

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 (NEIGHBORHOOD RESIDENTIAL SUBDISTRICT) TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (COMMERCIAL MIXED USE-MIDWAY ZONE SUBDISTRICT) FOR THE PROPERTY LOCATED AT 11700, 11700 1/2, 11800, AND 11800 1/2 STONEHOLLOW 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, 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, and 20241121-095.

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 (commercial mixed use-midway zone subdistrict) on the property described in Zoning Case No. C14-2024-0126, on file at the Planning Department, as follows:

LOTS 6-A AND 7-A, SECOND AMENDED PLAT OF LOTS 6 AND 7, STONEHOLLOW SECTION FIVE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 98, Page 104, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11700, 11700 1/2, 11800, and 11800 1/2 Stonehollow Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

35 **PART 4.** The Regulating Plan for the North Burnet/Gateway Zoning District (the
36 "Regulating Plan") identified and defined subdistricts within the plan area and established
37 boundaries for each subdistrict. Currently, the Property is within the Neighborhood
38 Residential (NR) subdistrict as shown in **Exhibit "B"**. Figure 1-2 of the Regulating Plan
39 depicting the boundaries of the Commercial Mixed Use-Midway Zone (CMU-Midway)
40 subdistrict is amended to include the Property as shown on **Exhibit "C"**.

41 **PART 5.** Figure 4-3 of the Regulating Plan is amended to make the Property eligible for
42 maximum floor-to-area ratio (FAR) allowed with a development bonus, with a maximum
43 FAR of 10:1, as shown on **Exhibit "D"**.

44 **PART 6.** Figure 4-5 of the Regulating Plan is amended to make the Property eligible for
45 maximum height allowed with a development bonus, with a maximum height of 350 feet,
46 as shown on **Exhibit "E"**.

47 **PART 7.** Figure 1-2, Figure 4-3, and Figure 4-5 attached as Exhibits "C" through "E" are
48 incorporated into the Regulating Plan, and the revised figures shall be substituted where
49 appropriate in the Regulating Plan documents.

50 **PART 8.** Except as specifically provided in this ordinance, the Property is subject to the
51 terms and conditions of Ordinance No. 20090312-035, as amended.

52 **PART 9.** This ordinance takes effect on _____, 2024.

