

**ORDINANCE NO.**

1 **AN ORDINANCE AMENDING ORDINANCE NO. 011129-67, WHICH**  
2 **ADOPTED THE ROSEWOOD NEIGHBORHOOD PLAN AS AN ELEMENT OF**  
3 **THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO ADD A NEW**  
4 **ELEMENT REGARDING TRANSIT ORIENTED DEVELOPMENT; AND TO**  
5 **REVISE LAND USE DESIGNATIONS ON THE FUTURE LAND USE MAP FOR**  
6 **PROPERTIES WITHIN THE STATION AREA PLAN.**

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** Ordinance No. 011129-67 adopted the Rosewood Neighborhood Plan as an  
11 element of the Austin Tomorrow Comprehensive Plan.

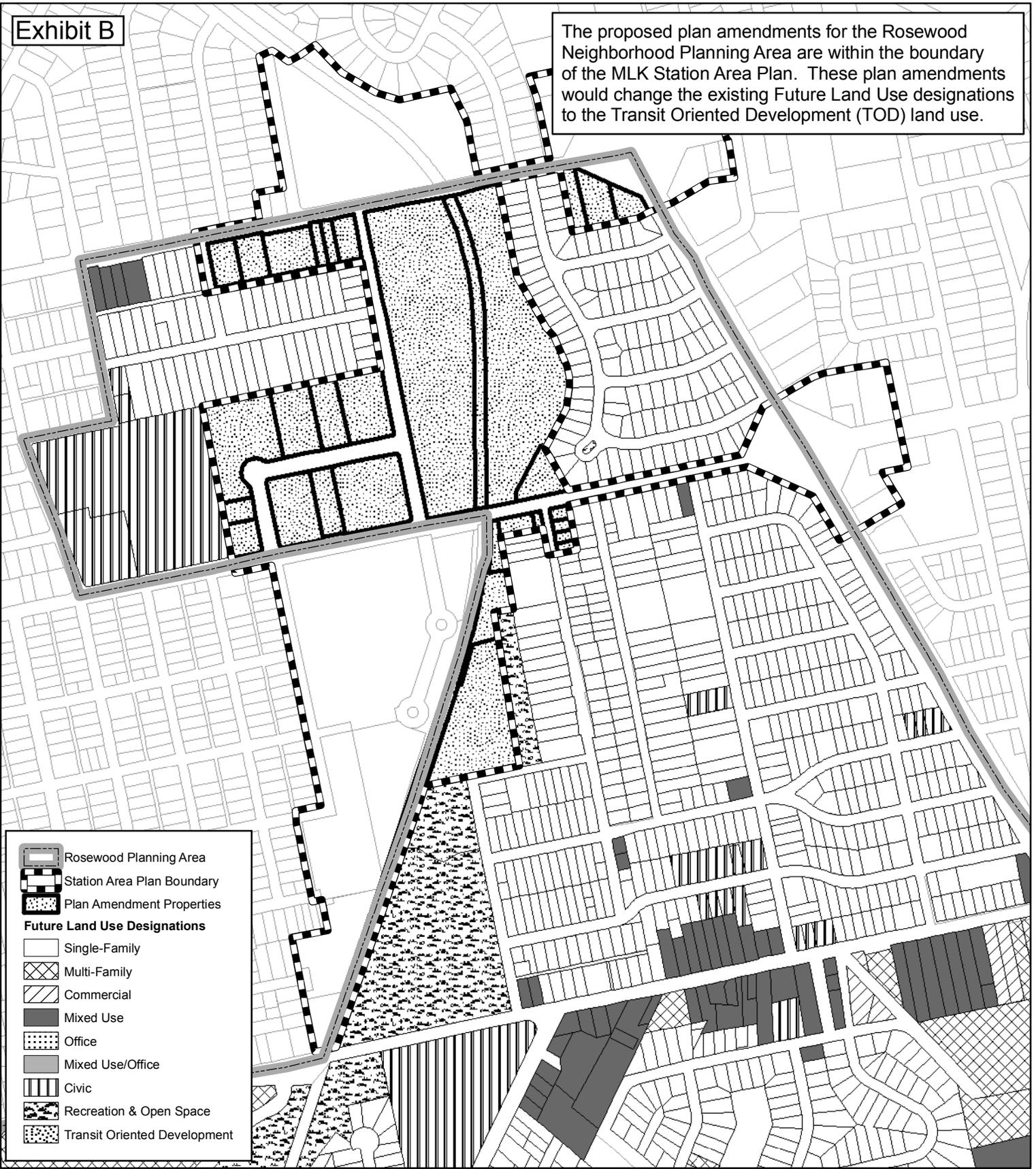
12 **PART 2.** Ordinance No. 011129-67 is amended to add the Martin Luther King Jr.  
13 (MLK) Boulevard TOD Station Area Plan, attached as Exhibit "A" and incorporated in  
14 this ordinance, and described in File NPA-2008-0008.01 at the Neighborhood Planning  
15 and Zoning Department, as the element of the Rosewood Neighborhood Plan applicable  
16 to those properties encompassed by the Martin Luther King Jr. (MLK) Boulevard TOD  
17 Station Area Plan.

