

# Late Backup

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

# 95

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO TRACT  
3 129 LOCATED AT 507 SOUTH 1<sup>ST</sup> STREET AND A PORTION OF 507 BARTON  
4 SPRINGS ROAD IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 add a vertical mixed use building (V) combining district to Tract 129 (the "Property")  
10 described in Zoning Case No. C14-2007-0220(Part), on file at the Neighborhood Planning  
11 and Zoning Department, as follows:  
12

13 Approximately 3.0 acres of land at 507 South 1<sup>st</sup> Street and a portion of  
14 507 Barton Springs Road, in the City of Austin, Travis County, Texas,  
15 more particularly described and identified in the tract map attached as  
16 Exhibit "A" (*Bouldin Creek Neighborhood Planning Area*),  
17

18 located in the Bouldin Creek neighborhood plan area, locally known as the area bounded  
19 by Lady Bird Lake on the north, South Congress Avenue on the east, Oltorf Street on the  
20 south, and the Union Pacific Railroad tracks on the west, in the City of Austin, Travis  
21 County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).  
22

23 **PART 2.** The zoning district is changed from commercial liquor sales-neighborhood plan  
24 (CS-1-NP) combining district to commercial liquor sales-vertical mixed use building-  
25 neighborhood plan (CS-1-V-NP) combining district  
26

27 **PART 3.** Except as specifically provided in this ordinance, the existing base zoning  
28 districts, combining districts, and other conditions remain in effect.  
29

30 **PART 4.** The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical*  
31 *Mixed Use Buildings*) as follows:  
32

- 33 A. The Property is exempt from the dimensional standards identified in Article  
34 4.3.3 E.2. (*Dimensional and Parking Requirements*).  
35  
36 B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3.  
37 (*Dimensional and Parking Requirements*).

1  
2 C. For property in office districts, the additional uses allowed under Article 4.3.3.  
3 C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

4  
5 D. Ten percent of residential units available for rental in a vertical mixed use  
6 building shall be reserved for households earning no more than 60 percent of  
7 the Annual Median Family Income.

8  
9 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2008.

10  
11  
12 **PASSED AND APPROVED**

13  
14 §  
15 §  
16 \_\_\_\_\_, 2008 § \_\_\_\_\_  
17 Will Wynn  
18 Mayor  
19

20  
21 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
22 David Allan Smith Shirley A. Gentry  
23 City Attorney City Clerk