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**ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 TO MODIFY THE NORTH BURNET/GATEWAY ZONING DISTRICT REGULATING PLAN TO CREATE A RESEARCH AND SCIENCES MIXED USE (RSMU) SUBDISTRICT, ESTABLISH LAND USE STANDARDS, SITE DEVELOPMENT REGULATIONS WITH AND WITHOUT USING A DEVELOPMENT BONUS, AND ESTABLISH OTHER REGULATIONS.**

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

**PART 1. FINDINGS.**

- (A) 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.
- (B) 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, 20220609-101, 20221027-044, 20230209-046, and 20231019-056.
- (C) The Regulating Plan for the North Burnet/Gateway Zoning District (the “Regulating Plan”) identifies and defines the current subdistricts within the Regulating Plan area as Transit Oriented Development (TOD) Subdistrict, Commercial Mixed-Use (CMU) Subdistrict, Neighborhood Mixed Use (NMU) Subdistrict, Neighborhood Residential (NR) Subdistrict, Warehouse Mixed Use (WMU) Subdistrict, and Commercial Industrial (CI) Subdistrict (“Regulating Plan Subdistricts”).
- (D) The Regulating Plan Subdistricts establish land use standards, including permitted, prohibited, and conditional uses, allowed for each subdistrict.
- (E) The Regulating Plan Subdistricts establish site development regulations, including maximum impervious cover, maximum floor-to-area ratio (FAR), maximum FAR when using a development bonus, maximum height, and maximum height when using a development bonus allowed for each subdistrict.

- 42 (F) The Regulating Plan includes available roadway types, collector street plans,  
43 circulation, connectivity, and streetscape design, building design standards,  
44 development bonus standards, and provides applicable definitions.
- 45
- 46 (G) The Regulating Plan may be modified to create new subdistricts and establish  
47 uses, site development regulations with or without development bonus,  
48 available roadway types, collector street plans, circulation, connectivity,  
49 streetscape design, building design standards, development bonus standards,  
50 and definitions within a new subdistrict.
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52 **PART 2.** The Regulating Plan is amended to create a new Research and Sciences Mixed  
53 Use (RSMU) subdistrict and to include the modifications identified in **Exhibit “A”**,  
54 accomplishing the following:

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- 56 (A) Amend Article 2: Land Use Standards: to establish the Research and Sciences  
57 Mixed Use (RSMU) subdistrict and specific permitted, conditional, and  
58 prohibited uses and expand certain Life Science uses;
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- 60 (B) Roadway Types: to include that any future roadway connections be subject to  
61 University of Texas authorization;
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- 63 (C) Amend Article 3: Circulation, Connectivity, and Streetscape: to require that  
64 RSMU subdistrict is subject to the provisions of Article 3;
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- 66 (D) Amend Collector Street Plan (Figure 3-12): to include that any future roadway  
67 connections be subject to University of Texas authorization;
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- 69 (E) Amend Article 4: Site Development Standards: to make RSMU subdistrict  
70 subject to the provisions of Article 4 and establish RSMU subdistrict site  
71 development regulations, including:
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- 73 (1) Maximum impervious cover of 95 percent if located in a suburban  
74 watershed;
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- 76 (2) Maximum floor-to-area (FAR) of 3:1 without a development bonus;
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- 78 (3) Maximum FAR of 12:1 when using a development bonus;
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- 80 (4) Maximum building height of 125 feet for Life Science Use and 120 feet for  
81 all other uses without a development bonus;
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