

ORDINANCE NO. 20080320-047

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 NORTH LOOP 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. C14-2008-0002, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 77.45 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the tract map attached as Exhibit "A" (*North Loop Neighborhood Planning Area*),

located in the North Loop neighborhood plan area, locally known as the area bounded by Koenig Lane on the north, North IH-35 on the east, 45th Street, Red River Street, and 51st Street on the south, and North Lamar Boulevard 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 neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-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-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, and commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, to neighborhood office-mixed use-vertical mixed use building-neighborhood plan (NO-MU-

V-NP) combining district, limited office-vertical mixed use building-conditional overlay-neighborhood plan (LO-V-CO-NP) combining district, general office-mixed use- vertical mixed use building-conditional overlay-neighborhood plan (GO-MU-V-CO-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building neighborhood plan (LR-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-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, and commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-I-V-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
1	359189	5101 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
2	223212	5115 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		5117 N LAMAR BLVD		
3	223213	5201 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	223214	5209 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	223215	0 N LAMAR BLVD LOT 6-7 BLK B MURRAY PLACE	CS-CO-NP	CS-V-CO-NP
	223216	5213 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	223218	0 N LAMAR BLVD LOT 11-14 BLK B MURRAY PLACE	CS-CO-NP	CS-V-CO-NP
	223219	5237 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	223220	5241 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	223221	5253 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	Portion of 223217	5225 N LAMAR BLVD	CS-CO-NP; LR-MU-NP; LO-MU-NP	CS-V-CO-NP; LR-MU-V-NP; LO-MU-V-NP
4	226688	5301 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	226689	5315 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
		5319 N LAMAR BLVD		
5	226619	5405 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	226620	5415 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	226621	5417 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
	226622	5419 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
		5421 N LAMAR BLVD		
	226626	0 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
		S20FT OF LOT 35 NORTHFIELD ADDN		
6	226520	0 N LAMAR BLVD LOT A COMMERCE SQUARE ADDN	CS-CO-NP	CS-V-CO-NP
	226522	5545 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
		5555 N LAMAR BLVD		
		5607 1/2 N LAMAR BLVD		
		5607 N LAMAR BLVD		
7	226750	629 E KOENIG LN	CS-MU-CO-NP	CS-MU-V-CO-NP
	226751	5600 MIDDLE FISKVILLE RD	CS-MU-CO-NP	CS-MU-V-CO-NP
8	221905	5500 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
	221906	0 AIRPORT BLVD .167AC BLK 1 HILL LOU H MRS SUBD	CS-CO-NP	CS-V-CO-NP
	221907	0 AIRPORT BLVD .16 AC BLK 1 HILL LOU H MRS SUBD	CS-CO-NP	CS-V-CO-NP
9	221776	5330 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
	221777	5324 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
	221778	0 AIRPORT BLVD 189X76FT AV BLK 1 HILL LOU H MRS SUBD	CS-1-CO-NP	CS-1-V-CO-NP
	221779	5410 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
10	220253	5216 1/2 AIRPORT BLVD	CS-NP	CS-V-NP
	220254	5300 1/2 AIRPORT BLVD	CS-NP	CS-V-NP
		5310 AIRPORT BLVD		
	221865	5312 AIRPORT BLVD	CS-NP	CS-V-NP
		5314 AIRPORT BLVD		
11	220251	5106 CLARKSON AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	220252	0 CLARKSON AVE LOT 1-2 *& S50 FT OF LOT 3 BLK 10 HIGHLANDS THE	CS-MU-CO-NP	CS-MU-V-CO-NP
12	216480	4511 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
	216485	4507 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
	216487	0 E 46TH ST .55ACR OF BLK W OLT 17 DIV C RIDGETOP FOURTH ADDN	CS-1-CO-NP; CS-CO-NP	CS-1-V-CO-NP; CS-V-CO-NP
	359179	4508 N IH 35 SVRD SB	CS-CO-NP	CS-V-CO-NP
		4510 N IH 35 SVRD SB	CS-CO-NP	CS-V-CO-NP
13	216432	4631 AIRPORT BLVD	CS-CO-NP;	CS-V-CO-NP;

