

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 INDUSTRIAL) TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (WAREHOUSE MIXED USE) FOR THE PROPERTY LOCATED AT 9400 METRIC BOULEVARD AND 2105 AND 2107 WEST RUNDBERG LANE.

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, and 20251009-050.

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) to North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (warehouse mixed use) on the property described in Zoning Case No. C14-2025-0052, on file at the Planning Department, as follows:

LOTS 4 AND 5, BLOCK C, BILTON SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 91, Page 281, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 9400 Metric Boulevard and 2105 and 2107 West Rundberg Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

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

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

43 **PART 6.** Figure 1-2 and Figure 4-3 attached as Exhibits "C" and "D" are incorporated
44 into the Regulating Plan, and the revised figures shall be substituted where appropriate in
45 the Regulating Plan documents.

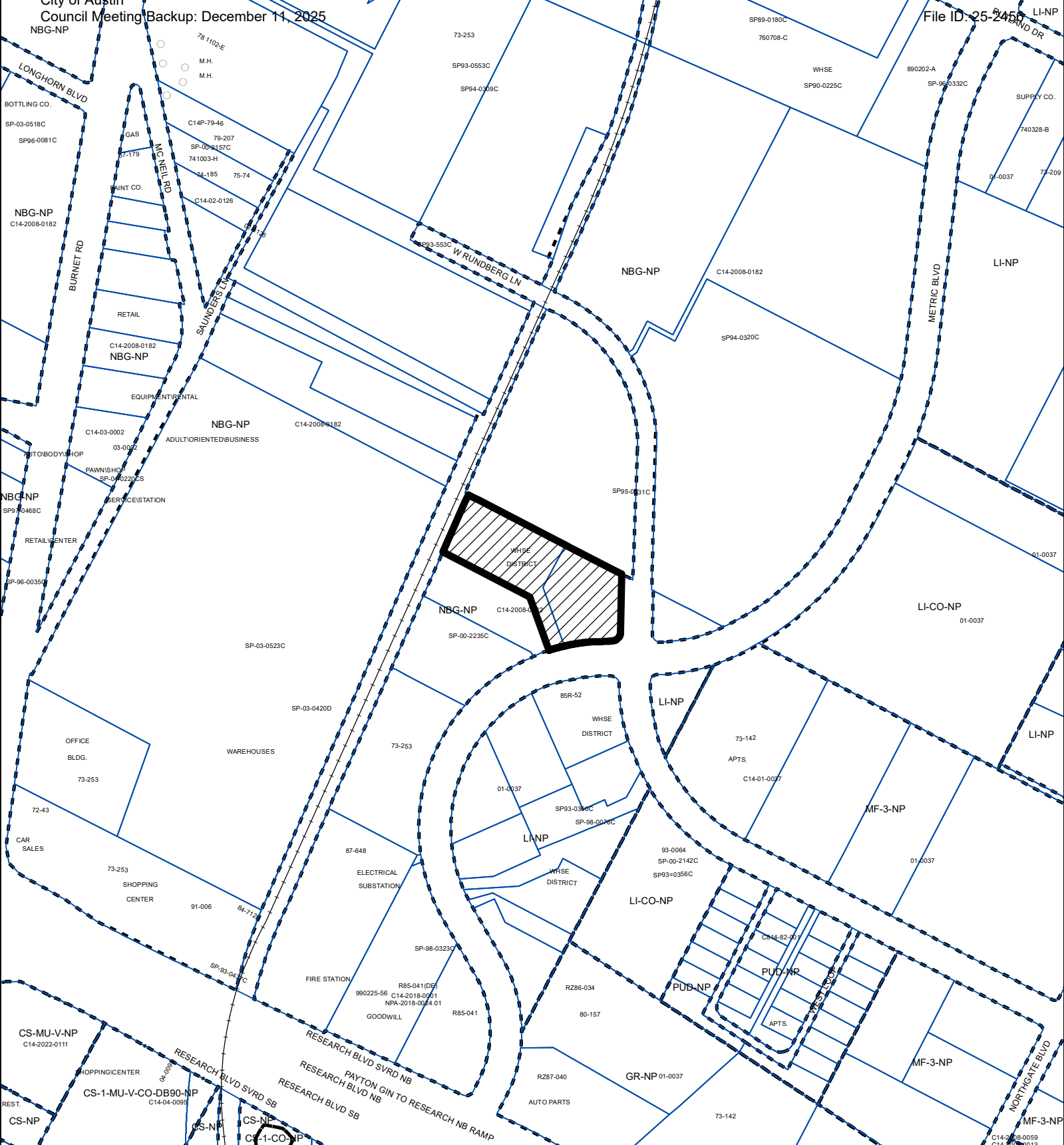
46 **PART 7.** Except as specifically provided in this ordinance, the Property is subject to the
47 terms and conditions of Ordinance No. 20090312-035, as amended.

