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- (5) The Regulating Plan includes sign regulations applicable in Transit Oriented Development (TOD), Commercial Mixed-Use (CMU), Neighborhood Mixed Use (NMU), and Neighborhood Residential (NR) subdistricts.
- (6) The Regulating Plan site development standards include a 30-foot step-back for building facades at a height of 6 stories and above located in Transit Oriented Development (TOD) Subdistrict, Commercial Mixed-Use (CMU) Subdistrict, Neighborhood Mixed Use (NMU) Subdistrict, Warehouse Mixed Use (WMU) Subdistrict, and Commercial Industrial (CI) Subdistrict.
- (7) The Regulating Plan site development standards include 120-foot height with a development bonus if adjacent or across the street from a Neighborhood Residential (NR) Subdistrict in the Transit Oriented Development (TOD) Subdistrict and Corridor Mixed Use (CMU) Subdistrict.

PART 2. Figure 1-2 of the Regulating Plan is amended to establish Commercial Mixed-Use Midway (CMU-M) zone within the Commercial Mixed-Use (CMU) Subdistrict, as shown in **Exhibit “A”**.

PART 3. Figure 4-1 of the Regulating Plan is amended to include the site development standards for Commercial Mixed-Use Midway (CMU-M) zone as shown in **Exhibit “B”**.

PART 4. Figure 4-1 of the Regulating Plan is amended to include the maximum floor-to-area ratio (FAR) of 10:1 and maximum building height of 350 feet for Commercial Mixed-Use Midway (CMU-M) zone when using a development bonus, as shown in **Exhibit “B”**.

PART 5. Figure 4-1 of the Regulating Plan is amended to eliminate the maximum height of 120 feet with a development bonus if adjacent or across the street from a Neighborhood Residential (NR) Subdistrict in the Transit Oriented Development (TOD) Subdistrict, and Commercial Mixed-Use (CMU) Subdistrict, as shown on **Exhibit “B”**.

PART 6. Figure 4-1 of the Regulating Plan site is amended to eliminate the 30-foot step-back for building facades at a height of 6 stories and above located in Transit Oriented Development (TOD) Subdistrict, Commercial Mixed-Use (CMU) Subdistrict, Neighborhood Mixed Use (NMU) Subdistrict, Warehouse Mixed Use (WMU) Subdistrict, and Commercial Industrial (CI) Subdistrict, as shown on **Exhibit “B”**.

PART 7. Figure 4-3 of the Regulating Plan is amended to modify the maximum floor-to-area ratio (FAR) with a development bonus to align with Figure 4-1, as shown on **Exhibit “C”**.

PART 8. Figure 4-5 of the Regulating Plan is amended to modify the maximum height with a development bonus to align with Figure 4-1, as shown on **Exhibit “D”**.

PART 9. Section 4.8.2 (Sign Regulations) of the Regulating Plan is amended to modify the applicable sign regulations, as shown on **Exhibit “E”**.

PART 10. Figure 2-1 of the Regulating Plan is amended to modify the applicable Land Use Standards, as shown on **Exhibit “F”**.

PART 11. Section 4.2 of the Regulating Plan is amended to modify the applicable General Development Standards relating to Compatibility Standards, as shown on **Exhibit “G”**.

PART 12. Figure 4-1, Figure 4-3, Figure 4-5, and Figure 2-1 attached as Exhibit “A”, Exhibit “B”, Exhibit “C”, Exhibit “D”, and Exhibit “F”, and amendments necessary to accomplish the modifications indicated on Exhibit “E” and Exhibit “G”, are incorporated into the Regulating Plan, and the revised figures shall be substituted where appropriate in the Regulating Plan documents.

