

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN
3 TRACTS OF LAND LOCATED IN THE EAST MLK COMBINED
4 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 certain tracts of land (the
10 "Property") described in Zoning Case No. C14-2007-0258, on file at the Neighborhood
11 Planning and Zoning Department, as follows:
12

13 Approximately 60.18 acres of land in the City of Austin, Travis County,
14 Texas, more particularly described and identified in the tract map
15 attached as Exhibit "A" (*East MLK Combined Planning Area*),
16

17 located in the East MLK combined neighborhood plan area, locally known as the area
18 bounded by Loyola Lane, Ed Bluestein Boulevard and Little Walnut Creek on the north,
19 the former Missouri-Kansas Railroad right-of-way on the east, the Austin and
20 Northwestern Railroad on the south, and Airport Boulevard, Anchor Lane and Manor Road
21 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached
22 as Exhibit "B" (*the Zoning Map*).
23

24 Except as specifically provided in this ordinance, the existing base zoning districts,
25 combining districts, and other conditions remain in effect.
26

27 PART 2. The zoning districts for the Property are changed from limited office-
28 neighborhood plan (LO-NP) combining district, community commercial-neighborhood
29 plan (GR-NP) combining district, community commercial-mixed use-neighborhood plan
30 (GR-MU-NP) combining district community commercial-conditional overlay-
31 neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-
32 conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general
33 commercial services-neighborhood plan (CS-NP) combining district, general commercial
34 services-mixed use-neighborhood plan (CS-MU-NP) combining district, general
35 commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining
36 district, and commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP)
37 combining district, to limited office-vertical mixed use building-neighborhood plan (LO-

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

Tract #	TCAD Property ID	COA Address	FROM	TO
1	207590	3823 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
	207591	3839 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
	207592	3811 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
2	207622	1909 E 38TH HALF ST	CS-MU-NP; CS-1-MU-NP	CS-MU-V-NP; CS-1-MU-V-NP
		3737 AIRPORT BLVD		
	207623	3701 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
	207633	3110 MANOR RD	CS-NP	CS-V-NP
		3112 MANOR RD		
		3116 MANOR RD		
		3118 MANOR RD		
		3120 MANOR RD		
		3122 MANOR RD		
		3124 MANOR RD		
3126 MANOR RD				
3	207634	3138 MANOR RD	CS-MU-NP	CS-MU-V-NP
		3218 MANOR RD		
	207645	3220 MANOR RD	CS-MU-NP	CS-MU-V-NP
	207646	3330 MANOR RD	CS-MU-NP	CS-MU-V-NP
	207647	3300 MANOR RD	CS-MU-NP	CS-MU-V-NP
207649	LOT 2 OLT 36 DIV C H & M SUBD	CS-MU-NP	CS-MU-V-NP	
4	204457	2213 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
		3107 1/2 MANOR RD		

Tract #	TCAD Property ID	COA Address	FROM	TO
	204458	3107 MANOR RD	CS-MU-NP	CS-MU-V-NP
		3109 MANOR RD		
	204459	3111 MANOR RD	CS-MU-NP	CS-MU-V-NP
5	204443	3115 MANOR RD	CS-MU-NP	CS-MU-V-NP
	204451	3119 1/2 MANOR RD	GR-NP	GR-V-NP
		3121 MANOR RD		
	204471	.49 AC OF OLT 50 DIVISION B	GR-NP	GR-V-NP
	204472	3207 MANOR RD	GR-NP	GR-V-NP
	204473	3219 MANOR RD	CS-CO-NP	CS-V-CO-NP
6	Portion of 204542	2213 TILLERY ST	CS-CO-NP	CS-V-CO-NP
7	207652	3317 MANOR RD	GR-CO-NP	GR-V-CO-NP
8	207657	3401 MANOR RD	GR-CO-NP	GR-V-CO-NP
	207658	3403 MANOR RD	GR-CO-NP	GR-V-CO-NP
9	207661	3501 1/2 MANOR RD	LO-NP	LO-V-NP
		3501 MANOR RD		
		3507 1/2 MANOR RD		
		3507 MANOR RD		
	207662	3511 MANOR RD	LO-NP; GR-NP	LO-V-NP; GR-V-NP
	207663	2218 PERSHING DR	GR-NP	GR-V-NP
3515 MANOR RD				
10	205515	3601 MANOR RD	GR-NP	GR-V-NP
	205516	3607 MANOR RD	GR-NP	GR-V-NP
11	209557	4605 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
	210784	4611 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
	210785	4617 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
		4701 MANOR RD		
	211944	LOT 2 MEADOWCREEK ON MANOR	GR-MU-CO-NP	GR-MU-V-CO-NP
	211945	LOT 1 MEADOWCREEK ON MANOR	GR-MU-CO-NP	GR-MU-V-CO-NP
12	211929	5029 MANOR RD	GR-MU-NP	GR-MU-V-NP
	211938	2909 E 51ST ST	GR-MU-NP	GR-MU-V-NP
		2913 E 51ST ST		
		5005 MANOR RD		
13	213992	5100 1/2 OVERBROOK DR	GR-NP	GR-V-NP
		5109 1/2 MANOR RD		
		5115 1/2 MANOR RD		
		5201 1/2 MANOR RD		

