

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 (WAREHOUSE MIXED USE SUBDISTRICT) TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT (COMMERCIAL MIXED USE-GATEWAY ZONE SUBDISTRICT) FOR THE PROPERTY LOCATED AT 10200 AND 10202 MCKALLA PLACE AND A 0.306 ACRE TRACT LOCATED WEST OF MCKALLA PLACE.

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 (warehouse mixed use subdistrict) to North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (commercial mixed use-gateway zone subdistrict) on the property described in Zoning Case No. C14-2025-0078, on file at the Planning Department, as follows:

LOT 6, RUTLAND DRIVE BUSINESS PARK SECTION NINE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 78, Page 374, of the Plat Records of Travis County, Texas, and

A 0.306 acre tract of land out of the James B. Rogers Survey No. 19 in the City of Austin, Travis County Texas, being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,



Civil & Environmental Consultants, Inc.

0.306 ACRES
CITY OF AUSTIN

FILE NO. 335-324 2021278440
PROJECT NO.: 335-324
NOVEMBER 21, 2024

LEGAL DESCRIPTION

BEING A 0.306 ACRE TRACT OF LAND OUT OF THE JAMES B. ROGERS SURVEY NO. 19, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 2.32 ACRE TRACT CONVEYED TO THE CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY BY DEED RECORDED AS VOLUME. 13187, PAGE 3118 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THEN HAVING BEEN VACATED BY VACATION OF RAIL RIGHT-OF-WAY EASEMENTS BY DEED RECORDED AS DOCUMENT NO. 2022146337, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T); SAID 0.306 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron pipe found on the westerly line of said 2.32 acre tract, at the common corner of Lot B-2, Block A, The Resubdivision of Lot B of the Resubdivision of Lot 2, Helge Business Park, a subdivision of record per Volume 96, Page 234, of the Plat Records of Travis County, Texas (P.R.T.C.T.), and of Lot 6 and of Lot 5 of Rutland Drive Business Park Section Nine, a subdivision of record per Volume 78, Page 374, P.R.T.C.T., for the **POINT OF BEGINNING**, and northwesterly corner hereof;

THENCE, over and across said 2.32 acre tract, the following two (2) courses and distances:

1. S75°07'55"E, a distance of 31.37 feet to a set ½-iron rod with "CEC, INC BOUNDARY" cap;
2. S22°17'07"E, a distance of 512.94 feet to a ½-iron rod with "CEC, INC BOUNDARY" cap set on the common line of the northwesterly right-of-way line of McKalla Place (right-of-way width varies) and of the southeasterly line of said 2.32 acre tract

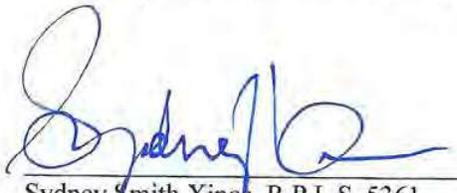
THENCE, along the common line of the northwesterly right-of-way line of McKalla Place, being the southeasterly line of said 2.32 acre tract, S28°06'09"W, a distance of 32.45 feet to a ½-iron rod with "CEC, INC BOUNDARY" cap set at the common southerly corner of said Lot 6 and of said 2.32 acre tract, from which a ½-inch iron rod found with "4Ward Boundary" cap bears S22°17'07"E, a distance of 12.78 feet ;

NRG ARENA LP
CEC Project # 335-324

THENCE, along the common line of said Lot 6 and of said 2.32 acre tract, N22°17'07"W, a distance of 552.58 feet to the **POINT OF BEGINNING**, and containing 0.306 acres (13,319 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NSRS 2011, CENTRAL ZONE, REFERENCING THE HXGN SMARTNET NETWORK RTK CORRECTION SERVICE.

Witness my hand and seal this 21th day of November 2024.



