

ORDINANCE NO. 20080110-096

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 1, 4, 8, 9, AND 15 LOCATED IN THE DAWSON 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 (the "Property") described in Zoning Case No. C14-2007-0236, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 43.43 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract maps attached as Exhibit "A" (*Dawson Planning Area*),

located in the Dawson neighborhood plan area, locally known as the area bounded by West Oltorf Street on the north, South Congress Avenue on the east, South 1st Street on the west and Ben White Boulevard on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. The zoning district is changed from limited office-neighborhood plan (LO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-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, and commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, to limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district, neighborhood commercial-vertical mixed use building-conditional overlay-neighborhood plan (LR-V-CO-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district, community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district, general

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

Tract #	TCAD Property ID	COA Address	FROM	TO
2	305464	2607 S 1ST ST	CS-CO-NP	CS-V-CO-NP
	305468	2617 S 1ST ST	CS-CO-NP	CS-V-CO-NP
		2617 1/2 S 1ST ST		
	305485	2613 S 1ST ST	CS-CO-NP	CS-V-CO-NP
3	307177	2707 S 1ST ST	CS-CO-NP	CS-V-CO-NP
5	307262	2901 S 1ST ST	GR-CO-NP	GR-V-CO-NP
	307288	2907 S 1ST ST	CS-CO-NP	CS-V-CO-NP
6	307364	2915 S 1ST ST	CS-CO-NP	CS-V-CO-NP
		2915 1/2 S 1ST ST		
	372054	2911 S 1ST ST	CS-CO-NP	CS-V-CO-NP
7	309826	3205 S 1ST ST	CS-CO-NP	CS-V-CO-NP
10	312657	420 1/2 W BEN WHITE BLVD WB	CS-CO-NP	CS-V-CO-NP
11	312626	3900 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	312629	3906 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
12	312575	.47 AC.BLK 6&7 FORTVIEW ADDN	CS-CO-NP	CS-V-CO-NP
	312576	3842 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		110 DUNLAP ST		
	312581	3820 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	312582	3822 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
13	310957	3808 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
14	310888	N65X185FT AV LOT 1-4 BLK 1 POST ROAD	CS-CO-NP	CS-V-CO-NP
	310889	3720 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		110 LESSIN LN		
	310914	3716 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
16	310912	3630 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
17	310911	3600 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	310913	3612 S CONGRESS AVE	CS-1-CO-NP	CS-1-V-CO-NP
18	309749	3510 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		116 W ALPINE RD		
		112 W ALPINE RD		
	309752	3500 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
	309753	3504 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		3412 S CONGRESS AVE		
		3406 S CONGRESS AVE		
		3400 S CONGRESS AVE		
		3400 1/2 S CONGRESS AVE		
		105 LIGHTSEY RD		
19	309890	3308 1/2 S CONGRESS AVE 3300 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
20	309867	3202 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		3200 S CONGRESS AVE		
