

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 TRACT 4 LOCATED IN THE HIGHLAND NEIGHBORHOOD
6 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 certain tracts (the "Property")
12 described in Zoning Case No. C14-2009-0012, on file at the Neighborhood Planning and
13 Zoning Department, as follows:

14
15 Approximately 216.24 acres of land in the City of Austin, Travis County,
16 Texas, as shown on in the tract map attached as Exhibit "A" (*Highland*
17 *Neighborhood Planning Area*),
18

19 located in the Highland neighborhood planning area, locally known as the area bounded by
20 U.S. Highway 183 on the north, Twin Crest Drive and Middle Fiskville Road on the east,
21 Koenig Lane on the south, and Lamar Boulevard on the west, in the City of Austin, Travis
22 County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning*
23 *Map*).
24

25 Except as specifically provided in this ordinance, the existing base zoning districts,
26 combining districts, and other conditions remain in effect.
27

28 **PART 2.** The zoning districts for the Property are changed from neighborhood office-
29 mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-
30 neighborhood plan (LO-NP) combining district, limited office-mixed use-neighborhood
31 plan (LO-MU-NP) combining district, neighborhood commercial-mixed use-neighborhood
32 plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional
33 overlay-neighborhood plan (LR-MU-CO-NP) combining district, neighborhood
34 commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district,
35 community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining
36 district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-
37 MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP)

district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, and commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, to neighborhood office-mixed use-vertical mixed use building-neighborhood plan (NO-MU-V-NP) combining district, limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district, limited office-mixed use-vertical mixed use building-neighborhood plan (LO-MU-V-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-neighborhood plan (LR-MU-V-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district, neighborhood commercial-vertical mixed use building-conditional overlay-neighborhood plan (LR-V-CO-NP) combining district, community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district, community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district, general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) district, general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district, general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, commercial-liquor sales-mixed use-vertical mixed use building-neighborhood plan (CS-1-MU-V-NP) combining district, and commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district, as more particularly described and identified in the chart below:

TRACT #	TCAD Property ID #	COA Address Point	From Zoning	To Zoning
1	236460	7601 N LAMAR BLVD NB	CS-MU-NP CS-1-MU-NP	CS-MU-V-NP CS-1-MU-V-NP
	236463	701 W ANDERSON LN SVRD EB	CS-MU-NP	CS-MU-V-NP
	236462	7801 N LAMAR BLVD NB	CS-MU-NP CS-1-MU-NP	CS-MU-V-NP CS-1-MU-V-NP
	739776	7701 N LAMAR BLVD NB	CS-MU-NP CS-1-MU-NP	CS-MU-V-NP CS-1-MU-V-NP
		7703 N LAMAR BLVD NB		
		7707 N LAMAR BLVD NB		
2	232441	6803 GUADALUPE ST	GR-CO-NP	GR-V-CO-NP
		502 PAMPA DR	CS-NP	CS-V-NP