Tract #	TCAD Property ID	COA Address	FROM	TO
		5201 MANOR RD		
	213993	5301 MANOR RD	CS-NP	CS-V-NP
	213994	2901 1/2 PECAN SPRINGS RD	GR-NP	GR-V-NP
		5313 MANOR RD		
	213995	5211 MANOR RD	GR-NP	GR-V-NP
	213996	5209 1/2 MANOR RD	GR-NP	GR-V-NP
		5209 MANOR RD		
14	217240	5703 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
		5709 MANOR RD		
	217241	5715 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
	217242	LOT A TAYLOR W J ADDN	GR-MU-CO-NP	GR-MU-V-CO-NP
	217243	5803 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
	217244	5811 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
	217245	2901 SWEENEY LN	GR-MU-CO-NP	GR-MU-V-CO-NP
15	217266	2902 SWEENEY LN	GR-MU-CO-NP	GR-MU-V-CO-NP
16	219116	6113 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
	219117	6115 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
	219120	6105 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
6107 MANOR RD				
17	219202	6201 MANOR RD	GR-MU-CO-NP	GR-MU-V-CO-NP
18	219263	6413 MANOR RD	GR-NP	GR-V-NP
19	219378	6500 SPRINGDALE RD	GR-NP	GR-V-NP
20	219375	6601 MANOR RD	GR-CO-NP	GR-V-CO-NP

PART 3. 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. 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.

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

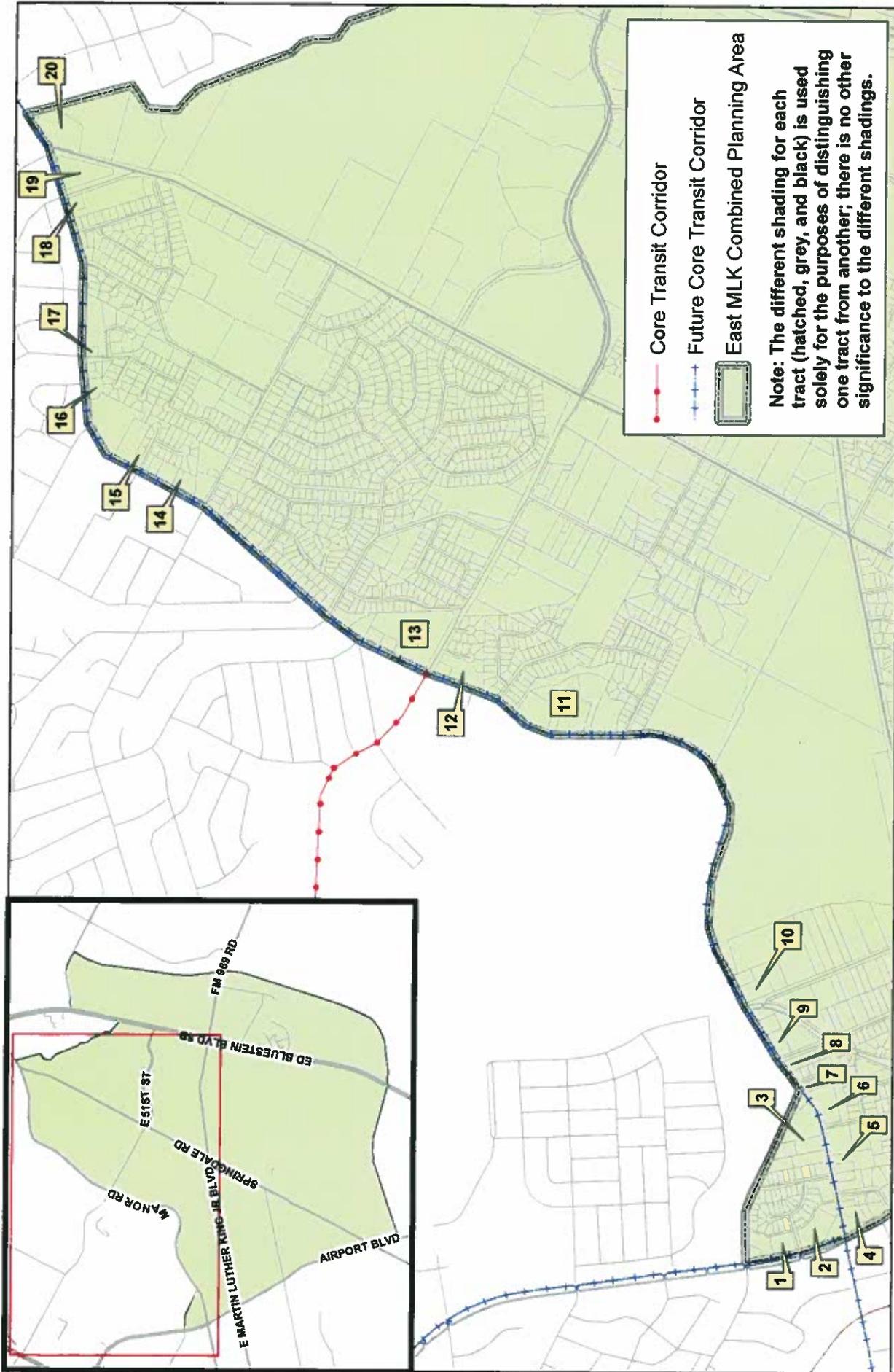
5 **PART 4.** This ordinance takes effect on _____, 2008.
6

