



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

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

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

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

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

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

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

50 **BE IT FURTHER RESOLVED:**

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

- 54 1. Expand Transit Oriented Development (TOD) and TOD-Gateway  
55 subdistricts to parcels within one-half mile of the McKalla and UptownATX  
56 Red Line stations, parcels west of Mopac, and others as appropriate; and
- 57 2. Evaluate all subdistricts for opportunities to increase the maximum height  
58 and FAR with a development bonus; and
- 59 3. Review opportunities to apply appropriate subdistricts to new areas,  
60 including parcels west of Mopac; and
- 61 4. Amend sign regulations in the NBG Plan to align with City Code Chapter  
62 25-10 (*Sign Regulations*), including common area signage, directional  
63 signage, free standing and wall signage on buildings, wayfinding signage,  
64 park signage, and Capital Metro signage, and any other signage regulations;  
65 and
- 66 5. Expand the current boundary of the NBG Plan area to encompass industrial  
67 and/or commercial areas adjacent to the NBG Plan area, while avoiding  
68 existing, developed single family neighborhoods; and
- 69 6. Adjust the Land Use Standards for General Retail Sales (Figure 2-1) to  
70 remove square footage limitations in cases where a single project or property  
71 owner may provide retail space to multiple small businesses that will  
72 enhance the pedestrian experience; and
- 73 7. Eliminate the current requirement for a 30-foot step-back for building  
74 facades at the 6<sup>th</sup> story and above, which limits potential housing  
75 developments, retails choices, or office development; and

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

86 **BE IT FURTHER RESOLVED:**

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

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93 **ADOPTED:** \_\_\_\_\_, 2022

**ATTEST:** \_\_\_\_\_

94 Myrna Rios  
95 City Clerk  
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