

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 2.52 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
37

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	190946	907 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	190945	905 E CESAR CHAVEZ ST		
	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
2 **PART 4.** This ordinance takes effect on _____, 2009.
3

4
5 **PASSED AND APPROVED**
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7
8
9 _____, 2009

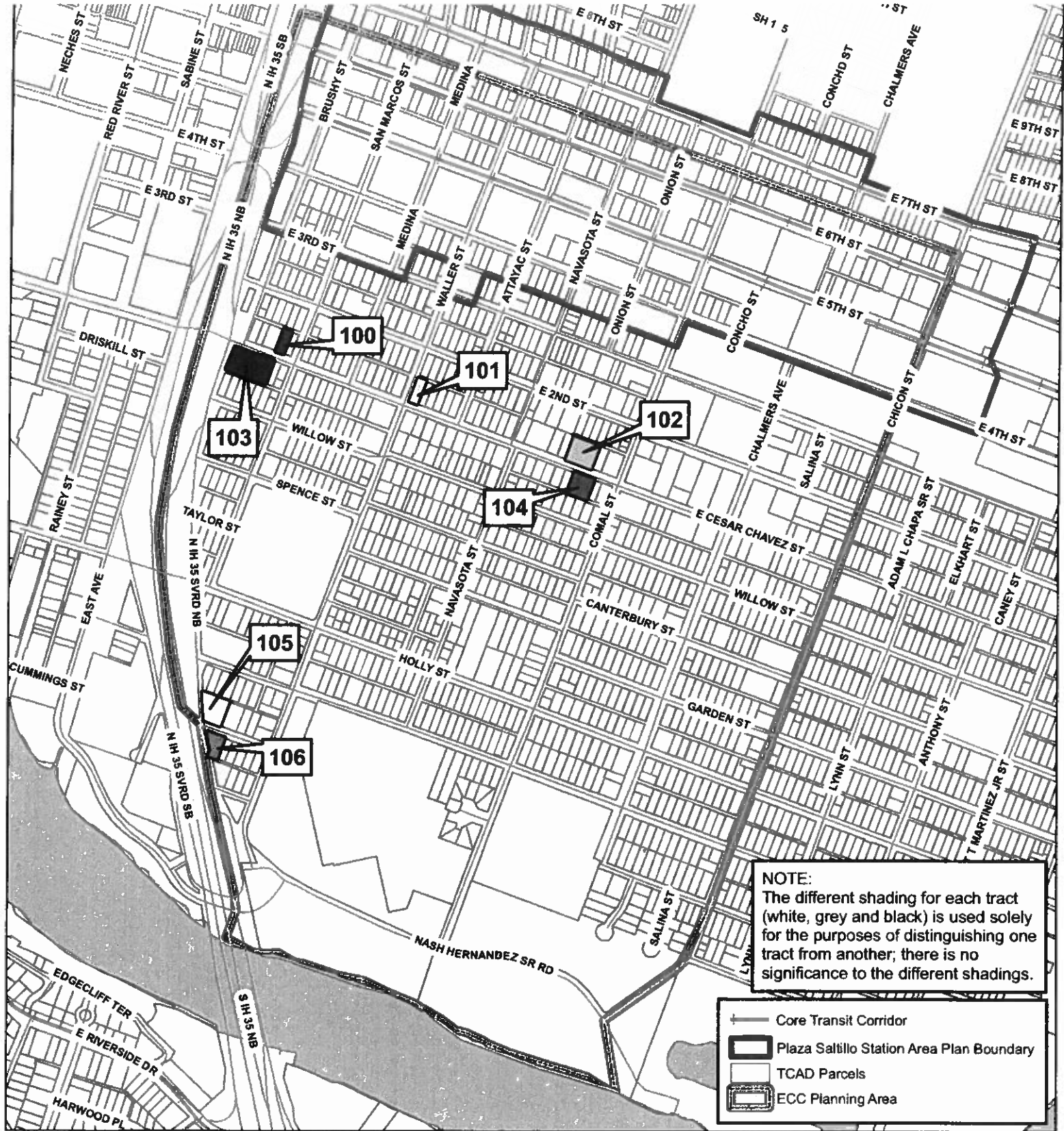
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§
§

