

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 (NEIGHBORHOOD RESIDENTIAL SUBDISTRICT) TO NORTH  
6 BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING  
7 DISTRICT (COMMERCIAL MIXED USE SUBDISTRICT) FOR THE PROPERTY  
8 LOCATED AT 11901 AND 11911 BURNET ROAD.

9  
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11  
12 **PART 1.** The North Burnet/Gateway zoning district is comprised of approximately 1,443  
13 acres of land, locally known as the area generally bounded by Metric Boulevard on the  
14 east, U.S. Highway 183 on the south and west, and Braker Lane, North Mopac  
15 Expressway, and Walnut Creek on the north and northwest, in the City of Austin, Travis  
16 County, Texas.

17  
18 **PART 2.** The North Burnet/Gateway zoning district was approved on March 12, 2009,  
19 under Ordinance No. 20090312-035 and amended under Ordinance Nos. 20111208-098,  
20 20120322-088, 20130425-104, 20140828-159, 20180628-088, 20190207-057, 20201210-  
21 073, and 20211014-079.

22  
23 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to  
24 change the base district from north burnet/gateway-neighborhood plan (NBG-NP)  
25 combining district (neighborhood residential subdistrict) to north burnet/gateway-  
26 neighborhood plan (NBG-NP) combining district (commercial mixed use subdistrict) on  
27 the property described in Zoning Case No. C14-2021-0173, on file at the Housing and  
28 Planning Department, as follows:

29  
30 Lots 1 and 2, BROADMOOR SUBDIVISION, a subdivision in the City of Austin,  
31 Travis County, Texas, according to the map or plat thereof recorded in Volume 82,  
32 Page 192, Plat Records of Travis County, Texas (the “Property”),

33  
34 locally known as 11901 and 11911 Burnet Road, in the City of Austin, Travis County,  
35 Texas, and generally identified in the map attached as **Exhibit “A”**.  
36

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 neighborhood  
4 residential (NR) subdistrict as shown on **Exhibit “B”**.  
5

6 **PART 5.** Figure 1-2 of the Regulating Plan depicting the boundaries of the commercial  
7 mixed use (CMU) subdistrict is amended to include the entire Property as shown on  
8 **Exhibit “C”**.  
9

10 **PART 6.** Figure 4-3 of the Regulating Plan is amended to make the Property eligible for  
11 maximum floor-to-area ratio (FAR) allowed with a development bonus, with a maximum  
12 FAR of 3:1, as shown in **Exhibit “D”**.  
13

14 **PART 7.** Figure 4-5 Regulating Plan is amended to make the Property eligible for  
15 maximum height allowed with a development bonus, with a maximum height of 180 feet, as  
16 shown on **Exhibit “E”**.  
17

18 **PART 8.** Figure 1-2, Figure 4-3, and Figure 4-5 attached as Exhibit “C” through “E”, are  
19 incorporated into the Regulating Plan, and the revised figures shall be substituted where  
20 appropriate in the Regulating Plan documents.  
21

22 **PART 9.** Except as set forth in Parts 4 through 7 of this Ordinance, the Property is subject  
23 to the terms and conditions of Ordinance No. 20090312-035, as amended.  
24

