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ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 TO MODIFY THE NORTH BURNET/GATEWAY ZONING DISTRICT REGULATING PLAN TO INCREASE THE MAXIMUM FLOOR TO AREA RATIO AND BUILDING HEIGHT IN THE COMMERCIAL MIXED-USE GATEWAY ZONE SUBDISTRICT WHEN USING A DEVELOPMENT BONUS.

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

PART 1. The North Burnet/Gateway zoning district is comprised of approximately 1,443 acres of land, locally known as the area generally bounded by Metric Boulevard to the east; U.S. Highway 183 to the south and west; and Braker Lane, North Mopac Expressway, and Walnut Creek to the north and northwest, in the City of Austin, Travis County, Texas.

PART 2. The North Burnet/Gateway zoning district was approved on March 12, 2009, under Ordinance No. 20090312-035 and amended under Ordinance Nos. 20111208-098, 20120322-088, 20130425-104, 20140828-159, 20180628-088, 20190207-057, 20201210-073, 20211014-079, 20220127-082, and 20220609-101.

PART 3. The Regulating Plan for the North Burnet/Gateway Zoning District (the “Regulating Plan”) identifies and defines subdistricts within the plan area and established boundaries for each subdistrict with a maximum building height and maximum floor-to-area ratio (FAR) when using a development bonus.

PART 4. The Regulating Plan allows a maximum floor-to-area ratio (FAR) 8:1 and a maximum height of 308 feet with a development bonus in the Commercial Mixed-Use (CMU) Gateway Zone Subdistrict.

PART 5. Figure 4-3 of the Regulating Plan is amended to make the maximum floor-to-area ratio (FAR) 12:1 with a development bonus in the Commercial Mixed-Use (CMU) Gateway Zone Subdistrict, as shown in **Exhibit “A”**.

PART 6. Figure 4-5 of the Regulating Plan is amended to make the maximum height 420 feet with a development bonus in the Commercial Mixed-Use (CMU) Gateway Zone Subdistrict, as shown on **Exhibit “B”**.

PART 7. Figure 4-1 of the Regulating Plan is amended to read that the maximum floor-to-area ratio (FAR) is 12:1 with a development bonus and the maximum height is 420

feet with a development bonus in the Commercial Mixed-Use (CMU) Gateway Zone Subdistrict, as shown on **Exhibit “C”**.

PART 8. Figure 4-1, Figure 4-3, and Figure 4-5 attached as Exhibits “A”, “B” and “C”, are incorporated into the Regulating Plan, and the revised figures shall be substituted where appropriate in the Regulating Plan documents.

PART 9. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022

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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk