

ORDINANCE NO. 20080320-049

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 JUDGES' HILL NEIGHBORHOOD ASSOCIATION 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 Tracts One, Two, Three and Four (the "Property") described in Zoning Case No. C14-2007-0235, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 1.16 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the tract map attached as Exhibit "A" (*Judges' Hill Neighborhood Association Area*),

located in the Judges' Hill neighborhood association area, locally known as the area bounded by Martin Luther King, Jr. Boulevard on the north, West Avenue on the east, 15th Street on the south, and Shoal Creek 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 Property are changed from limited office (LO) district, general office (GO) district to limited office-vertical mixed use building (LO-V) combining district, and general office-vertical mixed use building-conditional overlay (GO-V) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
1	201977	1809 PEARL	LO	LO-V
2	368761	809 W MARTIN LUTHER KING	LO	LO-V
3	202005	1805 WEST AVENUE	GO	GO-V
4	202006	707 W MARTIN LUTHER KING	GO	GO-V

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.

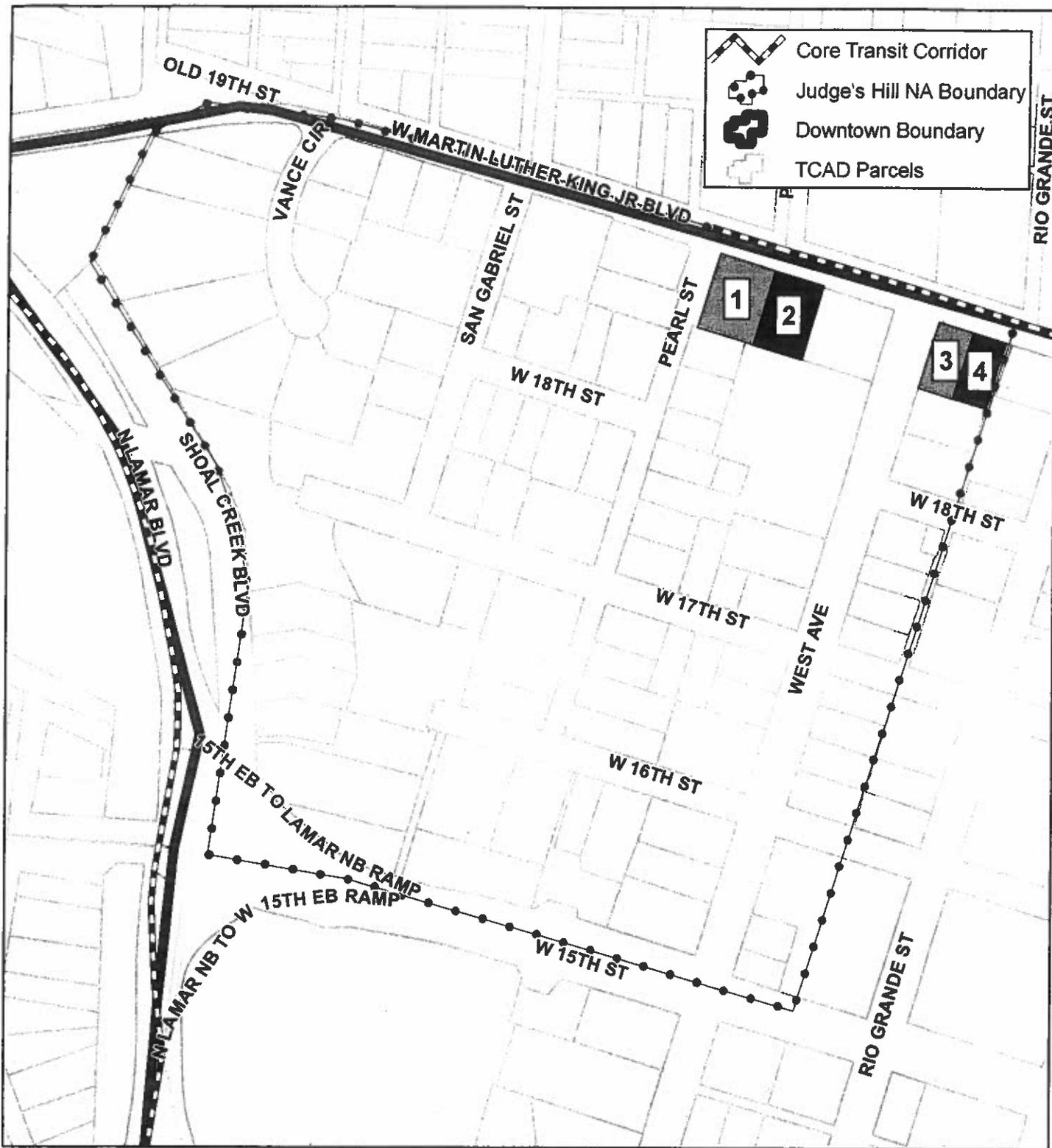
PART 4. This ordinance takes effect on March 31, 2008.

PASSED AND APPROVED

March 20, 2008

§
§
§ _____
Will Wynn
Mayor

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



-  Core Transit Corridor
-  Judge's Hill NA Boundary
-  Downtown Boundary
-  TCAD Parcels

Judge's Hill Neighborhood Association
A Portion of the Downtown Planning Area
VMU Overlay District Tract Map
C14-2007-0235

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.



Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 February 5, 2008

