

**ORDINANCE NO. 20130214-069**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1123 EAST 11<sup>TH</sup> STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM COMMERCIAL LIQUOR SALES-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (CS-1-NCCD-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (CS-1-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 commercial liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district to commercial liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district on the property described in Zoning Case No. C14-2012-0123, on file at the Planning and Development Review Department, as follows:

Lot 5, Block 7, Outlot 2-3, Division B, George L. Robertson Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 4 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1123 East 11<sup>th</sup> Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial liquor sales (CS-1) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Outdoor entertainment use on the Property is prohibited as an accessory use to a hotel-motel use.
- B. A hotel-motel use is a conditional use on the Property.
- C. A hotel-motel use on the Property is prohibited from any waivers or variances relating to the number of required parking spaces.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 011213-42 that established the Central East Austin neighborhood plan combining district.

**PART 5.** This ordinance takes effect on February 25, 2013.

**PASSED AND APPROVED**

February 14, 2013 §  
Lee Leffingwell  
Mayor  
APPROVED: Karen M. Kennard  
City Attorney  
ATTEST: Jannette S. Goodall  
City Clerk

