

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN  
3 TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE  
4 BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT  
5 TO EXCLUDE TRACTS 6 AND 11, LOCATED IN THE SOUTH LAMAR  
6 NEIGHBORHOOD PLANNING AREA.

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8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 add a vertical mixed use building (V) combining district to certain tracts (the "Property")  
12 described in Zoning Case No. C14-2008-0019, on file at the Neighborhood Planning and  
13 Zoning Department, as follows:

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15 Approximately 72 acres of land in the City of Austin, Travis County,  
16 Texas, as shown on in the tract map attached as Exhibit "A" (*South*  
17 *Lamar Neighborhood Planning Area*),

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19 located in the South Lamar neighborhood planning area, locally known as the area  
20 bounded by West Oltorf Street on the north, the Union Pacific Railroad on the east, South  
21 Lamar Boulevard on the west, and West Ben White Boulevard on the south, in the City of  
22 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"  
23 (*the Zoning Map*).

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25 **PART 2.** The zoning districts for the Property are changed from limited office-conditional  
26 overlay (LO-CO) combining district, neighborhood commercial-conditional overlay (LR-  
27 CO) combining district, community commercial (GR) district, community commercial-  
28 conditional overlay (GR-CO) district, general commercial services (CS) district, and  
29 commercial-liquor sales (CS-1) district, to limited office-vertical mixed use building-  
30 conditional overlay (LO-V-CO) combining district, neighborhood commercial-vertical  
31 mixed use building-conditional overlay (LR-V-CO) combining district, community  
32 commercial-vertical mixed use building (GR-V) combining district, community  
33 commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining  
34 district, general commercial services-vertical mixed use building (CS-V) combining  
35 district, and commercial-liquor sales-vertical mixed use building (CS-1-V) combining  
36 district, as more particularly described and identified in the chart below:  
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TRACT #	TCAD PROPERTY ID#	COA ADDRESS	FROM	TO
1	303036	2101 S LAMAR BLVD	CS	CS-V
	303037	2115 S LAMAR BLVD	CS	CS-V
	302999	LOT C WALDEN PARK NO 2	CS	CS-V
2	302997	2149 S LAMAR BLVD	CS	CS-V
		2151 S LAMAR BLVD		
	303034	2153 S LAMAR BLVD	CS	CS-V
	303035	2159 S LAMAR BLVD	CS	CS-V
3	303025	15 X 370FT OF LOT 9 BLK 2 FREDERICKSBURG ROAD ACRES	CS	CS-V
4	303199	2223 S LAMAR BLVD	CS	CS-V
	303200	LOT 11&12 DELCREST ADDN	CS	CS-V
	303202	2205 S LAMAR BLVD	CS	CS-V
	303213	2201 DEL CURTO RD	CS	CS-V
		2239 S LAMAR BLVD		
		2249 S LAMAR BLVD		
		2255 S LAMAR BLVD		
	303214	2235 S LAMAR BLVD	CS	CS-V
	303215	2203 S LAMAR BLVD	CS	CS-V
5	303136	2208 DEL CURTO RD	CS	CS-V
	Portion of 303138	2321 S LAMAR BLVD	CS	CS-V
		2323 S LAMAR BLVD		
		2349 1/2 S LAMAR BLVD		
		2349 S LAMAR BLVD		
		2421 BLUEBONNET LN		
	Portion of 303139	2301 S LAMAR BLVD	CS	CS-V
		2319 S LAMAR BLVD		
		2401 1/2 S LAMAR BLVD		
	303423	2601 S LAMAR BLVD	CS	CS-V
		2605 S LAMAR BLVD		
		2611 S LAMAR BLVD		
	303424	2525 S LAMAR BLVD	CS	CS-V
		2529 S LAMAR BLVD		
		2529 1/2 S LAMAR BLVD		
	552898	2613 S LAMAR BLVD	CS; LO-CO	CS-V; LO-V-CO
		2633 S LAMAR BLVD		
	707241	2405 S LAMAR BLVD	CS; LR-CO; LO-CO	CS-V; LR-V-CO; LO-V-CO
		2501 S LAMAR BLVD		
7	552896	2707 S LAMAR BLVD	CS	CS-V
		2709 S LAMAR BLVD		
	552897	2701 S LAMAR BLVD	CS	CS-V
		2701 1/2 S LAMAR BLVD		