48 **PART 8.** This ordinance takes effect on _____, 2025.

49 **PASSED AND APPROVED**

50
51 §
52 §
53 _____, 2025 § _____
54 Kirk Watson
55 Mayor


56
57
58 **APPROVED:** _____ **ATTEST:** _____
59 Deborah Thomas Erika Brady
60 City Attorney City Clerk





ZONING


EXHIBIT "A"

ZONING CASE#: C14-2025-0052



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY



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.

1" = 400'

Created: 5/1/2025

Figure 1-2: North Burnet / Gateway (NBG) Zoning District Subdistrict Map Updated 10-31-25

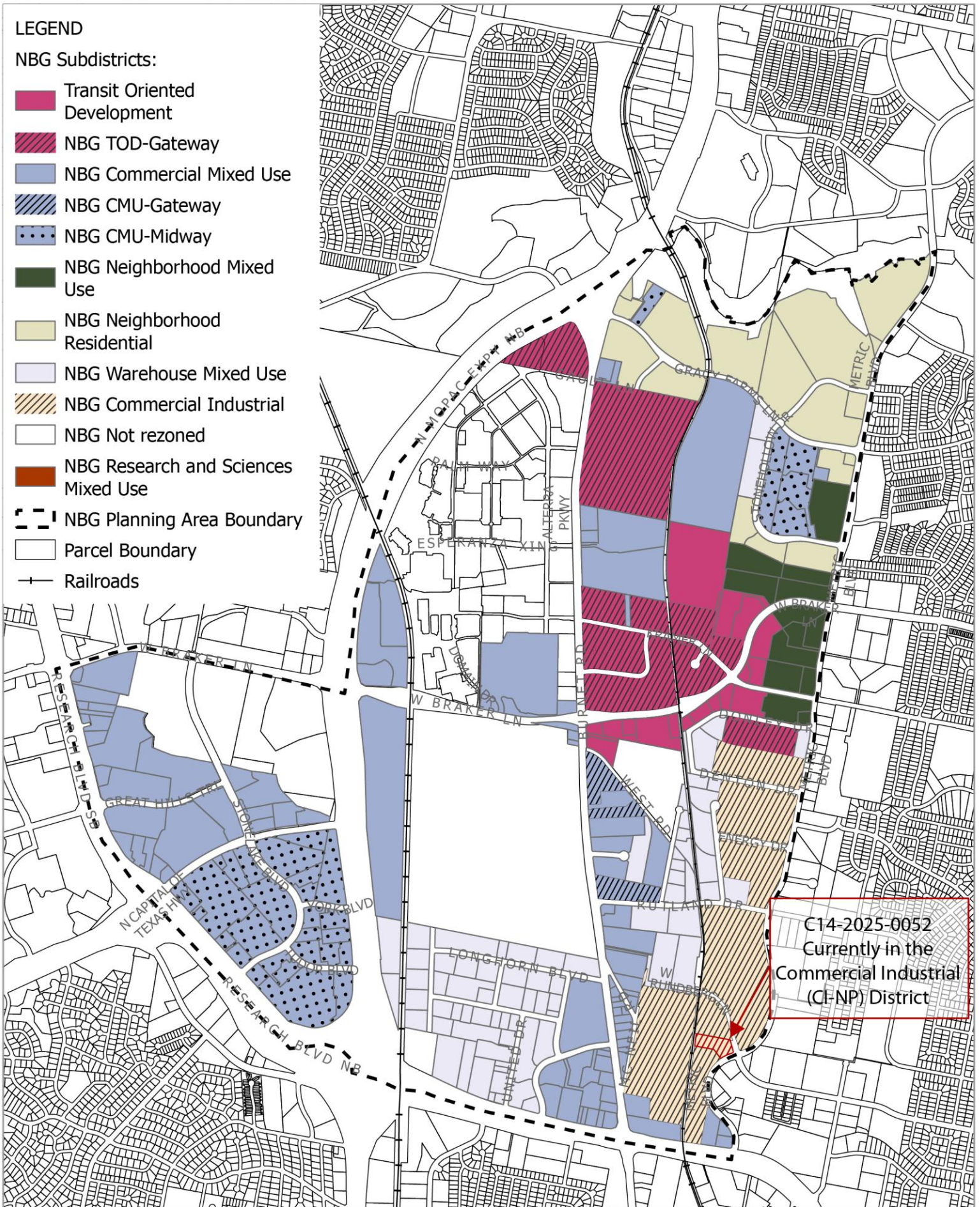


Figure 1-2: North Burnet / Gateway (NBG) Zoning District Subdistrict Map

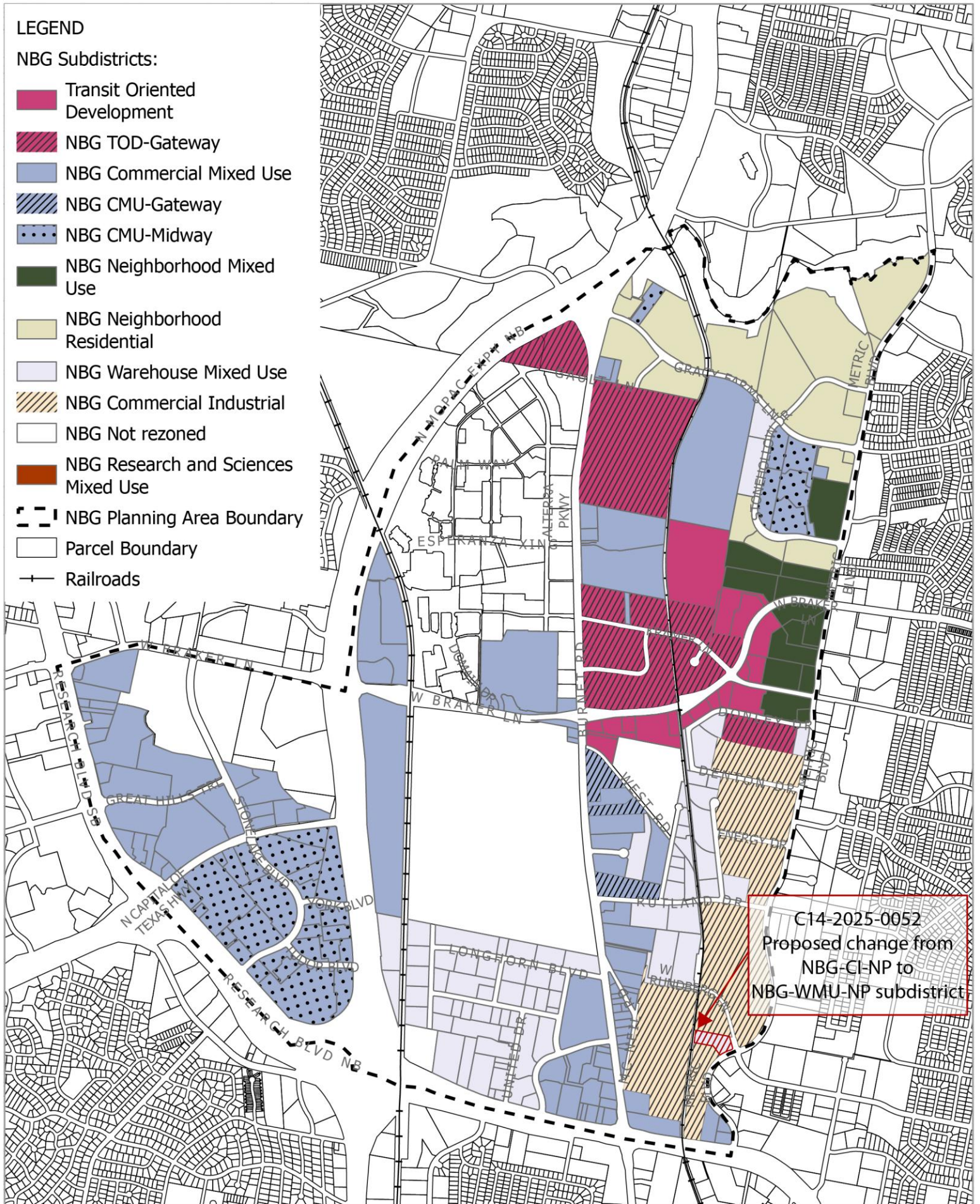


Figure 4-3: Maximum Floor-to-Area-Ratio (FAR) with Development Bonus

