

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 20080228-087, REZONING AND  
2 CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1194,  
3 1196 AND 1198 NAVASOTA STREET IN SUBDISTRICT 3 OF THE EAST 12<sup>TH</sup>  
4 STREET NEIGHBORHOOD CONSERVATION NEIGHBORHOOD PLAN AND  
5 THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM  
6 GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL  
7 OVERLAY- NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-  
8 NEIGHBORHOOD PLAN (CS-MU-CO-NCCD-NP) COMBINING DISTRICT TO  
9 GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL  
10 OVERLAY- NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-  
11 NEIGHBORHOOD PLAN (CS-MU-CO-NCCD-NP) COMBINING DISTRICT.

12  
13 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

14  
15 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
16 change the base district from general commercial services-mixed use-conditional overlay-  
17 neighborhood conservation combining district-neighborhood plan (CS-MU-CO-NCCD-  
18 NP) combining district to general commercial services-mixed use-conditional overlay-  
19 neighborhood conservation combining district-neighborhood plan (CS-MU-CO-NCCD-  
20 NP) combining district on the property located in Subdistrict 3 of the East 12<sup>th</sup> Street  
21 neighborhood conservation neighborhood plan combining district described in Zoning  
22 Case No. C14-2014-0051, on file at the Planning and Development Review Department, as  
23 follows:

24  
25 Lots 1, 2 and 3, Block B, Anderson Hill Subdivision, a subdivision in the City of  
26 Austin, Travis County, Texas, according to the map or plat of record in Document  
27 No. 200400251 of the Official Public Records of Travis County, Texas (the  
28 "Property")

29  
30 locally known as 1194, 1196, and 1198 Navasota Street, in the City of Austin, Travis  
31 County, Texas, and generally identified in the map attached as Exhibit "A".

32  
33 **PART 2.** The East 12<sup>th</sup> Street NCCD was approved February 28, 2008 under Ordinance  
34 No. 20080228-087 (the "Original Ordinance") and amended under Ordinance No.  
35 20081120-101.  
36

**PART 3.** Except as otherwise provided in this ordinance the Property is subject to the Original Ordinance, as amended, and in all other respects, the terms and conditions of the Original Ordinance, as amended, remain in full force and effect.

**PART 4.** The East 12<sup>th</sup> Street NCCD, is amended as follows for the properties located at 1194, 1196, and 1198 Navasota Street.

1. Notwithstanding City Code §25-2-515 (*Rear Yard of Through Lot*) the rear lot setback adjacent to Waller Street shall be 10 feet.
2. Air conditioning equipment and pads are permitted within required yard areas.

**PART 5.** Except as amended by this ordinance, the Property is subject to Ordinance No. 011213-42 that established the Central East Austin neighborhood plan.

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2014.

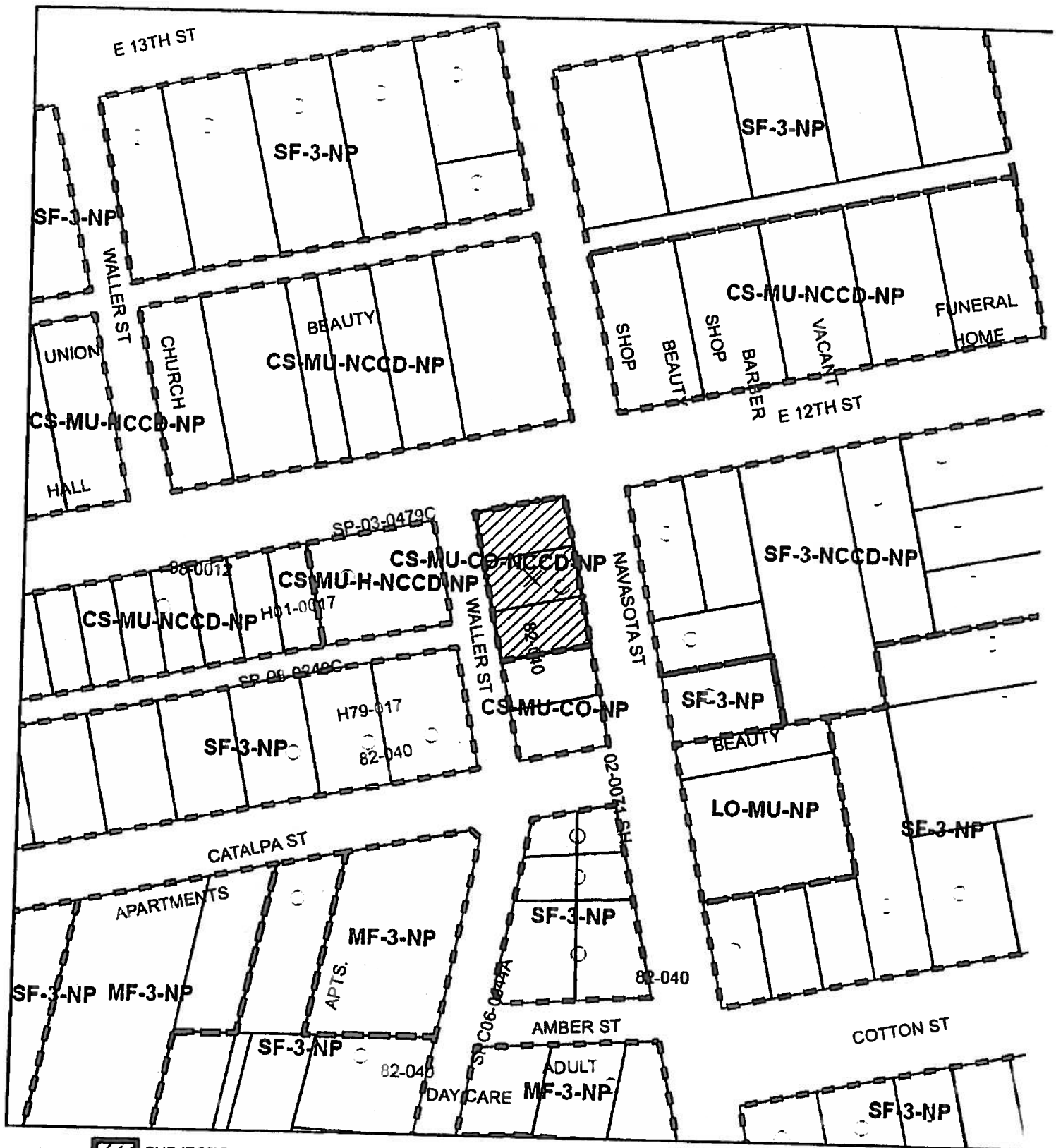
**PASSED AND APPROVED**

\_\_\_\_\_, 2014

§  
§  
§ \_\_\_\_\_

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
 Karen M. Kennard Jannette S. Goodall  
 City Attorney City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING CASE

C14-2014-0051

1" = 100'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

