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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 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, 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 Step-backs as a street side upper-story building
development standard that allows Alternative Equivalent Compliance and directs
the City Manager to process the amendments.

ADOPTED: _____, 2019

ATTEST: _____

Jannette S. Goodall
City Clerk