	309868	3216 S CONGRESS AVE	CS-CO-NP; CS-1-NP	CS-V-CO-NP; CS-1-V-NP
		3214 S CONGRESS AVE		
		3212 S CONGRESS AVE		
		3210 S CONGRESS AVE		
		3208 S CONGRESS AVE		
21A	Portion of 309769	Portion of 3116 S CONGRESS AVE: A 0.16 acre (6766 square feet) tract of land out of Lot 1-A, resubdivision of Lots 1 and 6, Block 4, Brackenridge Heights as recorded in book 7, Page 87 of the Plat Records of Travis County, Texas.	CS-CO-NP	CS-V-CO-NP
21B	309767	3100 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
22	307336	3004 S CONGRESS AVE	CS-1-NP	CS-1-V-NP
		3002 S CONGRESS AVE		
		3000 S CONGRESS AVE		
	307337	3018 1/2 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
23	574168	2718 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		2716 S CONGRESS AVE		
	574169	2712 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	307317	2810 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		2730 S CONGRESS AVE		
	307318	2824 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	307320	2910 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	307321	101 X 245 FT AV OF LOT 33-34 ROBARDS SUBD	CS-CO-NP	CS-V-CO-NP
	307322	S 50 X 243.19 FT AV LOT 34 ROBARDS SUBD	CS-CO-NP	CS-V-CO-NP
	380480	2900 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
	Portion of 574165	Portion of 2728 S CONGRESS AVE - 30,786 acres out of 1.22 acres of Lot 1 of Live Oak Grove Addn	CS-CO-NP	CS-V-CO-NP
24	305577	2620 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	305580	124 CUMBERLAND RD	CS-CO-NP	CS-V-CO-NP
	305582	2538 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	305583	2602 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
	305584	LOT B OAK GLEN II-A	CS-CO-NP	CS-V-CO-NP
25	305549	2510 S CONGRESS AVE	CS-CO-NP; GR-CO- NP	CS-V-CO-NP; GR-V-CO-NP
	Portion of 305550	Portion of 2514 1/2 and 2530 S CONGRESS AVE: The easternmost portion, approximately 0.83 acres, to a depth of approximately 297 linear feet from the frontage of the property on South Congress Avenue.	CS-CO-NP	CS-V-CO-NP
	Portion of 305585	2400 S CONGRESS AVE, 101, 123, 131, AND 133 W OLTORF ST, save and except for a portion, approximately 7425 square feet, to a depth of 135 linear feet from the frontage of the property on Euclid Avenue.	CS-CO-NP; GR-CO- NP	CS-V-CO-NP; GR-V-CO-NP
	446507	2500 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
		2424 S CONGRESS AVE		
		2424 1/2 S CONGRESS AVE		
101	307175	2715 S 1ST ST	CS-CO-NP	CS-V-CO-NP
102	309792	3105 S 1ST ST	CS-CO-NP	CS-V-CO-NP
	309793	515 HAVANA ST	CS-CO-NP	CS-V-CO-NP
	309808	3115 S 1ST ST	CS-CO-NP	CS-V-CO-NP
103	309827	513 SOUTH PARK DR	CS-CO-NP	CS-V-CO-NP
	309842	516 LIGHTSEY RD	CS-CO-NP	CS-V-CO-NP
	309843	520 LIGHTSEY RD	CS-CO-NP	CS-V-CO-NP
104	Portion of 309891	Portion of 3314 S CONGRESS AVE: The easternmost portion, approximately 7870 square feet, to a depth of approximately 123 linear feet from the frontage of the property on South Congress Avenue.	CS-CO-NP	CS-V-CO-NP
105	309768	3110 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
106	309846	LOT 1 BLK 5 LESS S5FT OF BRINWOOD SEC 1	CS-CO-NP	CS-V-CO-NP
107	307319	2908 S CONGRESS AVE	CS-CO-NP	CS-V-CO-NP
108	574167	119 CUMBERLAND RD	CS-CO-NP	CS-V-CO-NP
	574166	2705 EDENS DR	LO-NP	LO-V-NP
109	305579	.37 ACR OF LOT 9 LIVE OAK GROVE ADDN	CS-CO-NP	CS-V-CO-NP