PART 13. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 §
§
§

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

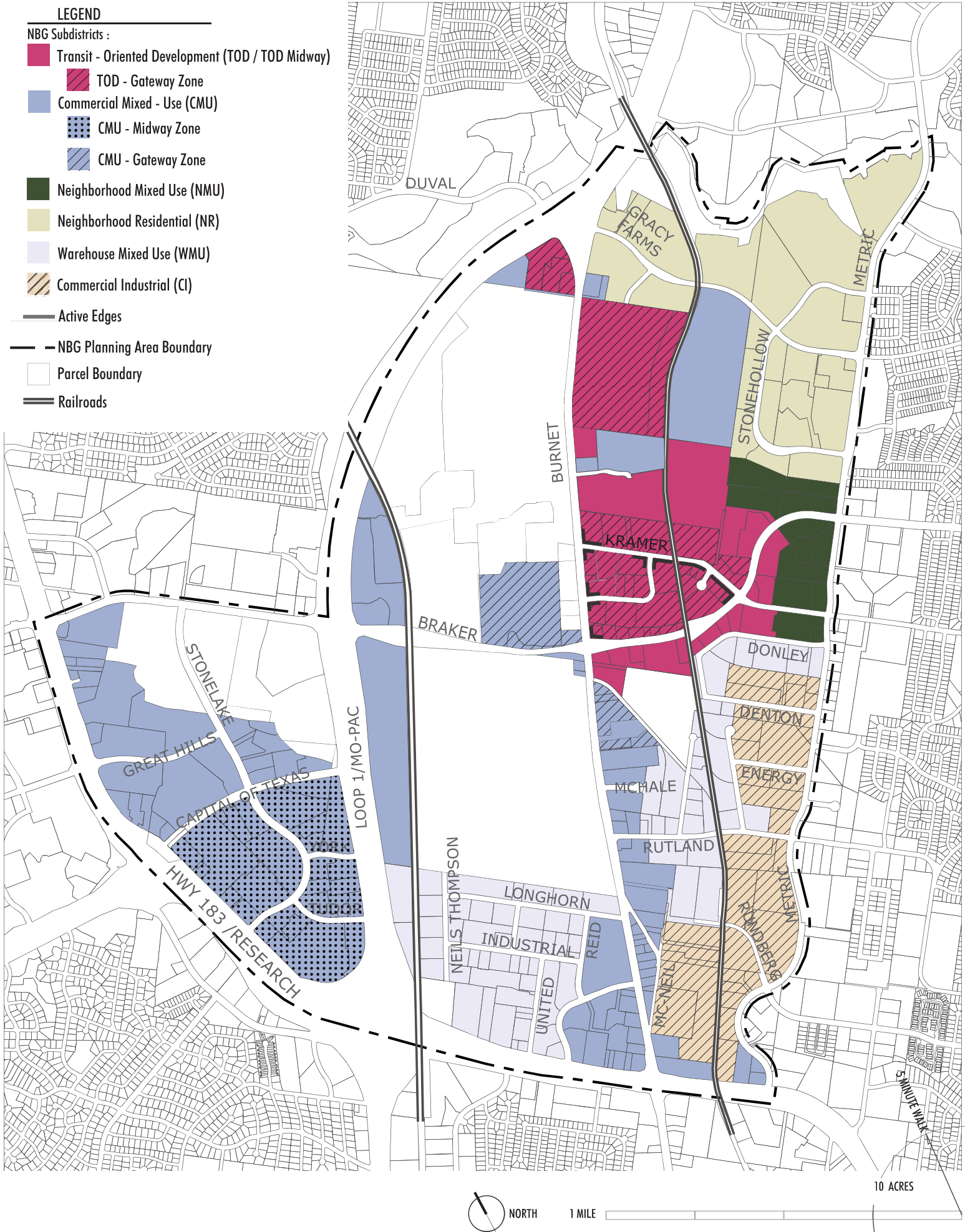


FIGURE 4 - 1 CMU : NBG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS
COMMERCIAL MIXED USE (CMU) SUBDISTRICT

Exhibit "B"
Revised 08-04-22

LOT SIZE	
Minimum Lot Size	2,500 SF
Minimum Lot Width	20 Feet

MINIMUM SETBACKS	
Front Yard and Street Side Yard*:	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
Front and Street Side Upper-Story Building Facade Stepbacks:	
The building facade at the 6th story and above must be stepped back 30 feet from the ground level building facade line.	
Interior Side Yard:	0 Feet
Rear Yard:	0 Feet
* If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.	

MAXIMUM IMPERVIOUS COVER	
If located in an urban watershed (Shoal or Little Walnut Creek) :	
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)	
If located in a suburban watershed (Walnut Creek)*: 80%	
* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.	

PLATTING REQUIREMENTS	
If located in the CMU Gateway Zone:	
Section 24-4-171(<i>Access to Lots</i>) of the City Code is modified to permit a lot to abut a dedicated public street or a Major Internal Drive.	

FLOOR TO AREA RATIO	
Maximum Floor-to-Area Ratio (FAR) by Right:	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
Maximum Floor-to-Area Ratio (FAR) with Development Bonus:	
CMU Zone	3:1
CMU Midway Zone	10:1
CMU Gateway Zone	12:1
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	



BUILDING HEIGHT	
Minimum Building Height:	
Not applicable	
Maximum Building Height by Right:	
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)	
Maximum Building Height with Development Bonus*:	
CMU Zone	180 Feet
CMU Midway Zone	350 Feet
CMU Gateway Zone	420 Feet
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	
*Exception: If adjacent to or across the street from NR Subdistrict the maximum height is 120 feet.	

Typical examples of buildings in the Commercial Mixed Use Subdistrict.

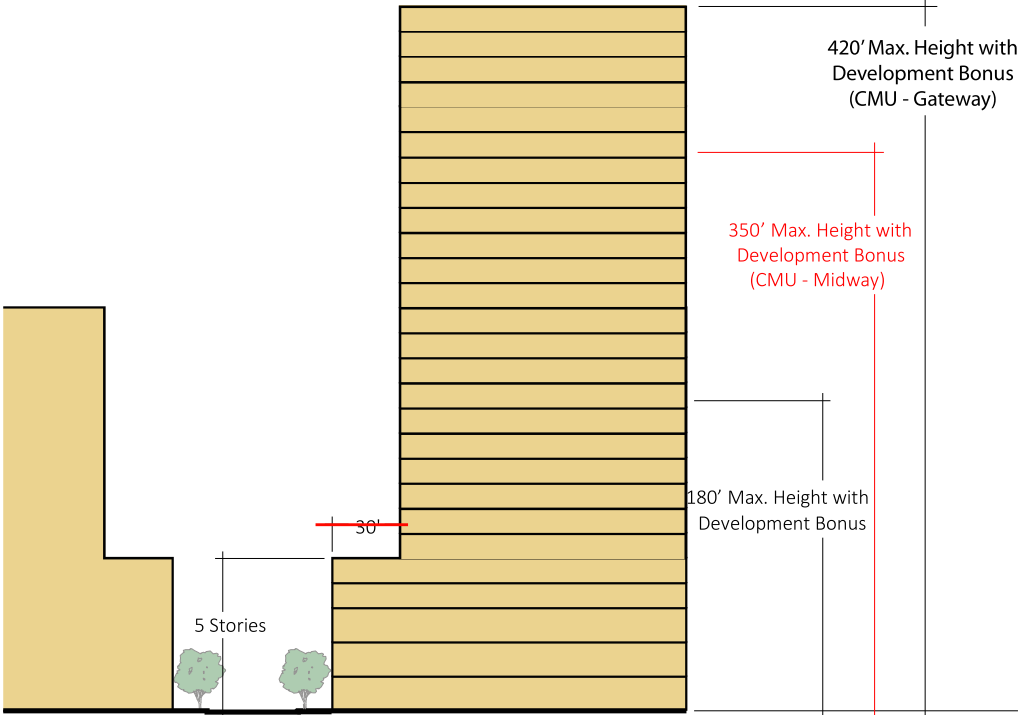


FIGURE 4 - 1 TOD : NBG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS

TRANSIT ORIENTED DEVELOPMENT (TOD) SUBDISTRICT

Exhibit "B"

Revised 10-05-23

LOT SIZE	
Minimum Lot Size	2,500 SF
Minimum Lot Width	20 Feet

MINIMUM SETBACKS	
Front Yard and Street Side Yard*:	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
Front and Street Side Upper Story Building Facade Stepbacks:	
The building facade at the 6th story and above must be stepped back 30 feet from the ground level building facade line.	
Interior Side Yard:	0 Feet
Rear Yard:	0 Feet
* If the street right-of-way is less than 60 feet in width, the minimum front yard and street side yard setbacks for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.	

MAXIMUM IMPERVIOUS COVER	
If located in an urban watershed (Shoal or Little Walnut Creek) :	
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)	
If located in a suburban watershed (Walnut Creek)*: 80%	
* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.	

FLOOR TO AREA RATIO	
Maximum Floor-to-Area Ratio (FAR) by Right:	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
Maximum Floor-to-Area Ratio (FAR) with Development Bonus:	
TOD Gateway Zone	12:1
TOD Midway Zone	12:1
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	



BUILDING HEIGHT	
Minimum Building Height:	
2 Stories	
Maximum Building Height by Right:	
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)	
Maximum Building Height with Development Bonus*	
TOD Gateway	491 Feet
TOD Midway	491 Feet
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	
*Exception: If adjacent to or across the street from NR subdistrict maximum height is 120 feet.	

Typical example of buildings in the Transit Oriented Development Subdistrict.

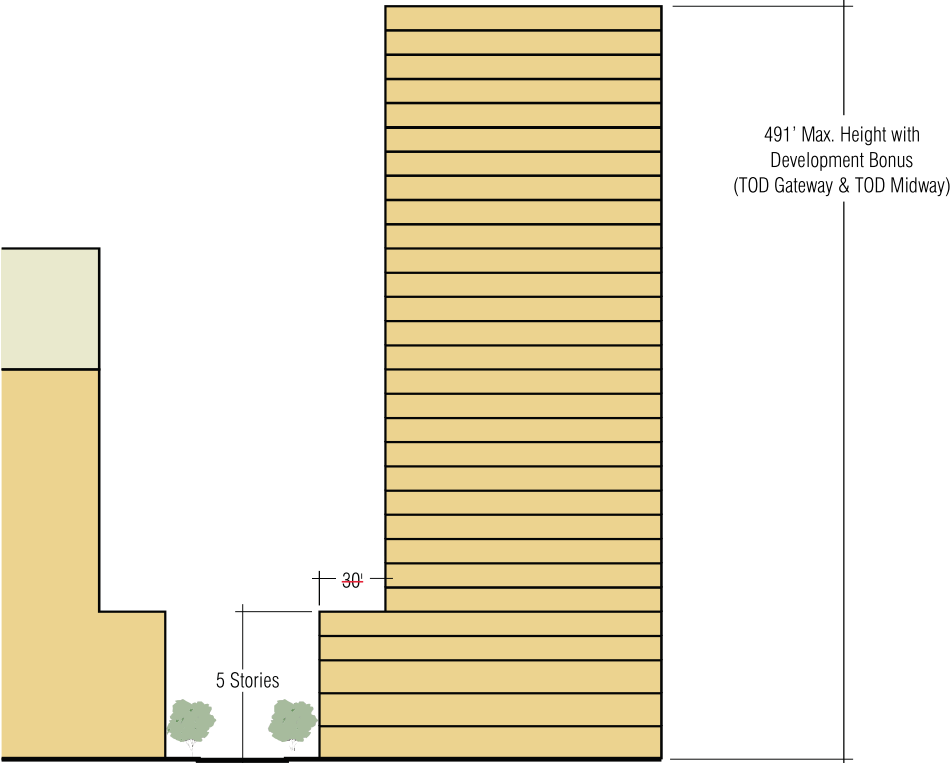


FIGURE 4 - 1 NMU : NBG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS

NEIGHBORHOOD MIXED USE (NMU) SUBDISTRICT

Exhibit "B"
Revised 10-05-23

LOT SIZE	
Minimum Lot Size	1,600 SF
Minimum Lot Width	20 Feet

MINIMUM SETBACKS	
Front Yard and Street Side Yard*:	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
Front and Street Side Upper Story Building Facade Stepbacks:	
The building facade at the 6th story and above must be stepped back 30 feet from the ground level building facade line.	
Interior Side Yard:	0 Feet
Rear Yard:	5 Feet
* If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.	

MAXIMUM IMPERVIOUS COVER	
If located in an urban watershed (Shoal or Little Walnut Creek) :	
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of this Document.)	
If located in a suburban watershed (Walnut Creek)*:	
	80%
* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.	

FLOOR TO AREA RATIO
Maximum Floor-to-Area Ratio (FAR) by Right:
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)
Maximum Floor-to-Area Ratio (FAR) with Development Bonus:
3:1
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.

BUILDING HEIGHT*
Minimum Building Height:
Not applicable
Maximum Building Height by Right:
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)
Maximum Building Height with Development Bonus:
120 Feet
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.
* Properties may be required to comply with the building height restrictions in Subsection 4.2.10 Compatibility Standards, if triggered by a property outside of the NBG Planning Area.



Typical examples of buildings in the Neighborhood Mixed Use Subdistrict.

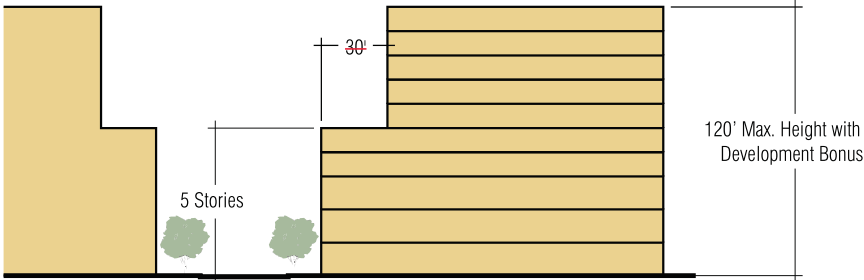


FIGURE 4 - 1 WMU : NBG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS

WAREHOUSE MIXED USE (WMU) SUBDISTRICT

Exhibit "B"
Revised 10-05-23

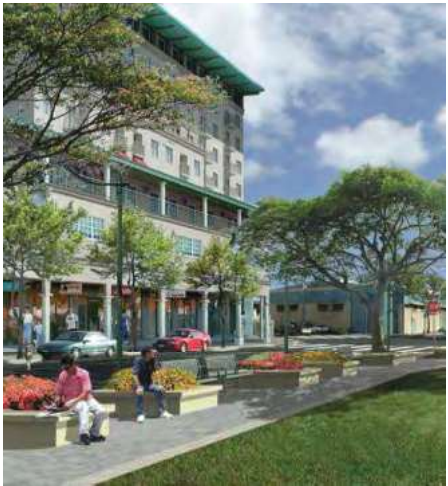
LOT SIZE	
Minimum Lot Size	2,500 SF
Minimum Lot Width	20 Feet

MINIMUM SETBACKS	
Front Yard and Street Side Yard*:	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
Front and Street Side Upper Story Building Facade Stepbacks:	
The building facade at the 6th story and above must be stepped back 30 feet from the ground level building facade line.	
Interior Side Yard:	0 Feet
Rear Yard:	0 Feet
* If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.	

MAXIMUM IMPERVIOUS COVER	
If located in an urban watershed (Shoal or Little Walnut Creek) :	
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property’s zoning prior to adoption of the this Document.)	
If located in a suburban watershed (Walnut Creek):	
Not applicable	

FLOOR TO AREA RATIO	
Maximum Floor-to-Area Ratio (FAR) by Right:	
Established on Figure 4-2 (Based on the maximum FAR allowed by the prop-erty’s zoning prior to adoption of this Document)	
Maximum Floor-to-Area Ratio (FAR) with Development Bonus: 3:1	
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and stan-dards are detailed in Article 6.	

BUILDING HEIGHT	
Minimum Building Height:	
Not applicable	
Maximum Building Height by Right:	
Established on Figure 4-4 (Based on the maximum height allowed by the prop-erty’s zoning prior to adoption of this Document.)	
Maximum Building Height with Development Bonus: 120 Feet	
This building height may be granted in exchange for the provision of public benefits. The development bonus crite-ria and standards are detailed in Article 6.	



Typical examples of buildings in the Warehouse Mixed Use Subdistrict.

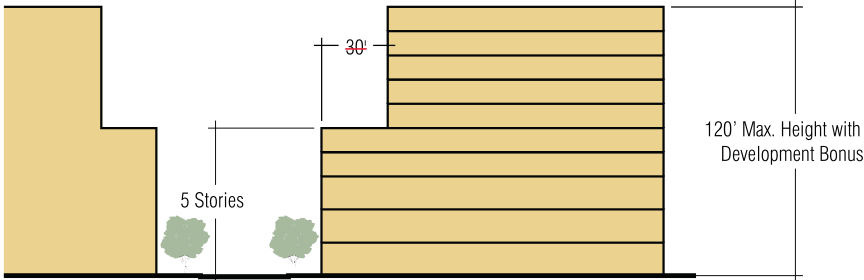


FIGURE 4 - 1 CI : NBG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS
COMMERCIAL INDUSTRIAL (CI) SUBDISTRICT

Exhibit "B"
Revised 10-05-23

LOT SIZE	
Minimum Lot Size	5,750 SF
Minimum Lot Width	50 Feet

MINIMUM SETBACKS	
Front Yard and Street Side Yard*:	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
Front and Street Side Upper Story Building Facade Stepbacks:	
The building facade at the 6th story and above must be stepped back 30 feet from the ground level building facade line.	
Interior Side Yard:	5 Feet
Rear Yard:	5 Feet
* If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.	

MAXIMUM IMPERVIOUS COVER	
If located in an urban watershed (Shoal or Little Walnut Creek) :	
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)	
If located in a suburban watershed (Walnut Creek):	
Not Applicable	

FLOOR TO AREA RATIO	
Maximum Floor-to-Area Ratio (FAR) by Right:	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
Maximum Floor-to-Area Ratio (FAR) with Development Bonus: 2:1	
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	

BUILDING HEIGHT	
Minimum Building Height:	
Not applicable	
Maximum Building Height by Right:	
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)	
Maximum Building Height with Development Bonus: 120 Feet	
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	



Typical examples of buildings in the Commercial Industrial Subdistrict.

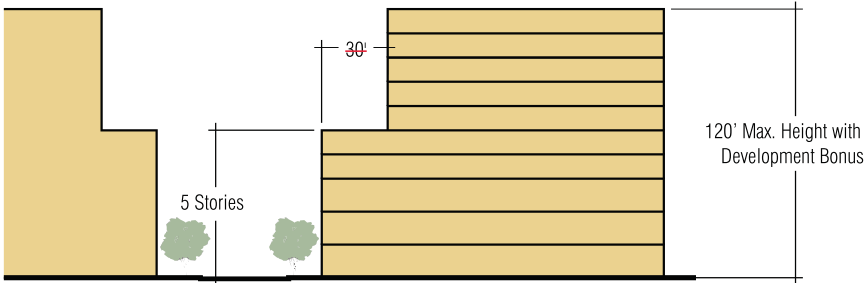


Figure 4-3 : Maximum Floor - to - Area- Ratio (FAR) with Development Bonus

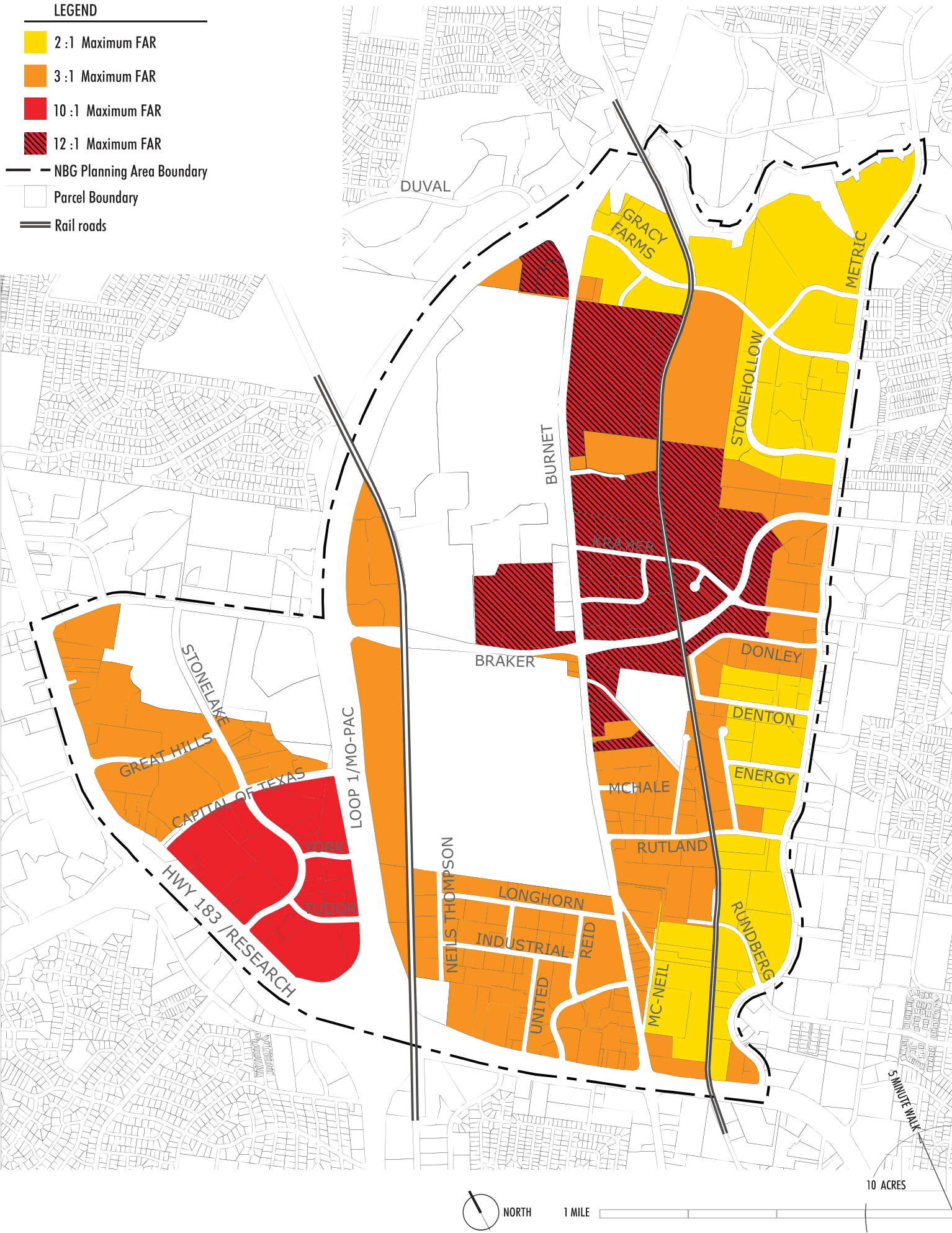
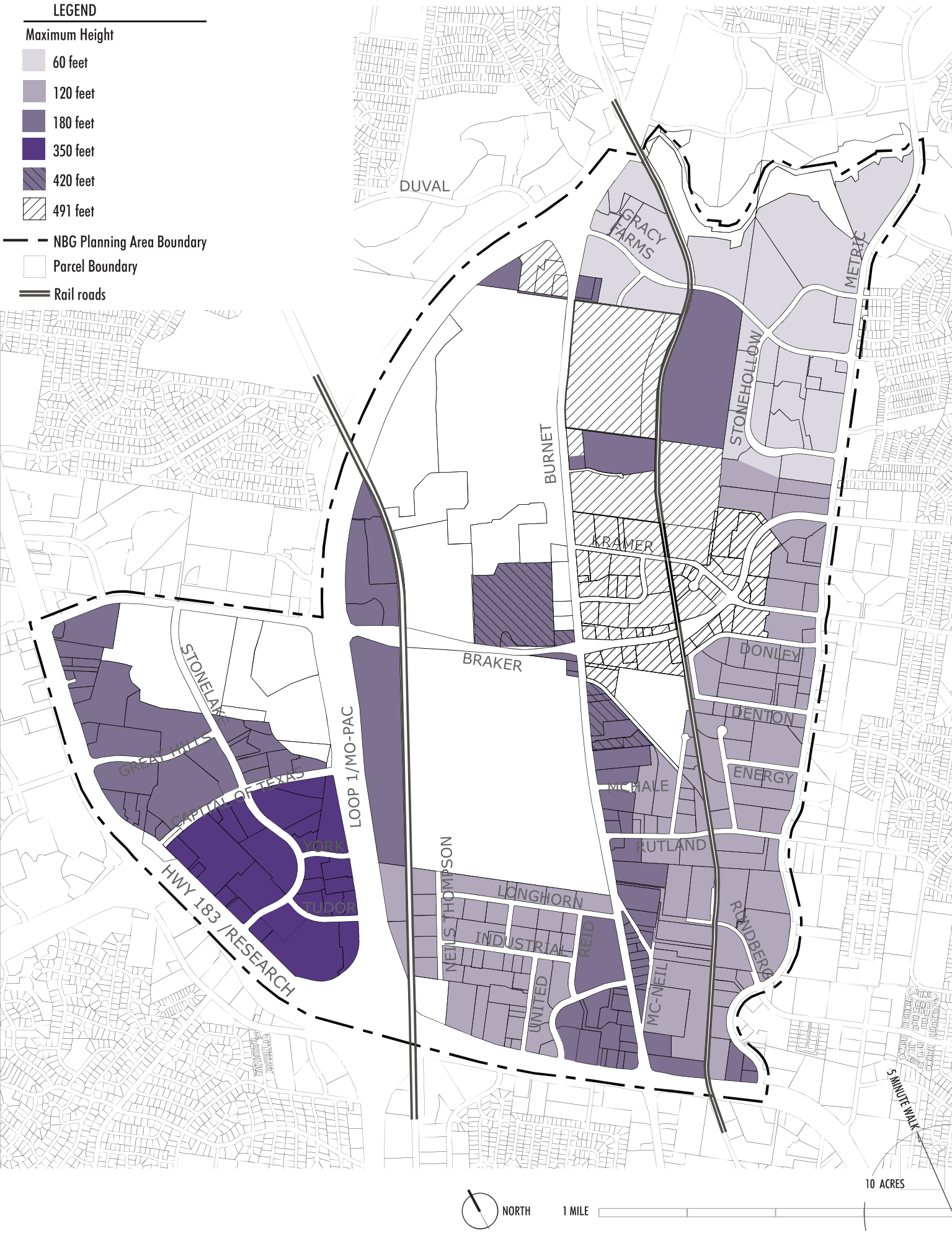


