

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0126- North Burnet/Gateway RSMU Rezoning DISTRICT: 7

ADDRESS: Area bounded by Braker Ln.; Burnet Rd.; MoPac Expy.; Stonelake Blvd.

ZONING FROM:

- Tract 1: From: P (Public) district and MI (Major Industrial) district
- Tract 2: From: NBG-CMU-NP (Commercial Mixed Use Subdistrict)
- Tract 3: From: IP-NP (Industrial Park) Neighborhood Plan combining district
- Tract 4: From: P (Public) district
- Tract 5: From: P (Public) district

TO: NBG-RSMU-NP (North Burnet/Gateway-Neighborhood Plan (Research and Sciences Mixed Use Subdistrict) Combining District

COMBINED SITE AREA OF ALL TRACTS: 373.83 Acres

PROPERTY OWNER: University of Texas System

APPLICANT/AGENT: Austin Planning – City of Austin

CASE MANAGER: Jorge E. Rousselin (512-974-2975, jorge.rousselin@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends North Burnet/Gateway-Neighborhood Plan (Research and Sciences Mixed Use Subdistrict) Combining District zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION: February 24, 2026

The motion to approve the staff recommendation of North Burnet/Gateway-Neighborhood Plan (Research and Sciences Mixed Use Subdistrict) Combining District zoning made by Commissioner Skidmore, Second by Commissioner Bedrosian was approved on a vote of 12-0.

CITY COUNCIL ACTION: March 26, 2026

ORDINANCE NUMBER: Pending

ISSUES: N/A

CASE MANAGER COMMENTS:

The properties in question total 373 acres of land made up of multiple properties owned by the University of Texas System. The largest tract of land is the site of the Pickle Research Center, housing industrial and research functions for the University of Texas. The tract to the west contains retail, food sales, and restaurant uses and is known as the Arbor Walk development. Across MoPac expressway, the University of Texas has administrative and operational offices and vacant land. To the north, across Braker Ln., there is a regional commercial retail center known as the Domain including multiple commercial, retail, hotel, office, and restaurant uses. To the south, there are various commercial, retail, and restaurant as well as indoor entertainment. The development to the east is comprised of multiple industrial, commercial, and warehouse uses. To the west there is a commercial center (Gateway) that contains retail, food sales, indoor entertainment and restaurant uses.

The Imagine Austin Comprehensive Plan identified the North Burnet/Gateway and Domain areas as a Regional Center and Austin's "second downtown." The North Burnet/Gateway Vision Plan was adopted in 2006, followed with adoption of the North Burnet/Gateway Regulating Plan (the Plan) in 2009 that set development and design standards for the area. Multiple amendments to the Plan since 2013 have facilitated the redevelopment of the area's older industrial, office, and warehouse sites in favor of mixed-use development with increased housing density, variety of office spaces, and vibrant store fronts for small retail business. The recent construction of two new Red Line commuter rail stations, one at the Uptown ATX campus and the other at McKalla to serve the Q2 Stadium have generated significant development interest in the area.

In 2023, via [Council Resolution No. 20231109-027](#), the Council found that the redevelopment of the North Burnet/Gateway area's older industrial, office, and warehouse structures is changing in favor of mixed-use development with housing density, office spaces, and vibrant store fronts for small retail business. The City Council supported a comprehensive amendment to the North Burnet/Gateway Regulating Plan to allow for the creation of a Research and Sciences Mixed Use District within the North Burnet/Gateway area and initiated amendments to City Code Title 25 (Land Development Code). This amendment created a new subdistrict called the Research and Sciences Mixed Use Subdistrict (RSMU) and established 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 the new district. On March 23, 2024, City Council adopted [Ordinance No. 20240321-047](#) that created the new RSMU subdistrict.

Staff recommends NBG-RSMU-NP (North Burnet/Gateway-Neighborhood Plan (Research and Sciences Mixed Use Subdistrict) Combining District for the subject properties. The University of Texas System agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

North Burnet/Gateway district is the designation for an identified area of existing low density, auto oriented commercial, warehouse, and industrial uses that is the subject of an approved master plan for redevelopment of the area into a higher density urban mixed-use neighborhood that is more pedestrian friendly and takes advantage of the links to commuter rail transit and the area's key position in the urban core.

Research and Sciences Mixed Use subdistrict (RSMU) is a high-density mixed-use subdistrict appropriate for life sciences, lab, and biomedical uses as well as high rise and mid-rise residential, attached residential, major and smaller employers, retail, large scale civic uses, and industrial uses.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. The proposed zoning should promote consistency and orderly planning.

The staff recommends the NBG-RSMU-NP (North Burnet/Gateway-Neighborhood Plan (Research and Sciences Mixed Use Subdistrict) Combining District because location of the site is appropriate for the proposed intensity of uses. The subject rezoning area is located along major roads and expressways such as Mopac Expressway, Braker Lane, and Burnet Road and is within the boundaries of a "Regional Center" as designated on the Growth Concept Map in the Imagine Austin Comprehensive Plan.

