

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 FOR THE NORTH BURNET/GATEWAY ZONING DISTRICT, REZONING AND CHANGING THE ZONING MAP FROM NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (TRANSIT ORIENTED DEVELOPMENT-GATEWAY ZONE SUBDISTRICT) TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (TRANSIT ORIENTED DEVELOPMENT-GATEWAY ZONE SUBDISTRICT) TO CHANGE CONDITIONS OF ZONING AND AMENDING ORDINANCE NO. 20180628-088 FOR THE PROPERTY LOCALLY KNOWN AS 11501 BURNET ROAD.**

**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.

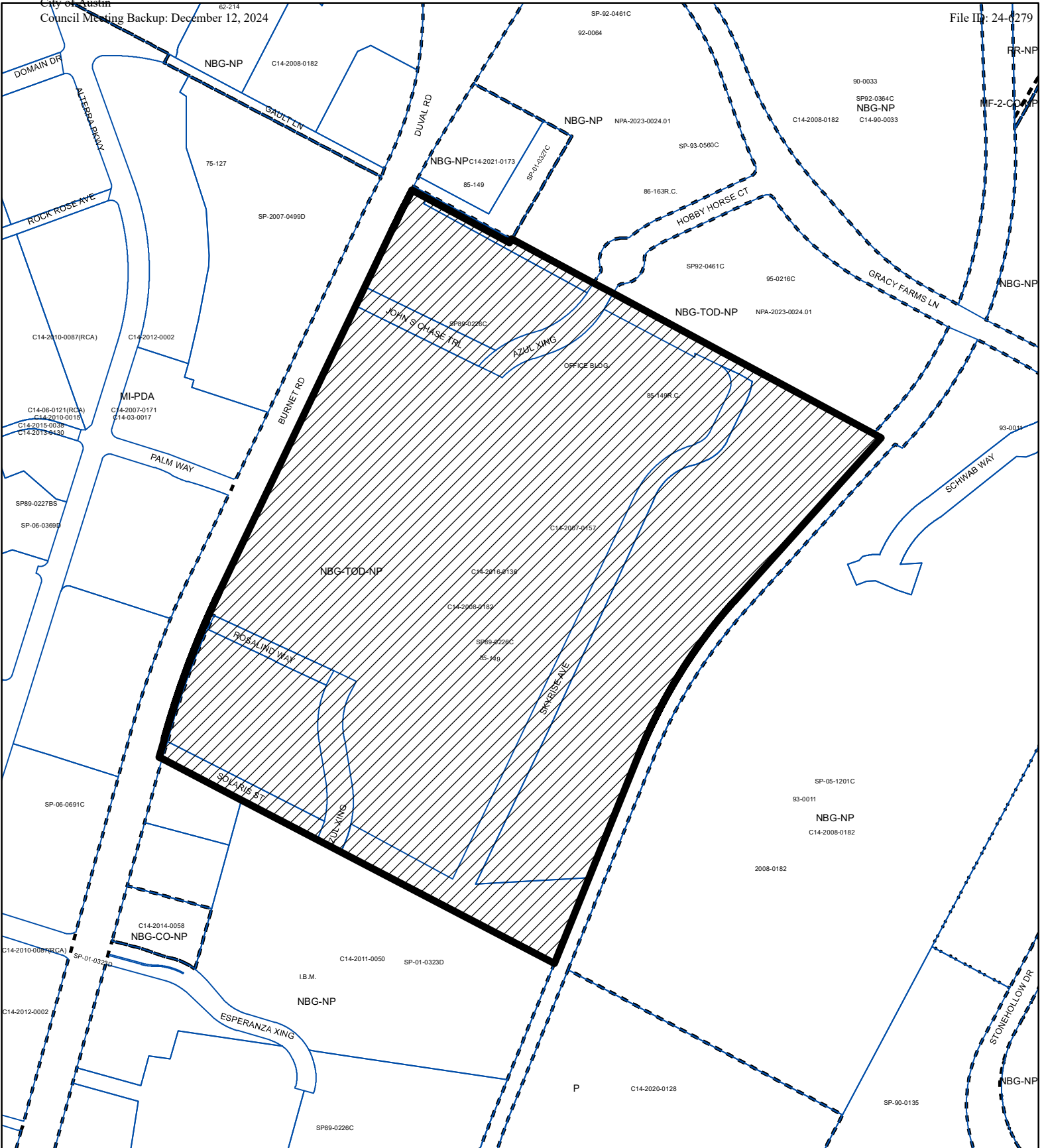
**PART 2.** The North Burnet/Gateway zoning district was approved on March 12, 2009, under Ordinance No. 20090312-035 and amended under Ordinance Nos. 20111208-098, 20120322-088, 20130425-104, 20140828-159, 20180412-051, 20180628-088, 20190207-057, 20190808-101, 20201210-073, 20211014-079, 20220127-082, 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 (transit oriented development-gateway zone 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. C14-2024-0139, on file at the Planning Department, as follows:

LOT 2A, AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A" IBM SUBDIVISION EAST, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201200035 of the Official Public Records of Travis County, Texas, (the "Property"),

locally known as 11501 Burnet Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.








**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2024-0139



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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: 9/17/2024