

RESOLUTION NO. 20190131-039

WHEREAS, the Austin City Council adopted the North Burnet/Gateway Neighborhood Plan in 2006, the 2035 North Burnet/Gateway Master Plan in 2007, and the North Burnet/Gateway Regulating Plan in 2009; and

WHEREAS, the City of Austin adopted the Imagine Austin Comprehensive Plan in 2012, which described the North Burnet/Gateway area as a Regional Center where “the greatest density of people and jobs and the tallest buildings in the region will be located;” and

WHEREAS, the North Burnet Gateway/Regulating Plan provides clear and consistent standards in addition to flexibility and responsiveness to market conditions and fluctuations (Section 1.1.10) to promote pedestrian-friendly design while also allowing for individuality, creativity, and artistic impression (Section 1.1.2); and

WHEREAS, the North Burnet/Gateway Regulating Plan permits Alternative Equivalent Compliance to encourage creative and original design, and to accommodate projects where an alternative design meets the intent of the plan (Section 1.4.1); and

WHEREAS, Alternative Equivalent Compliance is not available for the requirement that “a building façade at the 6th story and above must be stepped back 30 feet from the ground-level building façade line” for “Front and Street Side Upper-Story Building Facades” (Section 4.2, Figure 4-1 of the North Burnet/Gateway Regulating Plan); and

WHEREAS, similar regulating plans, such as the MLK, Plaza Saltillo, and Lamar Justin Transit Oriented Development (TOD) Regulating Plans, either do not require building step-backs, or in the case of the East Riverside Corridor (ERC)

Regulating Plan, the step-backs are eligible for Alternative Equivalent Compliance; and

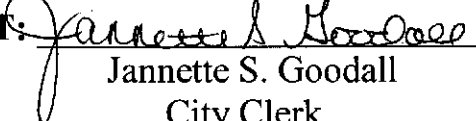
WHEREAS, alternative creative solutions can be preferable with the 30 foot step-back requirement at the 6th floor when the step-back results in the bulk of office lobby space being pushed further back into the floor plate, thereby providing less active space at the building street level; and

WHEREAS, allowing at least a portion, if not all of the façade to come all the way out to the property line can make buildings more dynamic and engaged with the street; **NOW, THEREFORE**,

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

The City Council initiates amendments to the North Burnet/Gateway Regulating Plan to add Front and Street Side Upper-Story Building Stepbacks as a development standard that allows Alternative Equivalent Compliance and directs the City Manager to process the amendments.

ADOPTED: January 31, 2019

ATTEST: 
Jannette S. Goodall
City Clerk