ORDINANCE NO. 20090611-056

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 2-6, 10B, 11, 12, 14-52, 57-64, 66, AND 67, LOCATED IN THE CENTRAL AUSTIN COMBINED 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 certain tracts (the "Property") described in Zoning Case No. C14-2007-0262, on file at the Neighborhood Planning and Zoning Department, as follows:

> Approximately 20.42 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" *(Central Austin Combined Neighborhood Planning Area),*

located in the Central Austin Combined neighborhood planning area, locally known as the area generally bounded by 45th Street on the north, IH-35 on the east, Martin Luther King Jr. Boulevard on the south, and Lamar Boulevard on the west, excluding the campus of the University of Texas at Austin, 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 limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP)

combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, and commercial-liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district, to limited office-mixed use-vertical mixed use building-neighborhood plan (LO-MU-V-NP) combining district, community commercial-vertical mixed use building-neighborhood plan (GR-V-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-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, general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district, general commercial services-vertical mixed use building-neighborhood conservation combining district-neighborhood plan (CS-V-NCCD-NP) combining district, commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district, and commercial-liquor sales-vertical mixed use building-neighborhood conservation combining district-neighborhood plan (CS-1-V-NCCD-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
1	211114	W130FT OF LOT 3 BLK 1 THEODORE LOW HEIGHTS	GR-CO-NP	GR-V-CO-NP
	211115	2901 N LAMAR BLVD	GR-CO-NP	GR-V-CO-NP
	211116	2906 SAN GABRIEL ST	GR-CO-NP	GR-V-CO-NP
	211117	2908 SAN GABRIEL ST	GR-CO-NP; CS-1-CO-NP	GR-V-CO-NP; CS-1-V-CO-NP
7	212563	3401 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	212564	3411 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	212565	3419 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	212566	3423 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
8	212573	3515 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
9	212462	911 W 38TH ST	CS-CO-NP	CS-V-CO-NP
	212465	801 W 38TH ST	GR-NP	GR-V-NP
	212466	901 W 38TH ST	GR-NP; CS-CO-NP	GR-V-NP; CS-V-CO-NP
	567356	3701 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
10A	525524	711 W 38TH ST (FRONT PORTION)	GR-CO-NP	GR-V-CO-NP
13	212540	LOT 2 BLK 7 OLT 76 DIV D BUDDINGTON SUBD	CS-CO-NP	CS-V-CO-NP
	212541	3706 GUADALUPE ST	CS-CO-NP; CS-1-CO-NP	CS-V-CO-NP; CS-1-V-CO-NP
53	Portion of 208335	2711 GUADALUPE ST	CS-NCCD-NP	CS-V-NCCD-NP
54	208325	2801 GUADALUPE ST	CS-NCCD-NP	CS-V-NCCD-NP
	208326	LOT 5 * LESS W 7.5FT & LOT 6 * LESS N W TRI BLK 1 OLT 14 DIV D FRUTH ADDN	CS-NCCD-NP	CS-V-NCCD-NP
	208334	2815 GUADALUPE ST	CS-NCCD-NP	CS-V-NCCD-NP
55	208323	2817 GUADALUPE ST	CS-NCCD-NP; CS-1-NCCD-NP	CS-V-NCCD-NP; CS-1-V-NCCD-NP
		2819 GUADALUPE ST		
	208324	2825 GUADALUPE ST	CS-1-NCCD-NP	CS-1-V-NCCD-NP
		2827 GUADALUPE ST		
56	211451	512 W 29TH ST	CS-NCCD-NP	CS-V-NCCD-NP
	211452	2909 GUADALUPE ST	CS-NCCD-NP; CS-1-NCCD-NP	CS-V-NCCD-NP; CS-1-V-NCCD-NP
	211454	2915 GUADALUPE ST	CS-NCCD-NP	CS-V-NCCD-NP
		2917 1/2 GUADALUPE ST		
	211455	2927 GUADALUPE ST	CS-NCCD-NP; CS-1-NCCD-NP	CS-V-NCCD-NP; CS-1-V-NCCD-NP
65	212641	3317 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
101	208917	3203 RED RIVER ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		3207 RED RIVER ST		
		910 E 32ND ST		
		912 E 32ND ST		
		914 E 32ND ST		
	208919	3211 RED RIVER ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		3213 RED RIVER ST		
102	216074	4427 DUVAL ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		4429 DUVAL ST		
	459842	4409 DUVAL ST	CS-MU-CO-NP	CS-MU-V-CO-NP
103	211807	4011 RED RIVER ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211808	905 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211809	W 50FT OF LOT 3 BLK 12 OLT 20-21 DIV C PLAINVIEW HEIGHTS	GR-MU-CO-NP	GR-MU-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
	211810	CEN 50FT OF LOT 3 BLK 12 OLT 20-21 DIV C PLAINVIEW HEIGHTS	GR-MU-CO-NP	GR-MU-V-CO-NP
	211811	915 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211812	925 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211813	927 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211814	1009 1/2 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211815	LOT 3 BLK 10 OLT 20-21 DIV C PLAINVIEW HEIGHTS	GR-MU-CO-NP	GR-MU-V-CO-NP
	211816	1021 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211817	1033 1/2 E 41ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	211824	929 E 41ST ST	GR-MU-CO-NP; LO-MU-NP	GR-MU-V-CO-NP; LO-MU-V-NP
	211826	907 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
		909 E 41ST ST		
	211827	923 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211834	1007 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211835	1033 E 41ST ST	CS-MU-NP	CS-MU-V-NP
		4030 1/2 N IH 35 SVRD SB		

