

ORDINANCE NO. Late Backup

#95

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4505 EAST MARTIN LUTHER KING, JR.
3 BOULEVARD IN THE MLK NEIGHBORHOOD PLAN AREA FROM
4 COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING
5 DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL
6 OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) 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-neighborhood plan (GR-NP)
12 combining district to community commercial-mixed use-conditional overlay-neighborhood
13 plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No.
14 C14-2007-0217, on file at the Neighborhood Planning and Zoning Department, as follows
15

16 Lots 2, 3, 13, and 14, Division B, Grant Park Subdivision, a subdivision in the City
17 of Austin, Travis County, Texas, according to the map or plat of record in in
18 Document No 0212200706, of the Official Public Records of Travis County,
19 Texas (the "Property"),
20

21 locally known as 4505 East Martin Luther King, Jr Boulevard, in the City of Austin,
22 Travis County, Texas, and generally identified in the map attached as Exhibit "A"
23

24 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
25 Property may be developed and used in accordance with the regulations established for the
26 community commercial (GR) base district and other applicable requirements of the City
27 Code
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 Vehicular access from the Property to Overhill Drive is prohibited All vehicular
33 access shall be from other adjacent public streets or through other adjacent property
34

35 **PART 4.** The Property is subject to Ordinance No 021107-Z-12c that established the
36 MLK neighborhood plan combining district
37

ordinance 2008

PART 5. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008 § _____
 § _____
 § _____

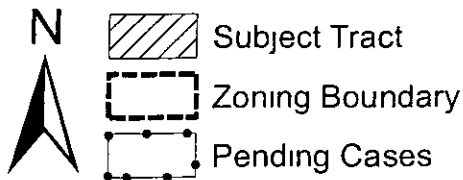
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



ZONING

Exhibit A



ZONING CASE# C14-2007-0217
 ADDRESS 4505 E MLK JR BLVD
 SUBJECT AREA 0.826 ACRES
 GRID M23-24
 MANAGER R HEIL



1" = 400' OPERATOR S. MEEKS

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