RESOLUTION NO.

2	WHEREAS, city council adopted the North Burnet Gateway Regulating Plan in
3	2009 in anticipation of the completion of the Capital Metro Red Line rail project; and
4	WHEREAS, the North Burnet Gateway Regulating Plan was intended to promote
5	density and transit oriented development in a mostly industrial area to take advantage of
6	the new rail line; and
7	WHEREAS, many people consider the North Burnet Gateway Regulating Plan
8	area, including the Domain, to be a desirable and successful development, and this
9	regional center is intended as Austin's "Second Downtown"; and
0	WHEREAS, council unanimously approved an amendment to the Code re-write
1	on February 13, 2020, to give direction to make changes to the North Burnet Gateway
2	Regulating Plan subdistricts to accommodate generally higher housing density and review
3	the Commercial Industrial (CI) Subdistrict for opportunities to transition to residential and
4	live/work uses; and
5	WHEREAS, the property located at 2136 Rutland Drive and 10139 Metropolitan
6	Drive is subject to the North Burnet Gateway Regulating Plan and is designated as CI
7	Subdistrict and 2:1 maximum floor-to-area ratio (FAR) with development bonus on Figure
8	4-3; and
9	WHEREAS, the owners of the property located at 2136 Rutland Drive and 10139
0	Metropolitan Drive will comply with Warehouse Mixed Use (WMU) Subdistrict and 3:1
1	FAR to allow for the development of higher housing density, and the change in subdistrict

22	is consistent with properties designated as WMU across the street and along Metropolitan
23	Drive; NOW THEREFORE,
24	BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
25	The city council initiates amendments to City Code Title 25 (Land Development Code)
26	and to the North Burnet Gateway Regulating Plan to amend the subdistrict to WMU and
27	3:1 maximum FAR with development bonus on Figure 4-3 on the above-mentioned
28	property.
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31	ADOPTED: , 2020 ATTEST:
32	Jannette S. Goodall
33	City Clerk
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