

1 **RESOLUTION NO.**

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

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

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

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

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

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

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

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

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

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

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

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

47 **BE IT FURTHER RESOLVED:**

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

51 **BE IT FURTHER RESOLVED:**

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

56
57 **ADOPTED:** _____, 2024 **ATTEST:** _____
58 Myrna Rios
59 City Clerk

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