Tract #	TCAD Property ID	COA Address	FROM	TO
			CS-1-CO-NP	CS-1-V-CO-NP
	216439	4721 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
		4729 1/2 AIRPORT BLVD		
	216441	4709 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
	216442	4711 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
14	216457	4801 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
	216458	4803 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
15	216459	4807 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
		903 E 49TH ST		
16	220269	0 E 49TH ST LOT 66 HARMON TERRACE	CS-CO-NP; CS-1-CO-NP	CS-V-CO-NP; CS-1-V-CO-NP
	220270	4901 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
		4903 1/2 AIRPORT BLVD		
	220273	4905 AIRPORT BLVD	GR-CO-NP	GR-V-CO-NP
17	220274	4915 AIRPORT BLVD	GR-CO-NP	GR-V-CO-NP
	220286	4909 AIRPORT BLVD	GR-CO-NP	GR-V-CO-NP
18	220275	4917 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
19	220303	5001 AIRPORT BLVD	CS-CO-NP; CS-1-CO-NP	CS-V-CO-NP; CS-1-V-CO-NP
		5003 AIRPORT BLVD		
		5005 AIRPORT BLVD		
20	220287	5009 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
	220288	5011 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
21	220305	905 E 51ST ST	LO-MU-NP	LO-MU-V-NP
22	220441	1004 1/2 E 50TH ST	CS-CO-NP	CS-V-CO-NP
	220442	0 E 50TH ST LOT 2 *3407 SF BLK L RIDGETOP	CS-CO-NP	CS-V-CO-NP
	220443	1006 E 50TH ST	CS-CO-NP	CS-V-CO-NP
		1008 E 50TH ST		
	220444	0 N IH-35 LOT 2 * 272 SQ FT OF BLK B RIDGETOP	CS-CO-NP	CS-V-CO-NP
23	220447	1000 E 51ST ST	GR-CO-NP	GR-V-CO-NP
		5105 HARMON AVE		
24A	220407	940 E 51ST ST	LO-MU-NP	LO-MU-V-NP
24B	220405	944 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
25	220315	910 E 51ST ST	NO-MU-NP	NO-MU-V-NP
		912 E 51ST ST		
26	220318	900 E 51ST ST	GO-MU-CO-NP	GO-MU-V-CO-NP
27	220260	5101 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP

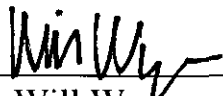
Tract #	TCAD Property ID	COA Address	FROM	TO
28	220256	5111 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
29	220265	5201 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
30	220261	5205 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
	220266	5207 AIRPORT BLVD		
31	221886	5301 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
		5307 AIRPORT BLVD		
		5309 AIRPORT BLVD		
32	221924	5412 1/2 HELEN ST	CS-CO-NP; CS-1-CO-NP	CS-V-CO-NP; CS-1-V-CO-NP
		5501 AIRPORT BLVD		
	221925	5335 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
		818 E 53RD HALF ST		
	221926	5325 AIRPORT BLVD	CS-1-CO-NP	CS-1-V-CO-NP
	221927	5555 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
	225495	5639 1/2 AIRPORT BLVD	CS-CO-NP	CS-V-CO-NP
		5639 AIRPORT BLVD		
	225503	5617 AIRPORT BLVD	CS-CO-NP; CS-1-CO-NP	CS-V-CO-NP; CS-1-V-CO-NP
		5619 AIRPORT BLVD		
		5621 AIRPORT BLVD		
101	223190	703 ZENNIA ST	CS-MU-CO-NP	CS-MU-V-CO-NP
102	546218	700 NELRAY BLVD	LO-MU-NP	LO-MU-V-NP
103	228143	301 W KOENIG LN	CS-MU-CO-NP	CS-MU-V-CO-NP
		313 1/2 W KOENIG LN		
104A	228144	112 1/2 W 56TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		211 W KOENIG LN		
104B	228145	115 W KOENIG LN	CS-MU-CO-NP	CS-MU-V-CO-NP
	228147	101 W KOENIG LN	CS-MU-CO-NP	CS-MU-V-CO-NP
	228148	111 E KOENIG LN	CS-MU-CO-NP	CS-MU-V-CO-NP
105	226748	403 1/2 E KOENIG LN	CS-MU-CO-NP	CS-MU-V-CO-NP
		5613 1/2 AVENUE F		
		5613 AVENUE F		
106	226749	501 E KOENIG LN	CS-MU-CO-NP	CS-MU-V-CO-NP
		702 E 56TH ST		
121	220239	5207 EILERS AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
		5211 EILERS AVE		

