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ORDINANCE NO. _____

AN ORDINANCE AMENDING THE EAST 12TH STREET NEIGHBORHOOD CONSERVATION (NCCD) COMBINING DISTRICT FOR THE PROPERTY LOCATED GENERALLY ALONG EAST 12TH STREET FROM IH-35 AND BRANCH STREET TO POQUITO STREET IN THE CENTRAL EAST AUSTIN, ROSEWOOD, AND CHESTNUT NEIGHBORHOOD PLAN AREAS; AND TO MODIFY CERTAIN BASE DISTRICTS IN THE NCCD.

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 establish the East 12th Street neighborhood conservation (NCCD) combining district and to add a NCCD to each base zoning district within the property and to change the base zoning districts on 18 tracts of land on the property described in Zoning Case No. C14-XX-XXXX, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 23 acres of land, more or less, consisting of four subdistricts, lying within the Central East Austin, Rosewood, and Chestnut neighborhood plan areas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, and as follows, (the "Property"),

- a. Subdistrict 1, also known as Tract One, being the area on the northside of East 12th Street from IH-35 to Olander Street.
- b. Subdistrict 2, also known as Tracts 2-10, the east portion of Tract 15, and Tract 18, being the areas along the northside of East 12th Street from Olander Street to Poquito Street, 1425 East 12th Street, the southside of East 12th Street between Chicon Street and Poquito Street
- c. Subdistrict 2a, also known as Tracts 16-17, being the area on the southside of East 12th Street from Leona Street to Chicon Street.
- d. Subdistrict 3, also known as Tracts 11-14 and Tract 15 excluding 1425 East 12th Street, being the areas along the southside of East 12th Street between Branch Street and Comal Street, not including 1425 East 12th Street;

generally known as the East 12th Street neighborhood conservation-neighborhood plan combining district, locally known as the area bounded by East 12th street from IH-35 and Branch Street to Poquito Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

PART 2. The base zoning of the 18 tracts shown in the chart below are changed from family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district, multifamily residence medium density-neighborhood conservation combining district neighborhood plan (MF-3-NCCD-NP) combining district, multifamily residence moderate high density-neighborhood conservation combining district-neighborhood plan (MF-4-NCCD-NP) combining district, neighborhood commercial-neighborhood conservation combining district-neighborhood plan (LR-NCCD-NP) combining district, community commercial-neighborhood conservation combining district-neighborhood plan (GR-NCCD-NP) combining district, community commercial-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district, community commercial-mixed use-

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historic-neighborhood conservation combining district-neighborhood plan (GR-MU-H-NCCD-NP) combining district, general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district, general commercial services-historic-neighborhood conservation combining district-neighborhood plan (CS-H-NCCD-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood conservation combining district-neighborhood plan (CS-MU-CO-NCCD-NP) combining district, general commercial services-mixed use-historic-neighborhood conservation combining district-neighborhood plan (CS-MU-H-NCCD-NP) combining district, and commercial liquor sales-mixed use-neighborhood conservation combining district-neighborhood plan (CS-1-MU-NCCD-NP) combining district, **TO** family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district, multifamily residence medium density-neighborhood conservation combining district neighborhood plan (MF-3-NCCD-NP) combining district, multifamily residence moderate high density-neighborhood conservation combining district-neighborhood plan (MF-4-NCCD-NP) combining district, neighborhood commercial-neighborhood conservation combining district-neighborhood plan (LR-NCCD-NP) combining district, community commercial-neighborhood conservation combining district-neighborhood plan (GR-NCCD-NP) combining district, community commercial-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district, community commercial-mixed use-historic-neighborhood conservation combining district-neighborhood plan (GR-MU-H-NCCD-NP) combining district, general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district, general commercial services-historic-neighborhood conservation combining district-neighborhood plan (CS-H-NCCD-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood conservation combining district-neighborhood plan (CS-MU-CO-NCCD-NP) combining district, general commercial services-mixed use-historic-neighborhood conservation combining district-neighborhood plan (CS-MU-H-NCCD-NP) combining district, and commercial liquor sales-mixed use-neighborhood conservation combining district-neighborhood plan (CS-1-MU-NCCD-NP) combining district, as more particularly described and identified in the chart below.

