

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE PROPERTY LOCATED AT 4020 AIRPORT BOULEVARD IN THE UPPER BOGGY CREEK 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 change the boundaries of the vertical mixed use (VMU) overlay district to exclude tract located at 4020 Airport Boulevard ("Tract 3") described in Zoning Case No. C14-2009-0102 (Part), as follows:

Tract #	TCAD Property ID	City of Austin Address
3	209485	4020 AIRPORT BLVD
	209501	ABS 346 SUR 9 HAWKINS T ACR .05

located in the area locally known as Upper Boggy Creek neighborhood planning area, bounded by IH-35, 26<sup>th</sup> Street and Comal Street on the west, Airport Boulevard on the north and east, and Martin Luther King, Jr. Boulevard, Cedar Boulevard, Rogers Boulevard, Walnut Boulevard and Manor Road on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A" (*the Tract Map*).

**PART 2.** Tract 3 is not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

**PART 3.** Except as otherwise specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

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

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2010 §  
9

10 Lee Leffingwell  
11 Mayor  
12

13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 Karen M. Kennard Shirley A. Gentry  
15 Acting City Attorney City Clerk

## Legend

### Core Transit Corridors

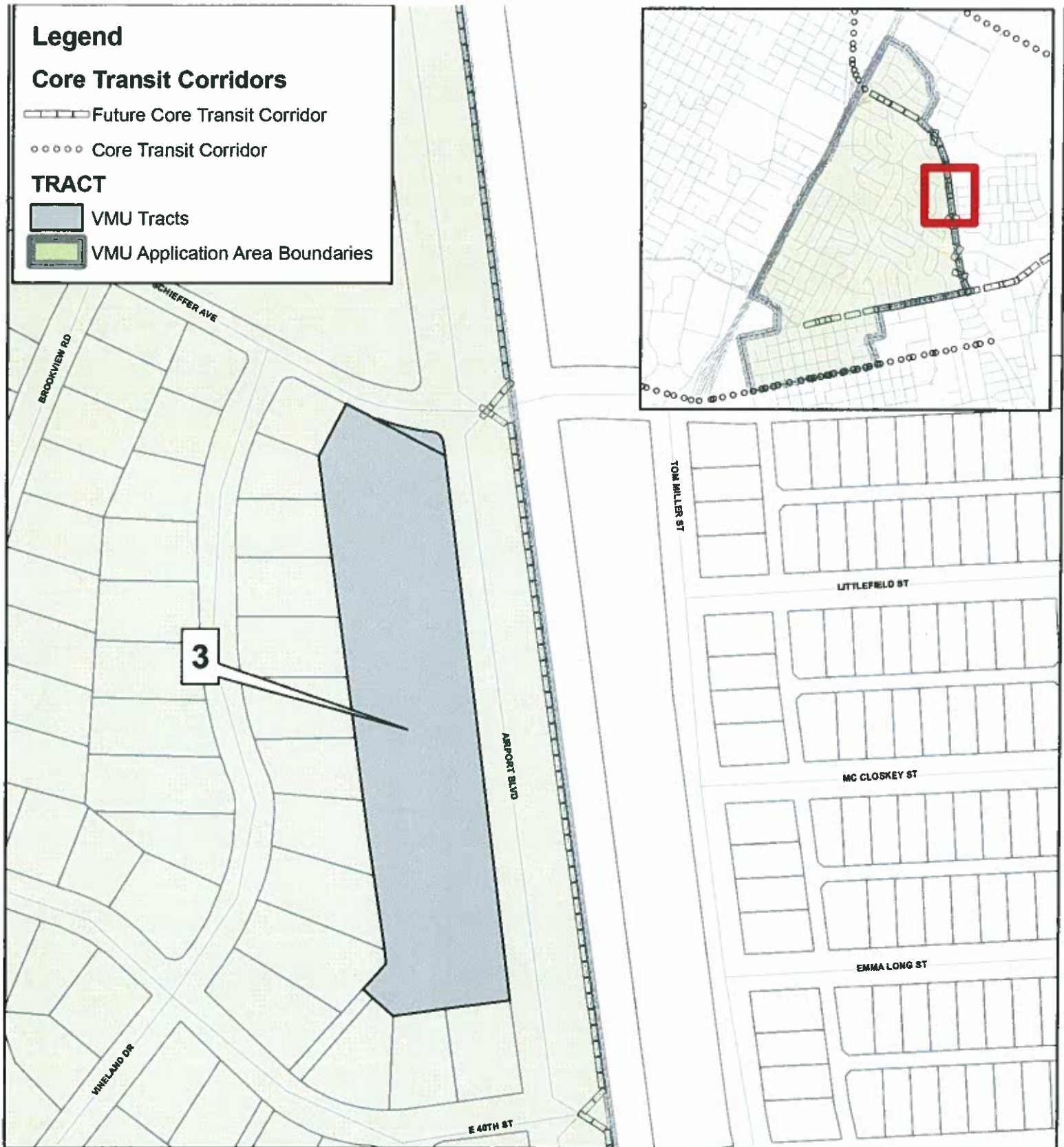
Future Core Transit Corridor

Core Transit Corridor

### TRACT

VMU Tracts

VMU Application Area Boundaries



## Upper Boggy Creek Neighborhood Planning Area Vertical Mixed Use (VMU) Opt-In/Opt-Out Process Tract Map, C14-2009-0102(PART)



Produced by City of Austin  
Planning & Development Review Dept.  
May 17, 2010

0 75 150 300 Feet



EXHIBIT A

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.