

ORDINANCE NO. 20220609-101

AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 FOR THE NORTH BURNET/GATEWAY ZONING DISTRICT TO MODIFY THE REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FROM NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (COMMERCIAL MIXED USE SUBDISTRICT) TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (COMMERCIAL MIXED USE-GATEWAY ZONE SUBDISTRICT) FOR THE PROPERTY LOCATED AT 10321 AND 10401 BURNET ROAD.

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

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

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

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from north burnet/gateway-neighborhood plan (NBG-NP) combining district (Commercial Mixed Use Subdistrict) to north burnet/gateway-neighborhood plan (NBG-NP) combining district (Commercial Mixed Use-Gateway Zone Subdistrict) on the property described in Zoning Case No. C14-2022-0045, on file at the Housing and Planning Department, as follows:

Lots B-1 and B-2, Block A, THE RESUBDIVISION OF LOT B OF THE RESUBDIVISION OF LOT 2, HELGE BUSINESS PARK, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 96, Pages 234-235, Plat Records of Travis County, Texas (the "Property"),

locally known as 10321 and 10401 Burnet Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.

PART 4. The Regulating Plan for the North Burnet/Gateway Zoning District (the “Regulating Plan”) identified and defined subdistricts within the plan area and established boundaries for each subdistrict. Currently, the Property is within the Commercial Mixed-Use (CMU) Subdistrict as shown on **Exhibit “B”**. Figure 1-2 of the Regulating Plan depicting the boundaries of the Commercial Mixed Use-Gateway Zone (CMU-Gateway Zone) Subdistrict is amended to include the entire Property as shown on **Exhibit “C”**.

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

PART 6. Figure 4-5 Regulating Plan is amended to make the Property eligible for maximum height allowed with a development bonus, with a maximum height of 308 feet, as shown on **Exhibit “E”**.

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

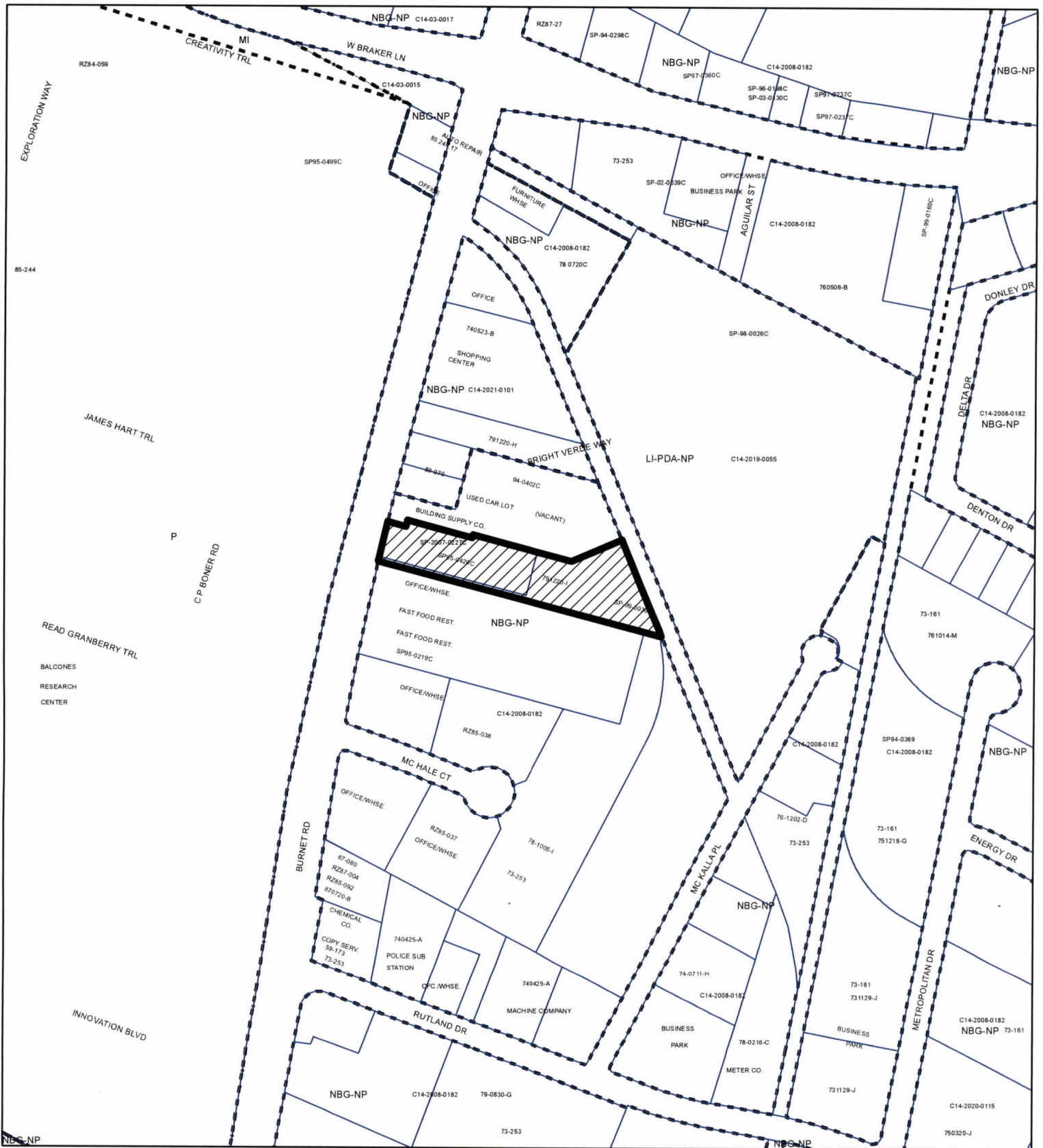
PART 8. Except as set forth in Parts 4 through 7 of this Ordinance, the Property is subject to the terms and conditions of Ordinance No. 20090312-035, as amended.