3. *The proposed zoning should allow for a reasonable use of the property.*

NBG-RSMU-NP (North Burnet/Gateway-Neighborhood Plan (Research and Sciences Mixed Use Subdistrict) combining district zoning would allow for fair and reasonable use of the site. The proposed RSMU subdistrict will allow for life sciences, lab, and biomed uses, along with existing retail and commercial uses, and multifamily development, which will provide desirable housing opportunities for the people that work in the surrounding office, commercial and industrial areas. This site is located near major employment, commercial and residential developments such as Gateway and The Domain.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	P- Public district MI- Major Industry district NBG-CMU-NP IP-NP - Industrial Park district	J.J. Pickle Research Center; Arbor Walk Commercial Center University of Texas At Austin - Office of Sponsored Projects Vacant Land
<i>North</i>	NBG-CMU (Commercial Mixed use)-NP MI-PDA LO- Limited Office	Offices Domain Shopping Center
<i>South</i>	NBG-CMU (Commercial Mixed use)-NP	Commercial, retail, and restaurant as well as indoor entertainment
<i>East</i>	NBG-CMU(Gateway Zone)-NP	Multiple industrial, commercial, and warehouse uses
<i>West</i>	NBG-CMU (Commercial Mixed use)-NP	Gateway Commercial Center - retail, food sales, indoor entertainment and restaurant uses

NEIGHBORHOOD PLANNING AREA: North Burnet/Gateway Neighborhood Planning Area

WATERSHED: Shoal Creek; Little Walnut Creek; Walnut Creek

SCHOOLS: Austin I.S.D.

- Hill Elementary School
- Padron Elementary
- Burnet Middle School
- Anderson High School

NEIGHBORHOOD ORGANIZATIONS:

- Austin Independent School District
- Austin Neighborhoods Council
- Friends of Austin Neighborhoods
- Homeless Neighborhood Association
- TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2025-0078 (10200 McKalla Place)	NBG-NP (WMU Subdistrict) to NBG-NP (CMU Gateway Zone Subdistrict)	9/23/25: Approved staff's recommendation of NBG-CMU (Gateway Zone)-NP zoning, by consent (9-0, C. Haney, A. Lan and P. Howard-absent); I. Ahmed-1st, F. Maxwell-2nd.	1/22/26: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20260122-076 for North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (Commercial Mixed Use-Gateway Zone Subdistrict) zoning was approved on Council Member Harper-Madison's motion, Council Member Laine's second on an 11-0 vote.
C14-2025-0052 (9400 Metric Boulevard)	NBG-NP (CI Subdistrict) to NBG-NP (WMU Subdistrict)	10/28/25: Approved staff's recommendation of NBG-NP (WMU Subdistrict) zoning by consent (12-0); P. Breton-1st, J. Hiller-2nd.	12/11/25: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20251211-096 for North Burnet/Gateway-neighborhood plan (NBG-NP) combining district zoning (Warehouse Mixed Use Subdistrict) was approved on Mayor Pro Tem Fuentes' motion, Council Member Alter's second on an 11-0 vote.
C14-2023-0045 (2404 Rutland Drive)	NBG-WMU-NP to NBG-CMU (Gateway Zone)- NP	05/10/22: Approved staff's recommendation of NBG-CMU (Gateway Zone)-NP zoning by consent (13-0); A. Azhar-1st, J. Mushtaler-2nd.	06/09/22: Approved NBG-CMU (Gateway Zone)-NP zoning by consent on all 3 readings (11-0); N. Harper-Madison-1st, P. Renteria-2nd.
C14-2023-0040 (10317 - 10423 McKalla Place)	NBG-WMU-NP to NBG-TOD (Gateway Zone)-NP	12/12/23: Approved the staff's recommendation of NBGTOD(Gateway)-NP zoning by consent (12-0, P. Howard-absent); F. Maxwell-1st, A. Azhar-2nd.	01/18/24: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240118-080 for NBG-NP combining district zoning (transit oriented development gateway zone subdistrict) was approved on Council Member Qadri's motion, Council Member Ellis' second on an 11-0 vote.
C14-2022-0045 (10321 and 10401 Burnet Road)	NBG-CMU-NP to NBG-CMU (Gateway Zone)-NP	5/10/22: Approved staff's recommendation of NBG-CMU (Gateway Zone)-NP zoning by consent (13-0); A. Azhar-1st, J. Mushtaler-2nd.	6/09/22: Approved NBG-CMU (Gateway Zone)-NP zoning by consent on all 3 readings (11-0); N. Harper-Madison-1st, P. Renteria-2nd.