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

A. The following applies to Tracts 1, 7-9, 10A, 13, 65, 101-103:

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 following applies to Tracts 1, 7-9, 10A, 13, 65, and 103:

1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. *(Dimensional and Parking Requirements).*

2. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 *(Ground-Floor Commercial Uses Allowed)* apply.

C. The following applies to Tracts 101-102:

The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. *(Dimensional and Parking Requirements).*

D. The following applies to Tracts 1, 7, 8, 9, 13, and 65:

1. A sidewalk for a VMU building may not be less than 15 feet in width.

2. A residential use only is permitted above the first floor of a VMU building.

3. On-street head-in parking for a VMU building is prohibited.

E. The following applies to Tract 10A if Tract 10A is developed as a VMU project:

1. On-street head-in parking for a VMU building is prohibited.

2. A minimum 50 percent of useable air conditioned square footage above the first floor shall be residential.

3. The project shall comply with the tree preservation standards as set forth in the Environmental Criteria Manual and approved by the City of Austin arborist. In addition, landscape buffers shall be provided and maintained to preserve existing healthy Class I trees. The landscape buffer shall be measured beginning from the existing back-of-curb along the street or streets adjacent to the buffer area.

   The landscape buffers are located as follows:

   a) Except as shown in (b), a minimum depth of 20 feet along West 38th Street where existing Class I trees are located.

   b) A minimum depth of 35 feet beginning at the corner of King Street and West 38th Street then westward along West 38th Street for a distance of approximately 210 feet.

   c) Along King Street beginning at approximately 200 feet south of the intersection of West 38th Street and King Street where an existing Live

Oak is located, a minimum depth of 25 feet both northward and southward for a distance of approximately 20 feet.

d) A minimum depth of 20 feet along West Avenue beginning at the corner of West Avenue and West 38th Street where existing Class I trees are located, then southward for a distance of approximately 245 feet.

Improvements permitted within the buffer zone are limited to curb cuts, drainage, underground utilities, driveways, sidewalks and trail improvements, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance. The location of these improvements must be approved by the city arborist to assure that Class 1 trees within the buffer areas are preserved.

PART 4. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 2-6, 10B, 11, 12, 14-52, 57-64, and 66-67, 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	Zoning
2	211328	2915 SAN GABRIEL ST	GR-CO-NP
3	211327	3001 N LAMAR BLVD	CS-CO-NP; GR-CO-NP
4	211225	3007 N LAMAR BLVD	LR-CO-NP
	211229	3011 N LAMAR BLVD	LR-CO-NP
	211230	3027 N LAMAR BLVD	LR-CO-NP
	211231	3009 N LAMAR BLVD	LR-CO-NP; NO-MU-NP
5	211119	3103 N LAMAR BLVD	CS-CO-NP
		3125 N LAMAR BLVD	
6	212639	3303 N LAMAR BLVD	CS-CO-NP
	212640	3311 N LAMAR BLVD	CS-1-CO-NP
	212642	3201 N LAMAR BLVD	CS-CO-NP
10B	525524	711 W 38TH ST (BACK PORTION)	LO-MU-CO-NP
11	212538	631 W 38TH ST	GR-CO-NP
12	212544	623 W 38TH ST	GR-CO-NP
14	212583	3510 GUADALUPE ST	CS-CO-NP; CS-1-CO-NP
		3512 GUADALUPE ST	
		601 1/2 W 37TH ST	

