

**ORDINANCE NO. 20201210-073**

**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 INDUSTRIAL USE SUBDISTRICT) TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (WAREHOUSE MIXED USE SUBDISTRICT) FOR THE PROPERTY LOCATED AT 2136 RUTLAND DRIVE AND 10139 METROPOLITAN DRIVE.**

**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, 20180628-088 and 20190207-057.

**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 industrial use subdistrict) to North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (warehouse mixed use subdistrict) on the property described in Zoning Case No. C14-2020-0115, on file at the Housing and Planning Department, as follows:

Lot 1, RUTLAND DRIVE BUSINESS PARK SECTION 1, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 67, Page 43, of the Official Public Records of Travis County, Texas, (the "Property"),

locally known as 2136 Rutland Drive and 10139 Metropolitan Drive, 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 industrial (CI) subdistrict as shown on **Exhibit “B”**. The boundaries of the warehouse mixed use (WMU) subdistrict shall be expanded to include the entire Property as shown on **Exhibit “C”**.

**PART 5.** 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.

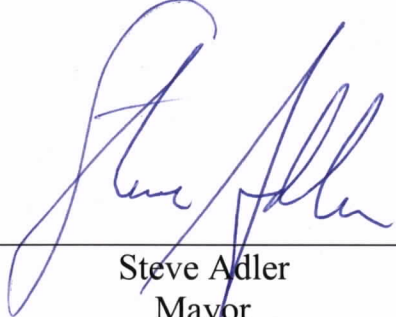
**PART 6.** Except as set forth in Parts 4 and 5 of this Ordinance, the Property is subject to the terms and conditions of Ordinance No. 20090312-035, as amended.

**PART 7.** This ordinance takes effect on December 21, 2020.

**PASSED AND APPROVED**

December 10, 2020

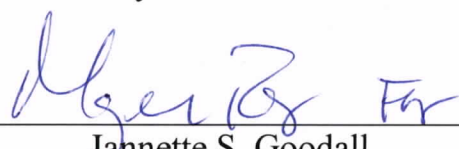
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Steve Adler  
Mayor

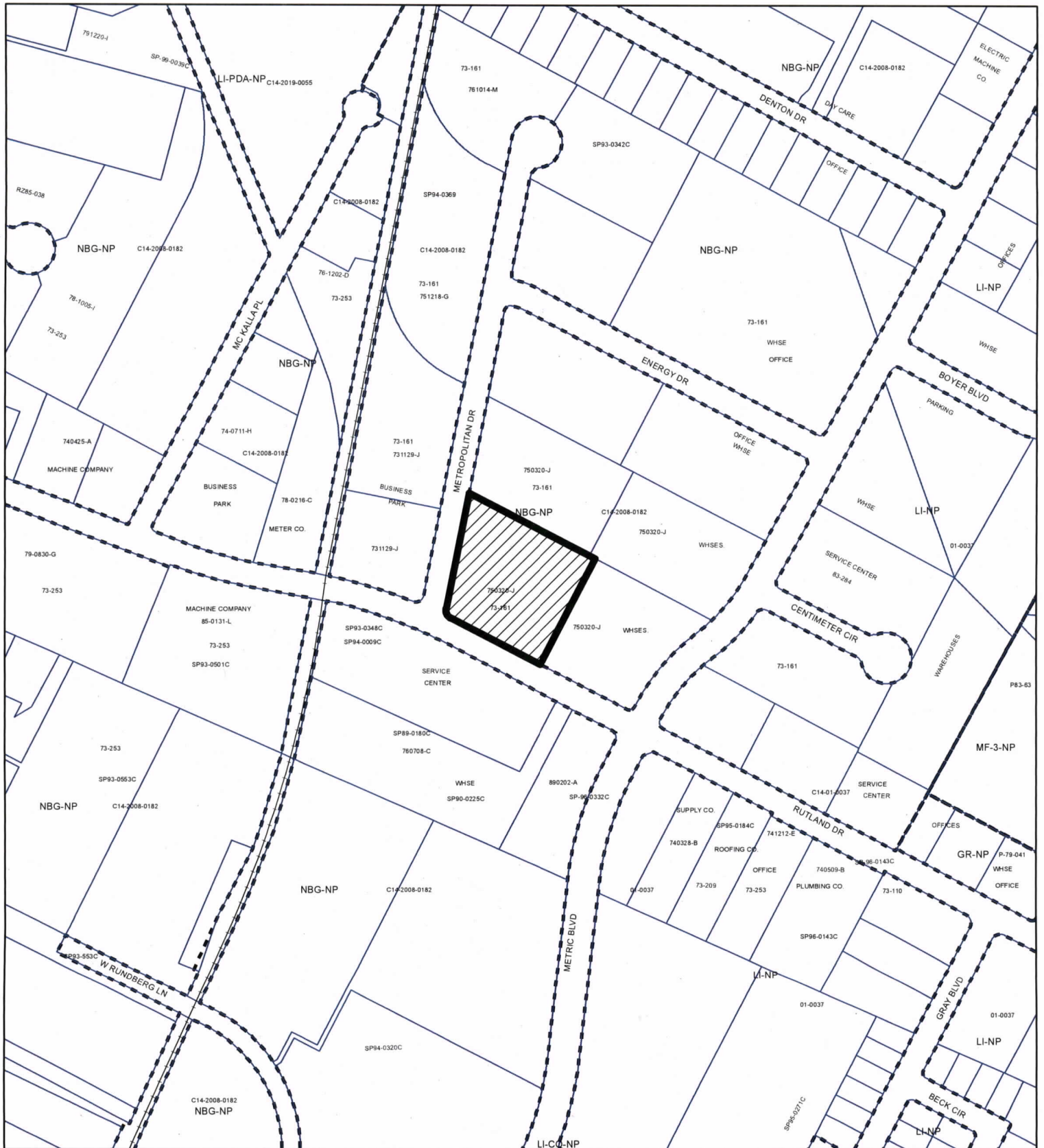
**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
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Jannette S. Goodall  
City Clerk





