

**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 (NEIGHBORHOOD MIXED USE SUBDISTRICT) TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (TRANSIT ORIENTED DEVELOPMENT-GATEWAY ZONE SUBDISTRICT) FOR THE PROPERTY LOCATED AT 2111 AND 2115 KRAMER LANE AND 2106 1/2 DONLEY DRIVE.**

**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.

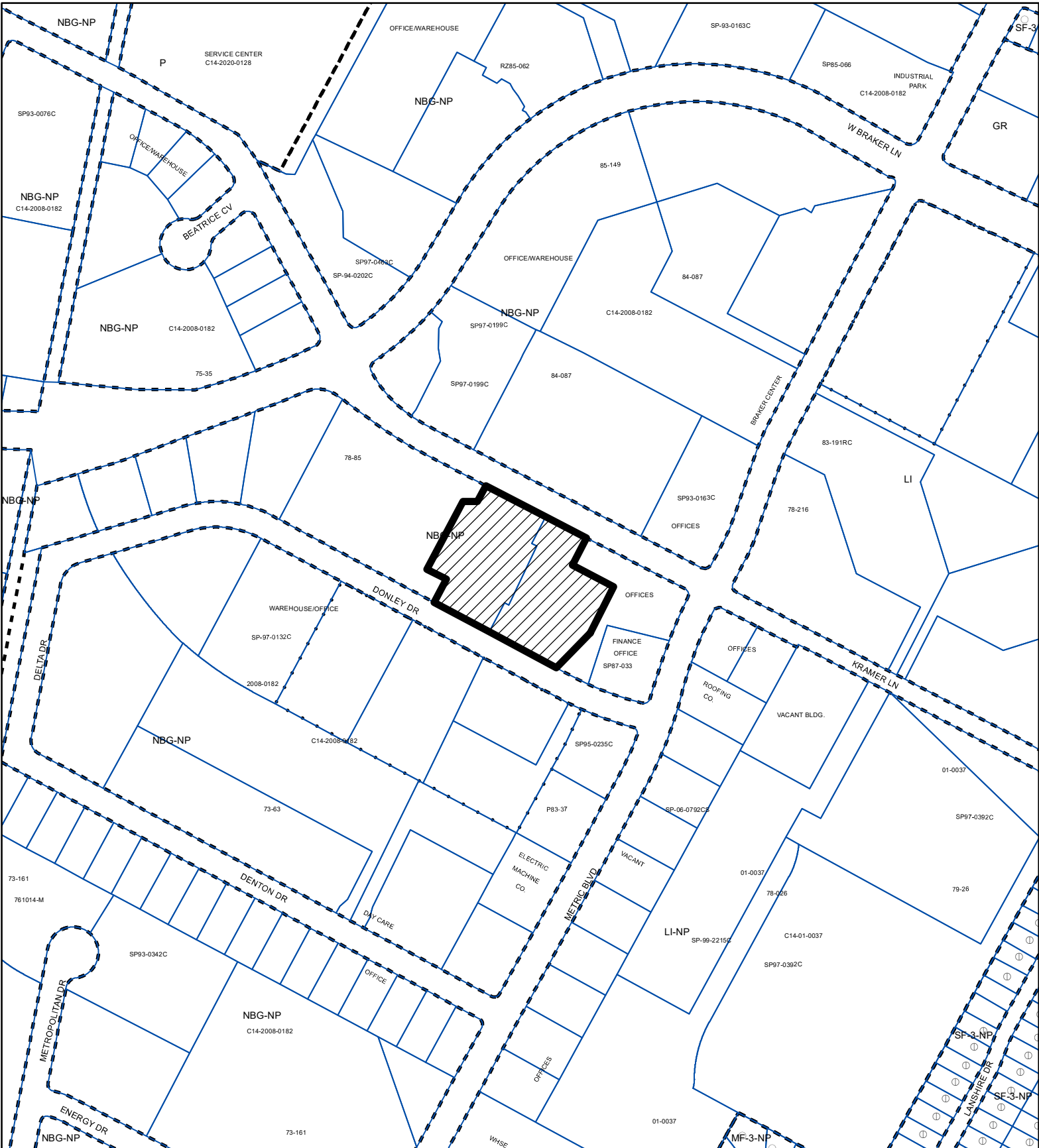
**PART 2.** The North Burnet/Gateway zoning district was approved on March 12, 2009, under Ordinance No. 20090312-035 and amended under Ordinance Nos. 20111208-098, 20120322-088, 20130425-104, 20140828-159, 20180412-051, 20180628-088, 20190207-057, 20190808-101, 20201210-073, 20211014-079, 20220127-082, 20220609-101, 20221027-044, 20230209-046, 20231019-056, 20231130-092, 20240118-064, and 20240118-080.

