

#97  
Late Backup

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN  
3 TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE  
4 BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT  
5 TO EXCLUDE TRACTS 1 AND 16 LOCATED IN THE GALINDO  
6 NEIGHBORHOOD PLANNING AREA.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
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10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 add a vertical mixed use building (V) combining district to certain tracts (the "Property")  
12 described in Zoning Case No. C14-2007-0238, on file at the Neighborhood Planning and  
13 Zoning Department, as follows:  
14

15 Approximately 17.3 acres of land in the City of Austin, Travis County,  
16 Texas, as shown on in the tract map attached as Exhibit "A" (*Galindo*  
17 *Planning Area*),  
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19 located in the Galindo neighborhood planning area, locally known as the area bounded by  
20 West Oltorf Street on the north, South 1<sup>st</sup> Street on the east, Ben White Boulevard on the  
21 south, and the Union Pacific Railroad tracks on the west, in the City of Austin, Travis  
22 County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning*  
23 *Map*).  
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25 **PART 2.** The zoning district is changed from neighborhood office (NO) district, limited  
26 office (LO) district, limited office-conditional overlay (LO-CO) combining district, general  
27 office-conditional overlay (GO-CO) combining district, community commercial (GR)  
28 district, community commercial-conditional overlay (GR-CO) combining district,  
29 community commercial-mixed use-conditional overlay (GR-MU-CO) combining district,  
30 general commercial services (CS) district, and commercial-liquor sales (CS-1) district to  
31 neighborhood office-vertical mixed use building (NO-V) combining district, limited office-  
32 vertical mixed use building (LO-V) combining district, limited office-vertical mixed use  
33 building-conditional overlay (LO-V-CO) combining district, general office-vertical mixed  
34 use building (GO-V) combining district, community commercial-vertical mixed use  
35 building (GR-V) combining district, community commercial-vertical mixed use building-  
36 conditional overlay (GR-V-CO) combining district, community commercial-mixed use-  
37 vertical mixed use building-conditional overlay (GR-MU-V-CO) combining district,  
38 general commercial services-vertical mixed use building (CS-V) combining district, and

commercial-liquor sales-vertical mixed use building (CS-1-V) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
2	303780	2408 S 1ST ST	CS	CS-V
3	303781	2414 1/2 S 1ST ST	CS	CS-V
		2414 S 1ST ST		
4	303674	2436 S 1ST ST	CS-1	CS-1-V
		2432 S 1ST ST		
		2428 S 1ST ST		
		2424 S 1ST ST		
		2420 S 1ST ST		
5	305700	2448 S 1ST ST	CS	CS-V
6	305701	2516 S 1ST ST	GR-CO; LO-CO	GR-V-CO; LO-V-CO
	305704	2510 S 1ST ST	GO-CO	GO-V-CO
	464553	ABS 8 SUR 20 DECKER I ACR 1.115	LO-CO	LO-V-CO
7	305798	2602 S 1ST ST	LO	LO-V
8	305799	2604 S 1ST ST	LO	LO-V
9	305800	2606 S 1ST ST	LO	LO-V
	305801	2608 S 1ST ST	LO	LO-V
10	305804	604 CUMBERLAND RD	GR	GR-V
11	Portion of 305732	15 X 116.49FT BLK F OAK RIDGE HEIGHTS SEC 1	LO	LO-V
12	305733	2700 S 1ST ST	LO	LO-V
13	305734	LOT 5 * LESS E 10FT BLK F OAK RIDGE HEIGHTS SEC 1	LO	LO-V
14	305736	2706 S 1ST ST	LO	LO-V
15	Portion of 305740	2804 S 1ST ST	GR	GR-V
	305752	2810 S 1ST ST	GR	GR-V
17	305746	2910 S 1ST ST	GR	GR-V
18	307467	3036 S 1ST ST	NO	NO-V
19	307479	601 CARDINAL LN	CS	CS-V
20	587638	3704 S 1ST ST	GO-CO	GO-V-CO
		3700 S 1ST ST		
	587639	3808 S 1ST ST	LO-CO	LO-V-CO
		3710 S 1ST ST		
		3706 1/2 S 1ST ST		
		3706 S 1ST ST		

Tract #	TCAD Property ID	COA Address	FROM	TO
21	310019	3816 S 1ST ST	CS	CS-V
	310022	3828 S 1ST ST	CS	CS-V

**PART 3.** Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

**PART 4.** The Property 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. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
- C. 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 5.** The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 1 and 16 located as shown in this Part and identified on Exhibit "A". Tracts 1 and 16 are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

Tract #	TCAD Property ID	COA Address
1	303782	2406 S 1ST ST
		2400 S 1ST ST
		601 W OLTORF ST
		605 W OLTORF ST
16	715848	2908 S 1ST ST
		2906 S 1ST ST

1  
2 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2008.  
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4  
5 **PASSED AND APPROVED**  
6

7  
8  
9 \_\_\_\_\_, 2008

§  
§  
§

Will Wynn  
Mayor

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12  
13  
14 **APPROVED:** \_\_\_\_\_

David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk



This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.