

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN PROPERTY LOCATED ALONG ROSEWOOD AVENUE (TRACT 114) IN THE ROSEWOOD 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 Tract 114 (the "Property") described in Zoning Case No. C14-2009-0106.001, on file at the Planning and Development Review Department, as follows:

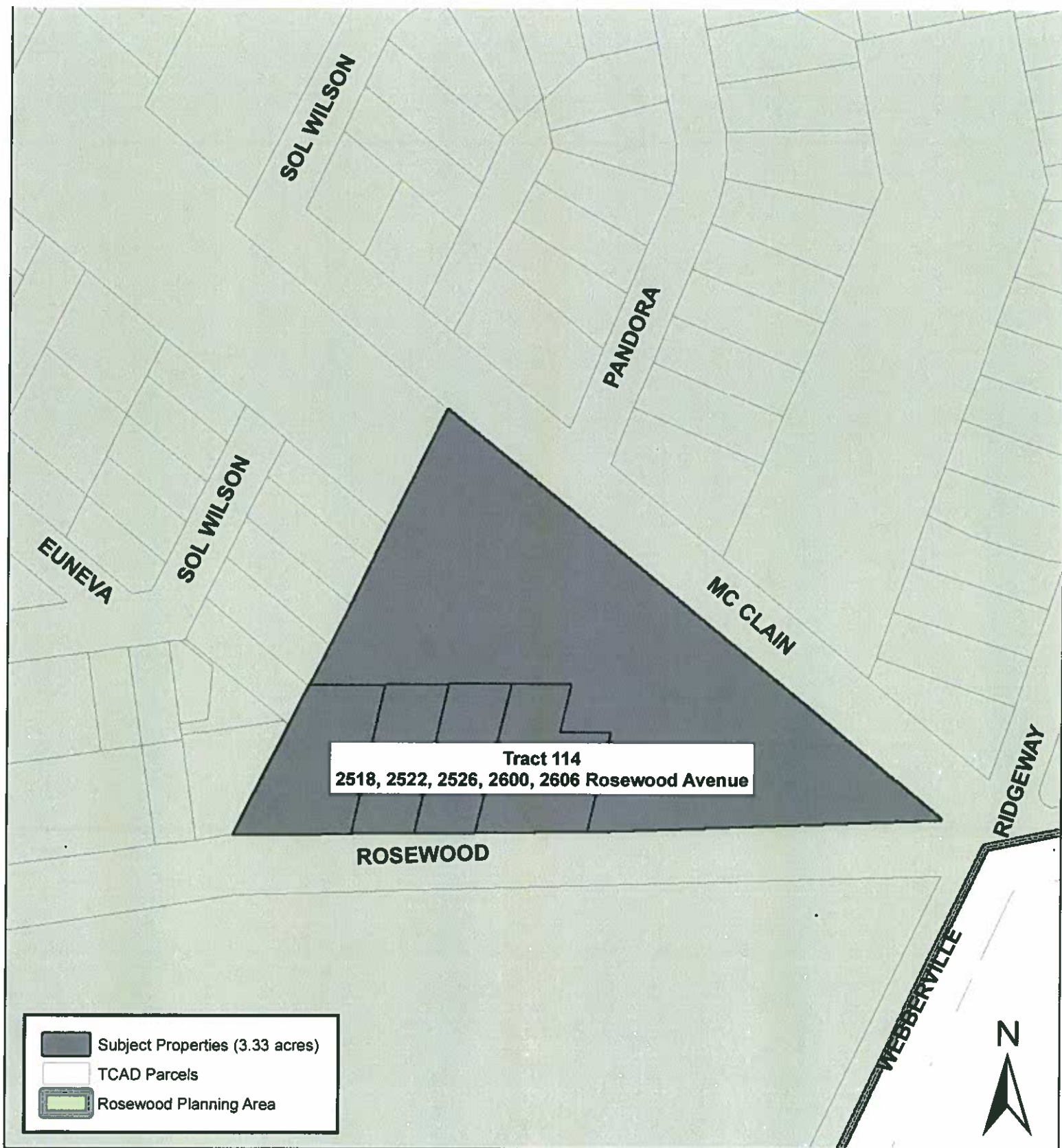
Approximately 3.33 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the tract map attached as Exhibit "A" (*Rosewood Neighborhood Planning Area*),

located in the Rosewood neighborhood planning area, locally known as the area bounded by Manor Road on the north, Airport Boulevard on the east, Northwestern Avenue and Webberville Road on the south, and from Northwestern Avenue to Rosewood Avenue to Chicon Street to East 12<sup>th</sup> Street, then north along Austin & Northwestern Railroad to Martin Luther King, Jr. Boulevard to Stafford Street to Rogers Avenue to Walnut Avenue 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 commercial services-mixed use-conditional overlay-neighborhood plan (CS-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, as more particularly described and identified in the chart below:





**Rosewood Neighborhood Planning Area EXHIBIT A**  
**VMU Opt-In/Opt-Out Process-Additional Properties**  
**Tract Map (Tract 114)**  
**C14-2009-0106.001**

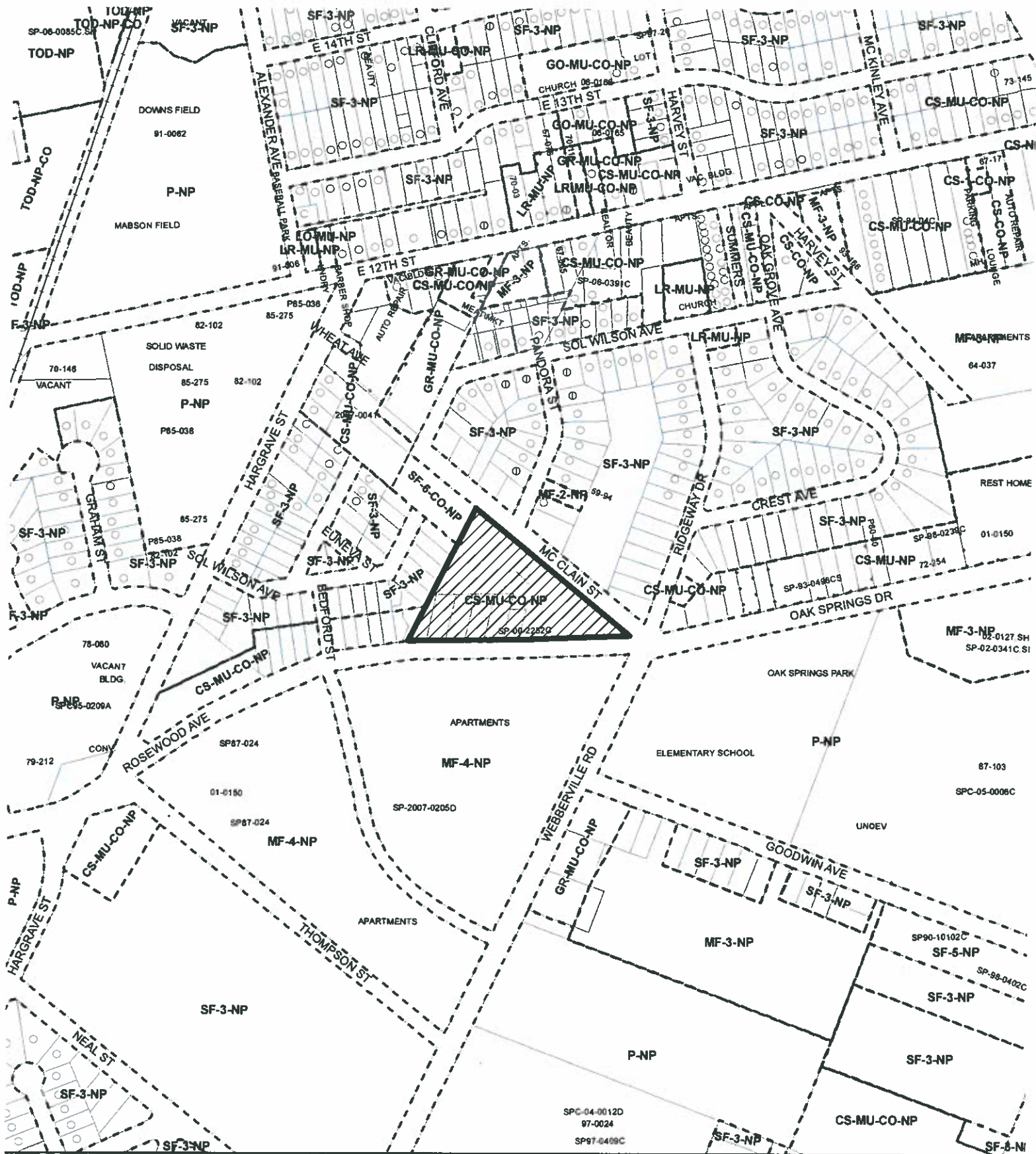
100 50 0 100 Feet



Produced by City of Austin  
 Planning & Development Review Dept.  
 January 27, 2010

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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

## ZONING

ZONING CASE#: C14-2009-0106.001  
 ADDRESS: 2518 ROSEWOOD AVE  
 SUBJECT AREA: 3.33 ACRES  
 GRID: L22  
 MANAGER: M. LAURSEN

## EXHIBIT B



1" = 400'

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