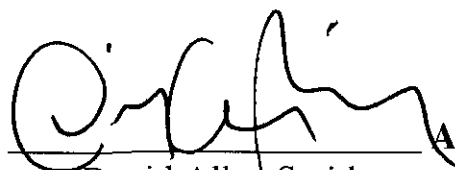
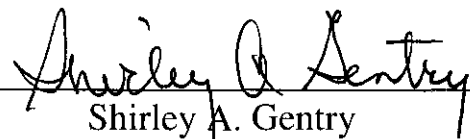
PART 3. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

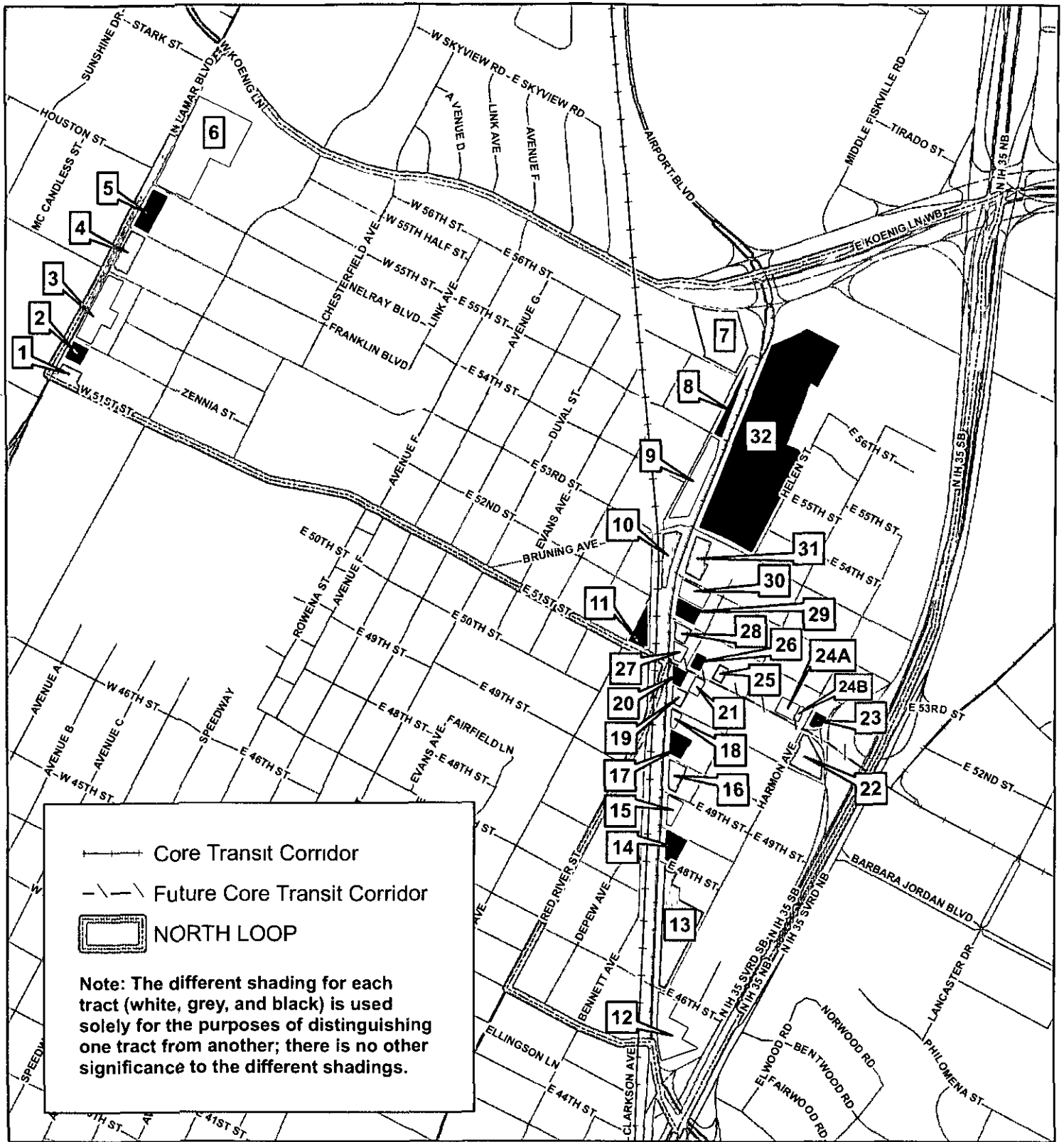
- A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- C. For property in office districts, 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 80 percent of the Annual Median Family Income.