10 _____
11 Lee Leffingwell
12 Mayor
13

14 **APPROVED:** _____ **ATTEST:** _____

15 David Allan Smith
16 City Attorney

Shirley A. Gentry
City Clerk

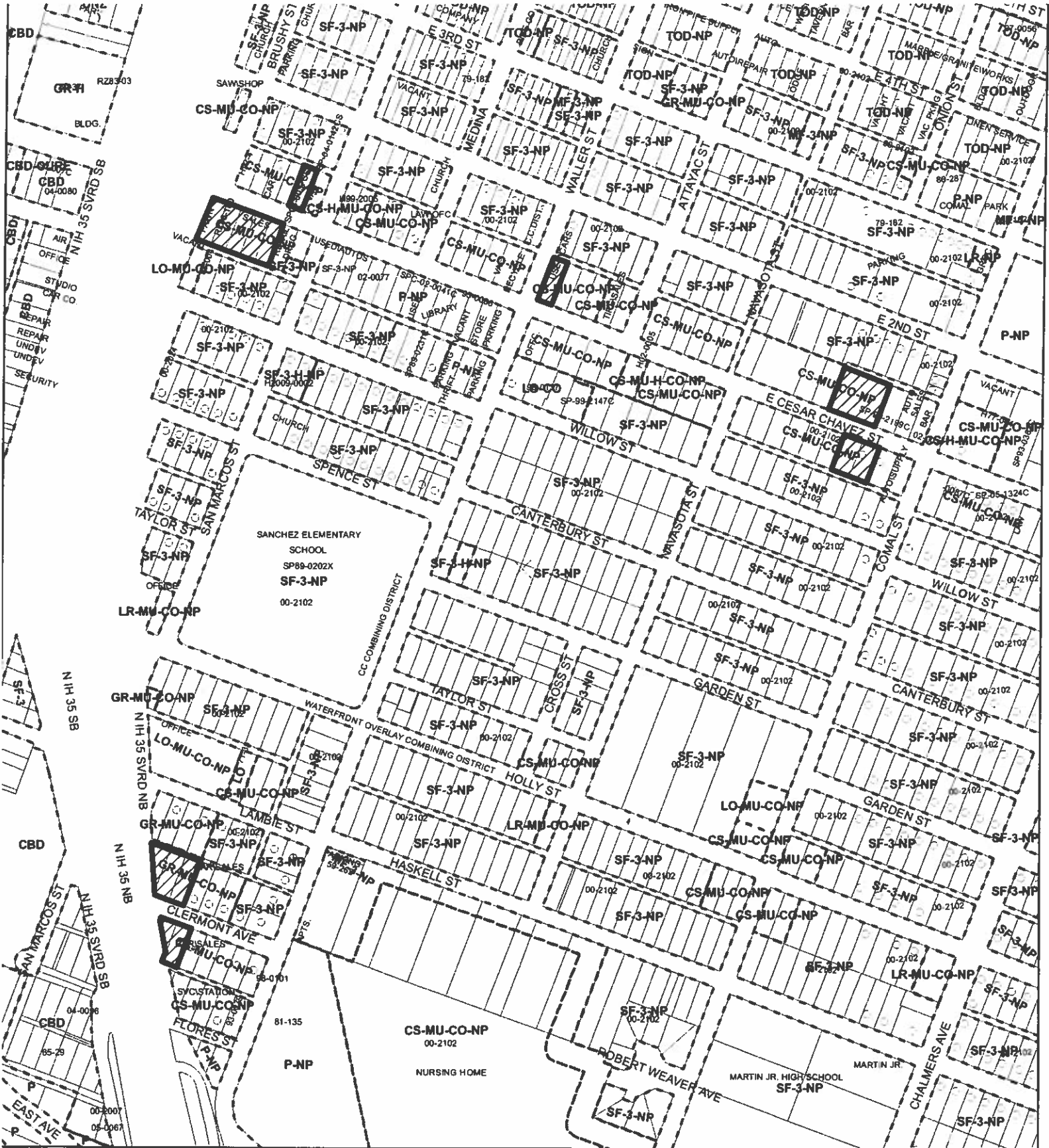



East Cesar Chavez Neighborhood Planning Area Vertical Mixed Use (VMU) Opt-In/Opt-Out Process Opt-In Parcels Tract Map EXHIBIT A C14-2009-0036



Produced by City of Austin
Neighborhood Planning and Zoning Dept.
March 25, 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.






1" = 400'

ZONING EXHIBIT B

<p> SUBJECT TRACT</p> <p> ZONING BOUNDARY</p> <p> PENDING CASE</p>	<p>ZONING CASE#: C14-2009-0036</p> <p>ADDRESS: E CESAR CHAVEZ PLANNING AREA</p> <p>SUBJECT AREA: 2.52 ACRES</p> <p>GRID: J21 & K21</p> <p>MANAGER: J. BROWNING</p>	<p>OPERATOR: S. MEEKS</p>
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FOUNDED 1839