

**ORDINANCE NO. 20080228-095**

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

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

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

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

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

Vehicular access from the Property to Overhill Drive is prohibited. All vehicular access shall be from other adjacent public streets or through other adjacent property.


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

**PART 5.** This ordinance takes effect on March 10, 2008.

**PASSED AND APPROVED**

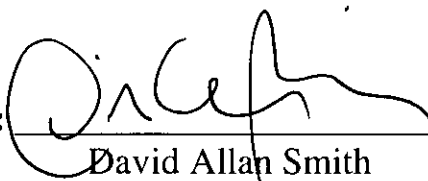
February 28, 2008

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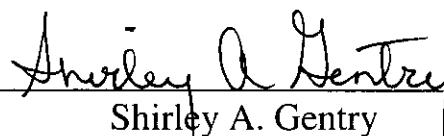
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

