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 EAST MLK COMBINED 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. C14-2007-0258, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 60.18 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the tract map attached as Exhibit "A" (East MLK Combined Planning Area), located in the East MLK combined neighborhood plan area, locally known as the area bounded by Loyola Lane, Ed Bluestein Boulevard and Little Walnut Creek on the north, the former Missouri-Kansas Railroad right-of-way on the east, the Austin and Northwestern Railroad on the south, and Airport Boulevard, Anchor Lane and Manor Road 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 specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

PART 2. The zoning districts for the Property are changed from limited office-neighborhood plan (LO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, and commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) 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:

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**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.
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 __________________________, 2008.

PASSED AND APPROVED

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§

§

________________________, 2008

Will Wynn
Mayor

APPROVED: ______________________ ATTEST: ______________________

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk
East MLK Combined Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
VMU Overlay District
Case # C14-2007-0258

EXHIBIT A

Note: The different shading for each tract (hatched, grey, and black) is used solely for the purposes of distinguishing one tract from another; there is no other significance to the different shadings.

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.