Late Backup #88

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS OF LAND LOCATED IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to certain tracts of land (the "Property") described in Zoning Case No. C14-2007-0220, on file at the Neighborhood Planning and Zoning Department, as follows:

> Approximately 64 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the tract map attached as Exhibit "A" *(Bouldin Creek Neighborhood Planning Area),*

located in the Bouldin Creek neighborhood plan area, locally known as the area bounded by Lady Bird Lake on the north, South Congress Avenue on the east, Ben White Boulevard on the south, and the Union Pacific Railroad tracks on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" *(the Zoning Map).*

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The zoning districts for the tracts of land are changed from limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, lake commercial-neighborhood plan (L-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, to limited office-mixed use-vertical mixed use building-neighborhood plan (LO-MU-V-NP) combining district, community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-

NP) combining district, lake commercial-neighborhood plan-vertical mixed use building-neighborhood plan (L-V-NP) combining district, general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district, general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district, commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district, commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
100	101904	1155 BARTON SPRINGS RD 502 DAWSON RD	CS-1-NP	CS-1-V-NP
101	102005	1025 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
	102006	1017 BARTON SPRINGS RD	CS-1-NP; CS-NP	CS-1-V-NP; CS-V-NP
	102009	0 BARTON SPRINGS RD LOT 19-21 ARBOLES TERRACE	CS-NP	CS-V-NP
	102010	0 BARTON SPRINGS RD LOT 22-25 ARBOLES TERRACE	CS-NP	CS-V-NP
	102011	901 BARTON SPRINGS RD	CS-NP	CS-V-NP
	102025	923 BARTON SPRINGS RD	CS-NP	CS-V-NP
	102026	921 BARTON SPRINGS RD	CS-NP	CS-V-NP
	102027	1003 BARTON SPRINGS RD	CS-NP	CS-V-NP
102	101681	515 1/2 BOULDIN AVE 811 1/2 BARTON SPRINGS RD 811 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
	101684	801 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
103	101835	601 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
	101836	600 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	358884	603 BARTON SPRINGS RD 605 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
104	540417	700 S 1ST ST	LO-MU-NP	LO-MU-V-NP
105	101852	900 S 1ST ST 902 S 1ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
	101853	904 S 1ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
		906 S 1ST ST		
	101859	1000 S 1ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
		1002 S 1ST ST		
		908 S 1ST ST		
		910 S 1ST ST		
	101860	1004 S 1ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	101861	1006 S 1ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
		602 COPELAND ST		
106	101026	1100 S 1ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
		1104 S 1ST ST		
		1106 S 1ST ST		
	101027	1108 S 1ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
		1112 S 1ST ST		
	101028	1110 S 1ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	101029	1114 S 1ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	101030	0 S 1ST ST 0.1603 AC OF BLK C BOULDIN J E ESTATE	GR-MU-CO-NP	GR-MU-V-CO-NP
107	101032	1200 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
108	100994	1302 1/2 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1302 S 1ST ST		
		605 W GIBSON ST		
		607 W GIBSON ST		
	100995	1306 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	100996	0 S 1ST ST S33.3 FT OF LOT 11-13 BLK 3 SOUTH HEIGHTS PLUS PART VACATED ALLEY	CS-MU-CO-NP	CS-MU-V-CO-NP
	540289	1310 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1312 S 1ST ST		
109	100986	1404 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1406 S 1ST ST		
		1408 S 1ST ST		
		1410 S 1ST ST		
110	101053	1506 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		608 W MONROE ST		

