

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 FOR THE
2 NORTH BURNET/GATEWAY ZONING DISTRICT TO MODIFY THE
3 REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FROM
4 NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING
5 DISTRICT (COMMERCIAL MIXED USE SUBDISTRICT) TO NORTH
6 BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING
7 DISTRICT (TRANSIT ORIENTED DEVELOPMENT – GATEWAY ZONE
8 SUBDISTRICT) FOR THE PROPERTY LOCATED AT 11501 BURNET ROAD.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The North Burnet/Gateway zoning district is comprised of approximately 1,443
13 acres of land, locally known as the area generally bounded by Metric Boulevard on the
14 east, U.S. Highway 183 on the south and west, and Braker Lane, North Mopac
15 Expressway, and Walnut Creek on the north and northwest, in the City of Austin, Travis
16 County, Texas.

17
18 **PART 2.** The North Burnet/Gateway zoning district was approved on March 12, 2009,
19 under Ordinance No. 20090312-035 and amended under Ordinance Nos. 20111208-098,
20 20120322-088, 20130425-104, and 20140828-159.

21
22 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
23 change the base district from north burnet/gateway-neighborhood plan (NBG-NP)
24 combining district (commercial mixed use subdistrict) to north burnet/gateway-
25 neighborhood plan (NBG-NP) combining district (transit oriented development – gateway
26 zone subdistrict) on the property described in Zoning Case No. C14-2016-0136, on file at
27 the Planning and Zoning Department, as follows:

28
29 Lot 2A, Amended Plat of Lots 1 and 2, Block A, IBM Subdivision East, a
30 subdivision in the City of Austin, Travis County, Texas, according to the map or
31 plat of record in Document No. 201200035 of the Official Public Records of
32 Travis County, Texas (the “Property”),

33
34 locally known as 11501 Burnet Road, in the City of Austin, Travis County, Texas, and
35 generally identified in the map attached as **Exhibit “A”**.
36

1 **PART 4.** The Regulating Plan for the North Burnet/Gateway Zoning District (the
2 “Regulating Plan”) identified and defined subdistricts within the plan area and established
3 boundaries for each subdistrict. Currently, the Property is within the commercial mixed use
4 (CMU) subdistrict and is located north of the transit oriented development (TOD)
5 subdistrict as shown on **Exhibit “B”**. The boundaries of the transit oriented development
6 (TOD) subdistrict shall be expanded to include the entire Property as shown on **Exhibit**
7 **“C”**.
8

9 **PART 5.** The site development regulations for the Property within the boundaries of the
10 north burnet/gateway-neighborhood plan (NBG-NP) combining district (transit oriented
11 development – gateway zone subdistrict) established by this ordinance are modified as
12 follows:
13

- 14 A. The maximum height of a building or structure on the Property located within
15 200 feet of the Neighborhood Residential (NR) subdistrict shall be limited to
16 120 feet.
17
- 18 B. The Property shall be developed according to the commercial mixed use (CMU)
19 subdistrict regulations, unless a Capital Metropolitan Transportation Authority
20 (Cap Metro) Commuter Rail Station is proposed and construction commenced.
21 Upon issuance to the contractor of a notice to proceed for the construction of a
22 Cap Metro Commuter Rail Station on or adjacent to the Property, the Property
23 may be developed in compliance with (TOD) gateway zoning subdistrict
24 regulations.
25

26 **PART 6.** The North Burnet/Gateway Zoning District Subdistrict Map (the “Map”) and
27 other applicable references affecting the Property that are provided in the Regulating Plan
28 are revised to show the changes in the boundaries of the subdistricts for the Property. A
29 revised Map shall be substituted where appropriate in the Regulating Plan documents.
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31 **PART 7.** Except as set forth in Part 5 of this ordinance, the Property is subject to the terms
32 and conditions of Ordinance No. 20090312-035, as amended.
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PASSED AND APPROVED