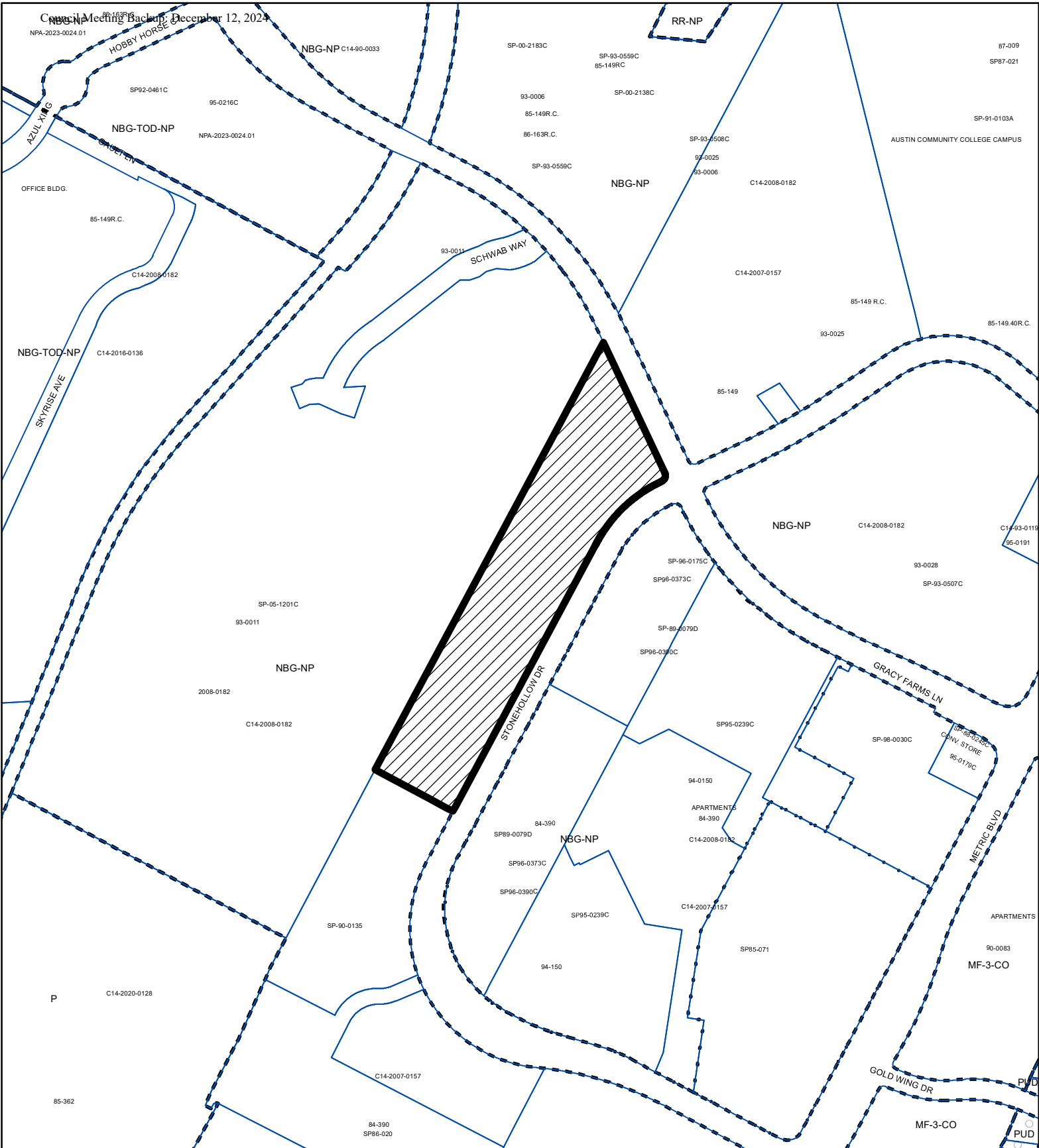
53 **PASSED AND APPROVED**




54
55 §
56 §
57 _____, 2024 § _____

58 Kirk Watson
59 Mayor

60
61 **APPROVED:** _____ **ATTEST:** _____
62 Deborah Thomas Myrna Rios
63 Interim City Attorney City Clerk
64

City Council Meeting Backlog, December 12, 2024



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0126

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 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: 8/27/2024

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

Legend

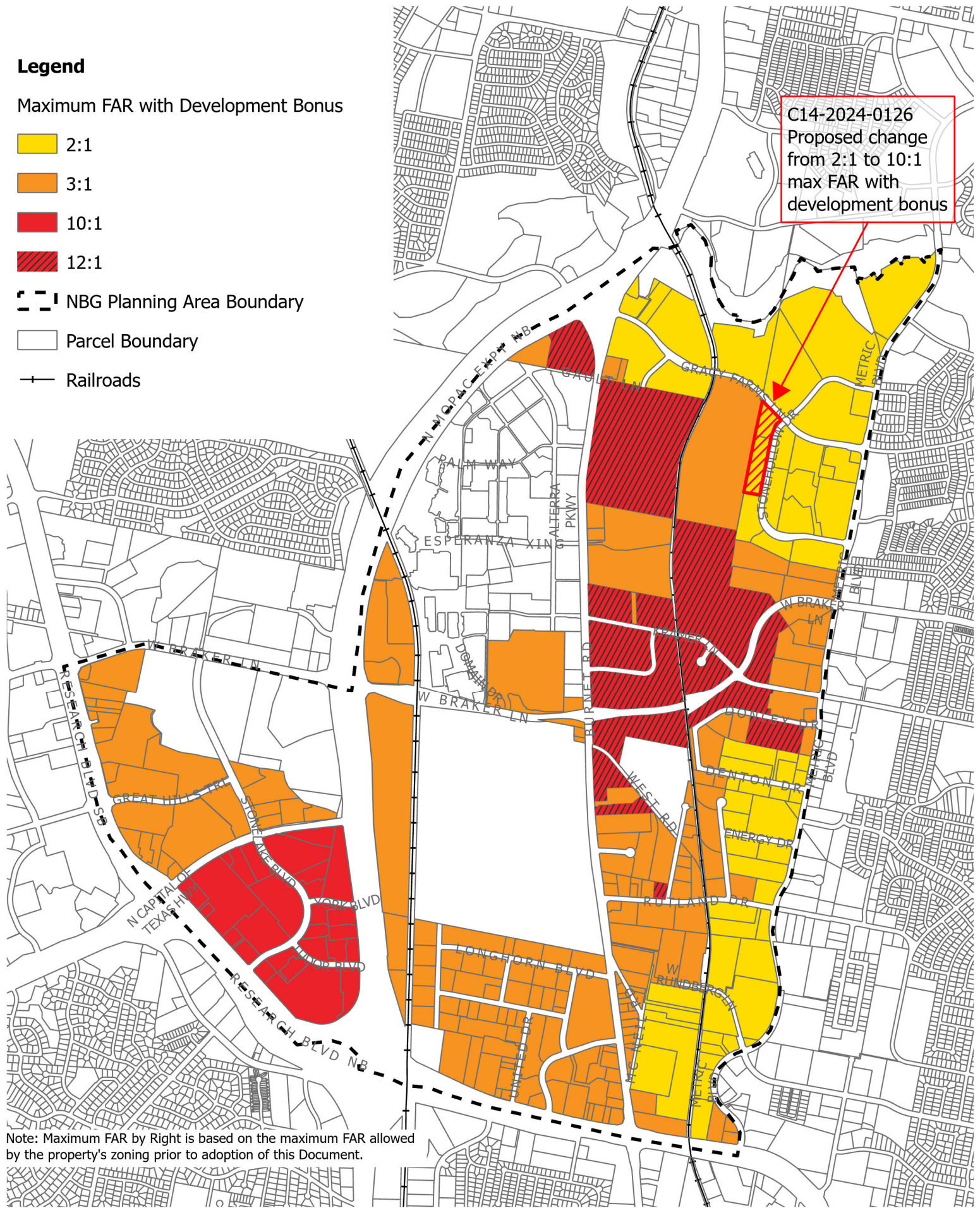
Maximum FAR with Development Bonus

- 2:1
- 3:1
- 10:1
- 12:1

NBG Planning Area Boundary

Parcel Boundary

Railroads



Note: Maximum FAR by Right is based on the maximum FAR allowed by the property's zoning prior to adoption of this Document.