Tract #	TCAD Property ID	COA Address	Zoning
15	212602	3500 GUADALUPE ST	CS-CO-NP; CS-1-CO-NP
16	212611	3406 GUADALUPE ST	CS-CO-NP
	212612	3404 GUADALUPE ST	CS-CO-NP
	212619	3402 GUADALUPE ST	CS-CO-NP
17	212730	3316 GUADALUPE ST	CS-MU-CO-NP
		610 W 33RD ST	
		612 1/2 W 33RD ST	
	212732	3300 GUADALUPE ST	CS-CO-NP
18	212748	3208 GUADALUPE ST	CS-CO-NP
	212749	3204 GUADALUPE ST	CS-CO-NP
	212756	3202 GUADALUPE ST	CS-CO-NP
19	211171	3114 1/2 GUADALUPE ST	CS-CO-NP
	211172	3110 GUADALUPE ST	CS-CO-NP
	211180	3120 GUADALUPE ST	CS-CO-NP
20	211185	3100 GUADALUPE ST	CS-CO-NP
21	732525 - 732563	3016 GUADALUPE ST	CS-MU-CO-NP
22	211432	2932 GUADALUPE ST	CS-CO-NP
		2938 GUADALUPE ST	
		601 W 30TH ST	
	211433	2908 GUADALUPE ST	CS-CO-NP; CS-1-CO-NP
		2910 GUADALUPE ST	
		2912 GUADALUPE ST	
		2918 GUADALUPE ST	
		2922 GUADALUPE ST	
		2924 GUADALUPE ST	
		2928 GUADALUPE ST	
	211434	2904 GUADALUPE ST	CS-CO-NP
	211435	2900 GUADALUPE ST	CS-CO-NP
23	208201	2828 1/2 GUADALUPE ST	CS-CO-NP
		2828 GUADALUPE ST	
	208202	2820 GUADALUPE ST	CS-CO-NP
24	208321	2803 NUECES ST	CS-CO-NP
		2808 GUADALUPE ST	
	208322	2810 GUADALUPE ST	CS-CO-NP
	359152	2800 GUADALUPE ST	CS-CO-NP
		2802 GUADALUPE ST	
25	208313	2718 GUADALUPE ST	CS-NP
	208314	2716 1/2 GUADALUPE ST	CS-1-NP

Tract #	TCAD Property ID	COA Address	Zoning
	208315	2716 GUADALUPE ST	CS-NP
	208316	2714 GUADALUPE ST	CS-NP
	208317	2712 GUADALUPE ST	CS-NP
	208318	2700 GUADALUPE ST	CS-NP
26	208303	2610 GUADALUPE ST	CS-1-NP
	208304	65 X 150FT OLT 62 DIVISION D	CS-NP
	208305	2606 GUADALUPE ST	CS-NP
	208309	2604 GUADALUPE ST	CS-NP
27	208307	2600 GUADALUPE ST	CS-NP
28	206589	2513 SAN ANTONIO ST	CS-CO-NP
		2538 GUADALUPE ST	
	206592	2511 SAN ANTONIO ST	CS-CO-NP; CS-1-CO-NP
		2522 GUADALUPE ST	
		2530 GUADALUPE ST	
		2532 GUADALUPE ST	
	206593	2518 GUADALUPE ST	CS-CO-NP
		2520 GUADALUPE ST	
	206594	2512 GUADALUPE ST	CS-CO-NP
	206595	2500 GUADALUPE ST	CS-CO-NP
		2510 GUADALUPE ST	
	206597	2514 GUADALUPE ST	CS-CO-NP
	206598	2552 GUADALUPE ST	CS-CO-NP
		2558 GUADALUPE ST	
29	206685	2434 GUADALUPE ST	CS-CO-NP
		2438 1/2 GUADALUPE ST	
	206686	2424 GUADALUPE ST	CS-CO-NP
		2426 GUADALUPE ST	
		2428 GUADALUPE ST	
	206687	2420 GUADALUPE ST	CS-CO-NP
		2422 GUADALUPE ST	
	206688	2416 GUADALUPE ST	CS-CO-NP
		2418 GUADALUPE ST	
	206689	2406 GUADALUPE ST	CS-CO-NP
		2414 GUADALUPE ST	
	206690	2404 GUADALUPE ST	CS-CO-NP
	206691	2402 GUADALUPE ST	CS-CO-NP
30	206742	2348 GUADALUPE ST	CS-CO-NP
		2352 GUADALUPE ST	
		2354 GUADALUPE ST	

