

RESOLUTION NO. 20210729-172

WHEREAS, Imagine Austin defines the North Burnet Gateway area as a regional center for Austinites to live, work, and play, and as one of the “retail, cultural, recreational, and entertainment destinations for Central Texas”; and

WHEREAS, stakeholders in and around the North Burnet Gateway area participated in a planning process in 2008 to create a neighborhood plan that envisions a vibrant future for the area and a regulating plan to implement that future as Austin’s “second downtown”; and

WHEREAS, the NBG area is a prime destination for transformative mixed-use projects that include significant community benefits including a new rail station to further the vision of Project Connect; and

WHEREAS, across the city and in the NBG Regulating Plan, parkland dedication is required on subdivision and site plan applications for residential projects; and

WHEREAS, many large mixed-use projects in the NBG area are designed with multiple parks, the largest of which may be adjacent to commercial parcels that have a later construction date and are tied to the development of the commercial improvements; and

WHEREAS, the NBG Regulating Plan provides code regulations that apply solely to the properties within its boundaries with a variety of specific design and regulatory tools to serve the needs of small and large projects as well as the greater community; and

WHEREAS, an amendment to Section 4.10.3 Parkland Dedication within the regulating plan to allow alternative triggers to parkland dedication for certain

projects and given certain criteria, provides greater flexibility for larger transformational mixed use projects; and

WHEREAS, initiating a text amendment to the NBG regulating plan to allow the possibility of parkland dedication in line with the timing of the commercial improvements does not reduce the amount of land dedicated or fee in lieu owed; **NOW, THEREFORE,**

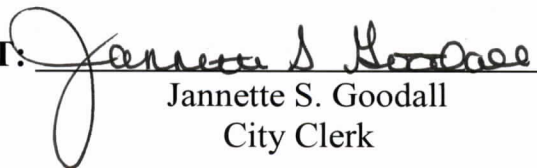
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates amendments to the North Burnet/Gateway Regulating Plan to:

- Allow development of community parks by providing alternative timelines for the dedication of land to satisfy parkland dedication requirements for development projects that provide a variety of high-quality open space and community facilities that exceed existing minimum Code requirements and meet certain criteria; and
- Waive Code requirements for Land Use Commission review if necessary to present the ordinance to City Council on August 26, 2021.

ADOPTED: July 29, 2021

ATTEST:


Jannette S. Goodall
City Clerk