<p>C14-2021-0101 (Verde Square: 10401 1/2, 10431, 10435, 10505, and 10509 Burnet Road)</p>	<p>NBG-CMU-NP to NBG-CMU (Gateway Zone)- NP</p>	<p>8/24/21: Approved staff's recommendation for NBG-CMU(Gateway)-NP zoning by consent (11-0); C. Hempel-1st, R. Schneider - 2nd.</p>	<p>9/30/21: The public hearing was conducted and a motion to close the public hearing and approve NBG-CMU-Gateway Zone-NP district zoning (was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.</p>
<p>C14-2020-0128 (NBG Austin Energy Substation Rezoning: 2412 Kramer Lane)</p>	<p>NBG-TOD-NP to P</p>	<p>1/26/21: Approved staff's recommendation of P district zoning (12-0, A. Azhar-1st, P. Seeger-2nd.</p>	<p>February 4, 2021: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20210204-058 for public (P) district zoning was approved on Council Member Pool's motion, Council Member Tovo's second on an 11-0 vote.</p>
<p>C14-2019-0055 (Austin FC: 10414 McKalla Place and 10617 ½ Burnet Road)</p>	<p>LI-NP, NBG-NP to LI-PDA-NP</p>	<p>5/14/19: To approve the staff's recommendation of LI-PDA zoning, with added condition to approve the Transportation Impact Analysis (TIA) with the site plan process, if practical (Vote: 11-2, K. McGraw and P. Seeger-No); G. Anderson-1st, C. Kenny-2nd.</p>	<p>6/06/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance 20190606-097 for limited industrial services-planned development area-neighborhood plan (LI-PDA- NP) combining district zoning was approved on Council Member Pool's motion, Council Member Flannigan's second on a 10-0 vote. Council Member Harper-Madison was absent.</p>
<p>C14-2016-0074 (Element Hotel: 10728 Burnet Road)</p>	<p>MI-PDA to MI-PDA</p>	<p>8/09/16: Approved staff's recommendation of MI-PDA zoning on consent (8-0, K. McGraw, S. Oliver, P. Seeger, J. Thompson, T. White-absent); N. Zaragoza-1st, J. Shieh-2nd.</p>	<p>9/22/16: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20160922-071 for MI-PDA zoning, to change a condition of zoning was approved on consent on Council Member Houston's motion, Council Member Casar's second on a 10-0 vote. Council Member Troxclair was absent.</p>
<p>C14-2014-0062 (The Kenzie: 3201 Esperanza Crossing)</p>	<p>MI-PDA to MI-PDA</p>	<p>5/27/14: Approved staff's recommendation for MI-PDA zoning by consent (8-0, J. Nortey-absent); R. Hattfield-1st, N. Zaragoza-2nd.</p>	<p>6/26/14: Approved MI-PDA zoning, to change a condition of zoning, on consent on all 3 readings (6-0, M. Martinez- off the dais); B. Spelman-1st, S. Cole-2nd.</p>
<p>C14-2013-0130 (Domain Entertainment District: 11824</p>	<p>MI-PDA to MI-PDA</p>	<p>11/12/13: Approved staff's recommendation for MI-PDA zoning, with conditions for a limitation of 90,000 square feet of</p>	<p>12/12/13: Approved MI-PDA zoning on consent on all 3 readings (7-0); B. Spelman-1st, S. Cole-2nd.</p>

Burnet Road)		Cocktail Lounge use as permitted with no one user exceeding 13,000 sq. ft. within the designated 43.267acre area (outlined in Exhibit A) located within the Property., by consent (7-0-2, D. Chimenti and A. Hernandez-absent); J. Nortey-1 st , B. Roark-2 nd .	
C14-2012-0002 (The Domain: 10728-11306 and 11500-11900 Burnet Road; 3300 West Braker Lane; 11105 and 11401-11925 Domain Drive, and 2900-3210 Esperanza Crossing)	MI-PDA to MI-PDA: To amend the PDA 1) To allow for a Cocktail Lounge use as a permitted use on a 2,198 sq. ft. parcel and 2) To relocate 1-acre of designated zero impervious area within a nine acre park to a new location within the same park.	5/08/12: Approved MI-PDA zoning by consent (9-0); D. Anderson-1 st , S. Kirk-2 nd .	6/28/12: Approved MI-PDA zoning to change a condition of zoning on all 3 readings (7-0); C. Riley-1 st , S. Cole-2 nd .
C14-2010-0087 (The Domain Rezoning-Simon: 11701, 11733 North Mopac Expressway; 11400, 11500 Domain Drive; 3311 Rogers Road; 3409 Esperanza Crossing; 11600 Century Oaks Terrace)	MI-PDA to MI-PDA: To amend the Domain zoning ordinance to request a change to the PDA overlay to allow 83% impervious cover for the overall site.	8/24/10: Approved staff's recommendation of MI-PDA zoning with the condition that the applicant agree to a public restrictive covenant to limit one acre of land on the Endeavor-Domain site to zero percent impervious cover to offset the increase in impervious cover on the Simon-Domain property (8-1, Chimenti-No), with the following additional conditions: 1) Require the applicant to provide bicycle access for a portion of Bicycle Route Segment #905.04 (Please see Public Works Department Memorandum – "Attachment B") to allow for continuity for bicycle traffic to and through the Domain development. Require a public restrictive covenant that will limit one acre of land on the Endeavor- Domain site to zero percent impervious cover to be signed and recorded before the 3 rd reading of this zoning case at City Council.	8/26/10: The public hearing will remain open and the first reading of the case was approved for MI-PDA zoning (7-0); Morrison-1st, Spelman-2nd, with the following additional conditions: 1) The applicant is to provide bicycle access for a portion of Bicycle Route Segment #905.04 to allow for continuity for bicycle traffic to and through the Domain development. 2) A public restrictive covenant that will limit one acre of land on the Endeavor- Domain site to zero percent impervious cover will be signed and recorded before the third reading of this zoning case. 10/14/10: Approved MI-PDA zoning on 2 nd /3 rd readings (7-0); Spelman-1st, Leffingwell-2nd, with the following amendments: 1) Part 3, C, 1 of the ordinance should read: "A pedestrian/bicycle entrance