Tract #	TCAD Property ID	COA Address	FROM	TO
	101054	1502 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	101055	1500 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		615 JEWELL ST		
111	101051	1606 1/2 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1606 S 1ST ST		
		1628 S 1ST ST		
		1632 S 1ST ST		
		1636 S 1ST ST		
	302976	0 S 1ST ST 46.5X140FT BLK C BOULDIN JAMES E ADDN	CS-MU-CO-NP	CS-MU-V-CO-NP
	302977	0 S 1ST ST 53.5X156FT BLK C BOULDIN JAMES E ADDN	CS-MU-CO-NP	CS-MU-V-CO-NP
	302978	1700 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302979	0 S 1ST ST 100X171FT BLK C BOULDIN JAMES E ADDN	CS-MU-CO-NP	CS-MU-V-CO-NP
	302980	1708 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302981	1718 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
112	302964	1800 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1804 S 1ST ST		
113	302965	1816 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
114	302949	1900 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1902 S 1ST ST		
115	302950	1906 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302951	1924 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
116	302935	0 S 1ST STS 35.4FT OF LOT 1-2 BLK F BOULDIN JAMES E ADDN	CS-MU-CO-NP	CS-MU-V-CO-NP
	302936	2004 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302937	2008 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302943	0 S 1ST ST N 114.66 FT OF LOT 1-2 BLK K BOULDIN JAMES E ADDN	CS-MU-CO-NP	CS-MU-V-CO-NP
117	303826	2104 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
118	303815	0 S 1ST ST LOT 9 BLK 4 *LESS S 3.63 FT BOULDIN SOUTH EXTENSION	CS-MU-CO-NP	CS-MU-V-CO-NP
119	303816	2210 1/2 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		2210 S 1ST ST		
		2212 S 1ST ST		
	303817	2214 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		2216 S 1ST ST		
	446403	0 S 1ST ST LOT 1 BLK A KIMS AUTO	CS-MU-CO-NP	CS-MU-V-CO-NP
120	303793	2300 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303794	0 S 1ST ST LOT 1 BLK B LOMA LINDA	CS-MU-CO-NP	CS-MU-V-CO-NP
	303795	2310 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303796	2312 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303802	2304 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303803	2306 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	359382	2314 1/2 S 1ST ST	CS-CO-NP	CS-V-CO-NP
		2316 S 1ST ST		
		2318 S 1ST ST		
121	305023	516 W OLTORF ST	CS-CO-NP	CS-V-CO-NP
	305024	2213 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	305025	2209 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	305028	2217 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	305029	2215 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	305031	2313 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	305032	2301 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		2303 S 1ST ST		
		2305 S 1ST ST		
122	305003	2201 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		511 W LIVE OAK ST		
123	303568	0 S 1ST ST S 64FT OF LOT 1 BLK 1 BOULDIN SOUTH EXTENSION	CS-MU-CO-NP	CS-MU-V-CO-NP
	303569	2101 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303570	2009 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303571	2007 1/2 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
		2007 S 1ST ST		
	303572	2003 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		2005 S 1ST ST		
124	303509	1919 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303510	1905 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303511	1901 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1903 S 1ST ST		
		501 W MARY ST		
		503 W MARY ST		
		505 W MARY ST		
		507 W MARY ST		
125	303464	1811 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303465	1809 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303466	1807 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303467	1805 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	303469	1801 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	531724	1803 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
126	301999	1715 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302000	1713 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302001	1711 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302002	0 S 1ST ST E 143.75FT AV LOT 13 BLK 3 BOULDIN D W	CS-MU-CO-NP	CS-MU-V-CO-NP
	302003	1703 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302004	1701 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302005	1617 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1619 S 1ST ST		
	302007	1615 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302008	1613 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302009	1611 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302010	1609 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302011	1605 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302012	0 S 1ST ST LOT 2 BLK 3 BOULDIN D W	CS-MU-CO-NP	CS-MU-V-CO-NP
	302013	1601 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
127	302016	1503 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
	302017	1501 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		509 W ELIZABETH ST		
128	100831	1417 S 1ST ST	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP
	100832	1415 S 1ST ST	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP
	100833	1413 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	100835	1209 S 1ST ST	CS-1-NP	CS-1-V-NP
	100836	1207 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	100837	1311 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	583059	1301 S 1ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
