

1 **PART 4.** The Regulating Plan for the North Burnet/Gateway Zoning District (the
2 “Regulating Plan”) identified and defined subdistricts within the plan area and established
3 boundaries for each subdistrict. Currently, the Property is within the warehouse mixed use
4 (WMU) subdistrict as shown in **Exhibit “B”**. Figure 1-2 of the Regulating Plan depicting
5 the boundaries of the transit oriented development-gateway zone subdistrict (TOD-
6 Gateway Zone) is amended to include the Property as shown on **Exhibit “C”**.
7

8 **PART 5.** Figure 4-3 of the Regulating Plan is amended to make the Property eligible for
9 maximum floor-to-area ratio (FAR) allowed with a development bonus, with a maximum
10 FAR of 12:1, as shown on **Exhibit “D”**.
11

12 **PART 6.** Figure 4-5 of the Regulating Plan is amended to make the Property eligible for
13 maximum height allowed with a development bonus, with a maximum height of 491 feet,
14 as shown on **Exhibit “E”**.
15

16 **PART 7.** Figure 1-2, Figure 4-3, and Figure 4-5 attached as Exhibits “C” through “E” are
17 incorporated into the Regulating Plan, and the revised figures shall be substituted where
18 appropriate in the Regulating Plan documents.
19

20 **PART 8.** Except as specifically provided in this ordinance, the Property is subject to the
21 terms and conditions of Ordinance No. 20090312-035, as amended.
22