§§§

Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

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

Revised 8-28-2014

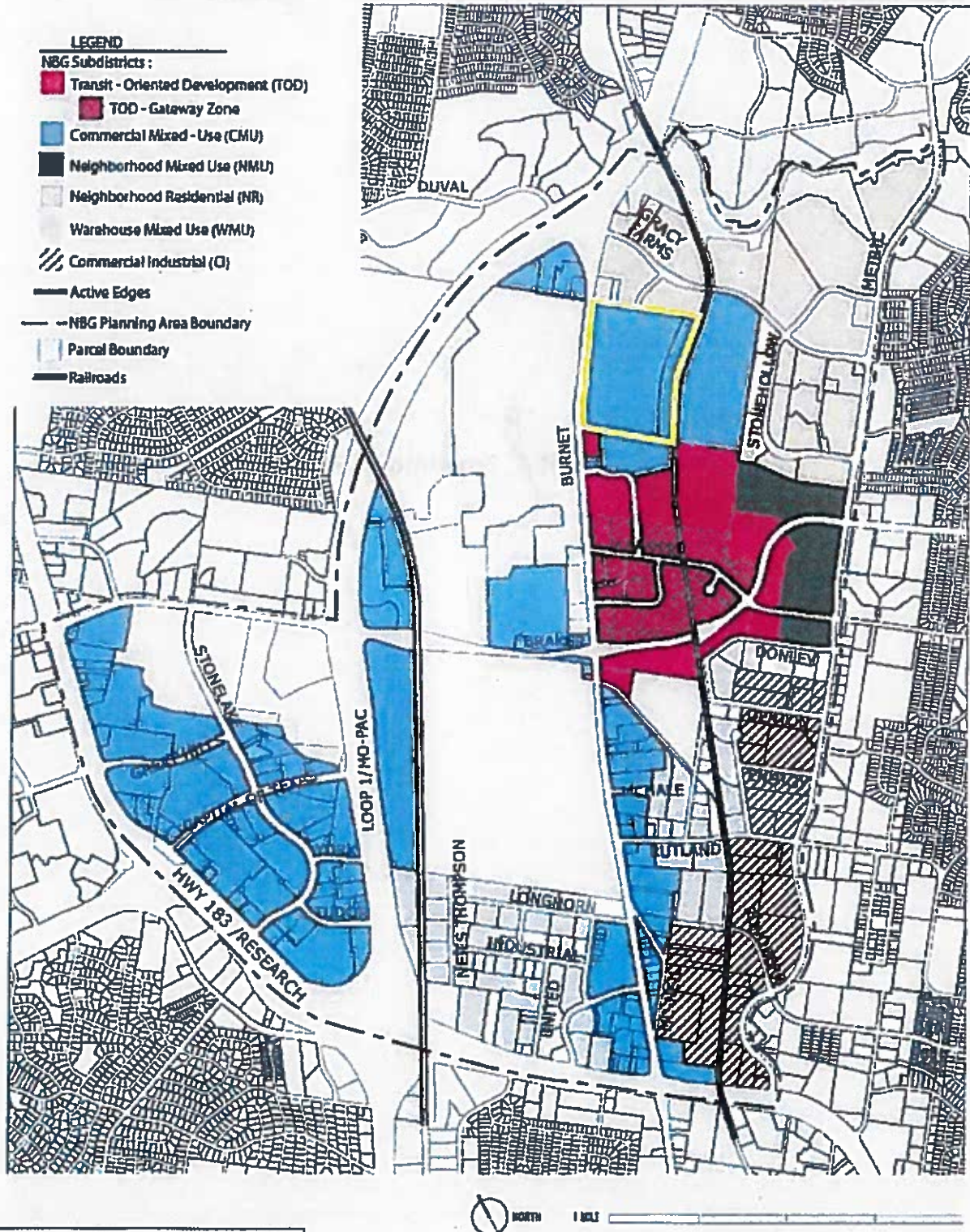


