

RESOLUTION NO. 20200409-031

WHEREAS, city council adopted the North Burnet Gateway Regulating Plan in 2009 in anticipation of the completion of the Capital Metro Red Line rail project; and

WHEREAS, the North Burnet Gateway Regulating Plan was intended to promote density and transit oriented development in a mostly industrial area to take advantage of the new rail line; and

WHEREAS, many people consider the North Burnet Gateway Regulating Plan area, including the Domain, to be a desirable and successful development, and this regional center is intended as Austin's "Second Downtown"; and

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

WHEREAS, the property located at 2136 Rutland Drive and 10139 Metropolitan Drive is subject to the North Burnet Gateway Regulating Plan and is designated as CI Subdistrict and 2:1 maximum floor-to-area ratio (FAR) with development bonus on Figure 4-3; and

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 FAR to allow for the development of higher housing density, and the change in

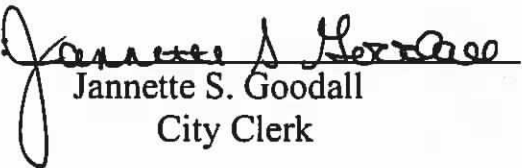
subdistrict is consistent with properties designated as WMU across the street and along Metropolitan Drive; **NOW THEREFORE,**

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: April 9, 2020

ATTEST:


Jannette S. Goodall
City Clerk