23 **PART 9.** This ordinance takes effect on _____, 2024.
24

25 **PASSED AND APPROVED**
26

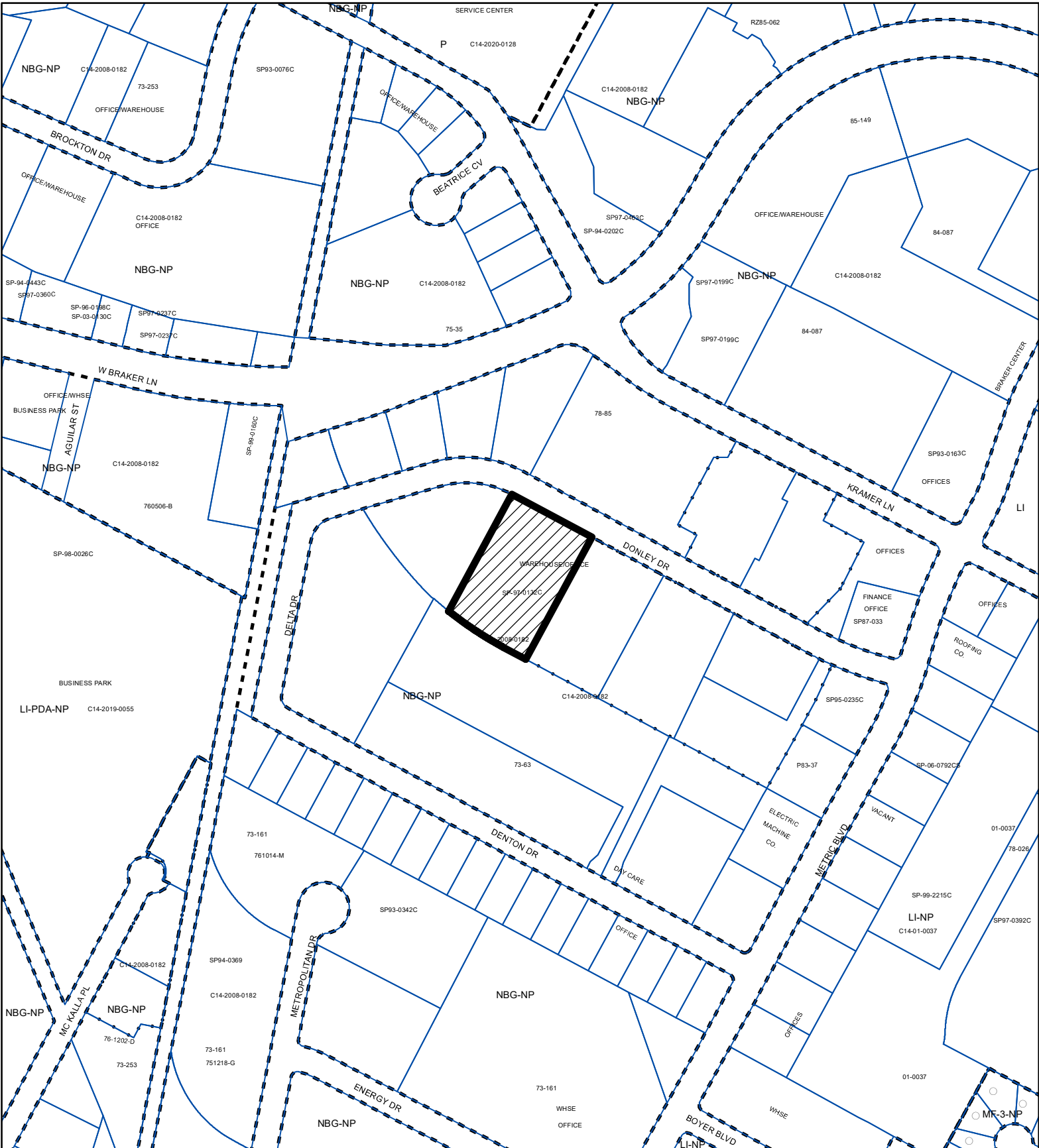
27 §
28 §
29 _____, 2024 § _____
30

Kirk Watson
Mayor
31
32

33
34 **APPROVED:** _____ **ATTEST:** _____

35 Anne L. Morgan
36 City Attorney
37

