

ORDINANCE NO. Late Backup

1 AN ORDINANCE REZONING AND AMENDING THE ZONING MAP TO
2 CHANGE THE ZONING DISTRICTS FROM THEIR CURRENT DESIGNATIONS
3 TO TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT ON CERTAIN
4 PROPERTY IN THE CHESTNUT, EAST MLK, UPPER BOGGY CREEK, AND
5 ROSEWOOD NEIGHBORHOOD PLAN COMBINING DISTRICTS; AND
6 ADOPTING THE MARTIN LUTHER KING, JR. BLVD. TOD DISTRICT
7 STATION AREA PLAN AND REGULATING PLAN, INCLUDING
8 MODIFICATIONS TO TITLE 25 OF THE CITY CODE.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base zoning districts to transit oriented development (TOD) district on all those
14 certain tracts of land (*the "Property"*) described in Zoning Case No. C14-2008-0031, on
15 file at the Neighborhood Planning and Zoning Department, as follows:

16
17 Approximately 108 acres of land in the City of Austin, Travis County,
18 Texas, more particularly described and identified in the tract map
19 attached as Exhibit "A",

20
21 located in portions of the Chestnut, East MLK, Upper Boggy Creek and Rosewood
22 neighborhood planning areas, locally known as the area generally bounded by Boggy
23 Creek on the north and east, the Northwest and Austin Railroad on the east, East 12th Street
24 on the south, and Ulit Avenue, Miriam Avenue, Alexander Avenue and Randolph Road on
25 the west, including select properties at the intersection of Martin Luther King Jr. Boulevard
26 and Airport Boulevard, and the intersection of Manor Road and Airport Boulevard, in the
27 City of Austin, Travis County, Texas, and identified in the tract table attached as Exhibit
28 "B" and the map attached as Exhibit "C" (*the "Zoning Map"*).

29
30 **PART 2.** The zoning districts for the Property are changed:

31
32 (A) from the current base districts to transit oriented development (TOD) district; and

33
34 (B) to remove all other current combining district designations, except that each district
35 shall retain its current neighborhood plan (NP) combining district designation.
36

PART 3. The “MLK TOD Station Area Plan” attached as Exhibit “D” (the “*MLK Jr. Blvd. SAP*”) and incorporated into this ordinance is adopted as the station area plan for the Property pursuant to Section 25-2-766.22(A) (*Adoption of Station Area Plan*) of the City Code, including the “Regulating Plan for the MLK TOD Station Area Plan” attached as Exhibit “E” (the “*Regulating Plan*”) and incorporated into this ordinance.

PART 4. Under Section 25-2-766.22 (*Adoption of Station Area Plan*) of the City Code:

(A) the Regulating Plan establishes the zoning, site development, and design regulations applicable to the Property;

(B) the boundaries of the MLK Jr. Blvd. TOD shown in Chapter 25-2 (*Zoning*), Appendix D, Exhibit 3, of the City Code are modified to be the boundaries shown in Exhibit “C;”

(C) amendments to the Regulating Plan are subject to the requirements of Section 25-1-502 (*Amendment; Review*) of the City for amendments of Title 25 of the City Code instead of the requirements for notice of rezoning under Section 25-2-261 (*Notice of Application Filing*) of the City Code; and

(D) the density standards of Article 2 (*Land Use and Building Density*) and the site development standards in Section 4.2 (*General Development Standards*) of the Regulating Plan are the only parts of the Regulating Plan that are requirements of Chapter 25-2 of the City Code for purposes of Section 25-2-472 (*Board of Adjustment Variance Authority*) of the City Code.

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

#65

PETITION

Case Number

C14-2008-0031

Date

Oct 22, 2008**2900 MANOR RD**

Total Area Within 200' of Subject Tract

243,690.74





1	<u>02-1412-0803</u>	<u>TORO CANYON</u>	<u>243,690.74</u>	<u>100.00%</u>
2	<u></u>	<u>PARTNERS LP</u>	<u></u>	<u>0.00%</u>
3	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
4	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
5	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
6	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
7	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
8	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
9	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
10	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
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12	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
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27	<u></u>	<u></u>	<u></u>	<u>0.00%</u>

Validated By:

Total Area of Petitioner:

Total %

Stacy Meeks243,690.74100.00%

 **SubjectTract**
 **PropertyOwner**
 **Buffer**
 **Zoning Boundary**

PETITION

CASE# C14-2008-0031
ADDRESS 2900 MANOR RD
GRID K24
CASE MANAGER S LOPEZ

OPERATOR S MEEKS


$$1'' = 200'$$

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.