

ORDINANCE NO. 20080306-056

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 OLD WEST AUSTIN NEIGHBORHOOD PLANNING 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. C14-2007-0237, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 31 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the tract map attached as Exhibit "A" (*Old West Austin Neighborhood Planning Area*),

located in the Old West Austin neighborhood planning area, locally known as the area bounded by Enfield Road and West 15th Street on the north, North Lamar Boulevard on the east, Lady Bird Lake on the south, and North MoPac Expressway 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 provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The zoning districts for the tracts of land are changed from limited office-neighborhood plan (LO-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-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-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, and, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, to limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district, limited office-vertical mixed use building-conditional overlay-neighborhood plan (LO-V-CO-NP) combining district, neighborhood commercial-vertical mixed use building-neighborhood plan (LR-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-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, and, commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district, as more particularly described and identified in the chart below:

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
2	199660	1206 PARKWAY	GR-CO-NP	GR-V-CO-NP
	199661	1002 W 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1200 N LAMAR BLVD		
	199670	1204 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
3	107088	1104 N LAMAR BLVD	CS-MU-CO-NP, CS-1-MU-CO-NP	CS-MU-V-CO-NP; CS-1-MU-V-CO-NP
	107090	1112 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		1105 1/2 BAYLOR ST		
		1107 BAYLOR ST		
		0 N LAMAR BLVD LOT 1-6 BLK 1 OLT 5 DIV Z SILLIMAN SUBD		
4	107084	1003 W 11TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1014 N LAMAR BLVD		
5	107078	1010 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		1012 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	107079	1000 N LAMAR BLVD		
6	107071	908 N LAMAR BLVD	CS-MU-CO-NP; CS-1-MU-CO-NP	CS-MU-V-CO-NP; CS-1-MU-V-CO-NP
		910 N LAMAR BLVD		
		914 N LAMAR BLVD		
7	107075	900 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		902 N LAMAR BLVD		
		904 N LAMAR BLVD		
		906 N LAMAR BLVD		
8	107064	724 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
9	107065	708 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	107066	706 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	107067	704 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	107069	700 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		702 N LAMAR BLVD		
10	106584	632 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	106585	626 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
	358904	626 N LAMAR BLVD (IMPS ONLY)	CS-MU-CO-NP	CS-MU-V-CO-NP
	106586	624 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
11	106587	1004 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1006 W 6TH ST		
		1012 1/2 W 6TH ST		
		1012 W 6TH ST		
		1014 W 6TH ST		
		1016 W 6TH ST		
		600 N LAMAR BLVD		
12	106523	1100 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
13	106525	1106 W 6TH ST(CONDOMINIUMS)	CS-MU-CO-NP	CS-MU-V-CO-NP
	106526			
	106527			
	106528			
	106529			
	106530			
	106531			
	106532			
	106533			
	106534			
	106535			
	106536			
	106537			
	106538			
	106539			
	106540			
	106541			
	106542			
	106543			
	106544			
	106545			
	106546			
	106548	1110 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106549	1112 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
14	106858	1212 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1214 W 6TH ST		
15	106772	1312 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
16	107153	1624 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
17	107149	1604 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1610 W 5TH ST		
	107150	1612 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	107151	1614 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
	107152	1616 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
18	107148	1602 W 5TH ST	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP
	107155	1600 W 5TH ST	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP
19	106596	1508 W 5TH ST	LO-CO-NP	LO-V-CO-NP
		1510 W 5TH ST		
		1512 W 5TH ST		
		500 POWELL ST		
		502 POWELL ST		
	106599	1516 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	358905	1516 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
20	106588	1515 W 5TH ST	GR-MU-CO-NP	GR-MU-V-CO-NP
		1517 W 5TH ST		
21	106648	1501 W 6TH ST(CONDOMINIUMS)	CS-MU-CO-NP	CS-MU-V-CO-NP
	106649			
	106650			
	106651			
	106652			
	106653			
	106654			
	106655			
	106656			
	106657			
	106658			
	106659			
	106660			
	106661			
	106662			
	106663			
	106664			
	106665			