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 identified 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 5. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 1, 4, 8, 9, and 15 located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

Tract #	TCAD Property ID	COA Address
1	305589	531 W OLTORF ST
		533 W OLTORF ST
4	307174	2807 S 1ST ST
8	309746	3507 S 1ST ST

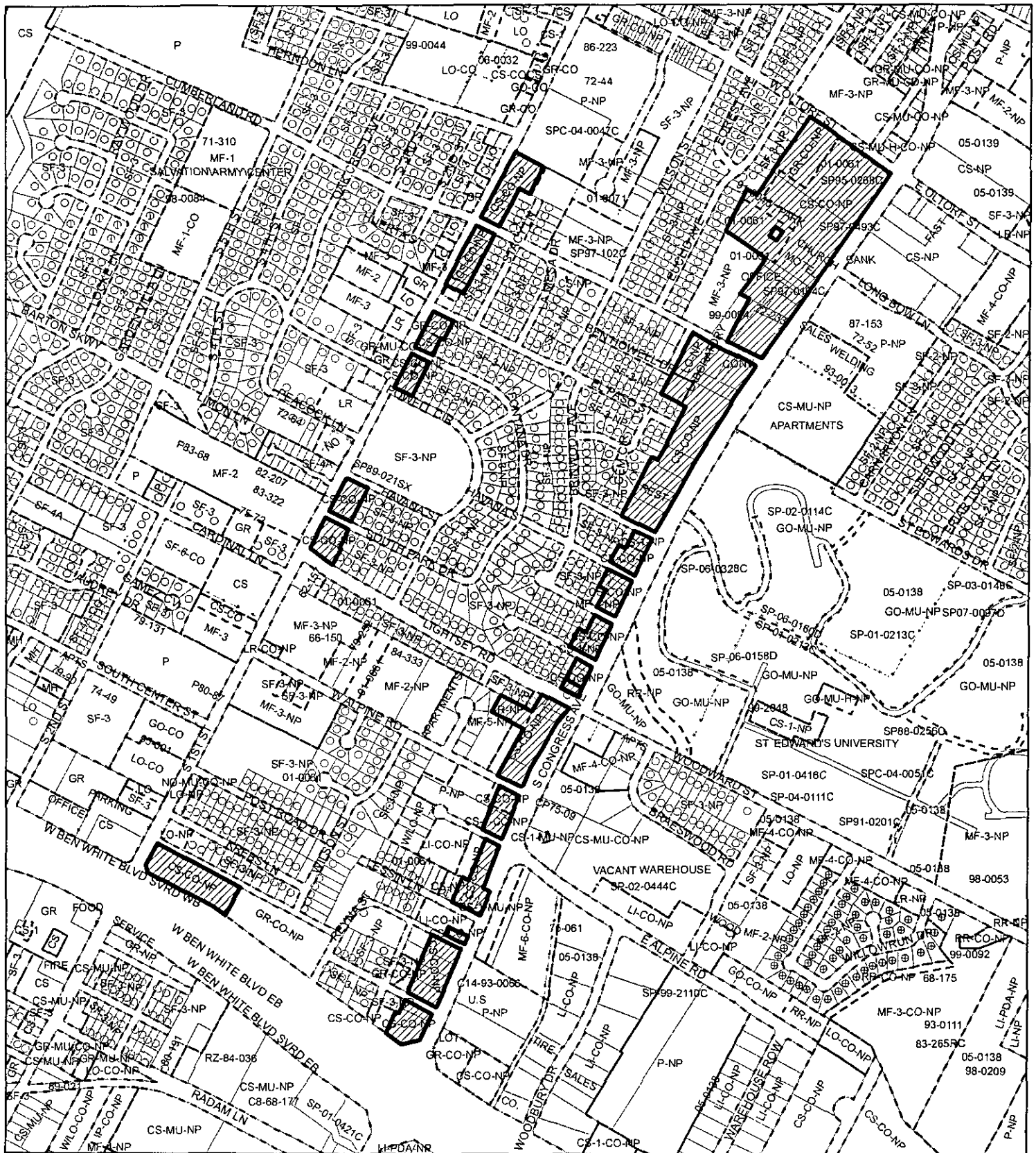
Tract #	TCAD Property ID	COA Address
9	310918	3801 S 1ST ST
	310951	3809 S 1ST ST
15	Portion of 310915	Portion of 121 PICKLE RD excluding the property described in Ordinance #870730-0.

PART 6. This ordinance takes effect on January 21, 2008.

PASSED AND APPROVED




_____ January 10 _____, 2008 §
 §
 § Will Wynn
 Will Wynn
 Mayor

APPROVED: David Allan Smith **ATTEST:** Shirley A. Gentry
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2007-0236
 ADDRESS: DAWSON NPA
 SUBJECT AREA: 43.43 ACRES
 GRID: H18-20
 MANAGER: A. HOLUBECK

OPERATOR: S. MEEKS



1" = 800'

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.