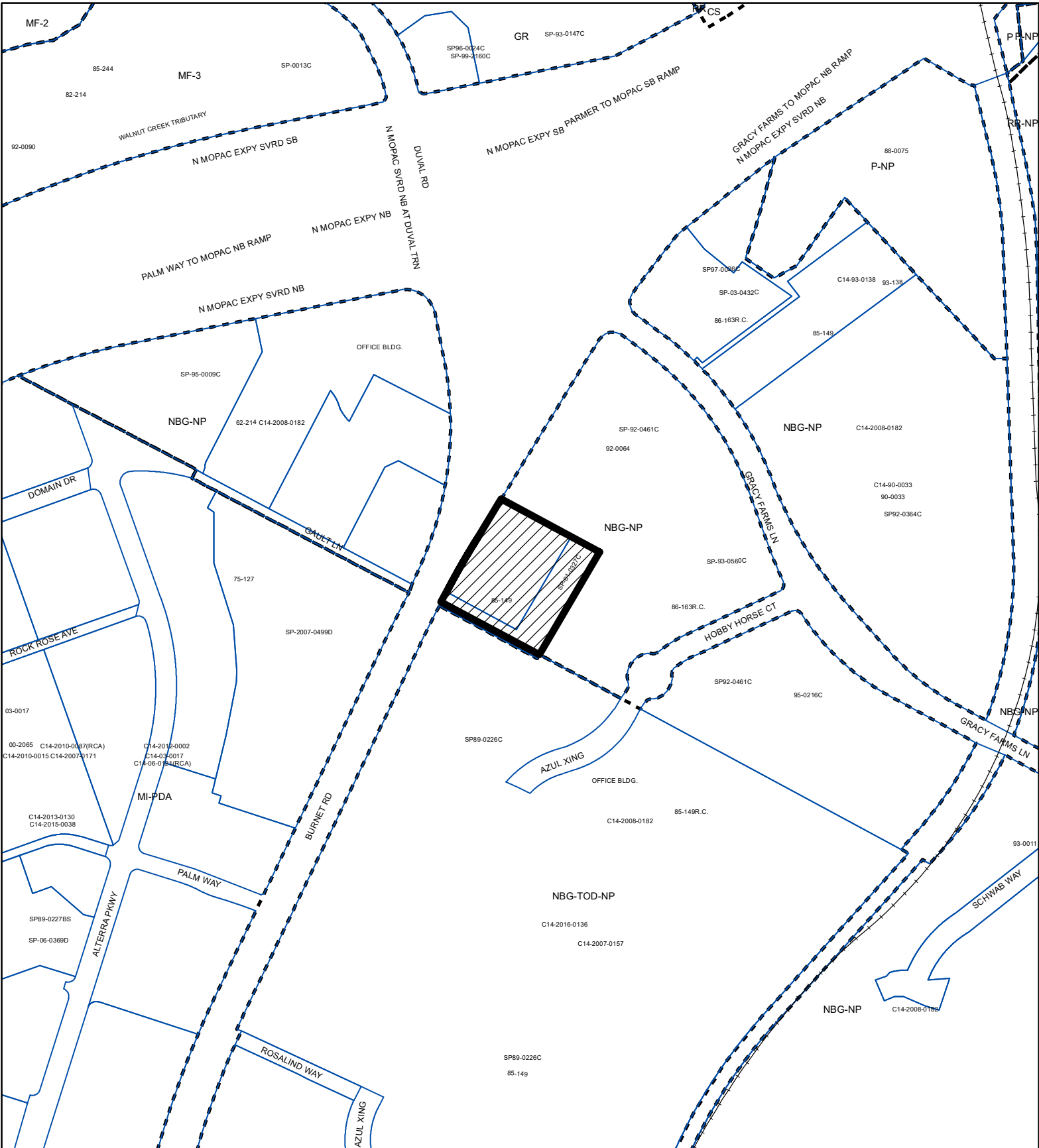
25 **PART 10.** This ordinance takes effect on \_\_\_\_\_, 2022.  
26

27 **PASSED AND APPROVED**  
28




29 §  
30 §  
31 § \_\_\_\_\_, 2022  
32

Steve Adler  
Mayor

33  
34  
35  
36 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
37 Anne L. Morgan Myrna Rios  
38 City Attorney City Clerk  
39



