

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 OF LAND LOCATED IN THE EAST CESAR CHAVEZ**
4 **NEIGHBORHOOD PLANNING AREA.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 add a vertical mixed use building (V) combining district to certain tracts of land (the
10 "Property") described in Zoning Case No. C14-2009-0036, on file at the Neighborhood
11 Planning and Zoning Department, as follows:

12
13 Approximately 2.39 acres of land in the City of Austin, Travis County,
14 Texas, more particularly described and identified in the tract map
15 attached as Exhibit "A" (*East Cesar Chavez Neighborhood Planning*
16 *Area*),

17
18 located in the East Cesar Chavez neighborhood planning area, locally known as the area
19 bounded by the alley between East 6th Street and East 7th Street on the north, Chicon Street
20 on the east, Lady Bird Lake on the south, and IH-35 on the west, in the City of Austin,
21 Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

22
23 Except as provided in this ordinance, the existing base zoning districts and conditions
24 remain in effect.

25
26 **PART 2.** The zoning districts for the tracts of land are changed from general commercial
27 services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining
28 district, and community commercial-mixed use-conditional overlay-neighborhood plan
29 (GR-MU-CO-NP) combining district, to general commercial services-mixed use-vertical
30 mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining
31 district, and community commercial-mixed use-vertical mixed use building-conditional
32 overlay-neighborhood plan (GR-MU-V-CO-NP) combining district, as more particularly
33 described and identified in the chart below:
34
35
36

Tract #	TCAD Property ID	COA Address	Zoning From	Zoning To
100	191655	908 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
101	191781	1200 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
102	191875	1500 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
103	190945	905 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	190944	901 E CESAR CHAVEZ ST		
104	188889	1505 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
105	188228	1012 CLERMONT AVE	GR-MU-CO-NP	GR-MU-V-CO-NP
	188231	802 CLERMONT AVE		
		1010 CLERMONT AVE		
106	188234	1101 CLERMONT AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
		1101 1/2 CLERMONT AVE		
		901 CLERMONT AVE		

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 exempt from the dimensional standards identified in Article 4.3.3 E.2. (*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.

1 **PART 4.** This ordinance takes effect on _____, 2009.
2
3

4 **PASSED AND APPROVED**
5

6 _____, 2009
7

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§
§

8
9 Will Wynn
10 Mayor
11

12
13 **APPROVED:** _____

ATTEST: _____

14 David Allan Smith
15 City Attorney

Shirley A. Gentry
City Clerk



ZONING EXHIBIT P

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-2009-0036
 ADDRESS: E 6TH ST TO IH 35 SB RAMP
 SUBJECT AREA: 2.37 ACRES
 GRID: J21 & K21
 MANAGER: J. BROWNING

OPERATOR: S. MEEKS



" = 400'

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.