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
	106666	1504 W 5TH ST (CONDOMINIUMS)	CS-MU-CO-NP	CS-MU-V-CO-NP
	106667			
	106668			
	106669			
	106670			
	106671			
	106672			
	106673			
	106674			
	106675			
	106676			
	106678			
	106679			
	106680			
	106681			
	106682			
	106683			
	106684			
	106685			
22	106647	500 OAKLAND AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
23	106715	501 OAKLAND AVE	LO-NP	LO-V-NP
24	106723	1400 W 5TH ST	LR-NP	LR-V-NP
25	106826	1304 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1306 W 5TH ST		
		1308 1/2 W 5TH ST		
	106827	1310 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1312 W 5TH ST		
		1314 W 5TH ST		
	106831	1316 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
26	106810	1301 1/2 W 6TH ST	LO-NP	LO-V-NP
		1313 W 6TH ST		
	106811	1221 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106812	1219 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
27	106815	1205 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106816	1203 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
28	106817	1201 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
29	106821	1200 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106822	1204 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106823	1210 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106828	W 100 FT OF LOT 23 BLK 1 OLT 1 DIV Z DUVAL SUBD	CS-MU-CO-NP	CS-MU-V-CO-NP
	106832	1214 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
30	106484	1118 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1120 W 5TH ST		
31	106497	1114 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
32	106493	1106 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1111 W 6TH ST		
		1115 W 6TH ST		
		1117 W 6TH ST		
	106494	E 1/2 OF LOT 1-3 BLK 1 RAYMONDS PLATEAU 1/2 INT IN 10X200 OF LOT A PETTUS ADDN	CS-MU-CO-NP	CS-MU-V-CO-NP
	106495	1125 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1127 W 6TH ST		
	106498	1139 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1141 W 6TH ST		
		1143 W 6TH ST		
33	106570	1005 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1009 1/2 W 6TH ST		
		1009 W 6TH ST		
		LOT 1-4 & N 104 3 FT OF LOT 13 & N 104.3 FT OF E 26 FT OF LOT 14 BLK 2 OLT 11 DIV Z RAYMONDS PLATEAU		
		1011 W 6TH ST		
		1015 1/2 W 6TH ST		
	106573	500 N LAMAR BLVD S 123.71 FT OF LOT 9-12 & S 104 3 FT OF LOT 13 & S 104 3 FT OF LOT 14-16 LESS 403 SQ FT OF LOT 15-16 BLK 2 OLT 11 DIV Z RAYMONDS PLATEAU	CS-MU-CO-NP	CS-MU-V-CO-NP
		508 1/2 N LAMAR BLVD		
		505 BAYLOR ST		
		1003 W 6TH ST		
	106575	506 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		524 N LAMAR BLVD		
34	106559	1015 1/2 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
	106560	LOT 4 BLK 3 OLT 11 DIV Z HORNADAY RESUB	CS-MU-CO-NP	CS-MU-V-CO-NP
	106561	1005 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106562	1001 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106563	N 52 FT OF S 104 FT OF LOT 5- 8 BLK 3 *LESS E19.12'AV OLT 11 DIV Z RAYMONDS PLATEAU	CS-MU-CO-NP	CS-MU-V-CO-NP
	106564	316 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	106566	1025 W 5TH ST	CS-MU-CO-NP	CS-MU-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. Except as otherwise provided in Section B, ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 70 percent of the Annual Median Family Income.
- B. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income for properties whose affordable units are at least 1000 square feet in size and have at least two bedrooms.
- C. The following applies to Tracts 2-11, 17, 19-21, 24-26, and 28-34:
 - 1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
 - 2. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
 - 3. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
- D. The following applies to Tracts 12-16, 18, 22-23, and 27:

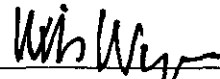
For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

PART 4. This ordinance takes effect on March 17, 2008.