Tract #	TCAD Property ID	COA Address	Zoning
		407 W 24TH ST	
	206744	.058AC OF S56 FT OF LOT 35 OLT 36 DIVISION D	CS-CO-NP
	206749	2312 GUADALUPE ST	CS-CO-NP
		2316 GUADALUPE ST	
	206750	2310 GUADALUPE ST	CS-CO-NP
	206751	2300 GUADALUPE ST	CS-CO-NP
		2304 GUADALUPE ST	
	359147	2322 GUADALUPE ST	CS-CO-NP
		2324 GUADALUPE ST	
		2326 GUADALUPE ST	
		2328 GUADALUPE ST	
		2330 GUADALUPE ST	
		2338 GUADALUPE ST	
	459731	2346 GUADALUPE ST	CS-CO-NP
		2350 GUADALUPE ST	
31	203508	2246 GUADALUPE ST	CS-CO-NP
		2266 GUADALUPE ST	
		2268 GUADALUPE ST	
		2270 GUADALUPE ST	
		403 W 23RD ST	
		405 W 23RD ST	
	203509	2244 GUADALUPE ST	CS-CO-NP
	203510	2230 GUADALUPE ST	CS-CO-NP
		2234 GUADALUPE ST	
		2236 GUADALUPE ST	
	203511	2222 GUADALUPE ST	CS-CO-NP
	567170	2200 GUADALUPE ST	CS-CO-NP
32A	203719	2130 GUADALUPE ST	CS-CO-NP
	203720	2116 GUADALUPE ST	CS-CO-NP
		2120 GUADALUPE ST	
32B	203722	2100 GUADALUPE ST	CS-CO-NP
33	203836	2008 GUADALUPE ST	CS-NP
		2010 GUADALUPE ST	
	203837	2004 GUADALUPE ST	CS-NP
	203838	2002 GUADALUPE ST	CS-NP
	203839	2000 GUADALUPE ST	CS-NP
	203840	1908 GUADALUPE ST	CS-NP
		1910 GUADALUPE ST	
		1914 GUADALUPE ST	

Tract #	TCAD Property ID	COA Address	Zoning
	203841	1906 GUADALUPE ST	CS-NP
	203842	1904 GUADALUPE ST	CS-NP
	203843	1900 GUADALUPE ST	CS-NP
	203847	2024 GUADALUPE ST	CS-NP
		2026 GUADALUPE ST	
34	203844	1903 SAN ANTONIO ST	CS-NP; GR-NP
		414 W MARTIN LUTHER KING JR BLVD	
35	203803	500 W MARTIN LUTHER KING JR BLVD	CS-NP/MF-6-CO
36	Portion of 203795	506 W MARTIN LUTHER KING JR BLVD	CS-NP
	203796	510 W MARTIN LUTHER KING JR BLVD	CS-NP
37	203782	600 W MARTIN LUTHER KING JR BLVD	CS-1-NP
38	203795	610 W MARTIN LUTHER KING JR BLVD	CS-NP
	203796	1901 RIO GRANDE ST	CS-NP
39	203761	706 W MARTIN LUTHER KING JR BLVD	GO-NP
40	203734	1900 PEARL ST	GO-NP
41	111994	1907 N LAMAR BLVD	GO-NP
	111995	1905 N LAMAR BLVD	GO-NP
	111996	1901 N LAMAR BLVD	LR-CO-NP
42	112376	2001 N LAMAR BLVD	LO-NP
	112377	2003 N LAMAR BLVD	LO-NP
43	112380	2201 N LAMAR BLVD	LO-MU-CO-NP
	112381	2205 N LAMAR BLVD	GO-MU-CO-NP
44	206183	1301 W 25TH ST	LO-NP
45	206056	2520 LONGVIEW ST	GO-MU-NP
46	206063	2601 N LAMAR BLVD	GO-MU-NP
47	203899	1903 UNIVERSITY AVE	CS-CO-NP; CS-NP
		1905 UNIVERSITY AVE	
		1909 UNIVERSITY AVE	
48	203888	1900 1/2 UNIVERSITY AVE	GR-NP; CS-NP
		1900 UNIVERSITY AVE	
		1902 UNIVERSITY AVE	
		208 W MARTIN LUTHER KING JR BLVD	
49	203880	212 W MARTIN LUTHER KING JR	CS-MU-CO-NP