7
8 **PASSED AND APPROVED**
9

10 §
11 §
12 _____, 2008 § _____
13

14 Will Wynn
15 Mayor

16
17 **APPROVED:** _____ **ATTEST:** _____
18 David Allan Smith Shirley A. Gentry
19 City Attorney City Clerk

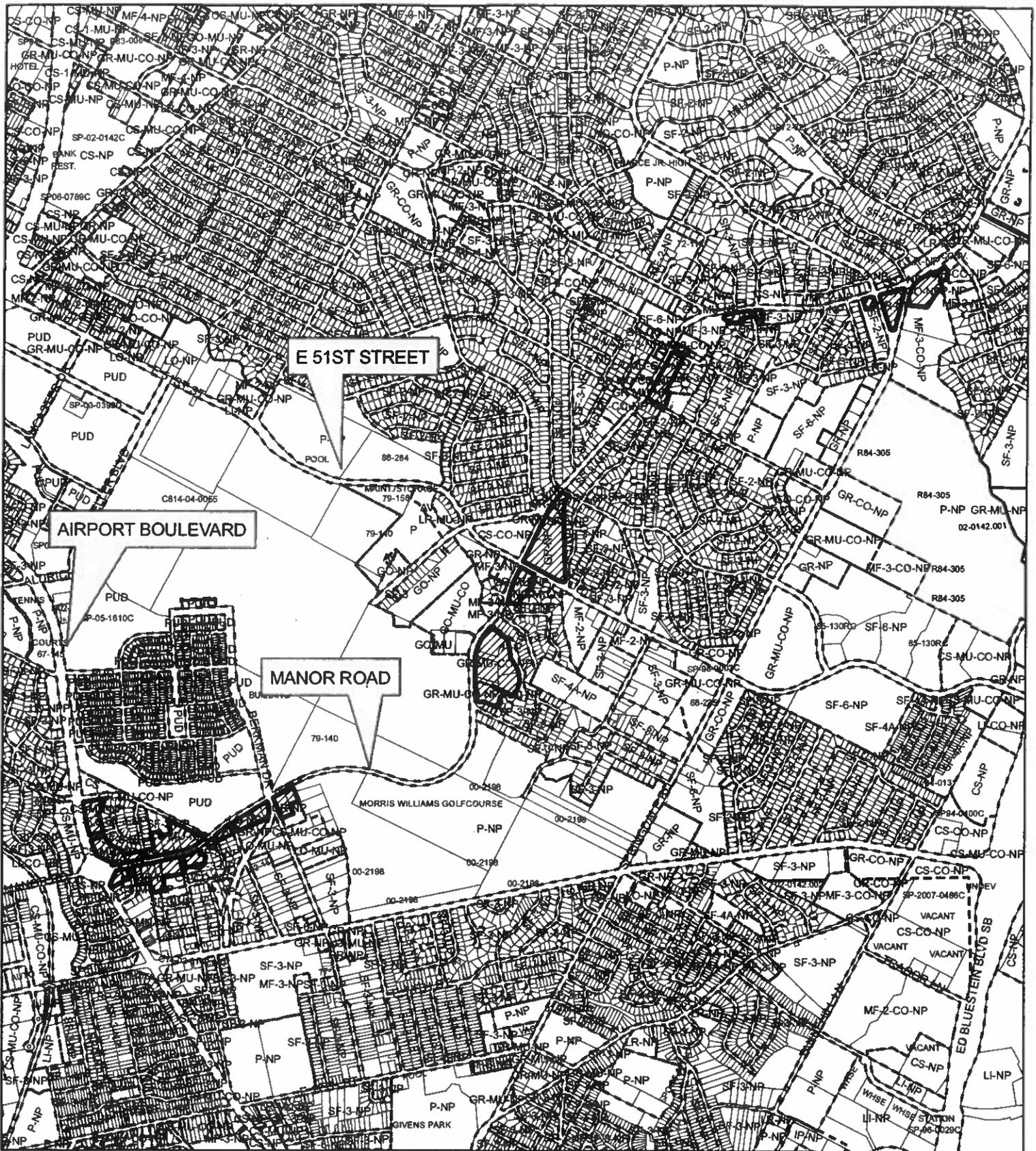


East MLK Combined Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
VMU Overlay District
Case # C14-2007-0258

EXHIBIT A



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.



ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2007-0258
 ADDRESS: E MLK COMBINED NPA
 SUBJECT AREA: 60.18 ACRES
 GRID: L24-25
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS



1" = 1800'

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