

# Late Backup

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

1 AN ORDINANCE AMENDING ORDINANCE NO. 20080228-087, REZONING AND  
2 CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED ON THE  
3 SOUTH SIDE OF EAST 12<sup>TH</sup> STREET, BOUNDED BY THE ALLEY ON THE  
4 SOUTH, COMAL STREET ON THE WEST, AND CHICON STREET ON THE  
5 EAST, IN THE EAST 12<sup>TH</sup> STREET NEIGHBORHOOD CONSERVATION  
6 COMBINING DISTRICT.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9  
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from community commercial-mixed use-historic landmark-  
12 neighborhood conservation combining district-neighborhood plan (GR-MU-H-NCCD-NP)  
13 combining district, multifamily residence moderate-high density-neighborhood  
14 conservation combining district-neighborhood plan (MF-4-NCCD-NP) combining district,  
15 and community commercial-mixed use-neighborhood conservation combining district  
16 neighborhood plan (GR-MU-NCCD-NP) combining district to commercial-mixed use-  
17 historic landmark-neighborhood conservation combining district-neighborhood plan (GR-  
18 MU-H-NCCD-NP) combining district, multifamily residence moderate-high density-  
19 neighborhood conservation combining district-neighborhood plan (MF-4-NCCD-NP)  
20 combining district, and community commercial-mixed use-neighborhood conservation  
21 combining district neighborhood plan (GR-MU-NCCD-NP) combining district on the  
22 property described in Zoning Case No. C-14-2017-0092, on file at the Planning and Zoning  
23 Department, in the City of Austin, Travis County, Texas, and generally identified in the  
24 map attached as Exhibit "A".

25  
26 **PART 2.** Ordinance No. 20080228-087 is amended to remove the following 18 addresses  
27 from Subdistrict 2 and to place them in a new Subdistrict 2a.  
28

Address	Zoning	Subdistrict
1501 E 12th Street	GR-MU-H-NCCD-NP	2a
1511 E 12th Street	MF-4-NCCD-NP	2a
1517 E 12th Street	MF-4-NCCD-NP	2a
1521 E 12th Street	MF-4-NCCD-NP	2a
1601 E 12th Street	MF-4-NCCD-NP	2a
1603 E 12th Street	MF-4-NCCD-NP	2a
1611 E 12th Street	MF-4-NCCD-NP	2a

	1615 E 12th Street	MF-4-NCCD-NP	2a
	1701 E 12th Street	GR-MU-NCCD-NP	2a
	1709 E 12th Street	GR-MU-NCCD-NP	2a
	1717 E 12th Street	GR-MU-NCCD-NP	2a
	1721 E 12th Street	GR-MU-NCCD-NP	2a
	1713 E 12th Street	GR-MU-NCCD-NP	2a
	1803 E 12th Street	GR-MU-NCCD-NP	2a
	1805 E 12th Street	GR-MU-NCCD-NP	2a
	1809 E 12th Street	GR-MU-NCCD-NP	2a
	1817 E 12th Street	GR-MU-NCCD-NP	2a
	0 Chicon Street; 50x 100 ft BLK 13-14 OLT Division B	GR-MU-NCCD-NP	2a

**PART 3.** Exhibit C of Ordinance 20080228-087 is amended as follows:

(1.) Section III. B. (*Subdistrict Boundaries*) is amended to read:

**B. Subdistrict boundaries**

The East 12<sup>th</sup> Street NCCD is divided into ~~three~~four subdistricts:

1. Subdistrict 1
  - North side of East 12<sup>th</sup> Street from IH-35 to the northwest corner of Olander
  - Tract 1
2. Subdistrict 2
  - North side of East 12<sup>th</sup> Street from northeast corner of Olander to Poquito
  - Southwest and Southeast corners of Comal and East 12<sup>th</sup> Street
  - South side of East 12 Street between ~~Comal~~ Chicon and Poquito
  - Tracts 2-10, a portion of Tract 15 and tracts 16-18
3. Subdistrict 2a
  - South side of East 12<sup>th</sup> street from Comal Street to Chicon Street.
4. Subdistrict 3
  - South side of East 12<sup>th</sup> Street between Branch and Comal (excepting the southwest corner of Comal and East 12<sup>th</sup> Street)
  - Tracts 11-14 and a portion of Tract 15

(2.) Section V. C. (*Setback Requirements*) is amended to read:

**C. Setback Requirements**

Setback requirements are determined by subdistrict:

- Subdistricts 1 ~~and~~ 2, and 2a

- Front setback – 0 feet
- Side street yard setback – 0 feet
- Interior side yard – 0 feet
- Rear setback – 10 feet
- Subdistrict 3
  - Front setback – 15 feet
  - Side street yard setback – 10 feet
  - Interior side yard – 5 feet
  - Rear setback – 5 feet

(3.) Section V. D. (*Height*) is amended to read:

**D. Height**

The maximum height of structures is determined by subdistrict:

