



## Recommendation for Action

**File #:** 22-3336, **Agenda Item #:** 44.

10/27/2022

### **Posting Language**

Conduct a public hearing and consider an ordinance amending the Regulating Plan for the North Burnet Gateway Zoning District to increase the maximum building height with development bonus and to modify the maximum floor-to-area ratio with development bonus in the Commercial Mixed Use-Gateway Zone Subdistrict.

### **Lead Department**

Housing and Planning Department.

### **Fiscal Note**

This item will have no fiscal impact.

### **Prior Council Action:**

Initiated by City Council Resolution 20220519-040.

Council Sponsors: Council Member Leslie Pool, Mayor Pro Tem Alison Alter, Council Member Mackenzie Kelly, Council Member José 'Chito' Vela, Mayor Steve Adler.

On June 16, 2022, City Council issued a resolution that directed staff to modify the Commercial Mixed Use-Gateway Zone Subdistrict of the Regulating Plan to increase the maximum floor-to-area ratio (FAR) and building height when using a development bonus.

### **For More Information:**

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### **Council Committee, Boards and Commission Action:**

Codes and Ordinances Joint Committee - August 17, 2022

A motion was made to recommend the item to the Planning Commission by Commissioner Azhar, seconded by Commissioner Denkler, and was approved on a five to zero vote. (Commissioners Anderson and Shaw absent).

Planning Commission - September 27, 2022. A motion to approve the item was made by Vice-Chair Hempel, seconded by Commissioner Cox, and was approved on a nine to zero vote. Commissioners Mushtaler, Thompson and Schneider were absent and there was one vacancy on the dais.

### **Additional Backup Information:**

On November 1, 2007, the Austin City Council adopted the North Burnet/Gateway (NBG) Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan and created the North Burnet/Gateway Overlay District to implement the land use recommendations of the plan. The planning area comprises approximately 2,300 acres in north central Austin that will be well-served by transit and has the potential to include two regional Transit-Oriented Development nodes: one along the Capital Metro commuter rail line, which will begin

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service in Spring 2009, and another along the potential future Austin-San Antonio Intermunicipal Commuter Rail line, which is in the planning stage.

The (NBG) Master Plan presents a long-term vision for the area to redevelop the existing low density, auto-oriented commercial, warehouse and industrial uses into a higher density urban mixed-use neighborhood that is more pedestrian- and bicycle-friendly that takes advantage of the links to commuter rail transit and the area's key position within Austin's Urban Core. The intent is to allow a significant number of new residents to move into the area to accommodate some of the expected population growth in the region and to provide the associated community and neighborhood services, parks, and public space important to making a great neighborhood. These may include restaurants, small local businesses, retailers, and multi-story, mixed use buildings with direct pedestrian access to public transit. An important element of the plan is to enhance development design quality and create great places where people can live, work, shop, interact and recreate within a walking distance of one another.

The North Burnet/Gateway (NBG) Master Plan was adopted on March 12, 2009, and became effective on March 23, 2009.

Staff has reviewed the request to increase the maximum floor-to-area ratio (FAR) and building height when using a development bonus and recommends approval of the request.

**Strategic Outcome(s):**

Government that Works for All.