3	230116	LOT 1 * & LOT 2A-3 * RESUB OF LOT 2 SILVERTON CENTER	CS-MU-CO-NP	CS-MU-V-CO-NP
5	230115	6601 AIRPORT BLVD	CS-CO-NP CS-MU-CO-NP	CS-V-CO-NP CS-MU-V-CO-NP
		6603 AIRPORT BLVD		
		6605 AIRPORT BLVD		
		6607 AIRPORT BLVD		
		6609 AIRPORT BLVD		
		300 W HUNTLAND DR		
		6611 AIRPORT BLVD		
		6613 AIRPORT BLVD		
		6615 AIRPORT BLVD		
		6617 AIRPORT BLVD		
6	361656	6419 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
	361657	6501 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
	361658	6501 1/2 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
		6505 AIRPORT BLVD		
		6505 1/2 AIRPORT BLVD		
7	226714	5821 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
	226715	5815 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
	226713	5795 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
	228172	5901 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
	226712	5789 1/2 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
		5789 AIRPORT BLVD		
	226711	5775 1/2 AIRPORT BLVD	CS-MU-NP CS-1-MU-CO-NP	CS-MU-V-NP CS-1-MU-V-CO-NP
		5775 AIRPORT BLVD		
	228173	6001 1/2 AIRPORT BLVD	CS-MU-NP CS-1-MU-NP	CS-MU-V-NP CS-1-MU-V-NP
		6001 AIRPORT BLVD		
		6101 AIRPORT BLVD		
	228988	6401 AIRPORT BLVD	CS-MU-NP	CS-MU-V-NP
		6403 AIRPORT BLVD		
		209 1/2 E HIGHLAND MALL BLVD		
		6413 AIRPORT BLVD		
100	236459	622 MORROW ST	CS-MU-NP	CS-MU-V-NP
	236461	608 MORROW ST		
	236464	621 W ANDERSON LN EB		
	751948	7640 GUADALUPE ST		
	751949	7620 GUADALUPE ST		
101	236467	701 MORROW ST	NO-MU-NP	NO-MU-V-NP
102	233981	400 W ST JOHNS AVE	NO-MU-NP	NO-MU-V-NP
103	234055	206 W ST JOHNS AVE	NO-MU-NP	NO-MU-V-NP
104	234041	7200 EASTCREST DR	NO-MU-NP	NO-MU-V-NP
105	232671	7201 EASTCREST DR	NO-MU-NP	NO-MU-V-NP
	232670	7200 TWIN CREST DR	LO-MU-NP	LO-MU-V-NP
106	232341	403 W ST JOHNS AVE	LR-MU-CO-NP	LR-MU-V-CO-NP
		401 W ST JOHNS AVE		
107	232366	211 W ST JOHNS AVE	NO-MU-NP	NO-MU-V-NP

108	232371	201 W ST JOHNS AVE	NO-MU-NP	NO-MU-V-NP
109	232386	107 W ST JOHNS AVE	NO-MU-NP	NO-MU-V-NP
110	232440	6809 GUADALUPE ST	LR-CO-NP	LR-V-CO-NP
	232439	6805 GUADALUPE ST 6807 GUADALUPE ST	CS-NP	CS-V-NP
111	a portion of 232447	407 KENNISTON DR	GR-CO-NP GR-MU-CO-NP	GR-V-CO-NP GR-MU-V-CO-NP
112	228991	200 E HUNTLAND DR	GR-CO-NP	GR-V-CO-NP
	230225	116 W HUNTLAND DR	GR-CO-NP	GR-V-CO-NP
	230226	114 E HUNTLAND DR	GR-CO-NP	GR-V-CO-NP
	230227	104 E HUNTLAND DR	CS-MU-CO-NP	CS-MU-V-CO-NP
	230224	150 W HUNTLAND DR 200 W HUNTLAND DR	CS-MU-CO-NP	CS-MU-V-CO-NP
113	231440	300 E HUNTLAND DR	LO-NP	LO-V-NP
114	361655	LOT 4 SERVICE MERCHANDISE SUBD	CS-MU-NP	CS-MU-V-NP
115	231477	617 E HUNTLAND DR	CS-MU-NP	CS-MU-V-NP
	231478	713 E HUNTLAND DR	CS-MU-NP	CS-MU-V-NP
	228986	6700 MIDDLE FISKVILLE RD	CS-MU-NP	CS-MU-V-NP
	228974	314 E HIGHLAND MALL BLVD	CS-MU-NP	CS-MU-V-NP
	228984	418 E HIGHLAND MALL BLVD	CS-MU-NP	CS-MU-V-NP
	228983	502 E HIGHLAND MALL BLVD	CS-MU-NP	CS-MU-V-NP
	228981	LOT 6A-2-A *RESUB LOT 3A,3B-1 3C-1, 6A-2 & 6B-1 AUSTIN MALL	CS-MU-NP	CS-MU-V-NP
	231476	505 E HUNTLAND DR	CS-MU-NP	CS-MU-V-NP
	426049	305 E HUNTLAND DR	CS-MU-NP	CS-MU-V-NP
	228975	500 E HIGHLAND MALL BLVD	CS-MU-NP	CS-MU-V-NP
	228985	6718 MIDDLE FISKVILLE RD	CS-MU-NP	CS-MU-V-NP
	228979	604 E HIGHLAND MALL BLVD	CS-MU-NP	CS-MU-V-NP
	228973	201 E HUNTLAND DR 201 1/2 E HUNTLAND DR	CS-MU-NP	CS-MU-V-NP
	228977	6500 1/2 MIDDLE FISKVILLE RD 6600 MIDDLE FISKVILLE RD	CS-MU-NP CS-1-MU-NP	CS-MU-V-NP CS-1-MU-V-NP
	228972	300 E HIGHLAND MALL BLVD 200 E HIGHLAND MALL BLVD	CS-MU-NP	CS-MU-V-NP
	228978	404 E HIGHLAND MALL BLVD 406 E HIGHLAND MALL BLVD	CS-1-MU-NP CS-MU-NP	CS-1-MU-V-NP CS-MU-V-NP
	228980	327 E HUNTLAND DR 505 1/2 E HUNTLAND DR	CS-MU-NP	CS-MU-V-NP
116	228989	LOT 3F *RESUB OF LOT 3A 3B-1 AUSTIN MALL	CS-MU-NP	CS-MU-V-NP
	228990	523 E HIGHLAND MALL BLVD		
117	709866	6000 MIDDLE FISKVILLE RD 6010 MIDDLE FISKVILLE RD	CS-MU-NP CS-1-MU-NP	CS-MU-V-NP CS-1-MU-V-NP
	709865	6200 MIDDLE FISKVILLE RD	CS-MU-NP	CS-MU-V-NP
	228171	5930 1/2 MIDDLE FISKVILLE RD	CS-MU-NP	CS-MU-V-NP
		5930 MIDDLE FISKVILLE RD		
		5926 MIDDLE FISKVILLE RD		