			<p>shall be provided between the existing pedestrian/bicycle trail under Mopac Expressway and the Simon Project internal drive as shown on the attached Exhibit B. A minimum 12-foot wide paved path shall be constructed with an associated curb cut connecting to the internal drive prior to issuance of a certificate of occupancy for a building on Lot 5A, Block A, the Domain Shopping Center Section 3 Subdivision.”; 2) Add a new paragraph to Part 3, Section D to read: “The two trees on the property numbered 5068 and 5081 as shown on Exhibit D may not be removed, unless the City Arborist approved otherwise based on the health of the individual trees.”; 3) The approved otherwise based on fourth WHERAS of the restrictive covenant should read: “WHEREAS, the requirements of the Land Development Code for both the Endeavor Tract and the Simon Tract allow for a combined maximum of eighty percent (80%) net site area impervious cover resulting in a total allowable impervious cover area of 135.36 acres for the Endeavor Tract and 40.54 for the Simon Tract</p>
<p>C14-2010-0015 (The Domain Rezoning-Endeavor: 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road; 11601 Domain Drive; 2900, 3001, 3101 Esperanza Crossing)</p>	<p>To rezone the property from MI-PDA to MI-PDA to amend the Domain zoning ordinance to modify the following conditions: 1) To provide updated bike lanes for the development by routing sharrows and hike and bike paths throughout the site 2) To</p>	<p>8/24/10: Approved staff’s recommendation for MI-PDA zoning (8-1, Tovo-No), with an amendment to the Public Works Department Memorandum – “Attachment A” to change the wording in the first line of item #2 from should to shall. The Commission also included findings for the justification for the approval of the proposed variance to the “Big Box” ordinance, LDC Sec. 25-2-813: 1) This request is a special</p>	<p>10/14/10: Approved MI-PDA zoning on all 3 readings on consent (7-0); Spelman-1st, Cole-2nd, with the following conditions: Part 3, C, 1 of the ordinance should read: “The Domain-Endeavor Project shall provide internal bicycle routes for access and continuity to existing or planned bicycle routes as well as multi-use hike and bike trails as more particularly detailed in the attached Exhibit C.”, 2) Part 3, C, 4 of the ordinance should</p>

	<p>request a variance through the PDA to LDC Sec. 25-2-813 to allow an administrative approval of one large retail user exceeding 100,000 square feet to be constructed on the portion of the Domain property that is located north of Esperanza Crossing. Thereby, removing the requirement to secure approval of a Conditional Use Permit for this sole large retail user at this location.</p>	<p>circumstance because the property is located with a PDA overlay district. 2) This approval is in accordance with the North Burnett/Gateway Neighborhood Plan. The approval for this case allows for the inclusion of the recommendations of the City of Austin Bicycle Program for the property.</p>	<p>read: “The sharrows shall be installed within one year of the effective date of this ordinance for existing roadways and at the time of construction for future roadways.”</p>
<p>C14-06-0121</p>	<p>MI-PDA to MI-PDA</p>	<p>2/13/10: Approved staff’s rec. for MI-PDA zoning with additional conditions of:</p> <ul style="list-style-type: none"> • 2 star Green Building rating • natural landscaping of all water quality ponds (existing and future); • be in compliance with TIA conditions; • the applicant’s requested parkland dedication proposal; height base of 140-ft; plus an additional 12-stories based on electing to provide some of the public benefits as listed in the North Burnet/Gateway Neighborhood Plan. • Maximum height of 308 feet. <p>Vote: (9-0); J.Reddy-1st, G. Stegeman-2nd.</p>	<p>3/01/07: Approved MI-PDA zoning with the addition of low albedo roofing materials, one star construction for the total site and two star construction for 50% of the office and residential construction (7-0); McCracken-1st, Dunkerley-2nd.</p>

