

ORDINANCE NO. 20080605-069

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. C14-2008-0002.001, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 10 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 East 56th Street 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 general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
1	225278	5504 MARTIN AVE	CS-CO-NP	CS-V-CO-NP
	225279	5500 MARTIN AVE	CS-CO-NP	CS-V-CO-NP
	225280	601 E 56TH ST	CS-CO-NP	CS-V-CO-NP
	225281	605 E 56TH ST	CS-CO-NP	CS-V-CO-NP
	225282	LOT 32 BLK 33 *LESS N 10FT HIGHLANDS THE PLUS ADJ 1/2 VAC ST	CS-CO-NP	CS-V-CO-NP
	476854	5502 1/2 MARTIN AVE	CS-CO-NP	CS-V-CO-NP
		5504 1/2 MARTIN AVE	CS-CO-NP	CS-V-CO-NP
2	225287	5509 MARTIN AVE	CS-CO-NP	CS-V-CO-NP
	225290	5501 MARTIN AVE	CS-CO-NP	CS-V-CO-NP
	225291	707 E 56TH ST	CS-CO-NP	CS-V-CO-NP
3	225283	5508 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225284	5506 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225285	5504 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225286	5502 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225288	5500 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225289	711 E 56TH ST	CS-CO-NP	CS-V-CO-NP
4	225377	701 E 55TH ST	CS-CO-NP	CS-V-CO-NP
5	225368	5420 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225369	5418 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225370	5416 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225371	5414 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225372	5410 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225373	5408 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225374	5406 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225375	5402 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
	225376	5400 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP
6	225457	5306 MIDDLE FISKVILLE RD	CS-CO-NP	CS-V-CO-NP

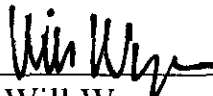
PART 3. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

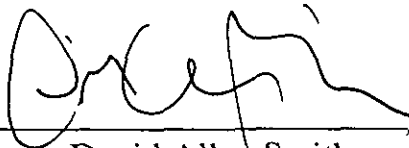
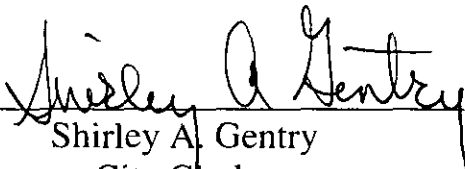
- A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).

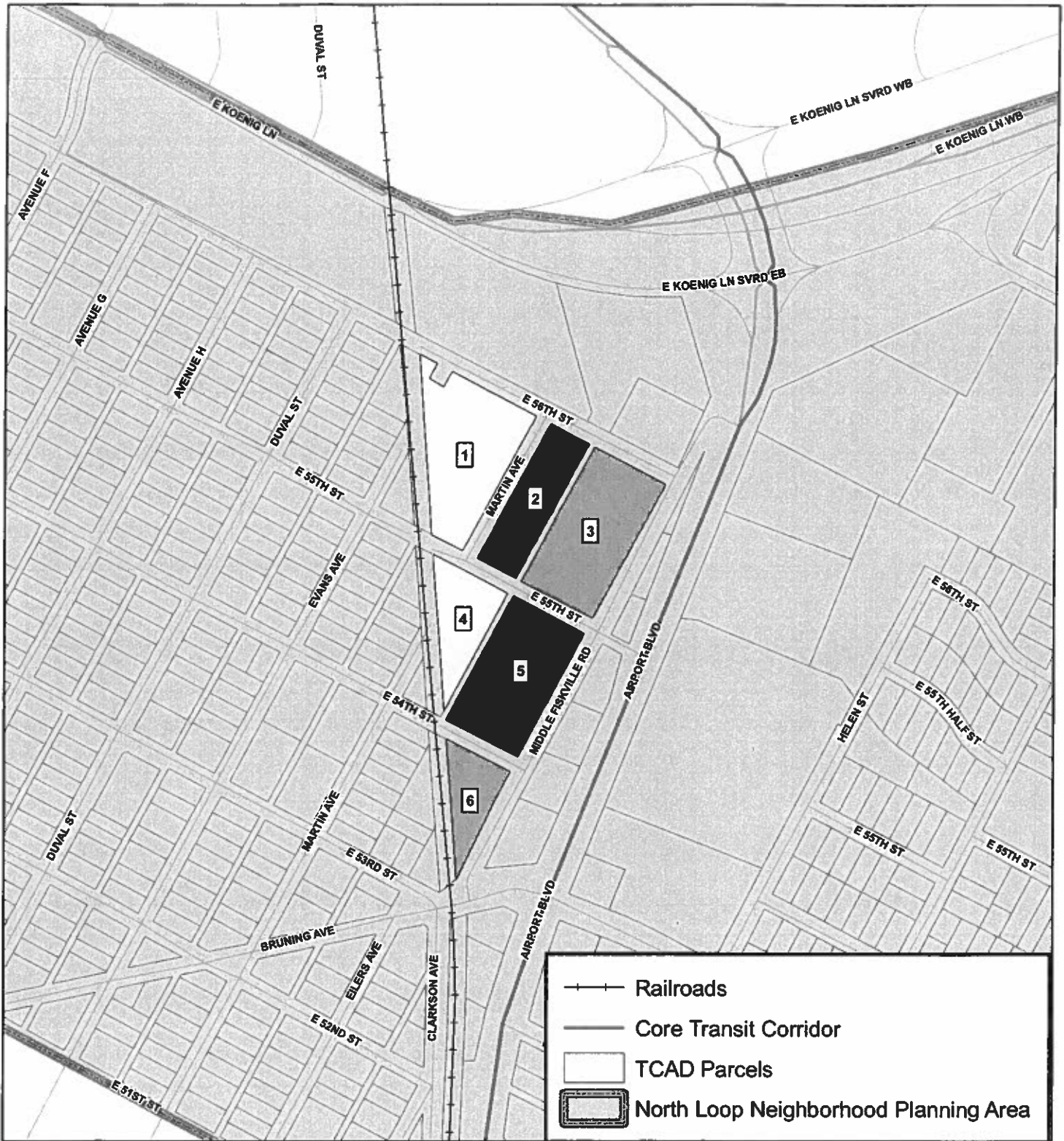
- C. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
- D. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.

PART 4. This ordinance takes effect on June 16, 2008.

PASSED AND APPROVED

_____, June 5, 2008 §
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 Will Wynn
 Mayor

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



North Loop Neighborhood Planning Area *EXHIBIT A*
Additional Opt-In Properties Tract Map
VMU Opt-In/Opt-Out Process
C14-2008-0002.001



Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 December 20, 2007



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.

125 250 500 Feet

