

ORDINANCE NO. 20080821-052

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 14B AND 15, LOCATED IN THE ALLANDALE 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 to Tracts 5A, 5B, and 14A, (the "Property") described in Zoning Case No. C14-2008-0088(Part), on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 25 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Allandale Neighborhood Planning Area*),

located in the Allandale neighborhood planning area, locally known as the area bounded by West Anderson Lane on the north, Burnet Road on the east, West North Loop Boulevard and Hancock Drive on the south, and North MoPac Expressway Northbound 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 districts for the Property are changed from community commercial (GR) district, and general commercial services (CS) district, to community commercial-vertical mixed use building (GR-V) combining district, and general commercial services-vertical mixed use building (CS-V) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
5A	235934	6546 1/2 BURNET RD	CS	CS-V
		6546 BURNET RD		
	235935	6534 BURNET RD	CS	CS-V
	233428	6506 BURNET RD	CS	CS-V
	233429	6500 BURNET RD	CS	CS-V
	233430	6444 BURNET RD	CS	CS-V
	233426	6412 1/2 BURNET RD	CS	CS-V
		6412 BURNET RD		
	233427	6326 BURNET RD	CS	CS-V
	233431	6318 BURNET RD	CS	CS-V
		6320 BURNET RD		
5B	233425	6400 BURNET	CS	CS-V
14A	244088	2917 W ANDERSON LN	GR	GR-V
		2923 W ANDERSON LN		
		2927 W ANDERSON LN		
		2929 W ANDERSON LN		
		2931 W ANDERSON LN		
		2933 W ANDERSON LN		
		2935 W ANDERSON LN		
		2937 W ANDERSON LN		
		2939 W ANDERSON LN		
		2953 W ANDERSON LN		

PART 3. The Property identified as Tract 14A 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. The following applies to all vertical mixed use building (VMU) projects on Tract 5A and Tract 5B:

An additional review is required for the stormwater/water quality control portion of all site development permit documents. The review shall be performed by the Watershed Engineering Division of the Watershed Protection and Development Review Department, specifically by staff in the Local Flood Hazard Mitigation Program working on the Allandale Storm Drain Improvements Project.

PART 5. The following access restrictions apply to Tracts 5A and 5B:

- A. Vehicular access from a vertical mixed use building (VMU) project located on Tract 5A shall be to Burnet Road only.
- B. Vehicular access for a vertical mixed use building (VMU) project on Tract 5B is prohibited from or through an adjacent residential property located along Nasco Drive, Twin Oaks Drive, or White Horse Trail, as currently configured, as well as from or through property zoned less intensely than CS-V. Emergency vehicular access is allowed for fire or safety purposes.

PART 6. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 14B and 15, 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
14B	244086	2941 W ANDERSON LN
		2943 W ANDERSON LN
		2945 W ANDERSON LN
		2947 W ANDERSON LN
		2949 W ANDERSON LN
		2951 W ANDERSON LN
		3001 W ANDERSON LN
		3025 W ANDERSON LN
		7847 SHOAL CREEK BLVD
		7849 SHOAL CREEK BLVD
15	244003	7800 SHOAL CREEK BLVD
	244004	7858 SHOAL CREEK BLVD

PART 7. This ordinance takes effect on September 1, 2008.