C14-06-0154	MI-PDA to MI- PDA	8/08/06: Approved staff rec. of MI-PDA by consent (8-0)	09/28/06: Approved MI-PDA (7-0); 1 st reading 10/05/06: Approved MI-PDA changes as a condition of zoning (6-0); 2 nd /3 rd readings
C14-04-0151	MI-PDA to MI- PDA	11/23/04: Approved staff recommendation of MI-PDA, with Environmental Board conditions (9-0).	12/16/04: Approved MI-PDA (7-0); all 3 readings
C14-04-0146	P to CH	11/9/04: Approved staff's recommendation of CH zoning with conditions (9-0)	12/2/04: Approved CH zoning (7-0); all 3 readings
C14-03-0017	MI-PDA to MI-PDA	6/11/03: Approved staff's recommendation of MI-PDA zoning, with inclusion of original PDA conditions (as read into the record) from Ordinance #000608-67 (8-0, R. Pratt-off dais)	7/31/03: Granted MI-PDA on all 3 readings (7-0)
C14-03-0016	MI to MI-PDA	6/11/03: Approved staff's recommendation of MI-PDA zoning (8-0, R. Pratt-off dais)	7/31/03: Granted MI-PDA on all 3 readings (7-0)
C14-03-0015	MI to CS	6/11/03: Approved staff's recommendation of CS-CO zoning (8-0, R. Pratt-off dais)	7/31/03: Granted CS-CO on all 3 readings
C14-02-0062	LI to CS-1	6/12/02: Approved CS-1 by consent (8-0)	7/11/02: Approved PC rec. of CS-1 (7-0); all 3 readings
C14H-00-2177	LI-PDA to LI-PDA	10/24/00: Approved staff rec. of LI-PDA (TR1), LI-PDA-H (TR2) by consent (9-0)	11/30/00: Approved LI-PDA (TR1) and LI-PDA-H (TR2); (7-0); all 3 readings
C14-00-2065	MI to MI-PDA	5/9/00: Approved staff rec. of MI-PDA by consent (8-0); with the following conditions: 1) That minimum lot size be 1 acre provided for any lots that directly abut Braker Lane and Burnet Road (but not both) and	6/8/00: Approved MI-PDA, with changes agreed to with neighborhood association (7-0); all 3 readings

		which are less than 3 acres in size. 2) The total number of additional curb cuts on Braker Lane & Burnet Road providing access to such lots shall not exceed 50 % of the total number of such lots.	
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STAFF COMMENTS:

Comprehensive Planning

The subject property located at 10000-10116 BURNET ROAD is currently developed as an industrial park and shopping center associated with the JJ Pickle Research Campus and University of Texas owned lands on 373.828-acres.

The proposed rezoning is from P (Public), MI (Major Industry) & IP-NP (Industrial Park) to NBG-RSMU (North Burnet Gateway – Research and Sciences Mixed Use).

A Traffic Impact Analysis for the UT Pickle West Research Center was conducted (2024), and describes the following proposed land uses:

- 1,854 dwelling units of Multifamily (Mid-Rise) Housing
- 4,399,890 square feet of Office
- 164,900 square feet of Shopping Center

Ordinance No. 20240321-047 addresses the creation of the Research and Sciences Mixed Use (RSMU) district, amending the Regulating Plan for the North Burnet/Gateway Zoning District.

This rezoning request appears to be consistent with the intent of the North Burnet Gateway Master Plan and will bring the site’s zoning into conformance with the North Burnet/Gateway (NBG) Zoning District Subdistrict Map, updated on 2/13/2024 as per the Ordinance and associated amendments indicated above.

NBG Master Plan

“Provide zoning entitlements that allow high-density housing developments in the North Burnet/Gateway area (see “Land Use and Zoning” section of this chapter), to increase the supply of housing in Austin NBG Regulating Plan and begin to accommodate some of the housing demand that will be generated from expected population growth in the region.”

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NBG Regulating Plan

1. “General Intent 1.1.6. To allow for and encourage significant higher density residential uses to accommodate some of the region’s expected population growth” (Page 1)
2. “Research and Sciences Mixed Use (RSMU) is a high-density mixed-use subdistrict appropriate for life sciences, lab, and biomedical uses as well as high rise and midrise residential, attached residential, major and smaller employers, retail, large scale civic uses, and industrial uses”. (p. v)
3. “Figure 4 – 1 RSMU: NBG Zoning District General Site Development Standards offers guidance on the applicable standards for this site.”

Drainage: No comments.

Environmental

1. A portion of this site is located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed classified as a Suburban Watershed, in the Little Walnut Creek Watershed classified as an Urban Watershed, and in the Shoal Creek Watershed classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.
2. Under current watershed regulations, development or redevelopment on this site within the suburban watershed will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

3. Zoning district impervious cover limits apply in the Urban Watershed classification.
4. According to floodplain maps there is no floodplain within or adjacent to the project location.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
6. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
7. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.
8. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire: No comments.