Legend

Maximum FAR with Development Bonus

2:1

3:1

10:1

12:1

NBG Planning Area Boundary

Parcel Boundary

Railroads

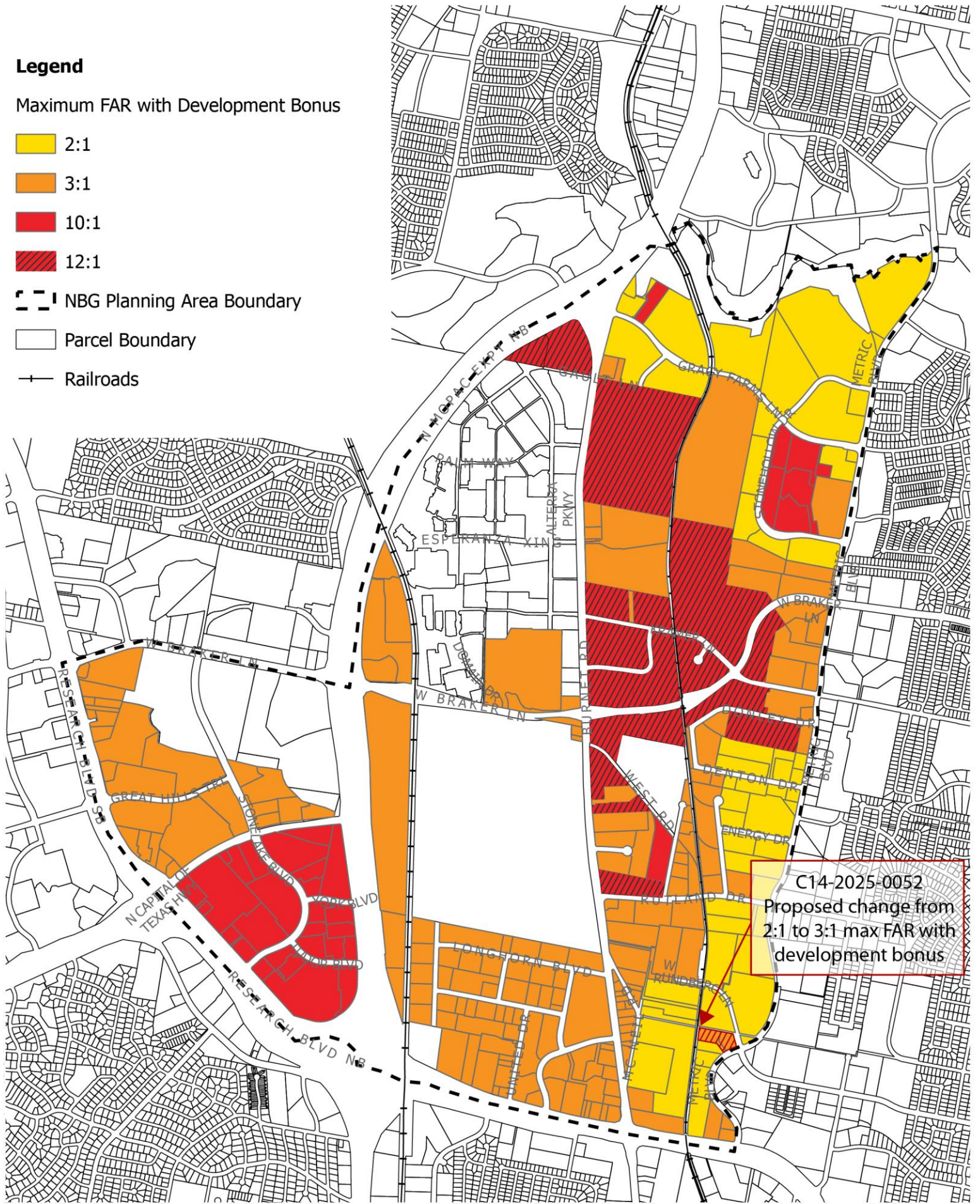


EXHIBIT "D"



1 Miles

Legend

Maximum Height with Development Bonus

- 60'
- 120'
- 180'
- 350'
- 420'
- 491'
- NBG Planning Area Boundary
- Parcel Boundary
- Railroads