Tract #	TCAD Property ID	COA Address	Zoning
		BLVD	
		214 W MARTIN LUTHER KING JR BLVD	
		216 W MARTIN LUTHER KING JR BLVD	
		218 W MARTIN LUTHER KING JR BLVD	
		222 W MARTIN LUTHER KING JR BLVD	
50	203854	300 W MARTIN LUTHER KING JR BLVD	CS-NP
51	203848	1901 GUADALUPE ST	CS-NP
	203850	1907 GUADALUPE ST	CS-NP
		1915 GUADALUPE ST	
52	203855	2001 GUADALUPE ST	CS-NP
	203856	2003 GUADALUPE ST	CS-NP
57	211205	3001 GUADALUPE ST	CS-NCCD-NP
	211206	3009 GUADALUPE ST	CS-NCCD-NP
	211207	LOT 5 BLK 10 OLT 73 DIV D FRUTH ADDN	CS-NCCD-NP
	211208	3023 GUADALUPE ST	CS-NCCD-NP
	211209	3025 GUADALUPE ST	CS-NCCD-NP
	211210	3035 GUADALUPE ST	CS-NCCD-NP
		3101 GUADALUPE ST	
		3105 GUADALUPE ST	
58	212627	3415 GUADALUPE ST	CS-NCCD-NP
		3423 GUADALUPE ST	
	212629	3401 GUADALUPE ST	CS-NCCD-NP
		3403 GUADALUPE ST	
		3405 GUADALUPE ST	
		3407 GUADALUPE ST	
		3409 GUADALUPE ST	
59	212595	3501 GUADALUPE ST	CS-NCCD-NP
		510 1/2 W 35TH ST	
		510 W 35TH ST	
60	Portion of 212586	3511 GUADALUPE ST	CS-NCCD-NP
		511 W 37TH ST	
		519 W 37TH ST	
61	212550	3701 GUADALUPE ST	CS-NCCD-NP
		506 W 37TH ST	

Tract #	TCAD Property ID	COA Address	Zoning
62	212545	3711 GUADALUPE ST	CS-NCCD-NP
		3713 GUADALUPE ST	
63	212546	505 W 38TH ST	CS-NCCD-NP; LO-NCCD-NP
	212547	LOT 4 * LESS N5FT OF BLK 2 OLT 77 DIV D LAKEVIEW ADDN	CS-NCCD-NP; LO-NCCD-NP
	212548	LOT 5 BLK 2 OLT 77 DIV D LAKEVIEW ADDN	CS-NCCD-NP; LO-NCCD-NP
64	567360	3706 SPEEDWAY	LR-NCCD-NP
66	212542	3700 GUADALUPE ST	CS-CO-NP
67	Portion of 211310	3000 GUADALUPE ST	CS-MU-CO-NP
		602 1/2 W 30TH ST	

PART 5. This ordinance takes effect on June 22, 2009.

