ORDINANCE NO.	
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AN ORDINANCE AMENDING ORDINANCE NO. 20080228-087, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1425 EAST 12TH STREET IN SUBDISTRICT TWO OF THE EAST 12TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT AND THE AUSTIN NEIGHBORHOOD PLAN EAST AREA FROM CENTRAL **COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD** CONSERVATION-NEIGHBORHOOD PLAN (GR-MU-NCCD-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (GR-MU-NCCD-NP) COMBINING DISTRICT.

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 base district from community commercial-mixed use-neighborhood conservation-neighborhood plan (GR-MU-NCCD-NP) combining district to community commercial-mixed use-neighborhood conservation-neighborhood plan (GR-MU-NCCD-NP) combining district on the property described in Zoning Case No. C14-2008-0163, on file at the Neighborhood Planning and Zoning Department, locally known as 1425 East 12th Street (the "Property"), in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Ordinance No. 20080228-087 is amended to allow service station use as a permitted use for 1425 East 12th Street as shown in this Part.

Part IV (Land Use Regulations) of Exhibit "C" (East 12th Street NCCD Plan) of Ordinance No. 20080228-087 is modified as follows:

B. Prohibited Uses

The following uses are prohibited in the East 12th Street NCCD. Those uses currently existing are allowed to continue as a legal non-conforming use as per the Land Development Code, Section 25-2-941:

- 1. Adult-oriented businesses
- 2. Automotive rentals
- 3. Automotive repair services
- 4. Automotive sales

- 14. Drive-through services as an accessory use to a restaurant
- 15. Equipment repair services
- 16. Equipment sales

Draft 11/14/2008

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COA Law Department

5. Automotive washing	17. Exterminating services
6. Bail bond services	18. Kennels
7. Campground	19. Liquo r sal es
8. Carriage stable	20. Pawn shop services
9. Cocktail lounge*	21. Outdoor entertainment
10. Laundry service	22. Outdoor sports & recreation
11. Commercial blood plasma	center 23. Service station*
12. Convenience storage	24. Telecommunication tower (if
13. Drop-off recycling collecti	on sited on the ground)
facility	25. Vehicle storage
·	26. Veterinary services
* Cocktail lounge is a conditio	nal use for 1808-1812 E. 12 th Street.
* Service station use is a perm	itted use for 1425 E. 12th Street.
	ovided in this ordinance, the terms and provisions set forth
in Ordinance No. 20080228-087 r	remain in effect.
PART 4. This ordinance takes ef	fect on, 2008.
PASSED AND APPROVED	§
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	008 §Will Wynn Mayor
	008 §
APPROVED:	Will Wynn Mayor ATTEST: Smith Shirley A. Gentry
	Will Wynn Mayor ATTEST: Smith Shirley A. Gentry
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APPROVED: David Allan S	Will Wynn Mayor ATTEST: Smith Shirley A. Gentry
APPROVED: David Allan S	Will Wynn Mayor ATTEST: Smith Shirley A. Gentry

Rec'd From M. Rigs





SUBJECT TRACT ZONING BOUNDARY

PENDING CASE

ZONING ALHIBIT A

ZONING CASE#: C14-2008-0163 ADDRESS: 1425 E 12TH ST SUBJECTAREA: 0.2993 ACRES

GRID: K22 MANAGER: J. HARDEN

