

ORDINANCE NO. _____

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 11901 NORTH MOPAC EXPRESSWAY SERVICE ROAD NORTHBOUND.

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, 20240912-105, 20241024-076, 20241121-095, 20241212-093, 20241212-100, and 20241212-141.

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. C14-2025-0068, on file at the Planning Department, as follows:

LOT 3, NORTH LOOP BUSINESS PARK SECTION ONE-A, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 85, Page 194C, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11901 North Mopac Expressway Service Road Northbound 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 Commercial Mixed Use (CMU) subdistrict. Figure 1-2 of the Regulating Plan depicting the boundaries of the Transit Oriented Development-Gateway Zone (TOD-Gateway Zone) subdistrict is amended to include the Property as shown on **Exhibit "B"**.

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 12:1, as shown on **Exhibit "C"**.

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 491 feet, as shown on **Exhibit "D"**.

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.

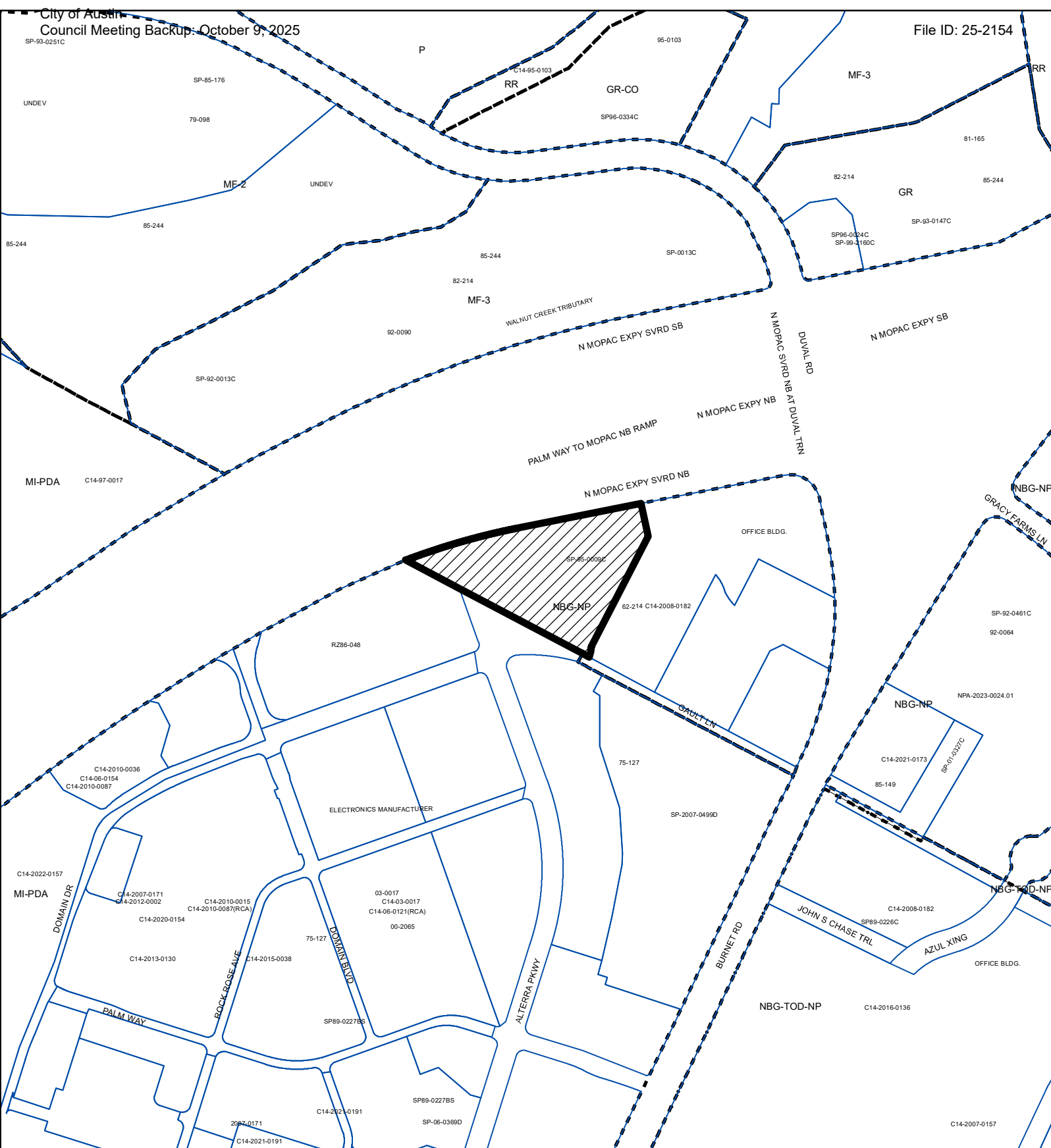
PART 9. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §
_____, 2025 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

