

ORDINANCE NO. 20090723-124

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS OF LAND LOCATED IN THE CHESTNUT 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 of land (the "Property") described in Zoning Case No. C14-2009-0054, on file at the Planning and Development Review Department, as follows:

Approximately 8.25 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the tract map attached as Exhibit "A" (*Chestnut Neighborhood Planning Area*),

located in the Chestnut neighborhood planning area, locally known as the area bounded by East Martin Luther King, Jr. Boulevard on the north, the Austin & Northwestern Railroad tracks on the east, East 12th Street on the south, and Chicon Street on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

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

PART 2. The zoning districts for the tracts of land are changed from limited office-neighborhood plan (LO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood conservation-neighborhood plan (CS-MU-NCCD-NP) combining district, and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, to limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district, neighborhood commercial-vertical mixed use building-neighborhood plan (LR-V-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) combining district, general commercial services-mixed use-vertical mixed use building-neighborhood conservation-neighborhood plan (CS-MU-V-NCCD-NP) combining district, and general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-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	198475	1915 E MARTIN LUTHER KING JR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	198474	1901 E MARTIN LUTHER KING JR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
2	198493	2001 E MARTIN LUTHER KING JR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
3	198483	2111 E MARTIN LUTHER KING JR BLVD	CS-MU-CO-NP CS-NP	CS-MU-V-CO-NP CS-V-NP
4	200337	2411 E MARTIN LUTHER KING JR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
5	200403	2503 E MARTIN LUTHER KING JR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	200402	1815 SINGLETON AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
6	200404	1814 CEDAR AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
7	200470	1815 CEDAR AVE	LO-NP	LO-V-NP
8	200471	2605 E MARTIN LUTHER KING JR BLVD	LO-NP	LO-V-NP
9	204140	2701 E MARTIN LUTHER KING JR BLVD	LR-NP	LR-V-NP
		2705 E MARTIN LUTHER KING JR BLVD		
100	198480	1803 CHICON ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198481	1805 CHICON ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198479	1801 CHICON ST 1904 E 18TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
102	200401	1813 SINGLETON AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
103	200405	1812 CEDAR AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
104	200427	2604 E 14TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1401 CEDAR AVE		
105	200367	1402 CEDAR AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	200368	1400 CEDAR AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
106	197559	1206 CEDAR AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197567	1204 CEDAR AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197568	2512 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
107	200248	2302 E 14TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
108	200249	1403 CHESTNUT AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
		1409 CHESTNUT AVE		
		2300 E 14TH ST		
		1411 CHESTNUT AVE		
109	200229	1309 CHESTNUT AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	200230	1311 CHESTNUT AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
		2303 E 14TH ST		
		2305 E 14TH ST		

TRACT #	TCAD Property ID #	COA Address Point	From Zoning	To Zoning
110	197317	1206 ALAMO ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	197318	2004 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	197321	2008 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
111	197319	2002 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
112	197304	1920 E 12TH ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
	197303	1204 POQUITO ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
113	197305	1916 E 12TH ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
114	197306	1912 E 12TH ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
		1914 E 12TH ST		
115	197308	1203 CHICON ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
	197310	1209 CHICON ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
	197309	1900 1/2 E 12TH ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
		1900 E 12TH ST		
	197307	1904 E 12TH ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
		1906 E 12TH ST		
116	197299	1903 E 13TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	197298	1211 CHICON ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1213 CHICON ST		
117	198702	1305 CHICON ST	CS-MU-CO-NP	CS-MU-V-CO-NP
118	198693	1309 CHICON ST	GR-MU-CO-NP	GR-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 60 percent of the Annual Median Family Income.
- B. The following applies to Tracts 102, 104, 108, 109, 111, 112, 114, 117, and 118:
 - 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.

C. The following applies to Tracts 1, 3, 6-8, 100, 103, 105-107, 110, 113, 115, and 116:

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 2, 4, 5, and 9:

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*).

PART 4. This ordinance takes effect on August 3, 2009.