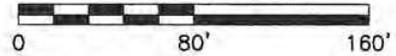
Sydney Smith Xinos, R.P.L.S. 5361
Civil & Environmental Consultants, Inc.
1221 S. MoPac Expressway, Suite 350
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419





NORTH

SCALE IN FEET



CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY
VOL. 13187, PG. 3118
R.P.R.T.C.T.
FURTHER AFFECTED BY VACATION OF RAIL
RIGHT-OF-WAY EASEMENTS
DOC. NO. 2022146337
O.P.R.T.C.T.

CASPER SHULTS
AND WIFE, ADDIE SHULTS
VOL. 459, PG. 25
D.R.T.C.T.

GRANTORS LISTED IN THE DEED CONVEYED TO THE
TEXAS AND NEW ORLEANS RAILROAD COMPANY
A PORTION OF A CALLED 2.32 ACRES
VOL. 688, PG. 512
D.R.T.C.T.

CITY OF AUSTIN, A TEXAS MUNICIPAL CORPORATION
VOL. 12550, PG. 1002
R.P.R.T.C.T.

LOT 1
BRAKER AT BURNET SECTION FOUR
VOL. 89, PG. 37
P.R.T.C.T.

0.306 ACRES
(13,319 SQUARE FEET)



11/21/2024

10321 BURNET NRG LP
DOC. NO. 2022197681
O.P.R.T.C.T.

LOT B-2
BLOCK A
THE RESUBDIVISION OF LOT B
OF THE RESUBDIVISION
OF LOT 2, HELGE BUSINESS PARK
VOL. 96, PG. 234
P.R.T.C.T.

POINT OF BEGINNING

IMP BURNET LLC
DOC. NO. 2019162715
O.P.R.T.C.T.

LOT 1
HELGE BUSINESS PARK
VOL. 79, PG. 34
P.R.T.C.T.

B9 SEQUOIA
MCKALLA
OWNER LP
DOC. NO.
2022126762
O.P.R.T.C.T.

LOT 5
RUTLAND
DRIVE
BUSINESS
PARK
SECTION NINE
VOL. 78, PG.
374
P.R.T.C.T.

JAMES B. ROGERS SURVEY NO. 19

10200 MCKALLA PLACE, LP
DOC. NO. 2021278440
O.P.R.T.C.T.

LOT 6
RUTLAND DRIVE BUSINESS PARK
SECTION NINE
VOL. 78, PG. 374
P.R.T.C.T.

THE BASIS OF BEARINGS SHOWN HEREON
IS THE TEXAS COORDINATE SYSTEM, NSRS
2011, CENTRAL ZONE, UTILIZING THE
HXGN SMARTNET NETWORK RTK
CORRECTION SERVICE.

FILE NO. 335-324 2021278440

MCKALLA PLACE
(RIGHT-OF-WAY WIDTH VARIES)

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Texas Registered
Engineering Firm F-38
Surveying Firm 10194419

NRG ARENA LP
10321 BURNET ROAD
CITY OF AUSTIN
TRAVIS COUNTY
10200 MCKALLA PLACE, LP
EXHIBIT

DRAWN BY: AJH	CHECKED BY: JJC	APPROVED BY: SSX	SHEET NO.: 3 OF 4
DATE: NOVEMBER 20, 2024	DWG SCALE: 1"=80'	PROJECT NO: 335-324	

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°07'55"E	31.37'
L2	S22°17'07"E	512.94'
L3	S28°06'09"W	32.45'
L4	S22°17'07"E	12.78'
L5	N22°17'07"W	552.58'

LEGEND:

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  RIGHT-OF-WAY LINE
-  1/2-INCH IRON ROD FOUND WITH "4WARD BOUNDARY" CAP
-  1/2-INCH IRON PIPE FOUND
-  1/2-INCH IRON ROD SET WITH "CEC, INC BOUNDARY" CAP
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS



Civil & Environmental
 Consultants, Inc.

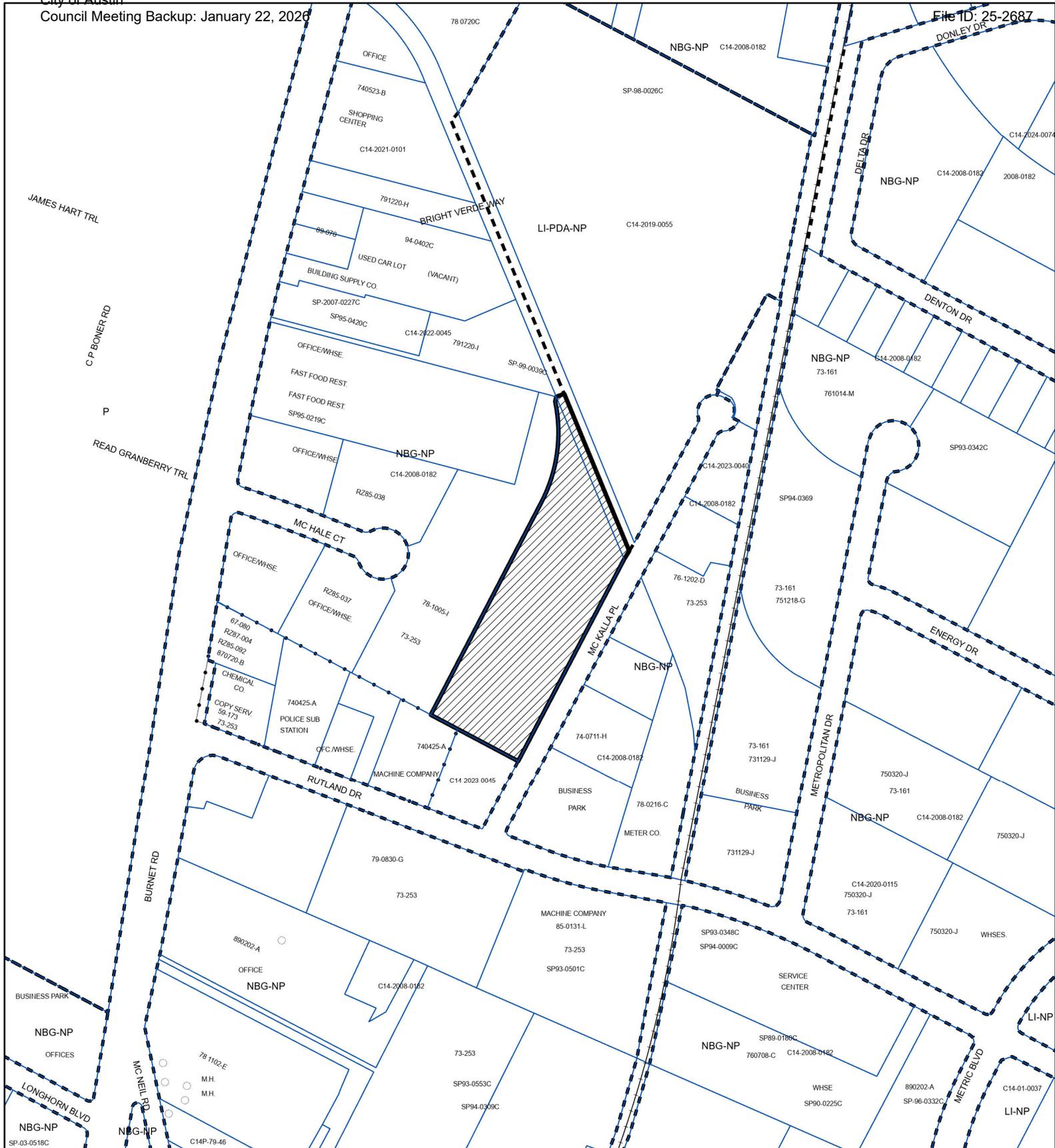
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 Engineering Firm F-38
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NRG ARENA LP
 10321 BURNET ROAD
 CITY OF AUSTIN
 TRAVIS COUNTY

10200 MCKALLA PLACE, LP
 EXHIBIT

DRAWN BY: AJH	CHECKED BY: JJC	APPROVED BY: SSX	SHEET NO.:
DATE: NOVEMBER 20, 2024	DWG SCALE: 1"=80'	PROJECT NO: 335-324	4 OF 4



ZONING

ZONING CASE#: C14-2025-0078

EXHIBIT "B"



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

0 200 400 Feet

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.



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

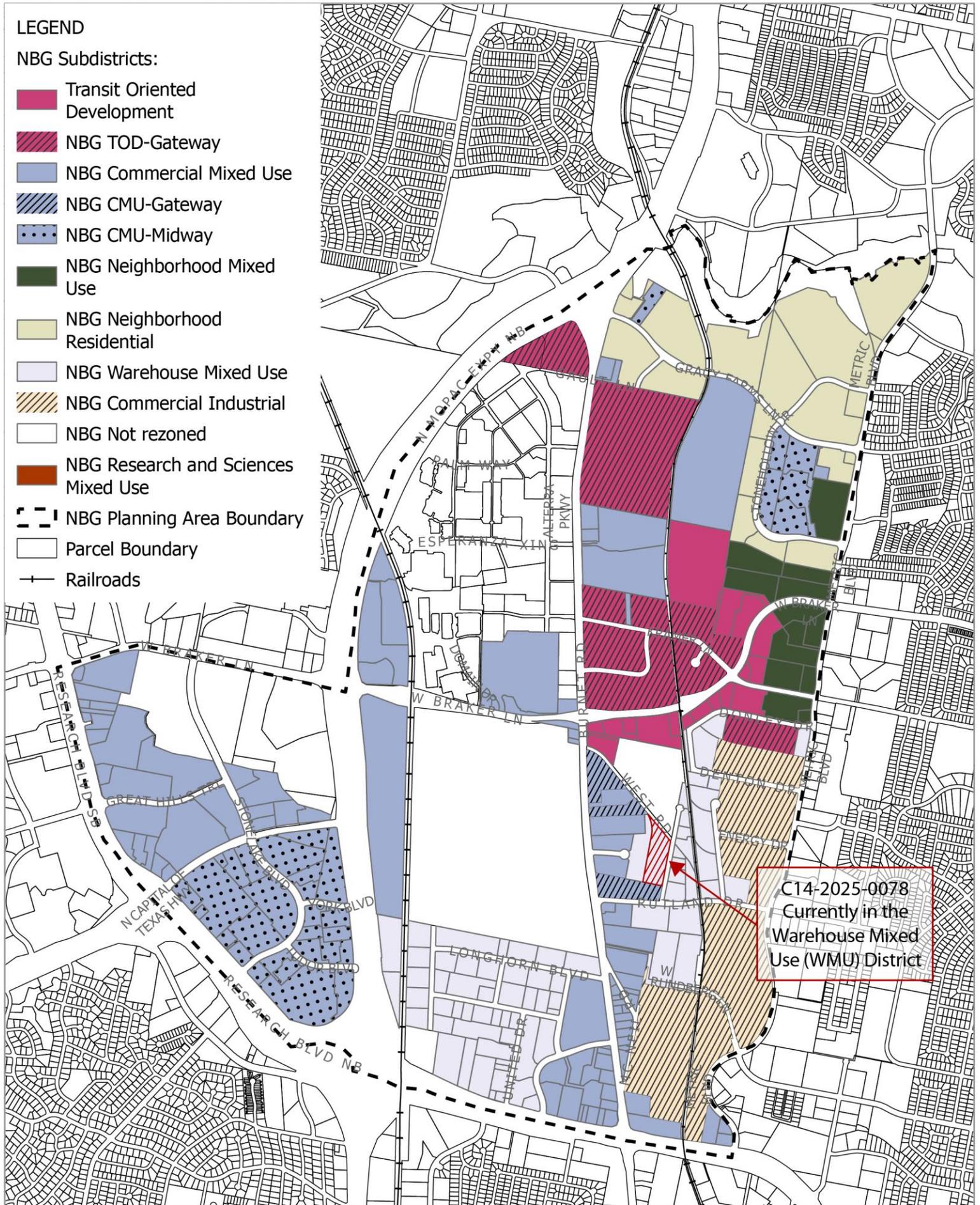


Figure 4-3: Maximum Floor-to-Area-Ratio (FAR) with Development Bonus

Legend

Maximum FAR with Development Bonus

