

ORDINANCE NO. _____

1 **AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 FOR THE**
2 **NORTH BURNET/GATEWAY ZONING DISTRICT TO MODIFY THE**
3 **REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FROM**
4 **NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING**
5 **DISTRICT (COMMERCIAL MIXED USE-MIDWAY ZONE SUBDISTRICT) TO**
6 **NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING**
7 **DISTRICT (COMMERCIAL MIXED USE-MIDWAY ZONE SUBDISTRICT) TO**
8 **CHANGE A CONDITION OF ZONING FOR A PORTION OF THE PROPERTY**
9 **LOCATED AT 9505 STONELAKE BOULEVARD COMMONLY REFERED TO**
10 **AS "9505-B STONELAKE BOULEVARD."**

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

12 **PART 1.** The North Burnet/Gateway zoning district is comprised of approximately 1,443
13 acres of land, locally known as the area generally bounded by Metric Boulevard on the
14 east, U.S. Highway 183 on the south and west, and Braker Lane, North Mopac
15 Expressway, and Walnut Creek on the north and northwest, in the City of Austin, Travis
16 County, Texas.

17 **PART 2.** The North Burnet/Gateway zoning district was approved on March 12, 2009,
18 under Ordinance No. 20090312-035 and amended under Ordinance Nos. 20111208-098,
19 20120322-088, 20130425-104, 20140828-159, 20180412-051, 20180628-088, 20190207-
20 057, 20190808-101, 20201210-073, 20211014-079, 20220127-082, 20220609-101,
21 20221027-044, 20230209-046, 20231019-056, 20231130-092, 20240118-064, 20240118-
22 080, 20240321-047, 20240321-049, 20240321-050, 20240502-077, 20240718-156,
23 20240912-105, 20241024-076, 20241121-095, 20241212-093, 20241212-100, 20241212-
24 141, 20251009-050, and 20251211-096.

25 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
26 change the base district from North Burnet/Gateway-neighborhood plan (NBG-NP)
27 combining district (commercial mixed use-midway zone subdistrict) to North
28 Burnet/Gateway-neighborhood plan (NBG-NP) combining district (commercial mixed use-
29 midway zone subdistrict), to change a condition of zoning on the property described in
30 Zoning Case No. C14-2025-0102, on file at the Planning Department, as follows:

31 **LOTS 5 AND 6, BLOCK A, STONEBRIDGE V-B, a subdivision in the City of**
32 **Austin, Travis County, Texas, according to the map or plat of record in Volume**
33 **100, Page 56, of the Plat Records of Travis County, Texas (the "Property"),**

34 locally known as 9505 Stonelake Boulevard, commonly referred to as "9505-B Stonelake
35 Boulevard" in the City of Austin, Travis County, Texas, and generally identified in the
36 map attached as **Exhibit "A"**.

37 **PART 4.** Figure 4-6 of the Regulating Plan is amended to increase the maximum
38 impervious cover on the Property to 90 percent, as shown on **Exhibit "B"**.

39 **PART 5.** Figure 4-6 attached as Exhibit "B" is incorporated into the Regulating Plan, and
40 the revised figure shall be substituted where appropriate in the Regulating Plan documents.

41 **PART 6.** Except as specifically provided in this ordinance, the Property is subject to the
42 terms and conditions of Ordinance No. 20090312-035, as amended.

43 **PART 7.** This ordinance takes effect on _____, 2026.

