

RESOLUTION NO. 20220616-049

WHEREAS, Austin is experiencing tremendous growth in the North Burnet/Gateway and Domain area; and

WHEREAS, the North Burnet/Gateway (NBG) area is an Imagine Austin Regional Center and is identified as Austin’s “second downtown”; and

WHEREAS, after robust community engagement, Council adopted the North Burnet/Gateway Vision Plan (Vision Plan) in 2006, and followed with adoption of the North Burnet/Gateway Regulating Plan (NBG Plan) in 2009; and

WHEREAS, since that time, Council has adopted multiple amendments to the NBG Plan, identified as Ordinance No. 20120322-088, Ordinance No. 20130425-104, Ordinance No. 20140828-159, Ordinance No. 20180412-051, Ordinance No. 20180628-088, Ordinance No. 20190620-112, Ordinance No. 20190808-101; and

WHEREAS, Council adopted these amendments in response to increasing interest in the redevelopment of the area’s older industrial, office, and warehouse structures in favor of mixed use development with housing density, office spaces, and vibrant store fronts for small retail business; and

WHEREAS, these amendments have successfully addressed the immediate needs of the area, and the Regulating Plan should be updated in a more organized fashion to meet the City’s short- and long-term priorities for housing, employment, small business development, and transportation; and

WHEREAS, the NBG area can also be better positioned to help meet Austin’s Strategic Housing Blueprint goals of locating 75% of new housing units within one-half mile of Imagine Austin’s Centers & Corridors and of providing 25% of income-restricted affordable housing units in high opportunity areas; and

WHEREAS, the construction of two new Red Line commuter rail stations, one at the Uptown ATX campus and the other at McKalla to serve the Q2 Stadium, will spur even more interest and development in the NBG area; and

WHEREAS, the NBG area is well-served by Burnet Road as a major MetroRapid transit corridor intersecting with multiple Capital Metro high-frequency bus routes and two Red Line stations; and

WHEREAS, Council adopted Resolution No. 20220519-040 that initiated amendments to the NBG Plan that would:

1. allow for an increased maximum height with a development bonus, and
2. modify maximum floor-to-area ratio with development bonus in the CMU-Gateway Zone Subdistrict; and

WHEREAS, Council supports a comprehensive update to the NBG Plan to provide cohesive, long-range implementation measures aligned with the original Vision Plan, Imagine Austin, and Austin’s Strategic Housing Blueprint. **NOW, THEREFORE,**

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

The Council directs the City Manager to review the NBG Plan for potential updates that will allow the NBG Plan to more closely align with Council’s priorities on housing, employment, and transit. The review process should include community engagement with nearby residents and business stakeholders, as well as with governmental entities and organizations including, but not limited to Capital Metro, Austin Transit Partnership, Austin FC, Austin Economic Development Corporation, and University of Texas.

BE IT FURTHER RESOLVED:

In addition to reviewing potential updates described above, the City Manager's review should include the following potential modifications to the NBG Plan that reflect current community needs and values:

1. Expand Transit Oriented Development (TOD) and TOD-Gateway subdistricts to parcels within one-half mile of the McKalla and UptownATX Red Line stations, parcels west of Mopac, and others as appropriate; and
2. Evaluate all subdistricts for opportunities to increase the maximum height and FAR with a development bonus; and
3. Review opportunities to apply appropriate subdistricts to new areas, including parcels west of Mopac; and
4. Amend sign regulations in the NBG Plan to align with City Code Chapter 25-10 (*Sign Regulations*), including common area signage, directional signage, free standing and wall signage on buildings, wayfinding signage, park signage, and Capital Metro signage, and any other signage regulations; and
5. Expand the current boundary of the NBG Plan area to encompass industrial and/or commercial areas adjacent to the NBG Plan area, while avoiding existing, developed single family neighborhoods; and
6. Adjust the Land Use Standards for General Retail Sales (Figure 2-1) to remove square footage limitations in cases where a single project or property owner may provide retail space to multiple small businesses that will enhance the pedestrian experience; and
7. Eliminate the current requirement for a 30-foot step-back for building facades at the 6th story and above, which limits potential housing developments, retails choices, or office development; and

8. Consider alternatives to prevent the “canyon effect” caused by commercial structures; and
9. Clarify the application of the 120-foot height limit in the TOD and Corridor Mixed Use (CMU) subdistricts when adjacent to and across the street from NR subdistrict, and consider capping the limit under a 100-foot distance; and
10. Apply relaxed compatibility and parking requirements, aligned with applicable Council directives and actions associated with citywide compatibility and parking requirement changes; and
11. Evaluate the development bonus provisions and fees for the NBG Plan for potential updates.

BE IT FURTHER RESOLVED:

The City Manager is directed to complete this review and the related community engagement and return to Council with recommendations for amendments to the NBG Plan by September 1, 2022.

ADOPTED: June 16, 2022

ATTEST: _____



Myrna Rios
City Clerk