

**ORDINANCE NO. 20081120-078**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO PROPERTY LOCATED AT 720 AIRPORT BOULEVARD IN THE GOVALLE/JOHNSTON TERRACE 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 and rezone property located at 720 Airport Boulevard, also known as Tract 9B (the "Property") described in Zoning Case No. C14-2008-0259.001, on file at the Neighborhood Planning and Zoning Department, as shown on in the tract map attached as Exhibit "A" (*Govalle/Johnston Terrace Neighborhood Planning Area*), locally known as the Govalle/Johnston Terrace neighborhood planning area, bounded by Oak Springs, Airport Boulevard, and the Austin Northwestern Railroad on the north, U.S. Highway 183 on the east, Pleasant Valley and Webberville Roads on the west, and the Colorado River on the south, 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 the Property is 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:

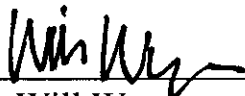
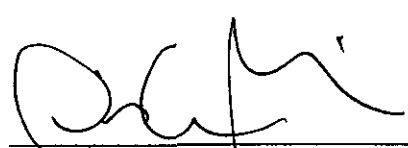
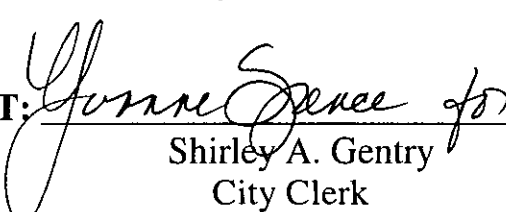
Tract #	TCAD Property ID	COA Address	FROM	TO
9B	190128	720 AIRPORT BLVD LOT 2 MIDTOWN INDUSTRIAL SUBD NO 1 & LOT A AIRPORT ONE	CS-CO-NP	CS-V-CO-NP

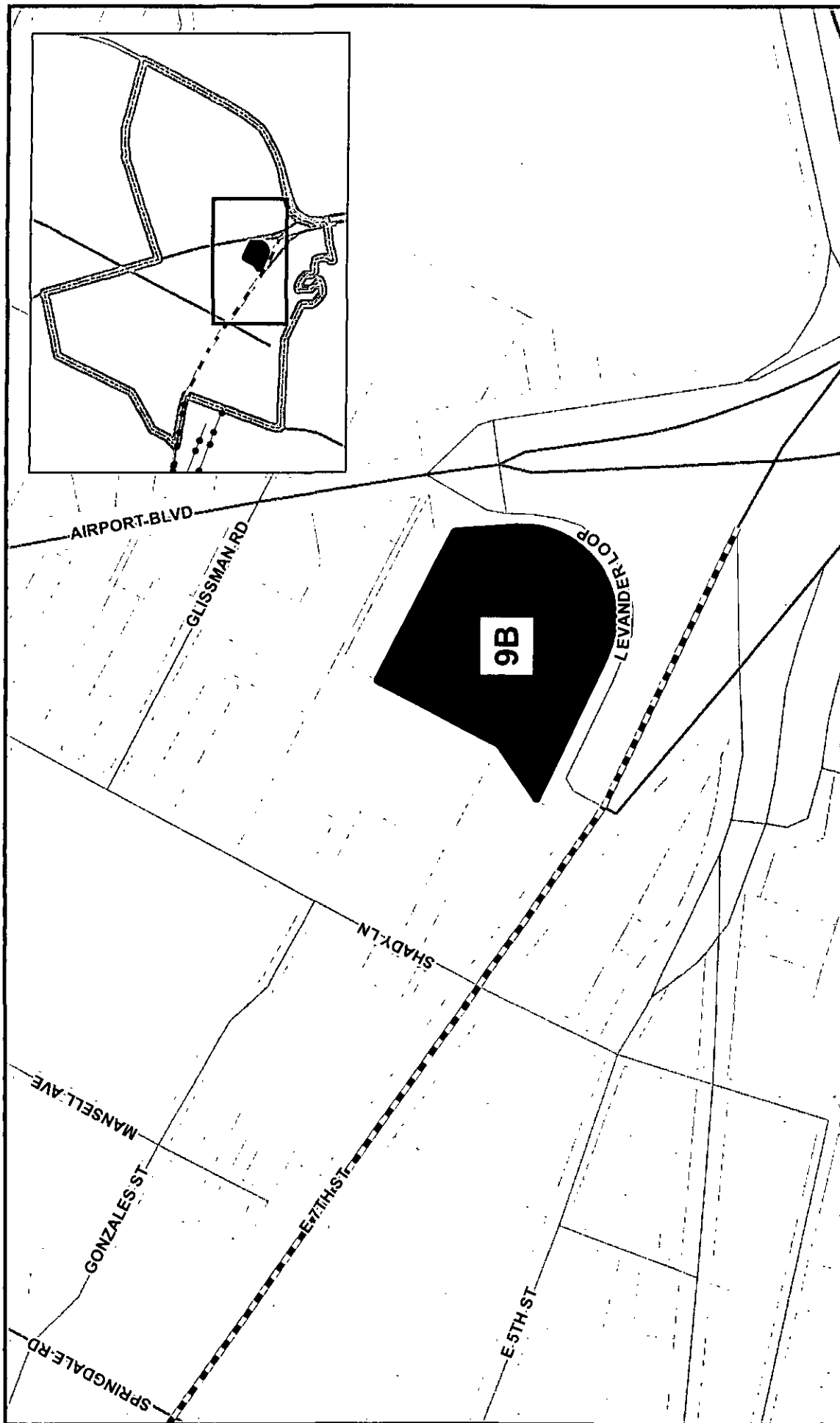
**PART 3.** The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

