

ORDINANCE NO. _____

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 CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA 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.

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.

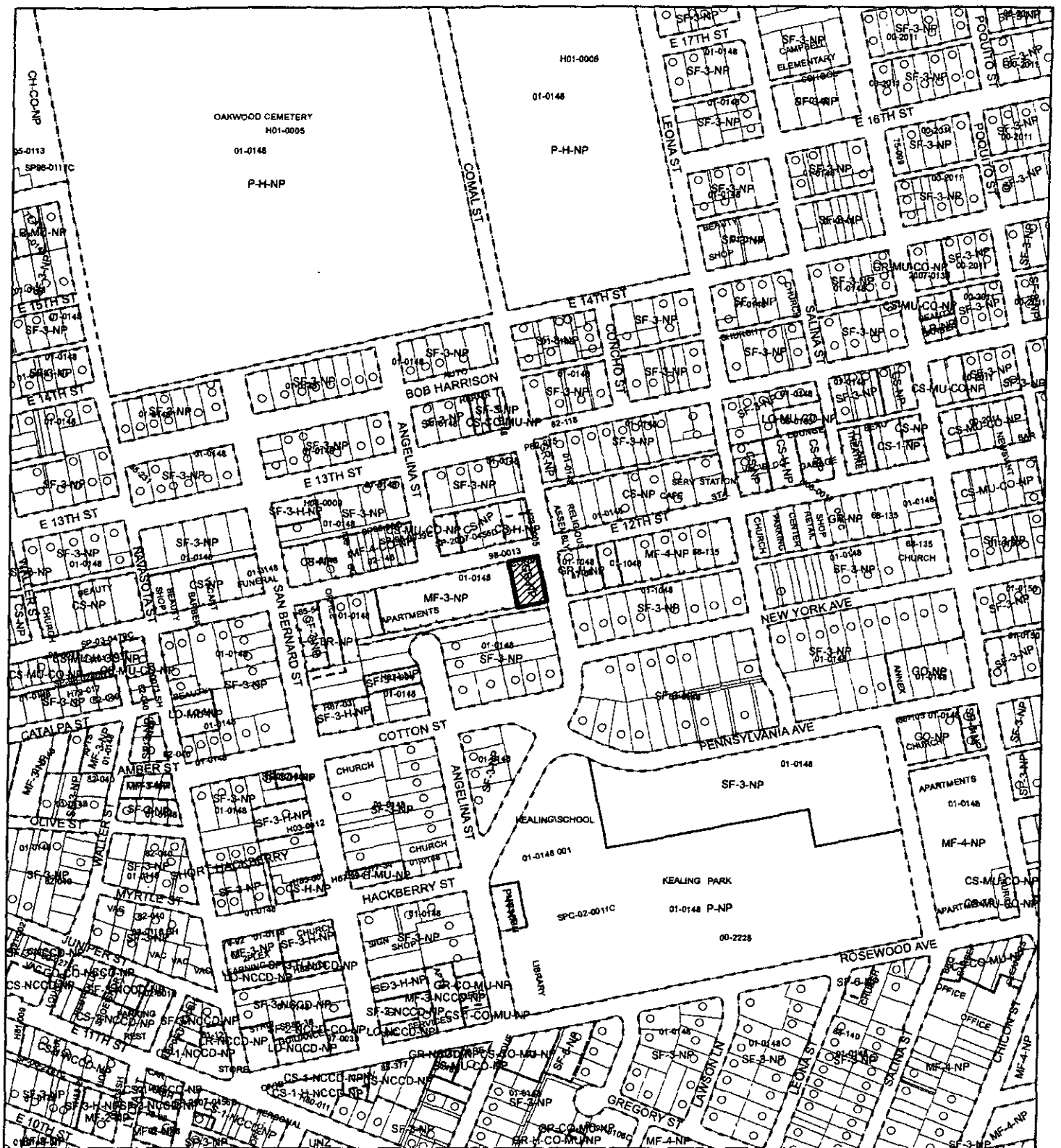
Part IV (*Land Use Regulations*) of Exhibit "C" (*East 12th Street NCCD Plan*) of Ordinance No. 20080228-087 is modified as follows:

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 | 14. Drive-through services as an |
| 2. Automotive rentals | accessory use to a restaurant |
| 3. Automotive repair services | 15. Equipment repair services |
| 4. Automotive sales | 16. Equipment sales |

Rec'd From M.R. 95



ZONING EXHIBIT A

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0163
 ADDRESS: 1425 E 12TH ST
 SUBJECT AREA: 0.2993 ACRES
 GRID: K22
 MANAGER: J. HARDEN

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.