131	188623	415 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
	188624	301 W RIVERSIDE DR	CS-1-NP	CS-1-V-NP
		419 1/2 BARTON SPRINGS RD		
132	190738	418 1/2 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
		418 BARTON SPRINGS RD		
		510 BARTON SPRINGS RD		
	190739	425 W RIVERSIDE DR	CS-1-NP	CS-1-V-NP
	190740	400 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
		414 BARTON SPRINGS RD		
133A	190726	300 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
	190728 (Portion)	312 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
		Save an except for an alley approximately 25 feet wide located at the most western portion of the parcel.		
	190735	155 S 1ST ST	L-NP	L-V-NP
		210 1/2 BARTON SPRINGS RD		
	359105	306 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
	544134	210 BARTON SPRINGS RD	L-NP; CS-1-NP	L-V-NP; CS-1-V-NP
		214 BARTON SPRINGS RD		
133B	190725 (Portion)	202 S CONGRESS AVE	CS-1-NP	CS-1-V-NP
		220 1/2 S CONGRESS AVE		
		222 S CONGRESS AVE		
		Save and except for the northern most portion approximately 3,760 SF; which includes approximately 35 feet of linear frontage along W. Riverside Drive.		
134	188633	336 S CONGRESS AVE	CS-1-NP	CS-1-V-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
	188636	300 1/2 S CONGRESS AVE 200 1/2 W RIVERSIDE DR 201 BARTON SPRINGS RD 206 W RIVERSIDE DR 210 W RIVERSIDE DR 300 S CONGRESS AVE 301 BARTON SPRINGS RD 309 1/2 BARTON SPRINGS RD	CS-1-NP	CS-1-V-NP
135	188625	510 W RIVERSIDE DR	CS-1-NP	CS-1-V-NP
	188626	0 S CONGRESS AVE 65 X 79.4 FT AV ABS 8 SUR 20 DECKER I	CS-1-NP	CS-1-V-NP
	188628	105 W RIVERSIDE DR 400 S CONGRESS AVE	CS-1-NP	CS-1-V-NP
136	188632	510 S CONGRESS AVE	CS-1-NP	CS-1-V-NP
137	100851	103 NELLIE ST 1200 S CONGRESS AVE 1202 S CONGRESS AVE 1204 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	100852	1206 S CONGRESS AVE 1208 S CONGRESS AVE 1210 S CONGRESS AVE 1220 S CONGRESS AVE 1224 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
138	302143	1300 S CONGRESS AVE	CS-1-CO-NP	CS-1-V-CO-NP
	302144	0 S CONGRESS LOT 14 BLK 13 NEWNING RESUB OF BLK 13 & 2A	CS-1-CO-NP	CS-1-V-CO-NP
	302145	107 W JAMES ST 108 W GIBSON ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	302146	1316 S CONGRESS AVE	CS-CO-NP; CS-1-CO-NP	CS-V-CO-NP, CS-1-V-CO-NP
139	302188	1400 S CONGRESS AVE 1406 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	302189	0 S CONGRESS AVE LOT 6-7 *& S 17.33FT OF LOT 5 BLK 14 SWISHER ADDN	CS-CO-NP	CS-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
140	302179	1504 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	302180	1506 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	302181	1508 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	302182	1510 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	302183	0 S CONGRESS AVE S 10.33FT OF LOT 4 & N 24.66FT OF LOT 5 BLK 19 SWISHER ADDN	CS-CO-NP	CS-V-CO-NP
	302184	1512 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		1516 S CONGRESS AVE		
		1518 S CONGRESS AVE		
		1522 S CONGRESS AVE		
141	302165	1600 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	302166	1602 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	302167	0 S CONGRESS AVE N 19.752FT OF LOT 3 BLK 22 SWISHER ADDN	CS-CO-NP	CS-V-CO-NP
	302168	1604 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	302169	1606 S CONGRESS AVE	CS-1-CO-NP	CS-1-V-CO-NP
	302172	1608 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
142	302154	1708 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		1710 S CONGRESS AVE		
	302155	1712 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	302157	1714 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		1716 S CONGRESS AVE		
		1718 S CONGRESS AVE		
		1720 S CONGRESS AVE		
		1722 S CONGRESS AVE		
	302158	1700 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	302159	103 W MILTON ST	CS-CO-NP	CS-V-CO-NP
		1704 1/2 S CONGRESS AVE		
		1704 S CONGRESS AVE		
		1706 S CONGRESS AVE		
143	303501	1800 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	303502	0 S CONGRESS AVE LOT 3 BLK 30 SWISHER ADDN	CS-CO-NP	CS-V-CO-NP
	303503	1808 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
	303504	1822 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
144	303555	1900 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	303556	1902 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	303557	1912 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	303558	0 S CONGRESS AVE LOT 4 BLK 35 SWEETMAN R L ADDN	CS-CO-NP	CS-V-CO-NP
	303559	104 W JOHANNA ST	CS-CO-NP	CS-V-CO-NP
		1920 S CONGRESS AVE		
145	303596	2000 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		2002 S CONGRESS AVE		
146	303598	2008 1/2 S CONGRESS AVE	CS-1-CO-NP	CS-1-V-CO-NP
		2008 S CONGRESS AVE		
	303599 (Portion)	2020 S CONGRESS AVE (approximately 142 feet parallel with South Congress Ave.)	CS-MU-CO-NP	CS-MU-V-CO-NP
147	303629	2110 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	303630	0 S CONGRESS AVE LOT 2 BLK A RICHARDSON P L	CS-CO-NP	CS-V-CO-NP
	303631	2114 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
148	303633	2118 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	303634	2130 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
149	305072	2210 S CONGRESS AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	305074	2216 COLLEGE AVE	GR-MU-CO-NP	GR-MU-V-CO-NP
	359387	2206 S CONGRESS AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	531752	2212 S CONGRESS AVE	GR-MU-CO-NP	GR-MU-V-CO-NP
150	284482	2326 S CONGRESS AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	284484	2300 S CONGRESS AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
		2302 S CONGRESS AVE		
	284485	2304 S CONGRESS AVE	CS-MU-CO-NP	CS-MU-V-CO-NP

