

RESOLUTION NO. 20240321-037

WHEREAS, in 2007 the City adopted the North Burnet/Gateway Master Plan, which envisioned that "... the area could accommodate the development of approximately 40,000 residential dwelling units, 12 to 13 million square feet of office and commercial space, 4 to 5 million square feet of retail space, 3,000 to 4,000 hotel rooms and 5 to 6 million square feet of industrial warehouse and service center space over the next 25 to 30 years"; and

WHEREAS, in 2009 the City adopted the North Burnet/Gateway Regulating Plan to put regulations in place to achieve the goals laid out in the 2007 Master Plan; and

WHEREAS, in 2012 the City adopted the Imagine Austin Comprehensive Plan, which identified the North Burnet/Gateway Station as a Regional Center, the most intense type center envisioned in the Comprehensive Plan; and

WHEREAS, Imagine Austin regional centers attract large, mixed-use projects that provide needed job opportunities, housing, and attractive public amenities; and

WHEREAS, large complex developments in the North Burnet/Gateway plan area are often multi-phased with advanced infrastructure, such as transit improvements, that can take several years of planning; and

WHEREAS, key provisions in the City Code, including some existing permitting processes that are applied in this area can disincentivize or prevent these improvements and should be right-sized to meet the area's needs; and

WHEREAS, under current City Code an approved preliminary plan expires five years after the date the application for approval of the preliminary plan is submitted; and

WHEREAS, this constraint limits large-scale projects in the North Burnet/Gateway plan area seeking to fund and implement advanced infrastructure needs; and

WHEREAS, the North Burnet/Gateway Regulating Plan is an organic document that requires periodic amendments to update requirements, entitlements, and process improvements to stay current and meet community needs. **NOW, THEREFORE**,

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

The City Manager is directed to process amendments to the North Burnet/Gateway Regulating Plan to achieve the following goals:

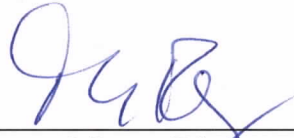
1. Extend the expiration date of approved Preliminary Plans in the North Burnet/Gateway Regulating Plan from five years to ten years with one five-year extension at the discretion of the Director of Development Services Department (Director), for a maximum period of 15 years from the original Preliminary Plan expiration date.
2. Apply this amendment to projects of 50 acres or more located within the boundaries of the North Burnet/Gateway Regulating Plan area.
3. Existing projects in the North Burnet/Gateway Regulating Plan with approved Preliminary Plans that meet the 50 acres or more criteria are extended to the full ten year period, with one five year extension at the discretion of the Director.

BE IT FURTHER RESOLVED:

City Council waives any requirement that the Codes and Ordinances Joint Committee consider and make a recommendation prior to the City Manager scheduling this amendment for public hearing at the Planning Commission.

BE IT FURTHER RESOLVED:

The City Manager is directed to process amendments necessary to accomplish the purposes set forth in this Resolution, propose other changes to improve administration of the relevant code sections, and return with a draft ordinance for City Council consideration by May 2, 2024.

ADOPTED: March 21, 2024 **ATTEST:** 
Myrna Rios
City Clerk