

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 FOR THE
2 NORTH BURNET/GATEWAY ZONING DISTRICT TO MODIFY THE
3 REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FROM
4 NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING
5 DISTRICT (TRANSIT ORIENTED SUBDISTRICT) TO NORTH
6 BURNET/GATEWAY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN
7 (NBG-CO-NP) COMBINING DISTRICT (CORRIDOR MIXED USE
8 SUBDISTRICT) FOR THE PROPERTY LOCATED AT 2800 ESPERANZA
9 CROSSING.

10
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12
13 **PART 1.** The North Burnet/Gateway zoning district is comprised of approximately 1,443
14 acres of land, locally known as the area generally bounded by Metric Boulevard on the
15 east, U.S. Highway 183 on the south and west, and Braker Lane, North Mopac
16 Expressway, and Walnut Creek on the north and northwest, in the City of Austin, Travis
17 County, Texas.

18
19 **PART 2.** North Burnet/Gateway zoning district was approved on March 12, 2009, under
20 Ordinance No. 20090312-035 and amended under Ordinance No. 20111208-098.

21
22 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
23 change the base district from north burnet/gateway-neighborhood plan (NBG-NP)
24 combining district (transit oriented subdistrict) to north burnet/gateway-conditional
25 overlay-neighborhood plan (NBG-CO-NP) combining district (corridor mixed use
26 subdistrict) on the property described in Zoning Case No. C14-2014-0058, on file at the
27 Planning and Development Review Department, as follows:

28
29 Lot 3, Block A, Resubdivision of Lot 1A, Block "A" Amended Plat of Lots 1 and
30 2, Block "A" IBM Subdivision East Subdivision, a subdivision in the City of
31 Austin, Travis County, Texas, according to the map or plat of record in Document
32 No. 201200036 of the Official Public Records of Travis County, Texas (the
33 "Property"),

34
35 locally known as 2800 Esperanza Crossing, in the City of Austin, Travis County, Texas,
36 and generally identified in the map attached as Exhibit "A".
37

1 **PART 4.** The North Burnet/Gateway Zoning District Regulating Plan identified and
2 defined subdistricts within the plan area and established boundaries for each subdistrict.
3 The Property currently is within the transit oriented development ("TOD") subdistrict and
4 lies adjacent to the commercial mixed use ("CMU") subdistrict to its north as shown on
5 Exhibit "B". The boundaries of the commercial mixed use subdistrict shall be expanded to
6 include the entire Property as shown on Exhibit "C".
7

8 **PART 5.** The North Burnet/Gateway Zoning District Subdistrict Map (the "Map") and
9 other applicable references affecting the Property that are provided in the Regulating Plan
10 are revised to show the changes in the boundaries of the subdistricts for the Property. A
11 revised Map shall be substituted where appropriate in the Regulating Plan documents.
12

13 **PART 6.** The Property within the boundaries of the conditional overlay combining district
14 established by this ordinance is subject to the following conditions:
15

- 16 A. A site plan or building permit for the Property may not be approved, released,
17 or issued, if the completed development or uses of the Property, considered
18 cumulatively with all existing or previously authorized development and uses,
19 generate traffic that exceeds 2,000 trips per day.
20
- 21 B. Vehicular access from the Property to Burnet Road is prohibited. All vehicular
22 access to the Property shall be from other adjacent public streets or through
23 other adjacent property.
24

25 **PART 7.** Except as set forth in Part 5 and Part 6 of this ordinance, the Property is subject
26 to Ordinance No. 20090312-035, and its terms and conditions remain in effect.
27
28

1 **PART 8.** This ordinance takes effect on _____, 2014.

