

**ORDINANCE NO. 20080821-050**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO TRACT ONE AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS TWO THROUGH SIX LOCATED IN THE UNIVERSITY HILLS 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 Tract One (the "Property") described in Zoning Case No. C14-2008-0034, on file at the Neighborhood Planning and Zoning Department, as follows

Approximately 29 445 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*University Hills Neighborhood Planning Area*),

located in the University Hills neighborhood planning area, locally known as the area bounded by U S Highways 290 and 183 on the north, U.S Highway 183 on the east, Manor Road on the south and Northeast Drive 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 Tract One 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#	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*)

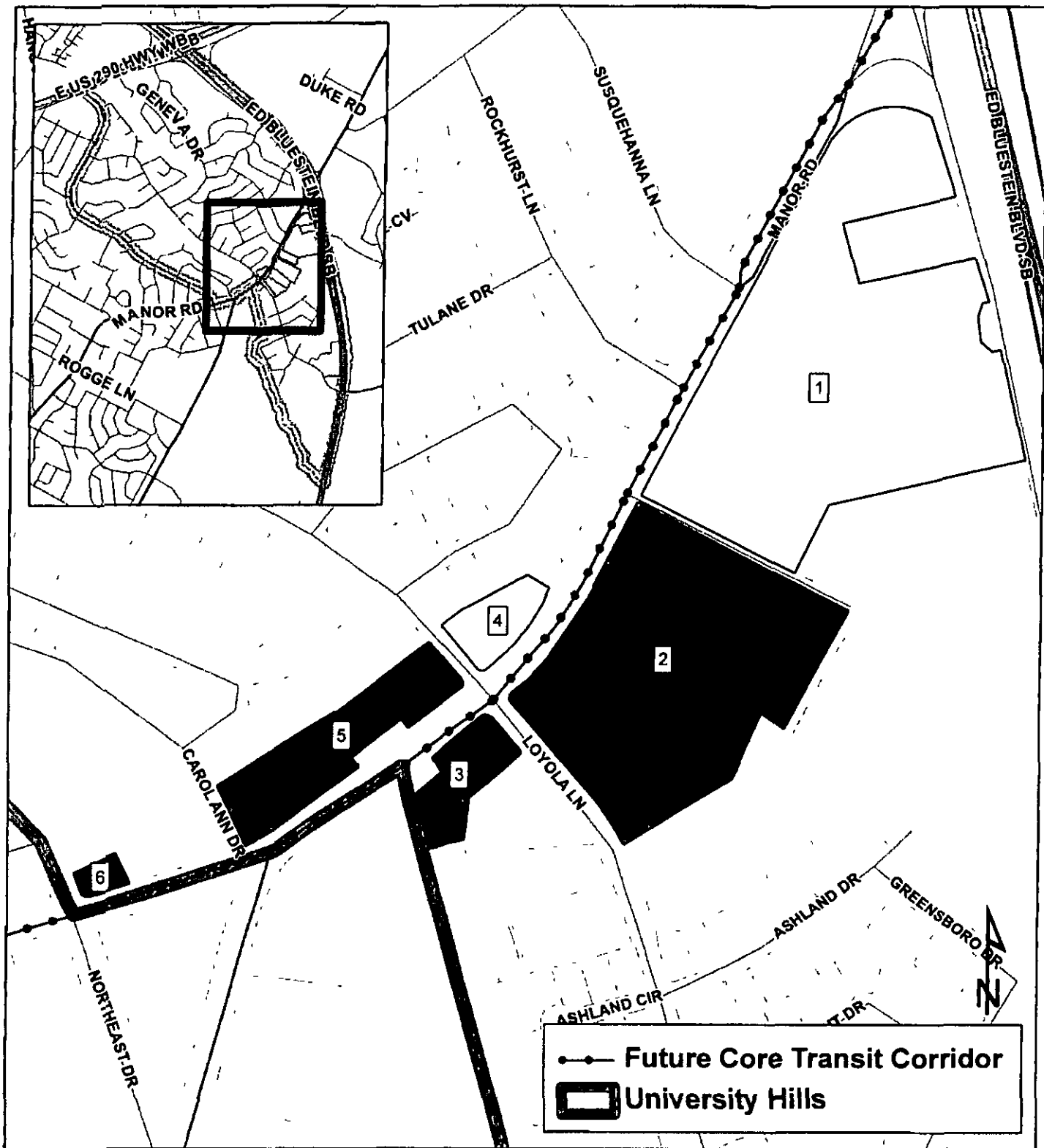
TRACT #	TCAD PROPERTY ID#	COA ADDRESS
2	222818	ABS 22 SUR 29 TANNEHILL J C ACR 4 798
	219426	ABS 258 SUR 26 TANNEHILL J C ACR 2 821
	219427	4700 LOYOLA LN
3	219436	LOT 2A BLUFFS OF UNIVERSITY HILLS RESUB OF LTS 1 & 2 BLK A
	219430	4607 LOYOLA LN
4	219422	6700 MANOR RD
5	219400	6650 MANOR RD
	219418	6618 MANOR RD
	219419	6608 MANOR RD
6	219355	6500 MANOR RD

