

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-MIDWAY ZONE SUBDISTRICT) TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (COMMERCIAL MIXED USE-MIDWAY ZONE SUBDISTRICT) TO CHANGE A CONDITION OF ZONING FOR A PORTION OF THE PROPERTY LOCATED AT 9505 STONELAKE BOULEVARD COMMONLY REFERED TO AS “9505-B STONELAKE BOULEVARD.”

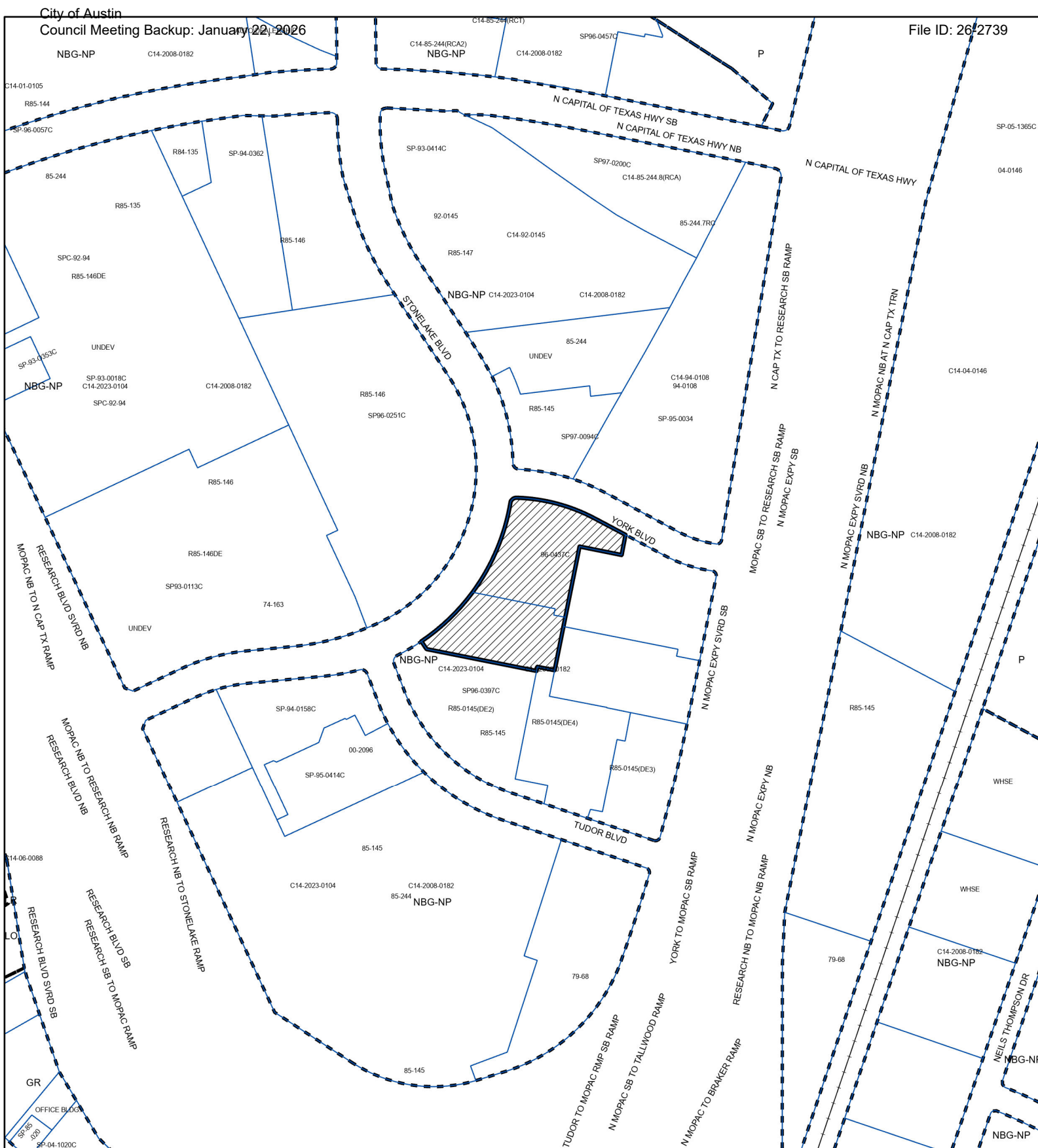
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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, 20241212-141, 20251009-050, and 20251211-096.

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-midway zone subdistrict) to North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (commercial mixed use-midway zone subdistrict), to change a condition of zoning on the property described in Zoning Case No. C14-2025-0102, on file at the Planning Department, as follows:

LOTS 5 AND 6, BLOCK A, STONEBRIDGE V-B, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 100, Page 56, of the Plat Records of Travis County, Texas (the “Property”),



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2025-0102

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



Created: 10/10/2025

Updated 12/16/2025