PASSED AND APPROVED

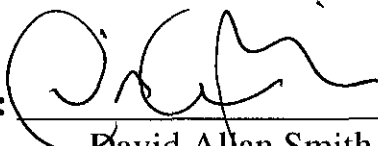
_____, March 6, 2008

§
§
§



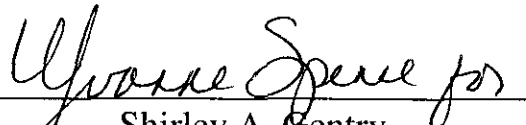
Will Wynn
Mayor

APPROVED:

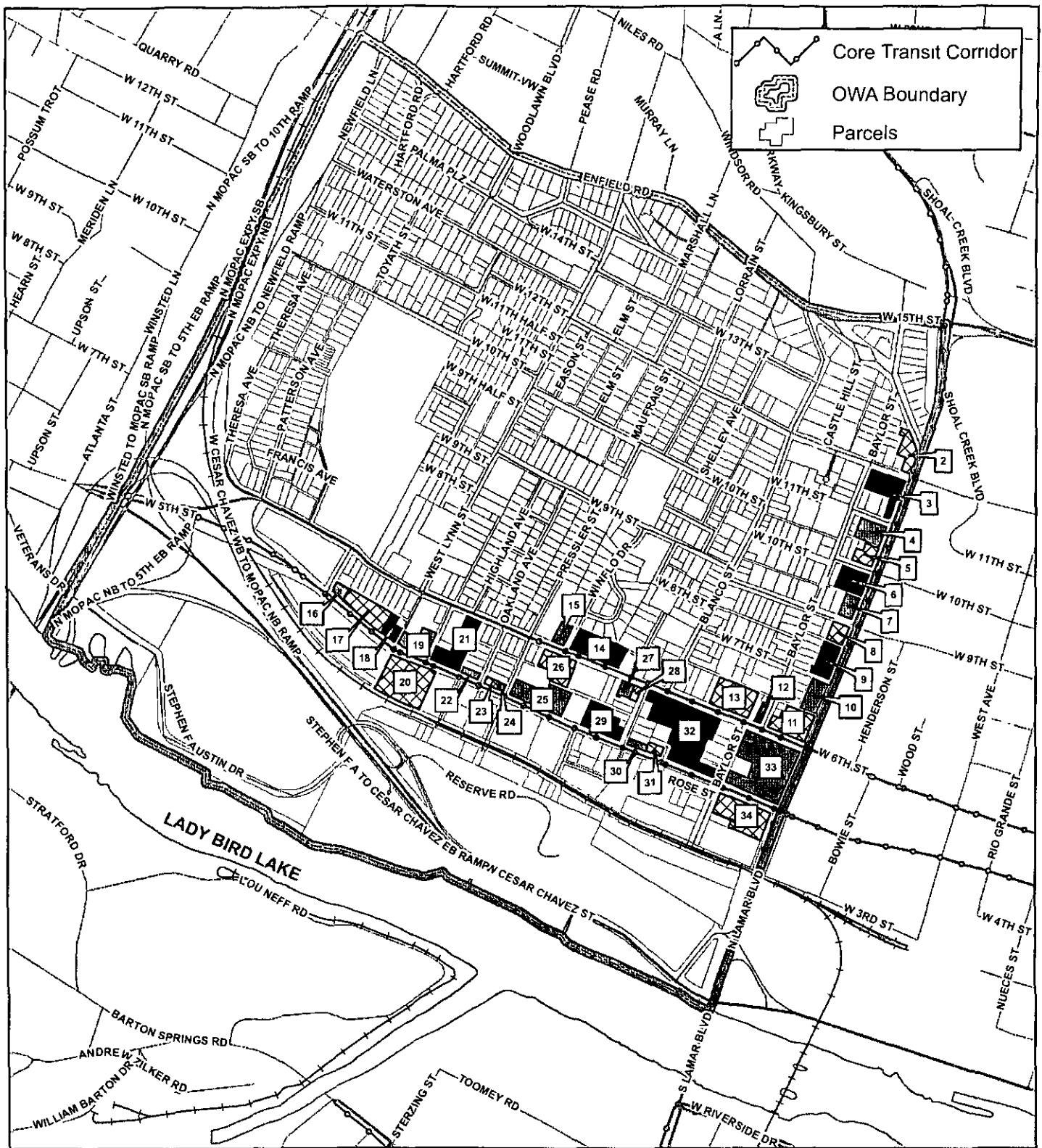


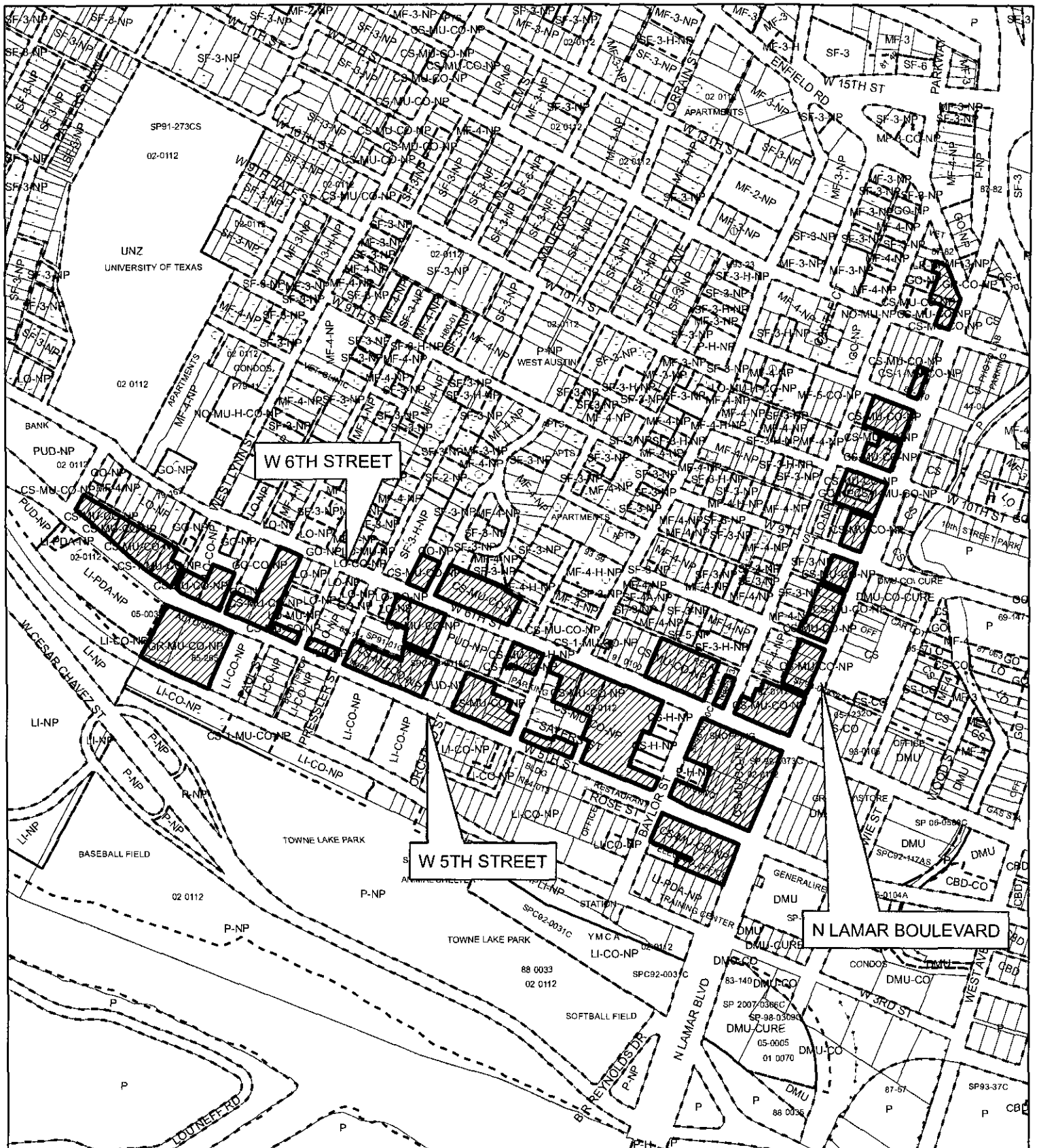
David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk





ZONING EXHIBIT B



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE# C14-2007-0237
 ADDRESS OLD WEST AUSTIN PLANNING AREA
 SUBJECT AREA 29.9 ACRES
 GRID H22-23
 MANAGER M. LAURSEN

OPERATOR S MEEKS



1" = 600'

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