2
3 **PASSED AND APPROVED**

4
5
6 _____, 2014

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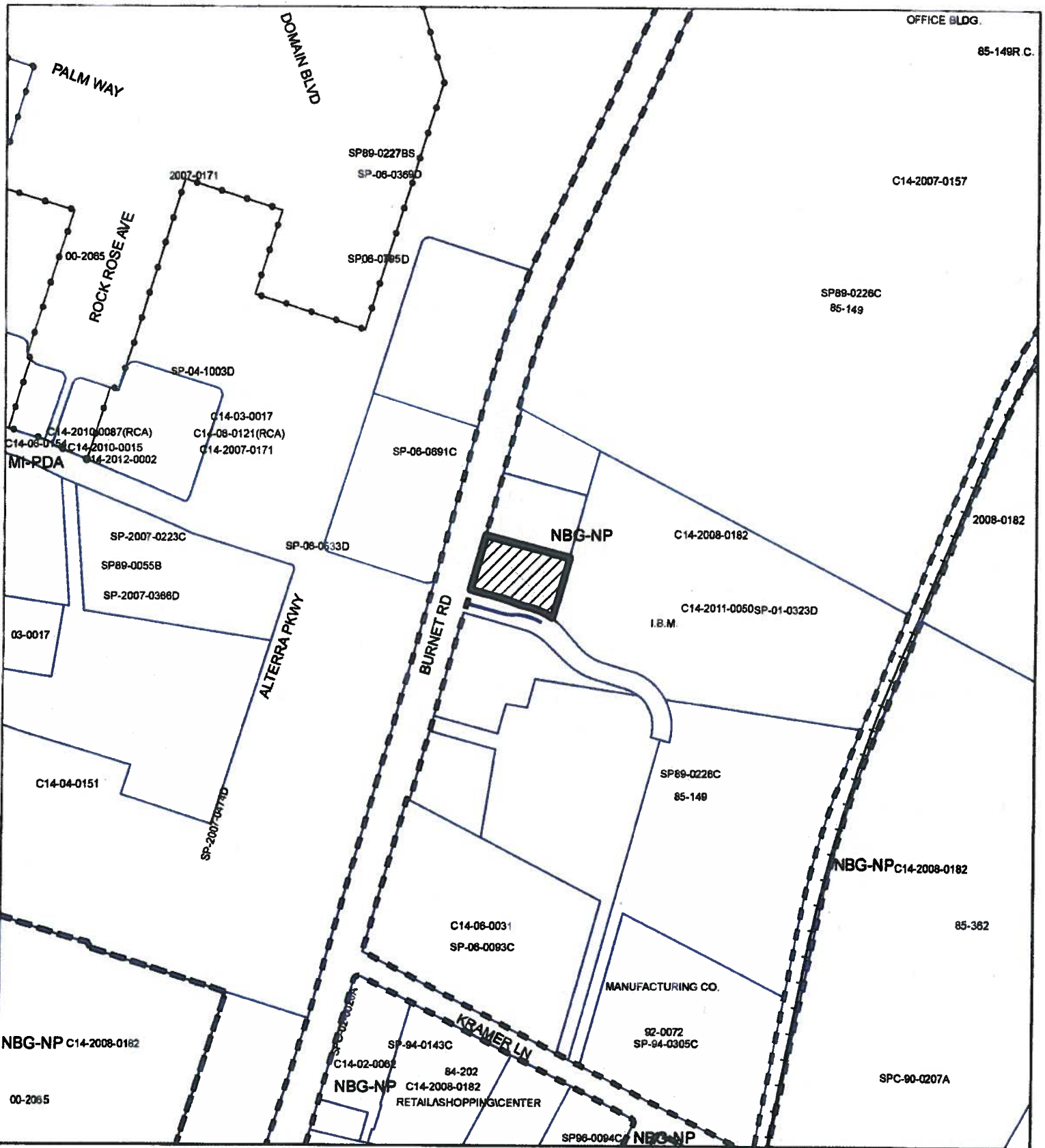
7 Lee Leffingwell
8 Mayor

9
10
11 **APPROVED:** _____

12 Karen M. Kennard
13 City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk



ZONING

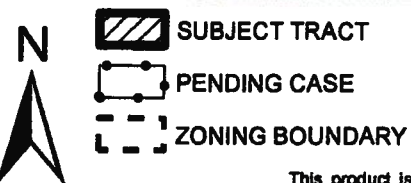
ZONING CASE#: C14-2014-0058

Exhibit A



This product is for informational purposes and may not have 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 400'

