

**ORDINANCE NO. 20090924-091**

**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, 4, 8 AND 11 LOCATED IN THE CRESTVIEW 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. C14-2009-0065 on file at the Planning and Development Review Department, as follows:

Approximately 29.70 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Crestview Neighborhood Planning Area*),

located in the Crestview neighborhood planning area, locally known as the area bounded by Anderson Lane/US Highway 183 on the north, Justin Lane on the south, North Lamar Boulevard on the east and Burnet Road 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 community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, and commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, to community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-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, and commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district, as more particularly described and identified in the chart below:

TRACT #	TCAD Property ID #	COA Address Point	Existing Zoning	Zoning To
1	241266	7825 1/2 BURNET RD	CS-CO-NP	CS-V-CO-NP
		7825 BURNET RD		
	241267	7829 BURNET RD	CS-CO-NP	CS-V-CO-NP
	241268	7837 BURNET RD	CS-CO-NP	CS-V-CO-NP
	241271	7801 1/2 BURNET RD	CS-CO-NP	CS-V-CO-NP
		7801 BURNET RD		
	732586	2105 W ANDERSON LN	CS-CO-NP	CS-V-CO-NP
		2113 W ANDERSON LN		
	732587	2103 W ANDERSON LN	CS-CO-NP	CS-V-CO-NP
	776803	2115 W ANDERSON LN	CS-CO-NP	CS-V-CO-NP
		2117 W ANDERSON LN		
		2135 W ANDERSON LN		
		2137 W ANDERSON LN		
		2139 W ANDERSON LN		
		2143 W ANDERSON LN		
		2145 W ANDERSON LN		
		2153 W ANDERSON LN		
		2157 W ANDERSON LN		
		2159 W ANDERSON LN		
		2161 W ANDERSON LN		
		2163 W ANDERSON LN		
		2165 W ANDERSON LN		
		2167 W ANDERSON LN		
		7723 BURNET RD		
		7725 BURNET RD		
		7727 BURNET RD		
		7795 BURNET RD		
		7797 BURNET RD		
		7799 BURNET RD		
	776804	7793 BURNET RD	CS-CO-NP	CS-V-CO-NP
		7799 1/2 BURNET RD		

TRACT #	TCAD Property ID #	COA Address Point	Existing Zoning	Zoning To
3	239061	7531 BURNET RD	CS-CO-NP	CS-V-CO-NP
	239062	N55FT OF LOT 5 *RESUB OF LT 1 BLK A ST LOUIS HEIGHTS	CS-CO-NP	CS-V-CO-NP
	239063	LOT 6 *RESUB OF LT 1 BLK A ST LOUIS HEIGHTS	CS-CO-NP	CS-V-CO-NP
	239064	7545 BURNET RD	CS-CO-NP	CS-V-CO-NP
5	239065	7501 BURNET RD	CS-CO-NP	CS-V-CO-NP
		7503 1/2 BURNET RD		
		7511 BURNET RD		
6	239046	7415 BURNET RD	CS-CO-NP	CS-V-CO-NP
		7419 BURNET RD		
		7421 BURNET RD		
		7423 BURNET RD		
		7425 BURNET RD		
		7427 BURNET RD		
		7429 BURNET RD		
		7431 BURNET RD		
		7433 BURNET RD		
		7435 BURNET RD		
	239048	7401 BURNET RD	CS-CO-NP	CS-V-CO-NP
	239049	7413 BURNET RD	CS-CO-NP	CS-V-CO-NP
7	239039	7305 BURNET RD	CS-CO-NP	CS-V-CO-NP
		7321 BURNET RD		
	239040	7325 BURNET RD	CS-CO-NP	CS-V-CO-NP
		7327 BURNET RD		
		7329 BURNET RD		
9	237443	2208 CULLEN AVE	GR-CO-NP	GR-V-CO-NP
		7001 BURNET RD		
		7007 BURNET RD		
	237445	7021 BURNET RD	GR-CO-NP	GR-V-CO-NP
		7101 BURNET RD		
	237447	7015 BURNET RD	GR-CO-NP	GR-V-CO-NP
10	237495	6901 BURNET RD	CS-CO-NP	CS-V-CO-NP
		6909 BURNET RD		
		6921 BURNET RD		
12	236452	7702 N LAMAR BLVD SB	CS-MU-CO-NP	CS-MU-V-CO-NP
	236454	7700 N LAMAR BLVD SB	CS-MU-CO-	CS-MU-V-