PASSED AND APPROVED

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§
June 11, 2009 §

Will Wynn
Mayor

APPROVED: **ATTEST:**

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

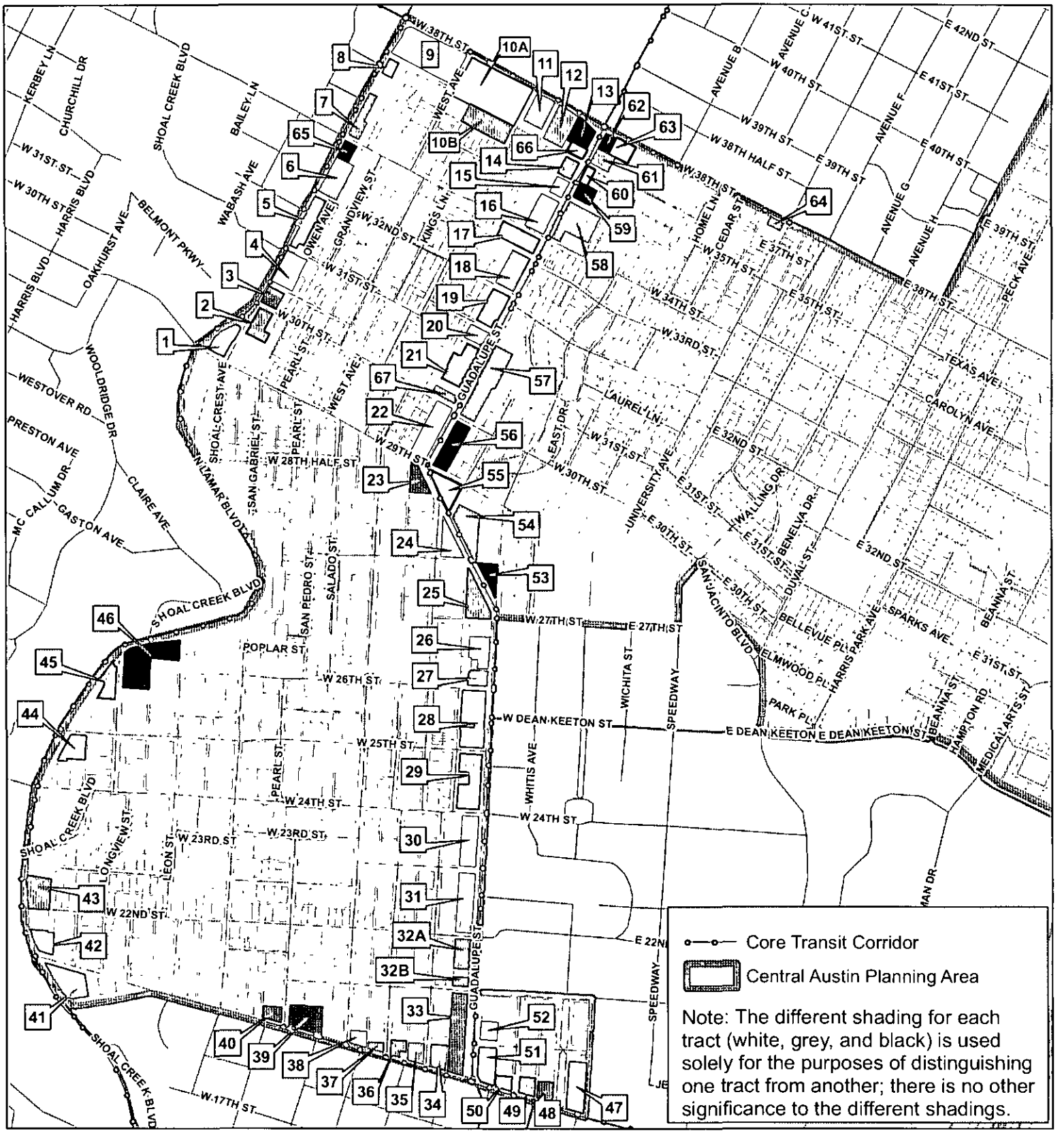


EXHIBIT A - Pg 1

Central Austin Combined Neighborhood Planning Area
Vertical Mixed Use Tract Map
VMU Overlay District
C14-2007-0262

0 500 1,000 2,000 Feet

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Produced by City of Austin
Neighborhood Planning and Zoning Dept
March 3, 2009

