

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2023-041

Amendments to the Regulating Plan for the North Burnet/Gateway Zoning District

Background and summary of proposed code amendment:

Initiated by the City Council under [Resolution No. 20231109-027](#).

Council Sponsors: Council Member Leslie Pool, Mayor Pro Tem Paige Ellis, Council Member Mackenzie Kelly, Council Member José "Chito" Vela.

Conduct a public hearing and consider a recommendation for an ordinance amending City Code Title 25 to modify the Regulating Plan for the North Burnet/Gateway Zoning District to create a new subdistrict called the Research and Sciences Mixed Use Subdistrict and to establish a new set of uses, including but not limited to, life sciences, lab, and biomedical uses, and to establish development regulations and standards applicable to the district as described in **Exhibit "A"**:

1. Amend Land Use Standards.
2. Amend Roadway Types.
3. Amend Circulation, Connectivity, and Streetscape.
4. Amend Collector Street Plan.
5. Amend Site Development Standards.
6. Amend Building Design Standards.
7. Amend Development Bonus Standards.
8. Amend Definitions.

The Imagine Austin Comprehensive Plan identified the North Burnet/Gateway and Domain areas as a Regional Center and Austin's "second downtown." The North Burnet/Gateway Vision Plan was adopted in 2006, followed with adoption of the North Burnet/Gateway Regulating Plan (the Plan) in 2009 that set development and design standards for the area. Multiple amendments to the Plan since 2013 have facilitated the redevelopment of the area's older industrial, office, and warehouse sites in favor of mixed-use development with increased housing density, variety of office spaces, and vibrant store fronts for small retail business. The recent construction of two new Red Line commuter rail stations, one at the Uptown ATX campus and the other at McKalla to serve the Q2 Stadium have generated significant development interest in the area.

The Plan has been updated on several occasions per City Council and Planning Commission initiation of amendments to City Code Title 25 including:

1. Amendments to the Commercial Mixed-Use (CMU) Gateway Subdistrict of the North Burnet/Gateway Regulating Plan to increase FAR and building height when using a development bonus as executed in [Ordinance No. 20221027-044](#).
2. Planning Commission initiation of amendments to the Transit-Oriented Development (TOD) subdistrict when using a development bonus. The Commission requested an increase in the maximum FAR and building height when using a development bonus. As a result, the City Council approved [Ordinance No. 20230209-046](#).
3. Creation of a new subdistrict: Commercial Mixed-use – Midway (CMU-M) which allows for a maximum floor-to-area ratio (FAR) of 10:1 and a maximum building height of up to 350 feet, when using a development bonus. ([Ordinance No. 20231019-056](#)).

Staff Recommendation:

Staff recommends **APPROVAL** of the proposed Code Amendment to the North Burnet/Gateway Regulating Plan as amended by **Exhibit “A”**.

Recent changes to land development patterns in the planning area merit the consideration to incentivize development via base entitlements and development bonuses for increased residential, commercial, retail, life sciences, lab, and biomedical uses. The proposed amendment aligns with the Vision of the North Burnet/Gateway Plan and will implement the City Council policy direction to increase density and consideration of community benefits as outlined in the Plan. The Imagine Austin Comprehensive Plan identifies the North Burnet/Gateway Planning Area as a Regional Center envisioned to be the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located.

City Council and Board and Commission Actions:

1. **November 9, 2023:** Initiated by the City Council under [Resolution No. 20231109-027](#).
2. **February 13, 2023:** Planning Commission – postponed to February 27, 2024
3. **February 15, 2024:** Set public hearing at City Council
4. **March 7, 2023:** Conduct public hearing at City Council

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Additional backup may be found at the following link:

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