



Recommendation for Action

File #: 23-3096, **Agenda Item #:** 56.

10/19/2023

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 relating to the North Burnet/Gateway Regulating Plan.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On November 1, 2007, the Austin City Council adopted the North Burnet/Gateway 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.

On June 16, 2022, City Council directed the City Manager, via Resolution No. 20220616-049, to review the North Burnet/Gateway Regulating Plan for potential updates that will allow the North Burnet/Gateway Regulating Plan to more closely align with Council's priorities on housing, employment, and transit.

On May 4, 2023, City Council directed the City Manager, via Resolution No. 20230504-020, to process necessary amendments to modify various sections of the North Burnet/Gateway Regulating Plan.

For More Information:

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Council Committee, Boards and Commission Action:

August 16, 2023: Codes and Ordinances Joint Committee approved staff recommendation as amended with a vote of 6-0-1 with Commissioner Thompson abstaining.

September 12, 2023: Planning Commission approved staff recommendation as amended by Codes and Ordinances Joint Committee with a vote of 11-0.

Additional Backup Information:

On November 1, 2007, the Austin City Council adopted the North Burnet/Gateway 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 (TOD) nodes; one along the Capital Metro commuter rail line which began service in March 2010 and another along the potential future Austin-San Antonio Intermunicipal Commuter Rail line which is in the planning stage.

The North Burnet/Gateway Master Plan presents a long-term vision for the area to continue 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 and 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 walking distance of one another.

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

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