

- 1
- 2
- 3
- 4
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**WHEREAS**, the North Burnet Gateway Regulating Plan was intended to promote  
y and transit oriented development in a mostly industrial area to take advantage of  
w rail line; and

**WHEREAS**, council unanimously approved an amendment to the Code re-write February 13, 2020, to give direction to make changes to the North Burnet Gateway Planning Plan subdistricts to accommodate generally higher housing density and review Commercial Industrial (CI) Subdistrict for opportunities to transition to residential and work uses; and

**WHEREAS**, the property located at 2136 Rutland Drive and 10139 Metropolitan is subject to the North Burnet Gateway Regulating Plan and is designated as CI District and 2:1 maximum floor-to-area ratio (FAR) with development bonus on Figure

**WHEREAS**, the owners of the property located at 2136 Rutland Drive and 10139 Metropolitan Drive will comply with Warehouse Mixed Use (WMU) Subdistrict and 3:1 to allow for the development of higher housing density, and the change in subdistrict

is consistent with properties designated as WMU across the street and along Metropolitan Drive; **NOW THEREFORE,**

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

The city council initiates amendments to City Code Title 25 (*Land Development Code*) and to the North Burnet Gateway Regulating Plan to amend the subdistrict to WMU and 3:1 maximum FAR with development bonus on Figure 4-3 on the above-mentioned property.

**ADOPTED:** \_\_\_\_\_, 2020

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk