

**ORDINANCE NO. 20180628-088**

**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 (COMMERCIAL MIXED USE SUBDISTRICT) TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (TRANSIT ORIENTED DEVELOPMENT – GATEWAY ZONE SUBDISTRICT) FOR THE PROPERTY LOCATED AT 11501 BURNET ROAD.**

**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, and 20140828-159.

**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 (commercial 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. C14-2016-0136, on file at the Planning and Zoning Department, as follows:

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

locally known as 11501 Burnet Road, in the City of Austin, Travis County, Texas, and 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 commercial mixed use (CMU) subdistrict and is located north of the transit oriented development (TOD) subdistrict as shown on **Exhibit "B"**. The boundaries of the transit oriented development (TOD) subdistrict shall be expanded to include the entire Property as shown on **Exhibit "C"**.

**PART 5.** The site development regulations for the Property within the boundaries of the North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (transit oriented development – Gateway zone subdistrict) established by this ordinance are modified as follows:

- A. The maximum height of a building or structure on the Property located within 200 feet of the Neighborhood Residential (NR) subdistrict shall be limited to 120 feet.
- B. The Property shall be developed according to the commercial mixed use (CMU) subdistrict regulations, unless a Capital Metropolitan Transportation Authority (Cap Metro) Commuter Rail Station is proposed and construction commenced. Upon issuance to the contractor of a notice to proceed for the construction of a Cap Metro Commuter Rail Station on or adjacent to the Property, the Property may be developed in compliance with transit oriented development (TOD) Gateway zoning subdistrict regulations.

**PART 6.** The North Burnet/Gateway Zoning District Subdistrict Map (the "Map") and other applicable references affecting the Property that are provided in the Regulating Plan are revised to show the changes in the boundaries of the subdistricts for the Property. A revised Map shall be substituted where appropriate in the Regulating Plan documents.

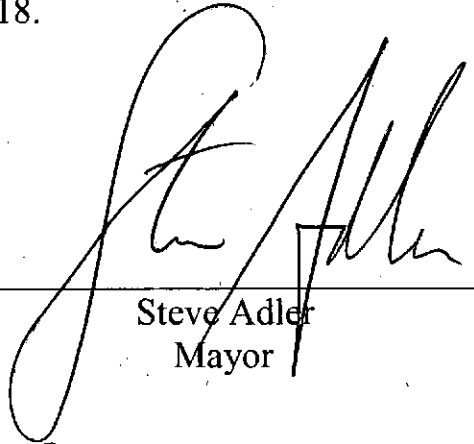
**PART 7.** Except as set forth in Part 5 of this ordinance, the Property is subject to the terms and conditions of Ordinance No. 20090312-035, as amended.

**PART 8.** This ordinance takes effect on July 9, 2018.

**PASSED AND APPROVED**

June 28, 2018

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Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

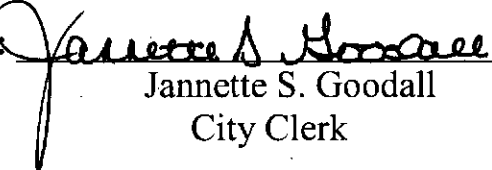
  
Jannette S. Goodall  
City Clerk



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

Revised 8-28-2014

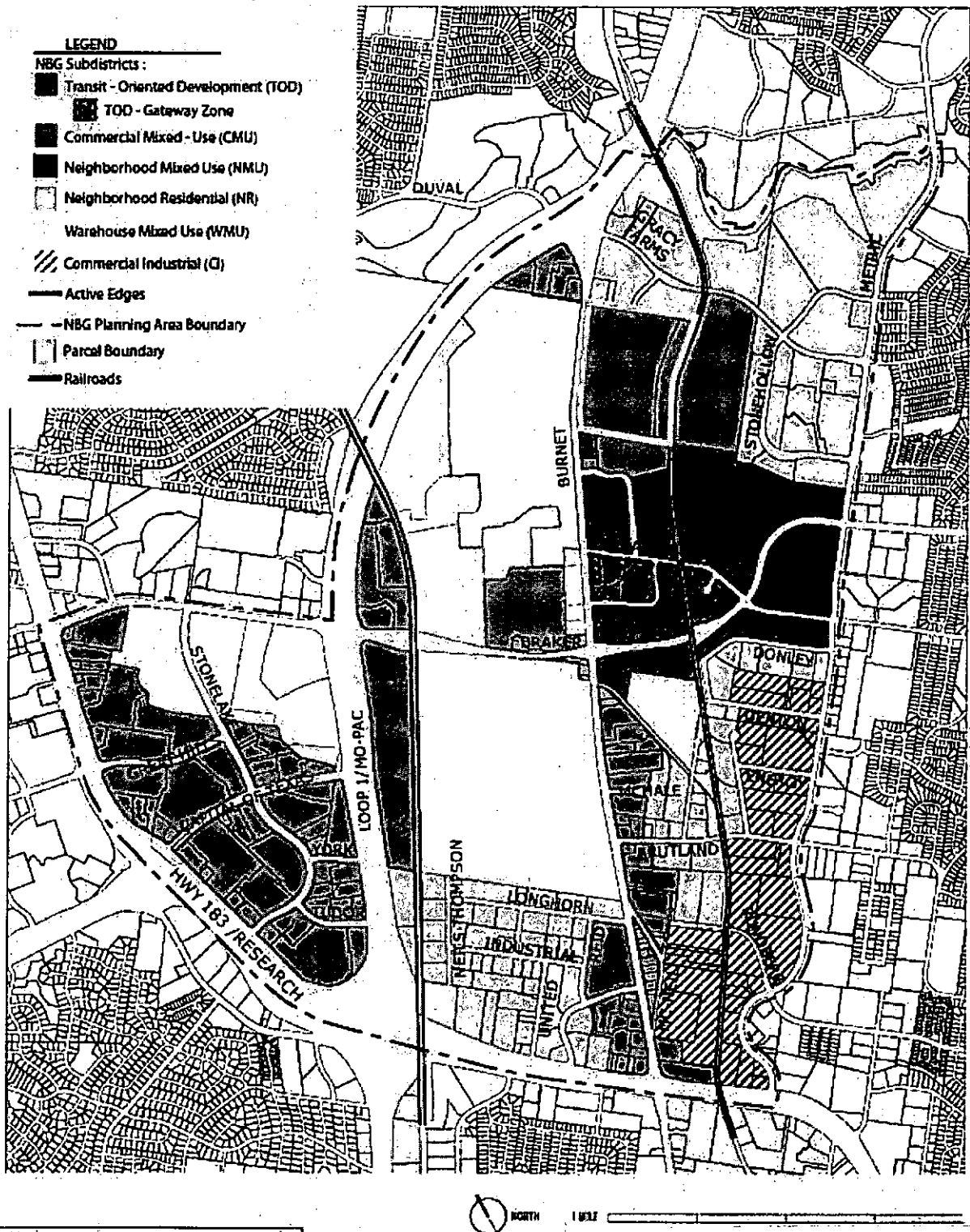


Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District  
Subdistrict Map

Revised 8-28-2014