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2021-0173**  
**Exhibit A**

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 10/20/2021**

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

Revised 08-08-19

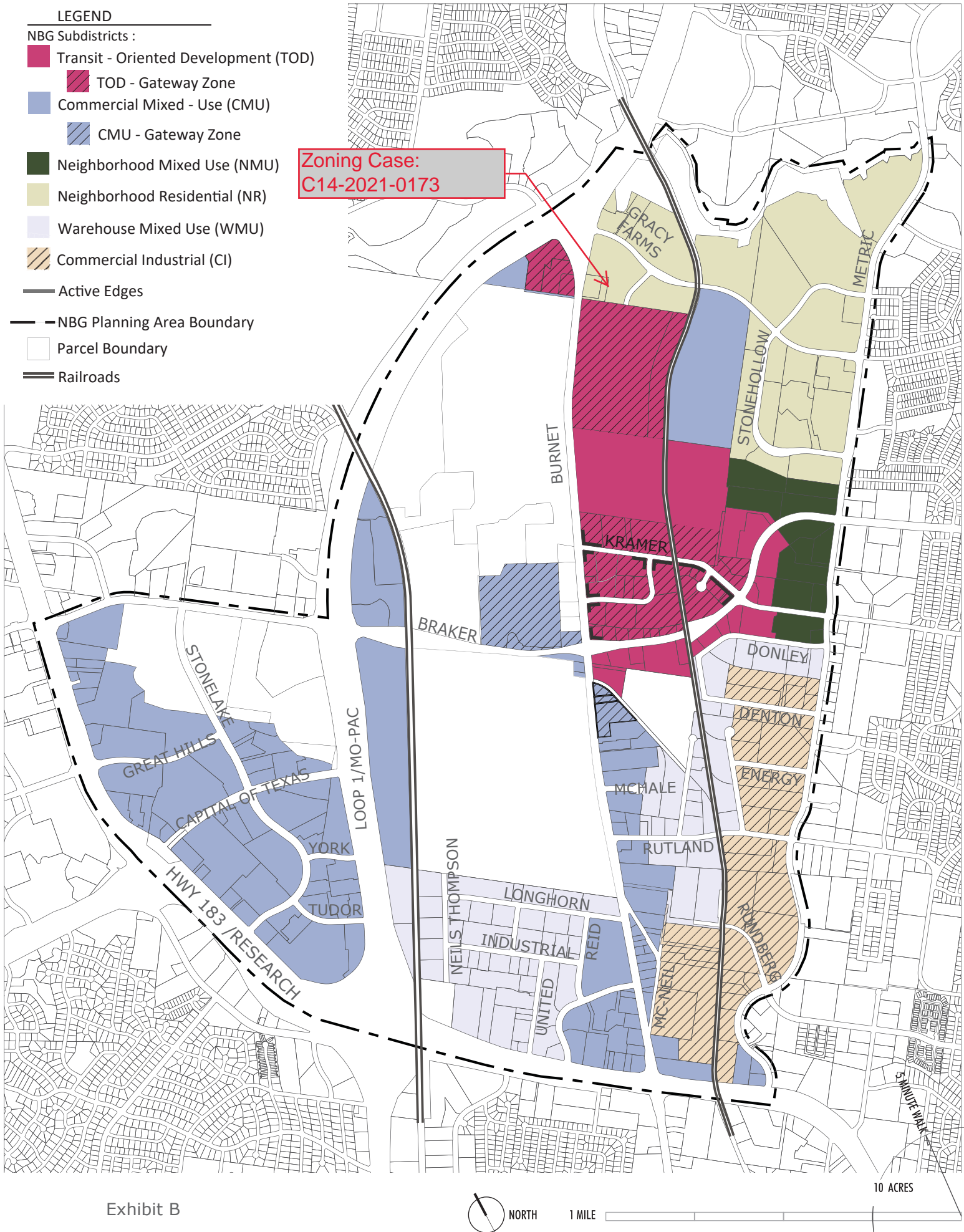




Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

Revised 01.04.2022

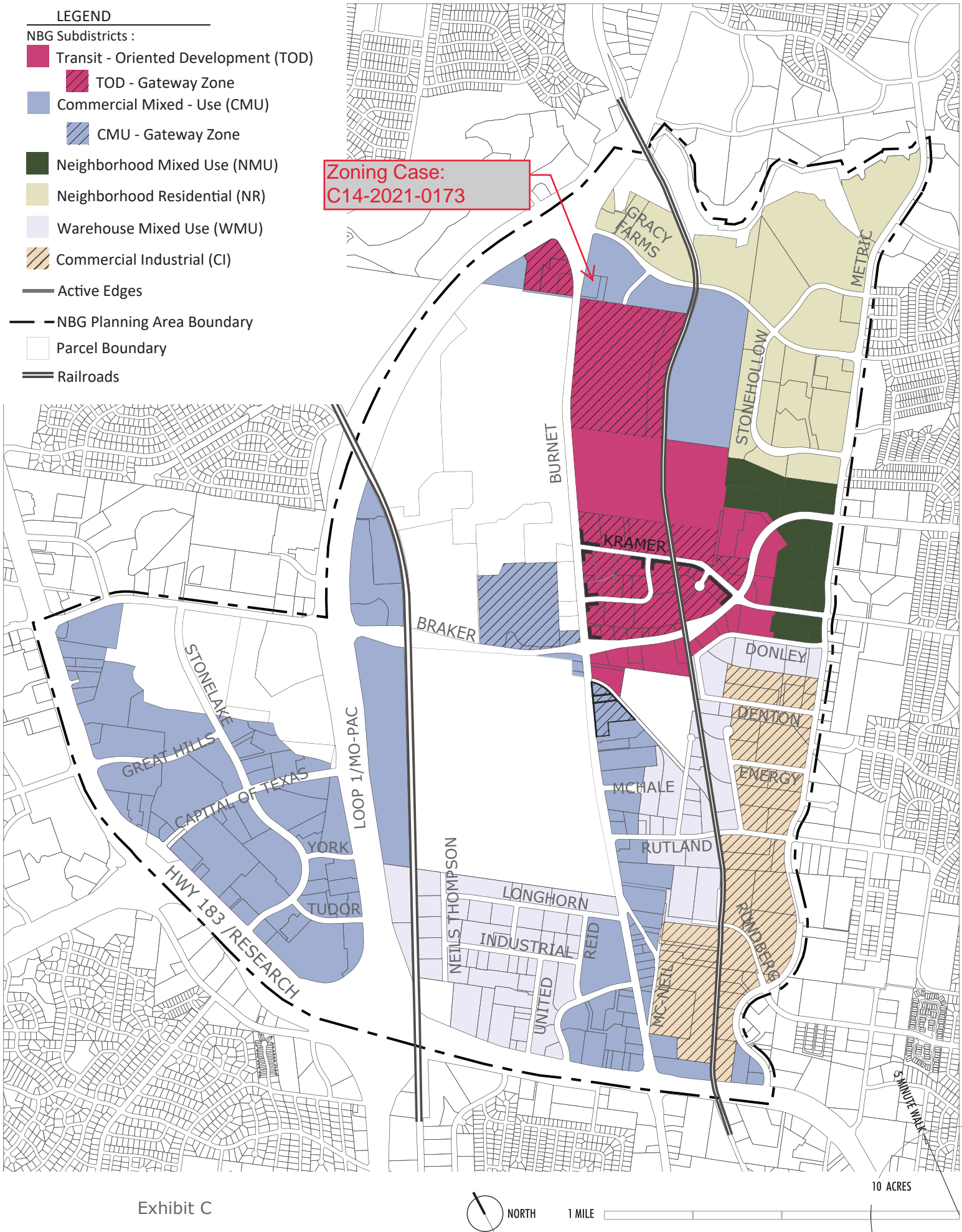