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

**PART 4.** This ordinance takes effect on December 1, 2008.

**PASSED AND APPROVED**

November 20	§ § §	 Will Wynn Mayor
 APPROVED: David Allan Smith City Attorney	ATTEST:  Shirley A. Gentry City Clerk	



**Govalle/Johnston Terrace EXHIBIT A**  
**Combined Neighborhood Planning Area**  
**Vertical Mixed Use (VMU) Tract Map**  
**Case # C14-2007-0259.001**

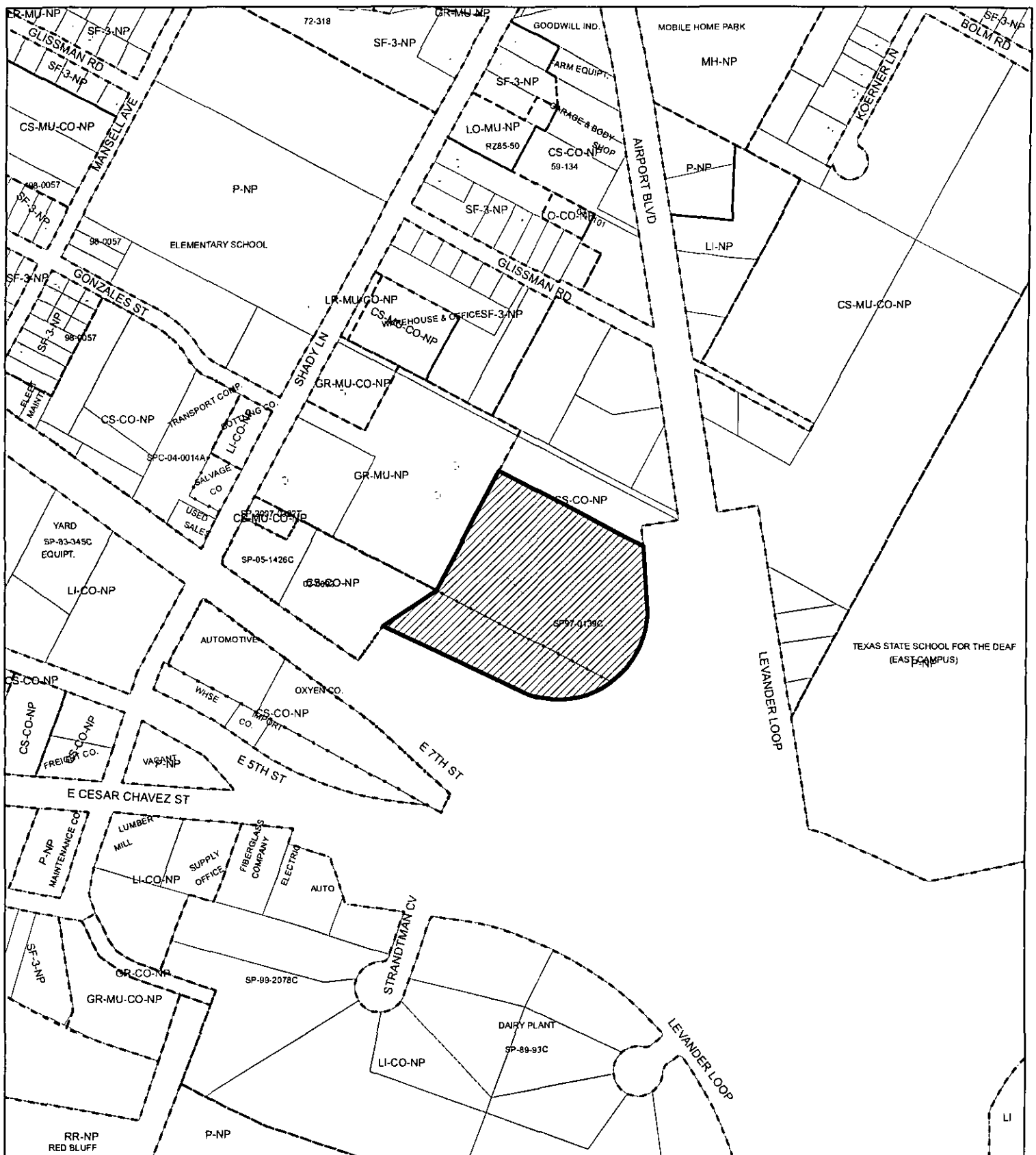
Produced by City of Austin  
 Neighborhood Planning and Zoning Dept.  
 Revised July 15, 2008



- Core Transit Corridor
- - - Future Core Transit Corridor
- Boundary
- Parcels






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.



# ZONING EXHIBIT B

ZONING CASE#: C14-2007-0259.001  
 ADDRESS: 720 AIRPORT BLVD  
 SUBJECT AREA: 8.379 ACRES  
 GRID: L21  
 MANAGER: M. LAURSEN

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MECKS



1" = 400'

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