PART 9. This ordinance takes effect on June 20, 2022.

PASSED AND APPROVED

_____, June 9, 2022 §
§
§
Steve Adler
Mayor

APPROVED: Anne L. Morgan **ATTEST:** Myrna Rios
Anne L. Morgan City Attorney Myrna Rios City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0045

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: 3/31/2022

1" = 400'

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

Revised 08-08-19

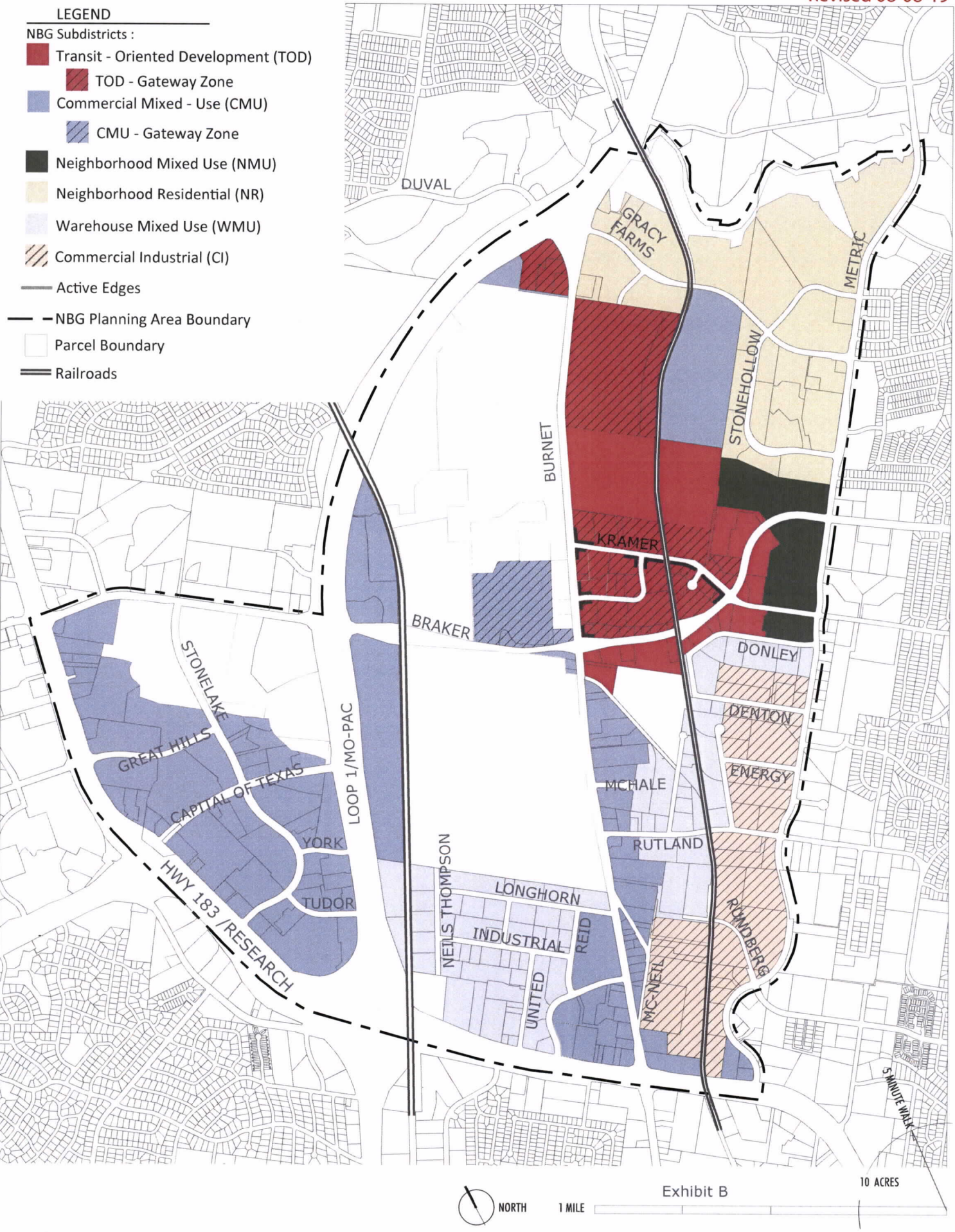


Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