Figure 4-3 : Maximum Floor - to - Area- Ratio (FAR) with Development Bonus

Revised 01.04.2022

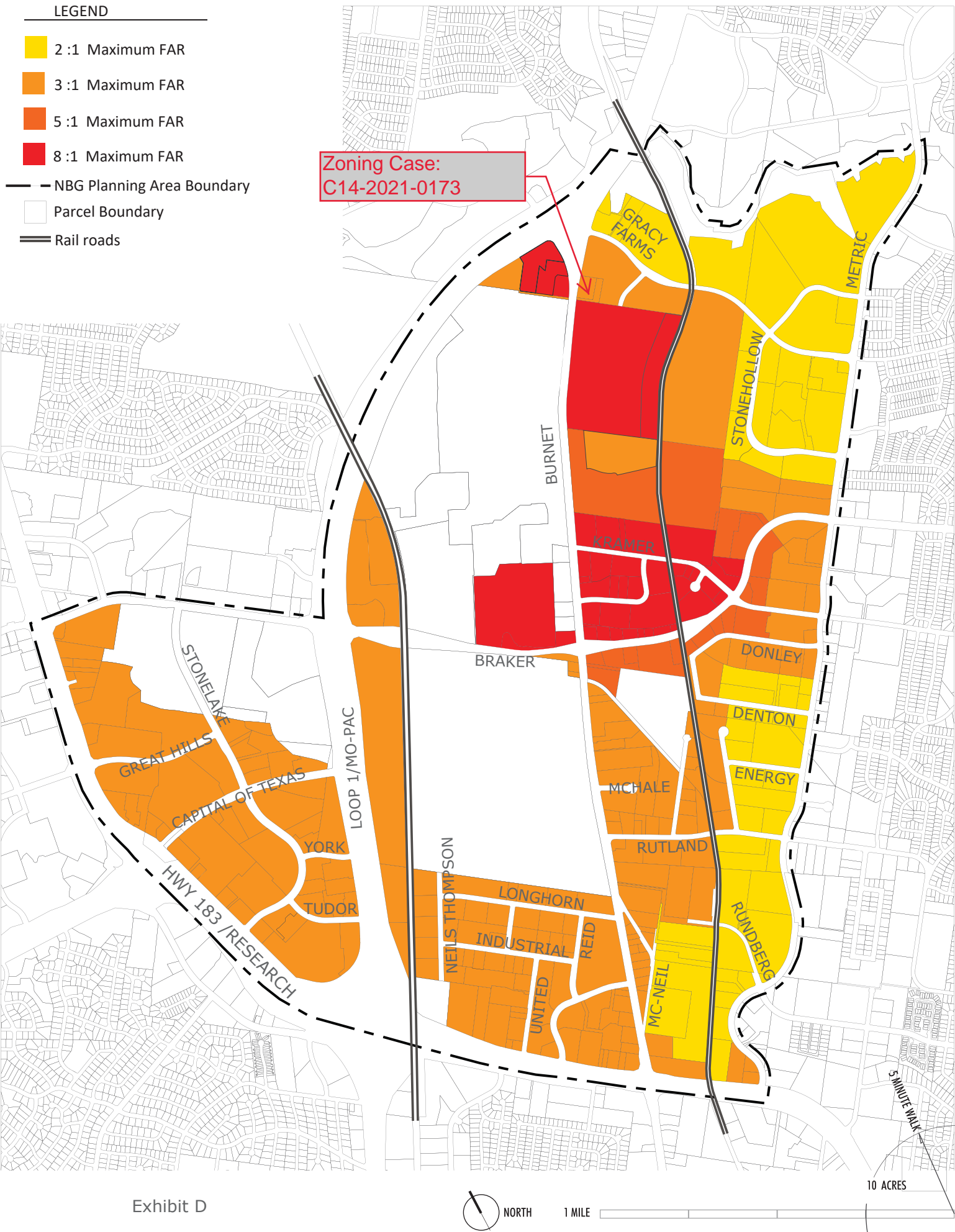




Figure 4-5: Maximum Height with Development Bonus

Revised 01.14.2022

