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## PART 1. FINDINGS.

- (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 to the east; U.S. Highway 183 to the south and west; and Braker Lane, North Mopac Expressway, and Walnut Creek to the north and northwest, in the City of Austin, Travis County, Texas.
- (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, 20211014-079, 20220127-082, 20220609-101, 20221027-044, 20230209-046, 20231019-056, and 20240321-074.
- (3) The Regulating Plan for the North Burnet/Gateway Zoning District (the “Regulating Plan”) identifies and defines the current land development regulations for property located within the boundary of the Regulating Plan.
- (4) Unless expressly modified, the Regulating Plan follows the land development regulations found in City Code Title 25.
- (5) The Regulating Plan may be modified to establish exceptions to City Code Title 25 and to establish unique land development regulations for property located within the boundary of the Regulating Plan.

### 1.3.4. Exemption from Preliminary Plan Requirements

LDC §25-4-62 – Expiration of Approved Preliminary Plan is modified as set forth in this Section 1.3.4

