

**ORDINANCE NO. 20240926-121**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3117 AND 3121 EAST 12TH STREET IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-CO-DB90-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 general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0070, on file at the Planning Department, as follows:

LOTS 10 and 11, SAM HUSTON HEIGHTS ANNEX, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 3, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3117 and 3121 East 12th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following uses are prohibited uses of the Property:

Adult Oriented Businesses	Agricultural Sales and Services
Automotive Washing (of any type)	Campground
Commercial Blood Plasma Center	Commercial Off-Street Parking
Construction Sales and Services	Convenience Storage
Custom Manufacturing	Drop-Off Recycling Collection Facility
Equipment Repair Services	Equipment Sales

Laundry Services

Limited Warehousing and  
Distribution

Maintenance and Service Facilities  
Service Station

Pawn Shop Services  
Vehicle Storage

(B) The following uses are conditional uses of the Property:

Automotive Sales  
Guidance Services

Exterminating Services  
Hotel-Motel

Kennels

Monument Retail Sales

Outdoor Sports and Recreation

Residential Treatment

(C) Development of the Property may not exceed an impervious coverage of 90 percent.

**PART 3.** The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

**PART 4.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, mixed use combining district, and other applicable requirements of the City Code.

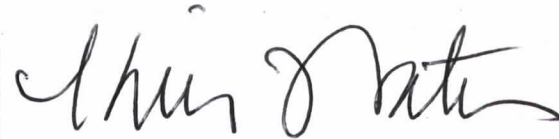
**PART 5.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020110-17 that established zoning for the Rosewood Neighborhood Plan.

**PART 6.** This ordinance takes effect on October 7, 2024.

**PASSED AND APPROVED**

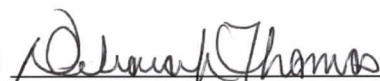
\_\_\_\_\_, September 26, 2024

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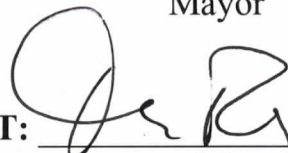
Kirk Watson  
Mayor

**APPROVED:**



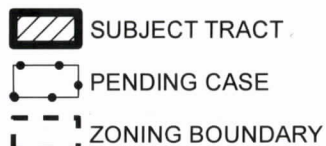
Deborah Thomas  
Interim City Attorney

**ATTEST:**



Myrna Rios  
City Clerk

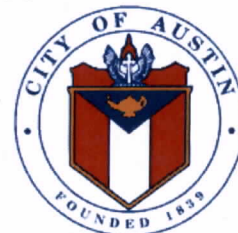




## ZONING

**EXHIBIT "A"**

ZONING CASE#: C14-2024-0070


$$1'' = 400'$$

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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Created: 4/25/2024**