- Subdistrict 1 – 60 feet
- Subdistrict 2 – 50 feet
- Subdistrict 2a – 50 feet, except that the height is 35 feet for the rear 25 feet of each property as measured from the rear property line
- Subdistrict 3 – 35 feet

(4.) Section V. E. (*Impervious Cover*) is amended to read:

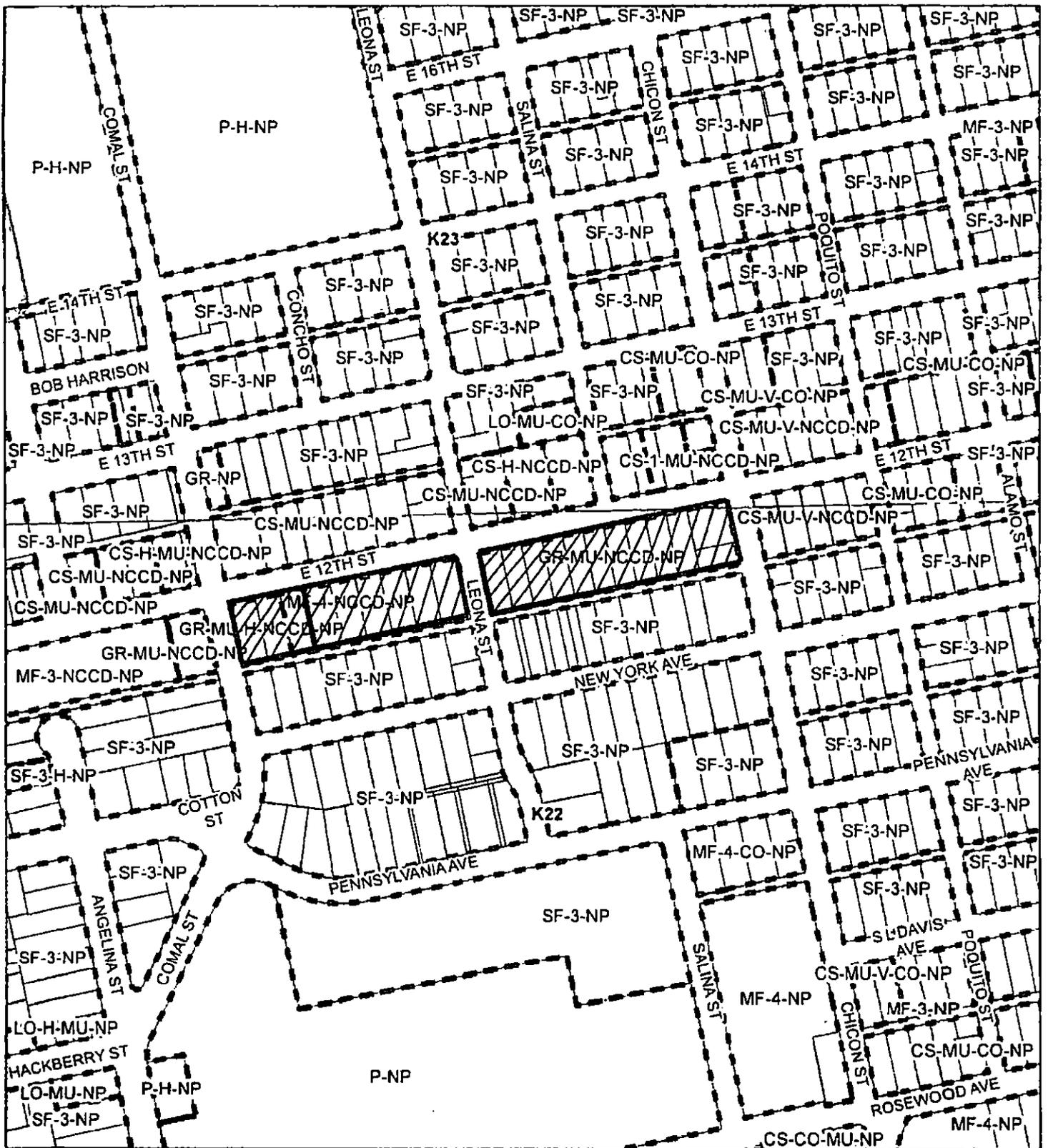
**E. Impervious Cover:**

The allowable impervious cover is determined by subdistrict

- Subdistricts 1 ~~and~~ 2, and 2a – 90% (95% in instances where participation in the Regional Stormwater Detention Program is not available and the developer provides on-site detention.)
- Subdistrict 3 – 80%

**PART 4.** Except as amended by this ordinance, the terms and provisions set forth in Ordinance No. 20080228-087 remain in effect.





-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**EAST 12TH STREET NCCD PARTIAL REZONING**

ZONING CASE#: C14-2017-0092

LOCATION: EAST 12TH STREET.

GRID: K22

MANAGER: HEATHER CHAFFIN

**EXHIBIT A**



1" = 300'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.