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

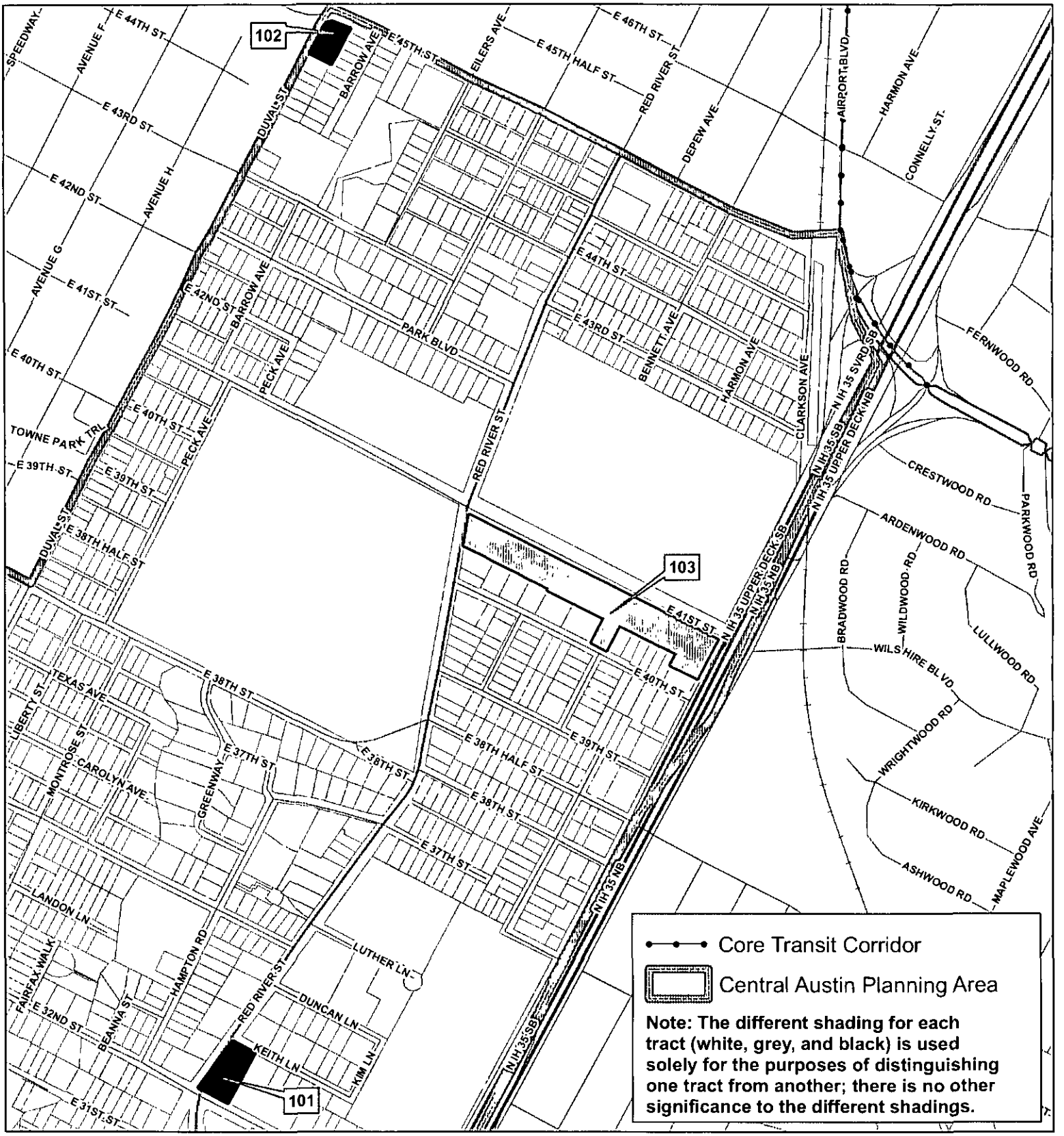


EXHIBIT A pg2

Central Austin Combined Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
VMU OPT-IN Properties
C14-2007-0262

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Produced by City of Austin
Neighborhood Planning and Zoning Dept
February 3, 2009

0 0.25 0.5 Miles



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

1" = 1400'

ZONING EXHIBIT B

ZONING CASE#:	C14-2007-0262
ADDRESS:	CENTRAL AUSTIN PLANNING AREA
SUBJECT AREA:	20.42 ACRES
GRID:	J24-25 & K24-25
MANAGER:	M. BHAKTA

CITY OF AUSTIN · FOUNDED 1839

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