NOTE TO READER: There are not any base zoning changes being proposed as part of this NCCD update. The Tract Map (Exhibit B) will probably need to be updated to reflect the subsets of tracts (5a, 6a, 8a, etc. instead of 5, 6, 8, etc.). This chart reflects Ord. # 20080228-087 (adopting the East 12th Street NNCD), Ord. # 20171109-094 (amending the NCCD in 2017), Ord. # 20100325-062 (adding the "V" to Tract 18) and Ord. # 20090723-124 (adding the "V" to Tract 10).

Tract	Address	Zoning From	Zoning To	Subdistrict
1	800-950 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	1
2	1000-1028 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
3	1100-1150 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
4	1200-1250 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
5a	1300-1310 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2

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5b	1320-1350 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
6a	1400 E 12th Street	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
6b	1406-1410 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
6c	1416 E 12th Street	CS-H-MU-NCCD-NP	CS-H-MU-NCCD-NP	2
6d	1204 & 1206 Comal Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
7	1500-1625 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
8a	1700-1702 & 1720 E 12th St	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
8b	1704-1706 E 12th Street (even numbers)	CS-H-NCCD-NP	CS-H-NCCD-NP	2
9a	1800-1806 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
9b	1808-1812 E 12th Street (even numbers)	CS-1-MU-NCCD-NP	CS-1-MU-NCCD-NP	2
9c	1208 Chicon Street	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
10	1900-1950 E 12th Street (even numbers)	CS-MU-V-NCCD-NP	CS-MU-V-NCCD-NP	2
11a	901 E 12th Street	GR-MU-H-NCCD-NP	GR-MU-H-NCCD-NP	3
11b	903-905 E 12th Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
11c	909 E 12th Street	CS-MU-NCCD-NP	CS-MU-NCCD-NP	3
11d	913 E 12th Street	GR-MU-NCCD-NP	GR-MU-NCCD-NP	3
12	1001-1105 E 12th Street (odd numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	3
12	1107-1115 E 12th Street (odd numbers)	CS-MU-H-NCCD-NP	CS-MU-H-NCCD-NP	3
13	1121 E 12th Street	CS-MU-CO-NCCD-NP	CS-MU-CO-NCCD-NP	3
14a	1201-1251 E 12th Street (odd numbers)	SF-3-NCCD-NP	SF-3-NCCD-NP	3
14b	1197 Navasota Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
14c	1196-1198 San Bernard Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
15	1301 E 12th Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
15b	1197-1199 San Bernard	SF-3-NCCD-NP	SF-3-NCCD-NP	3
15c	1309 E 12th Street	LR-MU-NCCD-NP	LR-MU-NCCD-NP	3
15d	1315 E 12th Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
15e	1319 E 12th Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
15f	1401-1423 E 12th Street (odd numbers)	MF-3-NCCD-NP	MF-3-NCCD-NP	3
15g	1425 E 12th Street	GR-MU-NCCD-NP	GR-MU-NCCD-NP	2

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16a	1195 Comal Street & 1501 E 12 th St	GR-MU-H-NCCD-NP	GR-MU-H-NCCD-NP	2a
16b	1511 E 12 th Street	MF-4-NCCD-NP	MF-4-NCCD-NP	2a
16c	1517 E 12 th Street	MF-4-NCCD-NP	MF-4-NCCD-NP	2a
16d	1521-1651 E 12 th St	MF-4-NCCD-NP	MF-4-NCCD-NP	2a
17	1701-1851 E 12th Street (odd numbers)	GR-MU-NCCD-NP	GR-MU-NCCD-NP	2a
18	1901-1951 E. 12 th Street (odd numbers)	CS-MU-V-NCCD-NP	CS-MU-V-NCCD-NP	2

PART 3. Except as specifically provided in Parts 4 and 5 of this ordinance, the Property may be developed and used in accordance with the regulations established for the applicable base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 4. The applicable provisions of the City Code are modified in the East 12th Street NCCD as shown in the East 12th Street NCCD Plan (the "NCCD Plan") attached as Exhibit "D" and incorporated into this ordinance. In the event of conflict with the base zoning district regulations, the NCCD Plan modifications control.