TRACT #	TCAD PROPERTY ID#	COA ADDRESS	FROM	TO
9	305428	2810 MANCHACA RD	CS	CS-V
	305429	2805 S LAMAR BLVD	CS	CS-V
	305430	2801 S LAMAR BLVD	CS	CS-V
		2803 S LAMAR BLVD		
10	305346	2901 S LAMAR BLVD	CS	CS-V
	305352	3107 S LAMAR BLVD	CS	CS-V
	305353	3103 S LAMAR BLVD	CS	CS-V
	305356	3109 S LAMAR BLVD	CS	CS-V
	305359	3001 S LAMAR BLVD	CS; CS-1	CS-V; CS-1-V
		3003 S LAMAR BLVD		
		3005 S LAMAR BLVD		
		3104 MANCHACA RD		
12	305349	3323 S LAMAR BLVD	CS; CS-1	CS-V; CS-1-V
	305350	3203 S LAMAR BLVD	CS	CS-V
		3205 S LAMAR BLVD		
	305354	3401 S LAMAR BLVD	CS	CS-V
	305357	3501 S LAMAR BLVD	CS	CS-V
	305358	3503 S LAMAR BLVD	CS	CS-V
	359388	3415 1/2 S LAMAR BLVD	CS	CS-V
		3503 1/2 S LAMAR BLVD		
359390	3411 S LAMAR BLVD	CS	CS-V	
13	306056	3607 S LAMAR BLVD	GR-CO	GR-V-CO
	306069	3701 S LAMAR BLVD	GR-CO	GR-V-CO
14	306063	3801 S LAMAR BLVD NB	GR	GR-V
		3810 1/2 VICTORY DR		
	306064	3901 S LAMAR BLVD NB	GR	GR-V
	306065	3815 S LAMAR BLVD NB	GR	GR-V
	306066	3949 S LAMAR BLVD NB	CS	CS-V
	306067	3909 S LAMAR BLVD NB	GR	GR-V
	306068	LOT 2 L W S ADDN NO 4	GR	GR-V
	508993	.545 ACR OF LOT A WALTERS SUBD	CS	CS-V
	508992	4211 S LAMAR BLVD NB	CS; CS-1	CS-V; CS-1-V
	508994	3941 1/2 S LAMAR BLVD NB	CS	CS-V
4001 S LAMAR BLVD NB				
4015 S LAMAR BLVD NB				
15	509243	2428 W BEN WHITE BLVD WB	CS	CS-V

**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. 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. The following applies to Tracts 1-5, 7, 9-10, and 12-15:
  - 1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
  - 2. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

**PART 5.** The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 6 and 11, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

TRACT #	TCAD PROPERTY ID#	COA ADDRESS
6	303123	2401 S LAMAR BLVD
		2401 1/2 S LAMAR BLVD
	303423	2601 S LAMAR BLVD
		2605 S LAMAR BLVD
		2611 S LAMAR BLVD
	303424	2525 S LAMAR BLVD
		2529 S LAMAR BLVD
		2529 1/2 S LAMAR BLVD
	552898	2613 S LAMAR BLVD
		2633 S LAMAR BLVD
11	707241	2405 S LAMAR BLVD
		2501 S LAMAR BLVD
		3201 S LAMAR BLVD

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2 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2008.  
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5 **PASSED AND APPROVED**

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8  
9 \_\_\_\_\_, 2008

§  
§  
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10 \_\_\_\_\_  
11 Will Wynn  
12 Mayor  
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14  
15 **APPROVED:** \_\_\_\_\_

16 David Allan Smith  
17 City Attorney

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

Shirley A. Gentry  
City Clerk