ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3103 - 3107 EAST 51ST STREET IN THE MLK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-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 family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence low density-neighborhood plan (MF-2-NP) combining district on the property described in Zoning Case No. C14-2011-0040, on file at the Planning and Development Review Department, as follows:

Lot 3, Ed Rosen Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 85, Page 61D, of the Plat Records of Travis County, Texas; and,

Lots 1-A and 2-A, Resubdivision of Pfaefflin Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 48, Page 86, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3103 – 3107 East 51st Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as otherwise specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district, and other applicable requirements of the City Code.

PART 3. The Property is subject to Ordinance No. 021107-Z-12c that established the MLK neighborhood plan combining district.

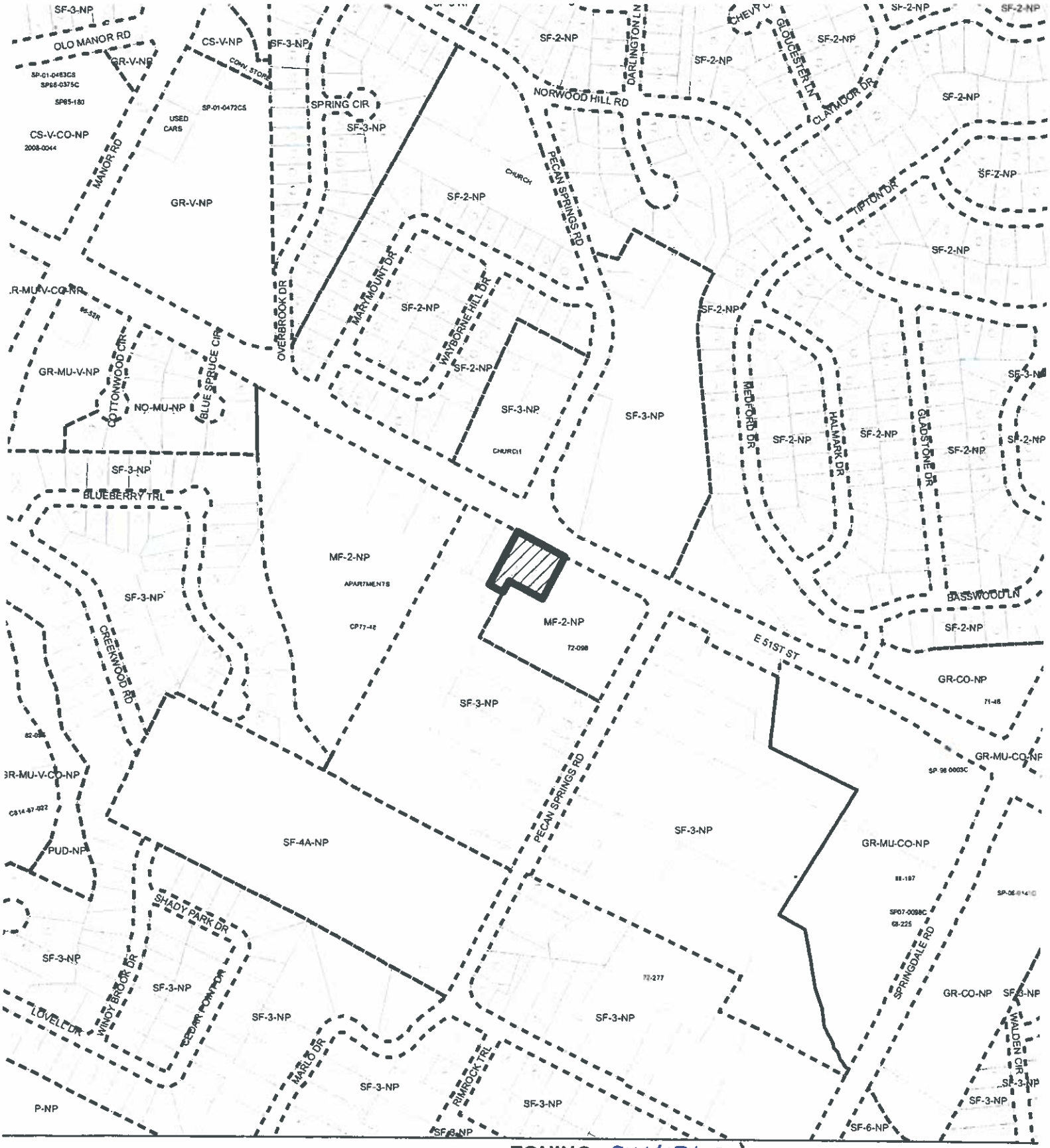
PART 4. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

§
§
_____, 2011 § _____
Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard
City Attorney

Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1"= 400'

ZONING CASE#: C14-2011-0040
LOCATION: 3103-3107 E 51st STREET
SUBJECT AREA: 0.63 ACRES
GRID: M24
MANAGER: JOI HARDEN

CITY OF AUSTIN

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.