PART 5. Tracts 1-9, and Tracts 11-17 lie within the Central East Austin neighborhood plan combining district, Tract 10 lies within the Chestnut neighborhood plan combining district, and Tract 18 lies within the Rosewood neighborhood plan combining district. If the text of this ordinance and the exhibits conflict with Ordinances No. 001207-47, Ordinance No. 011213-42, or Ordinance No. 020110-17, the more restrictive provision shall control.

Commented [WM1]: Need Law Department review as to how to write this section in light of the changes to the URP.

PART 6. This ordinance takes effect on XXXX XX, 20XX.

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Neighborhood Conservation Combining District (NCCD) Subdistricts for East 12th Street

Exhibit A

- Legend
- Subdistricts
 - 1 Subdistrict Number

Current Time: 9/30/2020 5:40 PM

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Exhibit B

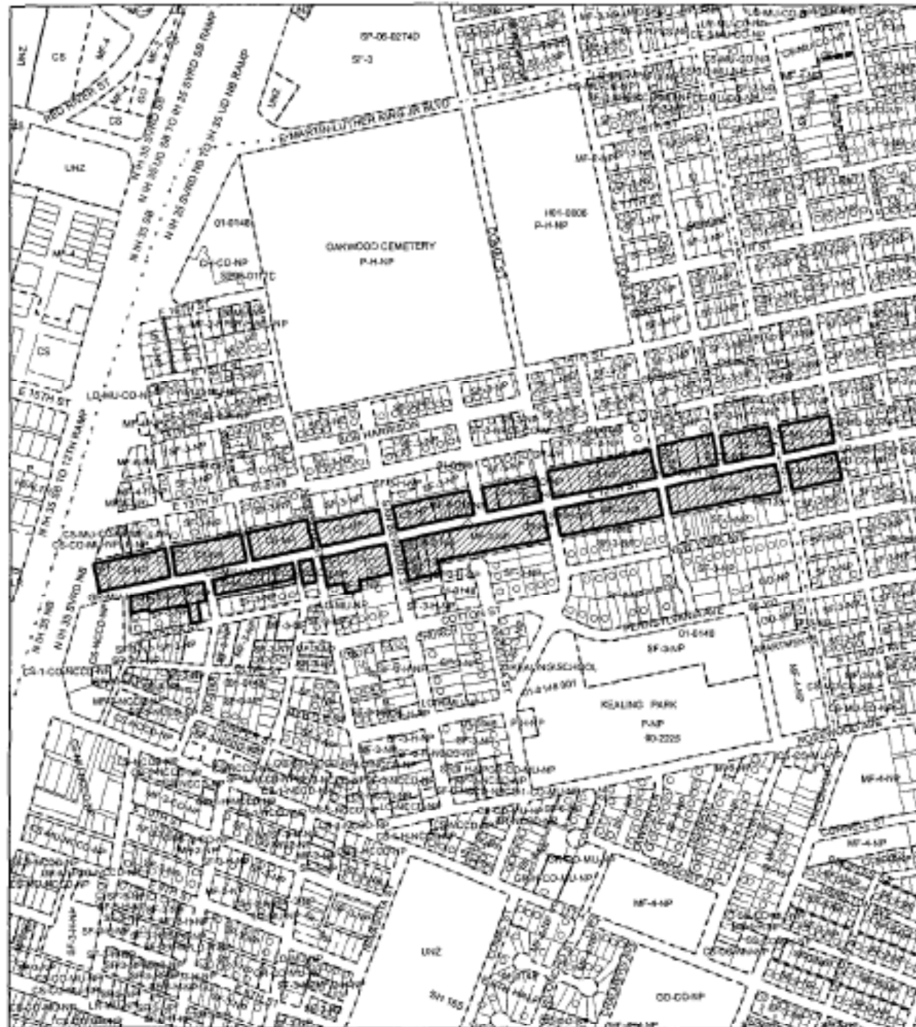
- Legend
- NCCD Tracts
 - 1 Tract Number

Neighborhood Conservation Combining District (NCCD) Tracts for East 12th Street



Current Time: 9/30/2020 9:48 AM

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- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING
 ZONING CASE# C14-06-0209
 ADDRESS 800-1951 E 12TH ST
 SUBJECT AREA 22.975 ACRES
 GRID K22
 MANAGER R. HEIL



Exhibit C

FOR S. MEERS

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