

ORDINANCE NO. _____

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-MIDWAY ZONE SUBDISTRICT) FOR ALL PROPERTY BOUNDED TO THE SOUTH, EAST, AND WEST BY MOPAC EXPRESSWAY AND US HIGHWAY 183, AND BOUNDED TO THE NORTH BY CAPITAL OF TEXAS HIGHWAY.

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, 20180412-051, 20180628-088, 20190207-057, 20190808-101, 20201210-073, 20211014-079, 20220609-101, 20221027-044, 20230209-046, 20231019-056, and 20231130-092.

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-Midway Zone Subdistrict) on the property described in Zoning Case No. C14-2023-0104, on file at the Planning Department, as follows:

The area bounded to the south, east, and west by Texas State Highway Loop 1/Mopac Expressway and US Highway 183, and bounded to the north by Capital of Texas Highway, and encompassing Stonelake Boulevard, York Boulevard, and Tudor Boulevard, (the "Property")

located in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

1
2 **PART 4.** The Regulating Plan for the North Burnet/Gateway Zoning District (the
3 “Regulating Plan”) identified and defined subdistricts within the plan area and established
4 boundaries for each subdistrict. Currently, the Property is within the Commercial Mixed-
5 Use (CMU) Subdistrict as shown on **Exhibit “B”**. Figure 1-2 of the Regulating Plan
6 depicting the boundaries of the Commercial Mixed Use-Midway Zone (CMU-Midway
7 Zone) Subdistrict is amended to include the Property as shown on **Exhibit “C”**.
8

9 **PART 5.** Figure 1-2 attached as Exhibit “C” is incorporated into the Regulating Plan, and
10 the revised figures shall be substituted where appropriate in the Regulating Plan
11 documents.
12

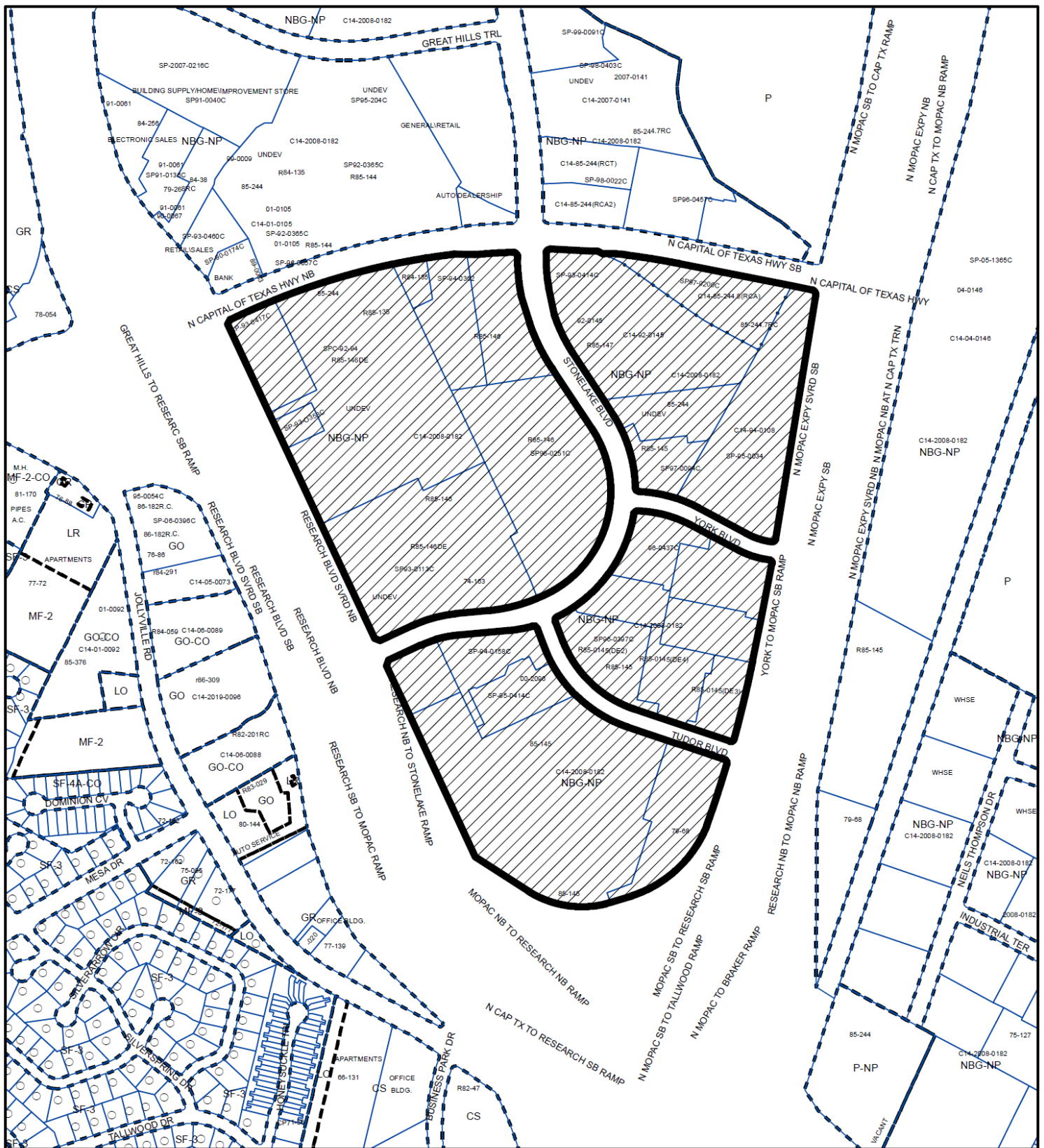
13 **PART 6.** Except as specifically provided in this ordinance, the Property is subject to the
14 terms and conditions of Ordinance No. 20090312-035, as amended.
15