44 **PASSED AND APPROVED**

45
46 _____, 2026

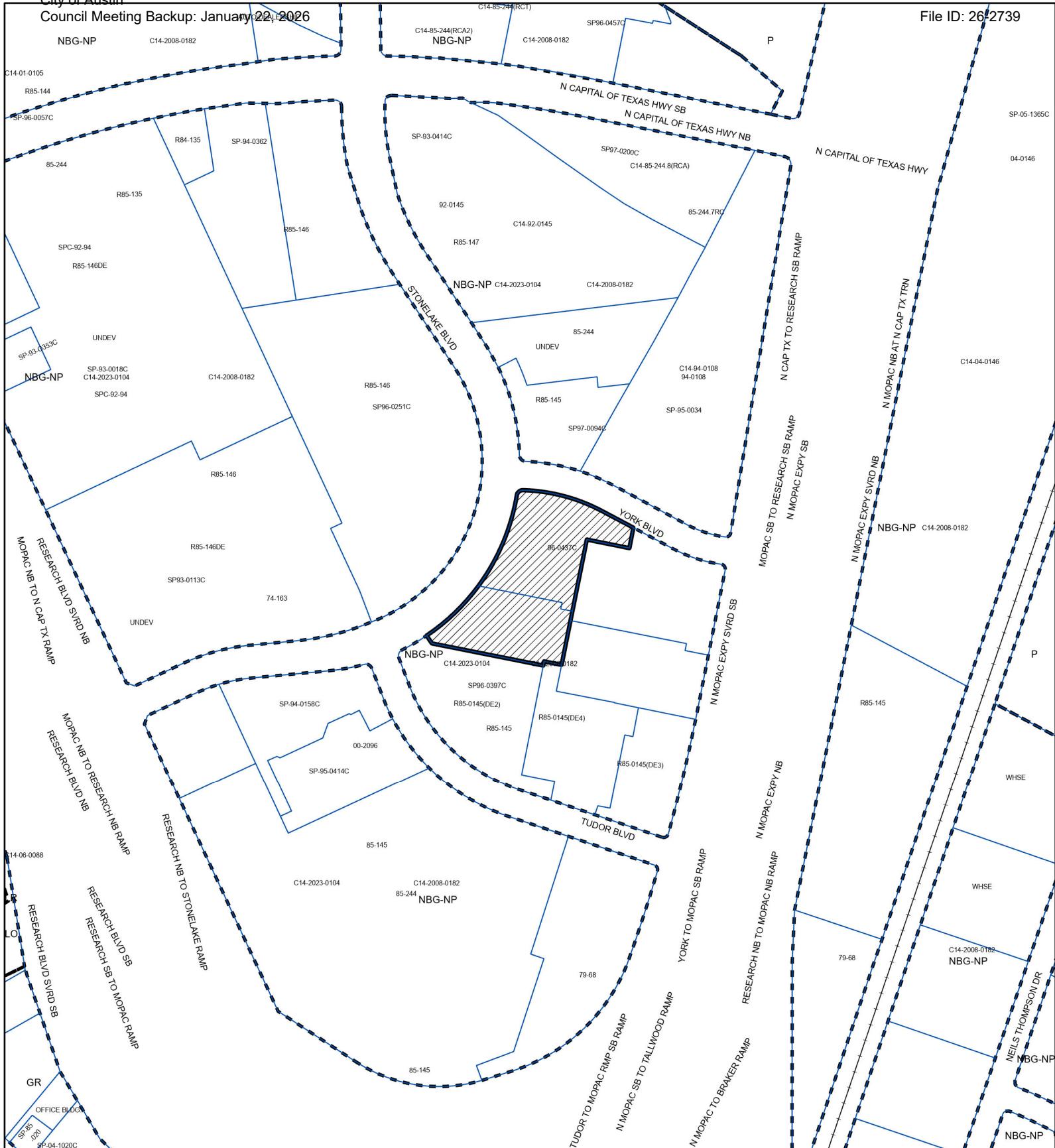
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53 Kirk Watson
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55 Mayor

53 **APPROVED:** _____

54 Deborah Thomas
55 City Attorney

53 **ATTEST:** _____

54 Erika Brady
55 City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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.

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Figure 4-6: North Burnet / Gateway (N BG) Zoning Watershed and Maximum Impervious Cover Map

Updated 12/16/2025