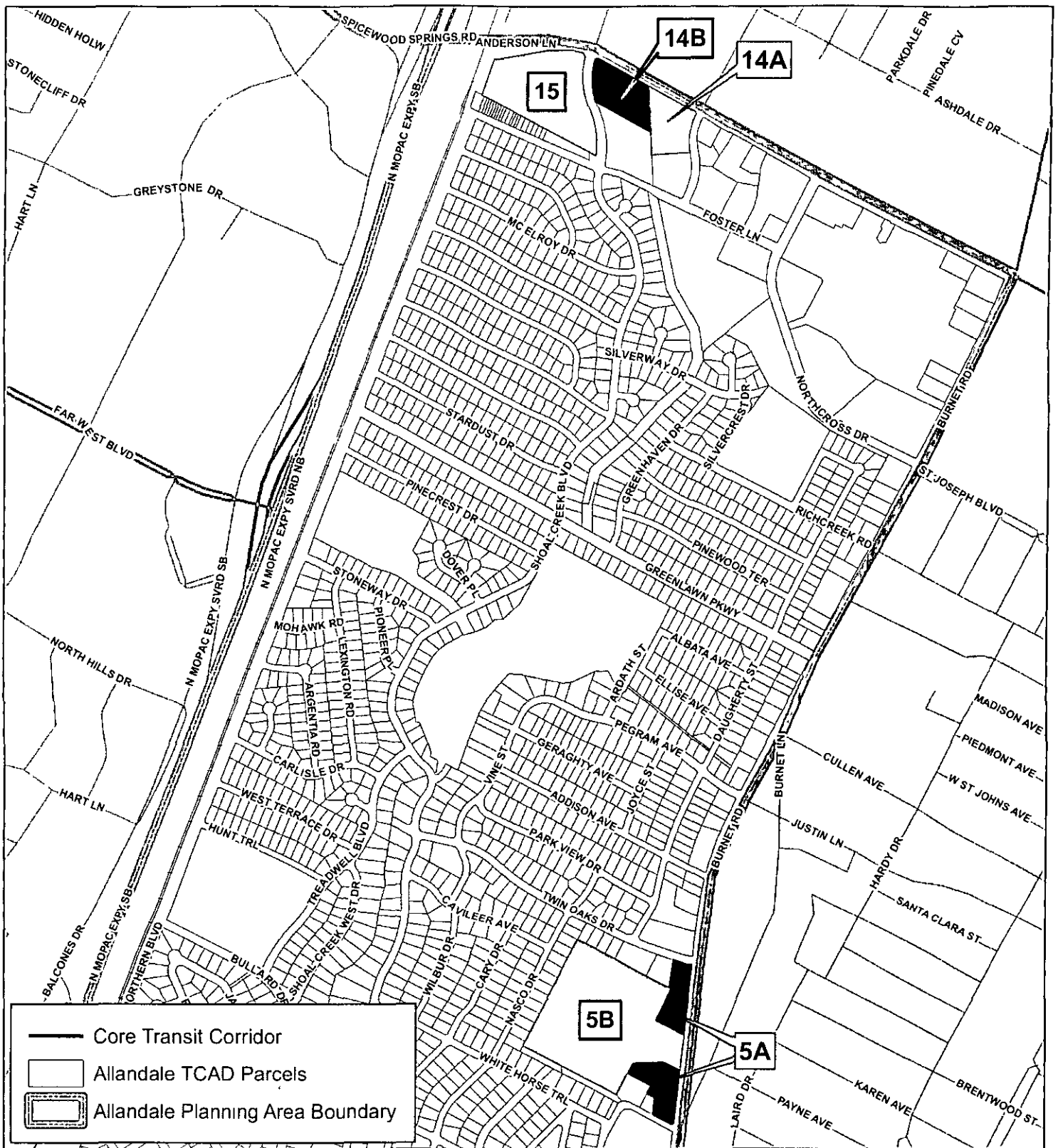
PASSED AND APPROVED

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§
§
____ August 21 _____, 2008

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

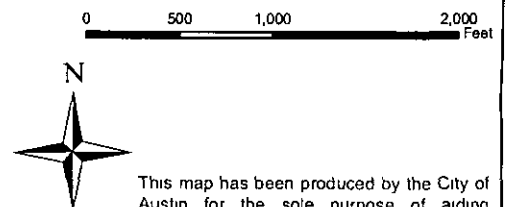
ATTEST: _____
Shirley A. Gentry
City Clerk