16 **PART 7.** This ordinance takes effect on _____, 2024.
17

18 **PASSED AND APPROVED**

19
20 §
21 §
22 _____, 2024 §
23
24 Kirk Watson
25 Mayor
26

27 **APPROVED:** _____ **ATTEST:** _____
28 Anne L. Morgan Myrna Rios
29 City Attorney City Clerk
30






ZONING

ZONING CASE#: C14-2023-0104

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 600'

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: 9/5/2023

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

EXHIBIT B

Revised 10-07-22

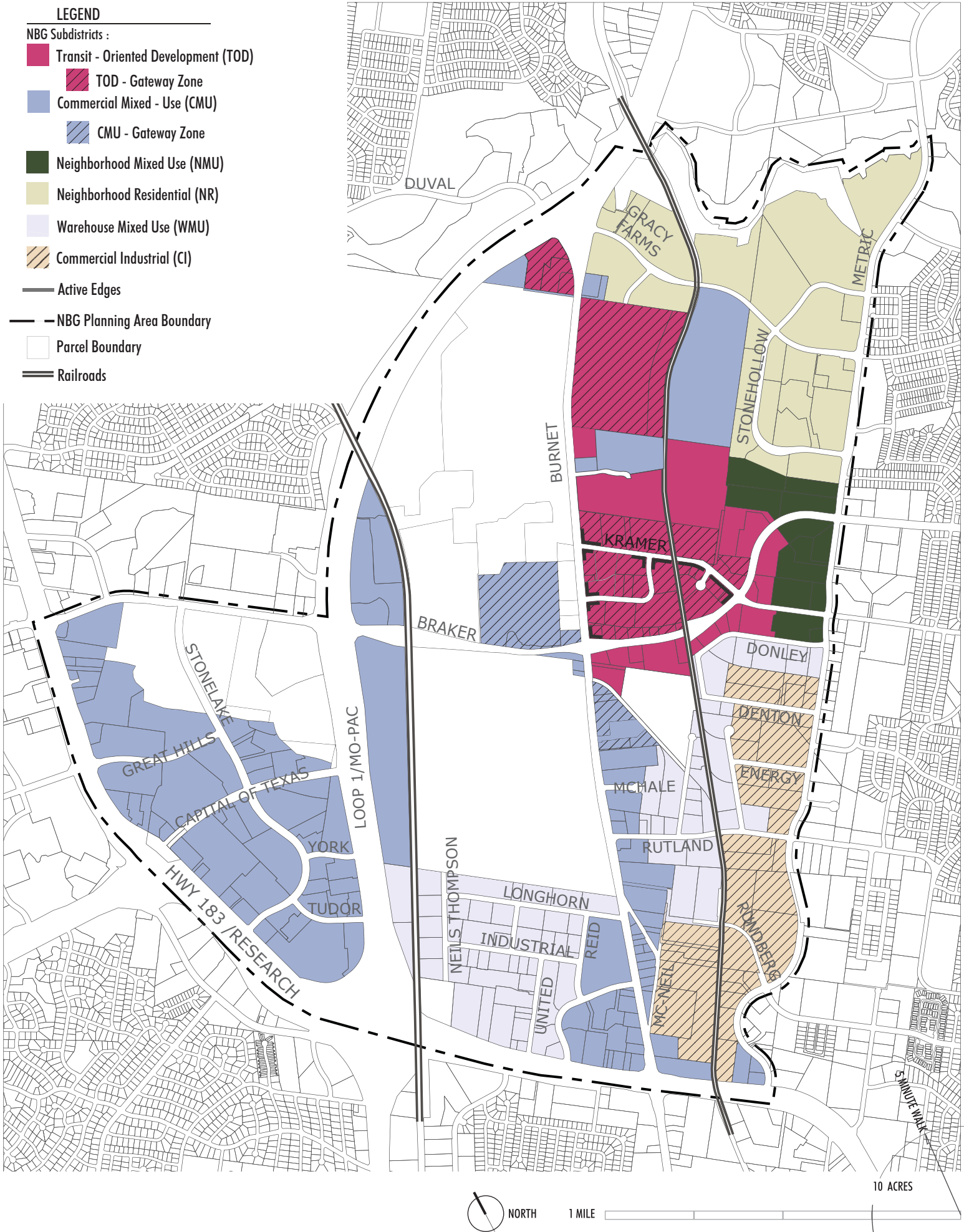


Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