## ZONING

ZONING CASE#: C14-2020-0115

### Exhibit A



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

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



Created: 10/19/2020



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

Revised 08-08-19

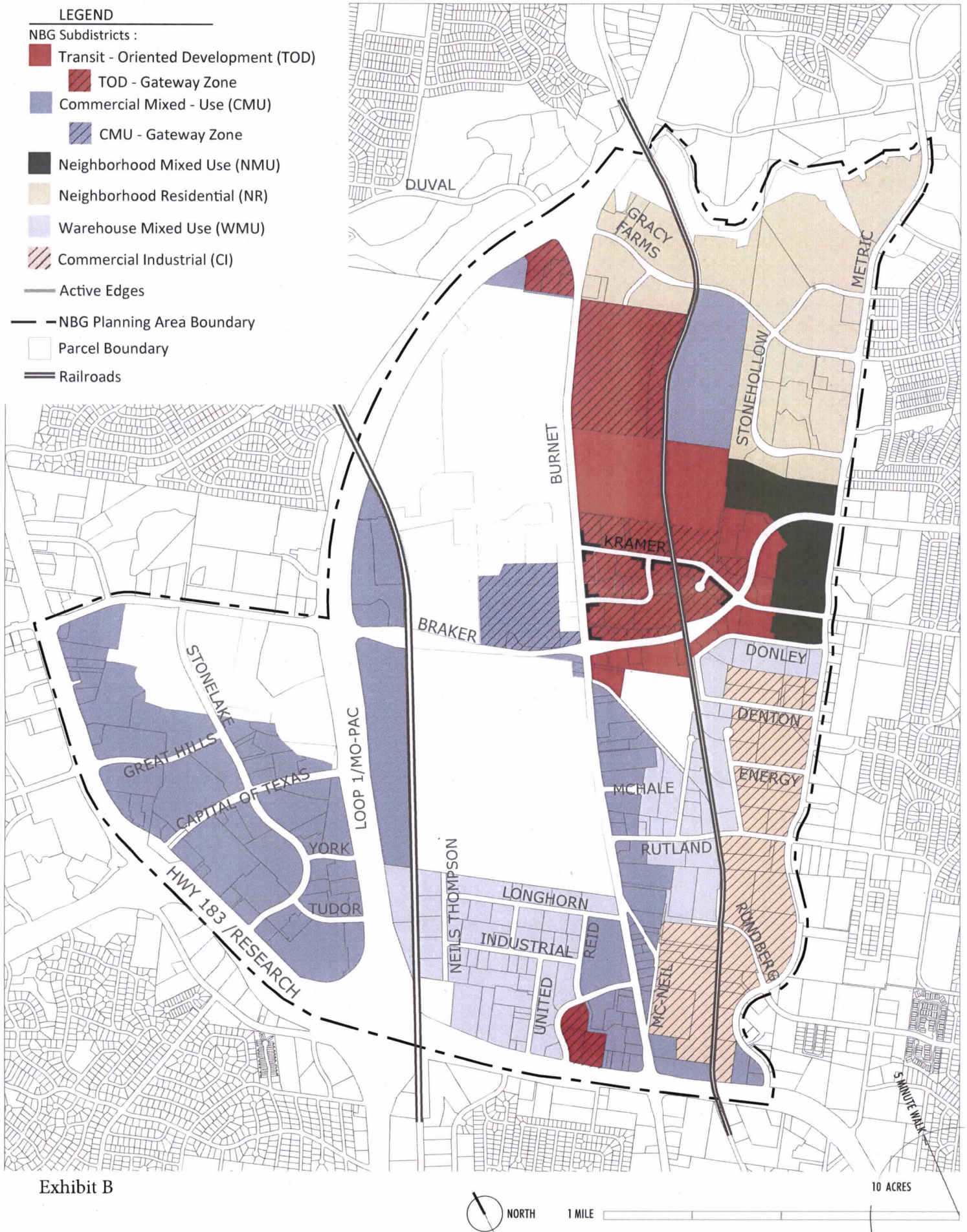




Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District  
Subdistrict Map

Revised 12-1-2020

