

ORDINANCE NO. Late Backup # 44

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 3 THROUGH 6 LOCATED IN THE WINDSOR ROAD 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 (the "Property") described in Zoning Case No. C14-2008-0003, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 27.46 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Windsor Road Planning Area*),

located in the Windsor Road neighborhood planning area, locally known as the area bounded by West 35<sup>th</sup> Street on the north, North Lamar Boulevard on the east, Enfield Road on the south, and North MoPac Expressway on the west, 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 districts for the tracts are changed from general office (GO) district, general office-mixed use (GO-MU) combining district, community commercial (GR) district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district to general office-vertical mixed use building (GO-V) combining district, general office-mixed use-vertical mixed use building (GO-MU-V) combining district, community commercial-vertical mixed use building (GR-V) combining district, general commercial services-vertical mixed use building (CS-V) combining district, and commercial-liquor sales-vertical mixed use building (CS-1-V) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
7	119491	3500 CRAWFORD AVE	GR	GR-V
	119492	0 W 35TH ST SE TRI OF LOT 2 *& W 62.5 FT OF LOT 3-6 *LESS 1401 SQ FT GLENRIDGE PLUS ADJ VAC ALLEY	GR	GR-V
8	119486	1500 W 35TH ST	GR	GR-V
9	119489	0 MILLS AVE BLK 12-14 GLENRIDGE PLUS 1/2 ADJ VAC STREET	GO	GO-V
10	499914	1301 1/2 W 38TH ST	GO	GO-V
		1301 W 38TH ST		
		1320 W 34TH ST		
		1330 1/2 W 34TH ST		
11	214609	0 W 38TH STABS 697 SUR 7 SPEAR G W ACR .2486 (PRORATE 8/10/07 TO 12/31/07)	CS	CS-V
	214610	3706 N LAMAR BLVD	CS	CS-V
	214612	3724 N LAMAR BLVD	CS	CS-V
	Portion of 214613	3705 1/2 MEDICAL PKWY	CS	CS-V
		3705 MEDICAL PKWY		
12	214611	3700 N LAMAR BLVD	CS	CS-V
13	214605	1015 W 37TH ST	CS	CS-V
		3520 N LAMAR BLVD		
15	214603	3418 N LAMAR BLVD	CS	CS-V
16	214604	1020 W 34TH ST	CS; CS-1	CS-V; CS-1-V
		3402 N LAMAR BLVD		
17	214601	1001 W 34TH ST	CS	CS-V

Tract #	TCAD Property ID	COA Address	FROM	TO
18	214595	1004 W 32ND ST	CS; GO; GO-MU	CS-V; GO-V; GO-MU-V
		3207 MEDICAL PKWY		
		3304 1/2 N LAMAR BLVD		
19	214591	3110 N LAMAR BLVD	CS	CS-V
	214592	3108 N LAMAR BLVD	CS; GO	CS-V; GO-V
20	214587	3100 N LAMAR BLVD	CS	CS-V
21	211082	1001 1/2 W 31ST ST	CS; GR; GO	CS-V; GR-V; GO-V
		1001 W 31ST ST		

**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 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 3 through 6 located as shown in this Part and identified on Exhibit "A". Tracts 3 through 6 are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

Tract #	TCAD Property ID	COA Address
3	120334	1701 W 35TH ST
	120352	1707 W 35TH ST
		1715 W 35TH ST
4	119377	3427 JEFFERSON ST
5	119423	3411 GLENVIEW AVE
	119424	0 W 35TH ST
		E 50 FT OF LOT 7 GLENVIEW ADDN
	119425	1601 W 35TH ST
		1605 W 35TH ST
		3406 KERBEY LN
6	119477	1515 W 35TH ST
		3501 MILLS AVE

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2008.

