

**ORDINANCE NO. 20241024-076**

**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 RESIDENTIAL SUBDISTRICT) TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (NEIGHBORHOOD MIXED USE SUBDISTRICT) FOR THE PROPERTY LOCATED AT 11550 AND 11550 1/2 METRIC BOULEVARD.**

**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, 20240118-080, 20240321-047, 20240321-049, 20240321-050, 20240502-077, 20240718-156, and 20240912-105.

**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 residential subdistrict) to North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (neighborhood mixed use subdistrict) on the property described in Zoning Case No. C14-2024-0090, on file at the Planning Department, as follows:

LOT 1, STONEHOLLOW SECTION Four, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 86, Page 42B, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11550 and 11550 1/2 Metric Boulevard in the City of Austin, Travis County, Texas, 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 Neighborhood Residential (NR) subdistrict as shown in **Exhibit “B”**. Figure 1-2 of the Regulating Plan depicting the boundaries of the Neighborhood Mixed Use (NMU) subdistrict is amended to include the 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 3:1, as shown on **Exhibit “D”**.

**PART 6.** Figure 4-5 of the Regulating Plan is amended to make the Property eligible for maximum height allowed with a development bonus, with a maximum height of 120 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 specifically provided in 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 November 4, 2024.

**PASSED AND APPROVED**

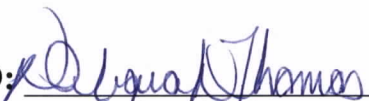
October 24, 2024

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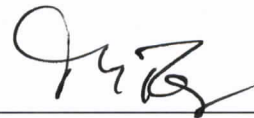
Kirk Watson  
Mayor

