

ORDINANCE NO. 20171109-094

AN ORDINANCE AMENDING ORDINANCE NO. 20080228-087, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED ON THE SOUTH SIDE OF EAST 12TH STREET, BOUNDED BY THE ALLEY ON THE SOUTH, COMAL STREET ON THE WEST, AND CHICON STREET ON THE EAST, IN THE EAST 12TH STREET NEIGHBORHOOD CONSERVATION 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 community commercial-mixed use-historic landmark-neighborhood conservation combining district-neighborhood plan (GR-MU-H-NCCD-NP) combining district, multifamily residence moderate-high density-neighborhood conservation combining district-neighborhood plan (MF-4-NCCD-NP) combining district, and community commercial-mixed use-neighborhood conservation combining district neighborhood plan (GR-MU-NCCD-NP) combining district to commercial-mixed use-historic landmark-neighborhood conservation combining district-neighborhood plan (GR-MU-H-NCCD-NP) combining district, multifamily residence moderate-high density-neighborhood conservation combining district-neighborhood plan (MF-4-NCCD-NP) combining district, and community commercial-mixed use-neighborhood conservation combining district neighborhood plan (GR-MU-NCCD-NP) combining district on the property described in Zoning Case No. C14-2017-0092, on file at the Planning and Zoning Department, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.

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

	<u>Address</u>	<u>Zoning</u>	<u>Subdistrict</u>
	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 12th Street NCCD is divided into ~~{three}~~four subdistricts:

1. Subdistrict 1
 - North side of East 12th Street from IH-35 to the northwest corner of Olander
 - Tract 1
2. Subdistrict 2
 - North side of East 12th Street from northeast corner of Olander to Poquito
 - Southwest and Southeast corners of Comal and East 12th 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 12th street from Comal Street to Chicon Street.
4. Subdistrict 3
 - South side of East 12th Street between Branch and Comal (excepting the southwest corner of Comal and East 12th 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 – 35 feet
- 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%

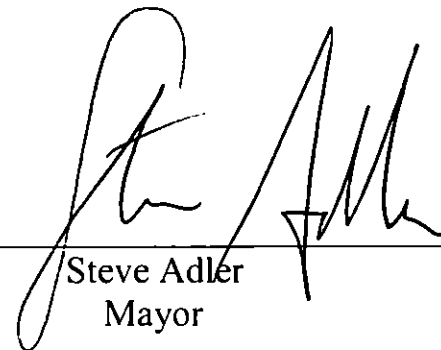
PART 4. Except as amended by this ordinance, the terms and provisions set forth in Ordinance No. 20080228-087 remain in effect.

PART 5. This ordinance takes effect on November 20, 2017.

PASSED AND APPROVED


_____, November 9, 2017

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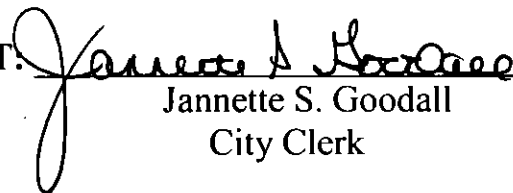
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