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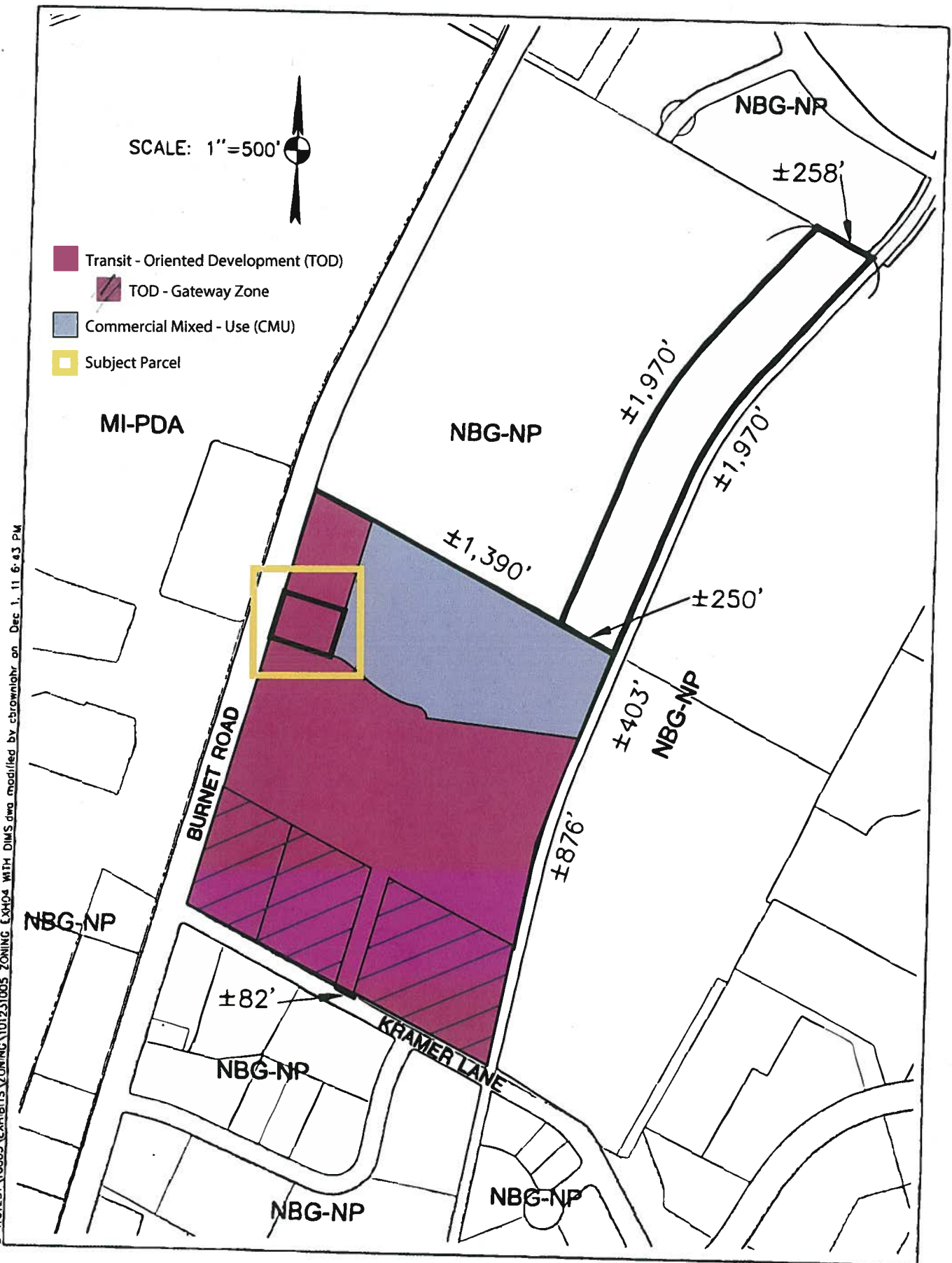


