

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 2935 EAST MARTIN LUTHER KING, JR.**  
3 **BOULEVARD FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP)**  
4 **COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-**  
5 **NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
11 district to neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP)  
12 combining district on the property described in Zoning Case No. C14-2011-0084, on file at  
13 the Planning and Development Review Department, as follows:  
14

15 A 0.19 acre tract of land, more or less, out of the East Center 52 feet of the north  
16 158.70 feet in Lot 1 in Outlet 28, Division B, the original City of Austin in Travis  
17 County, Texas, the tract of land being more particularly described by metes and  
18 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),  
19

20 locally known as 2935 East Martin Luther King, Jr. Boulevard in the City of Austin, Travis  
21 County, Texas, and generally identified in the map attached as Exhibit "B".  
22

23 **PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be  
24 developed and used in accordance with the regulations established for the neighborhood  
25 commercial (LR) base district, the mixed use and other applicable requirements of the City  
26 Code.  
27

28 **PART 3.** The Property is subject to Ordinance No. 020110-17 that established the  
29 Rosewood neighborhood plan combining district.  
30

31 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2011.  
32  
33  
34  
35  
36  
37

**TRACT II:**

**BEING 0.19 ACRE TRACT OUT OF AND PART OF OUTLOT 28, DIVISION B, THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, BEING THAT CALLED THE EAST CENTER 52 FEET OF THE NORTH 158.70 FEET OF LOT 1 IN OUTLOT 28, DIVISION B THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, CONVEYED TO JUANITA VERA LEWIS IN VOLUME 7585, PAGE 205 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 1/2" rebar set in the southerly right of way line of Martin Luther King Boulevard, said point being the northeasterly corner of the East 52 feet of the North 158.70 feet of Lot 1 tract conveyed to Arthur Burton in Volume 9980, page 542 of the Real Property Records of said County and being the northwesterly corner and **PLACE OF BEGINNING**, hereof and from which a 1/2" iron pipe found bears S 80°30'00" W, a distance of 52.71 feet;

**THENCE**, S 09°23'27" E, departing said right of way and with the common boundary line of said East 52 feet of the North 158.70 feet and the tract hereof, a distance of 158.53 feet to a 1/2" iron pipe found in the northerly line of that called South 50 feet of said Lot 1 tract conveyed to Alberta Black in volume 10810, page 1508 of the Real Property Records of said County and being the southeasterly corner hereof;

**THENCE**, S 80°29'44" W, with the common boundary line of said South 50 feet of Lot 1 tract and the tract hereof, a distance of 52.11 feet to a 1/2" iron pipe found in the southeasterly corner of that called West Center 52 feet of the North 158.70 feet of said Lot 1 conveyed to Juanita Vera Lewis in Volume 13236, page 2500 of the Real Property Records of said County and being the southwesterly corner hereof;

**THENCE**, N 09°20'39" W, with the common boundary line of said West Center 52 feet and the tract hereof, a distance of 158.54 feet a 1/2" rebar set in the aforesaid right of way for the northwesterly corner hereof;

**THENCE**, N 80°30'00" E (Bearing Basis), with said right of way, a distance of 51.95 feet to the **PLACE OF BEGINNING**, hereof and containing 0.19 acres of land, more or less.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in this office. Witness my hand and seal of office on **JUL 15 2011**



Dana DeBeauvoir, County Clerk

By Deputy:

*[Signature]*

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*[Signature of Dana DeBeauvoir]*

2009 Sep 09 02:31 PM 2009153235

CLARKMM \$28.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS

Exhibit A

S 80°29'44" W 52.11'  
(32.00')

S 09°23'27" E 158.53'  
(158.70')

N 80°30'00" E 208.64' (208.70')  
ASSUMED BEARING BASIS  
C.M. TO C.M.

PLANT WORK	JSJUS	02/20/08
CALCULATIONS	TOM	02/21/08
OFFICE	DUSTIN	02/21/08
FINAL CHECK	V.C.	02/21/08
CORRECTIONS	TOM	02/21/08
APP. SHEET		

DDV Stamp		
LPA	LC	FOM
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