Revised 05-26-22

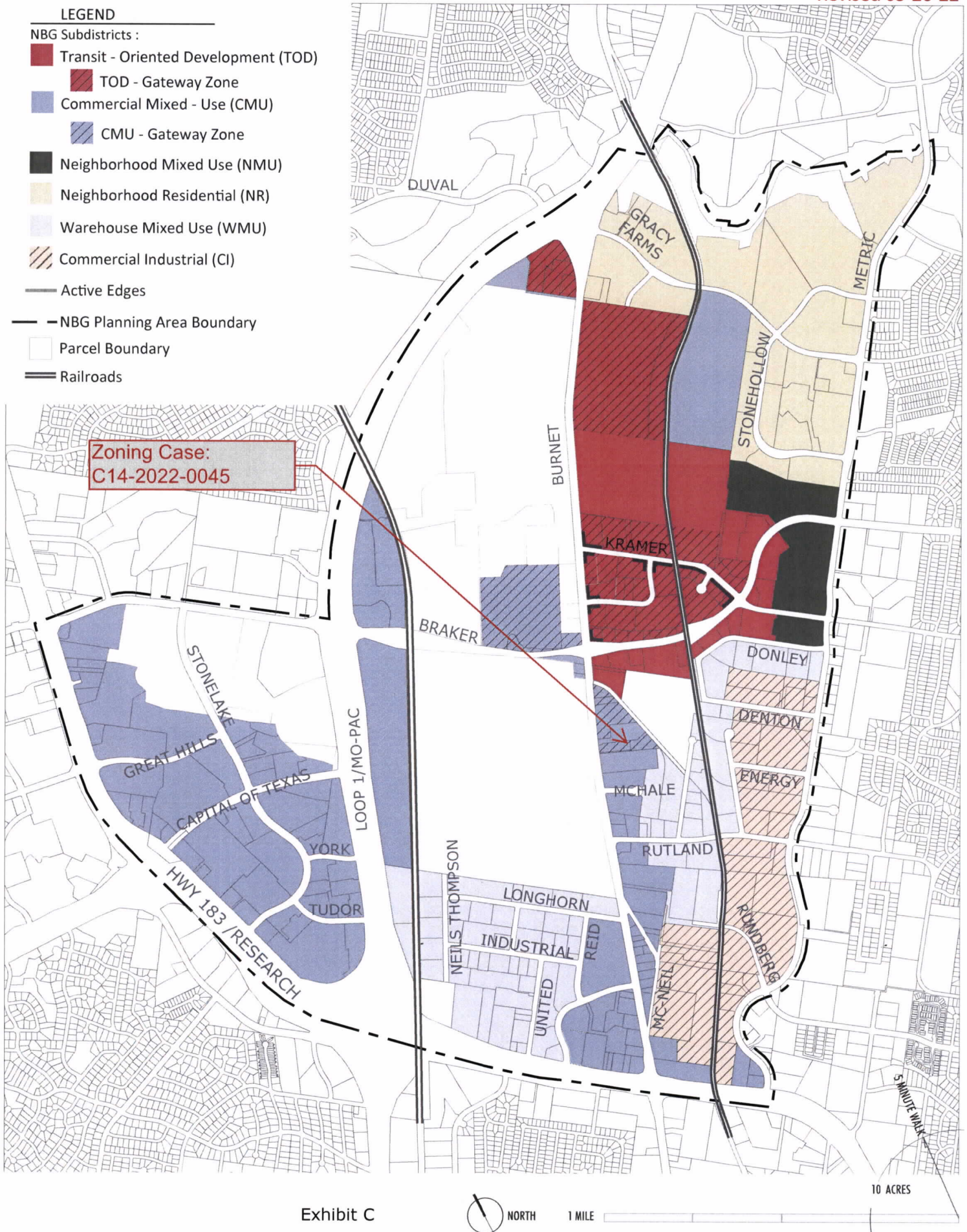


Figure 4-3 : Maximum Floor - to - Area- Ratio (FAR) with Development Bonus

Revised 05.26.2022

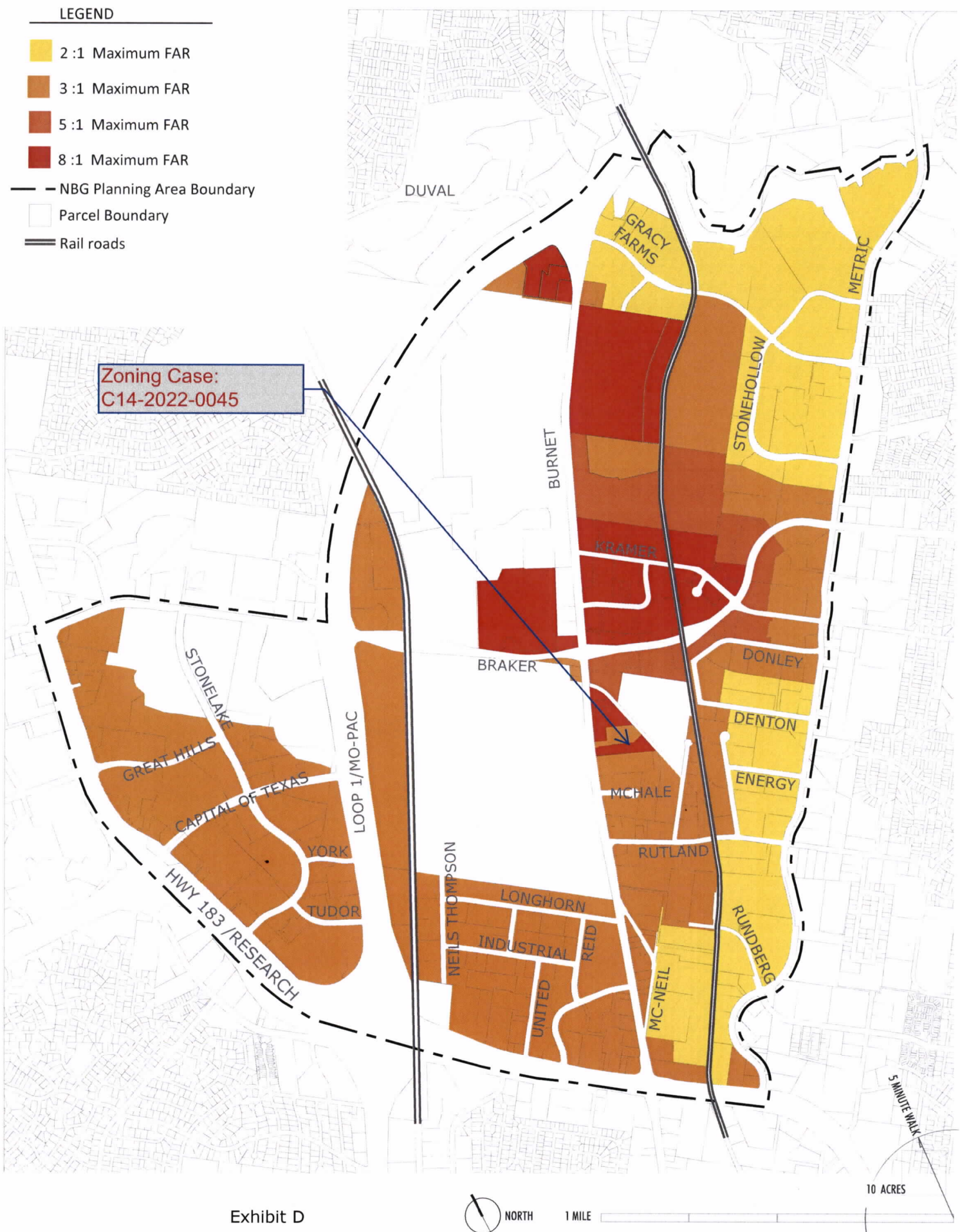


Figure 4-5: Maximum Height with Development Bonus

Revised 05.26.2022

