

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 AND TO AMEND THE ZONING MAP TO CHANGE THE**  
4 **BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT**  
5 **LOCATED IN THE ROSEWOOD NEIGHBORHOOD PLANNING AREA.**  
6

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 add a vertical mixed use building (V) combining district to certain tracts (the "Property")  
11 described in Zoning Case No. C14-2009-0106 on file at the Planning and Development  
12 Review Department, as follows:  
13

14 Approximately 22.64 acres of land in the City of Austin, Travis County,  
15 Texas, as shown on in the tract map attached as Exhibit "A" (*Rosewood*  
16 *Neighborhood Planning Area*),  
17

18 located in the Rosewood neighborhood planning area, locally known as the area bounded  
19 by Manor Road on the north, Airport Boulevard on the east, Northwestern Avenue and  
20 Webberville Road on the south, and from Northwestern Avenue to Rosewood Avenue to  
21 Chicon Street to East 12<sup>th</sup> Street, then north along Austin & Northwestern Railroad to  
22 Martin Luther King, Jr. Boulevard to Stafford Street to Rogers Avenue to Walnut Avenue  
23 on the west in the City of Austin, Travis County, Texas, and generally identified in the map  
24 attached as Exhibit "B" (*the Zoning Map*).  
25

26 Except as specifically provided in this ordinance, the existing base zoning districts,  
27 combining districts, and other conditions remain in effect.  
28

29 **PART 2.** The zoning districts for the Property are changed from general office-conditional  
30 overlay-neighborhood plan (GO-CO-NP) combining district, general office-mixed use-  
31 conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district,  
32 neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district,  
33 neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-  
34 CO-NP) combining district, community commercial-mixed use-conditional overlay-  
35 neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-  
36 mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial  
37 services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining

district, and, general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district, to general office-vertical mixed use building-conditional overlay-neighborhood plan (GO-V-CO-NP) combining district, general office-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GO-MU-V-CO-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-neighborhood plan (LR-MU-V-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (LR-MU-V-CO-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-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, and general commercial services-mixed use-vertical mixed use building-neighborhood conservation combining district-neighborhood plan (CS-MU-V-NCCD-NP) combining district, as more particularly described and identified in the chart below:

TRACT #	TCAD PROPERTY ID#	CITY OF AUSTIN ADDRESS	FROM	TO
1	204181	2701 MANOR RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	204182	2703 MANOR RD 2705 MANOR RD 2709 MANOR RD	CS-MU-CO-NP	CS-MU-V-CO-NP
2	204042	2600 E MARTIN LUTHER KING JR BLVD	GO-CO-NP	GO-V-CO-NP
3	204311	1812 HARVEY ST 1814 HARVEY ST	LR-MU-NP	LR-MU-V-NP
100	197360	1913 E 12TH ST 1915 E 12TH ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
	197361	1919 E 12TH ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
	197362	S42FT OF LOT 6 BLK 16 OLT 58 DIV B FOSTER SUBD	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
	197370	1905 E 12TH ST	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP
	197359 (Linked with 767148)	1901 E 12TH ST 75% UND INT N 96 FT OF LOT 10 & N96FT OF W6.5FT LOT 9 BLK 16 OLT 58 DIV B FOSTER SUBD	CS-MU-NCCD-NP	CS-MU-V-NCCD-NP