PART 3. The Property, identified as Tracts 100-128, 131-132, 133A and 133B, and 134-150, is subject to Chapter 25-2, Subchapter E, Article 4.3 *(Vertical Mixed Use Buildings)* as follows:

A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. *(Dimensional and Parking Requirements).*

B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. *(Dimensional and Parking Requirements).*

C. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 *(Ground-Floor Commercial Uses Allowed)* apply.

D. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.

PART 4. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

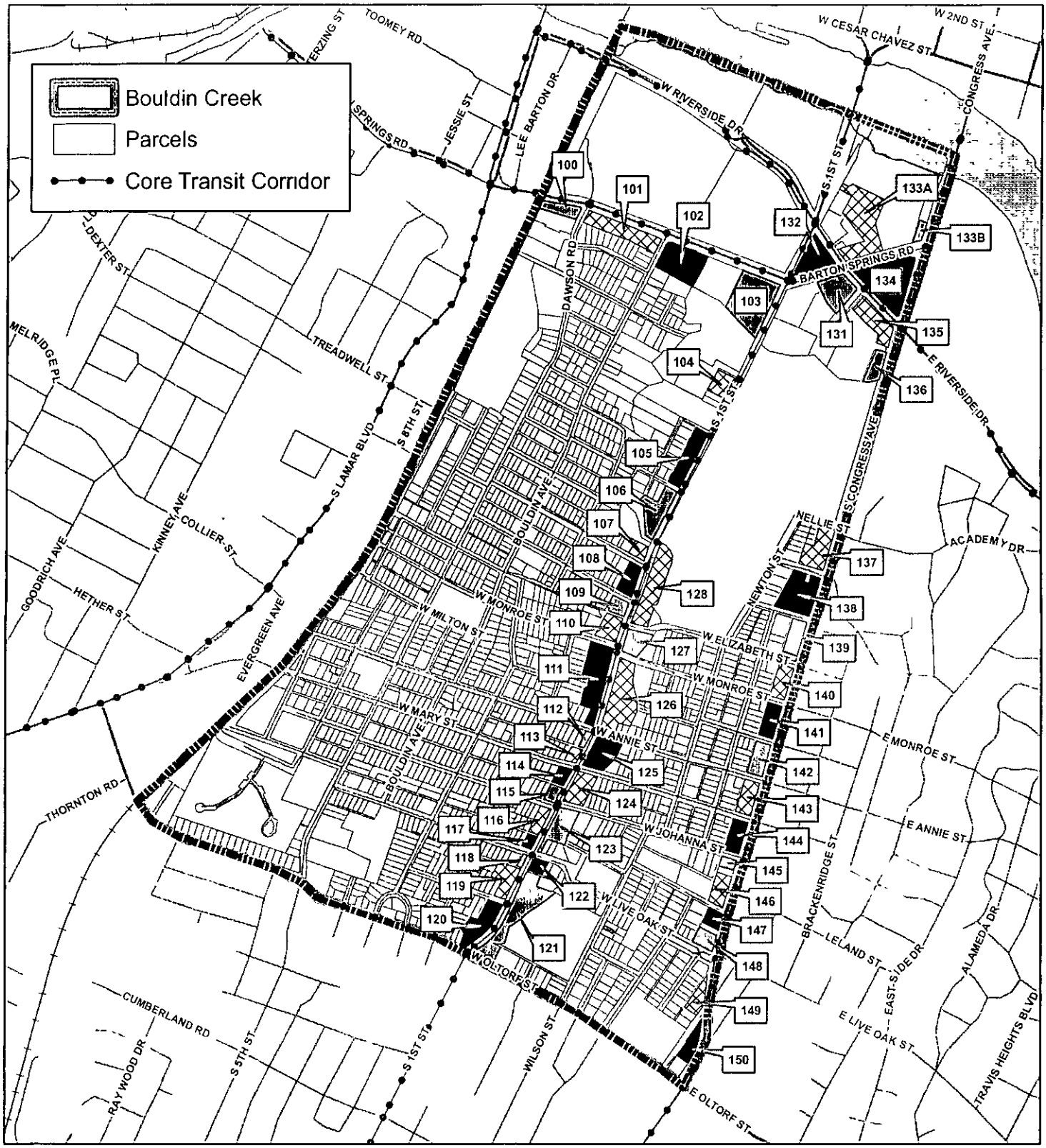
§
§
_____, 2007 §

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



Bouldin Creek Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
VMU Overlay District
Case # C14-2007-0220

N

0 500 1,000 2,000 Feet

Produced by City of Austin
Neighborhood Planning and Zoning Dept
November 28, 2007

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness