

ORDINANCE NO. 20090924-092

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 1, 2, 5, 6, AND 7 LOCATED IN THE CENTRAL EAST AUSTIN 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. C14-2009-0041 on file at the Planning and Development Review Department, as follows:

Approximately 21.9 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Central East Austin Neighborhood Planning Area*),

located in the Central East Austin neighborhood planning area, locally known as the area bounded by Martin Luther King, Jr. Boulevard on the north, Northwestern Avenue, Rosewood Avenue and Chicon Street on the east, East 7th Street, and the alley between East 6th Street and East 7th Street on the south, and IH-35 on the west, 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 general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district and commercial highway-conditional overlay-neighborhood plan (CH-CO-NP) combining district, to general office-vertical mixed use building-conditional overlay-neighborhood plan (GO-V-CO-NP) combining district and commercial highway-vertical mixed use building-conditional overlay-neighborhood plan (CH-V-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID #	COA Address	FROM	TO
3	198334	1002 E 16TH ST	CH-CO-NP	CH-V-CO-NP
		1617 1/2 N IH 35 SVRD		
		1617 N IH 35 SVRD NB		
4	portion of 193101	portion of 900 CHICON ST	GO-CO-NP	GO-V-CO-NP
		portion of 1803 1/2 E 11TH ST		

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 Tract 3:

The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).

C. The following applies to Tract 4:

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.

PART 4. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 1, 2, 5, 6, 7, located as shown in this Part and identified on Exhibit "A". The tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

Tract #	TCAD Property ID #	COA Address	Current Zoning
1	198467	1809 E MARTIN LUTHER KING JR BLVD	CS-CO-MU-NP
	198468	1810 CHICON ST	
2	198454	1709 E MARTIN LUTHER KING JR BLVD	LO-MU-NP
		1812 SALINA ST	
5	193273	2008 E 7TH ST	CS-CO-MU-NP
	193274	2006 E 7TH ST	
	193275	2004 E 7TH ST	
	193276	2002 E 7TH ST	
	193277	2000 E 7TH ST	
	193278	1922 E 7TH ST	
	193279	1920 E 7TH ST	
	193280	1918 E 7TH ST	
	193285	1912 E 7TH ST	
		1910 E 7TH ST	
		1908 E 7TH ST	
	193286	LOT 16 OLT 8 DIV B OIL MILL	
	193287	1900 E 7TH ST	
	193518	2136 E 7TH ST	
	193519	2126 E 7TH ST	
		2120 E 7TH ST	
	193521	2012 E 7TH ST	
	193522	2010 E 7TH ST	
	193523	2100 1/2 E 7TH ST	
		2020 E 7TH ST	
	193524	2150 E 7TH ST	
	193525	2142 E 7TH ST	
6	193544	2202 WEBBERVILLE RD	CS-CO-MU-NP
7	192054	2206 E 7TH ST	CS-CO-MU-NP
		2200 E 7TH ST	
	192056	N 54.46FT OF LOT 5 BLK 12 OLT 23 DIV A LINCOLN PLACE	
	192057	2314 E 7TH ST	CS-1-CO-MU-NP
	192055	2214 E 7TH ST	

PART 5. This ordinance takes effect on October 5, 2009.

PASSED AND APPROVED

September 24, 2009

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Lee Liffingwell
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

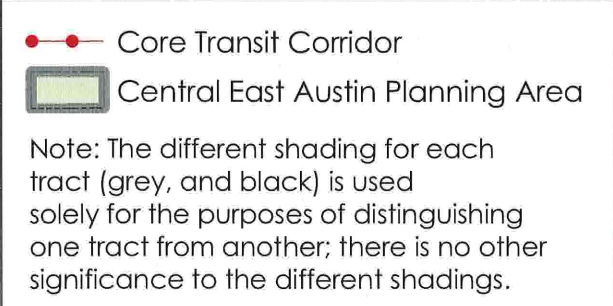
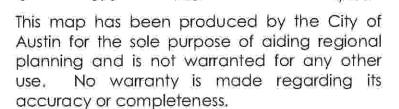


EXHIBIT A



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.