**APPROVED:**



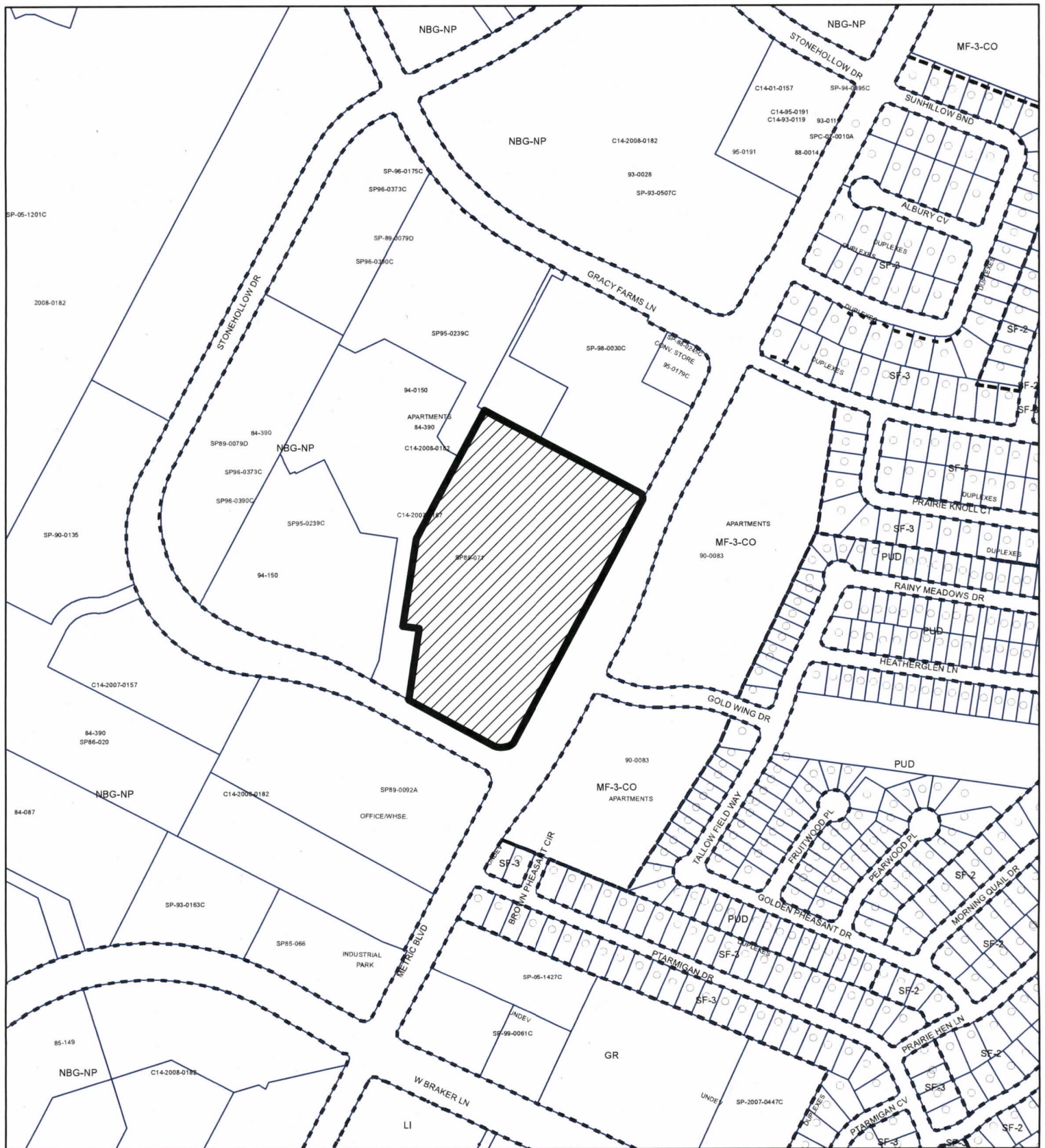
Deborah Thomas  
Interim City Attorney




**ATTEST:**



Myrna Rios  
City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

ZONING CASE#: C14-2024-0090

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



**Created: 6/11/2024**



Figure I-2: North Burnet / Gateway (NBG) Zoning District Subdistrict Map **EXHIBIT "B"**

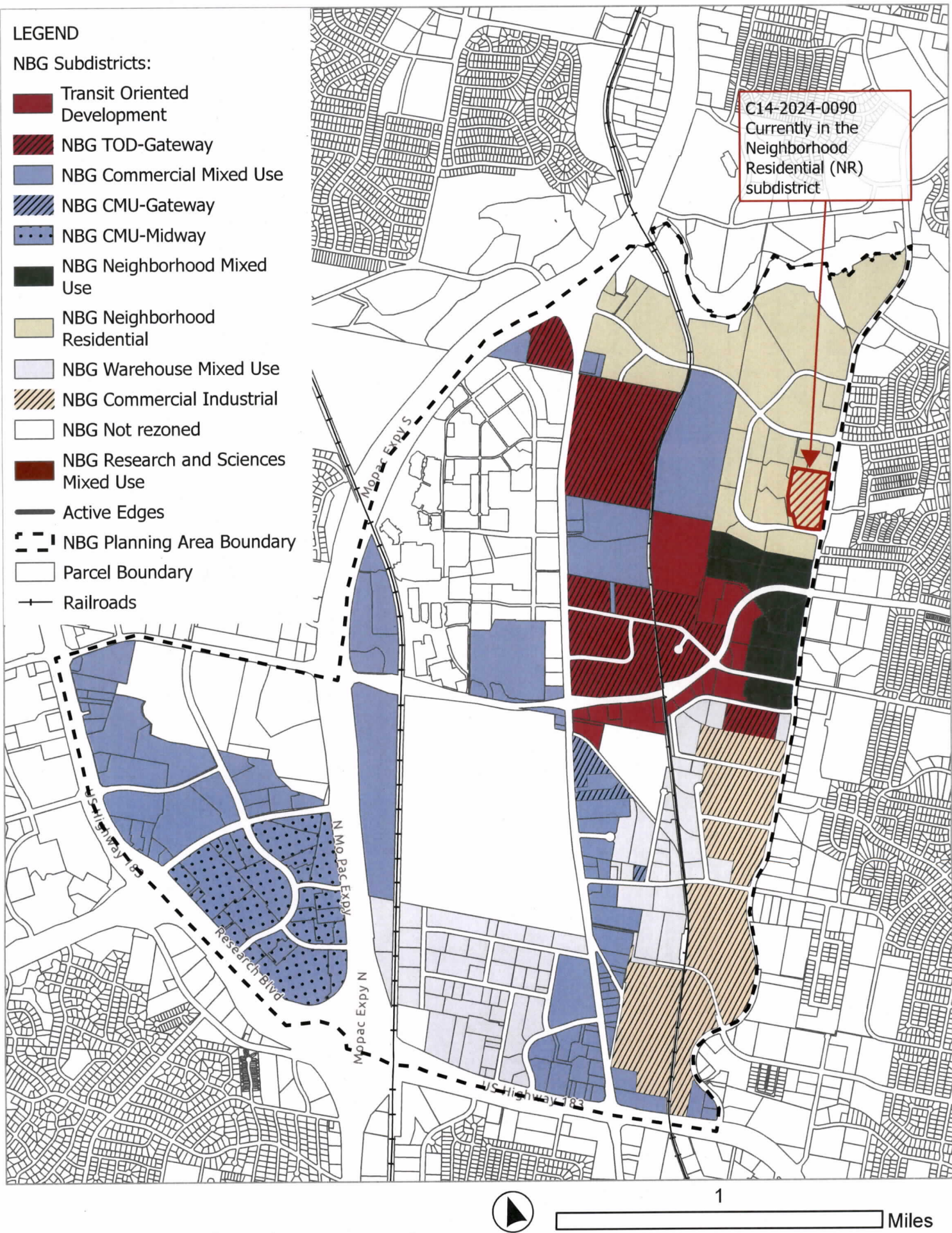




Figure I-2: North Burnet / Gateway (NBG) Zoning District Subdistrict Map **EXHIBIT "C"**