TRACT #	TCAD Property ID #	COA Address Point	Existing Zoning	Zoning To
	236456	806 TAULBEE LN	NP	CO-NP
		7706 N LAMAR BLVD SB	CS-MU-CO-NP	CS-MU-V-CO-NP
		7720 N LAMAR BLVD SB		
		813 STOBAUGH ST		
		822 TAULBEE LN		
		827 STOBAUGH ST		
13	236442	7620 N LAMAR BLVD SB	CS-MU-CO-NP	CS-MU-V-CO-NP
		7630 N LAMAR BLVD SB		
	236447	7600 N LAMAR BLVD SB		
		7600 N LAMAR BLVD SB	CS-MU-CO-NP	CS-MU-V-CO-NP
		810 MORROW ST	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP
		810 MORROW ST		
100	240125	2155 W ANDERSON LN	CS-CO-NP	CS-V-CO-NP
		2203 W ANDERSON LN		
	241269	2301 W ANDERSON LN	CS-CO-NP	CS-V-CO-NP
	241270	2211 W ANDERSON LN	CS-CO-NP	CS-V-CO-NP

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

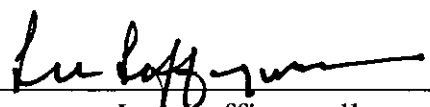
Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.

**PART 4.** The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 2, 4, 8, and 11, 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 Point	Existing Zoning
2	241272	2000 ST JOSEPH BLVD	GR-CO-NP
		2100 1/2 ST JOSEPH BLVD	
		2112 1/2 ST JOSEPH BLVD	
		2114 ST JOSEPH BLVD	
		7601 BURNET RD	
		7701 BURNET RD	
		7711 BURNET RD	
		7715 BURNET RD	
		7717 BURNET RD	
		7719 BURNET RD	
4	239060	7525 BURNET RD	CS-CO-NP
8	237444	7113 1/2 BURNET RD	CS-CO-NP
		7113 1/2 BURNET RD	
		7113 1/2 BURNET RD	
		7113 BURNET RD	
		7113 BURNET RD	
		7113 BURNET RD	
		7115 BURNET RD	
		7115 BURNET RD	
		7115 BURNET RD	
	237448	7211 BURNET RD	
		7301 BURNET RD	
11	237928	7736 1/2 N LAMAR BLVD SB	CS-CO-NP LO-MU-CO-NP
		7736 1/2 N LAMAR BLVD SB	
		7866 N LAMAR BLVD SB	
		7866 N LAMAR BLVD SB	
		911 W ANDERSON LN	
		911 W ANDERSON LN	

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

**PASSED AND APPROVED**

\_\_\_\_\_, September 24, 2009      §  
   §  
   § \_\_\_\_\_   
   Lee Leffingwell  
   Mayor

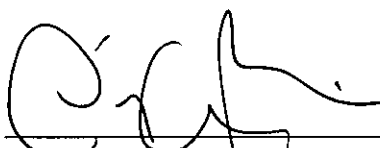
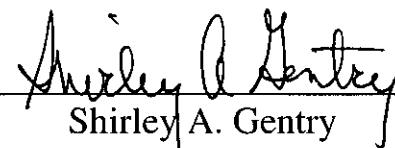
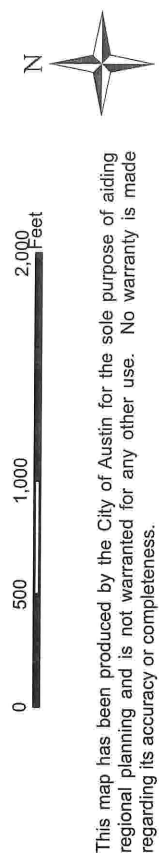
**APPROVED:** \_\_\_\_\_  **ATTEST:** \_\_\_\_\_   
                                 David Allan Smith                                   Shirley A. Gentry  
                                 City Attorney                                   City Clerk



EXHIBIT A

**Crestview Neighborhood Planning Area  
Vertical Mixed Use (VMU) Overlay District  
Opt-In/Opt-Out Process  
C14-2009-0065**


Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
June 11, 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" = 1000'**

 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

**ZONING CASE#: C14-2009-0065**

**ADDRESS: CRESTVIEW PLANNING AREA**

**SUBJECT AREA: 29.7 ACRES**

**GRID: J29-30 & K29**

**MANAGER: G. MONTES**

**OPERATOR: S. MEEKS**

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