2:1

3:1

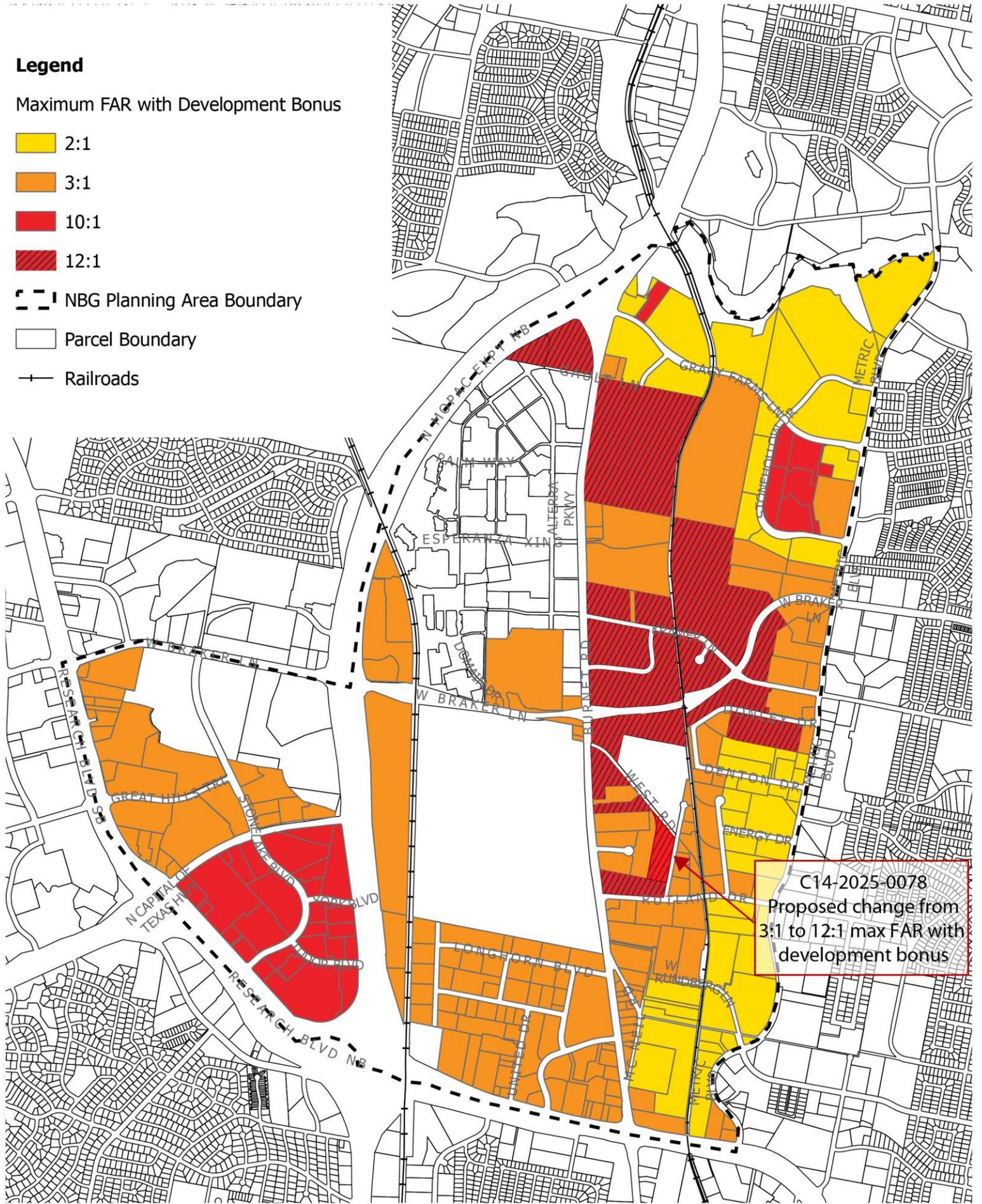
10:1

12:1

NBG Planning Area Boundary

Parcel Boundary

Railroads



Legend

Maximum Height with Development Bonus

60'

120'

