



# City of Austin

## Legislation Details (With Text)

**File #:** 23-1205

**Type:** Public Hearing      **Status:** Agenda Ready

**File created:** 1/26/2023      **In control:** City Council

**On agenda:** 2/9/2023      **Final action:** 2/9/2023

**Title:** Conduct a public hearing and consider an ordinance amending City Code Title 25 to amend the North Burnet/Gateway Regulating Plan to modify the Gateway and Midway Zones, within the Transit Oriented Development Subdistrict, to increase the maximum floor-to-area ratio and building height when using a development bonus.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Draft Ordinance, 2. Recommendation for Action, 3. Revised Draft Ordinance, 4. Staff Report

Date	Ver.	Action By	Action	Result
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**Posting Language**

Conduct a public hearing and consider an ordinance amending City Code Title 25 to amend the North Burnet/Gateway Regulating Plan to modify the Gateway and Midway Zones, within the Transit Oriented Development Subdistrict, to increase the maximum floor-to-area ratio and building height when using a development bonus.

**Lead Department**

Housing and Planning.

**Fiscal Note**

This item will have no fiscal impact.

**Prior Council Action:**

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.

On June 16, 2022, City Council directed the City Manager, via Resolution No. 20220616-049, to review the North Burnet/Gateway Regulating Plan for potential updates that will allow the North Burnet/Gateway Regulating Plan to more closely align with Council's priorities on housing, employment, and transit.

On October 27, 2022, the City Council approved Ordinance No. 20221027-044 which increased the maximum building height and floor-to-area ratio (FAR) when using a development bonus for the Commercial Mixed-Use Gateway Zone Subdistrict of the North Burnet/Gateway Regulating Plan.

**For More Information:**

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**Council Committee, Boards and Commission Action:**

Initiated by the Planning Commission on September 27, 2022, on a motion by Commissioner Azhar, seconded by Commissioner Cox and approved on a vote of 9-0. Commissioners Mushtaler, Thompson, and Schneider absent. One vacancy on the dais. Codes and Ordinances Joint Committee: December 21, 2022 - Recommended as amended with a max bonus of 491' and FAR 12:1 in both the Gateway and Midway zones. Planning Commission: January 24, 2023 - Motion to close the public hearing and approve the Codes and Ordinances Joint Committee recommendation made by Vice-Chair Hempel, Seconded by Commissioner Sheih, was approved on a vote of 10-0. Azhar and Schneider absent. One Vacancy on the dais.

**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 will be well-served by transit and has the potential to include two regional Transit-Oriented Development (TOD) nodes; one along the Capital Metro commuter rail line which began service in March 2010 and another along the potential future Austin-San Antonio Intermunicipal Commuter Rail line which is in the planning stage.

The North Burnet/Gateway Master 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.

**Strategic Outcome(s):**

Economic Opportunity and Affordability.