118	228968	6016 DILLARD CIR	CS-MU-CO-NP	CS-MU-V-CO-NP
	portion of 228969	6020 DILLARD CIR	CS-MU-CO-NP	CS-MU-V-CO-NP
		6104 DILLARD CIR		
		109 DENSON DR		
119	750084	LOT 1 BLK A TRINITY SUBD NO 1	CS-MU-CO-NP	CS-MU-V-CO-NP
120	228970	LOT C ST JOHNS COMMERCIAL AREA SEC 6	CS-MU-CO-NP	CS-MU-V-CO-NP
	228971	6003 DILLARD CIR	CS-MU-CO-NP	CS-MU-V-CO-NP
	228967	6015 DILLARD CIR	CS-MU-CO-NP	CS-MU-V-CO-NP
	228965	6019 DILLARD CIR	CS-MU-CO-NP	CS-MU-V-CO-NP
		6021 DILLARD CIR		
		105 DENSON DR		
		101 DENSON DR		
		107 DENSON DR		
		6121 1/2 DILLARD CIR		
121	228937	108 DENSON DR	CS-MU-CO-NP	CS-MU-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 80 percent of the Annual Median Family Income.
- B. The following applies to Tracts 1-3, 5-7, 100-121:
 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.

1 **PART 4.** The zoning map is amended to change the boundaries of the vertical mixed use
2 (VMU) overlay district to exclude Tract 4, located as shown in this Part and identified on
3 Exhibit "A". This tract is not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical*
4 *Mixed Use Buildings*).
5
6

