

**ORDINANCE NO. 20110728-130**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3103 - 3107 EAST 51<sup>ST</sup> 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 51<sup>st</sup> 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 August 8, 2011.

**PASSED AND APPROVED**

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July 28, 2011

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*Lee Jeffingwell*

Lee Jeffingwell  
Mayor

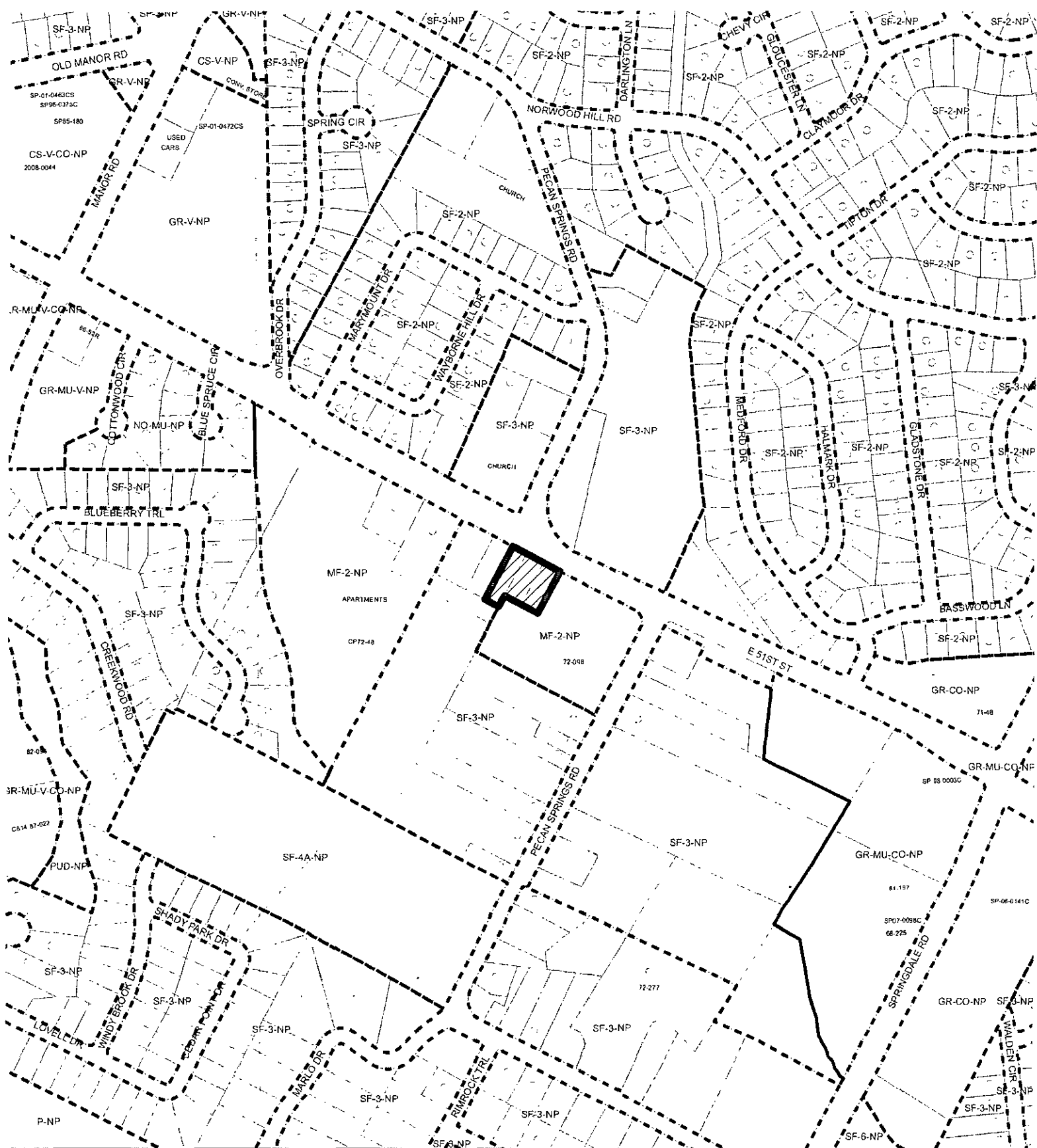
APPROVED: \_\_\_\_\_

*Karen M. Kennard*  
Karen M. Kennard  
City Attorney

ATTEST: \_\_\_\_\_

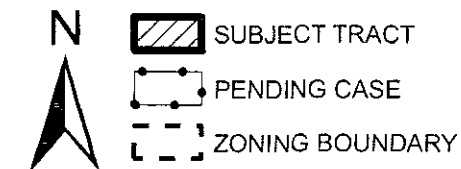
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*Shirley A. Gentry*

Shirley A. Gentry  
City Clerk



## ZONING EXHIBIT A

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



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.