

ORDINANCE NO. 20071101-050

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW
COMPREHENSIVE PLAN BY ADOPTING THE NORTH BURNET/GATEWAY
2035 MASTER PLAN.**

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

PART 1. FINDINGS.

- (A) In 1979, the City Council adopted the "Austin Tomorrow Comprehensive Plan."
- (B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.
- (C) Members of the consulting firm Carter & Burgess have met with neighborhood stakeholders, including property owners, renters, business owners, developers, residents from surrounding neighborhoods, City staff, and local, regional, and state agency staff since April of 2006 to develop the Master Plan. Public involvement was achieved through stakeholder interviews, a "community image survey," a week-long design charrette (public workshop) held July 6-12, 2006, public advisory group meetings and a public meeting held March 24, 2006 to present the Draft Plan concepts, answer questions, and receive comments on the Plan. In addition, two surveys were conducted to collect feedback from stakeholders on the Draft Plan concepts. The North Burnet/Gateway 2035 Master Plan followed a process first outlined by the Citizens' Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. The City Council endorsed this approach for neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. The City Council directed the Planning Commission to consider the plan in a 2002 resolution.
- (D) The North Burnet/Gateway 2035 Master Plan recommends action by the neighborhood planning team, the City, and by other agencies to preserve and improve the neighborhood. The North Burnet/Gateway 2035 Master Plan has three major goals:

- (1) Transform aging, auto-oriented commercial and industrial uses into a livelier mixed-use neighborhood that is more pedestrian and transit-friendly and can accommodate a significant number of new residents.
 - (2) Increase mobility both within the North Burnet/Gateway area and to surrounding areas by improving connectivity and creating the type of environment that is conducive to more sustainable methods of transportation, including accommodations for pedestrians, cyclists, and transit.
 - (3) Be sensitive to the surrounding context and the natural environment.
- (E) The North Burnet/Gateway 2035 Master Plan goals are further described in Chapter 4 of the Plan.
- (F) On September 25, 2007, the Planning Commission held a public hearing on the North Burnet/Gateway 2035 Master Plan, and recommended adoption of the plan by the City Council.
- (G) The North Burnet/Gateway 2035 Master Plan is appropriate for adoption as an element of the Austin Tomorrow Comprehensive Plan. The North Burnet/Gateway 2035 Master Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The North Burnet/Gateway 2035 Master Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

PART 2. ADOPTION AND DIRECTION.

- (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add the North Burnet/Gateway 2035 Master Plan as Section 5-24 of the Comprehensive Plan, as set forth in Exhibit A to this ordinance, which is incorporated as part of this ordinance, with the following amendments:
- (1) On the UT Western Tract, allow Commercial Mixed Use standards, but do not allow destination retail;
 - (2) When creating Phase Two regulations, reduce the minimum parking requirement to 30% of Land Development Code Section 25-6 Appendix A (standard minimum off-street parking requirements);
 - (3) Address safe bicycle connections from Shoal Creek Boulevard to the area north of U.S. Hwy. 183; and

- (4) Staff should provide City Council with various financing options for infrastructure improvements and provide a recommendation.
- (B) The city manager shall prepare zoning cases consistent with the land use recommendations in the Plan.
- (C) The city manager shall provide periodic updates to the City Council on the status of the implementation of the North Burnet/Gateway 2035 Master Plan.
- (D) The specific provisions of the North Burnet/Gateway 2035 Master Plan take precedence over any conflicting general provisions in the Austin Tomorrow Comprehensive Plan.

PART 3. EFFECTIVE DATE.

This ordinance takes effect on November 12, 2007.

PASSED AND APPROVED

_____ November 1, 2007	§ § § _____ Will Wynn Mayor
APPROVED: _____ David Allan Smith City Attorney	ATTEST: _____ Shirley A. Gentry City Clerk