Parks and Recreation: No comments.

Site Plan

1. FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may

apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

2. Site plans will be required for any new development except for residential only projects with up to 4 units.
3. Any new development is subject to the North Burnet Gateway Regulating Plan. Additional comments will be made when the site plan is submitted.

Transportation

TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for W Braker Ln. It is recommended that 77 feet of right-of-way from the existing centerline should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for Stonelake Blvd. It is recommended that 77 feet of right-of-way from the existing centerline should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 3. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way MOPAC EXPY SVRD-W BALCONES CENTER DR CONNECTOR. It is recommended that 84 feet of right-of-way should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 4. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for W Balcones Center Dr. It is recommended that 116 feet of right-of-way should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 5. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for GREAT HILLS TRL-W BLACONES CENTER DR CONNECTOR. It is recommended that 116 feet of right-of-way should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 6. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for GREAT HILLS TRL-W BLACONES CENTER DR CONNECTOR. It is recommended that 116 feet of right-of-way should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 7. The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for N CAPITAL OF TEXAS HWY. It is recommended that 77 feet of right-of-way should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 8. The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for N CAPITAL OF TEXAS HWY. It is recommended that 77 feet of right-of-way should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 9. The Austin Strategic Mobility Plan (ASMP) calls for 116' feet of right-of-way for CAPITAL OF TEXAS HWY-READ GRANBERRY TRL CONNECTOR. It is recommended that 116 feet of

W Braker Ln.	Level 4	154'	137'	85'	Yes	No	Yes
Stonelake Blvd.	Level 4	154'	122'	80'	No	No	Yes
MOPAC EXPY SVRD-W BALCONES CENTER DR CONNECTOR	Level 2	54'	NA – new ASMP road	NA- new ASMP road	No	No	Yes
W Balcones Center Dr	Level 3	116'	NA – new ASMP road	NA – new ASMP road	No	No	Yes
GREAT HILLS TRL-W BLACONES CENTER DR CONNECTO	Level 3	116'	NA – new ASMP road	NA – new ASMP road	No	No	Yes
N MOPAC EXPY SVRD SB	Level 4	NA - TXDOT	NA - TXDOT	47'	Yes	No	Yes
N CAPITAL OF TEXAS HWY - TXDOT	Level 4	154'	120'	80'	Yes	Yes	Yes
N MOPAC EXPY SVRD NB	Level 4	NA - TXDOT	NA - TXDOT	51'	Yes	No	Yes
CAPITAL OF TEXAS HWY- READ GRANBERRY TRL CONNECTOR	Level 3	116'	NA – new ASMP road	NA – new ASMP road	No	No	Yes

Creativity Trail	Level 1	58'	NA – currently private. ASMP identified new road	22'	No	No	Yes
Quantum Dr	Level 1	58'	NA – currently private. ASMP identified new road	24'	No	No	Yes
Bevo Trail	Level 1	58'	NA – currently private. ASMP identified new road	25'	No	No	Yes
Exploration Way	Level 2	84'	NA – currently private. ASMP identified new road	41'	Partial	No	Yes
James Hart Trl	Level 1	58'	NA – currently private. ASMP identified new road	25'	Partial	No	Yes
United Dr.	Level 2	84'	NA – new ASMP road	NA – new ASMP road	NA – new ASMP road	NA – new ASMP road	Yes
E H SELLARDS RD	Level 1	58'	NA – currently private. ASMP identified new road	17'	No	No	Yes
T S PAINTER TRL	Level 1	58'	NA – currently private. ASMP identified new road	12'	No	No	yes

Clyde Davis Trail	Level 1	58'	NA – currently private. ASMP identified new road	22'	No	No	Yes
READ GRANBERRY TR	Level 3	116'	NA – currently private. ASMP identified new road	27'	No	No	Yes
NEILS THOMPSON DR	Level 1	58'	NA – currently private. ASMP identified new road	25'	No	No	Yes
INNOVATION BLVD	Level 1	58'	NA – currently private. ASMP identified new road	24'	NO	No	Yes
HARRY RANSOM TR	Level 2	84'	NA – currently private. ASMP identified new road	26'	No	No	Yes
READ GRANBERRY TRL-BURNET RD CONNECTOR	Level 3	116'	NA – new ASMP road	NA – new ASMP road	NA – new ASMP road	NA – new ASMP road	Yes
C P BONER RD	Level 1	58'	NA – currently private. ASMP identified new road	24'	No	No	yes
Burnet Rd	Level 4	154'	120'	58'	Yes	No	Yes