**PASSED AND APPROVED**

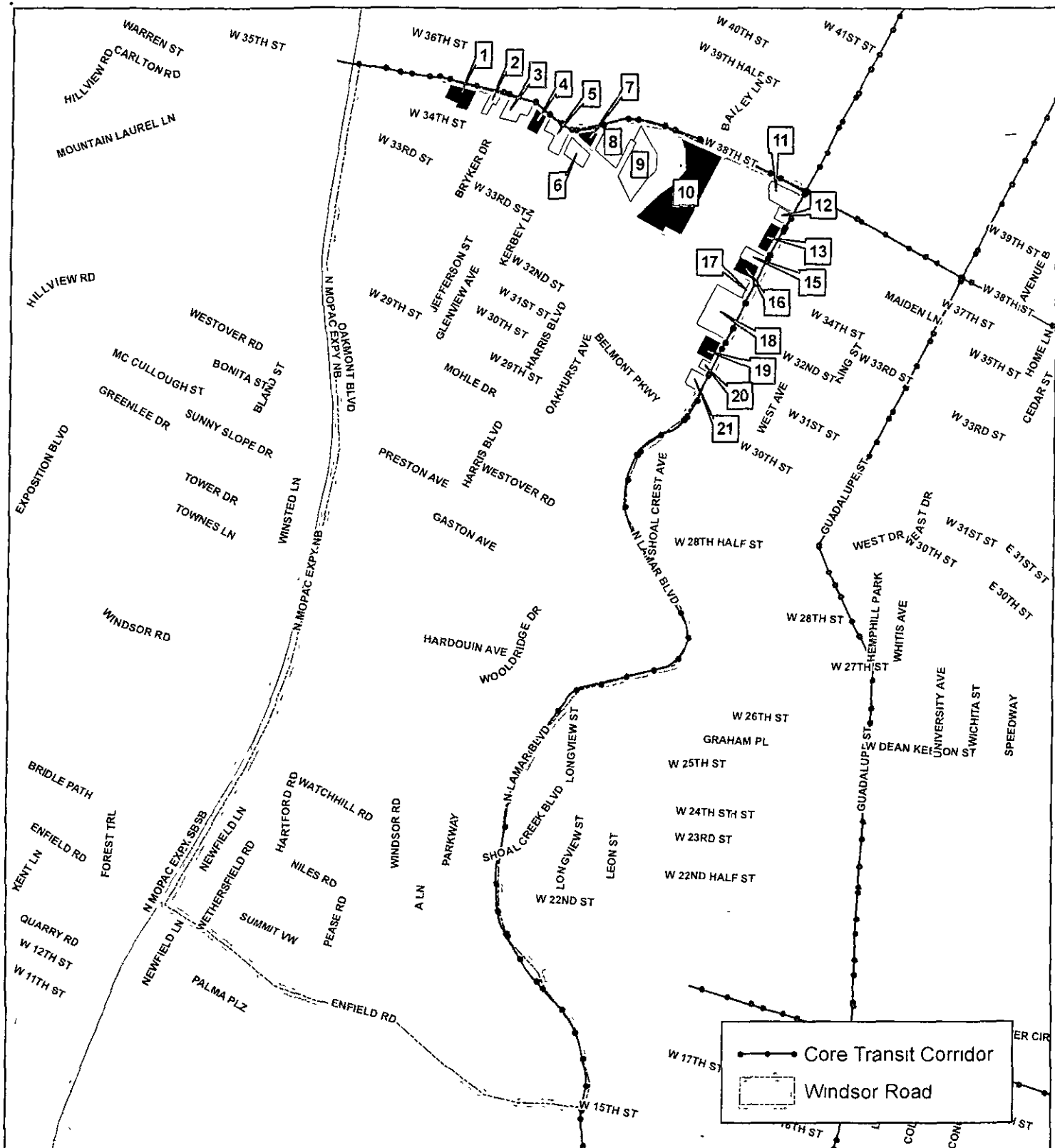
\_\_\_\_\_, 2008      § \_\_\_\_\_  
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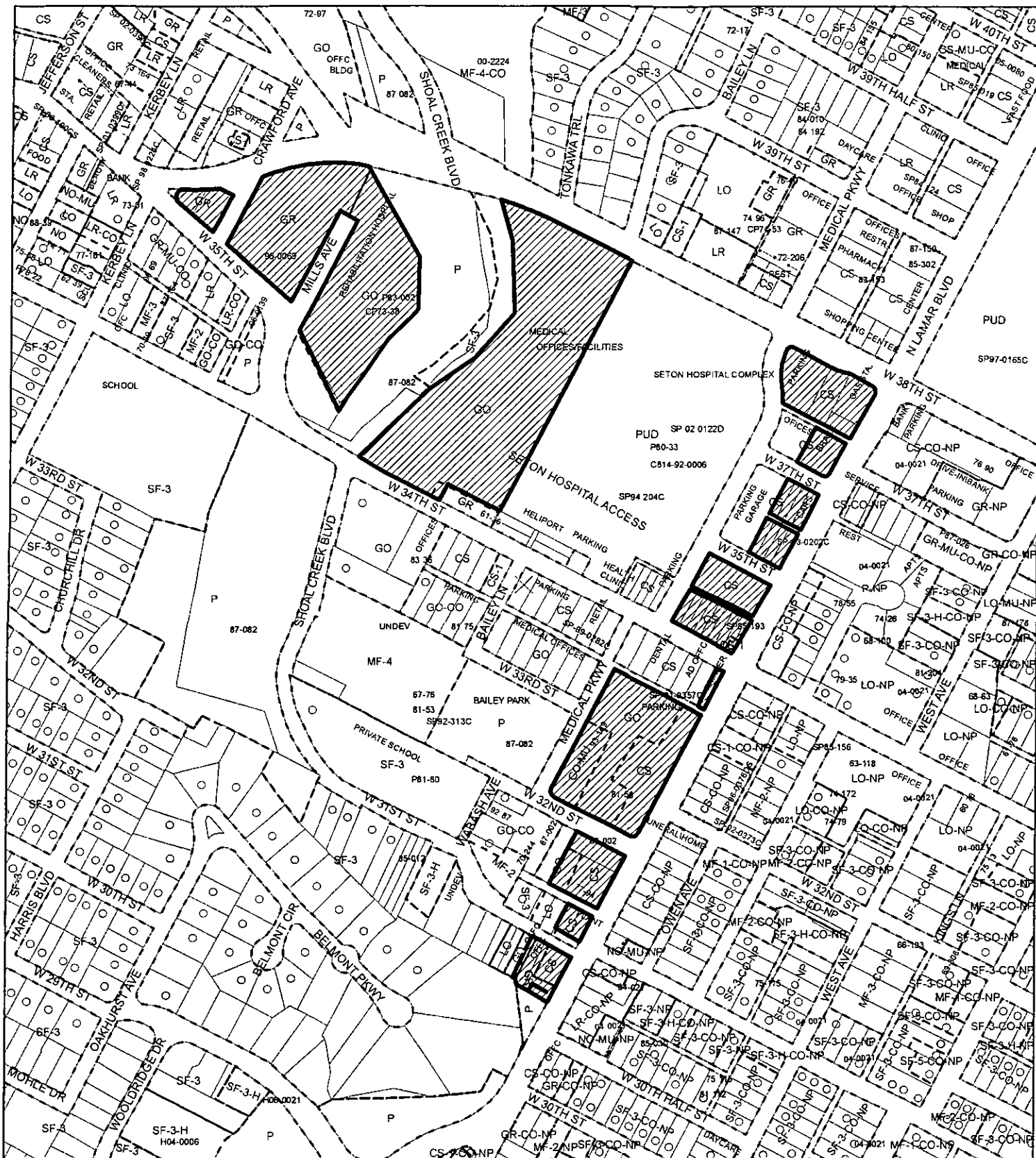
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

David Allan Smith  
City Attorney




Shirley A. Gentry  
City Clerk





# ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0003  
 ADDRESS WINDSOR ROAD NPA  
 SUBJECT AREA 22.82 ACRES  
 GRID H25 & J25  
 MANAGER W. RHOADES

OPERATOR S MEEKS



1" = 400'

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