180'

350'

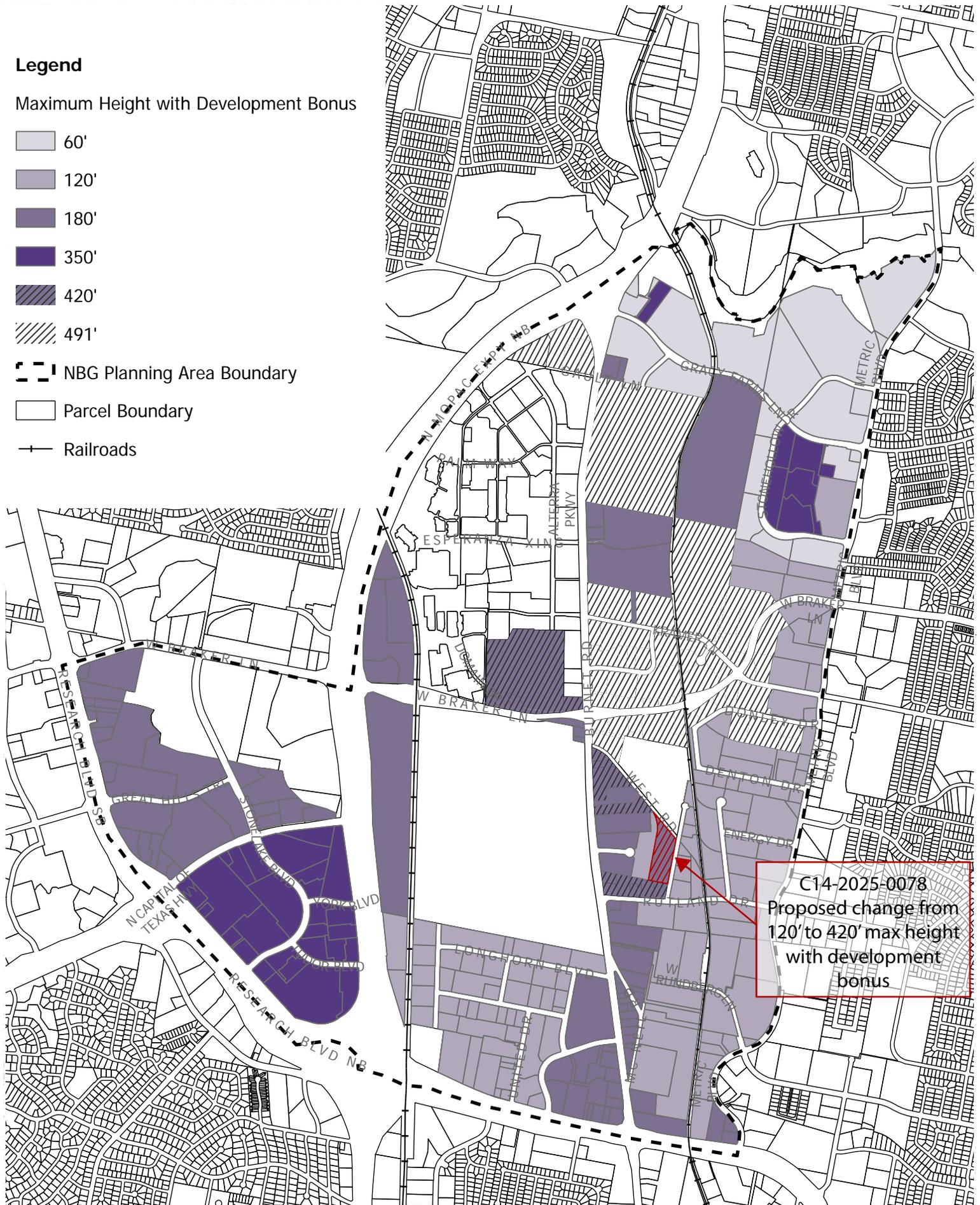
420'

491'

NBG Planning Area Boundary

Parcel Boundary

Railroads



C14-2025-0078
 Proposed change from
 120' to 420' max height
 with development
 bonus

