

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO TRACT
3 ONE AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES
4 OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE
5 TRACTS TWO THROUGH SIX LOCATED IN THE UNIVERSITY HILLS
6 NEIGHBORHOOD PLANNING AREA.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
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 Tract One (the "Property")
12 described in Zoning Case No. C14-2008-0034, on file at the Neighborhood Planning and
13 Zoning Department, as follows:

14
15 Approximately 29.445 acres of land in the City of Austin, Travis County,
16 Texas, as shown on in the tract map attached as Exhibit "A" (*University*
17 *Hills Neighborhood Planning Area*),

18
19 located in the University Hills neighborhood planning area, locally known as the area
20 bounded by U.S. Highways 290 on the north, U.S. Highway 183 on the east, Manor Road
21 on the south and Northeast Drive on the west, in the City of Austin, Travis County, Texas,
22 and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

23
24 Except as specifically provided in this ordinance, the existing base zoning districts,
25 combining districts, and other conditions remain in effect.

26
27 **PART 2.** The zoning district for Tract One is changed from community commercial-
28 neighborhood plan (GR-NP) combining district to community commercial-vertical mixed
29 use building-neighborhood plan (GR-V-NP) combining district as more particularly
30 described and identified in the chart below:
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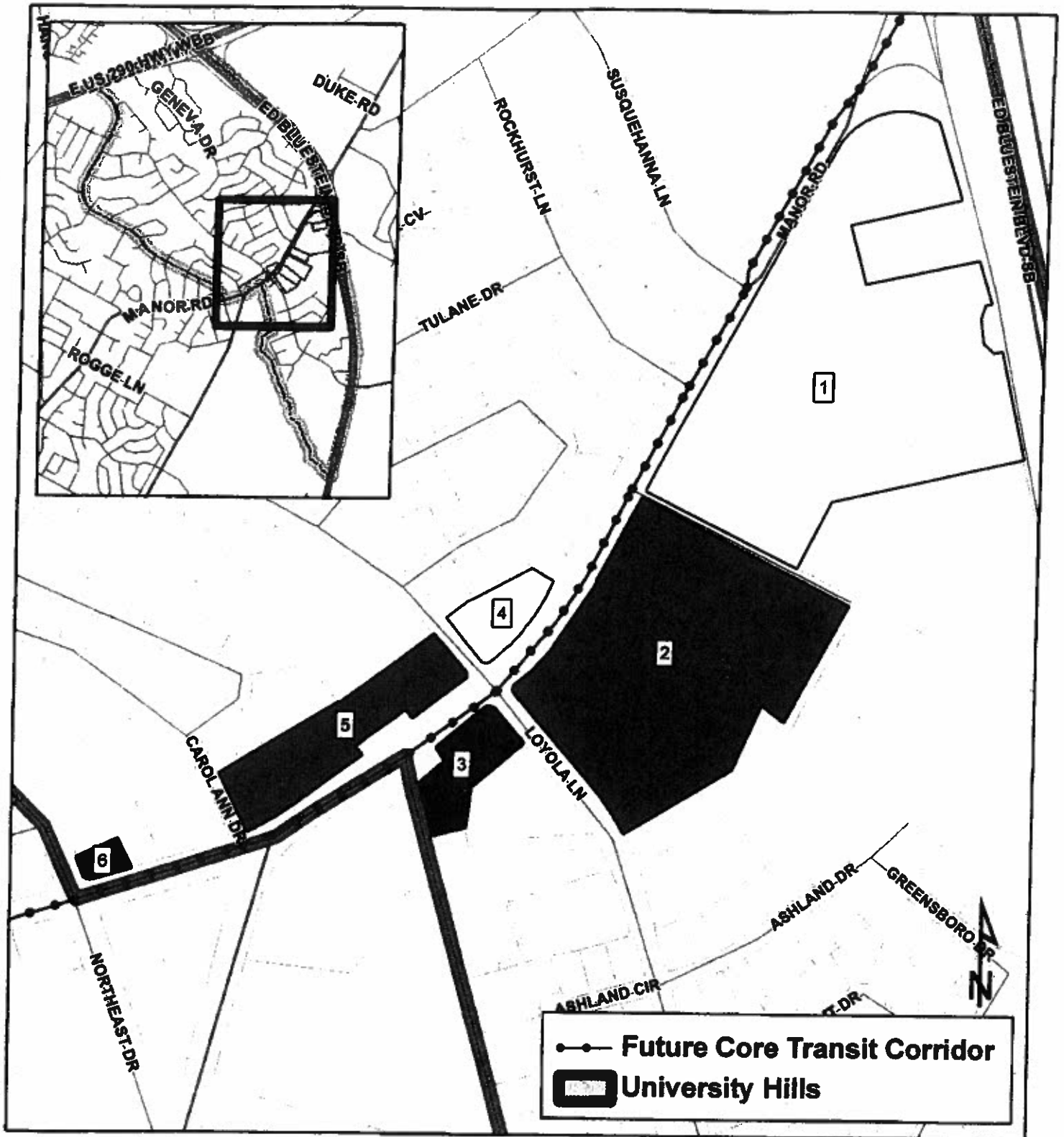
TRACT #	TCAD PROPERTY ID#	COA ADDRESS	From	To
1	222703	6901 1/2 MANOR RD	GR-NP	GR-V-NP
		7112 ED BLUESTEIN BLVD SB		
	222704	7206 ED BLUESTEIN BLVD SB		
		7210 ED BLUESTEIN BLVD SB		
	500429	LOT 1 HEB/AUSTIN NO 13 SUBD		

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

1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
2. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
3. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
4. 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.