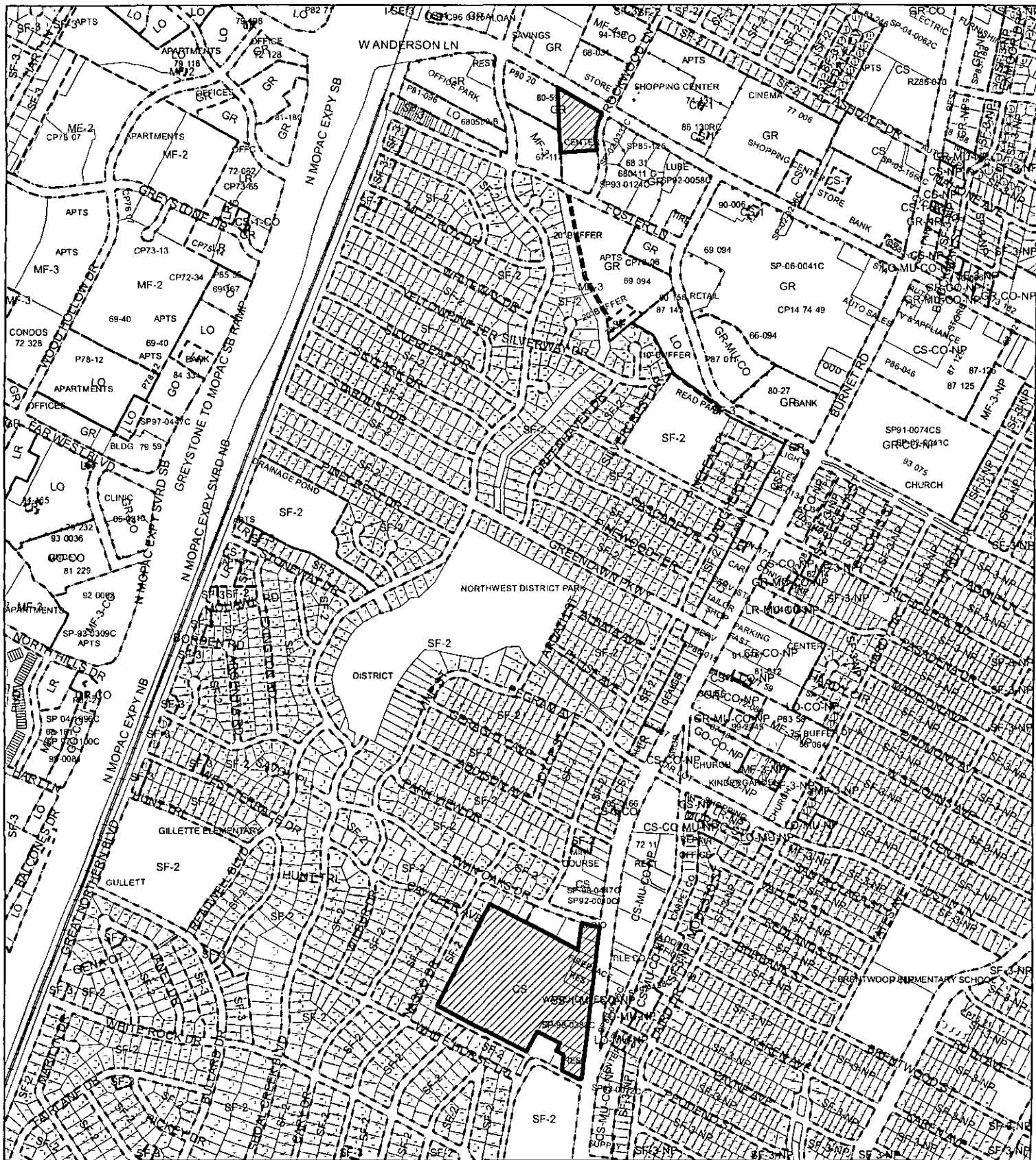
Allandale VMU Neighborhood Planning Area
Vertical Mixed Use (VMU) Overlay District
C14-2008-0088 - PART
Tract Map EXHIBIT A



Produced by City of Austin
 Neighborhood Planning and Zoning Dept
 April 8, 2008






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ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0088 - PART
 ADDRESS ALLANDALE PLANNING AREA
 SUBJECT AREA 25.62 ACRES
 GRID J28 & J30
 MANAGER A. HOLUBECK

OPERATOR S MEEKS



1" = 1000'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.