

**ORDINANCE NO. 20090806-055**

**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 EAST CESAR CHAVEZ 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. C14-2009-0036, on file at the Planning and Development Review Department, as follows:

Approximately 2.52 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the tract map attached as Exhibit "A" (*East Cesar Chavez Neighborhood Planning Area*),

located in the East Cesar Chavez neighborhood planning area, locally known as the area bounded by the alley between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street on the north, Chicon Street on the east, Lady Bird Lake on the south, and IH-35 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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, and community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, and community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district, as more particularly described and identified in the chart below:

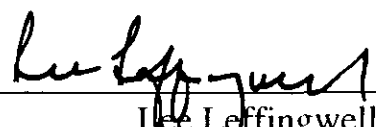
Tract #	TCAD Property ID	COA Address	Zoning From	Zoning To
100	191655	908 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
101	191781	1200 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
102	191875	1500 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
103	190946	907 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	190945	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:

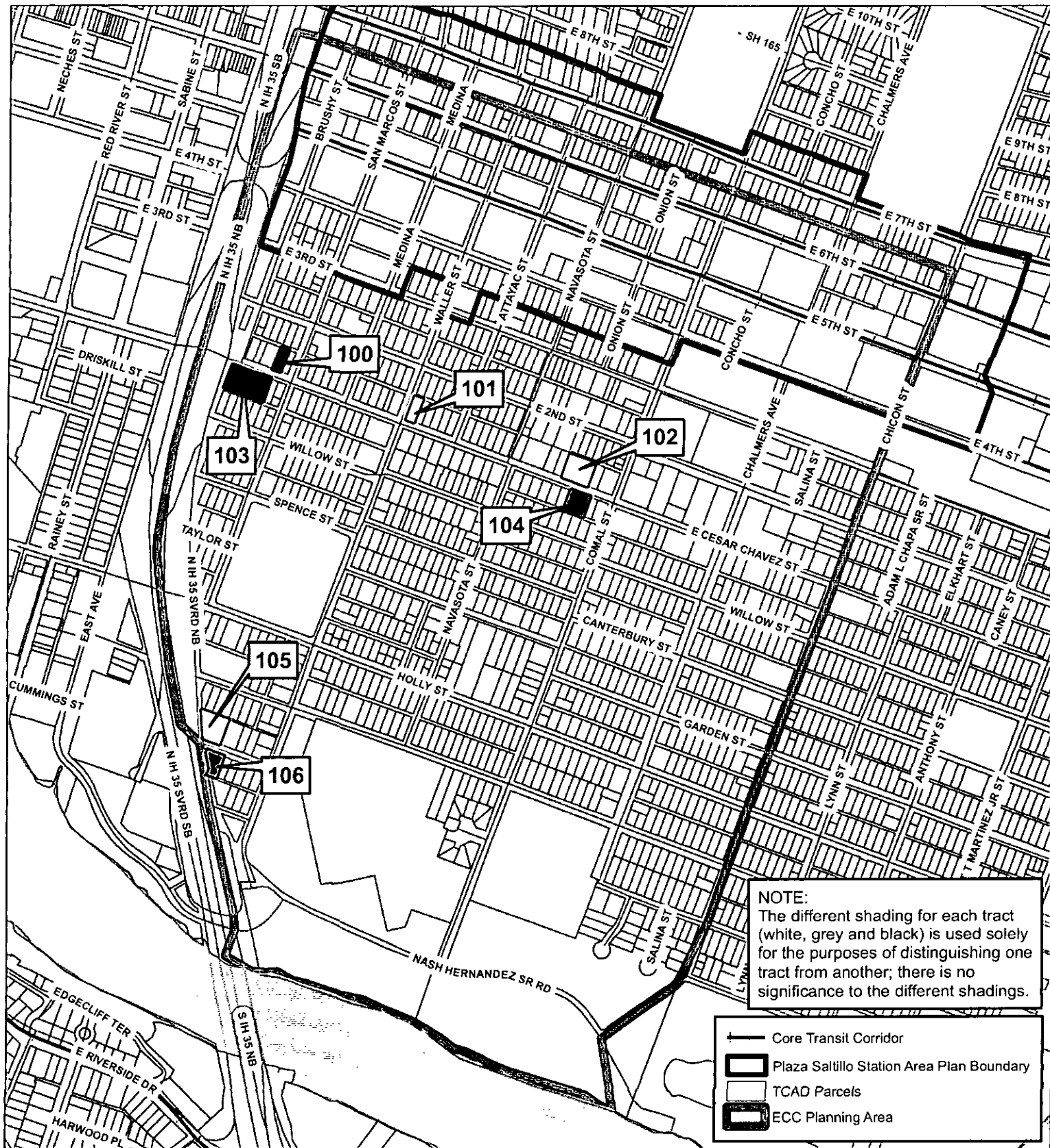
- A. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.
- B. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and 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.

**PART 4.** This ordinance takes effect on August 17, 2009.

**PASSED AND APPROVED**

\_\_\_\_\_, August 6, 2009      §  
   §  
   § \_\_\_\_\_   
   Lee Leffingwell  
   Mayor

**APPROVED:** \_\_\_\_\_  **ATTEST:** \_\_\_\_\_   
                                 David Allan Smith                                   Shirley A. Gentry  
                                 City Attorney                                   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**

0 750 1,500  
Feet



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.

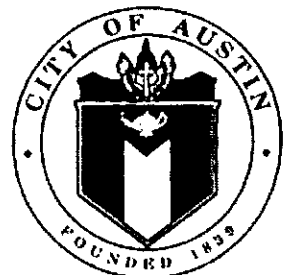


# ZONING EXHIBIT B

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-2009-0036  
 ADDRESS: E CESAR CHAVEZ PLANNING AREA  
 SUBJECT AREA: 2.52 ACRES  
 GRID: J21 & K21  
 MANAGER: J. BROWNING

OPERATOR: S. MEEKS



1" = 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.