Exhibit B

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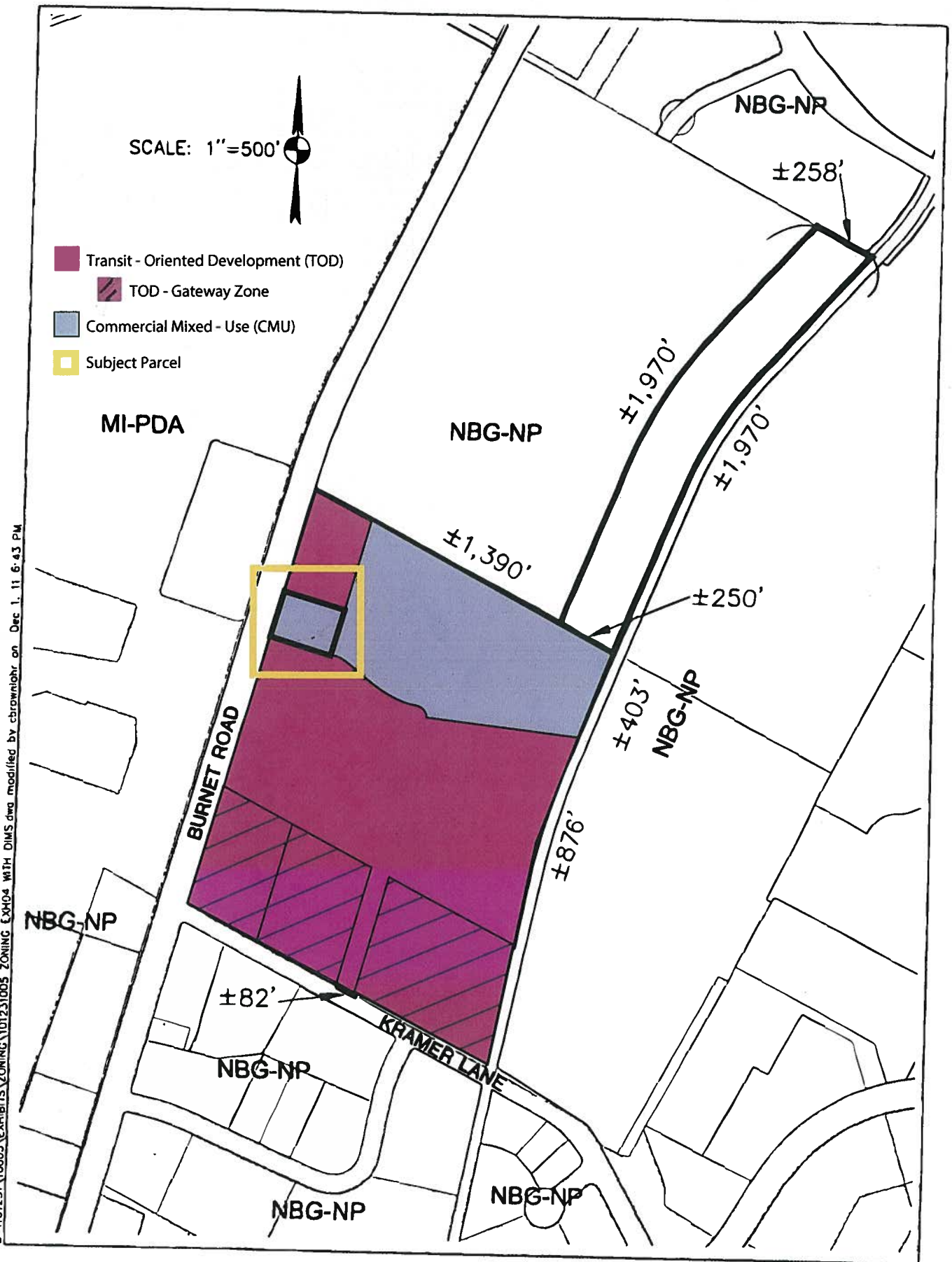


Exhibit C