

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2711-2715 SOUTH LAMAR BOULEVARD AND 2803-
3 2901 MANCHACA ROAD FROM GENERAL COMMERCIAL SERVICES (CS)
4 DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL
5 OVERLAY (CS-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services (CS) district to general
11 commercial services-conditional overlay (CS-CO) combining district on the property
12 described in Zoning Case No. C14-2007-0011, on file at the Neighborhood Planning and
13 Zoning Department, as follows:
14

15 A 6.396 acre tract of land, more or less, out of the Henry P. Hill League in Travis
16 County, the tract of land being more particularly described by metes and bounds in
17 Exhibit "A" incorporated into this ordinance (the "Property"),
18

19 locally known as 2711-2715 South Lamar Boulevard and 2803-2901 Manchaca Road, in
20 the City of Austin, Travis County, Texas, and generally identified in the map attached as
21 Exhibit "B".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical*
25 *Mixed Use Buildings*) as follows:
26

- 27 A. The Property is exempt from the dimensional standards identified in Article
28 4.3.3 E.2. (*Dimensional and Parking Requirements*).
29
- 30 B. The Property is subject to the parking reductions identified in Article 4.3.3
31 E.3. (*Dimensional and Parking Requirements*).
32
- 33 C. Ten percent of residential units in a vertical mixed use building shall be
34 reserved for rental by households earning no more than 80 percent of the
35 Annual Median Family Income.
36
37

1
2 Except as specifically restricted under this ordinance, the Property may be developed and
3 used in accordance with the regulations established for the general commercial services
4 (CS) base district and other applicable requirements of the City Code.
5

6 **PART 3.** This ordinance takes effect on _____, 2007.
7

8
9 **PASSED AND APPROVED**

10
11 §
12 §
13 _____, 2007 § _____
14 Will Wynn
15 Mayor
16

17
18 **APPROVED:** _____ **ATTEST:** _____
19 David Allan Smith Shirley A. Gentry
20 City Attorney City Clerk