Water Utility

AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

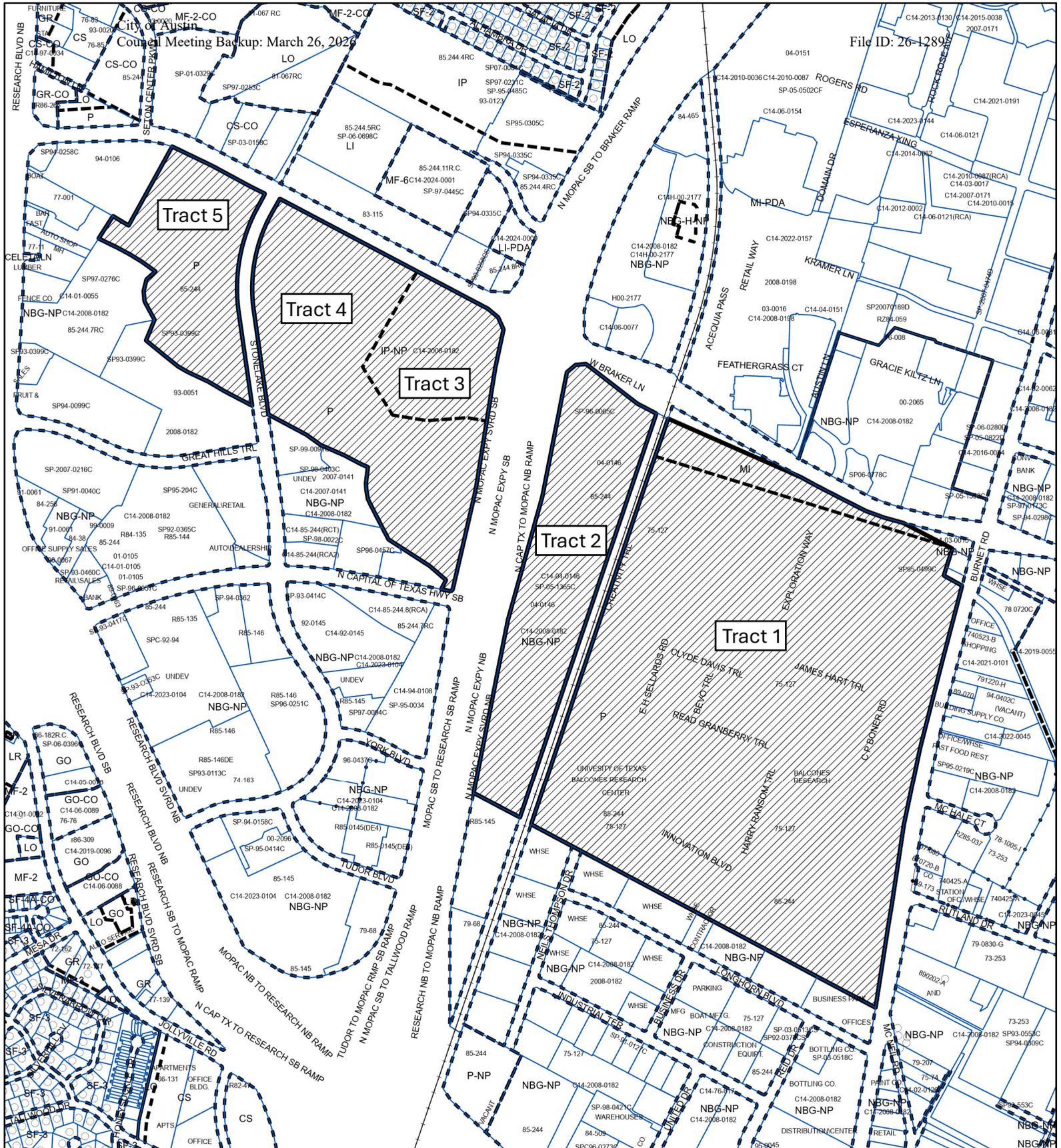
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW:

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: RSMU General Site Development Standards