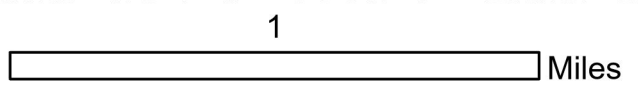


Figure 4-5: Maximum Height with Development Bonus

Legend

Maximum Height with Development Bonus

60'

120'

180'

350'

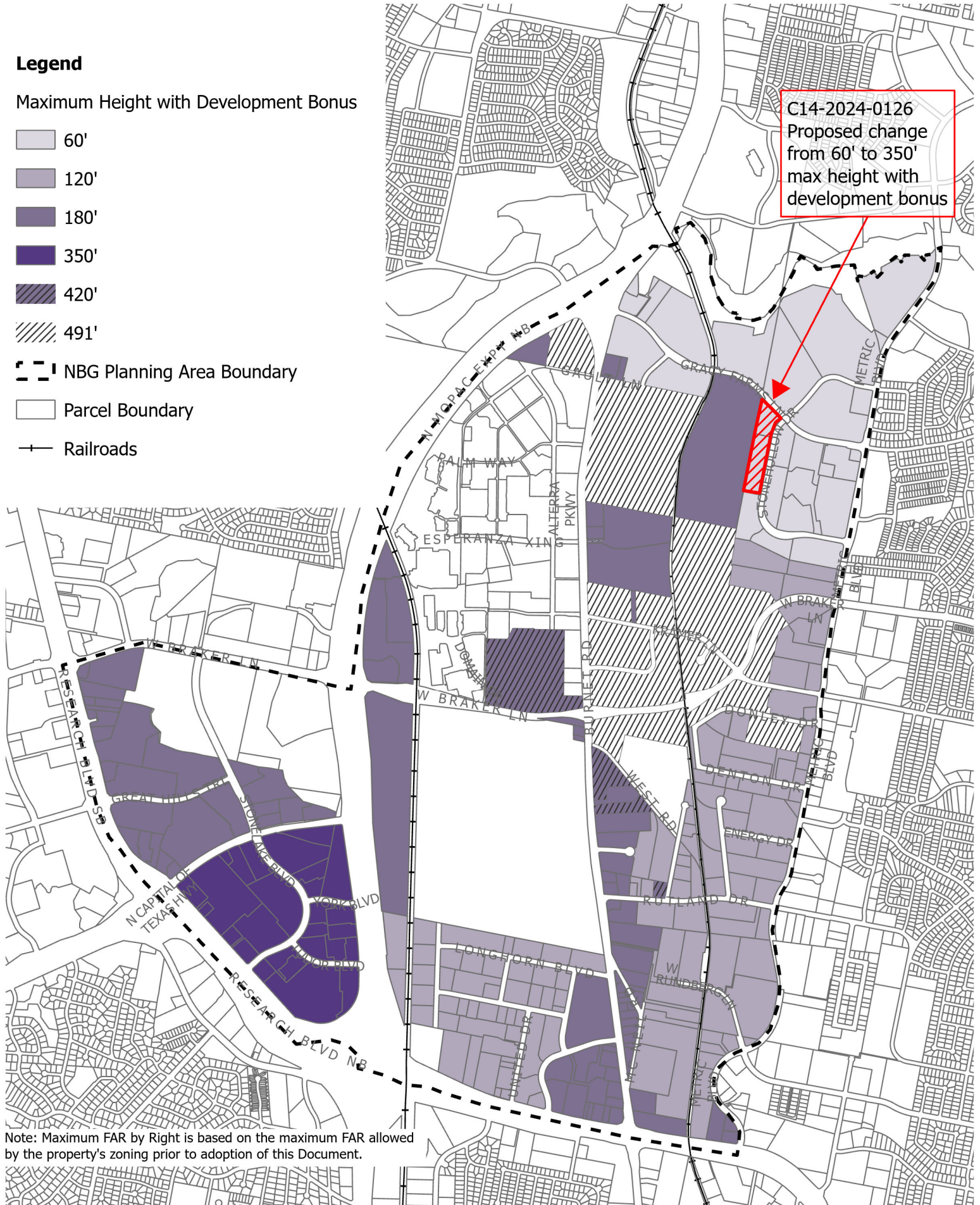
420'

491'

NBG Planning Area Boundary

Parcel Boundary

Railroads



Note: Maximum FAR by Right is based on the maximum FAR allowed by the property's zoning prior to adoption of this Document.



1 Miles