**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 (neighborhood mixed use subdistrict) to North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (transit oriented development-gateway zone subdistrict) on the property described in Zoning Case No. C14-2023-0150, on file at the Planning Department, as follows:

LOTS 2B AND 2C, RESUBDIVISION LOT 2, POWELL-HOUSTON  
SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas,  
according to the map or plat of record in Document No. 201200158 of the Official  
Public Records of Travis County, Texas (the “Property”),

locally known as 2111 and 2115 Kramer Lane and 2106 1/2 Donley Drive, in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.





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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

EXHIBIT "A"

ZONING CASE#: C14-2023-0150

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

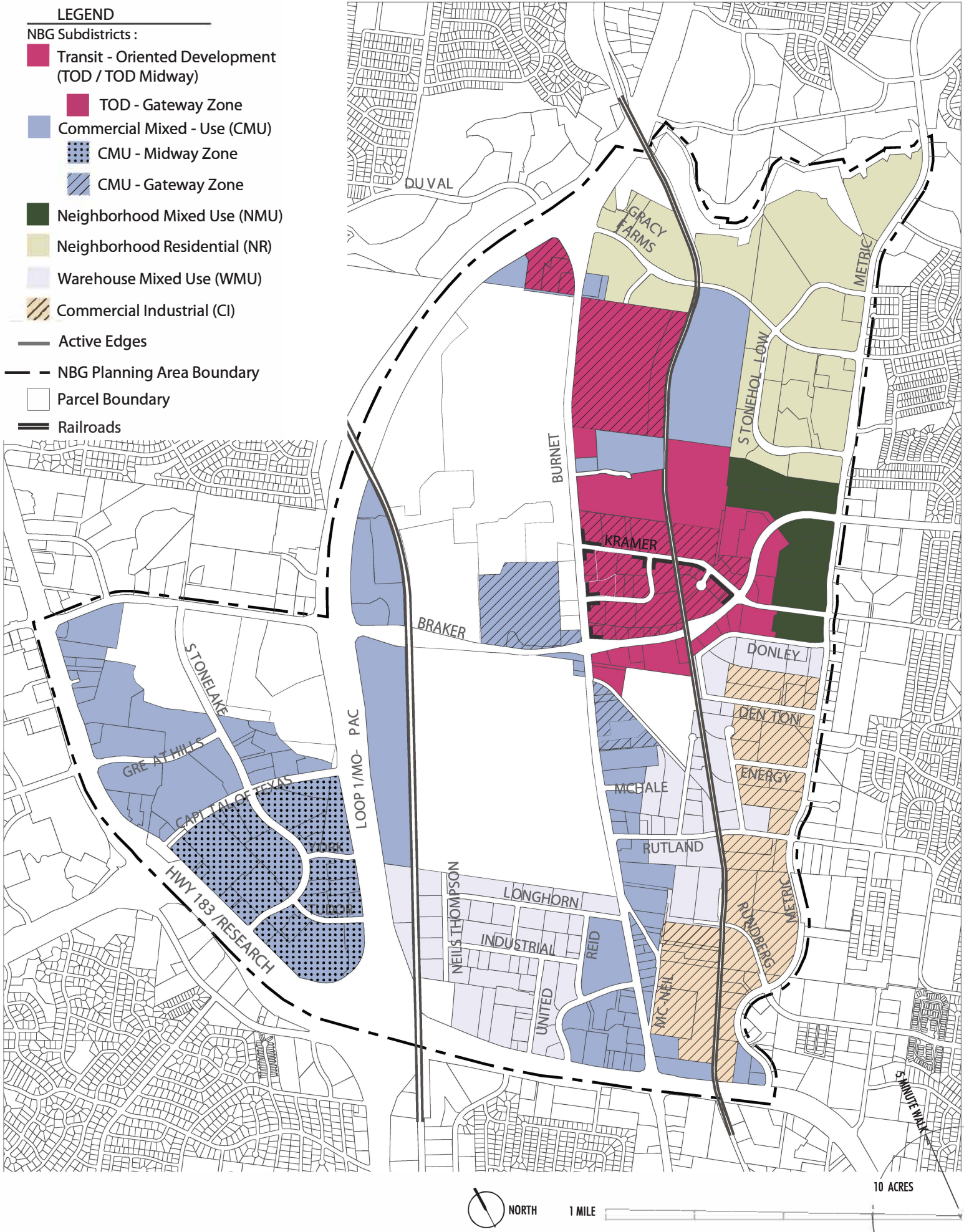


Created: 12/5/2023

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

**EXHIBIT "B"**

Revised 10-25-23





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

**Revised 02-28-24**

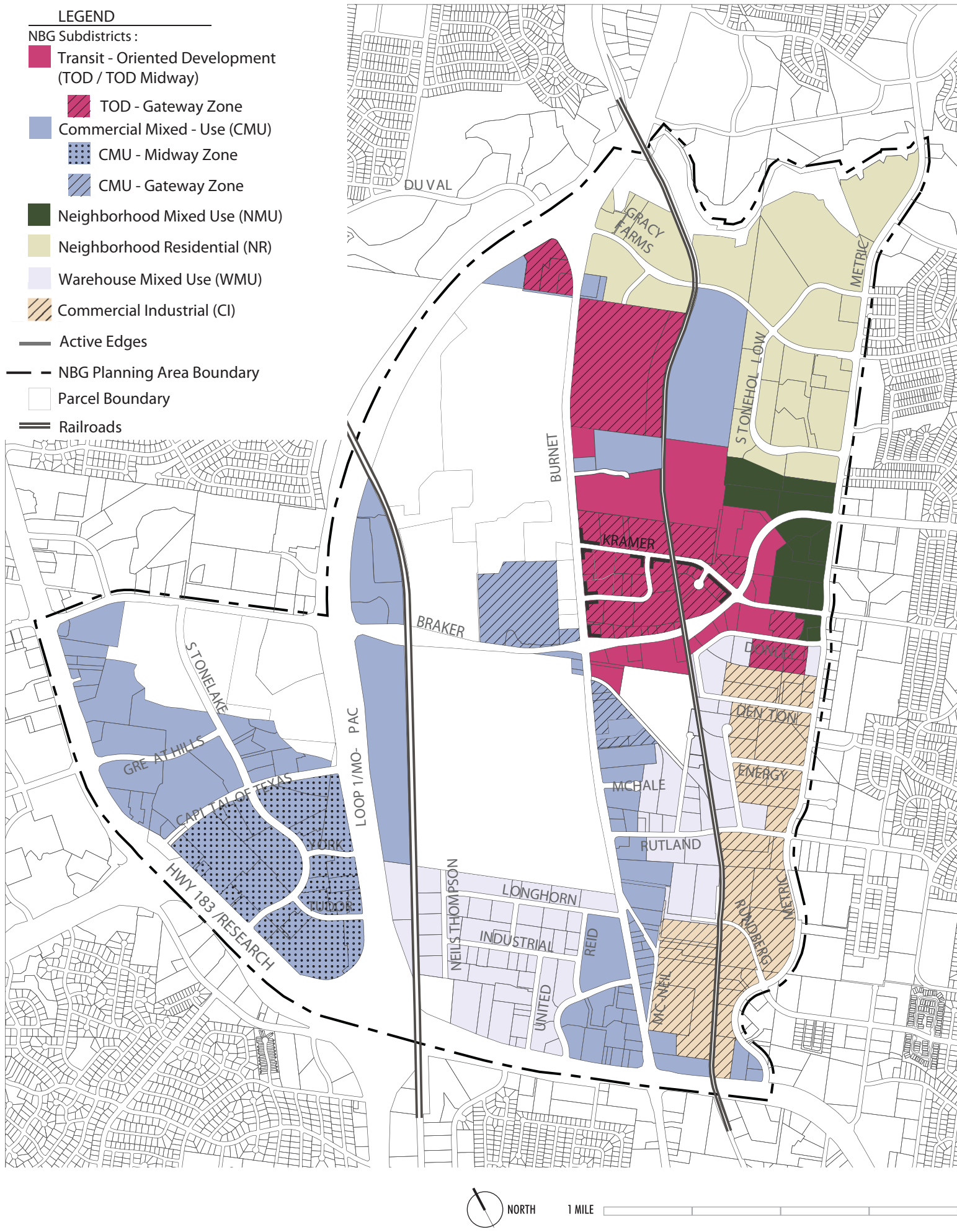


Figure 4-3 : Maximum Floor - to - Area- Ratio (FAR) with Development Bonus

