

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2020-006 Civic Uses in the TOD District of the North Burnet Gateway Regulation Plan

Description:

Consider an amendment to Title 25 of the City Code to amend the North Burnet/Gateway Regulating Plan to modify the civic land uses allowed in the Transit Oriented Development (TOD) Sub-District.

Staff Recommendation:

Staff recommends approval of this amendment

Background

The amendment would add maintenance and service facilities and major utility facilities as permitted uses in the TOD district of the North Burner Gateway Regulating Plan. The amendment was requested by Austin Energy for the reason listed below.

In 1965 the City of Austin purchased a 33.56 acre tract for municipal use that is now known at the Kramer Lane Service Center. The property was purchased using bond funds from both the electric utility department and water and wastewater utility and used as a service center. In 2013 Austin Energy transferred 2,800 acres in Webberville to Austin Water Department in exchange for full use and control of this site. Austin Energy currently has over 200 employees at the site and uses the site for offices, a training yard, warehouse space, a laydown yard and parking for utility vehicles. In addition to Austin Energy the site is also used by the Fleet, Public Works and Watershed Protection Departments.

In 2007 the City Council approved the North Burnet/Gateway (NBG) Plan and the related regulating plan in 2009. The area within the NBG Plan is redeveloping as envisioned, including the recently approved Broadmoor project, a six million square foot redevelopment, as well as the nearby Domain project. Growth in this area will exceed electric capacity by 2023. Feeders and transformers at substations in the surrounding area are reaching capacity and limited capacity for electrical switching could result in extended power outages that will worsen over time.

The result is Austin Energy needs a new substation to serve the future growth in the region. The Kramer Lane Service Center property is optimally located to serve local electrical need and reduce customer costs to obtain new electric service by avoiding the need to purchase additional nearby high value land that would require rezoning; and avoiding public disruption caused by construction of new transmissions lines, transmission towers and overhead distribution lines because these are located adjacent to the site.

The amendment will allow Austin Energy to meet a critical and time sensitive infrastructure need.

Board and Commission Actions

Initiated by Planning Commission on June 9, 2020

City Council Action

NA

Ordinance Number: NA

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Article 2: Land Use Standards
Figure 2-1: NBG Zoning District Land Use Table

P = Permitted Use C = Conditional Use -- = Prohibited							
CIVIC USES	TOD	CMU	NMU	NR	WMU	CU	ADDITIONAL REGULATIONS
Administrative Services	P	P	P	--	P	P	Incidental maintenance of administrative services vehicles prohibited on site in TOD, CMU, NMU, and NR subdistricts.
Aviation Facilities	--	--	--	--	--	--	
Camp	--	--	--	--	--	--	
Cemetery	--	--	--	--	--	--	
Club or Lodge	--	C	--	--	C	C	
College and University Facilities	P	P	P	--	P	P	An existing use in place prior to Nov. 1, 2007 is not considered a non-conforming use.
Communication Service Facilities	P	P	P	P	P	P	
Community Events	--	--	--	--	--	--	
Community Recreation (Private)	P	P	P	P	P	C	
Community Recreation (Public)	P	P	P	P	P	C	
Congregate Living	P	P	P	P	P	--	
Convalescent Services	--	P	P	P	P	--	
Convention Center	--	--	--	--	--	--	
Counseling Services	P	P	P	C	P	--	
Cultural Services	P	P	P	C	P	--	
Day Care Services (Commercial)	P	P	P	P	P	--	
Day Care Services (General)	P	P	P	P	P	--	
Day Care Services (Limited)	P	P	P	P	P	--	
Detention Facilities	--	--	--	--	--	--	
Employee Recreation	--	--	--	--	P	P	
Family Home	P	P	P	P	P	--	
Group Home, Class I (Limited)	P	P	P	P	P	C	
Group Home, Class I (General)	P	P	P	C	P	C	
Group Home, Class II	C	P	C	C	P	C	
Guidance Services	P	P	P	--	P	--	
Hospital Services (Limited)	P	P	P	C	P	--	

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	TOD	CMU	NMU	NR	WMU	CI	
CIVIC USES (cont.)							ADDITIONAL REGULATIONS
Hospital Services (General)	--	C	C	--	C	--	
Local Utility Services	P	P	P	P	P	P	
Maintenance and Service Facilities	--	--	--	--	C	P	
Major Utility Facilities	--	--	--	--	--	C	
Military Installations	--	--	--	--	--	--	
Park and Recreation Services (General)	P	P	P	P	P	--	
Park and Recreation Services (Special)	--	--	--	--	--	--	
Postal Facilities	P	P	P	P	P	P	Use is limited to 5,000 gross sq. ft. in all Subdistricts except CI.
Private Primary Educational Facilities	P	P	P	P	P	--	
Private Secondary Educational Facilities	P	P	P	P	P	--	
Public Primary Educational Facilities	P	P	P	P	P	--	
Public Secondary Educational Facilities	P	P	P	P	P	--	
Qualified Community Garden	P	P	P	P	P	--	Subject to LDC Section 8-4
Railroad Facilities	--	--	--	--	--	P	
Religious Assembly	P	P	P	P	P	P	
Residential Treatment	C	P	C	C	P	--	
Safety Services	P	P	P	C	P	P	
Telecommunication tower	P	P	P	P	P	P	Subject to LDC Section 25-2-839 (13-2-235 and 13-2-273). A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited in TOD, CMU, NMU, and NR subdistricts
Transitional Housing	--	C	--	--	C	--	
Transportation Terminal	P	P	P	C	P	P	All private transportation terminals are conditional in all NBG Subdistricts.