18 **PART 3.** Ordinance No. 011129-67 is also amended to change the land use designations  
19 on the future land use map as indicated for the properties shown on the map and chart in  
20 Exhibit "B", attached hereto and incorporated in this ordinance, and described in File  
21 NPA-2008-0008.01 at the Neighborhood Planning and Zoning Department.



**Exhibit B**

The proposed plan amendments for the Rosewood Neighborhood Planning Area are within the boundary of the MLK Station Area Plan. These plan amendments would change the existing Future Land Use designations to the Transit Oriented Development (TOD) land use.



- Rosewood Planning Area
- Station Area Plan Boundary
- Plan Amendment Properties
- Future Land Use Designations**
- Single-Family
- Multi-Family
- Commercial
- Mixed Use
- Office
- Mixed Use/Office
- Civic
- Recreation & Open Space
- Transit Oriented Development

**Rosewood Neighborhood Plan Amendments**  
**NPA-2008-0008.01**  
**MLK Station Area Plan**



Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
Updated October 30, 2008

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

| <b>MLK Station Area Plan<br/>                     Proposed Plan Amendments to Change Future Land Use to<br/>                     "Transit Oriented Development"</b> |                                       |                                      |
|---|---------------------------------------|--------------------------------------|
| TCAD Property ID  | COA Address                           | Existing Future Land Use Designation |
| <b>Rosewood Neighborhood Planning Area (NPA-2008-0008.01)</b>   |                                       |                                      |
| 204394  | 2967 MANOR RD                         | Commercial                           |
| Portion of 204395   | 2204 AIRPORT BLVD                     | Commercial                           |
| 204405  | 2963 MANOR RD                         | Commercial                           |
| 204218  | 2803 MANOR RD                         | Mixed Use                            |
| 204219  | 2805 MANOR RD                         | Mixed Use                            |
| 204220  | 2819 MANOR RD                         | Mixed Use                            |
| 204221  | 2821 1/2 MANOR RD                     | Mixed Use                            |
| 204222  | 2823 MANOR RD                         | Mixed Use                            |
| 204237  | 2815 MANOR RD                         | Mixed Use                            |
| 204171  | 2826 REAL ST                          | Mixed Use                            |
| 204172  | 2824 REAL ST                          | Mixed Use                            |
| 204173  | 2808 E MARTIN LUTHER KING JR BLVD     | Mixed Use                            |
| 204174  | 1906 MIRIAM AVE                       | Mixed Use                            |
| 204179  | 2806 REAL ST                          | Mixed Use                            |
| 204180  | 2008 ALEXANDER AVE                    | Mixed Use                            |
|   | 2830 REAL ST                          |                                      |
| 204246  | 2810 E MARTIN LUTHER KING JR BLVD     | Mixed Use                            |
|   | 2831 REAL ST                          |                                      |
| 204248  | 2820 E MARTIN LUTHER KING JR BLVD     | Mixed Use                            |
| 204249  | 2821 REAL ST                          | Mixed Use                            |
|   | 2830 E MARTIN LUTHER KING JR BLVD     |                                      |
|   | 2832 E MARTIN LUTHER KING JR BLVD     |                                      |
|   | 2833 REAL ST                          |                                      |
|   | 2834 E MARTIN LUTHER KING JR BLVD     |                                      |
| 204238  | 2009 ALEXANDER AVE                    | Mixed Use                            |
|   | 2105 ALEXANDER AVE                    |                                      |
|   | 2201 ALEXANDER AVE                    |                                      |
|   | 2205 ALEXANDER AVE                    |                                      |
|   | 2821 MANOR RD                         |                                      |
|   | 2900 1/2 E MARTIN LUTHER KING JR BLVD |                                      |
|   | 2900 E MARTIN LUTHER KING JR BLVD     |                                      |
|   | 2901 MANOR RD                         |                                      |
| 2907 MANOR RD   |                                       |                                      |
| 204252  | 2918 E MARTIN LUTHER KING JR BLVD     | Mixed Use                            |

|           |  |  |
|-----------|--|--|
| Exhibit B |  |  |
|-----------|--|--|

|                   |  |                         |
|-------------------|--|-------------------------|
| 374454            | ACR .05 * OF LOT 12-21 BLK 14 OLT 2 DIVISION O | No Land Use Designation |
| 499648            | 2906 E MARTIN LUTHER KING JR BLVD              | Mixed Use               |
|                   | 2931 MANOR RD                                  |                         |
| 714111            | 1809 CLIFFORD AVE                              | Mixed Use               |
| 714112            | 1811 CLIFFORD AVE                              | Mixed Use               |
| 714113            | 1813 CLIFFORD AVE                              | Mixed Use               |
| 714114            | 1815 CLIFFORD AVE                              | Mixed Use               |
| Portion of 200571 | Portion of .9 AC OF OLT 28 DIVISION B          | Recreation & Open Space |
| Portion of 200579 | Portion of ACR 7.573 OLT 28-31 DIVISION B      | Recreation & Open Space |
| 204239            | .29 AC OF OLT 28 DIVISION B                    | Recreation & Open Space |
| 204240            | 2915 E MARTIN LUTHER KING JR BLVD              | Mixed Use               |
| 204244            | 159X75FT LOT 21 OLT 28 DIVISION B              | Mixed Use               |