EXHIBIT "A"

ZONING CASE#: C14-2025-0068

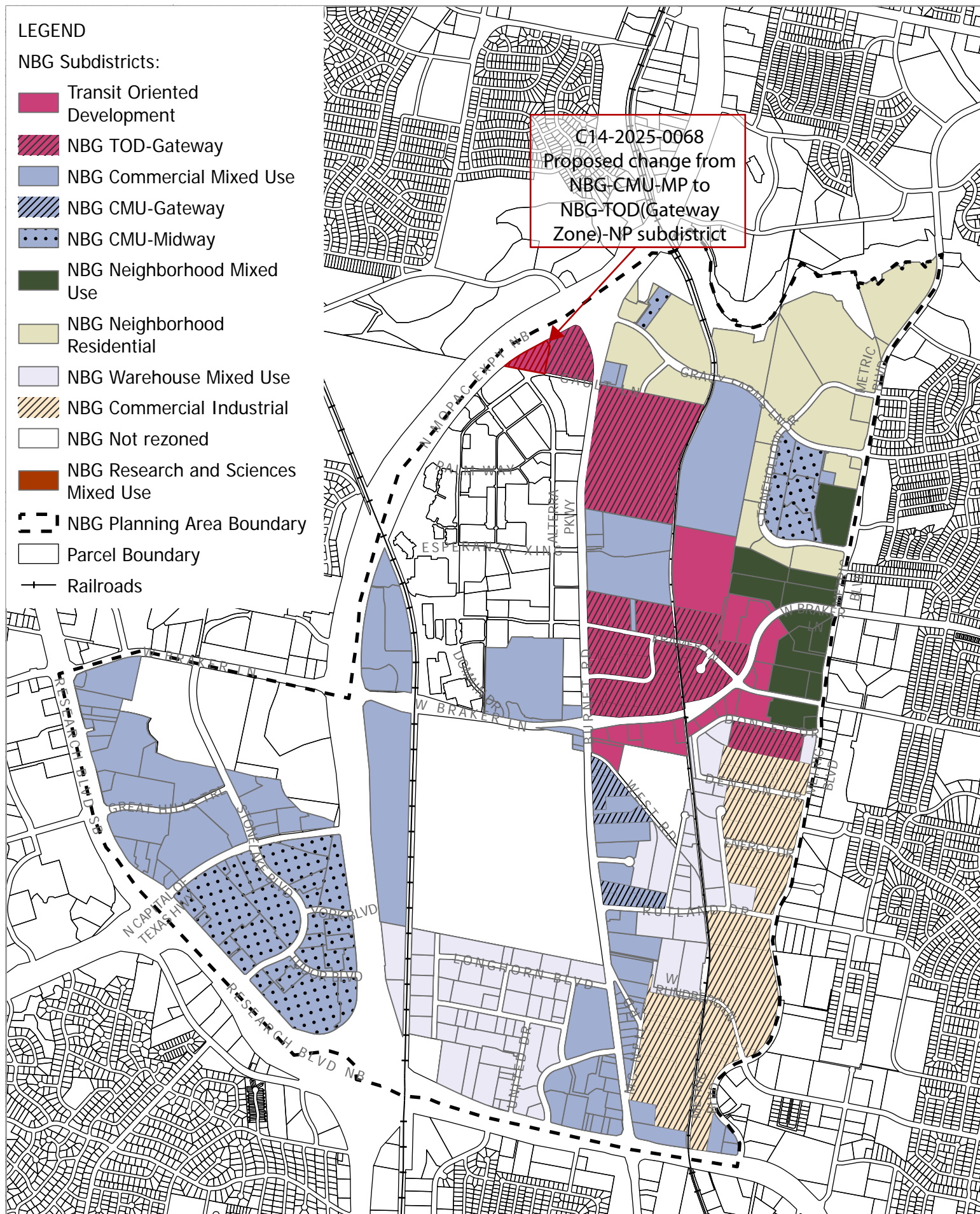
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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: 6/9/2025

1" = 400'



File ID: 25-2154
Updated 9-12-25