PART 4. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 2 through 6, 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
2	222818	ABS 22 SUR 29 TANNEHILL J C ACR 4.798
	219426	ABS 258 SUR 26 TANNEHILL J C ACR 2.821
	219427	4700 LOYOLA LN
3	219436	LOT 2A BLUFFS OF UNIVERSITY HILLS RESUB OF LTS 1 & 2 BLK A



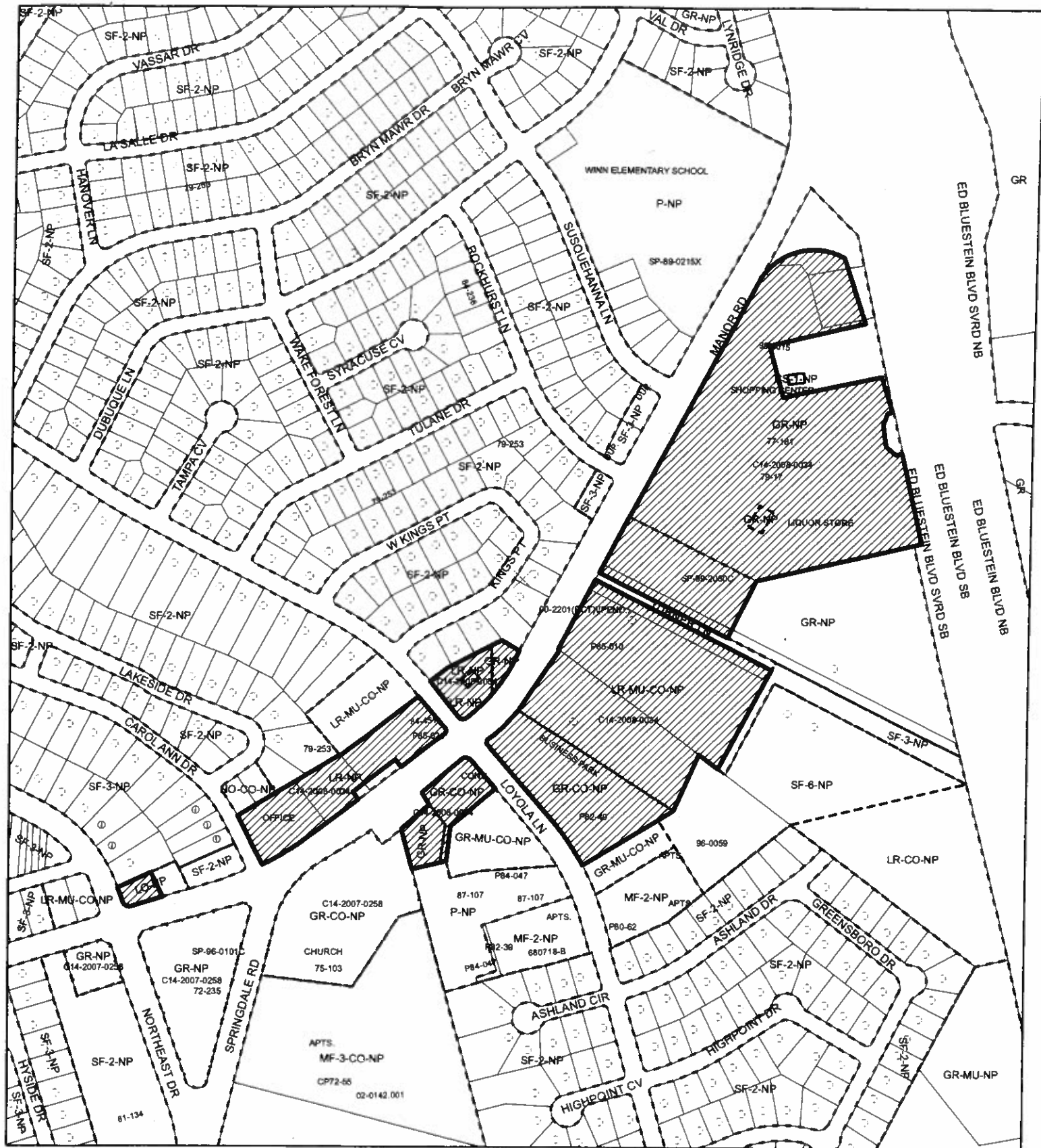
University Hills Neighborhood Planning Area *EXHIBIT A*
 Part of University Hills/Windsor Park Combined
 Neighborhood Planning Area
 Tract Map - C14-2008-0034

500 1,000
 Feet



Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 May 7, 2008

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ZONING *EXHIBIT B*



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0034
 ADDRESS: UNIVERSITY HILLS PLANNING AREA
 SUBJECT AREA: 29.945 ACRES
 GRID: M25-26 & N26
 MANAGER: M. BHAKTA



1" = 400'

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