TRACT #	TCAD Property ID #	COA Address Point
4	230137	6701 GUADALUPE ST

7
8
9 **PART 5.** This ordinance takes effect on _____, 2009.
10
11

12 **PASSED AND APPROVED**
13

14
15
16 _____, 2009

§
§
§

Will Wynn
Mayor

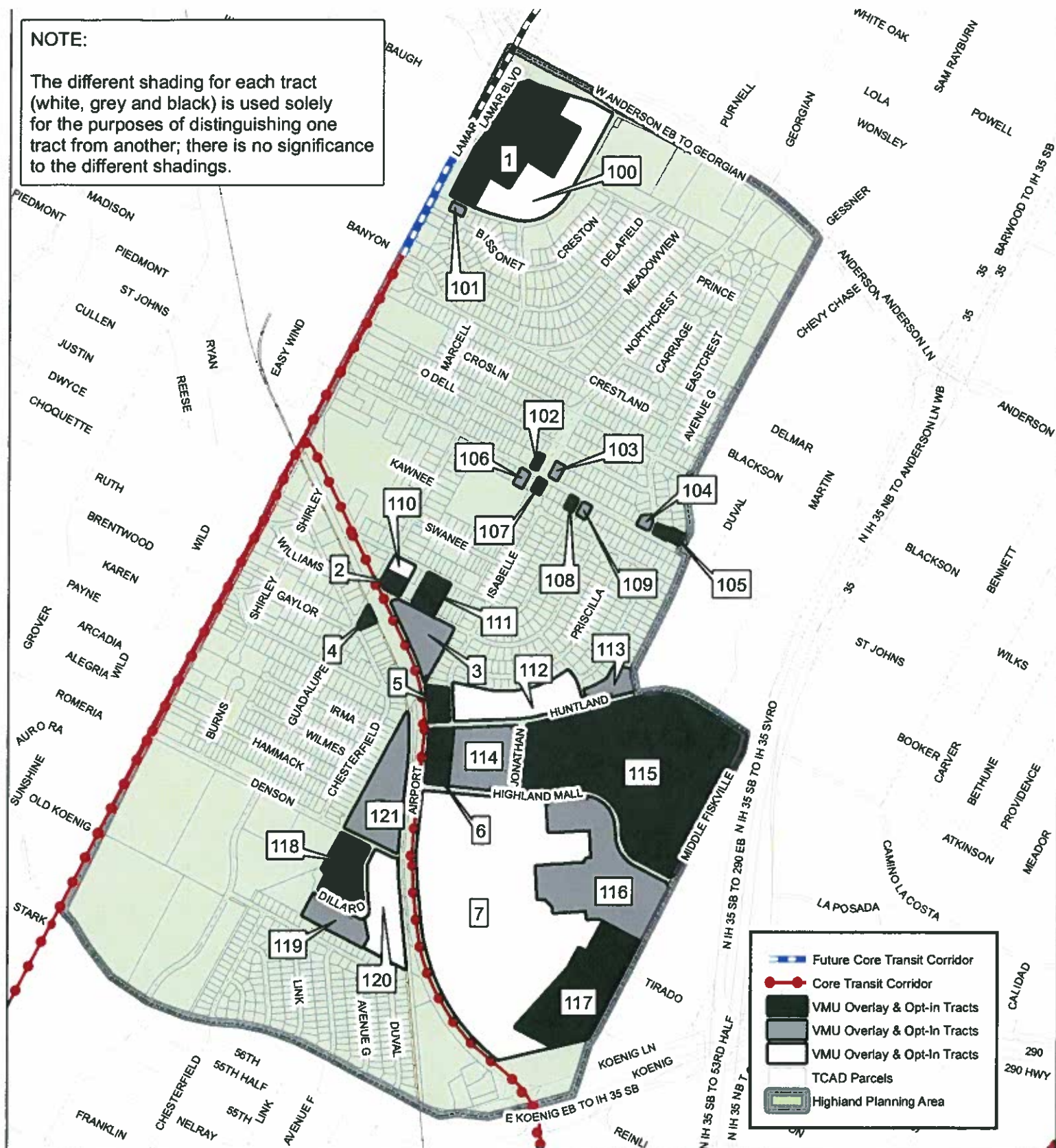
17
18
19
20
21 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

The different shading for each tract (white, grey and black) is used solely for the purposes of distinguishing one tract from another; there is no significance to the different shadings.

