	March 26, 2013 – Unanimously approved by the Planning Commission on a 9-0 vote.
MBE / WBE:	
Related Items:	

Additional Backup Information

This amendment has the following proposed changes:

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.

The Plaza Saltillo TOD Regulating Plan designates four subdistricts ranging from high density uses and form near the MetroRail station and tapering to low density uses and form closer to existing single family neighborhoods.

Staff recommends approval of this amendment.