

1 **RESOLUTION NO.**

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3 **WHEREAS**, Austin is experiencing tremendous growth in the North  
4 Burnet/Gateway and Domain area, an Imagine Austin Regional Center identified  
5 as Austin’s “second downtown”; and

6 **WHEREAS**, Council adopted the North Burnet/Gateway Vision Plan in  
7 2006, and followed with adoption of the North Burnet/Gateway Regulating Plan in  
8 2009; and

9 **WHEREAS**, Council has since adopted multiple amendments to the North  
10 Burnet/Gateway Regulating Plan, identified as Ordinance No. 20120322-088,  
11 Ordinance No. 20130425-104, Ordinance No. 20140828-159, Ordinance No.  
12 20180412-051, Ordinance No. 20180628-088, Ordinance No. 20190620-112,  
13 Ordinance No. 20190808-101, Ordinance No. 20221027-044, Ordinance No.  
14 20230209-046; and

15 **WHEREAS**, these amendments facilitated the redevelopment of the area’s  
16 older industrial, office, and warehouse structures in favor of mixed use  
17 development with housing density, office spaces, and vibrant store fronts for small  
18 retail business; and

19 **WHEREAS**, Council supports a comprehensive update to meet the City’s  
20 short- and long-term priorities for housing, employment, small business  
21 development, and transportation as outlined in Resolution 20220616-049; and

22 **WHEREAS**, the North Burnet/Gateway area needs to be positioned to help  
23 meet Austin’s Strategic Housing Blueprint goals of locating 75% of new housing  
24 units within ½ mile of Imagine Austin’s Centers & Corridors and of providing  
25 25% of income-restricted affordable housing units in high opportunity areas; and

26 **WHEREAS**, the construction of two new Red Line commuter rail stations,  
27 one at the Uptown ATX campus and the other at McKalla to serve the Q2 Stadium,

28 will spur even more interest and development in the North Burnet/Gateway area;  
29 and

30 **WHEREAS**, the North Burnet/Gateway area is also well-served by Burnet  
31 Road as a major MetroRapid transit corridor intersecting with multiple Capital  
32 Metro high-frequency bus routes; and

33 **WHEREAS**, comprehensive amendments to the North Burnet/Gateway  
34 Regulating Plan will provide cohesive alignment with the original Vision Plan,  
35 Imagine Austin, and Austin’s Strategic Housing Blueprint. **NOW THEREFORE,**  
36 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

37 The City Council initiates the following amendments to the North  
38 Burnet/Gateway Regulating Plan:

- 39 (1) Keep the base entitlements the same and increase the allowable  
40 maximum height and FAR in all subdistricts through a development  
41 bonus; and
- 42 (2) Apply a wider variety of subdistricts to parcels in the North  
43 Burnet/Gateway Regulating Plan west of Mopac; and
- 44 (3) Amend sign regulations in the North Burnet/Gateway Regulating Plan  
45 to align with City Code Chapter 25-10 (Sign Regulations), including  
46 common area signage, directional signage, free standing and wall  
47 signage on buildings, wayfinding signage, park signage, and Capital  
48 Metro signage, and any other signage regulations; and
- 49 (4) Adjust the Land Use Standards for General Retail Sales (Figure 2-1)  
50 to remove square footage limitations in cases where a single project or  
51 property owner may provide retail space to multiple small businesses  
52 that will enhance the pedestrian experience; and
- 53 (5) Eliminate the current requirement for a 30-foot step-back for building  
54 facades at the 6th story and above, which limits potential housing  
55 developments, retails choices, or office development; and

- 56 (6) Eliminate the 120-foot height limit in the Transit-Oriented  
57 Development (TOD), Corridor Mixed Use (CMU), and CMU-  
58 Gateway subdistricts when adjacent to and across the street from  
59 Neighborhood Residential (NR) subdistrict; and  
60 (7) Amend Section 4.2.4 Compatibility Standards so that City Code  
61 Chapter 2, Article 10, Division 2 shall not apply within the North  
62 Burnet/Gateway Regulating Plan boundaries and eliminate  
63 Subsections 4.2.4.A. and 4.2.4.B.; and  
64 (8) Align parking requirements with applicable Council actions  
65 associated with citywide parking requirement changes; and  
66 (9) Modify the development bonus provisions and fees for the North  
67 Burnet/Gateway Regulating Plan to allow maximum height and FAR  
68 to be achieved administratively with sufficient community benefit,  
69 and the maximums exceeded with council approval, similar to the  
70 Downtown Density Bonus Program, achieving greater community  
71 benefits such as housing and transit- and mobility-related  
72 improvements.

73 **BE IT FURTHER RESOLVED:**

74 The City Manager is directed to process amendments necessary to  
75 accomplish the purposes set forth in this resolution and return with a draft  
76 ordinance for City Council consideration by October 19, 2023.  
77

78 **ADOPTED:** \_\_\_\_\_, 2023 **ATTEST:** \_\_\_\_\_  
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Myrna Rios

City Clerk  
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