Figure 4-5: Maximum Height with Development Bonus



- B.** Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and streets. Screening materials for solid waste collection and loading areas shall be the same as, or of equal quality to, the materials used for the principal building. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions may be placed alongside public alleys without the necessity of screening.

4.8. SIGN REGULATIONS

4.8.1. Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WMU	CI	CTC	PPC	UR	HWY	
Section 4.8 Sign Regulations	●	●	●	●	--	--	●	●	●	--	All development

4.8.2. Sign Regulations

- ~~**A.** Except as provided in Subsection B & Subsection C, all development to which this standard is applicable shall comply with the Sign Regulations in LDC Section 25-10-133, University Neighborhood Overlay Zoning District Signs.~~
- ~~**B.** For all development located on a NBG Core Transit Corridor, one freestanding monument sign is permitted on a lot. The height of this sign shall not exceed 6 feet and the sign area may not exceed 100 square feet.~~
- ~~**C.** Development in the CMU Gateway Subdistrict is not subject to LDC Section 25-10-133, University Neighborhood Overlay Zoning District. All development in the CMU Gateway Subdistrict shall comply with the Sign Regulations established in Chapter 25-10 of the Land Development Code.~~

- A. All development in the NBG Planning Area shall comply with the Sign Regulations in this section:
1. A sign may not exceed 150 square feet of sign area, except that this limitation does not apply along the following roadways within the station area:(1)Burnet Road; (2)Metric Boulevard; (3)Braker Lane; (4)Capital of Texas Hwy; (5)Stonelake Boulevard; (6)Research Boulevard (US183); and (7)MoPac.
 2. A freestanding sign is prohibited.
 3. A roof sign is prohibited.
 4. No sign may be placed above the second floor of a building, except for a non-electric sign that is engraved, cut into the building surface, or otherwise inlaid to become part of the building.
A.4. As Amended by the Codes and Ordinances Joint Committee:
Signs above the 2nd floor are allowed to be lighted but not with moving parts or images.
 5. Wall signs are permitted.
- B. A wall sign may be a projecting sign if the sign complies with this subsection.
1. One projecting sign for each building facade is permitted.
 2. The sign area of a projecting sign may not exceed 35 square feet.
 3. A sign may extend from the building facade not more than the lesser of:
 4. six feet; or a distance equal to two-thirds the width of the abutting sidewalk.
 5. For a sign that projects over state right-of-way, the state must approve the sign.
- C. For all development located on a NBG Core Transit Corridor, one freestanding monument sign is permitted on a lot. The height of this sign shall not exceed 6 feet and the sign area may not exceed 100 square feet.