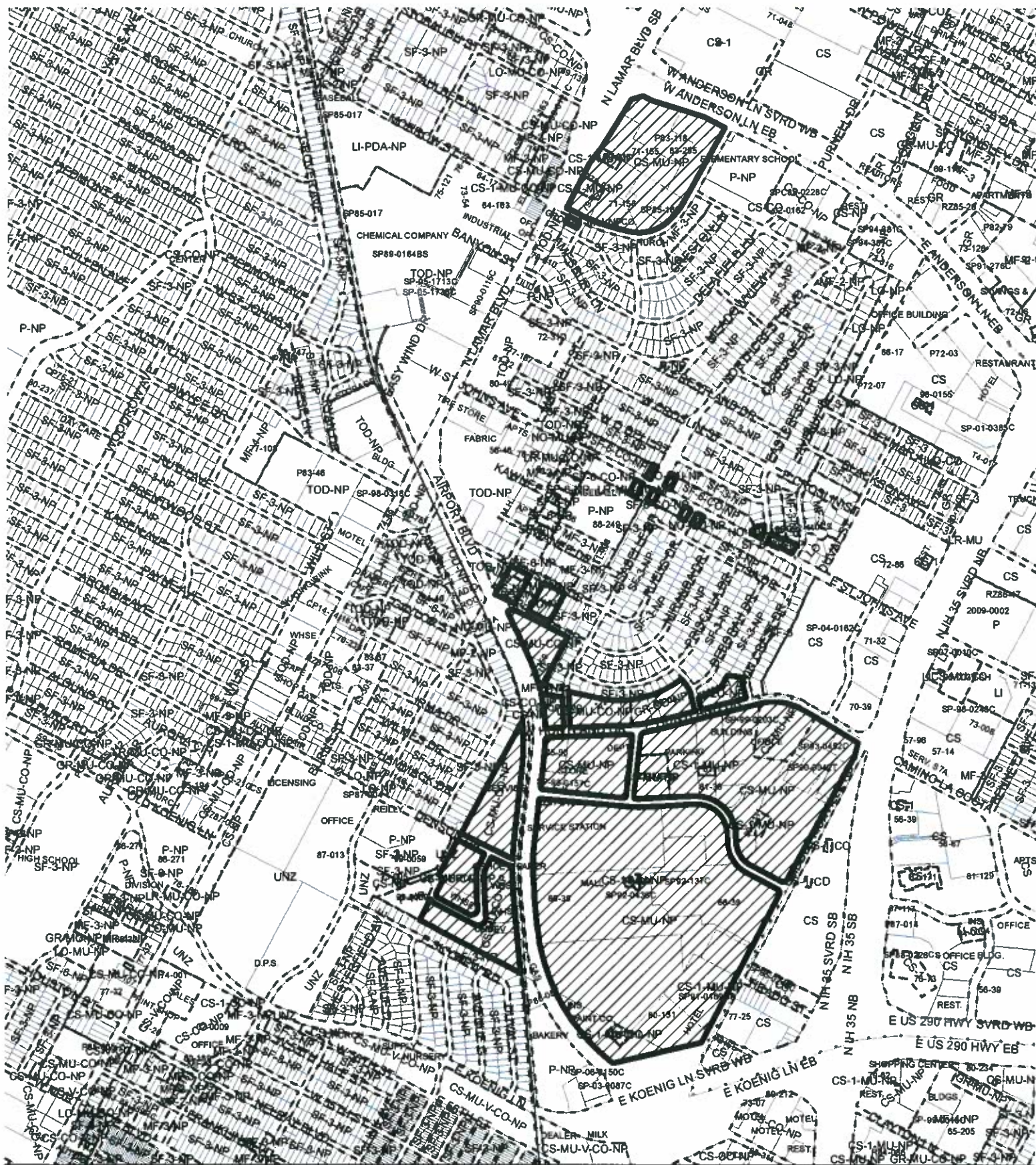


Produced by City of Austin
Neighborhood Planning and Zoning Dept.
January 26, 2009



EXHIBIT A

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.



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING

ZONING CASE#: C14-2009-0012
ADDRESS: W ANDERSON LANE
SUBJECT AREA: 0.000 ACRES
GRID: K27-29 & L27-28
MANAGER: V. CRAIG

EXHIBIT B

OPERATOR: S. MEEKS



1" = 1200'

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