PART 4. This ordinance takes effect on March 31, 2008.

PASSED AND APPROVED

_____, March 20_____, 2008 §
§
§ _____ 
Will Wynn
Mayor

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



North Loop Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
VMU Overlay District
C14-2008-0002

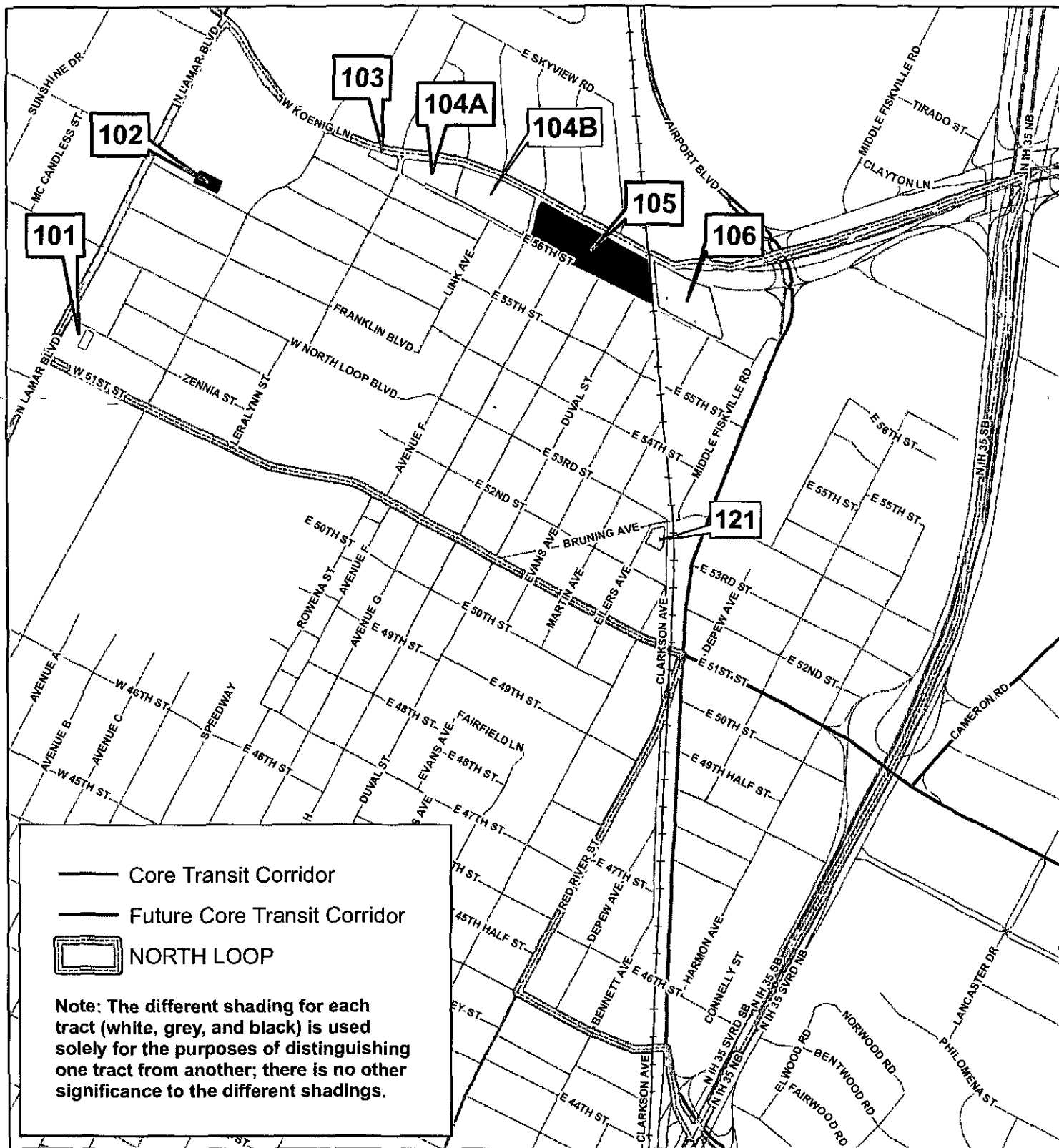
EXHIBIT A - PG 1

0 500 1,000 2,000 Feet

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Produced by City of Austin
 Neighborhood Planning and Zoning Dept
 January 9, 2008



