



City of Austin

Recommendation for Action

File #: 24-4246, **Agenda Item #:** 47.

3/21/2024

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 relating to the North Burnet/Gateway Regulating Plan.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On November 1, 2007, the Austin City Council adopted the North Burnet/Gateway Plan as an amendment to the Austin Tomorrow Comprehensive Plan and created the North Burnet/Gateway Overlay District to implement the land use recommendations of the plan.

On November 9, 2023, via Resolution No. 20231109-027, the City Council initiated amendments to City Code Title 25 to amend the North Burnet/Gateway Regulating Plan 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 biomed uses, and to establish development regulations and standards applicable to said district.

For More Information:

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Council Committee, Boards and Commission Action:

Planning Commission public hearing: February 27, 2024

Set Council public hearing: February 15, 2024

Conduct Council public hearing: March 7, 2024

Additional Backup Information:

On November 1, 2007, the Austin City Council adopted the North Burnet/Gateway Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan and created the North Burnet/Gateway Overlay District to implement the land use recommendations of the plan. The planning area comprises approximately 2,300 acres in north central Austin that is well-served by transit including a Transit-Oriented Development (TOD) nodes along the Capital Metro commuter rail line which began service in March 2010.

The North Burnet/Gateway Plan presents a long-term vision for the area to continue to redevelop the existing low density, auto-oriented commercial, warehouse and industrial uses into a higher density urban mixed-use neighborhood that is more pedestrian- and bicycle-friendly and takes advantage of the links to commuter rail transit and the area's key position within Austin's Urban Core. The intent is to allow a significant number of new residents to move into the area to accommodate some of the expected population growth in the region and to provide the associated community and neighborhood services, parks, and public space important to

making a great neighborhood. These may include restaurants, small local businesses, retailers, and multi-story, mixed use buildings with direct pedestrian access to public transit. An important element of the plan is to enhance development design quality and create great places where people can live, work, shop, interact and recreate within a walking distance of one another.

The North Burnet/Gateway Master Plan was adopted on March 12, 2009 and became effective on March 23, 2009.