

ORDINANCE NO. 20080320-073

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 ONE THROUGH FOUR LOCATED IN THE NORTHWEST HILLS 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. C14-2008-0033, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 36.1 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Northwest Hills Planning Area*),

located in the Northwest Hills neighborhood planning area, locally known as the area bounded by Spicewood Springs Road on the north, North Mo-Pac Expressway on the east, Mesa Drive on the west and Northland Drive and FM 2222 on the south, 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 district is changed from limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, and commercial-liquor sales-conditional overlay (CS-1-CO) combining district, to limited office-vertical mixed use building (LO-V) combining district, neighborhood commercial-vertical mixed use building (LR-V) combining district, community commercial-vertical mixed use building (GR-V) combining district, community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district, general commercial services-vertical mixed use building (CS-V) combining district, commercial-liquor sales-vertical mixed use building (CS-1-V)

combining district, and commercial-liquor sales-vertical mixed use building-conditional overlay (CS-1-V-CO) combining district as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
5	136151	3616 1/2 FAR WEST BLVD	GR; CS-1	GR-V; CS-1-V
		3616 FAR WEST BLVD		
6	136155	3550 FAR WEST BLVD	GR	GR-V
	136156	3564 FAR WEST BLVD	GR	GR-V
	136157	3596 FAR WEST BLVD	GR	GR-V
7	135730	3410 FAR WEST BLVD	GR; LO	GR-V; LO-V
	135731	3508 FAR WEST BLVD	GR	GR-V
8	133238	6811 AUSTIN CENTER BLVD	GR-CO	GR-V-CO
		6835 AUSTIN CENTER BLVD		
		6843 AUSTIN CENTER BLVD		
9	133194	3515 1/2 FAR WEST BLVD	LR; LO	LR-V; LO-V
		3525 FAR WEST BLVD		
	133196	6836 AUSTIN CENTER BLVD	LR; LO	LR-V; LO-V
		6850 AUSTIN CENTER BLVD		
10	136160	3571 FAR WEST BLVD	GR	GR-V
		3573 FAR WEST BLVD		
		3575 FAR WEST BLVD		
	136161	3563 FAR WEST BLVD	GR; CS-1-CO	GR-V; CS-1-V-CO
		3569 FAR WEST BLVD		
		7022 1/2 WOOD HOLLOW DR		
11	136158	3637 FAR WEST BLVD	GR	GR-V
	136159	3601 FAR WEST BLVD	GR	GR-V

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 80 percent of the Annual Median Family Income.
- B. The following applies to Tracts 6-10:
 - 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 through 4 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*).

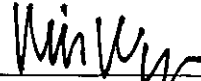
Tract #	TCAD Property ID	COA Address
1	144829	4213 SPICEWOOD SPRINGS RD
	144830	8033 MESA DR
	144831	8017 MESA DR
	144832	8023 MESA DR
2	138483	3900 FAR WEST BLVD
		3904 FAR WEST BLVD
		3908 FAR WEST BLVD
		3910 FAR WEST BLVD
		3912 FAR WEST BLVD
		3914 FAR WEST BLVD
		3916 FAR WEST BLVD
		3918 FAR WEST BLVD
		3920 FAR WEST BLVD
		7116 1/2 CHIMNEY CORNERS
7120 1/2 CHIMNEY CORNERS		
3	138470	7111 CHIMNEY CORNERS
4	136163	3720 FAR WEST BLVD
	136164	3730 FAR WEST BLVD
		3742 FAR WEST BLVD
	138418	3818 FAR WEST BLVD

PART 5. This ordinance takes effect on March 31, 2008.

PASSED AND APPROVED

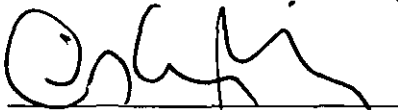
March 20, 2008

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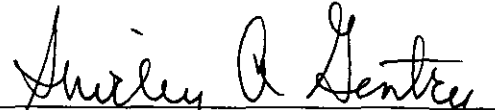
Will Wynn
Mayor

APPROVED:

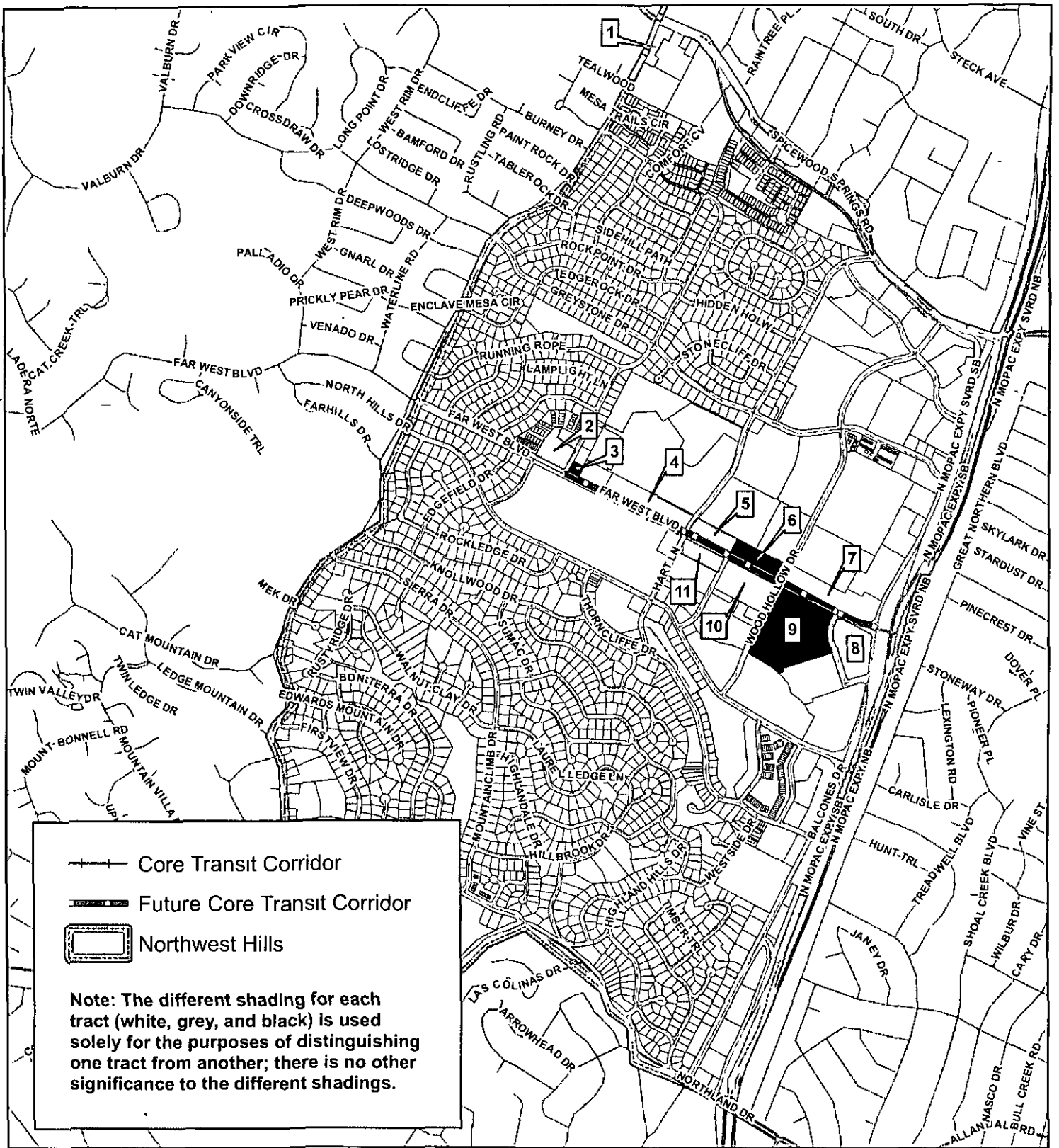


David Allan Smith
City Attorney

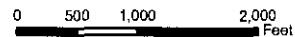
ATTEST:



Shirley A. Gentry
City Clerk

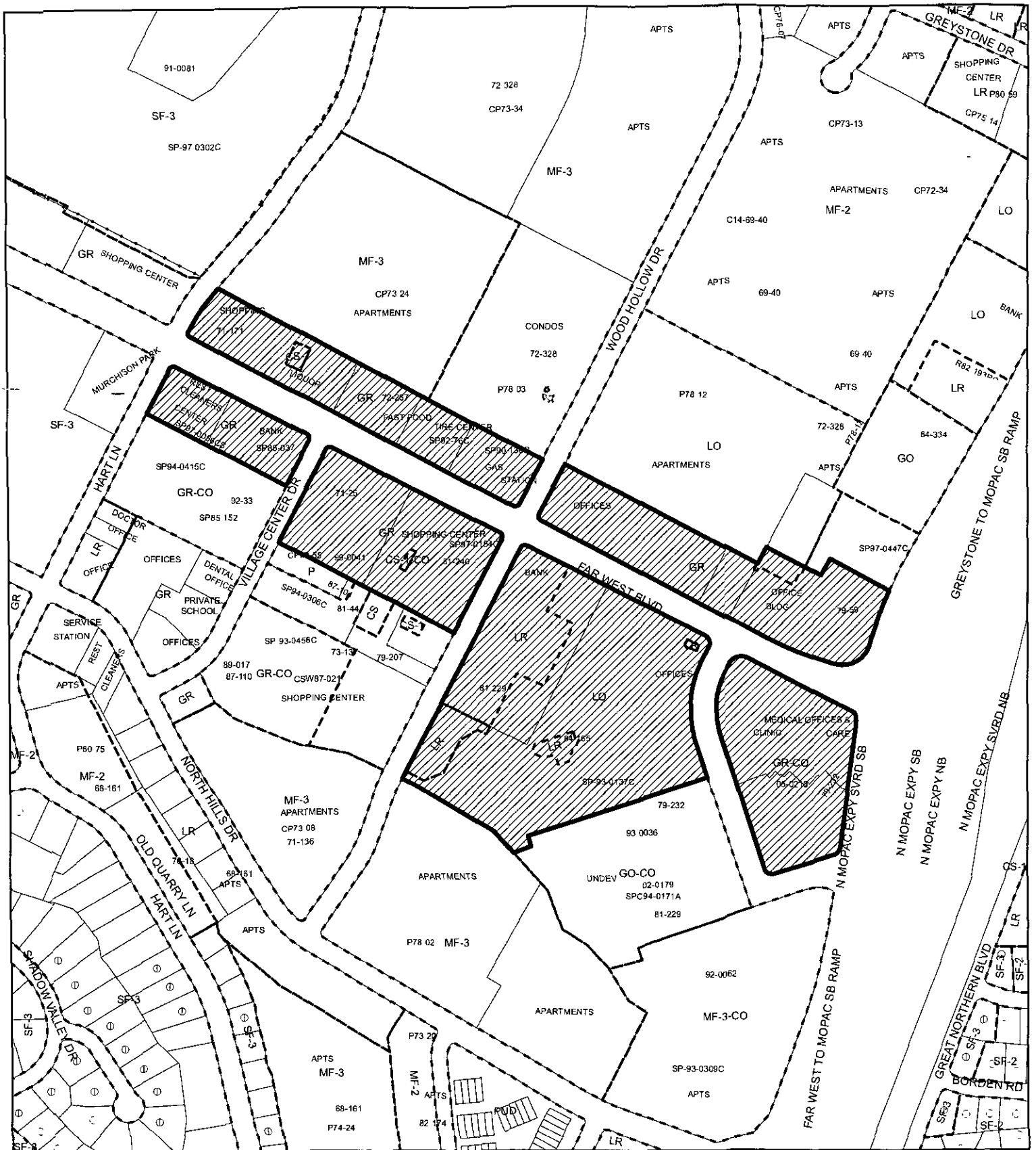


Northwest Hills VMU Application Area EXHIBIT A
Vertical Mixed Use (VMU) Overlay District
Tract Map
C14-2008-0033






Produced by City of Austin
 Neighborhood Planning and Zoning Dept
 February 8, 2008

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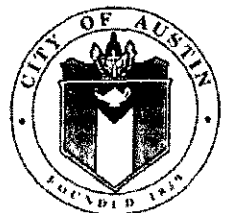


ZONING EXHIBIT B



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING CASE# C14-2008-0033
ADDRESS NORTHWEST HILLS PLANNING AREA
SUBJECT AREA 36.1 ACRES
GRID H29-31 & J29
MANAGER A. HOLUBECK



OPERATOR S MEEKS

1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.