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ORDINANCE NO.	
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AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 TO MODIFY THE NORTH BURNET/GATEWAY ZONING DISTRICT REGULATING PLAN TO CHANGE THE EXPIRATION DATE FOR APPROVED PRELIMINARY PLANS OF 50 ACRES OR MORE.

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

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.

PART 2. The Regulating Plan is amended to include a new Section 1.3.4. to Article 1: General Provisions as follows:

1.3.4. Exemption from Preliminary Plan Requirements

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

<u>A.</u>		inary Plan consisting of 50 acres or more, reliminary Plan consisting of 50 acres or more.	
<u>B.</u>	Except as provided in Subsection (C), the expiration date of an approved Preliminary Plan is 10 years.		
<u>C.</u>	The director of the Development Services Department may extend an approved Preliminary Plan so that the Preliminary Plan expires at 15 years instead of 10 years.		
	revised pages and figures shall b	xhibit "A" are incorporated into the Regulating e substituted where appropriate in the Regulating	
PART 4.	This ordinance takes effect on _	, 2024.	
PASSED A	AND APPROVED		
	, 2024	\\$ \\$ \\$	
		Kirk Watson	
		Mayor	
APPROV	ED:	ATTEST:	
	Anne L. Morgan	Myrna Rios	
	City Attorney	City Clerk	