

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2513 EAST 10<sup>TH</sup> STREET IN THE CENTRAL EAST  
3 AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL  
4 SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP)  
5 COMBINING DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-  
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (NO-MU-CO-NP)  
7 COMBINING DISTRICT.

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from limited industrial service-conditional overlay-neighborhood  
13 plan (LI-CO-NP) combining district to neighborhood office-mixed use-conditional  
14 overlay-neighborhood plan (NO-MU-CO-NP) combining district on the property described  
15 in Zoning Case No. C14-2015-0081, on file at the Planning and Zoning Department, as  
16 follows:

17  
18 Lot 7, Block 13, Outlots 8-10 & 62, Division B, Grandview Place Subdivision, a  
19 subdivision in Travis County, Texas, according to the map or plat of record in Plat  
20 Book Volume 3, Page 17 of the Plat Records of Travis County, Texas (the  
21 "Property"),

22  
23 locally known as 2513 East 10<sup>th</sup> Street in the City of Austin, Travis County, Texas, and  
24 generally identified in the map attached as Exhibit "A".

25  
26 **PART 2.** The Property is subject to Ordinance No. 011213-42 that established the Central  
27 East Austin neighborhood plan.

28  
29 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
30 established by this ordinance is subject to the following conditions:

31  
32  
33 A. The following uses are not permitted uses of the Property:

34 Communication service facilities  
35

36 Except as specifically restricted under this ordinance, the Property may be developed and  
37 used in accordance with the regulations established for the neighborhood office (NO) base  
38 district, the mixed use combining district and other applicable requirements of the City  
39 Code.  
40

41 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2015.  
42

43  
44 **PASSED AND APPROVED**  
45

46 §

47 §

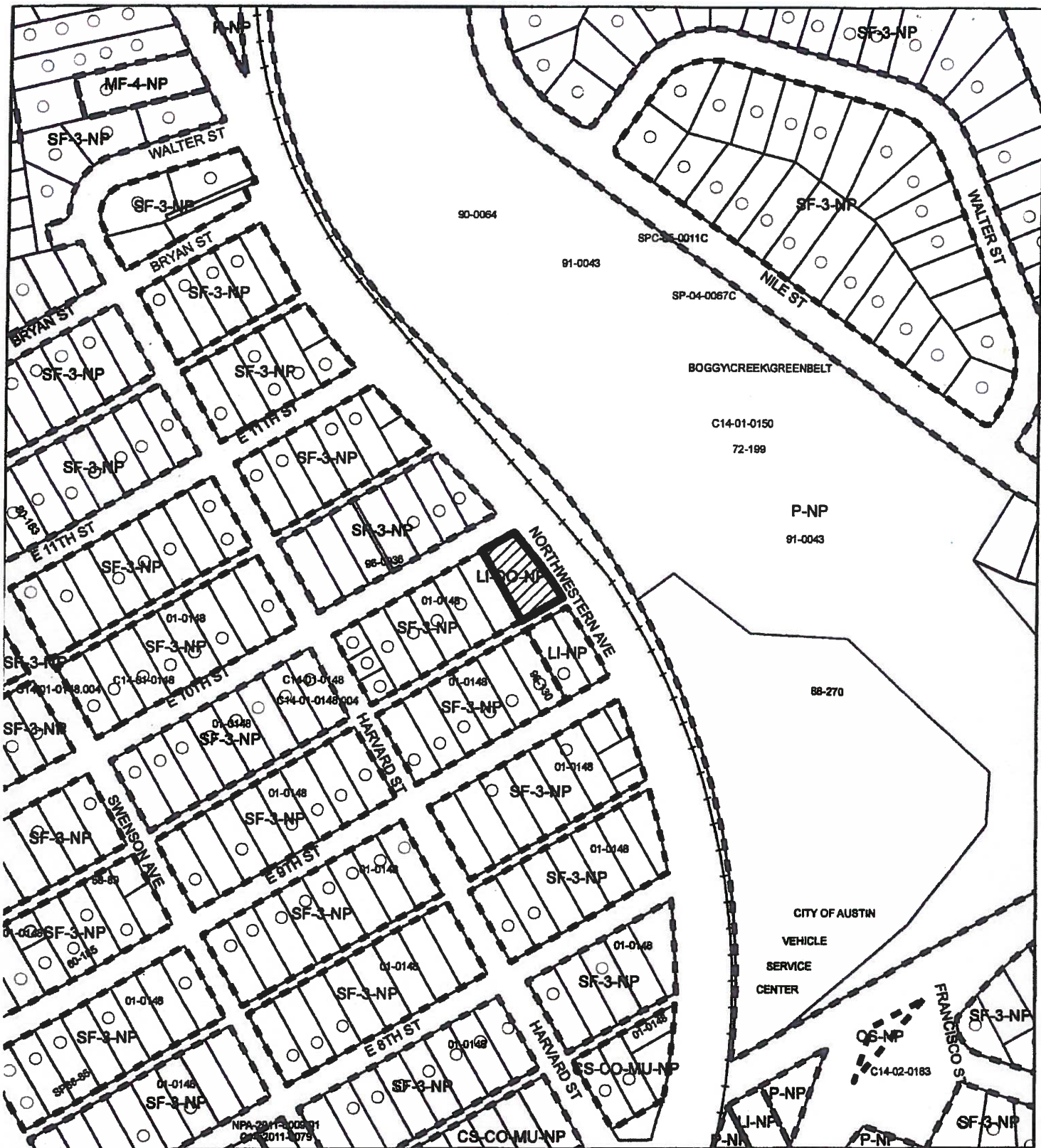
48 \_\_\_\_\_, 2015 § \_\_\_\_\_  
49

50 Steve Adler  
51 Mayor  
52

53 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
54

55 Anne L. Morgan  
Interim City Attorney

Jannette S. Goodall  
City Clerk



# **ZONING**

**ZONING CASE#: C14-2015-0081**



**SUBJECT TRACT**



**PENDING CASE**



**ZONING BOUNDARY**

1" = 200'

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.



**Exhibit A**