PASSED AND APPROVED

July 23, 2009

§
§
§



Lee Leffingwell
Mayor

APPROVED:

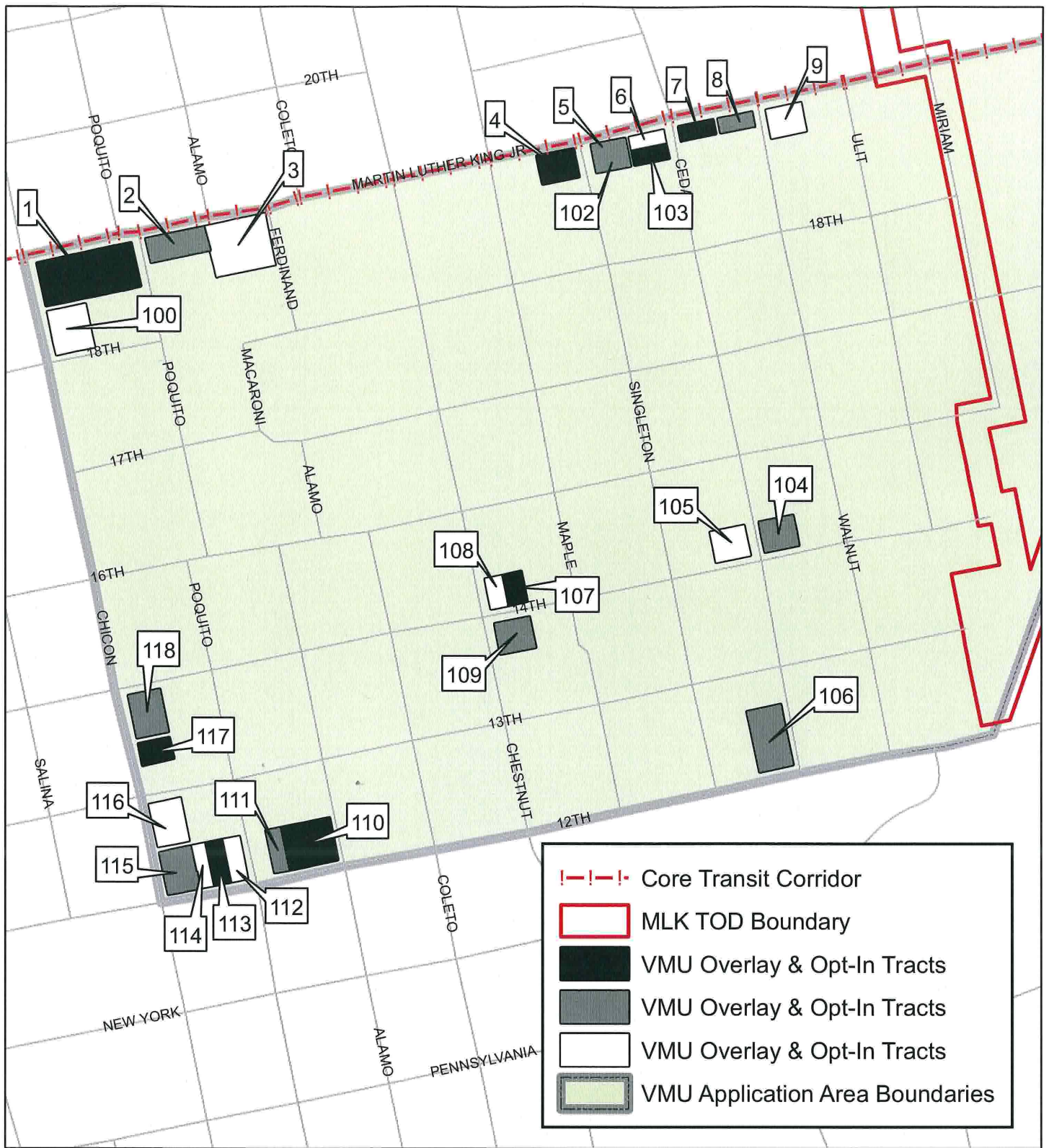


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



Chestnut Neighborhood Planning Area EXHIBIT A
Vertical Mixed Use (VMU) Overlay District &
Opt-In/Opt-Out Process
Tract Map—C14-2009-0054



Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 May 7, 2009

0 125 250 500 750 1,000 Feet

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.