North Loop Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
VMU Opt-In Properties
C14-2008-0002

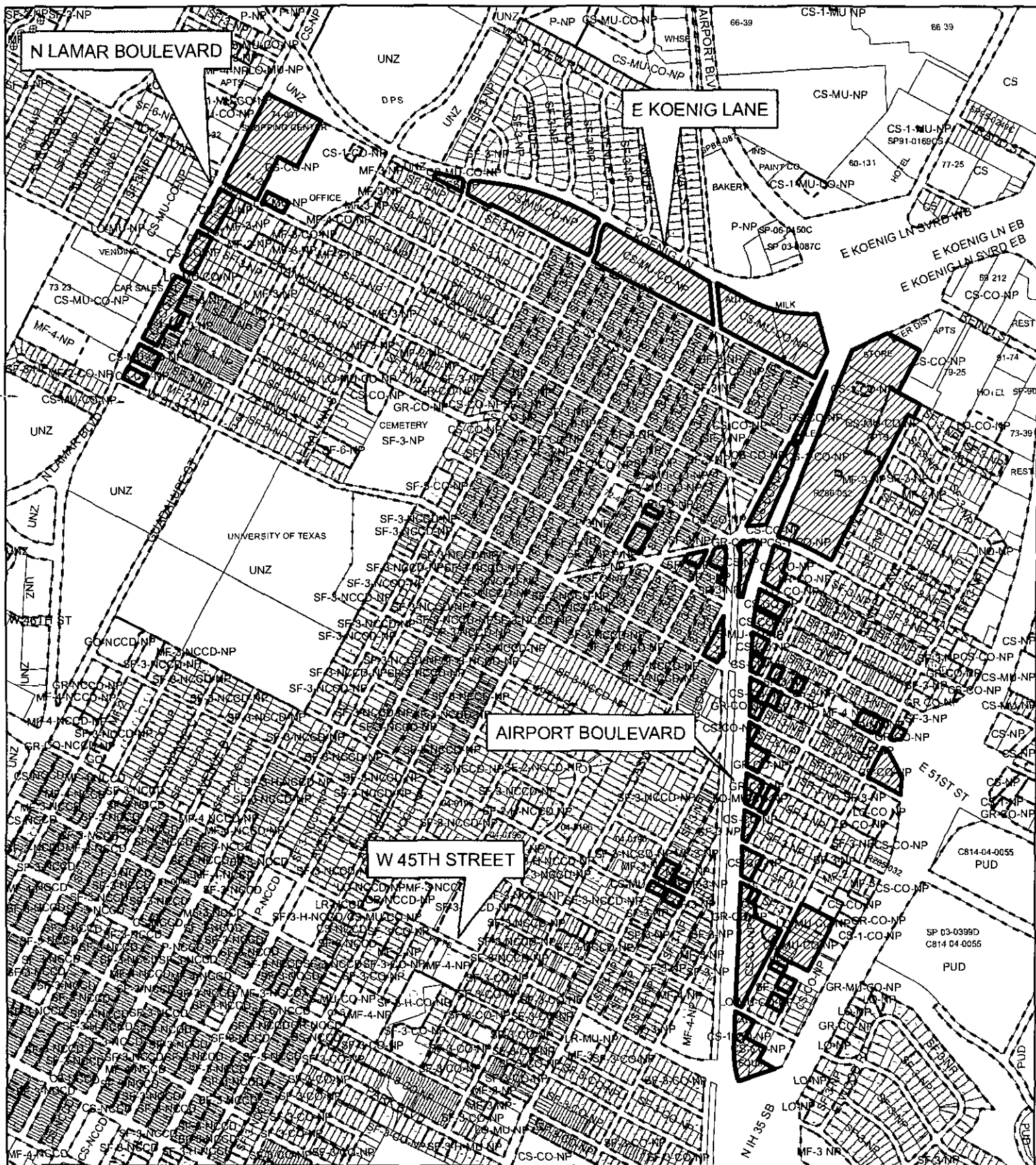
EXHIBIT A - P₂

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 January 9, 2008

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ZONING



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0002
 ADDRESS N KOENIG LANE
 SUBJECT AREA 77.45 ACRES
 GRID J26-27 K25-27
 MANAGER A. HOLUBECK

OPERATOR: S. MEEKS

1" = 1000'

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