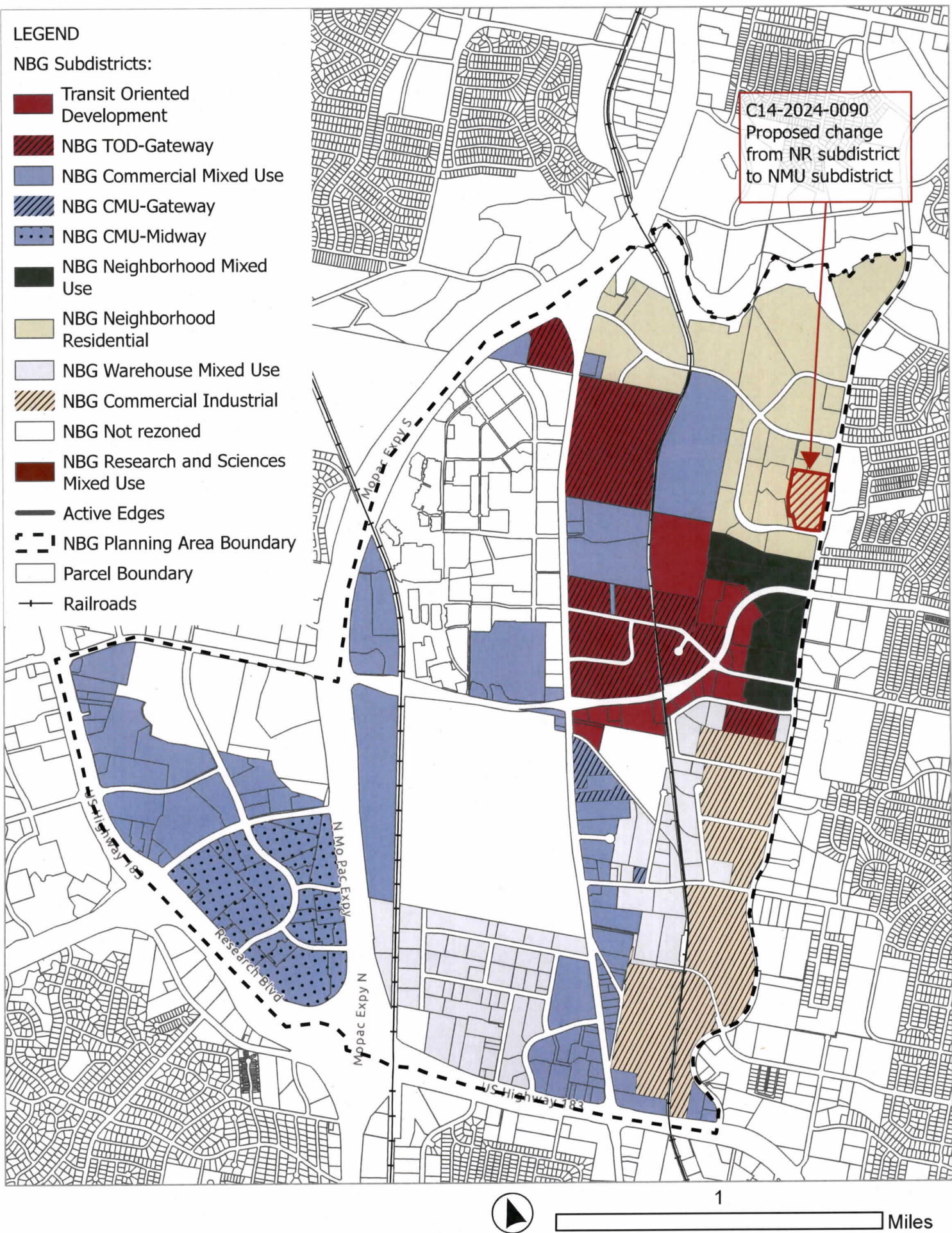




Figure 4-3: Maximum Floor-to-Area-Ratio (FAR) with Development Bonus

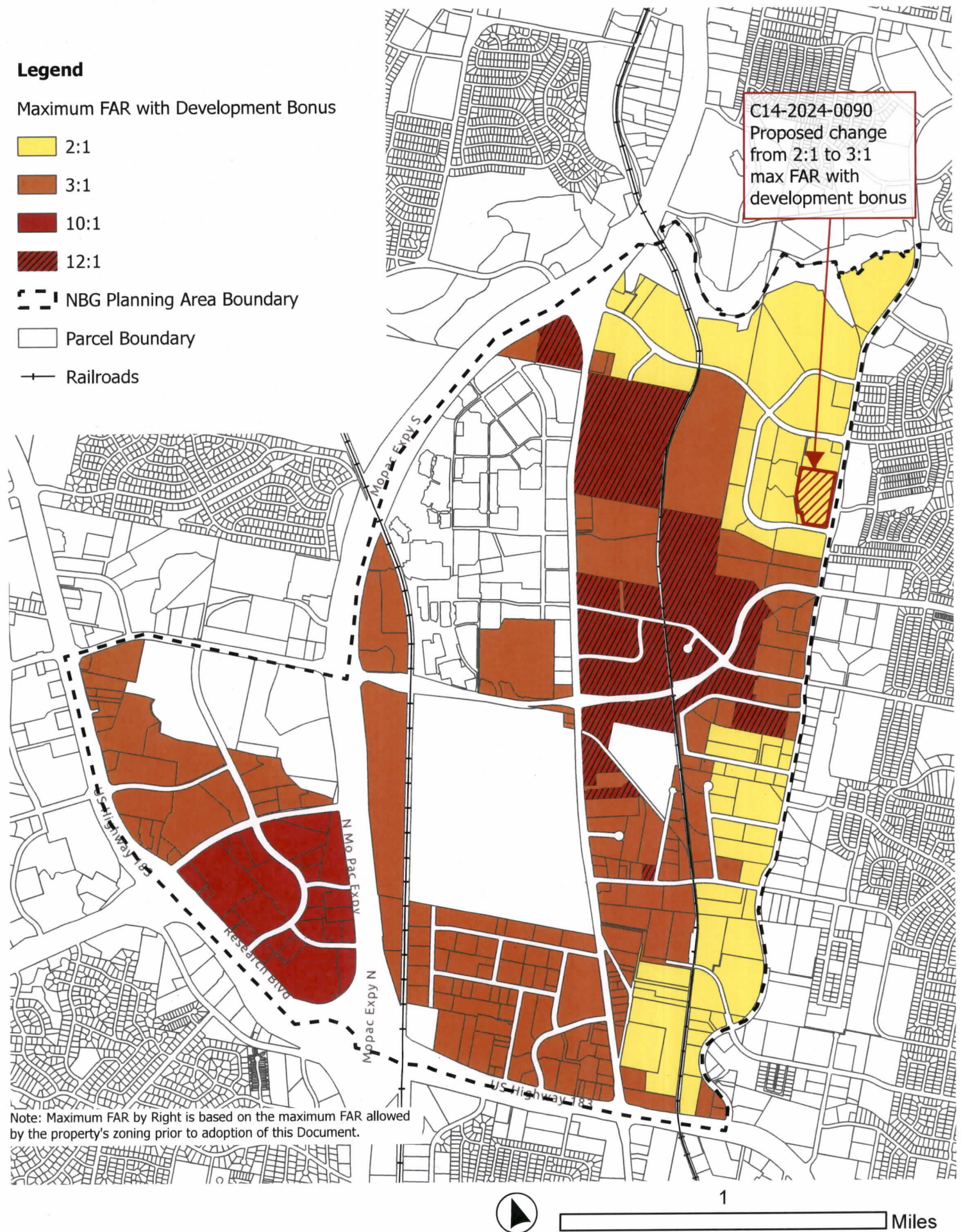




Figure 4-5: Maximum Height with Development Bonus