File ID: 26-1289

Tract 5

Tract 4

Tract 3

Tract 2

Tract 1

ZONING

ZONING CASE#: C14-2025-0126

Exhibit A



Austin



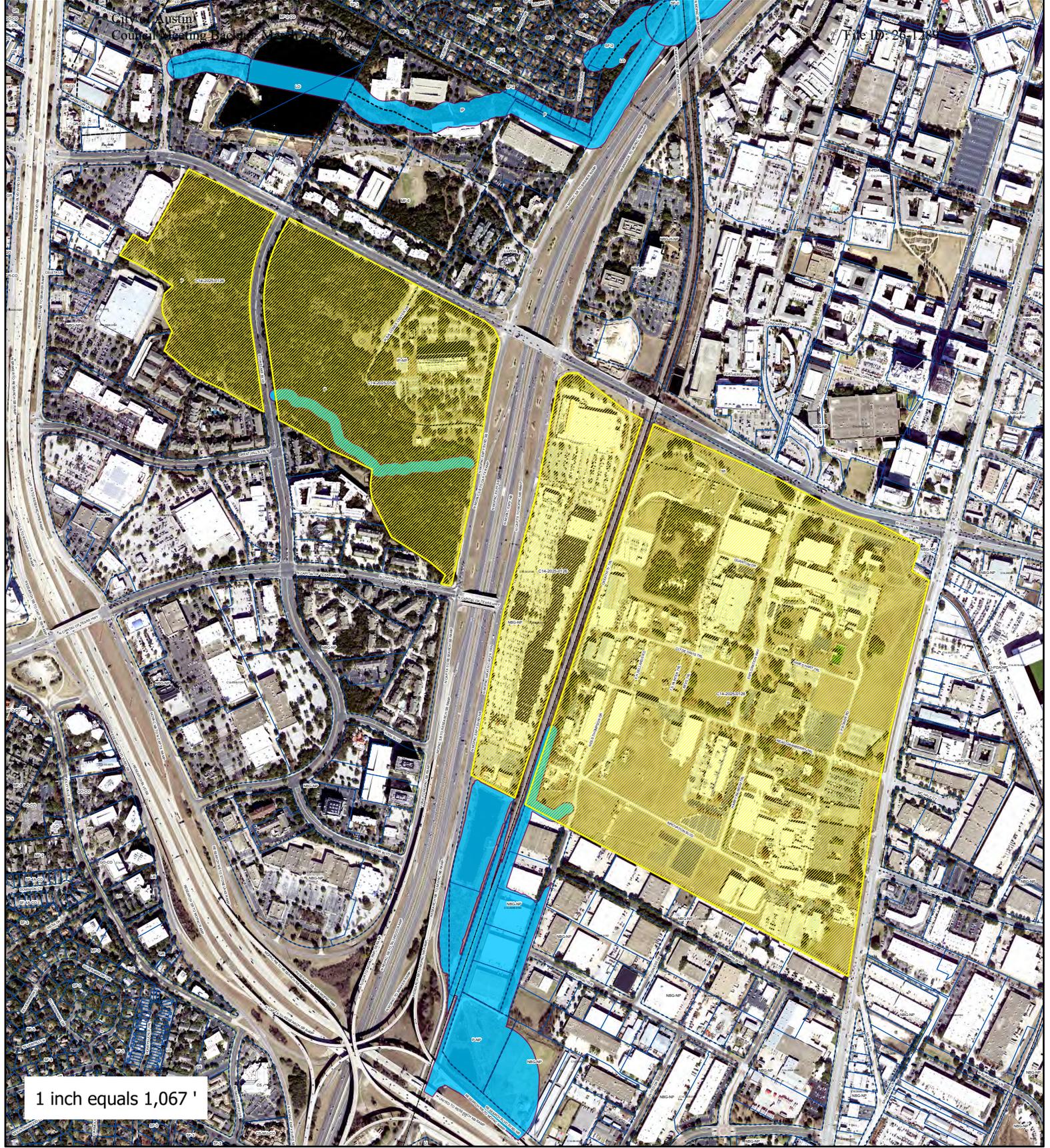
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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1 inch equals 1,067'

North Burnet/Gateway RSMU Rezoning (City initiated)

Exhibit B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0126
 LOCATION: Area bounded by Braker Ln, MoPac Expy Svrd, Stonelake Blvd; 10515 N MoPac Expy Svrd NB
 SUBJECT AREA: 373.828 Acres
 MANAGER: Jorge Rousselin



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Created: 2/3/2026

FIGURE 4 - 1 RSMU - NBC ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS
RESEARCH AND SCIENCES MIXED USE (RSMU) SUBDISTRICT

Revised 02/13/2024

LOT SIZE	
Minimum Lot Size	2,500 SF
Minimum Lot Width	20 Feet

MINIMUM SETBACKS	
Front Yard and Street Side Yard*:	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
Interior Side Yard:	0 Feet
Rear Yard:	0 Feet
* If the street right-of-way is less than 60 feet in width, the minimum front yard and street side yard setbacks for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.	

MAXIMUM IMPERVIOUS COVER	
If located in an urban watershed (Shoal or Little Walnut Creek) :	
Established on Figure 4-6	
If located in a suburban watershed (Walnut Creek)*: 95%	
* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.	

FLOOR TO AREA RATIO	
Maximum Floor-to-Area Ratio (FAR) by Right:	
RSMU Subdistrict	<u>3:1</u>
Established on Figure 4-2	
Maximum Floor-to-Area Ratio (FAR) with Development Bonus:	
RSMU Subdistrict	<u>12:1</u>
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	

BUILDING HEIGHT	
Maximum Building Height by Right	
Established on Figure 4-4	
*The maximum building height by right for Life Science Uses only shall be 125 feet. All other uses are limited to 120 feet by right as shown in Figure 4-4.	
Maximum Building Height with Development Bonus*	
RSMU	491 Feet
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	

Typical example of buildings in the Research Sciences Mixed Use Subdistrict

