ORDINANCE AMENDMENT REVIEW SHEET

Amendment: Planned Development Area.

Description: Discuss and consider an ordinance to amend Title 25 of the Land Development Code to exempt properties within a Planned Development Area that do not contain industrial uses from specific industrially-focused regulations.

Proposed Language: See attached draft ordinance.

Summary of proposed code amendment

- Exempt properties within a Planned Development Area that do not contain industrial uses from specific industrially-focused regulations.

Background: Initiated by Planning Commission on 1/22/19

Planned Development Area (PDA) is a combining district within the City's zoning code. It can be applied to industrial districts and can be used to modify permitted and conditional uses and modify site development regulations, with the exception of compatibility standards.

A PDA is unique in that it was originally created as an "agreement" for industrial sites outside the City limits, such as Motorola's MOS 11 FAB in Oak Hill. These large scale industrial users knew they would one day be annexed and the PDA was a tool to lock in specific development regulations that remained in effect after annexation.

In more recent times PDAs have been used as a tool to allow the conversion of outdated industrial sites to uses more desirable and marketable today. The best example is the Domain, which is zoned MI-PDA. The PDA was used to convert the property originally developed as an IBM manufacturing facility to the vibrant mixed-use development it is today. There are other examples such as the Lockheed PDA in southeast Austin. The site of the new Austin FC soccer stadium on McKella Place has existing LI zoning. A zoning case will soon be filed to add a PDA combining district to address some site development regulation issues for the stadium.

In the code there are certain requirements found in Section 25-2-648 that address issues specific to industrial uses such as particulate matter size, welding flashes, noise and vibration frequencies. These regulations cannot be altered but are not relevant for the uses in mixed use PDAs. This proposed code amendment would exempt properties with a PDA that do not contain industrial uses from these specific industrially focused regulations.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions:
March 20, 2019: Recommended to Planning Commission by the Codes and Ordinance Joint Committee; vote 4-0 (Commissioners Kazi, Duncan, and Barrera-Ramirez absent).

April 23, 2019: April 23, 2019: Recommended by Planning Commission on an 11-0 vote (Commissioners Seeger and Shieh absent).

Council Action
May 23, 2019: A public hearing has been scheduled.

Ordinance Number: NA

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ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE TITLE 25 TO AMEND THE APPLICABILITY OF PLANNED DEVELOPMENT AREA PERFORMANCE STANDARDS TO NON-INDUSTRIAL USES.

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

PART 1. Section 25-2-648(A) (*Planned Development Area (PDA) Performance Standards*) is amended as follows:

(A) This section applies to a planned development area agreement or zoning district. The requirements of this section supersede conflicting provisions of a planned development area agreement or ordinance, if any. This section does not apply to a planned development area that does not contain an industrial use.

PART 2. This ordinance takes effect on _____, 2019.

PASSED AND APPROVED

§
§
_____, 2019 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan   Jannette S. Goodall
City Attorney   City Clerk