**PART 5.** This ordinance takes effect on September 1, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_ August 21, 2008      §  
    §  
    §      Will Wynn  
         Will Wynn  
         Mayor

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



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

EXHIBIT A

500

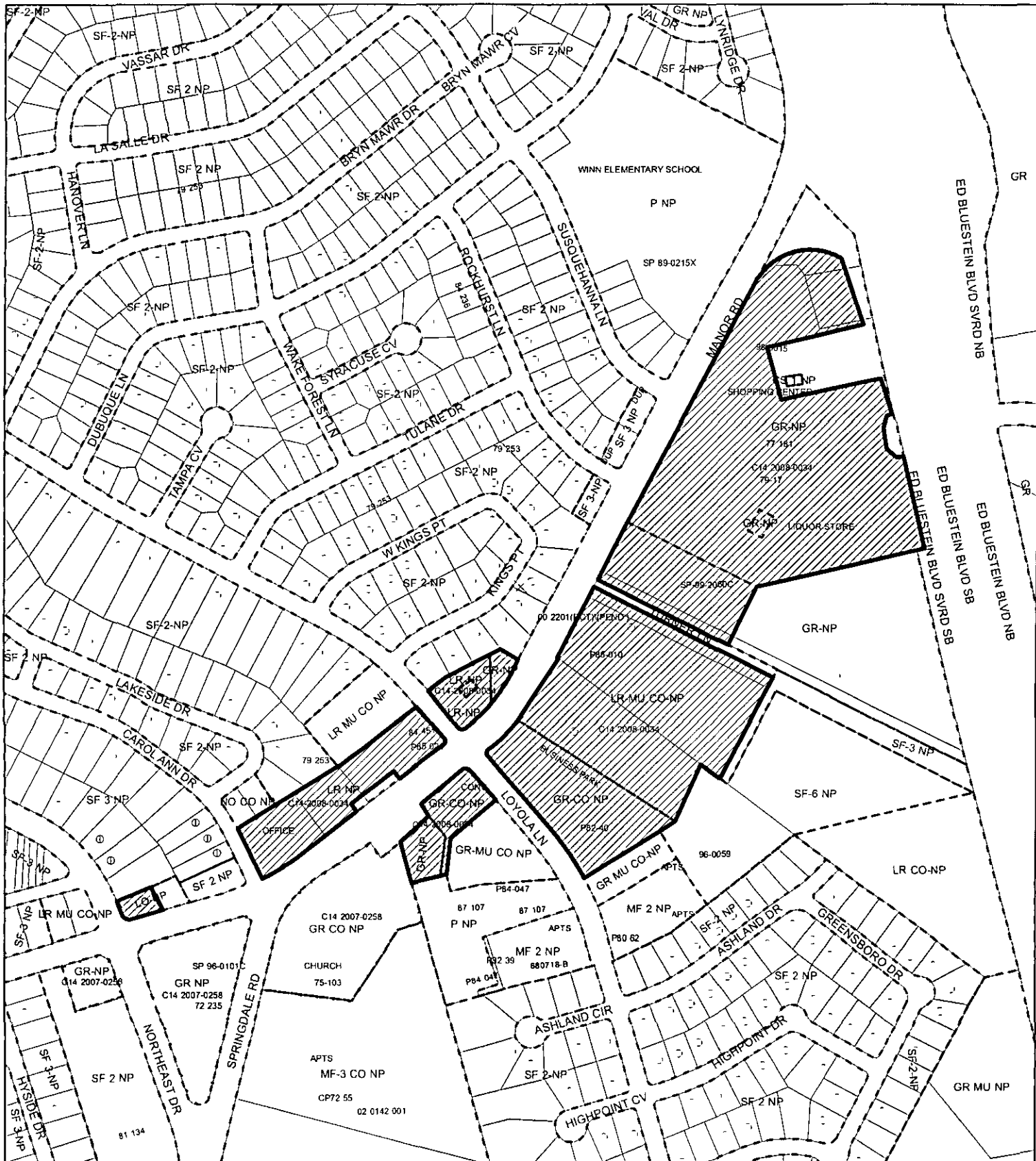
1,000

Feet

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.



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



# ZONING *EXHIBIT B*



**SUBJECT TRACT**



**ZONING BOUNDARY**



**PENDING CASE**

**OPERATOR S MEEKS**

ZONING CASE#  
ADDRESS  
SUBJECT AREA  
GRID  
MANAGER

**C14-2008-0034**  
**UNIVERSITY HILLS PLANNING AREA**  
**29 945 ACRES**  
**M25-26 & N26**  
**M BHAKTA**



1" = 400'

This map has been produced by G I S Services for the sole purpose of geographic reference  
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