TRACT #	TCAD PROPERTY ID#	CITY OF AUSTIN ADDRESS	FROM	TO
	767148 (Linked with 197359)	1901 E 12TH ST 25% UND INT N 96 FT OF LOT 10 & N96FT OF W6.5FT LOT 9 BLK 16 OLT 58 DIV B FOSTER SUBD	CS-MU-NCCD- NP	CS-MU-V-NCCD-NP
101	197458	1157 CHICON ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	197459	1901 S L DAVIS AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197460	1903 S L DAVIS AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
102	197463	1152 POQUITO ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	197464	1912 ROSEWOOD AVE 1918 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197466	1906 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197467	LOT 3 BLK 1 OLT 58 DIV B FOSTER SUBD	CS-MU-CO-NP	CS-MU-V-CO-NP
	197468	1902 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197469	1900 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197470	N85FT OF LOT 1 BLK 1 OLT 58 DIV B FOSTER SUBD	CS-MU-CO-NP	CS-MU-V-CO-NP
103	197657	1150 COLETO ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	197658	2108 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197659	2106 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197660	2104 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197661	2102 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197662	2100 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
104	197666	2202 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197667	2200 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	197670	2222 ROSEWOOD AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
105	731772; 731773; 731774 (Condominiums)	2209 S L DAVIS AVE	GR-MU-CO-NP	GR-MU-V-CO-NP
	197669	1156 CHESTNUT AVE	GR-MU-CO-NP	GR-MU-V-CO-NP
106	198866	2718 OAK SPRINGS DR	CS-MU-NP	CS-MU-V-NP
107	198860	2806 OAK SPRINGS DR	CS-MU-NP	CS-MU-V-NP
	198861	2804 OAK SPRINGS DR	CS-MU-NP	CS-MU-V-NP
	198862	2802 OAK SPRINGS DR	CS-MU-NP	CS-MU-V-NP
	198863	2800 OAK SPRINGS DR	CS-MU-NP	CS-MU-V-NP
	198864	2722 OAK SPRINGS DR	CS-MU-NP	CS-MU-V-NP



TRACT #	TCAD PROPERTY ID#	CITY OF AUSTIN ADDRESS	FROM	TO
108	198913	2900 OAK SPRINGS DR	CS-MU-NP	CS-MU-V-NP
	198915	3000 1/2 OAK SPRINGS DR 3000 OAK SPRINGS DR	CS-MU-NP	CS-MU-V-NP
109	198771	3007 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198772	3009 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198773	3019 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		3021 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198901	3101 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198902	3107 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198903	3111 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198911	S 103' OF LOT 10 OLT 15 DIV B HUSTON SAM HEIGHTS ANNEX	CS-MU-CO-NP	CS-MU-V-CO-NP
	198912	3117 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
110	77512-77539 (Condominiums)	2931 E 12TH ST 2933 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198739	2923 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198740	2925 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198741	2927 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198743	1105 SUMMERS 2943 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198760	2706 SOL WILSON AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	198764	2929 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198766	1110 SUMMERS	CS-MU-CO-NP	CS-MU-V-CO-NP
	198767	2949 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198768	2935 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198769	2612 SOL WILSON AVE 2614 SOL WILSON AVE 2616 SOL WILSON AVE	LR-MU-NP	LR-MU-V-NP
	198742 (Linked with 359137)	2939 E 12TH ST 2941 1/2 E 12TH ST 2941 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	359137 (Improvements Only)	2939 E 12TH ST 2941 1/2 E 12TH ST 2941 E 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
111	197693	1191 HARGRAVE ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198731	1197 HARGRAVE ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	198732	2903 E 12TH ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	198733	2905 E 12TH ST	GR-MU-CO-NP	GR-MU-V-CO-NP

TRACT #	TCAD PROPERTY ID#	CITY OF AUSTIN ADDRESS	FROM	TO
		2907 E 12TH ST		
	198734	2909 E 12TH ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	198756	.9500 AC OF OLT 14 DIVISION B	CS-MU-CO-NP	CS-MU-V-CO-NP
			GR-MU-CO-NP	GR-MU-V-CO-NP
	198757	1195 HARGRAVE ST	CS-MU-CO-NP	CS-MU-V-CO-NP
112	200670	2934 E 12TH ST	LR-MU-CO-NP	LR-MU-V-CO-NP
	200671	2932 E 12TH ST	LR-MU-NP	LR-MU-V-NP
	200672	2930 E 12TH ST	LR-MU-NP	LR-MU-V-NP

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

The following applies to Tracts 1 - 3, and 100 - 112:

- A. Ten percent of residential units available for rental in a vertical mixed use building which has 50 or more units shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.
- B. Ten percent of residential units available for rental in a vertical mixed use building which has less than 50 units shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.
- C. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- D. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- E. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

