

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

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

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

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

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

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

42 **ADOPTED:** _____, 2021 **ATTEST:** _____
43 Jannette S. Goodall
44 City Clerk
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