Myrna Rios
City Clerk






ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0074



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/6/2024

Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

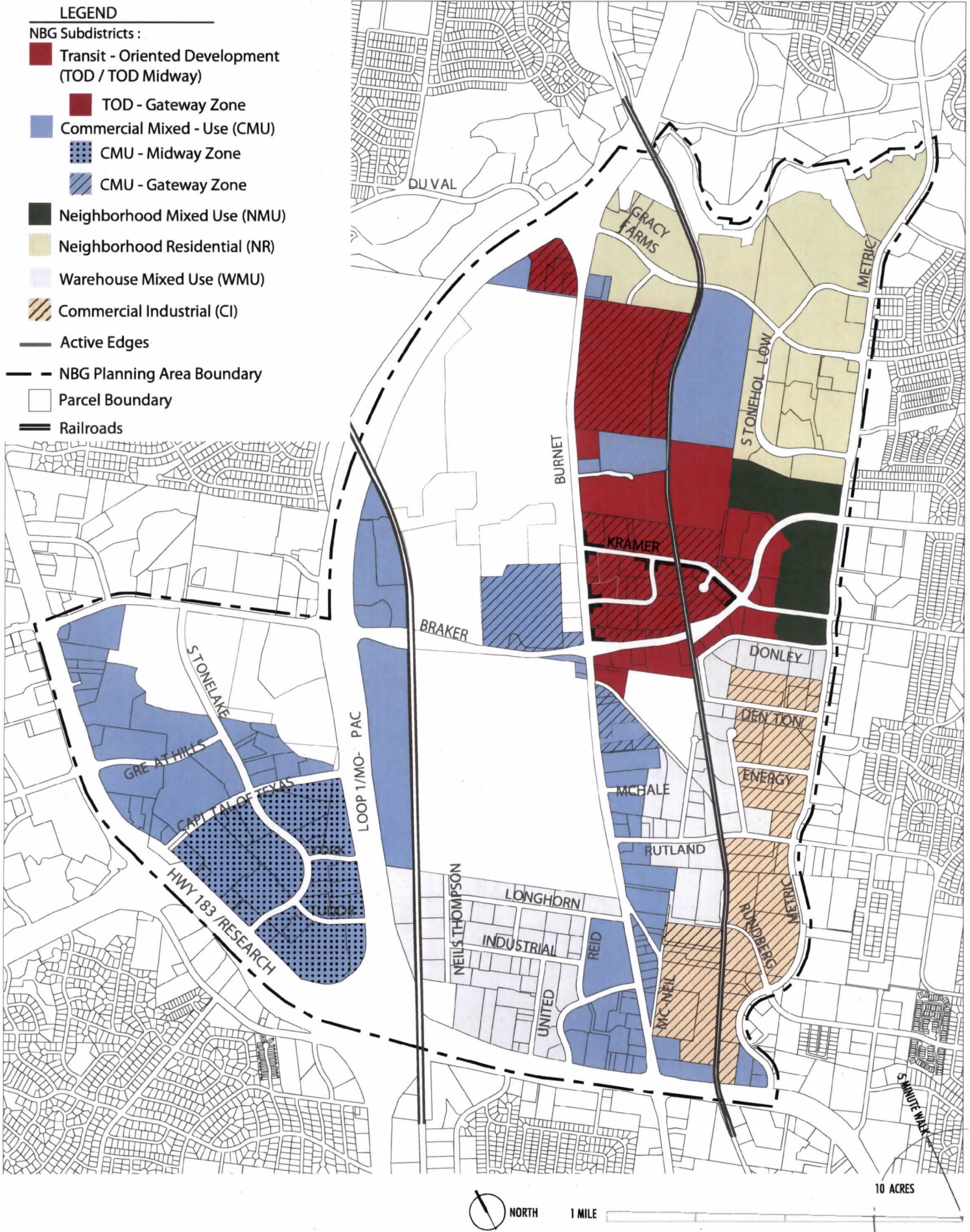
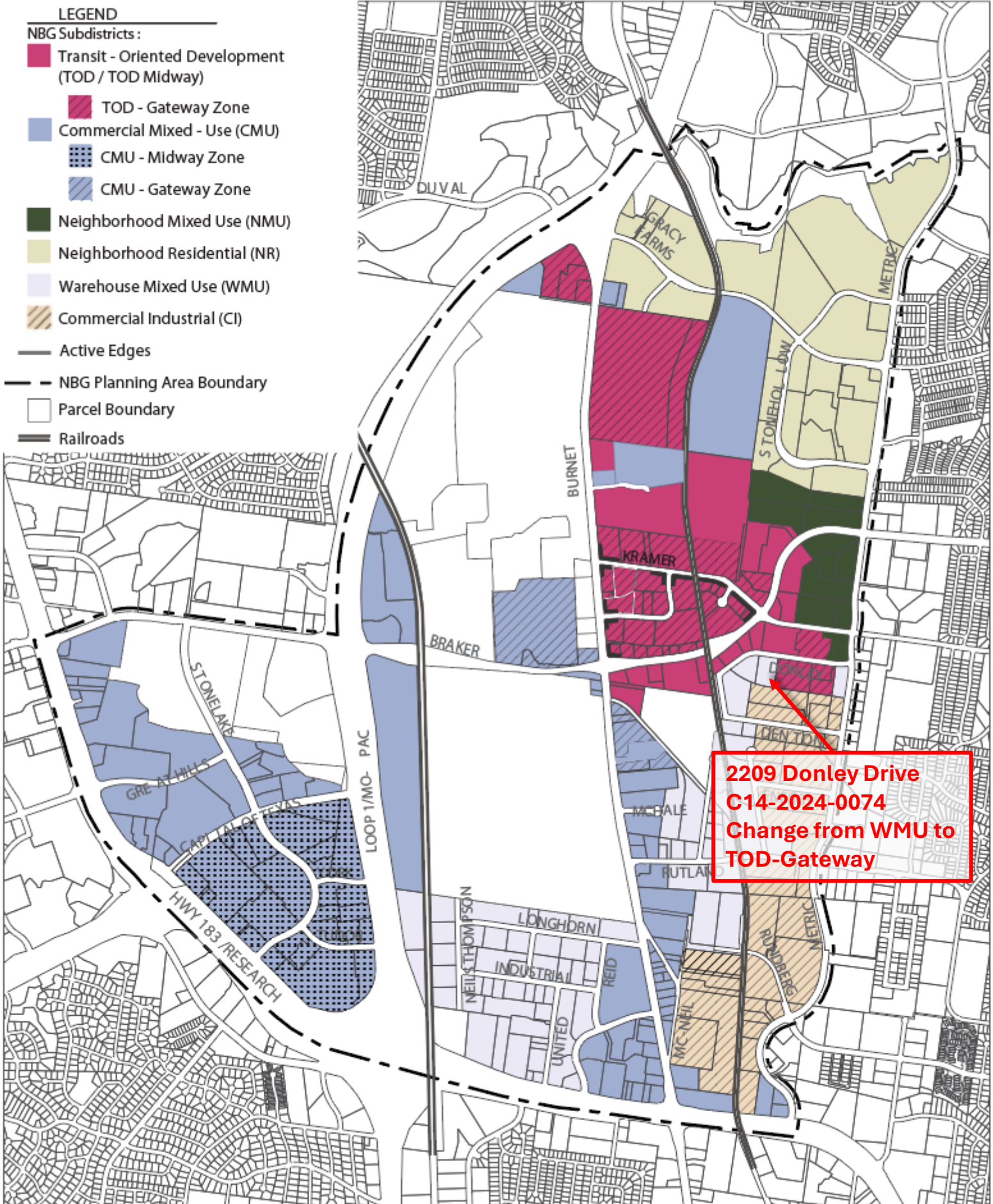


Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

Revised 02-28-24



1 MILE

Figure 4-3 : Maximum Floor - to - Area-Ratio (FAR) with Development Bonus

Revised 02-28-24

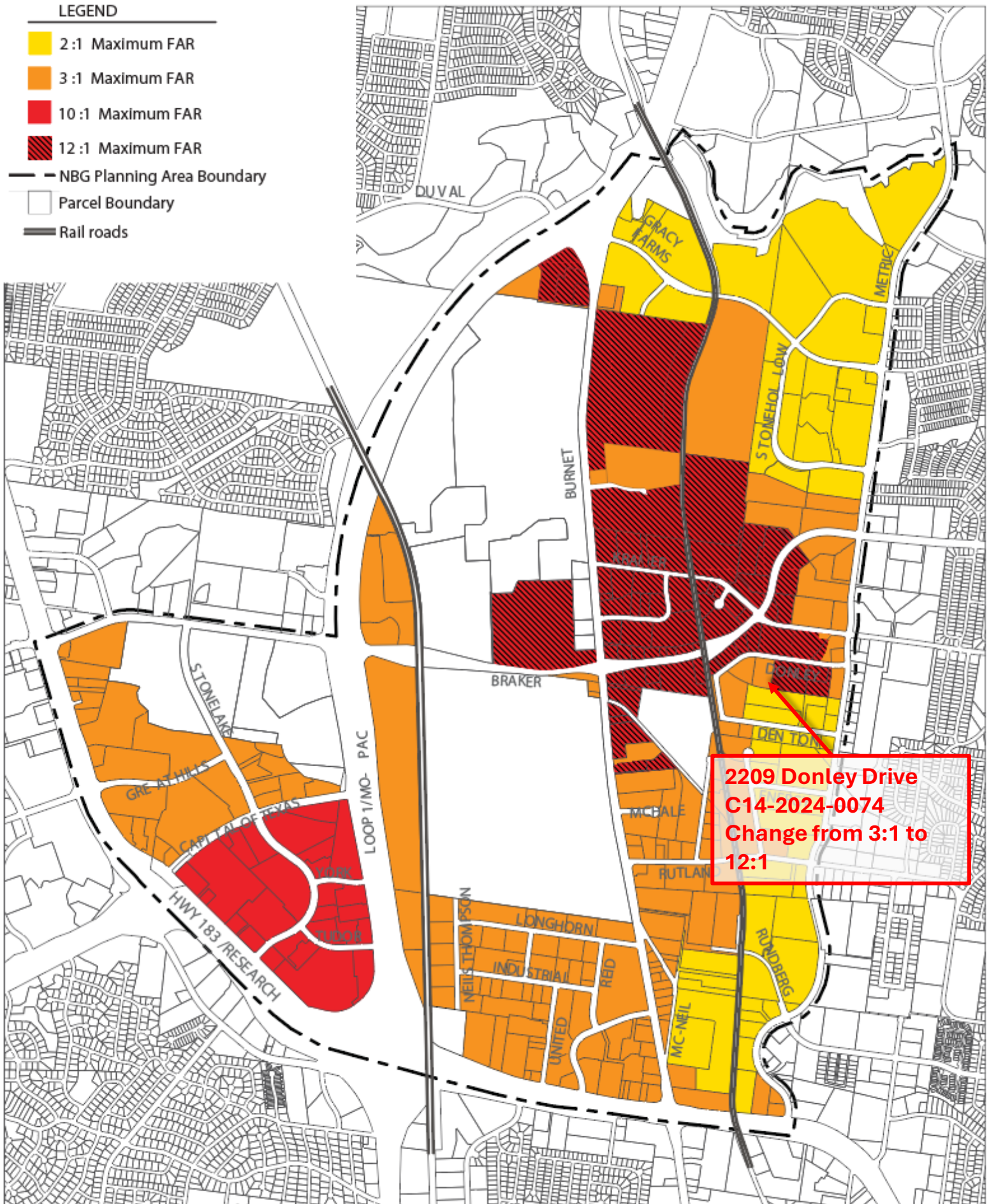


Figure 4-5: Maximum Height with Development Bonus