1 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2010.  
2  
3

4  
5 **PASSED AND APPROVED**  
6

7  
8  
9 \_\_\_\_\_, 2010

§  
§  
§

10 \_\_\_\_\_  
11 Lee Leffingwell  
12 Mayor  
13

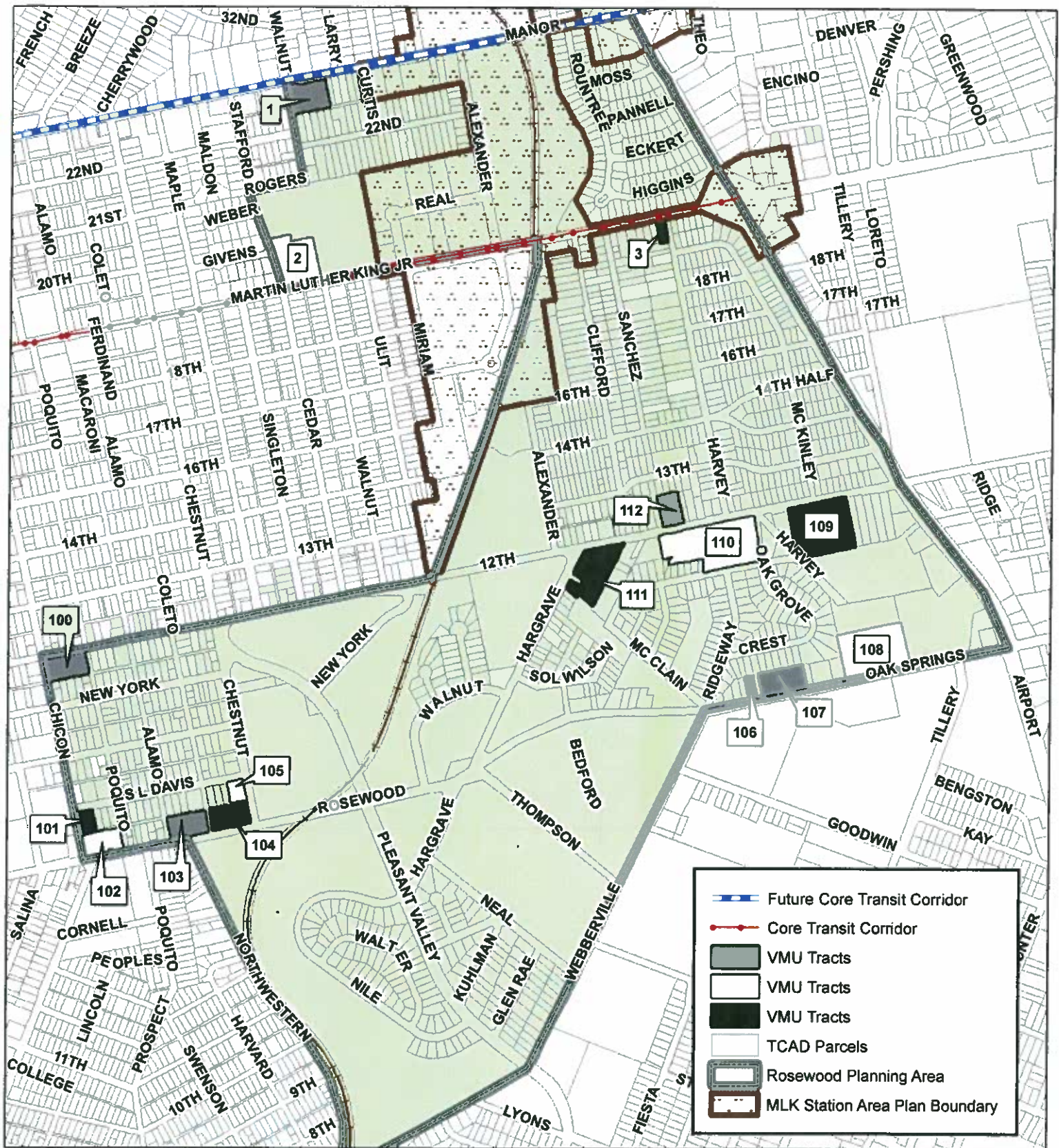
14 **APPROVED:** \_\_\_\_\_

15 David Allan Smith  
16 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk





# Rosewood Neighborhood Planning Area VMU Opt-In/Opt-Out Process Tract Map C14-2009-0106

EXHIBIT A