Exhibit B

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

Revised 8-28-2014

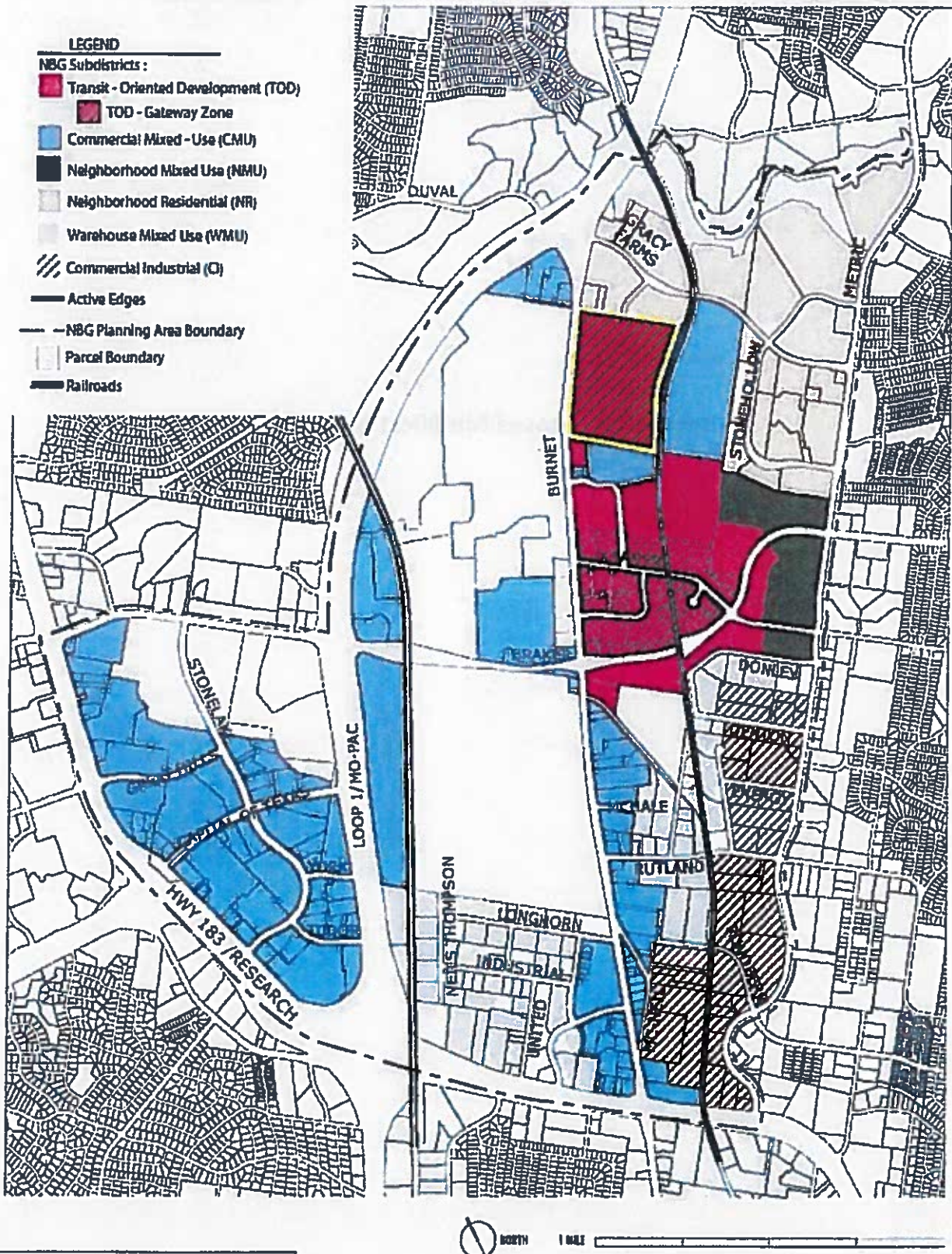


Exhibit C