Article 2: Land Use Standards
Figure 2-1: NBG Zoning District Land Use Table

P = Permitted Use C = Conditional Use -- = Prohibited							
COMMERCIAL USES (cont.)	TOD	CMU	NMU	NR	WMU	U	ADDITIONAL REQUIREMENTS
Drop-Off Recycling Collection Facility	--	--	--	--	--	P	
Electronic Prototype Assembly	--	P	--	--	P	P	
Electronic Testing	--	P	--	--	P	P	
Equipment Repair Services	--	--	--	--	P	P	
Equipment Sales	--	--	--	--	--	P	
Exterminating Services	--	--	--	--	--	P	
Financial Services	P	P	P	P	P	P	Use is limited to 5,000 sq. ft. in the NR Subdistrict.
Food Preparation	P	P	P	--	P	P	
Food Sales	P	P	P	P	P	--	Use is limited to 5,000 sq. ft. in the NR Subdistrict. (As amended by the COJC)
Funeral Services	--	P	--	--	P	P	
General Retail Sales (Convenience)	P	P	P	P	P	P	Use is limited to 5,000 sq. ft. in the NR Subdistrict.
General Retail Sales (General)	P	P	P	--	P	P	Use is limited to 50,000 sq. ft. gross floor area in TOD and NMU Subdistricts.
Hotel-Motel	P	P	--	--	P	--	
Indoor Entertainment	--	P	--	--	P	P	
Indoor Sports and Recreation	--	P	--	--	P	P	
Kennels	--	P	--	--	P	P	
Laundry Services	--	--	--	--	P	P	
Liquor Sales	P	P	P	--	P	--	
Marina	--	--	--	--	--	--	
Medical Offices -- exceeding 5,000 sq. ft. gross floor area	P	P	--	--	P	P	
Medical Offices -- not exceeding 5,000 sq. ft. gross floor area	P	P	P	C	P	P	
Monument Retail Sales	--	--	--	--	--	P	
Off-Site Accessory Parking	P	P	P	--	P	P	An off-street accessory parking use may not exceed one acre in site size. It may not be located within 100 feet of a corner. Not more than one off-site accessory parking use site may be located within a single block. The use must meet all applicable design requirements in this Document.

Article 2: Land Use Standards
Figure 2-1: NBG Zoning District Land Use Table

P = Permitted Use C = Conditional Use -- = Prohibited							
COMMERCIAL USES (cont.)	TOD	CMU	NMU	NR	WMU	CI	ADDITIONAL REQUIREMENTS
Outdoor Entertainment	--	--	--	--	--	--	
Outdoor Sports and Recreation	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	(As amended by the Planning Commission on 9/12/2023)
Pawn Shop Services	--	--	--	--	P	P	
Personal Improvement Services	P	P	P	P	P	--	Use is limited to 5,000 gross sq. ft. in the NR Subdistrict.
Personal Services	P	P	P	P	P	--	
Pet Services	P	P	P	P	P	P	
Plant Nursery	--	P	C	--	P	P	
Printing and Publishing	--	P	C	--	P	P	
Professional Office	P	P	P	P	P	P	Use is limited to 5,000 gross sq. ft. in the NR Subdistrict.
Recreational Equipment Maintenance & Storage	--	--	--	--	--	P	
Recreational Equipment Sales	--	--	--	--	--	P	
Research Assembly Services	--	--	--	--	--	--	
Research Services	--	P	C	--	P	P	
Research Testing Services	--	--	--	--	--	--	
Research Warehousing Services	--	--	--	--	--	--	
Restaurant (General)	P	P	P	--	P	P	
Restaurant (Limited)	P	P	P	P	P	P	Use is limited to 5,000 gross sq. ft. in NR Subdistrict.
Scrap and Salvage	--	--	--	--	--	C	
Service Station	--	P	P	P	P	P	A service station use may have the capability of fueling not more than eight vehicles at one time in the CMU, NMU, and NR subdistricts.
Software Development	P	P	P	P	P	P	Use is limited to 5,000 sq. ft. in the NR Subdistrict.
Special Use Historic	C	C	C	C	C	C	Use must comply with the requirements of LDC Section 25-2-807
Stables	--	--	--	--	--	--	
Theater	P	P	P	--	P	P	
Vehicle Storage	--	--	--	--	--	P	
Veterinary Services	P	P	P	--	P	P	A veterinary services use must be conducted entirely within an enclosed structure. Veterinary hospitals for livestock and large animals not permitted.

4.2. GENERAL DEVELOPMENT STANDARDS

4.2.1. Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WMU	CI	CTC	PPC	UR	HWY	
Section 4.2 General Development Standards	●	●	●	●	●	●	●	●	●	●	All development.

4.2.2. General Development Standards Summary Table

The General Development Standards Summary Pages in Figure 4-1 establish site development standards for each NBG Subdistrict and any additional regulations that apply in a specific subdistrict.

4.2.3. Other Site Development Standards

For all development in the NBG Zoning District:

A. Maximum Units Per Acre

There are no maximum units per acre requirements.

B. Minimum Site Area Requirements

There are no minimum site area requirements.

C. Maximum Building Coverage

Maximum building coverage shall be equal to the maximum impervious cover permitted.

D. Minimum number of Building Stories

1. The minimum number of stories for a building located within the Transit Oriented Development (TOD) subdistrict is two stories. For properties located in all other subdistricts there is no minimum number of building stories.
2. A minimum of 50% of the entire building footprint must be a full two stories.
3. For the purposes of this document, two story minimum is defined in Article 7: Definitions.

4.2.4. Compatibility Standards

~~A. Development within the NBG Planning Area does not trigger the standards in Subsection B below.~~ Article 10 Division 2 of the LDC

~~B. Compatibility standards, as stipulated in Article 10 Division 2 of the LDC shall apply if triggered by:~~

- ~~1. a use allowed in an SF-5 or more restrictive zoning district that is located outside of the NBG Planning Area, or~~
- ~~2. an SF-5 or more restrictive zoning district that is located outside of the NBG Planning Area.~~