0 500 1,000 2,000 Feet

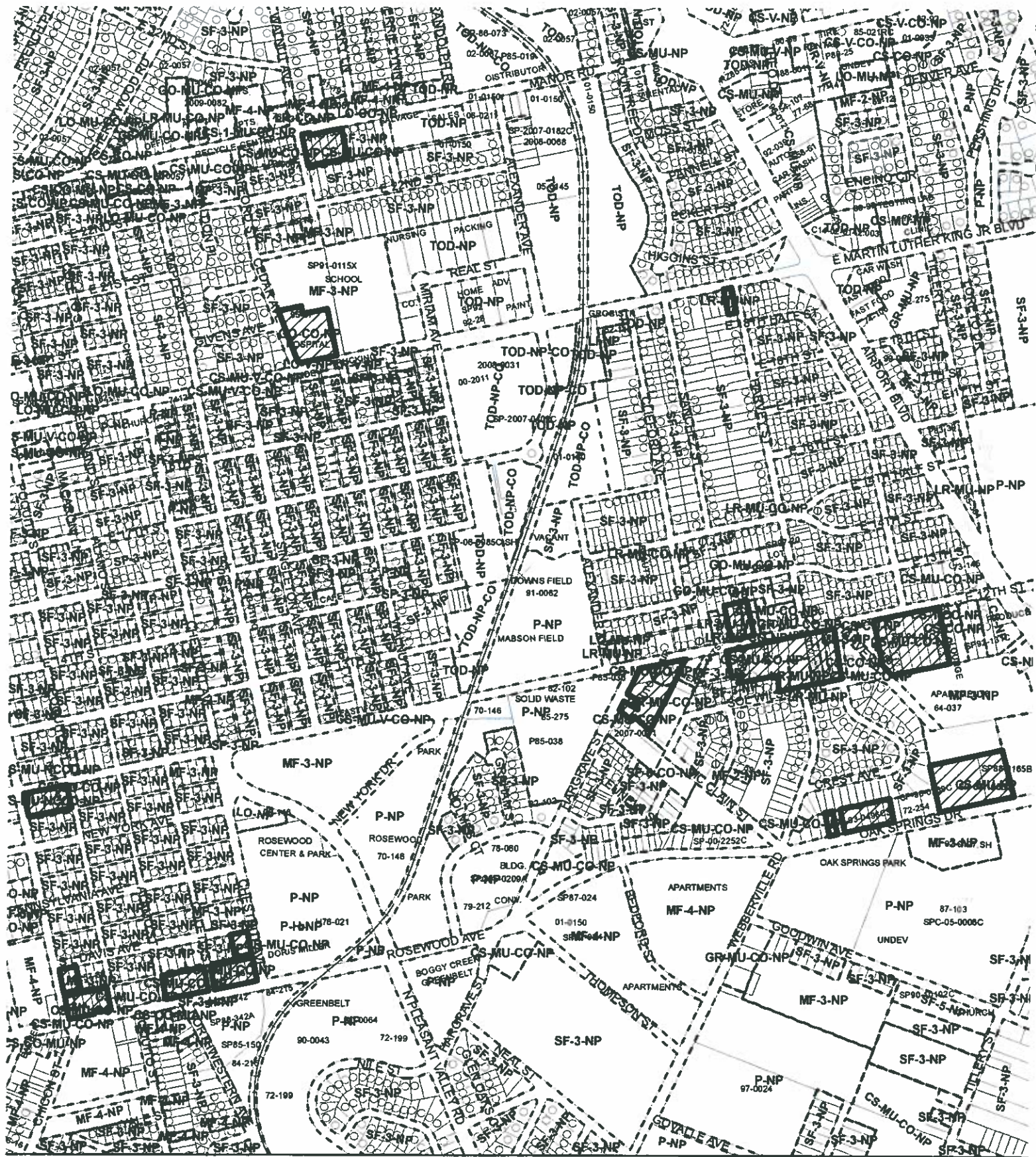


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Produced by City of Austin  
Planning and Development Review Dept.  
December 23, 2009





SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0106  
 ADDRESS: ROSEWOOD PLANNING AREA  
 SUBJECT AREA: 22.64 ACRES  
 GRID: K22-23 & L22-23  
 MANAGER: M. LAURSEN

EXHIBIT B



1" = 600'

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.