

ORDINANCE NO. 20080522-052

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO PROPERTY LOCATED AT 1801 BRIARCLIFF BOULEVARD IN THE WINDSOR PARK 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 and rezone property located at 1801 Briarcliff Boulevard, also known as Tract 30 (the "Property") described in Zoning Case No. C14-2008-0044(Part), on file at the Neighborhood Planning and Zoning Department, as shown on in the tract map attached as Exhibit "A" (*Windsor Park Neighborhood Planning Area*), locally known as the Windsor Park neighborhood planning area, bounded by U S Highway 290 East on the north, Northeast Drive and Manor Road on the east, 51st Street on the south and IH-35 North on the west, in the City of Austin, Travis County, Texas, and generally 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 district for the Property is changed from community commercial-neighborhood plan (GR-NP) combining district to community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district, as more particularly described and identified in the chart below

TRACT #	TCAD PROPERTY ID #	CITY OF AUSTIN ADDRESS	FROM	TO
30	220829	1801 BRIARCLIFF BLVD	GR-NP	GR-V-NP

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

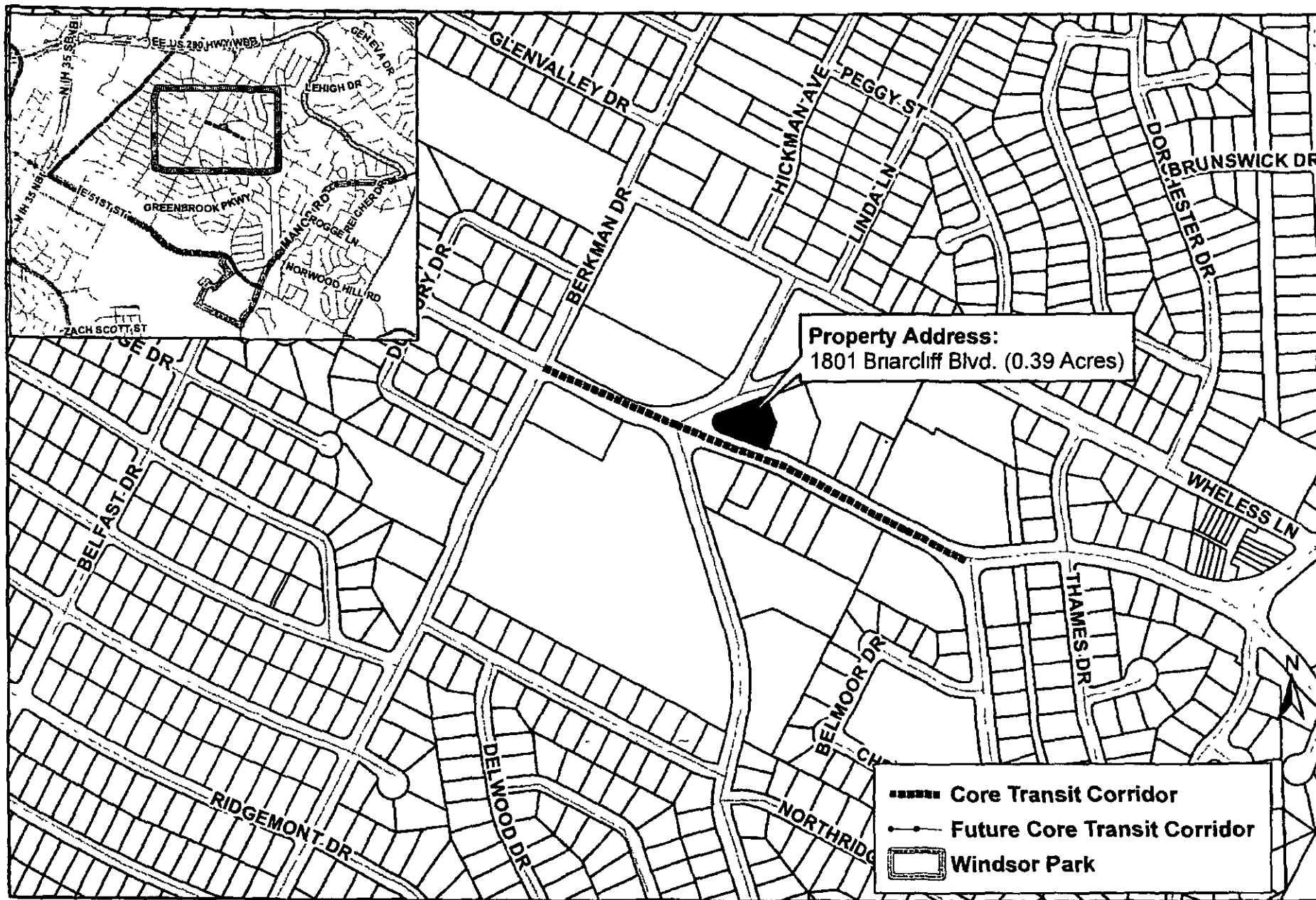
- A. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income
- B. For property in office districts, the additional uses allowed under Article 4.3.3 C 2 (*Ground-Floor Commercial Uses Allowed*) apply

PART 4. This ordinance takes effect on June 2, 2008

PASSED AND APPROVED

_____, May 22, 2008 §
§
§ _____
Will Wynn
Mayor

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



Windsor Park Neighborhood Planning Area *EXHIBIT A*
 1801 Briarcliff Boulevard (Tract 30)
 C14-2008-0044 (PART)

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.

0 500 1,000 Feet

Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 April 22, 2008



